

25 January 2010

ROYAL SEAL OF APPROVAL FOR ST CATHERINE'S WALK SHOPPING CENTRE, CARMARTHEN

- 22 January 2010, Carmarthen, Carmarthenshire, West Wales – Princess Anne today marked the latest step in the regeneration of Carmarthen town centre with the opening of the town's new indoor market, part of St Catherine's Walk shopping centre.

Funded by clients of Invista Real Estate Investment Management and developed in partnership with Simons Group and Carmarthenshire County Council St Catherine's Walk provides much needed new shopping and leisure facilities for the region.

When it opens this Spring, St Catherine's Walk will provide 245,000 sq ft of new retail space, including a new 97,000 sq ft Debenhams department store and 25 retail units, the majority of which are pre-let to major high street retailers, including Next, New Look and River Island, as well as a 950-space purpose-built car park. With momentum growing on the lettings side, recent activity has also meant retailers such as Quicksilver, Carphone Warehouse and Cotswold Outdoor have signed up to the scheme and will be opening soon. There are also three more lettings currently in legal, demonstrating the demand for new prime shopping centre space in Carmarthen.

The development also includes a brand new modern 1,000 seat, six-screen Apollo cinema directly off a newly created public square and alongside restaurants such as Pizza Express and Frankie & Benny's.

Carmarthen is a thriving historic market town with an affluent catchment area, and offers a wealth of tourist destinations, currently attracting 800,000 visitors who spend over £165.5 million a year.

Jo Scott, Head of Retail at Invista, comments:

"Working closely with Simons Developments, this meticulously planned development project not only adds to the already established retail offering of the town, but further strengthens its position as a prime Welsh tourist destination, as well as supporting the town's much needed regeneration. With a hugely affluent, yet undersupplied regional catchment area, the development presents an exciting opportunity for us and we are pleased to be involved from such an early stage in the



development plans. Princess Anne's endorsement of the scheme, not only pays tribute to the vision, attention to detail and success that we have had in bringing this development scheme forward in partnership with Simons Developments, but also recognises the crucial impact that it will have on the local community and wider region. We are delighted to have her support and celebrate what is a big day for everyone involved."

Mark Newton, Development Director of Simons Group adds:

"This important day takes us ever closer to nearing the successful completion of St Catherine's Walk shopping centre. 2010 is an important year for West Wales which will see the realisation of the council's vision for its most important commercial centre."

DTZ, Ian Metcalfe & co and Jones Lang La Salle all act as advisors on the letting of the scheme.

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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 £5.3 billion of assets under management as at 30 November 2009. Invista Real Estate manages a total of 23 funds as at 30 November 2009, 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, Guernsey and Hong Kong and operations in Luxembourg and Singapore.

For more information on Invista Real Estate or the funds it manages visit www.invistarealestate.com.

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About Simons

1. Simons is a privately owned property solutions company with an annual turnover of £200m. The company operates nationally from its Lincoln Head Office and offices in Bristol, Leeds, London, Manchester, Stansted and Wakefield.

2. Simons delivers quality services to many high-street brands and household names in the private and public sector. This includes retail, distribution, healthcare and mixed-use development schemes. Our customers include Tesco, Marks & Spencer, Boots, House of Fraser, Vodafone, Debenhams and other key relationships including UK NHS Trusts.

3. Our business is based on a high level of professional project management expertise, capable of unlocking space to create schemes where we can use our own design and construction services. We are unique in being able to offer a fully integrated service while still being able to provide individual development, design, construction or maintenance solutions, depending on the needs of our customers and partners.

Simons is a relationship-led business that brings together customers, providers and partners to deliver innovative schemes. Our aim is to enable our customers to succeed in their aims.

4. Simons has most recently received a Green Apple Award for the sustainable initiatives and methods used in the construction of B&Q Halifax. The CECOP (Construction Emissions Community of Practice) initiated by Simons was also recognised by RIBA's Special Project Award in October 2008. The construction team won four health and safety awards in April/May 2008: RoSPA Gold Medal Award, CCS Bronze Award, International Safety Award and the CSCS (Construction Skills Certification Scheme) Gold Standard. Simons was named 2007 *Building Contractor of the Year* and the developments team was shortlisted as *Estates Gazette* Property Company of the Year (Midlands). Simons ranked twelfth in The Sunday Times Profit Track 100 in 2007, which ranks Britain's fastest-growing medium-sized private companies by profit growth. In 2006 Simons Group appeared in The Sunday Times HSBC Top Track 250 league table, ranking 128 in Britain's biggest middle-market companies, based on sales in latest accounts.

5. Simons is recognised as an Investor in People and an Investor in Education.