

Introduction to Farmland as a Real Estate Investment in UK

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**CARTER
JONAS**

The Property People

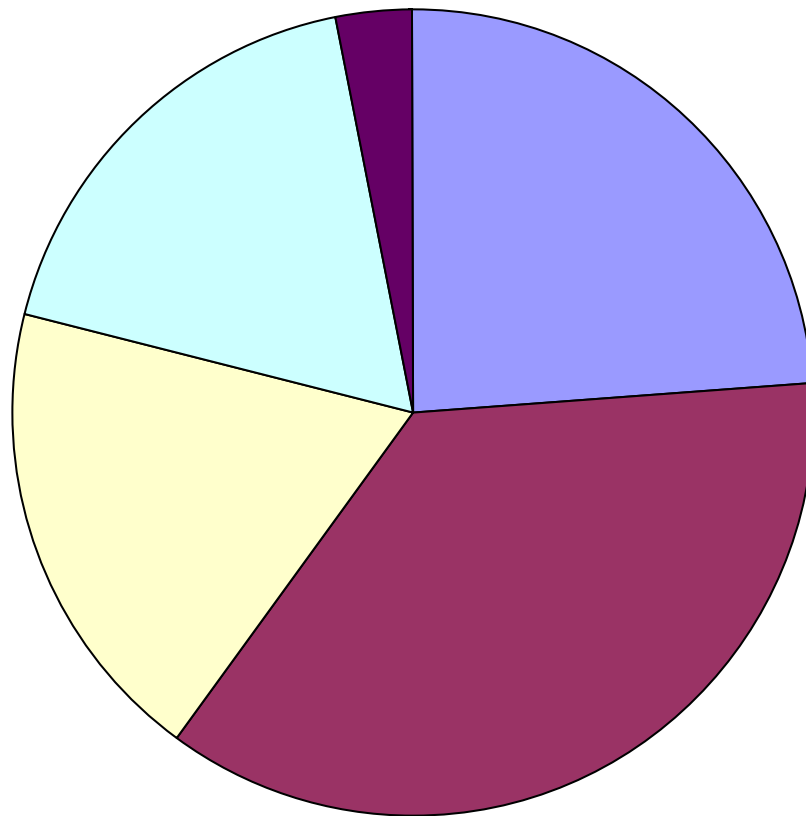


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Breakdown of UK Farming Production 2008-09



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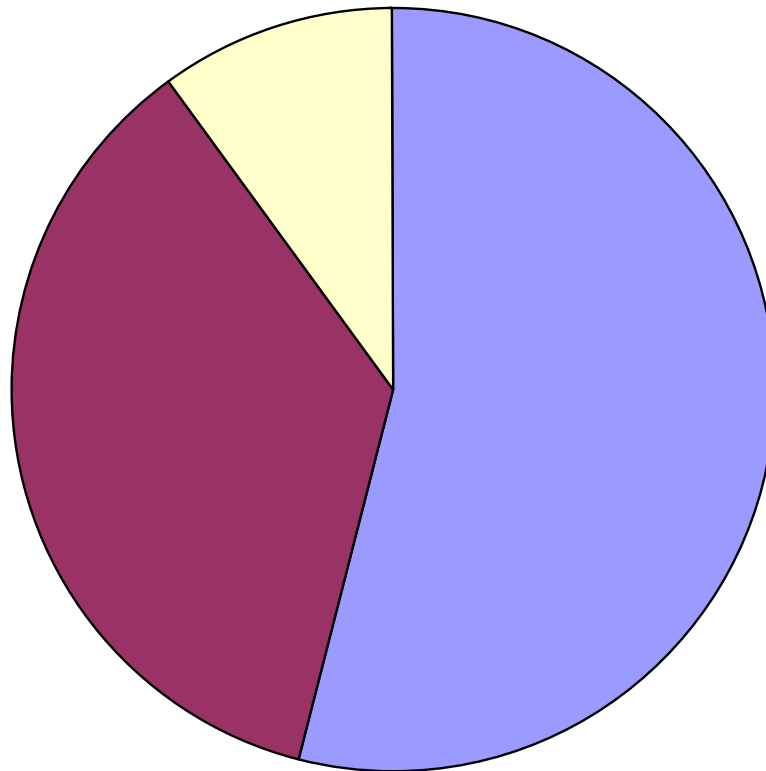


