GLOBAL
STUDENT PROPERTY
Our Network and Experience
LOCALLY EXPERT, GLOBALLY CONNECTED

The Knight Frank global network of Purpose Built Student Accommodation (PBSA) specialists look forward to working with you.

Purpose Built Student Accommodation (PBSA) has become a globalised asset class. International investors recognise the story of a growing cohort of international students choosing Higher Education abroad. The sector is seen by investors as aligned with the highly stable Higher Education sector but underpinned by the structural under supply of accommodation.

The Knight Frank global network of PBSA specialists understand the need to be “locally expert, globally connected”. The Knight Frank Student Property global network has four global hubs:

- Europe – James Pullan
- Middle East & Africa – Joseph Morris
- Asia Pacific – Emily Fell
- Americas – Ryan Lang

Our Track Record includes locally significant projects requiring expert opinion and global trophy projects successfully using our international connectivity.

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01

PROJECT REGENT PORTFOLIO, UK

Client: IQ and Goldman Sachs

Students: 3,638

Activity: Knight Frank acted for the purchasers in the acquisition of this operational portfolio across the UK.

Value: £869m
02

PROJECT BASE PORTFOLIO, UK
Client: Tristan Capital
Students: 3,636 (on completion)
Activity: Knight Frank acted for the buyer on the purchase of a 90% equity stake (vendor retaining 10%) in four operational and four in-build assets across the UK.
Value: £439m

03

LONG STREET, LONDON, UK
Client: Izaki Group
Students: 237
Activity: Knight Frank acted for the vendor in the sale of a prime site in Shoreditch with consent for student accommodation. The price reflected the highest per bed value paid in London for a student site.
Value: £29.1m
04
RAVENSCOURT HOUSE, LONDON, UK

Client: Confidential
Students: 234
Activity: Knight Frank acted for the vendors in the sale of the operational studio scheme originally developed in 2014.

Value: Confidential

05
KINGS STABLES ROAD, EDINBURGH, UK

Client: Peverill Securities
Students: 166
Activity: Knight Frank acted for the vendors in forward funding for a student accommodation scheme at the base of Edinburgh Castle as part of a wider commercial scheme.

Value: £26.5m
ENIGMA PORTFOLIO, UK

Client: HSBC
Students: c.5,400
Activity: Knight Frank provided a valuation to HSBC for loan security purposes to support the purchase of the Enigma Portfolio, comprising 15 assets, by Brookfield.
Value: Confidential

LIBERTY LIVING PORTFOLIO, UK

Client: CPPIB
Students: 20,000
Activity: Biannual valuation of the Liberty Living Portfolio comprising 53 assets across the UK.
Value: Confidential
Frequency: Biannual
EXETER ONE, EXETER, UK

Client: Torleigh Limited
Students: 219
Activity: Knight Frank acted for the vendors in the sale of an established purpose built scheme in close proximity to the University campus.
Value: £18.6m

STUDY INN PORTFOLIO, UK

Client: Study Inn Group
Students: 1,494
Activity: Knight Frank acted for the vendors in the sale of the operational portfolio located in Cambridge, Coventry, Nottingham and Sheffield.
Value: £135m
MARKET INCOME PORTFOLIO, UK

Client: Liberty Living

Students: 1,519

Activity: Knight Frank acted for the vendors in the sale of the portfolio of six assets in Preston, Sheffield and Stoke.

Value: £53.8m

AGNES JONES HOUSE, LIVERPOOL, UK

Client: GVA Limited acting as joint receivers

Students: 370

Activity: Knight Frank acted for the vendors in the sale of the scheme which offered some of the lowest private sector rents in Liverpool.

Value: £14m
Client: Allied Irish Bank

Students: 217

Activity: Knight Frank undertook a valuation of the site and the completed development which will comprise 243 bed spaces.

Value: Confidential
13 MILL STREET, DUBLIN, IRELAND

Client: Bank of Ireland
Students: 296
Activity: Knight Frank undertook a valuation of the GSA development in Dublin. Once completed the scheme will provide 296 student bedrooms.
Value: Confidential

14 NORTH BRUNSWICK STREET, DUBLIN, IRELAND

Client: Ulster Bank
Students: 725
Activity: Knight Frank undertook a valuation of the GSA development (Brunswick Street) in Dublin. Once complete the scheme will provide 572 student bedrooms.
Value: Confidential
HAZELWOOD, DUBLIN, IRELAND

Client: Earlsfort Capital
Students: 360
Activity: Knight Frank undertook a valuation for secured lending purposes.
Value: Confidential

COLEY COURT, CORK, IRELAND

Client: Lending Institution
Students: 263
Activity: Knight Frank undertook a valuation based on a completed scheme of 263 bed spaces.
Value: Confidential
KAVANAGH COURT, DUBLIN, IRELAND

Client: Allied Irish Bank
Students: 491
Activity: Knight Frank undertook a valuation for secured lending purposes.
Value: Confidential
WUPPERTAL, GERMANY

