



FIDES
PROPERTIES LIMITED

Portfolio Highlights

Portfolio Highlights – UK Acquisitions



Nuffield Health Club, Stoke Gifford, Bristol

- Acquired on behalf of private investors
- Freehold purpose built health club extending to 41,908 ft² on a 3 acre site
- Let to Nuffield Health until 2045
- Fixed rental increases throughout the term
- Opportunity for rental and capital growth



IVC Brunel Healthcare, Swadlincote, Derbyshire

- Acquired off market for private investors
- A 80,918 ft² industrial packaging, warehouse and distribution facility with 6,490 ft² of 1st floor office accommodation
- Strategically located in the heart of the England
- Let to IVC Brunel Healthcare with significant rental growth
- Opportunity to extend the property using existing planning permission together with rent increases will facilitate some significant capital growth.

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Simply Fertility, Essex Healthcare Park, Chelmsford, Essex

- Acquired off market for private investors
- Newly built healthcare clinic located on the Essex Healthcare Park
- Let for 20 years on FRI lease to Simply Fertility, a subsidiary of Oxford Fertility, one of the largest providers of IVF treatments in the UK
- Purchased as a strong income producing asset, with minimum annual increases in the rental
- Chelmsford is the commercial and administrative centre for the county of Essex, and in addition to the IVF clinic, the Essex Healthcare Park is home to the private Baddow Hospital (now Phoenix Hospital Chelmsford) and a specialist cancer care centre operated by Spire Healthcare Plc



Phoenix Hospital & Essex Healthcare Park, Chelmsford, Essex

- The same private investors acquired off market the Phoenix Hospital and the balance of the Essex Healthcare Park, 2 years after the acquisition of the Simply Fertility building.
- Phoenix Hospital comprising 12,150 ft² have entered into a new 15 year lease with annual RPI increases
- In addition two development plots were acquired for future development of additional state of the art healthcare buildings. Planning permission on Plot 4 was been granted in October 2022
- When combined with Simply Fertility the investment provides solid long term income with significant upside through the development of the two plots.

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Waitrose, Mountsorrel, Leicestershire

- Acquired for private investors
- New food store in Mountsorrel and adjacent development site, located between Leicester and Loughborough
- Let to Waitrose for 15 years on FRI lease
- Investment underpinned by the strong income generated by Waitrose with the benefit of the development site.
- Development site sold to a local developer giving a significant return to investors and enhancing the running yield on the retained Waitrose



Poundland, Royal Tunbridge Wells, Kent

- Acquired for private investors
- High quality retail property, well located in the town centre of Royal Tunbridge Wells
- Let to Poundland for 15 years on FRI lease
- Purchased as a strong income generating asset
- Royal Tunbridge Wells ranks as a significant retail centre, with good prospects for rental and capital growth

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Forrester House, St. Albans, Hertfordshire

- Acquired for a high net-worth family
- Mixed use property
- Ground floor retail units let to Greggs and Ladbroke's on FRI leases and eight flats on the upper floors
- By implementing an active asset management strategy have enhanced value by selling off six flats on long-leaseholds and have kept two apartments, as well as the two retail units, for long-term income generation
- St. Albans is an extremely affluent London commuter town, with good prospects for rental and capital growth



Wickes Store, Oxford, Oxfordshire

- Acquired for private investors
- A top ten store within their portfolio with 18 years unexpired on the lease
- The unit comprised of 28,000 ft² with 124 car parking spaces
- The strategy was to hold the property for up to 7 years however with yield compression and market conditions, a decision was made to sell with a net return to investors of 43% within 18 months of acquisition

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Royal Mail, Gloucester Business Park, Gloucestershire

- Acquired for private investors
- Freehold distribution warehouse of 18,196 ft²
- 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 as a solid income generating asset with strong capital growth prospects
- The property was sold with a significant capital gain for the investors

Portfolio Highlights – European Acquisitions



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1 – 7 Quai Des Bergues, Geneva, Switzerland

- Acquired for an institutional investor
- Prime office building over 8 floors comprising 46,242 ft², located in Geneva city centre overlooking the River Rhone
- Building acquired from Credit Suisse on sale and leaseback for 2 years
- Re-let on a 15 year lease to Banque Syz (a leading Swiss private banking group)
- Longer lease to strong covenant has resulted in significant value creation for the investor



20 rue Adrien Lachenal, Geneva, Switzerland

- Acquired for private investors
- Six-story office building in the city centre of Geneva providing 26,650 ft²
- Implemented an active asset management strategy which resulted in a 23% increase in the rent roll within an 18 month period generating a strong running yield
- The sale of the building completed with a significant return to the investors