



FIDES
PROPERTIES LIMITED

Portfolio Highlights

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Granite Way, Mountsorrel, United Kingdom

- Acquired for clients in May 2016
- New foodstore in Mountsorrel and adjacent development site, located between Leicester and Loughborough
- Foodstore let for 15 years to the undoubted covenant of Waitrose
- Investment underpinned by the strong income generation provided by the Waitrose foodstore with scope to exploit the development site to enhance investors' returns
- Intention is to develop the site for commercial or residential purposes (subject to the necessary consents)



10 Grosvenor Road, Royal Tunbridge Wells, United Kingdom

- Acquired for clients in November 2015
- High quality retail property, well located in the town centre of Royal Tunbridge Wells
- Let for 15 years to the solid covenant of Poundland
- Purchased debt free as a strong income generating asset
- Royal Tunbridge Wells ranks as a significant retail centre, and there are good prospects for rental growth

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9-12 Bell Yard, London WC2A 2JR, United Kingdom

- Acquired for clients in September 2015
- Office building in the heart of the Midtown district of Central London, next to the Royal Courts of Justice
- Single-let to a leading set of barrister chambers
- Acquisition underpinned by strong demand and projected rental growth in the commercial occupier market in Central London
- The building is also well-configured to be multi-tenanted and this, together with the potential to convert the building to residential use (subject to the necessary consents), provides our clients with additional optionality in the future



19 Great Winchester Street, London EC2, United Kingdom

- Acquired for a family office in April 2015
- Prime office building in the core of the City of London
- Let to the seller on a short-term leaseback
- Primary strategy involves carrying out a complete modernisation and major refurbishment when the building becomes vacant (subject to obtaining all the necessary consents)
- Due to strong demand and rental growth in the City, the property has significant short to medium-term capital growth and income generating potential which is underpinned by the unquestionable location

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Zurich House, Granary Wharf, Leeds, United Kingdom

- Acquired for a family office in October 2014
- Let to Zurich Assurance with over 13 years remaining on the lease
- Solid income generating asset, with various asset management strategies to enhance value
- Underpinned by increasing demand for space and yield compression in the Leeds office market
- As a location, Granary Wharf will be significantly enhanced by the new southern entrance to Leeds central train station



1 – 7 Quai Des Bergues, Geneva, Switzerland

- Acquired for a client in February 2014
- Prime period office building over 8 floors located in Geneva city centre overlooking the River Rhone
- Let to the seller, Credit Suisse, for two years
- Primary strategy currently involves converting part of the building to retail following Credit Suisse's departure (subject to obtaining all the necessary consents)

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Unit 15, Hurricane Road, Gloucester Business Park, United Kingdom

- Acquired for clients in October 2013
- Freehold warehouse acquired for investment purposes
- Let to the Royal Mail Group with 7.5 years remaining on the lease at acquisition
- Agreed 5 year lease extension in June 2014 (less than a year after acquisition) resulting in 12 years unexpired on the lease
- Purchased debt free as a solid income generating asset
- Potential to further develop the property



Forrester House, St. Albans, United Kingdom

- Acquired for clients in April 2012
- Mixed use property (retail and residential)
- By implementing an active asset management strategy have enhanced value by selling off six apartments on an ad-hoc opportunistic basis and have kept two apartments, as well as the two retail units, for long-term income generation

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20 rue Adrien Lachenal, Geneva, Switzerland

- Acquired for clients in June 2011
- Six-story office block in the city centre of Geneva
- Implemented an active asset management strategy which resulted in a 23% increase in the rent roll within an 18 month period
- Awaiting final planning permission to alter the facade and add an additional floors