

M&G REAL ESTATE AGREES THE LARGEST LEASING TRANSACTION IN CENTRAL LONDON THIS YEAR

- *High value lease secured for 275,000 sq ft of prime office space*
- *Crossrail changes London dynamics as city fringe becomes more accessible*

LONDON, 16 July, 2015 – M&G Real Estate has agreed terms with global law firm Ashurst to pre-let the entire office element of the London Fruit & Wool Exchange in Spitalfields. Under the terms of the deal, which is believed to be the largest Central London letting this year, Ashurst will take a 20-year lease of around 275,000 sq ft upon completion of the building.

M&G Real Estate acquired the London Fruit & Wool Exchange in March 2015 for £55 million from Central London office developer, Exemplar, who was retained as their development partner on the scheme.

The property, which comprises the London Fruit & Wool Exchange, the Whites Row Car Park, The Gun Public House and 99-101 Commercial Street, encompasses a 2.065 acre island block in the heart of Spitalfields. The site is the last remaining island block in an area that has undergone extensive regeneration over the last 15 years and is surrounded by a rich mix of occupiers and property types, which give it the unique character Spitalfields is famous for.

Commenting, Giles Difford, Asset Management Director at M&G Real Estate, says: “The timing is perfect to be developing in one of the most exciting and vibrant City of London-adjacent sub markets as both investors and occupiers seek value outside of the traditional office core. With the ongoing issue of undersupply of Grade ‘A’ office space in London we felt the redevelopment would appeal equally to media occupiers looking for presence in a very fashionable central London location and City firms for floor plate and scale, together with proximity to Crossrail. Ashurst’s leasing sees the continuation of a recent trend for UK law firms to seek larger and therefore more flexible floor plates.”

While the old London Fruit & Wool Exchange has historically been the dominant building in the area, the new development, with an element of the retained façade, will have all the benefits of a new full specification headquarters in a location that offers seven day a week shopping, dining and leisure opportunities.

The joint letting agents were JLL, CBRE and Knight Frank.

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Notes to Editors:

About the London Fruit & Wool Exchange

- Designed by Bennetts Associates, more recently Sheppard Robson has assisted with detailed technical aspects of the scheme.
- The scheme consists of a single building to be constructed over the majority of the island site. The two office entrances front on to Brushfield St where part of the original LFWE building façade is retained.
- A pedestrian route crosses the building reception courtyard at ground floor level from Brushfield Street on to Whites Row.
- Along Brushfield Street, Commercial Street and Whites Row there is a mix of retail, restaurant, office and SME space on the ground and lower ground floors.
- Grade 'A' office space is provided on floors 1-5 with roof terraces on the third, fourth and fifth floors.
- Floor plates at the lower levels average 60,000 sq ft around the central courtyard with two main office cores.
- Retail space will comprise around 34,000 sq ft.

About M&G Real Estate

M&G Real Estate is the real estate fund management arm of M&G and is one of the top 25 real estate fund managers in the world by assets under management, with over £21.2 billion invested in a broad spread of properties across Europe, North America and the Asia Pacific region (as of 31 March 2015). M&G Real Estate has a sector leading approach to responsible property management, and is committed to assessing and improving the sustainability performance of funds under management.

M&G is the investment arm of Prudential Plc in the UK, Europe and Asia. For more information please visit www.mandg.com/realestate

About M&G

M&G is an international active asset manager, investing on behalf of individuals and institutions for over 80 years. At 31 March 2015 the firm manages over £269 billion of assets through a wide range of investment strategies across equities, bonds, property and multi asset.

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