- Cereals
- Livestock
- Milk
- Fruit/veg
- Other

Who are the Investors?(2007-09)



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■ Farmers

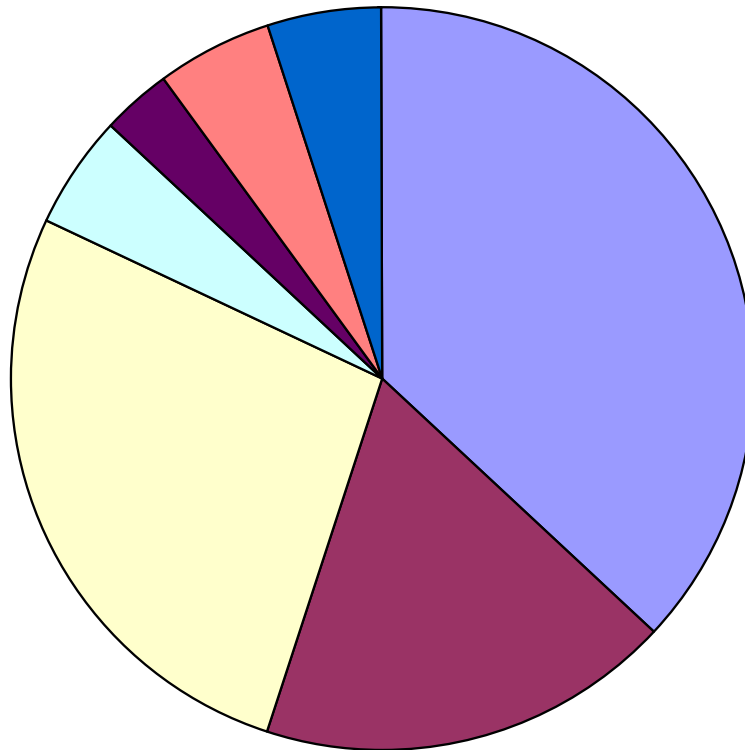
■ Private/non farming

■ Institutions

Reasons for Buying? (2007-09)

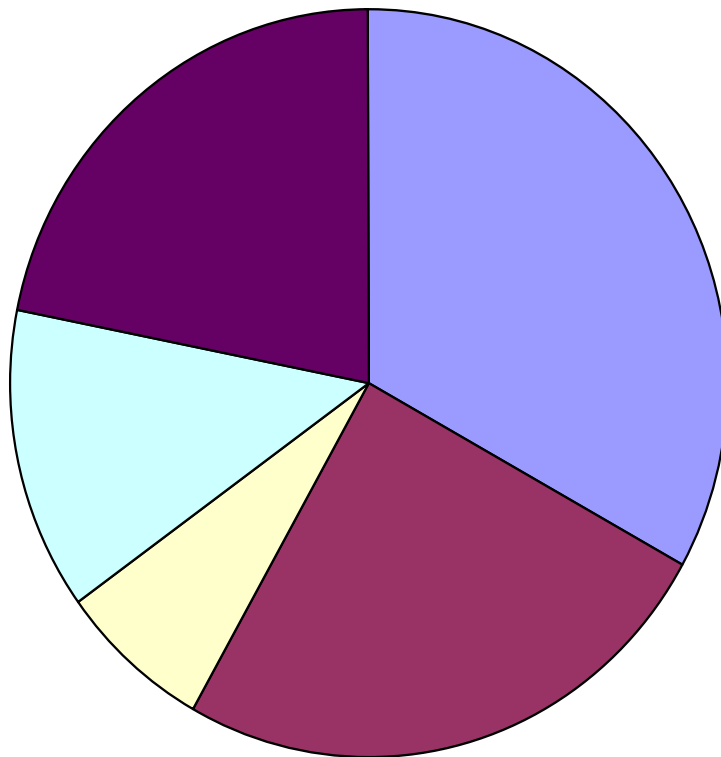


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- Expansion
- Investment
- Residential/sporting
- Relocation
- Sitting tenant
- Development land
- Other

Reasons for Selling? (2007-09)



