

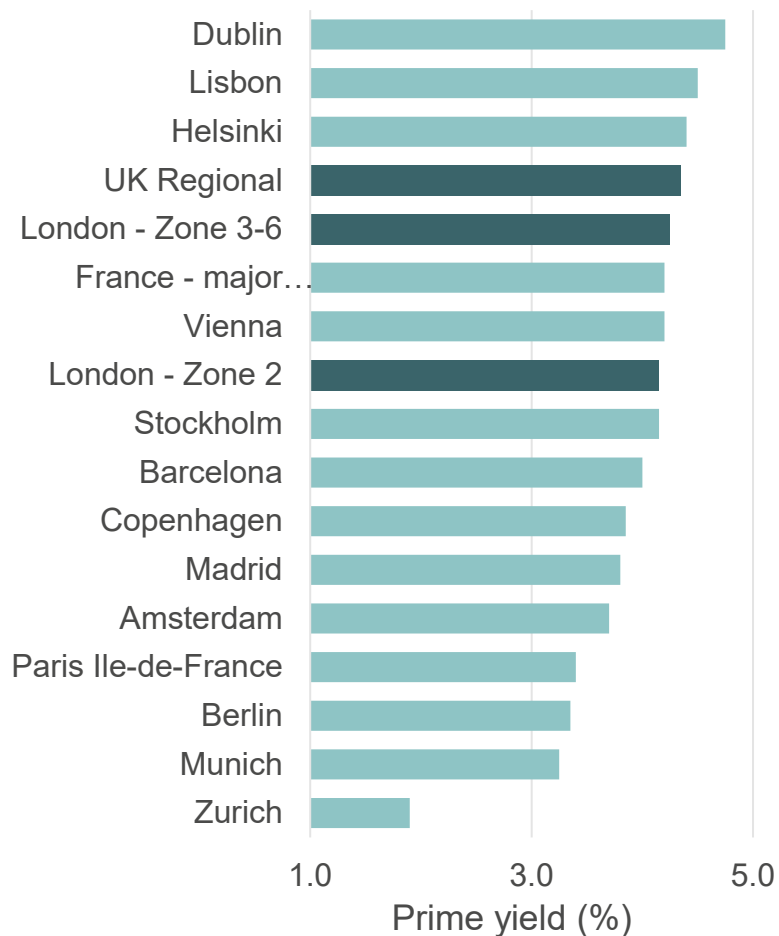
# Historic Market Context

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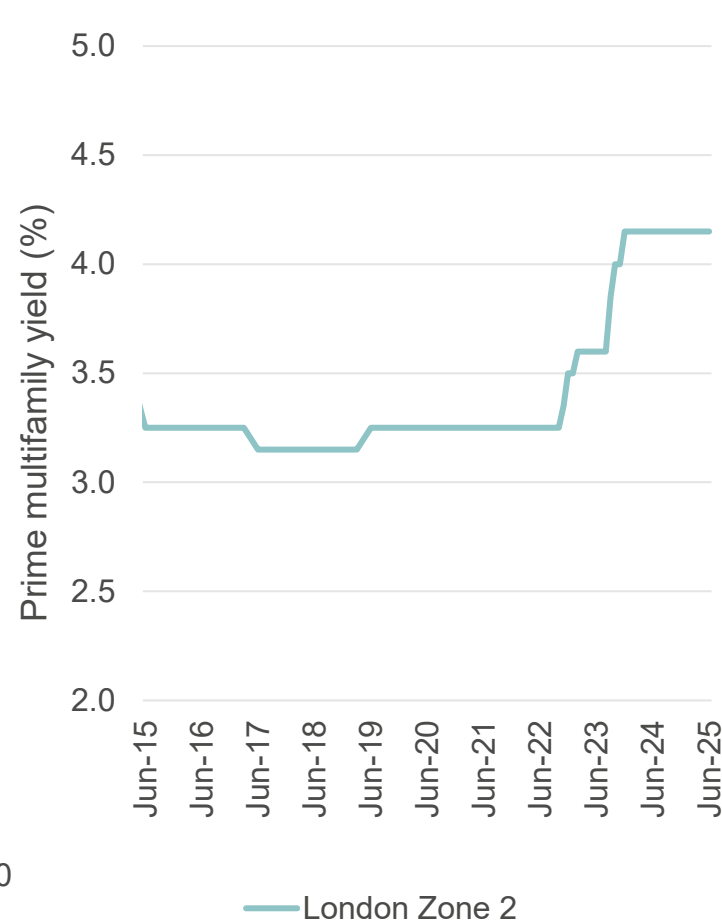
Invest

