

THE CROWN ESTATE AMONG FASTEST GROWING IN UK RETAIL PARKS

The Crown Estate and CBRE Global Investors are the fastest-growing large players in the UK retail park sector, Trevor Wood Associates has revealed.

Trevor Wood Associates has published extra information following its 13th annual *Definitive Guide to Retail & Leisure Parks*, published earlier this year. This includes a top ten ranking of both the largest investment managers and direct owners in the UK retail park sector.

Following its acquisition of ING Real Estate Investment Management, CBRE Global Investors became the sixth largest investment manager in the UK retail park sector in 2011, after increasing the space it owns or manages on retail parks by 41%, from 2.4m sq ft in 2010 to 3.4m sq ft in 2011. It overtook Hammerson and Land Securities.

The research also showed that The Crown Estate rose to become the seventh largest direct owner of UK retail park space, up from ninth in 2010. It grew its portfolio by 33%, from 1.6m sq ft in 2010 to 2.2m sq ft, overtaking Peel Holdings and The Junction Limited Partnership.

Ten largest owners/investment managers and direct owners in UK retail park sector

Rank 2011	Rank 2010		Owner / Investment Manager	Total retail park space (m sq ft)		
				2011	2010	% change
1	1	—	British Land	9.18	9.02	1.7%
2	2	—	Aviva Investors	5.05	5.00	0.9%
3	3	—	Standard Life Investments	4.94	4.94	0.0%
4	4	—	Prudential Property Investment Managers	4.47	4.47	0.0%
5	5	—	LaSalle Investment Management	3.58	3.37	6.2%
6	12	▲	CBRE Global Investors	3.36	2.38	41.2%
7	7	—	Hammerson	3.26	3.26	0.0%
8	6	▼	Land Securities	3.17	3.30	-3.9%
9	8	▼	Henderson Global Investors	3.10	3.12	-0.7%
10	10	—	Aberdeen Asset Management	2.94	2.91	0.9%

Note: Those marked in red are not included in the direct owners analysis

Rank 2011	Rank 2010		Direct owner	Total retail park space (m sq ft)		
				2011	2010	% change
1	1	—	British Land	3.59	3.56	0.9%
2	2	—	Hercules Unit Trust	3.52	3.27	7.5%
3	3	—	Hammerson	3.21	3.21	0.0%
4	4	—	Land Securities	2.98	3.11	-4.2%
5	5	—	Prudential Assurance Company	2.65	2.65	0.0%
6	6	—	Henderson UK Retail Warehouse Fund	2.57	2.46	4.4%
7	9	▲	The Crown Estate	2.17	1.64	31.9%
8	7	▼	Peel Holdings	1.67	1.62	3.1%
9	10	▲	Coal Pension Properties	1.51	1.51	0.0%
10	11	▲	SLI UK Retail Park Trust	1.40	1.40	0.1%

Note: Those marked in red are not included in the investment managers analysis

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