

About MGT

- ◆ Founded in 2017, owned by 3 individuals, located in London
- ◆ Independent real estate investment and asset management business
- ◆ MGT invests in focused real estate strategies:
 - ◆ Rental living in UK Knowledge Centres
 - ◆ Credit and special situations in UK and Europe
- ◆ MGT currently has over £1.0 billion of AUM in the UK and Europe, including:
 - ◆ >1,300 units of multi-family apartments
- ◆ MGT's investor clients include 4 globally recognized investment partners and 3 significant private family offices

CASE STUDIES



STATION HILL, READING

Investment Value: c£850+m
Units: 1,200 rental apartments,
600,000sqft offices

Located at the entrance to Reading Railway Station. One of the largest development projects in the UK.



BATTERSEA POWER STATION, LONDON

Investment Value: c£200m
Units: 92 apartments

Forward-purchase of 92 high specification units at a discount to market value.



Investment Contacts

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Investment Criteria 2024



Investment Criteria

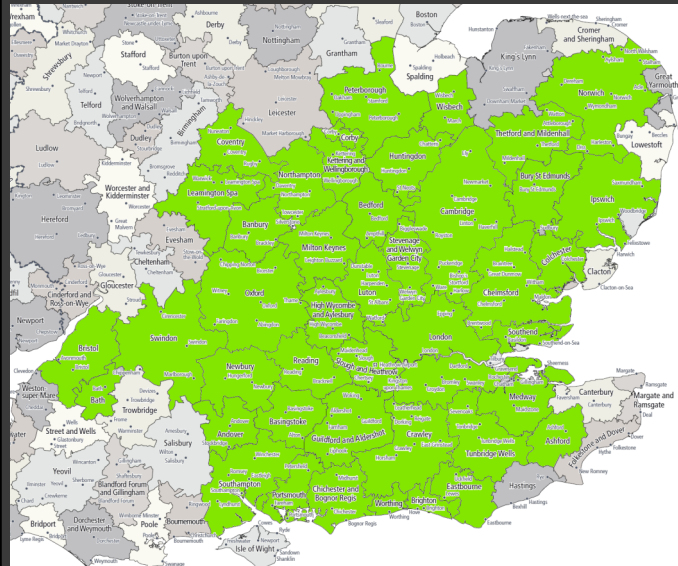
RENTAL LIVING

UK KNOWLEDGE CENTRES

- ◆ Multi-family, single-family, garden apartments, and co-living
- ◆ Located within 30 minute travel time of Knowledge Centres (including London). See Target area map.
- ◆ Forward purchase or acquisition at yield-on-cost above the Bank of England base rate
- ◆ Minimum of 100 units per location
- ◆ Strong travel-time to affordability ratios
- ◆ Value-add return target

TARGET AREA FOR RENTAL LIVING

- ◆ MGT is focused on investing in the travel-to-work areas of Knowledge Centres in London and Southern England
- ◆ The target area is highlighted in green below:



CREDIT & SPECIAL SITS

UK & EUROPE

- ◆ Large-scale investments, all sectors except shopping centres
- ◆ Refinancing, bridge financing, or recapitalisation of fundamentally strong assets or developments
- ◆ Will selectively consider discounted acquisitions and development situations
- ◆ Ability to undertake select planning risk
- ◆ Located across the UK or Continental Europe
- ◆ Minimum investment size of £75 million
- ◆ Ability to invest throughout the capital stack:
 - Whole loans of up to 80% LTC
 - Preferred equity
 - Pure equity (acquisitions)
 - JV equity (partnerships)
- ◆ Value-add return target