Operate

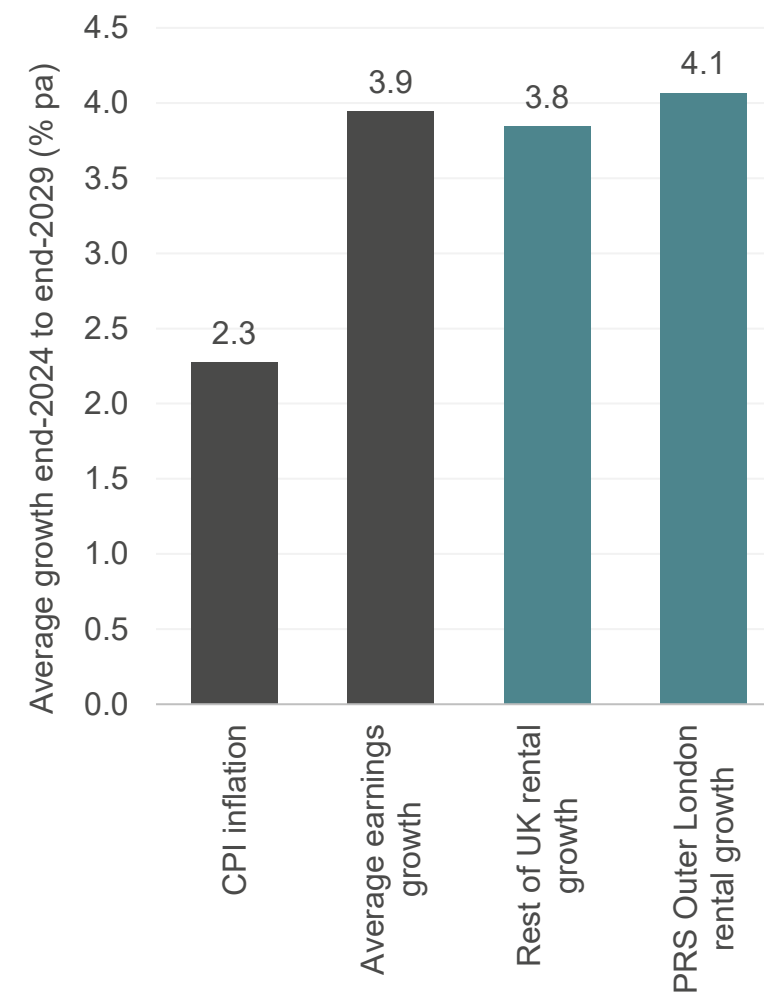
## UK pricing attractive in a European context



## Yields high relative to historic levels



## Buoyant outlook for rental growth supported by earnings



Credit: M&G

Source: UK & Europe yields: CBRE, June 2025; US yields: CBRE, Q1 2025 [US gateway centre represents cap rate for Boston, quoted yield is lower end of 4.25-4.5% range], Asia Pacific yields: PMA, Spring 2025; PMA, Spring 2025.