Investment elsewhere

Death/divorce

Debt

Relocation

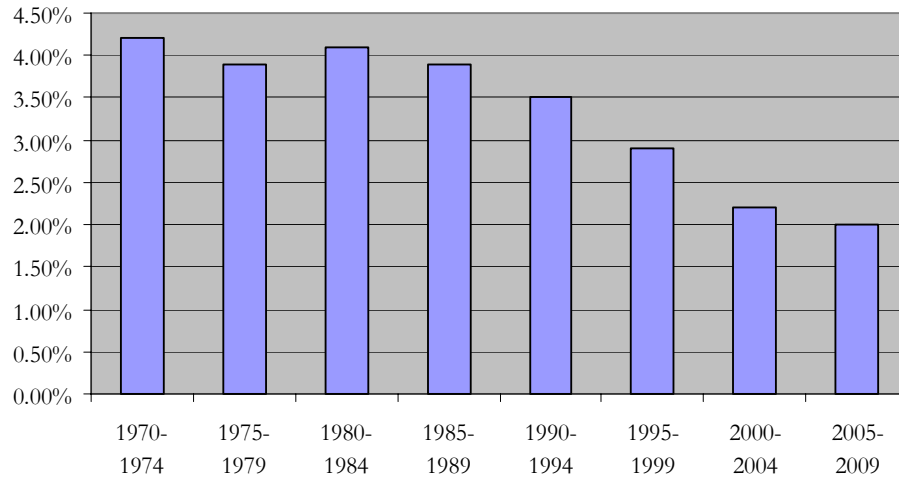
Retirement

A 40 Year Trend of Income Return and Capital Values - Tenanted

