

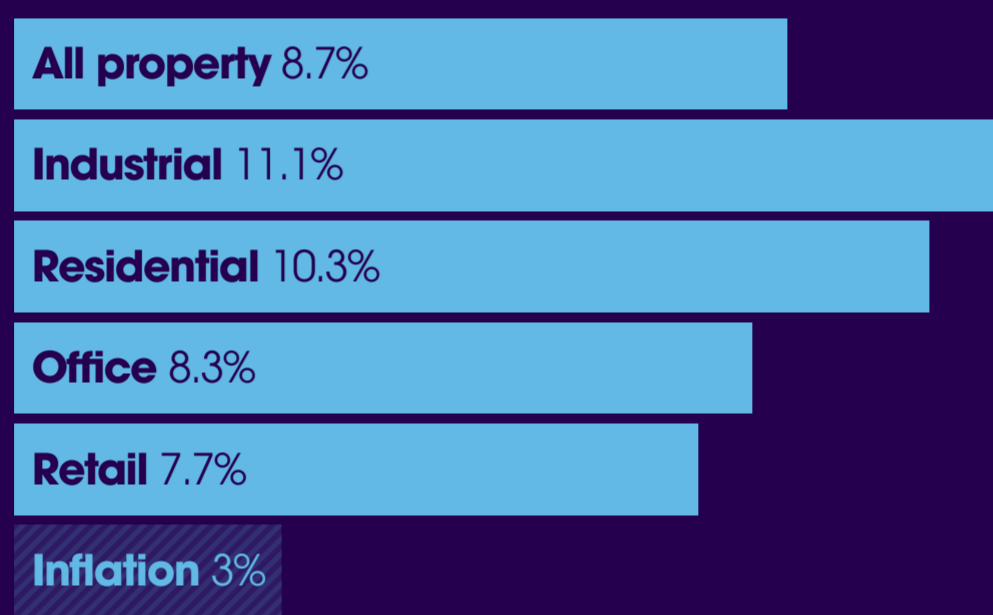
Six reasons why now is the time to invest in UK property.

Now is the right time to invest in UK real estate. The UK has one of the largest, most transparent and liquid markets globally and offers relatively good value compared with its peers. UK property provides a robust hedge against inflation and, with the population growing faster than most of Europe, demand for good quality space should remain strong across the main asset classes. This infographic highlights some of the compelling reasons for investing in UK property, which are the key pillars of Clearbell's investment strategy.



UK property is a good inflation hedge.

Long term average annual total returns*

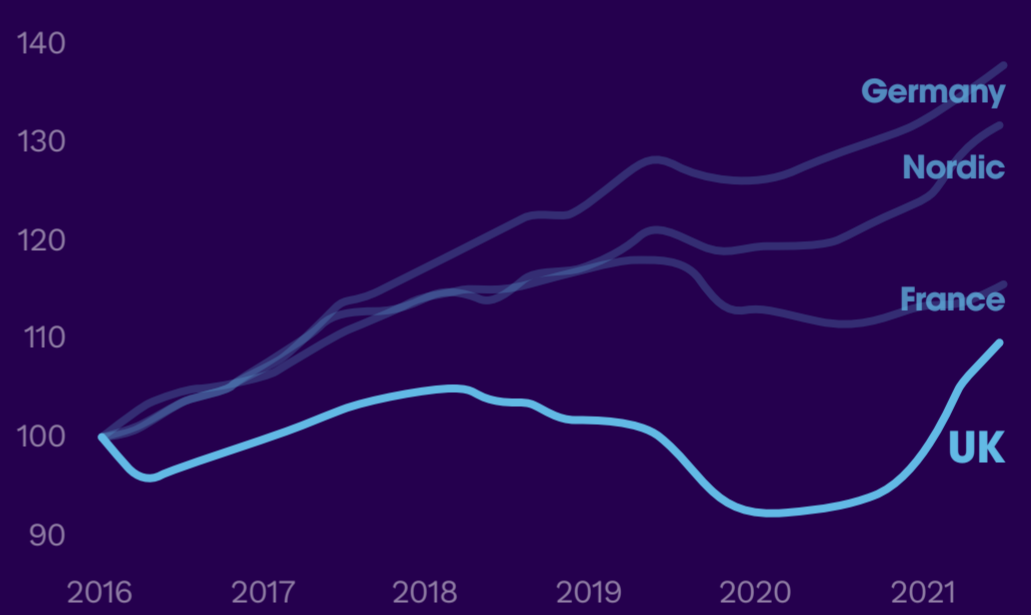


Sources: MSCI, ONS, Clearbell analysis
*40 years to December 2021



UK: low valuations, high growth prospects.

European capital value growth*



Source: CBRE, Q1 2022
*Rebased to 100



The market is large, liquid and mature.

£17bn

Q1 2022 investment volumes

40% up on Q1 2021

Source: Propertydata.com



UK/EU trade appears to be stabilising.

£16bn

UK goods exports to the EU

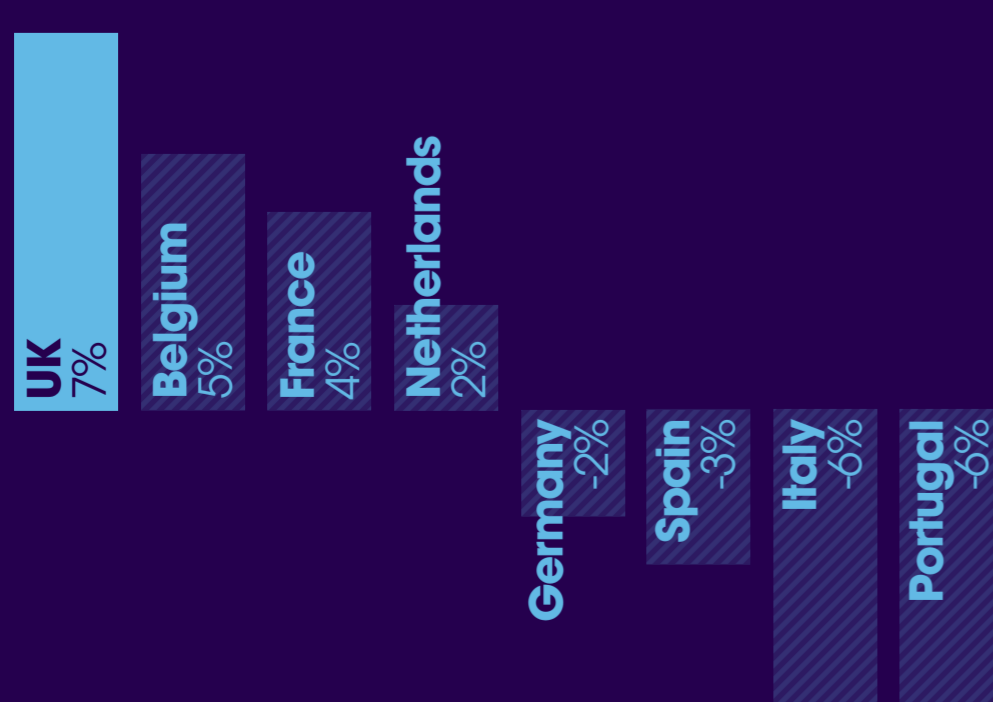
Highest monthly figure on record*

Sources: ONS, *April 2022



Population growth: faster than much of Europe.

Forecast population growth 2020-2040



Source: United Nations



Sophisticated market: liquidity across sectors.

Commercial property volumes by sector



Source: Propertydata.com, 2021
*Key Clearbell sectors