

We are QSIX.

An established specialist real estate asset manager



Assets Under Management¹

£1 billion ▲

Founded in 2006 we have a strong track record of delivering attractive, risk-adjusted returns for investors across a number of successful equity and debt strategies through uncovering differentiated investment opportunities in the real estate sector.

QSIX AT A GLANCE

INVESTMENT STRATEGIES

1 — German residential

Listed on the London Stock Exchange, Phoenix Spree Deutschland Limited,² offers pure play exposure to the Berlin residential rental market.

175%
Total return³

214%
Increase in portfolio valuation⁴

2 — Affordable housing

We offer two affordable housing strategies, with the objective to offer investors a secure and socially responsible investment with inflation-linked cashflows underpinned by solid supply and demand fundamentals.

Affordable rented housing

£400m
Target AUM⁵

5–6% p.a.
Target return⁵

Affordable home ownership

£10bn
5 year market opportunity⁶

3 — Real estate finance

Specialising in commercial real estate debt through advising senior and mezzanine finance for the acquisition and refinancing of commercial property.

£115m ▲
Capital deployed⁷

6% ▲
Target unlevered IRR⁸

4 — Specialist mortgages

Investing in specialist mortgages and reversionary interests⁹ linked to residential properties, focused on delivering double-digit unlevered risk-adjusted returns plus upside linked to the UK housing market.

15,000 ▲
Loans advised on and acquired¹⁰

£500m ▲
Total initial face value of loans

¹ QSIX as at Q2 2020. QSIX acts as Investment Adviser to a number of funds the AUM of which combined totals to more than £1bn (GAV). ² QSIX is Property Adviser to Phoenix Spree Deutschland Limited. ³ Since listing in Jun 2015 to 31 Dec 2020 based on NAV per share. ⁴ Since listing in Jun 2015 to 31 Dec 2020, portfolio valuation as at 31 Dec 2014 €245m, portfolio valuation as at 31 Dec 2020 €768m. ⁵ This is a target only. There can be no guarantee that this will be achieved in the future. ⁶ This is a target only, there can be no assurance that this will be achieved. This includes grant funding and private capital commitment. ⁷ Since Dec 2017, QSIX Real Estate Finance LLP is the Investment Advisor to Phoenix CRE S.a.r.l. ⁸ Weighted average over the term of the individual investments. This is a target only. There can be no guarantee that this will be achieved in the future. ⁹ Reversionary interests held indirectly via a total return swap. ¹⁰ QSIX acts as investment adviser and therefore has advised on the acquisition of this number of loans.

Curious, innovative thinkers

- Experienced and stable investment team with proven expertise in origination, analysis, portfolio construction and risk management in both equity and debt strategies.

Agile and creative by nature

- Flexible in our thinking and attitude, we push the boundaries to source complex, high touch unappreciated and deep value investments, to which our own interests are aligned, ensuring that we drive a continual focus on performance.

Collaborative problem Solvers

- We work together to solve problems in a sophisticated and intelligent way, supported by leading-edge technology. We combine deep capabilities in asset management with a rigorous research-driven approach.

Socially responsible

- Sustainable, socially responsible and custom-made investment strategies with a positive impact on communities.

QSix is run by a highly experienced, international team with experts in real estate acquisition, debt origination, portfolio construction, asset management and risk management. Our teams think deeper and harder for better results and have a **proven track record** of working together across offices in the UK, Germany and the Netherlands. **This deep and varied experience** is reflected in its partnership structure and underpinned by proprietary management information systems and robust analysis.

We are committed to acting responsibly by taking into account Environmental, Social and Governance (ESG) factors in investment decisions.

It starts with us, which is why we have a robust operational policy and governance framework that enables us to deliver positive environmental, social and financial outcomes.

We aim to embed and integrate our sustainable approach across all areas of our business including our investment activity, asset management, risk management and in the development and retention of our people.

We believe that by doing so, we can build lasting value for all of our stakeholders. We help contribute to our communities by supporting local charities SHP and Spear.



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