

Press Release

For immediate release

09 February 2010

F&C REIT's disposal of former Dawnay Day head office makes up £27 million in January deals

F&C REIT Asset Management has disposed of the former Dawnay Day & Co head office situated on **15-17 Grosvenor Gardens**. The company has completed on the deal, 19, 546 sq ft (1,815 sq m) of office space that has a 117 year lease, for **£12 million**. The office complex is currently vacant.

The offices were part of the Dawnay Day portfolio that was purchased by F&C REIT in March 2009 after the financial services group was placed in administration and the portfolio put out to tender with F&C REIT winning the bid.

The company has also completed the acquisition of **Concept House** in Sheffield for a price in the region of **£13 million** representing a yield of 6.67%. The 61,887 sq ft (5,749 sq m), 7-floor city centre office is currently let to the Inland Revenue Service for 15 years at £12.50 per sq ft.

F&C REIT has also exchanged on a retail let of 72-74 High Street, Abergavenny for **£1.95 million** representing an initial yield of 6.33%. The 1,107 sq ft (103 sq m) and 4,727 sq ft (439 sq m) retail units have been let to Bon Marche and Greggs.

Greggs, the fast growing bakery retailer, have 8.5 years remaining at £78 per sq ft for the Zone A space. High street female fashion retailer Bon Marche has 8.5 years remaining at £90,500 p.a.

Zvi Noé, Director, Investments at F&C REIT, commented on the latest round of deals;

“It has been a strong start to the year for F&C REIT considering we were able to announce in January that we have undertaken over £1 billion in transactions since the merger in 2008 and these further disposals and acquisitions represent solid deals for us – especially the acquisition of Concept House at a good yield with a good tenant.

“The sale of the Dawnay Day head office is the latest high profile disposal within the portfolio and the interest that we received for the property, and the speed that we have been able to complete on the deal, validates the quality of the portfolio that we purchased last year.”

- Ends -

Press enquiries

Please contact The PR Office

Keelan Morris	kmorris@theproffice.com	+44 (0)20 7284 6958
Rafi Mendelsohn	rmendelsohn@theproffice.com	+44 (0)20 7284 6969

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 £7.5 bn (31/12/09)* 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