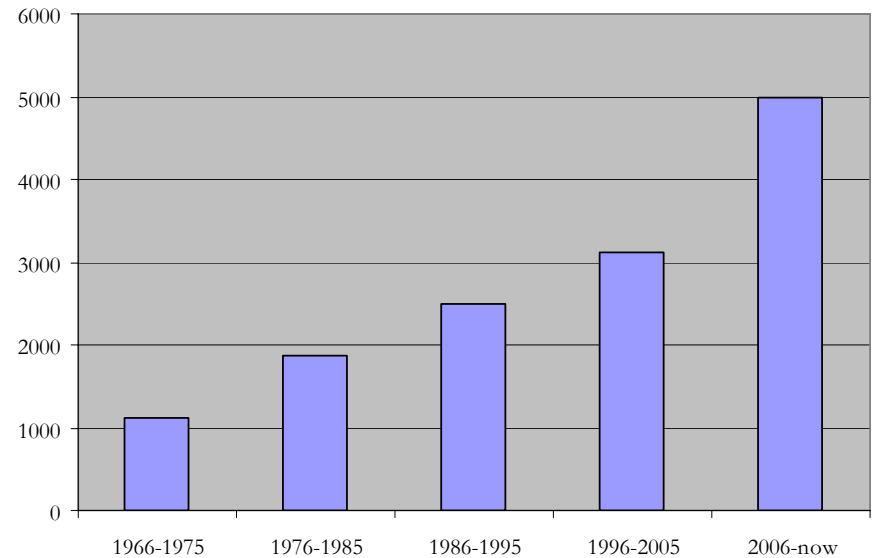


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Income Return



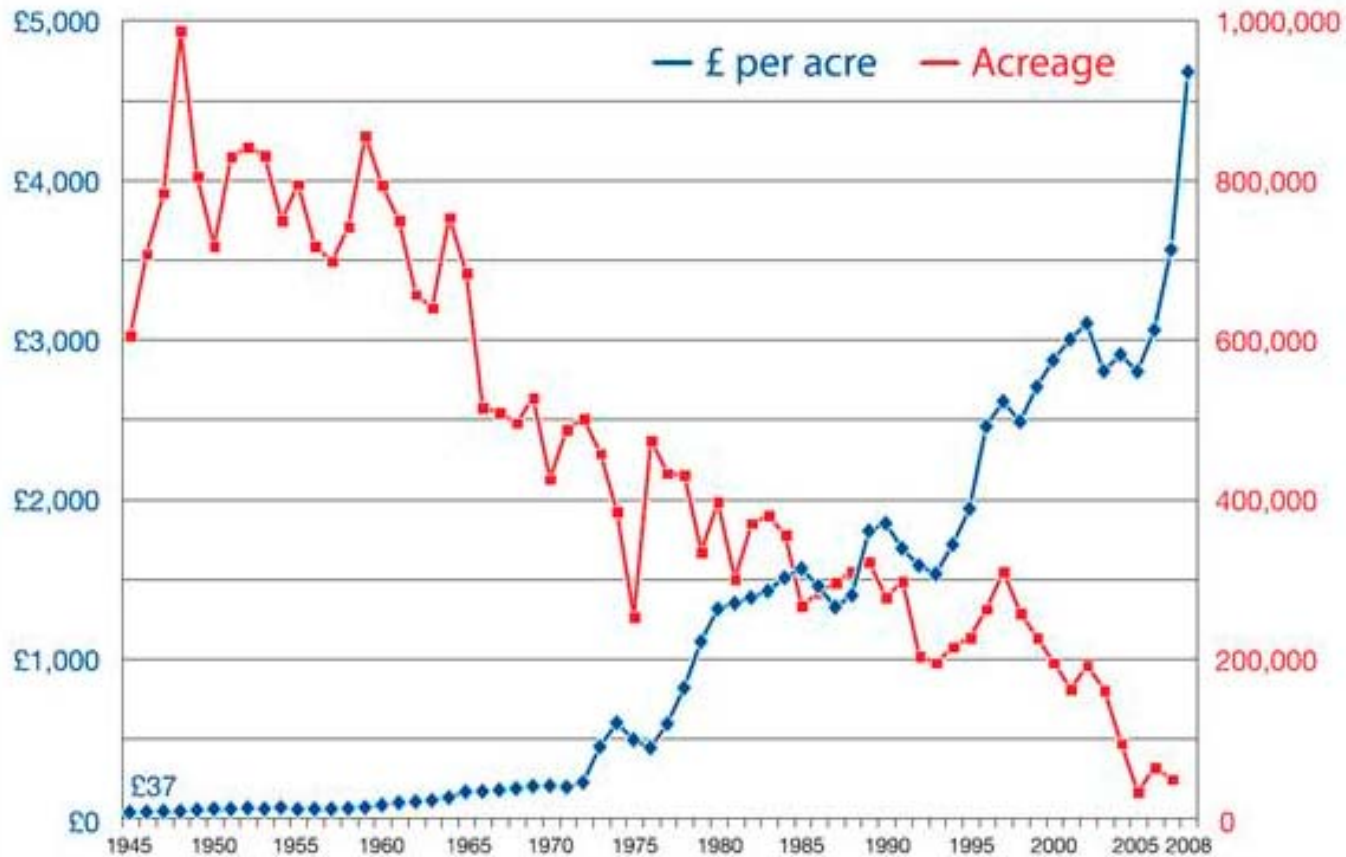
Land Values per hectare



