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OXENWOOD AND AIMCo ACQUIRE WEST LONDON RETAIL PARK FOR £50 MILLION

Oxenwood Real Estate, the UK and European real estate investment management firm, and its joint venture partner, Alberta Investment Management Corporation (AIMCo), on behalf of certain of its clients, have acquired Hayes Bridge Retail Park in west London for £50 million.

The 7.8-acre retail park on Uxbridge Road, six minutes from junction 3 of the M4, has been acquired from M7 Real Estate's Box Plus 2 fund at a net initial yield of 4.37%. It comprises nine units, totalling 104,820 sq ft, let to eight tenants off an average rent of £21.03/sq ft with a weighted average unexpired lease term of 2.73 years. Two of the units are vacant.

Jeremy Bishop, co-founder of Oxenwood, said: "The transaction represents a rare opportunity to acquire a sizeable asset in west London complementing our strategy to assemble a portfolio of well located, urban assets with medium-term value add and redevelopment potential in our joint venture with AIMCo".

Rupert Wingfield, AIMCo's Head of European Real Estate, said: "We are very pleased to have acquired Hayes Bridge Retail Park. The location benefits from excellent road connectivity given its proximity to both the M4 and M40 motorways, and is surrounded by densely populated, affluent London boroughs. We are looking forward to working together with Oxenwood over the coming years on this exciting opportunity".

Oxenwood is being advised by Graftongate, DTRE and Stockford Anderson; M7 Real Estate was advised by Harvey Spack Field and Morgan Williams.

FOR FURTHER INFORMATION:

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NOTES TO EDITORS:

Oxenwood Real Estate

www.oxenwood.com

Oxenwood Real Estate was established by its co-founders, Jeremy Bishop and Stewart Little, as a real estate investment management firm in May 2014. The Group invests both directly and in joint venture with domestic and international institutions in the UK and European real estate markets. The company is a multi-sector opportunistic investor but is currently focusing on the logistics sector. Its strategy is to deliver strong and growing income returns to investors, with capital upside derived from medium-term asset management and development opportunities. Jeremy and Stewart began working together 15 years ago. Andrew Walker is Chairman.

Alberta Investment Management Corporation (AIMCo)

www.aimco.ca

AIMCo is one of Canada's largest and most diversified institutional investment managers with more than \$118 billion of assets under management. AIMCo was established on January 1, 2008 with a mandate to provide superior long-term investment results for its clients. AIMCo operates at arms length from the Government of Alberta and invests globally on behalf of 31 pensions, endowments and government funds in the Province of Alberta.