

# EUROPEAN REAL ESTATE STRATEGIES

At Fiera Real Estate, we deliver and manage best-in-class and future-proofed real estate across the sector's most resilient asset classes, creating sustainable and long-term value for our investors.

Past performance is not necessarily indicative of future results. Performance targets are not guaranteed. Inherent in any investment is the potential for loss.

This is a marketing communication.



USD  
**7.8bn**

Global Fiera Real Estate AUM



OVER  
**25 Years**

Global Track Record



OVER  
**320**

Assets Globally



## EUROPEAN REAL ESTATE

Our strategies span across the UK and Europe's leading real estate sectors with a focus on logistics, residential and short-to-medium term debt financing.

We strive to deliver out-performance by remaining at the forefront of real estate investment management, achieved through the relentless pursuit of innovation in investment practice, risk management and risk mitigation.

### Sustainable Investing

We recognise the impact that we and our managed strategies have on our planet, people, and communities, therefore our primary focus is to achieve Net Zero Carbon ("NZC") emissions by 2035.

**2022**

Set NZC Target

**2030**

NZC across scope 1, 2, & 3 operational emissions, and across our value-add strategies

**2035**

NZC across our remaining investment strategies

## INVESTMENT STRATEGIES

### EUROPEAN DEBT

TARGET	TYPE	GEOGRAPHY	SECTOR
10%+ Net IRR	Open ended, quarterly traded	Pan-European	Agnostic

- Senior secured loans to investment-grade sponsors.
- Providing investors with attractive quarterly dividends with capital preservation as the core overarching focus.

### URBAN LOGISTICS

TARGET	TYPE	GEOGRAPHY	SECTOR
15%+ Net IRR	Closed ended	Pan-UK	Logistics and industrial development

- Developing new small to mid-box ESG exemplar logistics units under 250,000 sq ft.
- Taking advantage of unprecedented occupier and investor demand for logistics real estate.

### SINGLE-FAMILY HOMES

TARGET	TYPE	GEOGRAPHY	SECTOR
12%+ Net IRR	Closed ended	Pan-UK	Residential – Sites to be located in the suburbs of key UK cities

- Focused on new build single-family housing with a preference for forward funding.
- Building on the early mover advantage and to capitalise on market dislocation.

### MULTI-FAMILY HOMES

TARGET	TYPE	GEOGRAPHY	SECTOR
15%+ Net IRR	Closed ended	Pan-UK	Residential – Sites to be located in the suburbs of key UK cities

- A well established and the most understood form of build-to-rent in the UK.
- Taking advantage of the increasingly unaffordable and undersupplied UK rental market.

### SEGREGATED MANDATES

<ul style="list-style-type: none"> <li>We also offer segregated mandate opportunities, with a high degree of diversification with respect to sectors and regional weightings.</li> </ul>
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# CASE STUDIES

## DEBT



### Alicante, Spain £15m Loan

Senior debt investment loan of 3 year senior secured against a c.290 bed PBSA development.

## LOGISTICS



### Bishop's Stortford £48m GDV

186,000 sq ft logistics scheme with 12 units, split across four buildings.

## SINGLE-FAMILY



### Braintree, Essex £56m GDV

Single-family development providing 140 new sustainable family homes.

## MULTI-FAMILY



### Piccadilly East, Manchester £73m Sale Price

Multi-family development providing 350 new homes as well as delivering a new public realm and hotel.

Specific investments described herein do not represent all investment decisions made by Fiera Real Estate. The reader should not assume that investment decisions identified and discussed were or will be profitable. These examples have been included for illustrative purposes only and are not necessarily representative of investments that will be made in the future.

