

## Acquisition of joint venture interest in Invista Castle Limited

11 April 2008

Invista Real Estate Investment Management Holdings plc ('Invista') announces that it has acquired the 50% of Invista Castle Limited ('Castle') that Invista did not already own from joint venture partner, Bank of America. The transaction involved Invista acquiring Bank of America's 50% equity interest and procuring the repayment of Bank of America shareholder loans to Castle at par together with accrued interest for an aggregate cash consideration of £26 million. The consideration was satisfied from Invista's existing cash resources.

As a consequence of the transaction, Invista will own 100% of the equity of Castle and, going forward, will fully consolidate Castle, including Castle's assets under management and its existing £73 million of senior debt due 2028 together with a new three year acquisition loan facility of £15 million, on Invista's group balance sheet. Both these debt facilities are secured on the underlying assets of Castle and are non-recourse to Invista.

Castle owns a portfolio of 317 freehold houses in five separate locations in the south-west of England, comprising parts of larger estates and built between 2001 and 2003 under the terms of a Private Finance Initiative project to provide dwellings for senior MoD personnel. The portfolio has a long-term lease with the MoD and a gross yield of 6.7%, based on Castle's assets under management of £127.5 million as at 31 December 2007.

Duncan Owen, Chief Executive Officer of Invista, commented:

'We are delighted to have secured 100% of Castle on these terms. The deal represents an important transaction for Invista, with residential being a key growth area for our business. With longer term financing in place supporting the assets, Invista can now concentrate on the strategy surrounding recycling its investment in Castle for the benefit of Invista shareholders.'

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### About Invista Real Estate Investment Management

Invista Real Estate Investment Management is the largest UK listed real estate fund management group. The Group manages both commercial and residential property across the UK and continental Europe, and has a total of £8.7 billion of assets under management as at the 31 December 2007. Invista Real Estate currently manages a total of 21 funds, some of which are for the largest UK providers of savings and investment products such as Clerical Medical, Halifax and St. James's Place. Invista Real Estate also manages a number of collective investor funds, including real estate investment trusts and open ended funds such as [Invista Foundation Property Trust](#) and [Invista European Real Estate Trust](#) which are listed on the



main market of the London Stock Exchange as well as the fund of specialist funds, the Invista Property Portfolio Fund. Invista Real Estate has offices in London, Paris and Guernsey and employs over 100 people.

For more information on Invista Real Estate or the funds it manages visit [www.invistarealestate.com](http://www.invistarealestate.com).

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