A 60 Year Trend of Values and Land Supply-Vacant Possession



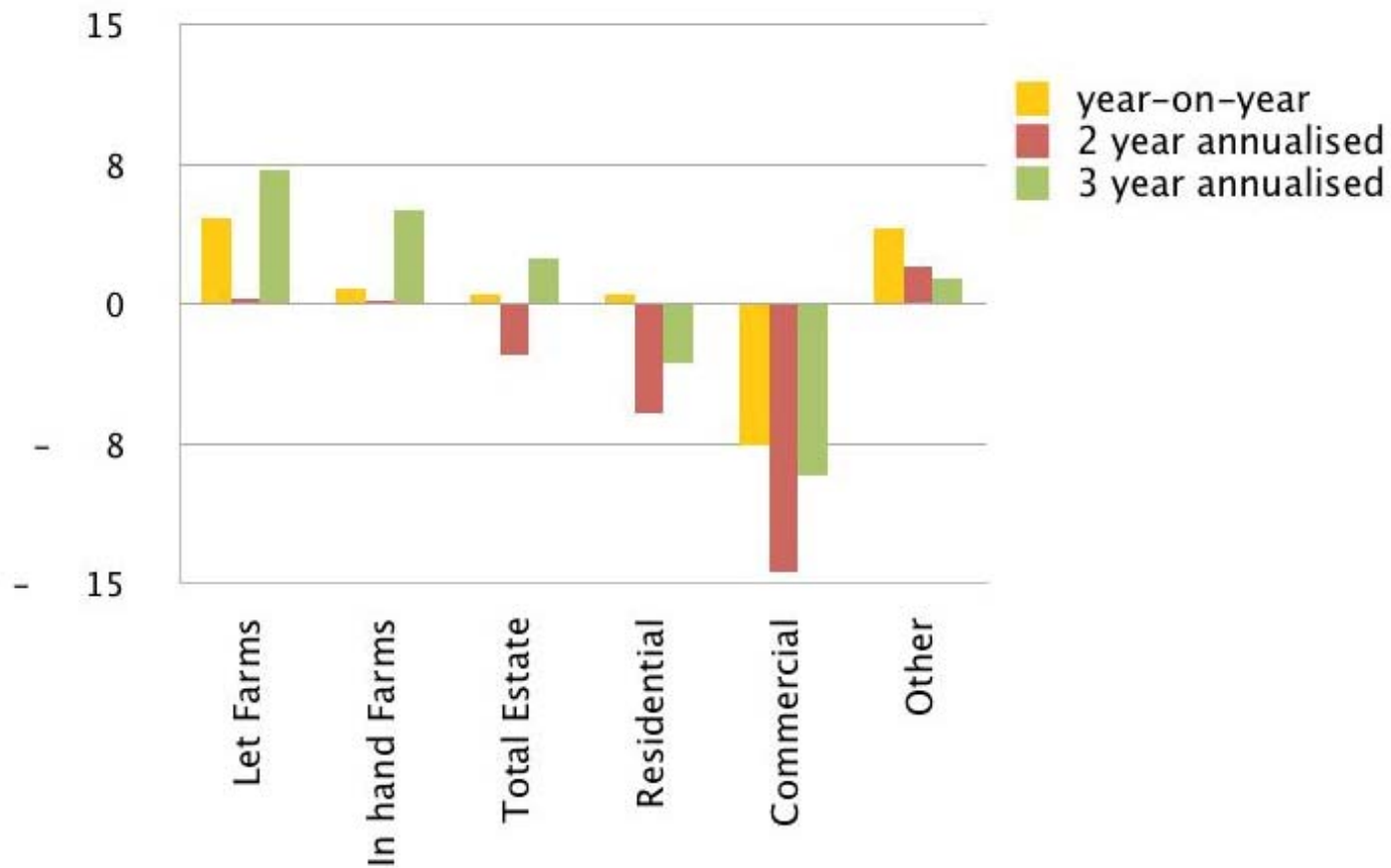
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Model Estate Total Return Performance by Asset type



