

ARA-MANAGED FUND ACQUIRES LONDON'S MARBLE ARCH PLACE

The Marble Arch Place in London, UK

Global, 17 December 2021 – ARA Asset Management Limited (ARA or the Group) is pleased to announce that its Korea subsidiary has successfully completed the acquisition of the iconic Marble Arch Place (the “Property”), a newly-developed mixed-used commercial asset in London, United Kingdom for £280 million from Almacantar, via two new private real estate funds managed by ARA Korea (REF) Limited.

NH Investment & Securities underwrote most of the requisite equity along with a co-investment from ARA, as with its investments in Seoul Square and Parc.1 Tower II (Parc.1 NH Finance Tower) transactions previously. The deal was facilitated by ARA’s specialist UK real estate investor and active asset manager, ARA Dunedin.

The Property, a landmark asset located at London’s West End with unparalleled views of Hyde Park and the Marble Arch, comprises over 141,000 sq ft of luxury office, residential and retail space¹. Designed by world-renowned architect Rafael Viñoly, it boasts outstanding sustainability credentials that meet the BREEAM ‘Excellent’ rating. The Property, which is multi-let to a diverse base of high-quality tenants, enjoys a long weighted average lease term to expiry of 15 years. This includes the office building at 5 Marble Arch which was pre-let in full to Bridgepoint, a renowned listed international private equity firm, in 2019.

Located near Marble Arch Station and Lancaster Gate Station with excellent connections via London’s transportation network, the Property sits at the forefront of several of London’s most well-curated districts including Mayfair, Hyde Park and the Connaught Village, and benefits from a plethora of dining, retail and recreational amenities in close proximity.

Anthony Kang, CEO of ARA Korea, said: “We are pleased to have successfully acquired Marble Arch Place, one of London’s most iconic landmark assets, on behalf of our investors. Notwithstanding the pandemic, the successful acquisition is testament to ARA’s ability to seamlessly execute a deal from sourcing, negotiating, and executing, leveraging its strong track record and local presence in multiple markets globally. Given London’s status as the world’s leading financial and innovation hub, it continues to draw strong demand for its commercial assets from global investors, including Korean institutional investors. With close to 90% occupancy, we are confident that it will attract other high-quality tenants with its prime location, state-of-the-art facilities, and accessibility to other parts of London.

¹ The acquisition excludes the lettable area for residential use.



“Following this landmark transaction in London, ARA Korea plans to further expand its outbound investments to not only UK but also Europe, North America, and Pan Asia,” Mr Kang added.

Roun Barry, CEO of ARA Dunedin said: “We are delighted to have completed another complex transaction in London as part of our strategy of acquiring best-in-class assets. Over the past year, we have acquired Nova Estate in Victoria and Minster Building in the City for our partners, leveraging our extensive experience in the UK to close on deals despite the challenges brought on by the pandemic. The Marble Arch Place is an asset which we believe will be transformative for the location. The view of Hyde Park and the tenant line up will stand the test of time.”

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About ARA Asset Management Limited

ARA is the largest real assets manager in Asia Pacific with approximately US\$95 billion² in gross assets under management by the Group and its associates. ARA Group operates a global platform with a focus on APAC, managing public and private investment funds that invest across traditional and New Economy real estate assets spanning office, logistics, retail, residential, hospitality, and data centers, as well as private real estate credit and infrastructure. ARA’s vertically integrated business includes development and value-add asset management capabilities, an in-house capital raising team, and property management expertise in local markets where ARA invests and manages assets. With a resolute focus on creating sustainable value, ARA manages funds on behalf of many of the world’s largest pension funds, sovereign wealth funds and financial institutions.

For more information, please visit <http://www.ara-group.com>.



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² Includes assets under management by ARA Asset Management Limited and the Group of companies and its Associates as at 30 June 2021, adjusted for LOGOS’ acquisition of Moorebank Logistics Park announced on 5 July 2021, but excludes announced acquisition of Qantas project on 15 October 2021.