

BMO REP completes two Barcelona retail lettings

PARIS, October 25, 2017 – BMO Real Estate Partners (BMO REP), the pan-European property investment and asset management specialist that is part of Canada's BMO Financial Group's £189.3 billion Global Asset Management business, announces that it has completed a new letting and a lease renewal at its 1,160 sqm retail property at Paseo de Gràcia 32, in Barcelona, for a total annual rent of €2 million.

Parisian designer Isabel Marant has taken 478 sqm across the ground floor and basement on a 12 year lease, with a break at six years. In addition, Adolfo Dominguez, the Spanish fashion designer, has renewed its lease across 682 sqm on the ground and first floors of the property, committing to a 10 year lease with no break options.

The prime retail asset was acquired in January 2016 from Adolfo Dominguez in a sale and leaseback transaction undertaken by BMO REP on behalf of clients of its pan-European retail property investment fund. Since then, BMO REP has been successfully implementing an asset management programme, comprising the division of the store into two independent units and an enhancement of their specifications, enabling the new lettings. Completion of the necessary works and handover to tenants is expected in mid-2018.

Adrien Brion, European Portfolio Manager at BMO Real Estate Partners commented: "When we acquired this property, we identified a number of asset management opportunities that we believed would generate long term value on behalf of our investors. These lettings are testament to that. This is a fantastic property in the heart of Barcelona's prime retail pitch which attracted significant interest from potential tenants. We are pleased with the result and look forward to the handover of the units next year."

Catella, BSC Associates (Gixon Bilbao) and Busquets Galvez advised BMO REP on the leasing, while Perez-Llorca provided legal support.

BMO REP's pan-European retail property investment fund, which has a total portfolio value of over €600 million to date, was launched in October 2015 having raised nearly €400 million of capital. The fund focuses on high quality retail properties in prime shopping streets within major European cities.

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About BMO Real Estate Partners

BMO Real Estate Partners is a specialist real estate investment manager firm with €6.7 billion of AUM (as at 30 June 2017) 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 £189.3 billion 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 boutique managers strategically located across the globe: BMO Real Estate Partners, LGM Investments, Pyrford International Ltd. and Taplin, Canida & Habacht, LLC. 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 \$709 billion, as

of July 31, 2017, and over 45,000 employees. BMO Wealth Management has worldwide assets under management of CDN \$413 billion, as of July 31, 2017.