

# ALLIANCE NEWS

Wilky Fund Management and Census Property Investment are working together to provide a superior service to pension funds and other clients and we're...

*on course to make acquisitions!*



## Investment requirements

Associated British Foods Pension Trustees Ltd

**Associated British Foods Pension Trustees Limited** – Warehouse/Industrial or Retail Warehouse – Lot Size £5m+, anywhere in UK. Existing portfolio £80m

deeleyfreed.

**Deeley Freed Estates** – South West/Bristol – Offices/Industrial – New £100m Fund. Existing portfolio £60m



**Merchant Navy Ratings Pension Fund** – Industrials £2-£5m. Existing portfolio £41m



**Merchant Navy Officers Pension Fund** – Industrials anywhere in UK – £3-10m. Existing portfolio £255m



**Ryon Properties** – Offices/Industrial – Midlands – New £50m Fund. Existing portfolio £20m

Family Trust

**Family Trust** – Any sector UK – Purchased investment hotel in Richmond, which is being refurbished – Now considering new investment opportunities – £5m-£20m with 'angles'. Existing portfolio £35m

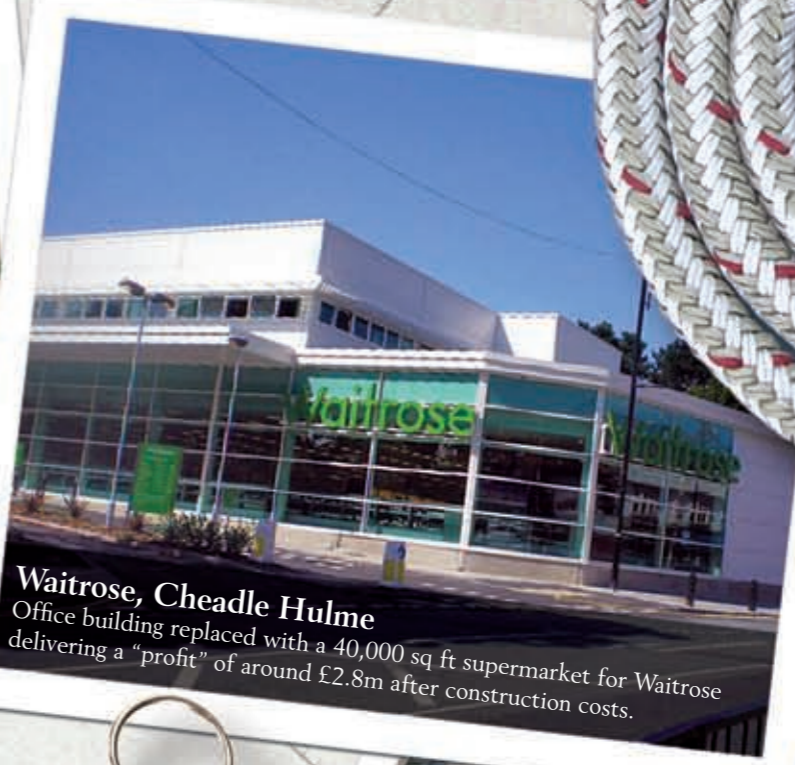
# Deals done at all points of the compass



**Pizza Hut, Rhyl**  
Introduction of a Pizza Hut restaurant at the 79,867 sq ft Clwyd Retail Park in Rhyl added £1m+ to its investment value and further improved "customer draw".



**Hotel, Richmond**  
Total refurbishment of hotel including the addition of 12 extra rooms leading to a new 4 Star rating and a significant increase in rental.



**Waitrose, Cheadle Hulme**  
Office building replaced with a 40,000 sq ft supermarket for Waitrose delivering a "profit" of around £2.8m after construction costs.



**Brook House, Birmingham**  
Surrender and re-letting of a modern 21,000 sq ft office building to Enpure Limited, doubling the rent to approximately £300,000 pa.



**Portwall Lane, Bristol**  
New 168,000 sq ft Grade A office building in central Bristol, prelet to Beachcroft LLP, Smith and Williamson, E C Harris and Faber Maunsell and pre sold to Anglo Irish Private Equity for just under £60 million at IY of 6%.



**Langage, Plymouth**  
Recently refurbished industrial building totalling 122,000 sq ft now providing high quality accommodation in up six units. 70% let to substantial covenants with interest in remaining space.



**Aldershot Centre for Health**  
Construction of the UK's largest primary healthcare centre for £30m and retained investment.

# Combined assets under management – £500m

## Performance Comparisons (Annualised Total Returns) to 31 December 2007

IPD Universe	5 years = 12.2% pa	10 years = 11.5% pa
MNOPF		10 years = <b>11.8% pa</b>
MNRPF		10 years = <b>12.0% pa</b>
ABF	5 years = 12.6% pa	

## Contacts



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