

# About MGT

- ◆ Founded in 2017, owned by 4 individuals, located in London
- ◆ Independent real estate investment and asset management business
- ◆ MGT is focused on thematic real estate strategies:
  - ◆ Co-living, rental apartments, and houses in London and Southern England
  - ◆ Large-scale credit opportunities and special situations
- ◆ MGT currently has >£1.4 billion of AUM in progress in the UK, comprising:
  - ◆ >2,400 units of multi-family apartments
- ◆ MGT is backed with >£500 million of equity from 4 globally recognized investment partners and 3 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.



### Acquisition Contacts

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## Investment Requirements 2023



# Key Requirements

## RENTAL LIVING

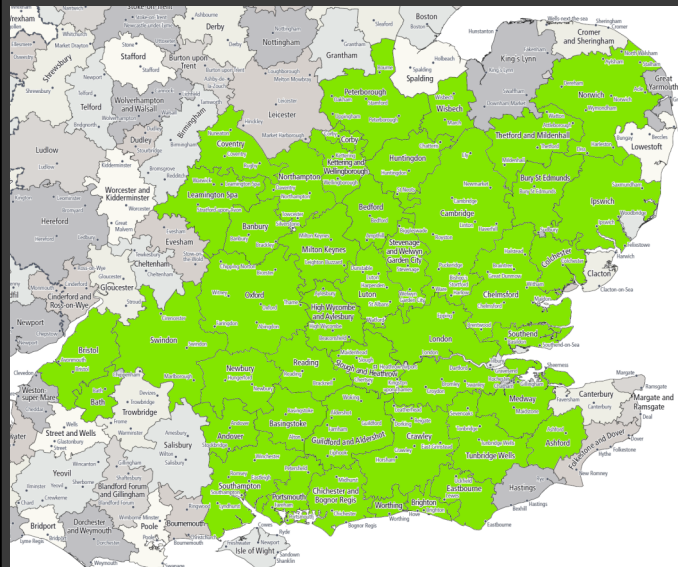
### LONDON & SOUTHERN UK

- ◆ Co-living in London is the priority
  - ◆ Office-to-Co-living conversions
  - ◆ Ground-up development
  - ◆ Minimum project size of 125 co-living units
  - ◆ Can take planning risk where demonstrable support from local council.
- ◆ Multi-family forward fund, forward purchase or acquisition at yield-on-cost above the Bank of England base rate
  - ◆ Minimum of 150 units per urban location
- ◆ Single-family forward fund, forward purchase or acquisition at yield-on-cost above the Bank of England base rate
  - ◆ Minimum of 50 units per suburban location
- ◆ Located within 30 minute travel time of Knowledge Centres (including London). See Target area map.
- ◆ Strong travel-time to affordability ratios

Key Contact: Adina David

## 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:



## CREDIT & SPECIAL SITS

### UK & EUROPE

- ◆ Large-scale projects, all sectors except shopping centres
- ◆ Refinancing, bridge financing, or recapitalisation of fundamentally strong assets
- ◆ 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

Key Contact: Henry Morris