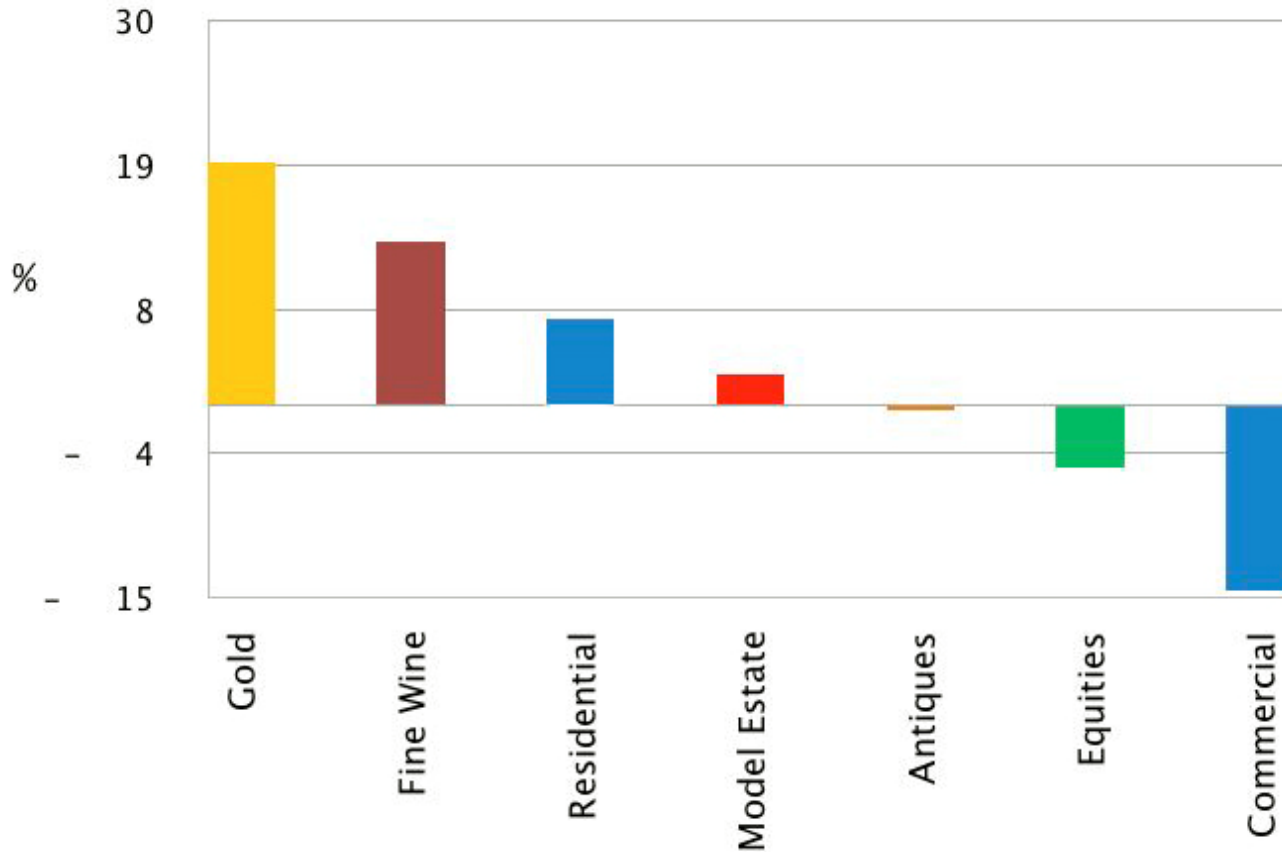
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Total Return Asset Performance 2006-2009



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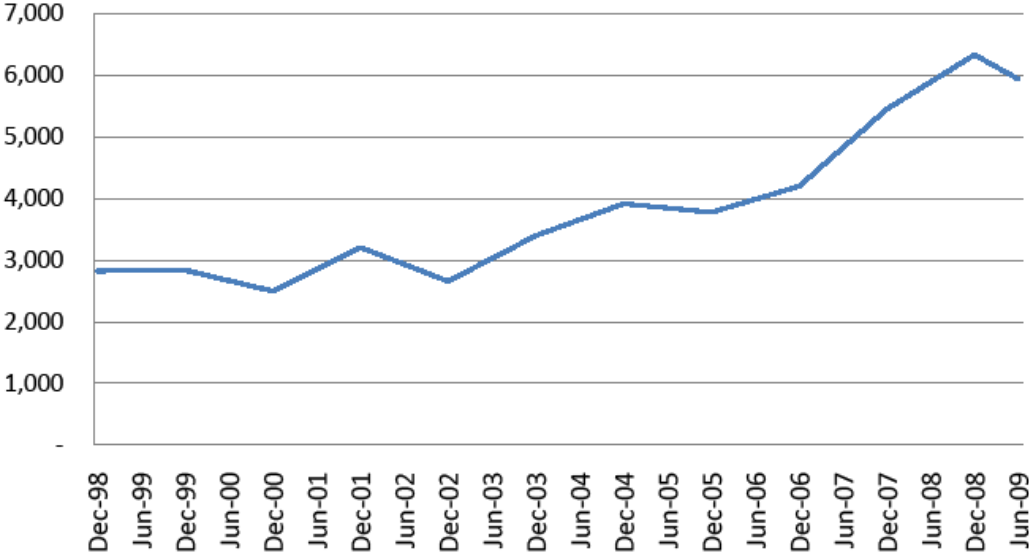


Where will the Market Go over the Next Five Years'



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Farmland Values (£ per acre)



Source: CALP/RICS Farmland Price Index

Will you be buying Farmland in the UK?



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