

## Press release

### **Hypo Real Estate Bank International provides €36.4 million development facility for Arlington Europe**

**London/Madrid/Munich, September 5<sup>th</sup> 2005:** Hypo Real Estate Bank International is pleased to announce that it has provided €36.4 million of development finance to Arlington Barcelona S.L.U. for the construction of the first phase of Viladecans Business Park in Barcelona. The deal closed on 2<sup>nd</sup> September 2005.

Arlington Barcelona S.L.U. is part of the Arlington European Business Park Fund managed by Arlington Securities, the leading business park investment manager, developer and operator in the UK. The Fund has assets located in Madrid and Paris, as well as Barcelona.

The development is the first of three commercial phases at Viladecans Business Park, which will ultimately extend to over 94,500 square metres together with ancillary facilities adjacent to new municipality buildings including new Civic Offices and library.

The initial phase of the development consists of four buildings totalling 32,000 square metres of high quality, Grade A office accommodation. Individual floors within the buildings vary between 2,100 to 2,800 square metres, providing flexible letting combinations. The development is due to be completed in Summer 2007.

**Commenting, Harin Thaker, CEO-Europe, said:** “We are delighted to continue our successful relationship with Arlington on this project. This underlines our capabilities in using our pan European platform to assist a key

UK based client in a continental European transaction, and we look forward to working with Arlington again in the future.”

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**Notes to editors:**

**Arlington**

Arlington is one of the UK's leading property services and property investment management businesses operating across UK, European and international markets. It is one of the largest independent property investment managers in the UK with £6.7bn under management.

**Viladecans Business Park Barcelona**

The Park is adjacent to the town of Viladecans and south west of Barcelona, approximately 12km from the City centre. The main airport of Barcelona is approximately 5km to the south and the land is adjacent to and accessed from the C-32 motorway which links Viladecans to the Ronda (Barcelona ring road) and the City centre. The site also has access to the Viladecans Renfe train station, which adjoins the site and provides access to Barcelona's main station

The Arlington Business Park Barcelona extends to 8.612 hectares and forms part of a larger land area that has been zoned for a comprehensive development comprising residential, retail, offices, leisure and industrial accommodation, together with a substantial urban park which will be the unique focal point for the project. The Park will be accessed initially from the existing motorway junction and the new infrastructure that surrounds the site, which will be completed over the next 16 months. An additional motorway junction is programmed for completion by 2009, which will provide additional road capacity and direct access to the site. It is also anticipated that an improved direct link will be provided to the airport, which is currently being extended, reducing the road distance to approximately 2km. A new high speed rail link to the airport, the AVE, is due to be completed over the next 24 months providing high speed rail links to Madrid.

On the 8.612 hectares (gross) identified as developable for Business Park accommodation, it is proposed to construct 94,597 sq m (GEA) of offices and associated retail accommodation within a landscaped campus setting with car parking standards of 1 space to 75 sq m GEA. In addition, the amenity building (Bitagora) will provide 41,070 sq m of hotel, leisure, retail and civic facilities.