

THE SIZE AND STRUCTURE OF THE UK PROPERTY MARKET: END 2015 UPDATE

AT A GLANCE

JULY 2016

ling of figures for does not sum to £483bn.

Value of commercial property (fbn)



In 2015, both the total value of UK comercial property and that owned by investors reached their highest recorded levels to date.

Value of commercial property: London versus rest of UK (£bn)



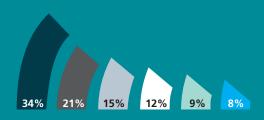
Compared to 2006, the total value of commercial property is 38% higher in London but 14% lower in the rest of the country. London now accounts for almost 40% of the UK's commercial property stock by value.

Ownership of UK commercial investment property (fbn)

£13	£20	£23	£39	£46	£59	£71	£79	£135	Total: £483bn*
UK private investors	UK other	JK traditional estates & charities	UK segregated pension funds	UK insurance company funds	UK private property companies	UK REITs & listed property companies	UK & Channel Island domiciled collective investment scheme	OVERSEAS	* Note - due to rounding (individual categories, doe:

Overseas organisations own 28% of UK commercial investment property. Collective investment schemes and listed property companies (including REITs) are the largest domestic owners of UK investment property. UK insurance companies now control only 9% of the investment market, compared to a fifth in the early 2000s.

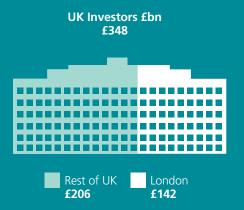
Distribution of overseas ownership by type of investor, end-2015

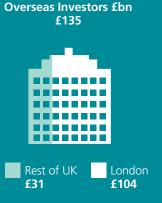


- Funds
- SWFs and governments
 Individuals & private property companies
- Other overseas owners
- REITs & listed property companies
- Insurance companies & pension funds

Collective investment schemes (i.e. funds) are the largest type of overseas owner but sovereign wealth funds were the fastest growing type of commercial property investor in 2015.







77% of overseas holdings are in London, compared to 41% for UK investors.



The total value of UK residential property is 6 x that of the commercial sector. The private rented sector (PRS) has a value in excess of £1th but mainstream property investors own only a tiny fraction of this, although their holdings increased by circa 25% in 2015.

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