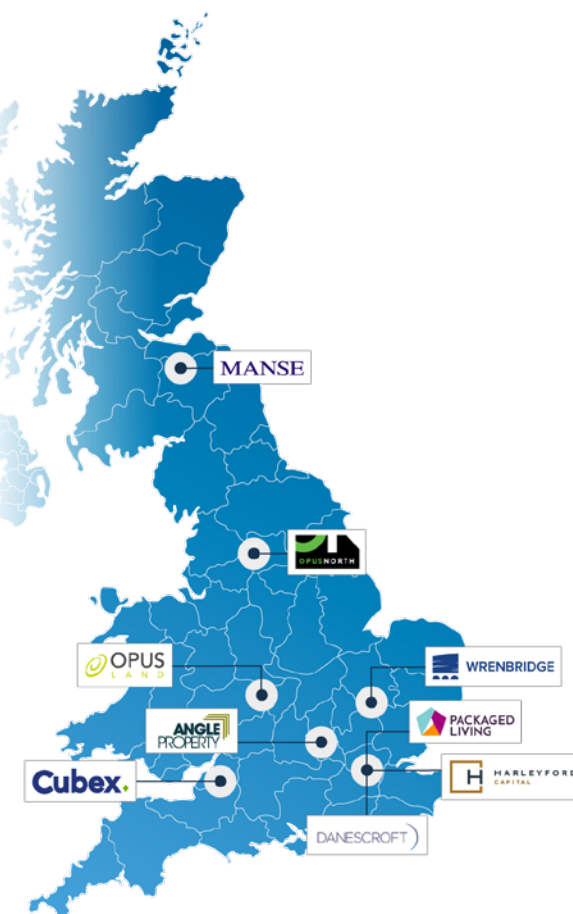
# UNIQUE ACCESS TO DEALS

## Operating Partner Network

We are a 33.3% shareholder in nine leading property companies across the UK. Each company has granular, local knowledge and are market leading in their respective areas which span the logistics, residential and mixed-use sectors.

Our unique model provides the companies with start-up capital, management expertise and an active non-executive role, in return for a one-third shareholding.

This enables us to execute strategies at a local level, providing investors with full geographic coverage and unrivalled off-market deal flow in the UK's leading real estate sectors.



## Fiera Capital Corporation

Fiera Real Estate is wholly owned by Fiera Capital Corporation, a leading independent global asset management firm with more than USD122.5 billion of AUM as at 30 September 2024. Fiera Capital provides Fiera Real Estate with access to global investment market intelligence, which enhances its ability to innovate within a framework that emphasises risk assessment and mitigation.

## Important Disclosure

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Certain fund or strategy performance and characteristics may be compared with those of well-known and widely recognized indices. Holdings may differ significantly from the securities that comprise the representative index. It is not possible to invest directly in an index. Investors pursuing a strategy like an index may experience higher or lower returns and will bear the cost of fees and expenses that will reduce returns, whereas an index does not. Generally, an index that is used to compare performance of a fund or strategy, as applicable, is the closest aligned regarding composition, volatility, or other factors.

Every investment is subject to various risks and such risks should be carefully considered by prospective investors before they make any investment decision. No investment strategy or risk management technique can guarantee returns or eliminate risk in every market environment. Each investor should read all related constituting documents and/or consult their own advisors as to legal, tax, accounting, regulatory, and related matters prior to making an investment.

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For further risks we refer to the relevant fund prospectus.

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**Fiera Infrastructure Inc. (“Fiera Infra”),** a subsidiary of Fiera Capital Corporation is a leading global mid-market direct infrastructure investor operating across all subsectors of the infrastructure asset class.

**Fiera Comox Partners Inc. (“Fiera Comox”),** a subsidiary of Fiera Capital Corporation is a global investment manager that manages private alternative strategies in Private Credit, Agriculture, Private Equity and Timberland.

**Fiera Private Debt Inc. (“Fiera Private Debt”),** a subsidiary of Fiera Capital Corporation provides innovative investment solutions to a wide range of investors through two distinct private debt strategies: corporate debt and infrastructure debt.

Please find an overview of registrations of Fiera Capital Corporation and certain of its subsidiaries here: [www.fieracapital.com/en/registrations-and-exemptions](http://www.fieracapital.com/en/registrations-and-exemptions).

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**[fierarealestate.co.uk](http://fierarealestate.co.uk)**

## WHY CHOOSE FIERA REAL ESTATE?

- Strong track record having **£2.8bn AUM across our network.**
- Skilled management team with **over 25 years experience.**
- **14.5m sq ft of assets developed in the past five years.**

Past performance is not a guarantee of future results.  
Inherent in any investment is the potential for loss.  
As at 30 September 2024.

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