

PRESS RELEASE

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Thor Equities and AEW to acquire 100 New Oxford Street, London for £180mn

Thor Equities and **AEW** have signed a contract to acquire 100 New Oxford Street, a prime mixed-use building in London's West End for £180mn, company executives announced today. **AEW's** stake in the property is being purchased through a club deal consisting of two German investors.



100 New Oxford Street is located just 100 metres from Tottenham Court Road station, which is currently undergoing a major refurbishment as part of London's Crossrail development and will provide access to the Elizabeth line which is scheduled to open in 2018. Europe's largest infrastructure project, Crossrail is expected to bring an extra 1.5mn people to within a 45 minute commute of Central London. A number of significant retail and residential developments are also underway in the immediate area, including the Centre Point tower, across the road from 100 New Oxford Street, which will include 82 high end apartments, as well as retail and restaurants.

Rob Wilkinson, European CEO at AEW commented: "100 New Oxford Street is an exceptional property in an area that is benefitting from major investment and improvement, including the most significant infrastructure project in Central London for over a century. As such the property represents a compelling opportunity and a great introduction to the London market for our German clients who we are very pleased to bring to the UK capital. The asset is further augmented by the numerous residential and commercial development projects in the vicinity of the asset which are enhancing the area's potential, boosting business and improving public spaces."

The extensively refurbished asset comprises a total of 106,404 sq ft, with 18,507 on the ground floor across six prime retail units and two restaurants, with over 260 ft of frontage. The remaining 87,897 sq ft consists of Grade A office space over six upper floors. The property is fully occupied by 16 tenants, providing a diverse occupier base, including Shake Shack, Jessops, Costa Coffee and All Bar One on the ground floor, as well as Shisheido, WME Entertainment and Stanhope PLC on the upper floors.

Joseph Sitt, CEO of Thor Equities commented: "100 New Oxford Street is a prime asset located in one of the most desirable districts in London for office and retail properties, and with the opening of the nearby Crossrail Tottenham Court Road station, demand for space in the area will only continue to grow. Thor remains strongly committed to London as a key global market, and we have proven to be able to continue to extract value from assets in the City and other key markets throughout Europe."

ABOUT THOR EQUITIES

Thor Equities is a leader in the development, leasing and management of commercial, residential, retail, hotel and mixed-use assets in premier urban locations worldwide. The company maximizes returns for investors by recognizing a property's potential, reducing operating expenses, increasing tenant satisfaction, and leveraging market trends to maintain a long-term competitive edge. Thor Equities is also the exclusive representative of global retailers through Thor Retail Advisors, a premier leasing agent for marquee properties worldwide.

Thor owns properties throughout London including 151 Wardour St., 18 Conduit St., 145 Oxford St., 105-109 Oxford St. and Bond Street House at 14 Clifford St., as well as the Burlington Arcade in Mayfair. The company also owns properties at 32 Rue des Archives, 54 Rue de Rennes and 51-53 Blvd. Haussmann in Paris; 65 Blvd. de la Croisette in Cannes; 5 Puerta del Sol, 11 Puerta del Sol and 16 Calle Fuencarral in Madrid; and 26 Via della Spiga in Milan.

www.thorequities.com

Joshua Greenwald
212-432-3062
jgreenwald@thorequities.com

ABOUT AEW

AEW is one of the world's largest real estate asset managers, with over €60bn of assets under management as at 31 March 2017. AEW has over 600 employees, with its main offices located in Boston, London, Paris and Hong Kong and offers a wide range of real estate investment products including comingled funds, separate accounts and securities mandates across the full spectrum of investment strategies. AEW represents the real estate asset management platform of Natixis Global Asset Management, one of the largest asset managers in the world.

As at 31 March 2017, AEW managed €26.6bn of real estate assets in Europe on behalf of a number of funds and separate accounts. AEW has close to 400 employees based in 10 offices across Europe and has a long track record of successfully implementing core, value-add and opportunistic investment strategies on behalf of its clients. In the last five years, AEW has invested and divested a total volume of over €17.5bn of real estate across European markets.

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Saida Grosvalet
+33 (0)1 78 40 92 10
+33 (0)6 15 40 60 11
saida.grosvalet@aeweuropa.com