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## **M&GPRUDENTIAL INVESTS £875 MILLION IN PRIME CITY OF LONDON OFFICE DEVELOPMENT**

M&GPrudential, a leading savings and investments business, is investing £875 million in 40 Leadenhall in the City of London, where it will develop a new 905,000 square foot prime office complex.

M&GPrudential is purchasing the site through its £144 billion Prudential with-profits fund, on behalf of the fund's five million UK policyholders.

40 Leadenhall has been acquired from AIMCO and Nuveen Real Estate, one of the largest investment managers in the world, through its established central London offices platform.

The site has permission for the development of two towers, providing 14 and 34 storeys of predominantly office space. The new buildings' carbon emissions will be 30% below current regulations and are expected to achieve a BREEAM Excellent rating.

The deal was structured by M&GPrudential's commercial property arm, M&G Real Estate, a leading financial solutions provider for global real estate investors.

**Jack Daniels, Chief Investment Officer, M&GPrudential**, says: "40 Leadenhall is an opportunity to acquire a sizeable asset at attractive pricing with clear scope to create additional value through development.

"As one of the world's largest commercial property investors and manager of the UK's largest with-profits fund, we are one of the few investors able to acquire projects of this size when an attractive opportunity arises."

**Tony Brown, Global Head of M&G Real Estate**, adds: "London's commercial property market currently offers good value relative to other capital cities such as Paris and Tokyo, partly due to Brexit-related uncertainty."

“As there are a limited number of developments underway in London, we expect high-quality office space like this with an emphasis on green credentials and employee well-being to be in demand from occupiers when the scheme is completed in four years.”

**Nick Deacon, Head of European Offices, Nuveen Real Estate**, comments: “We have successfully delivered the business plan on behalf of our investors and, through our continued involvement as development manager, we are excited to deliver a true landmark building for London, offering future occupiers exemplary design in a sought-after location with progressive environmental credentials.”

**-ENDS-**

#### **Notes to editors**

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#### **About 40 Leadenhall**

40 Leadenhall Street is part of the City of London's 'Square Mile' financial district, comprising a portfolio of properties that will form two prime office towers once the development is complete, with frontages on Leadenhall Street and Fenchurch Street. This is one of few such large scale, high spec buildings being delivered in London in the next four years.

40 Leadenhall Street was acquired from Nuveen Real Estate, which sought planning permission for the project in 2014 and will continue its role as development manager.

#### **About M&GPrudential**

M&GPrudential is a leading savings and investments business which was formed in 2017 through the merger of Prudential plc's UK and Europe savings and insurance operation and M&G, its wholly-owned international investment manager. In March 2018, Prudential plc announced its intention to demerge M&GPrudential and give it a premium listing on the London Stock Exchange. In August 2019, M&GPrudential announced its intention to list its shares under the name M&G plc when it demerges from Prudential plc in the fourth quarter of this year.

#### **About Nuveen Real Estate**

Nuveen Real Estate is one of the largest investment managers in the world with \$130 billion of assets under management.

Managing a suite of funds and mandates, across both public and private investments, and spanning both debt and equity across diverse geographies and investment styles, we provide access to every aspect of real estate investing.

With over 80 years of real estate investing experience and more than 550 employees\* located across over 25 cities throughout the United States, Europe and Asia Pacific, the platform offers unparalleled geographic reach, which is married with deep sector expertise.

For further information please visit <https://www.nuveen.com/real-estate>

\*Includes 287 real estate investment professionals, supported by a further 260+ Nuveen employees.

Source: Nuveen, as of 30 June 2019.