

16th November 2021

AEW UK acquires two new units on Peascod Street and brings new tenants to Windsor Yards Shopping Centre

AEW UK Investment Management (AEW) announces that it has acquired 113-115 Peascod Street for £1.95m for its Urban Real Estate Fund (UREF). Peascod Street adjoins Windsor Yards shopping centre which AEW bought in March this year. The units in Peascod Street cover 14,240 sq ft over basement, ground, first and second floors and are currently occupied by River Island and Superdry.

At Windsor Yards AEW has let, or extended the leases, on eight units in the centre, which is located in the heart of Windsor's shopping district, next to Windsor Castle. Acquired by AEW's Urban Real Estate Fund Windsor Yards offers exciting asset management potential to ensure that the shopping centre best meets the needs of the town's residents, businesses and visitors.

Four units have been let to an exciting range of tenants including Clarendon Fine Art (1474 sq ft, on a ten-year term), and MooBoo Bubble Tea (550sq ft, on a five-year term). Alongside conventional retail and F&B operators, the fund has completed shorter-term lettings to alternative uses including co-working space operator, Circa 45, (11,358 sq ft for a three-year term) and the NHS.

In addition to the new tenants, existing tenants have confirmed their commitment to the scheme with lease renewals having completed with Robert Gatward Jewellers (4,128sq ft, ten-year term) and Pret A Manger (1,772 sq ft, five years from October 2026) and Swarovski (491 sq ft, on a three-year lease from November 2024).

Charles Royle, Portfolio Manager at AEW UK said: "When we acquired Windsor Yards Shopping Centre, we realised the potential to transform the scheme into a vibrant mixed-use destination to better meet the needs of Windsor, its visitors and its community, so we are pleased to have secured these popular occupiers. We also welcome the interest seen from operators outside the conventional retail and food & beverage operators which help to diversify the tenant mix".

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About AEW

AEW is one of the world's largest real estate asset managers, with €75.4bn of assets under management as at 30 June 2021. AEW has over 770 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 Investment Managers, one of the largest asset managers in the world.

As at 30 June 2021, AEW managed €36.6bn of real estate assets in Europe on behalf of a number of funds and separate accounts. AEW has over 430 employees based in 12 locations 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 €21bn of real estate across European markets.

www.aew.com

About AEW UK Investment Management LLP

AEW UK Investment Management LLP employs a well-resourced team comprising 29 individuals covering investment, asset management, operations and strategy. It is part of AEW Group, one of the world's largest real estate managers, with €75.4bn of assets under management as at 30 June 2021. AEW Group comprises AEW SA and AEW Capital Management L.P., a U.S. registered investment manager and their respective subsidiaries. In Europe, as at 30 June 2021, AEW Group managed €36.6bn of real estate assets on behalf of a number of funds and separate accounts with over 430 staff based in 12 locations. In May 2019, AEW UK Investment Management LLP was awarded Property Manager of the Year at the Pensions and Investment Provider Awards.

www.aewuk.co.uk

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