

## Appendix A - Strategy & Transaction Examples

### Strategy Examples

Local Authority	Strategy	Investment Fund
South Somerset District Council	Broad – commercialism of existing assets, regeneration projects, housing development, commercial property and land acquisition	£75,000,000 for commercial property investment
Sedgemoor District Council	Significant emphasis towards town centre regeneration.	£20,000,000 for town centre regeneration £50,000,000 for commercial property investment
Mendip District Council	Both inside and outside of District	£95,000,000 for commercial property investment
Aylesbury Vale District Council	Emphasis towards town centre development and multi-let industrial estates. Delivered through an Asset Management Company.	£200,000,000
Eastleigh Borough Council	Emphasis on blue-chip tenants.	£200,000,000

### Transaction Examples

Local Authority	Transaction
Torbay Council	EDF, Gadeon House, Exeter Business Park £16.1m 7.58% return Q3 2017
Teignbridge District Council	Market Walk, Newton Abbot £13,050,000 8% return

	Q1 2016
Plymouth City Council	Cobourg House, Mayflower Street, Plymouth £3,200,000 9.78% return Q2 2017
Plymouth City Council	Royal Mail Regional Mail Centre £19,250,000 5.86% return Q2 2017
South Somerset District Council	Wilkinsons, 88-92 Middle Street, Yeovil £4,100,000 9.95% Q4 2017
Swindon Borough Council	Lysander House, Bristol £7,450,000 7.5% return Q4 2017
Bath & North East Somerset	930 Aztec West, Bristol £8,500,000 6.86% return Q2 2017