Client: Prime Value
Students: 170
Activity: Redevelopment of former office building into student housing, good location close to the University of Wuppertal.
Value: Confidential

YOUINIQ PORTFOLIO, GERMANY

Client: MPC
Students: 725
Activity: Knight Frank undertook a valuation of a portfolio of four student housing properties across Germany.
Value: Confidential
MIDDLE EAST & AFRICA

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SOUTH POINT, SOUTH AFRICA

Client: South Point Group
Students: 12,300
Activity: Knight Frank conducts annual portfolio valuations for South Point who hold the single largest, private stock of student accommodation on the African continent.
Value: Confidential
ASIA PACIFIC

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01

MELBOURNE, AUSTRALIA

Client: Heitman, GSA & Wee Hur

Activity: Knight Frank carried out an assessment to inform and understand the local area, providing a necessary insight into the key indicators and drivers of the PBSA market. The report provided our client with an understanding of the supply/demand imbalance, comparable schemes, and the opportunities for growth within the local market.

02

PROJECT AUSTRADE, AUSTRALIA

Activity: A study of Australian purpose-built student accommodation - supply, demand and needs, and the investment opportunity in the sector. The main objective of the project was to understand whether there is a gap in the market between the number of students studying in Australia and the accommodation available to house these students. Furthermore, the aim of the project was to identify such barriers for growth in the industry and to identify opportunities for private sector engagement.
03
RMIT STUDENT VILLAGE, MELBOURNE, AUSTRALIA

Client: United Overseas Bank (UOB)
Students: N/A
Activity: Prior to commencement of construction of a proposed extension there were 456 beds. Upon completion of works this will increase to 616 beds.
Value: Confidential

04
REGENT STREET, NEW SOUTH WALES, AUSTRALIA

Client: Bank of New York Mellon & CTL Capital
Students: 165
Activity: Knight Frank undertook a valuation for first mortgage security purposes.
Value: Confidential

05
WARRUMBUL LODGE, CANBERRA CITY, AUSTRALIA

Client: Australian National University
Students: 419
Activity: Knight Frank undertook various valuations over the past five years; Market Rental valuations, NRAS Assessments and valuations for Financial Reporting.
Value: Confidential
06 PAN INDIA
Client: Experion Developers
Students: N/A
Activity: Knight Frank acted as the strategic consulting advisors for the client to understand the student accommodation market & demand in major cities and respective micro-markets. Based on the study we helped the client to select the target markets to enter.
Value: Confidential

07 PAN INDIA
Client: IDFC Alternatives and Goldman Sachs Inc.
Students: 9620
Activity: Knight Frank acted as the strategic consultants for the advisory (market assessment study) and valuation of PBSA properties owned by Manipal Integrated Services; for the purpose of transaction support for purchase of equity stake.
Value: Confidential

08 PAN INDIA
Client: Maharashtra Institute of Technology
Students: 10,000
Activity: Knight Frank acted as the strategic consulting advisory for the market assessment and entry strategy for the student accommodation market on pan India level and further detailed analysis of five major education hubs of India i.e. Pune, Bangalore, Greater Noida, Nagpur and Indore.
Value: Confidential
AMERICA

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THE RUCKUS, TEXAS, USA

Client: Lincoln Ventures

Students: 167

Activity: Newmark Knight Frank marketed the asset and targeted the most qualified purchasers, successfully transacting at a sub 5% cap prior to the first year of operations.

Value: Confidential
02
THE CORNER, TEXAS, USA

Client: JE Dunn
Students: 207
Activity: Newmark Knight Frank marketed the asset and targeted the most qualified purchasers, successfully transacting at a sub 4.5% cap.
Value: Confidential

03
ASPYRE, TEXAS, USA

Client: Holder Properties
Students: 760
Activity: Newmark Knight Frank marketed the asset and targeted the most qualified purchasers, successfully transacting with a high net worth, oversees capital group.
Value: USD $64.5m
THE LEX, KENTUCKY, USA

Client: Eagle Realty Group
Students: 649
Activity: Newmark Knight Frank marketed the asset and targeted the most qualified purchasers, outperforming expected pricing and successfully selling the asset above the premium pricing.
Value: USD $41.6m

PROGRESS405, OKLAHOMA, USA

Client: Progress Builders/Bradley Development
Students: 544
Activity: Newmark Knight Frank marketed the asset and targeted the most qualified purchasers, seamlessly transacting within 45 days with an overseas capital group from Israel/Holland.
Value: USD $38.5m
ENCORE, SAM HOUSTON, USA

Client: Vesper Holdings
Students: 528
Activity: Newmark Knight Frank marketed the asset and targeted the most qualified purchasers. Asset traded as a sub 5% cap in tier-2 market.
Value: USD $27.4m

CAMPUS VIEW, SOUTH CAROLINA, USA

Client: McAlister Development
Students: 355
Activity: Newmark Knight Frank marketed the asset and targeted the most qualified purchasers. Asset sold to an overseas capital group based in Russia.
Value: USD $37m
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