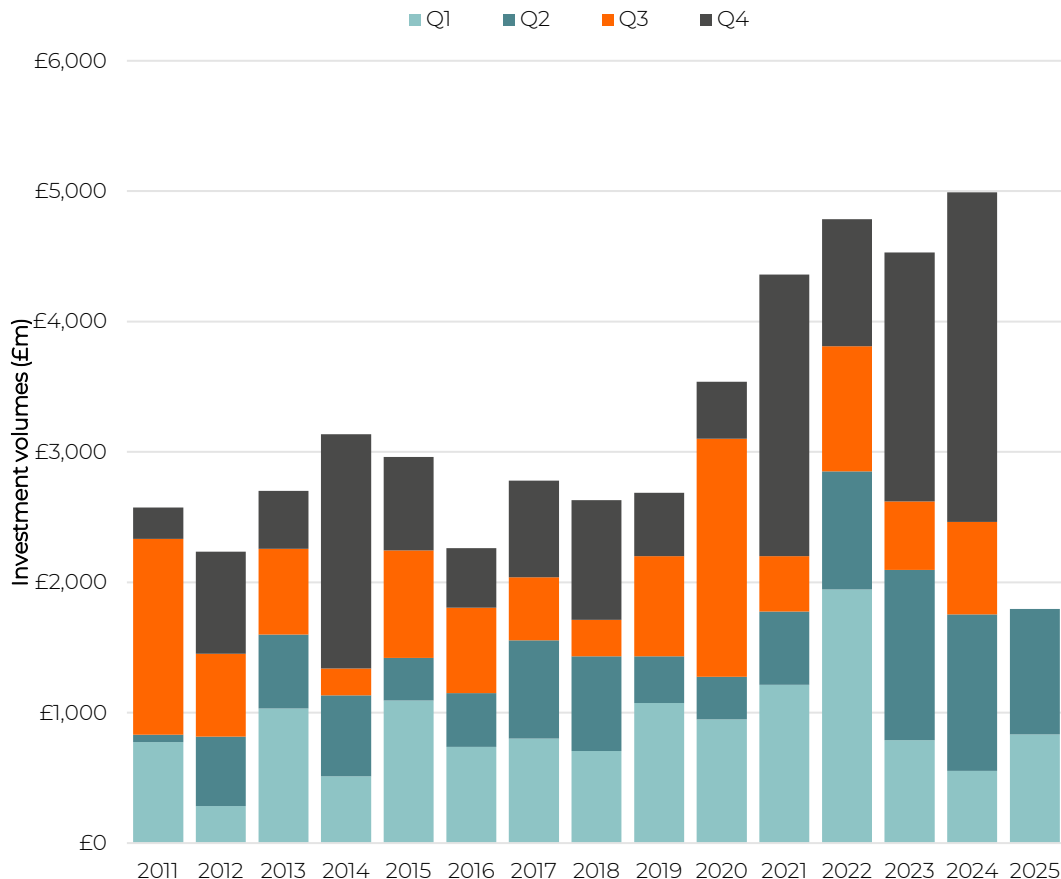
# UK BTR Investment Activity

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## Strong volumes, ahead of prior year



Source: Savills Research

## 2024 a record year of investment, investor demand continues in 2025 at elevated levels

- Transaction yields support Grainger portfolio valuations
- Yields stable for over 12mths
- CBRE have indicated a stable outlook for BTR yields

## Major portfolios up for sale, with strong interest and indications of supportive pricing

- Morgan Stanley RE and Ridgeback have agreed a price estimated at **£1.1bn to acquire L&Q's PRS portfolio**, 3,147 homes across 52 schemes, multifamily assets, London and SE portfolio.
- Notting Hill Genesis has launched the sale process for its private rental business: c.£1bn, 3,000 homes in London.

## High calibre investors interested in the sector

- KKR, Morgan Stanley, **Blackstone**, Kennedy Wilson, **Pelham Partners**, LRC, **AIMco**, M&G, **L&G**, Greystar, **Lonestar**, Landsec, **Hines**, Berkeley Homes, Apollo...

# Grainger's valuation outperformance v other UK RE

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