

investment

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HIGHCROSS

RECENT ACQUISITIONS AND CURRENT REQUIREMENTS

Fund III Requirements

- £1.5 billion to invest over 3 years
- Business space assets which offer opportunities to add value over a 3-5 year time frame
- Buildings in need of refurbishment, subdivision or other capital expenditure
- Speculative development opportunities in urban and greenfield locations
- Substantial office / industrial portfolios
- Corporate opportunities

recent acquisitions

Leeds Building A, Cloth Hall Court



- 64,000 sq ft office development
- £10m extension and refurbishment planned
- Acquired in a c.£19 million off-market deal
- Central position in the core business and financial services district

Portsmouth North Harbour



- 19 acre development site
- Sited next to newly refurbished 1000 Lakeside office development and IBM UK headquarters
- Gateway location, adjacent to M27
- Mixed-use development

Northern Ireland Carrickfergus, nr Belfast



- 650,000 sq ft industrial and office business park
- Acquired for £19.4 million
- Former ICI complex, significant asset management opportunities

Scotland and North-East Epoch Portfolio



- Portfolio of seven business centres, in Scotland's central belt and the North-East
- Acquired in £10.65 million off-market deal
- 106,000 sq ft accommodation, refurbishment and extensions planned
- Acquired for managed workspace subsidiary, Bizspace

Manchester International Office Centre



- Landmark office building, adjacent to Manchester Airport
- Acquired for £16.5 million
- 93,000 sq ft development on 6.6 acre landscaped site
- Refurbishment and extra floor extension planned

Birmingham Berwick House



- 60,500 sq ft core city centre office building
- Acquired for £10.5 million
- £2.5 million refurbishment opportunity
- Overlooking the Snow Hill station redevelopment in the city's 'square mile'