

Press Release
June 2017

**UK & EUROPEAN LEASES PRIME OFFICE BUILDING IN SPAIN
TO HEWLETT PACKARD ENTERPRISE**

UK & European Investments is pleased to announce that an office building it is re-developing, at calle Tanger 66, situated in one of the fastest growing and most exciting areas of Barcelona has been leased to Hewlett Packard Enterprise, a division of Hewlett Packard group. Leasing 7,300m², the entire building from January 2018 onwards, Hewlett Packard Enterprise will join companies including Amazon, which it has recently been reported will re-locate to the same street.

Located in the popular 22@ Glories Plaza central business district of Barcelona, Tanger 66 is set over five floors, with a roof terrace of 800m² providing panoramic views of the district and the city. Since acquiring this building in July 2016, UK & European Investments has overseen the first transformation of an industrial building into an office building aiming for LEED Platinum and offering world class prime office space.

Fraser Denton, Managing Director, Continental Europe for UK & European Investments, commented:

“We first noticed the potential of Tanger 66 some years ago. However, we waited for the right time to acquire the building to coincide with the resurgence of the office market and more importantly the consolidation of the 22@ district as a leading destination for the very best multi-national companies to locate. Tanger 66 is a modern and creative office space, with a fresh and unique design for occupiers seeking new offices in Barcelona. We are delighted to welcome Hewlett Packard Enterprise as our tenants from January.”

Upon purchasing the building, London-based architect's Buckley Gray Yeoman (BGY) were appointed to drive the new concept and design. Deerns were also appointed, as the local architects and engineers to work alongside BGY in the final project delivery. Urban Input is the designated asset manager, appointed to manage the full conversion from industrial use to a world class prime office space, ensuring that the project is of the highest international quality. CBRE advised.

UK & European Investments has extensive international experience developing prime grade office space in modern, classical and contemporary industrial styles. The re-development of Tanger 66 follows on from a number of deals UK & European Investments has announced in Spain in the last year, with a combined gross development value of over €130m. These comprise of two residential deals in Marbella and Madrid, highly attractive locations offering good growth opportunities.

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Editor's notes

About UK & European Investments

UK & European Investments is a real estate investor and developer, it is privately owned and part of LTG. The business invests and develops across all real estate sectors (commercial and residential), currently active in 11 different countries with a particular focus on the UK, USA, Spain, Germany and France.

UK & European Investments have a large investment portfolio as well as many value add investments and developments, the majority of investments are made directly, however, the business also undertakes joint ventures with specialist partners. Whilst traditional property funds make decisions based upon a strict time horizon and strategy, the financial strength and private ownership of LTG allows UK & European to make flexible investment decisions based on real estate fundamentals and therefore will take both long and short term views in core plus and opportunistic real estate.

UK & European Investments is headquartered in London and headed by Barney Kelham assisted by an experienced transaction and asset management team with around 50 professionals and local offices in Spain, Luxembourg, Poland and the US. For further information, please visit www.ukandeuropean.com

LTG is one of the largest privately owned businesses operating in the UK with interests in fashion retail, fund management, hotels and private equity.

About HP Enterprises

About Urban Input

Urban Input is a local partner and Asset Manager with in depth experience in office and residential development and refurbishment projects, as well as land management, with projects around Spain since 2004. In the last few years we have managed over €500 million of GDV of projects on behalf of our capital partners, who include institutional and private equity funds, family offices and private investors, both international and national. Amongst our recent achievements, Cornerstone, a 21,000 sqm office development in Poblenou, Barcelona, was the first LEED Gold office building in the city, and with Tanger 66 we are

aiming to be the first LEED Platinum in Barcelona city too. With the aim of improving the urban environment we refer to our activity as “next generation real estate”.