RANKEILOUR WAREHOUSE FUND CAPITAL RAISE ANNOUNCEMENT

Media Pack

12 November 2026

Headlines:

- Rankeilour completes fundraise for UK logistics fund **(Green Street News)**
- Rankeilour secures over £20m for UK warehouse fund **(Property Week)**
- Rankeilour Properties raises over £20m for UK warehouse fund **(BE News)**
- Rankeilour Properties raises £20m for UK warehouse fund **(Estates Gazette)**

Green Street News

Rankeilour completes fundraise for UK logistics fund



From left: Jamie Fergusson, Valentine Beresford and Neil Crombie

What Rankeilour Properties has raised £20m for its UK Warehouse Fund from high-net-worth individuals and family offices

Why Industrial and logistics specialist says fundraise reflects "depth of private investors' appetite for high-yielding warehouse assets"

What next Fund has firepower to invest almost £40m and has two acquisitions due to close shortly, having completed its debut deal

Rankeilour Properties has completed the capital raise for its new logistics fund, *Green Street News* can reveal.

The industrial and logistics specialist has secured more than £20m from high-net-worth individuals and family offices for its UK Warehouse Fund. The fundraise will provide nearly £40m of firepower to invest in single-let and multi-let industrial and retail warehouse assets in Scotland and northern England.

Rankeilour has made its debut investment in Cumbernauld, acquiring a property off-market for £5.45m, with two further assets slated to close imminently. Following the transactions, the fund will be about 30% invested.

The company intends to invest the remainder over the course of 2027, targeting lot sizes of between £1m and £6m, and stabilised yields of 7%+.

Founded in 2016, Rankeilour is based in Edinburgh and is run by Neil Crombie and Jamie Fergusson. The firm primarily targets industrial and logistics properties in northern England and Scotland, and has deployed more than £100m.

In May, Valentine Beresford – co-founder of LondonMetric – joined the business as non-executive chairman of the fund, as tipped by *Green Street News*.

Crombie said: "The success of this capital raise demonstrates the depth of private investors' appetite for high-yielding warehouse assets. With interest rates rising and the investment market softening, we are well placed to deploy into attractive opportunities in supply-constrained markets, where occupier demand for well-located assets at attractive rents remains strong."

Property Week

Rankeilour secures over £20m for UK warehouse fund

Industrial and logistics investor and manager Rankeilour Properties has secured more than £20m in investment from high-net-worth individuals and family offices for its UK warehouse fund.
The additional capital gives the fund total spending power of around £40m to invest in single- and multi-let industrial and retail warehouse properties across Scotland and the North of England.

The fund has already acquired one asset in Cumbernauld for around £5.5m in an Off-market deal, with another two acquisitions expected to close imminently, after which the fund will be around 30% invested.

Rankeilour plans to spent the rest of the capital next year, targeting value-added warehouse opportunities between £1m and £6m.

Rankeilour Properties director Neil Crombie said: "The success of this capital raising demonstrates the depth of private investors' appetite for high-yielding warehouse assets.

"With interest rates rising and the investment market softening, we are well placed to deploy into attractive opportunities in supply-constrained markets, where occupier demand for well-located assets at attractive rents remains strong."

In May, Rankeilour Properties appointed industry veteran Valentine Beresford as non-executive chairman of its UK warehouse fund.

BENEWS

Rankeilour Properties raises over £20m for UK warehouse fund



Rankeilour Properties has concluded a £20m+ capital raise for its UK warehouse fund.

The company secured the money from high net worth individuals and family offices, providing circa £40m of post leverage firepower to invest in single and multi-let industrial and retail warehouse properties across Scotland and Northern England.

A first asset in Cumbernauld, has already been acquired off market for £5.45m, in a deal reflecting a net initial yield of 7.5%. Two further acquisitions are expected to close imminently. Following these three transactions, the fund will be approximately 30% invested.

Rankeilour is aiming to invest the remainder of the funds over the course of 2027. The company is targeting value-add warehouse opportunities in Scotland and Northern England with lot sizes of between £1m and £6m and stabilised yields of 7.0%+.

Neil Crombie, director of Rankeilour Properties, said: "The success of this capital raise demonstrates the depth of private investors' appetite for high yielding warehouse assets. With interest rates rising and the investment market softening, we are well placed to deploy into attractive opportunities in supply-constrained markets, where occupier demand for well-located assets at attractive rents remains strong."

ESTATES GAZETTE

Rankeilour Properties raises £20m for UK warehouse fund



Edinburgh-based Rankeilour Properties has concluded the capital raise for its UK warehouse fund.

The investor and asset manager focuses on industrial and logistics properties in the North of England and Scotland and has secured over £20m, providing around £40m of investment firepower post-leverage to invest in single and multilet industrial and retail warehouses.

Rankeilour will deploy about a third of the capital before the end of this year, with the remainder expected to be invested over the course of 2027. The investor is hunting deals varying in size from £1m to £6m, with stabilised yields of more than 7%.

The first acquisition, totalling £5.5m, has seen a 55,472 sq ft building bought at 6 Grayshill Road in Cumbernauld, which is let to Pitreavie Packaging for a further eight years. The deal reflects a yield of 7.5% and the vendor was Cedar Asset Management on behalf of DS Properties.

Neil Crombie (pictured right), director at Rankeilour, said: "The success of this capital raise demonstrates the depth of private investors' appetite for high yielding warehouse assets.

"With interest rates rising and the investment market softening, we are well placed to deploy into attractive opportunities in supply-constrained markets, where occupier demand for well-located asset at attractive rents remains strong."

Image from left to right: Jamie Fergusson, Valentine Beresford and Neil Crombie ©Rankeilour Properties