

# Investment Strategy

Philosophy and Principles of Investment

Riverside  
CAPITAL

THE  
PROPERTY  
INVESTMENT  
PEOPLE



# Investment Strategy

Riverside CAPITAL

## Our Investment Philosophy

Property is a real asset which can be actively managed to increase investment returns and reduce risk.

At Riverside Capital, our key investment objective is to source these opportunities to deliver sustainable and targeted returns, specific to investor risk profiles and goals.

By combining quality product selection, shrewd timing and strategic asset management, we aim to deliver investor wealth and capital appreciation in all market environments.

We understand that property is an illiquid asset, operating in an imperfect market which is cyclical in nature.

Our experienced team has a strong track record in investing in the diverse and continuously variable UK property market and is well placed to help investors identify and capitalise on market mis-pricing and unique on and off-market opportunities.

## Our Strategy

Our acquisition activities are largely determined by the unique strategies and risk profiles of each of our investor portfolios, however all share an income and value-add strategy based on the following principles:

### Investor/service alignment

We work closely with our investors to understand their needs. Once we have determined their investment requirements and risk expectations, we will define the type of property portfolio, structure and sector allocation that is appropriate.

### Proactive Sourcing

Many of the best opportunities are not offered widely on the market. We utilise our comprehensive deal-sourcing network to actively search for new investment opportunities.

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## Risk Management

Risk management isn't performed in isolation; it is an integral part of our investment process.

In today's volatile markets, generating sustainable performance for investors requires thorough understanding and a forward-thinking, transparent management of the associated risks.

At Riverside Capital, our risk management is comprised of clearly defined and tailored strategies, promoting the team discipline and integrity required to secure quality, sustainable investments over the long term.

Risk is assessed on several levels:

- Identification of on and off market opportunities to meet investor-related targets, taking into account asset specific risks and adequacy of expected returns.
- Analysis of the impact of the asset on the portfolio performance and how its acquisition or disposal may affect the overall performance and cash flow.
- Assessment and limitations on the percentage portfolio income delivered from individual tenants.
- Limitations on borrowing powers.
- Financial analyses and forecasting encompassing overall market outlook, asset pricing and tenant performance.

This is an on-going process throughout the entire life of the investment vehicle or mandate.

## Research

Research is a key tool in our investment decision-making. We combine macro-economic perspectives with in-house investment research and on-the-ground property market intelligence to map a clear investment strategy.

## Quality Commitment

For both investment performance and customer service we're committed to excellence. We are focussed on generating long-term returns without taking exaggerated risks. Maintaining quality and trust over the long-term is our chief priority.