

News

FOR IMMEDIATE RELEASE

BMO REP completes £30 million sale of Royal Mail distribution centre in Bristol

London, 9 March 2021 – BMO Real Estate Partners (BMO REP), part of Canada's BMO Financial Group's £227 billion¹ Global Asset Management business, announces that it has completed, on behalf of a segregated mandate client, the sale of a 227,000 sq ft industrial asset in Bristol for £31.4 million to Exeter Property Group, reflecting an initial yield of 4.75%. The centre is let to the Royal Mail Group Limited expiring in February 2032, with a break in c. 6 years in February 2027

The distribution warehouse was built in 1997 on a site which spans an area of 17 acres and has a very low site cover of approximately 29%. The site sits adjacent to A38 dual carriage way and Filton Airfield, two miles south of Junction 16 of the M5 and M4 motorways. The asset serves as one of Royal Mail's key distribution centres in the South West processing mail covering major conurbations including Bristol, Bath, Taunton and Gloucester.

Matthew Howard, Fund Manager at BMO REP, commented: "We are pleased to have completed this sale, which is in accordance with our strategy to diversify out of larger distribution centres into modern logistics facilities. Our conviction in the industrial sector remains resolute and we are currently in the process of reinvesting the proceeds into other assets and have made good progress with a number of new purchases in the pipeline."

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¹ BMO Global Asset Management as at 31 December 2020.

About BMO Real Estate Partners

BMO Real Estate Partners is a specialist real estate investment manager firm with £6.6 billion of AUM² across core European markets, employing more than 140 staff, including more than 20 investment managers and over 25 asset managers overseen by a highly experienced and well-regarded management team.

It offers investors a broad suite of products specialising in core / core+ strategies with a focus on delivering superior income returns and a track record of performance against key benchmarks throughout market cycles. BMO Real Estate Partners has a strong localised presence with offices in London, Paris and Munich, as well as on-the-ground reach in core European markets including Spain and Italy.

While it retains an independent, agile and entrepreneurial approach to its investment activity, BMO Real Estate Partners is able to call on the support structure and expertise of BMO Financial Group's £227 billion³ Global Asset Management business, which provides deep seated insight into institutional investment landscape and facilitates the adoption of best in class corporate governance and sustainability principles.

About BMO Global Asset Management

BMO Global Asset Management is a global investment manager with offices in more than 25 cities in 14 countries, delivering service excellence to clients across five continents.

Our four major investment centres in Toronto, Chicago, London and Hong Kong are complemented by a network of world-class specialist managers strategically located across the globe: BMO Real Estate Partners, LGM Investments and Pyrford International Ltd.

BMO Global Asset Management is a signatory of the United Nations-supported Principles for Responsible Investment initiative (UNPRI).

BMO Global Asset Management is a part of BMO Financial Group, a highly diversified financial services provider based in North America with total assets of CDN \$949 billion as of 31 October 2020⁴.

The value of investments and any income from them can go down as well as up and investors may not get back the original amount invested.

The value of directly held property reflects the opinion of valuers and is reviewed periodically.

These assets can also be illiquid and significant or persistent redemptions may require the manager to sell properties at a lower market value adversely affecting the value of your investment.

² Assets Under Management (AUM) reported is as at 31 December 2020 and includes both discretionary and non-discretionary assets.

³ BMO Global Asset Management as at as at 31 December 2020

⁴ https://www.bmo.com/ir/qtrinfo/1/2020-q4/Q420_CorporateFactSheet.pdf