

Press Release

28 August 2009

F&C REIT acquire £16.5 million Cheshire distribution warehouse

F&C REIT Asset Management has purchased a prime distribution unit at Midpoint 18 Middlewich, Cheshire from Aviva's Norwich Property Trust for **£16,550,000** on behalf of Omaha, L.P., a vehicle owned by Trafalgar Overseas Limited (advised by F&C REIT) and Area Property Partners reflecting a net initial yield of 9.3% and a reversionary yield of 10.80% in July 2010.

The 373,947 sq ft (34,740 sq m) distribution facility was developed in 2000 and incorporates 15,888 sq ft (1,476 sq m) of ancillary office space and is situated in the strategically located mid-Cheshire town; 0.5 miles from Middlewich town centre and within 2 miles of junction 18 of the M6. Neighbouring tenants in the established distribution park include Tesco, Churchill Insurance and UK Assistance.

The facility is currently let to Wincanton Group Limited, the leading European supply chains solutions provider, on a 15 year lease term from August 2004 at a passing rent of £1,628,053 per annum.

Zvi Noé, Director of Investment at F&C REIT, said of the acquisition;

“The acquisition of this prime distribution unit is a further indication of the current strength of F&C REIT's position in being able to identify and enable its clients to purchase high specification well built properties at attractive yields. The facility is currently let to a good tenant on a long term lease with minimum fixed uplifts which demonstrates the quality of this particular unit as well as the strong logistical location it is situated in.”

Goldenberg Real Estate LLP acted on behalf of F&C REIT.

King Sturge acted for Aviva Norwich Property Trust.

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 £7.6 bn (31/03/09)* 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

Area Property Partners

AREA is a global real estate private equity fund manager with over \$12 billion of equity under management and has overseen the investment of 19 real estate funds, which collectively have invested in over 450 transactions with an aggregate value in excess of \$35 billion. AREA has actively invested over \$2.0 billion in over 140 transactions in the European real estate market since 1995. AREA's current European investment vehicle, Apollo European Real Estate Fund III L.P., closed its fundraising in January 2008 with total commitments of \$1.4 billion, of which \$1.0 billion has yet to be committed.