

Press Release

For immediate release

12 January 2009

F&C REIT transactions total c. £1 billion since creation of the group

F&C REIT, the international real-estate manager created in September 2008 through the merger of REIT Asset Management and F&C's property division, has recently exchanged contracts with the National Farmers Union (NFU) to acquire three out of town office complexes. This latest deal will bring the total value in transactions since the formation of F&C REIT to circa **£1 billion** as the company exchanged on circa £170,000,000 in December split 85% purchases and 15% sales.

The latest acquisitions are for a total purchase price of £24.5 million representing an initial yield in excess of 10%. The three office facilities are in **Luton, Slough** and **Gerrards Cross**;

Luton – 52,000 sq ft (4,831 sq m) office space situated in the 50 acre Capability Green Business Park that is currently let to a corporate services group at a rent of £972,000 pa with lease expiring January 2020.

Slough – 37,000 sq ft (3,437 sq m) office let to Timberland Europe Services Ltd (European headquarters) at a rent of £916,680 pa with lease expiring 2019.

Gerrards Cross – 26,000 sq ft (2,415 sq m) office situated in Chalfont Park let to Sensormatic Ltd at a rent of £721,392 pa.

Last year F&C REIT completed one of the largest property deals of 2009 when it acquired the Dawnay Day portfolio which consisted of 211 properties for £635 million in March (09). Since that time, the company has been particularly active in the industrial sector with recent high profile acquisitions including Midpoint 18 Middlewich (£16.55 million), Hams Hall Distribution Centre (£34 million), and Dirft Exel Unit Daventry (£17.25 million), the last two purchased by F&C Commercial Property Trust Limited, a publicly listed closed end vehicle.

Leo Noé, Executive Chairman of F&C REIT, said of the latest acquisition:

“We’re very happy to have exchanged contracts for these three office units and it is pleasing to have finished 2009 with an acquisition of this size – particularly as we began the year with one of the largest property deals in the UK and our activity across all sectors during our first full-year has been very encouraging.

“To total £1 billion in investment transactions at this stage of F&C REIT’s operation, within 18 months since its creation, is a fantastic achievement and one that we are all very proud of. It is a testament to the complementary skills, strengths and ambition that the merger created. Needless to say we are looking forward to building on this during 2010 when we will continue to consolidate our current assets as well as look at other opportunities.”

- Ends -

Press enquiries

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Notes to Editors

F&C REIT Asset Management

- F&C REIT Asset Management is a leading international real estate manager formed through the combination of F&C Asset Management’s property business and REIT Asset Management in September 2008.
- F&C REIT is an entrepreneurial, institutionally-partnered force in commercial property and manages a global portfolio worth £7.4 bn (30/09/09)* on behalf of a wide range of individuals, professional investors, property trusts and institutional clients.
- F&C REIT’s investment team uses both detailed proprietary and external research, sophisticated forecasting and strategic analysis to find market inefficiencies and opportunities – across property sectors, countries, types and tenants.
- F&C REIT offers a comprehensive, integrated range of real estate fund management services with a network of offices spanned across five countries: Germany (Munich), India (Mumbai), Ireland (Dublin), Sweden (Stockholm) and the UK (London).

* 51.1% of the assets under management are recorded at their acquisition cost, reflecting the basis on which income is generated for F&C REIT by these assets