

## **Maya Capital reaches £100m milestone with £43m acquisition of properties in Peterborough and Basildon**

- **Acquisition of Worldwide House in Peterborough and of First Data Headquarters in Basildon for a total consideration of £43m**
- **In total, c.£100 million of capital invested by Maya Capital over the last 12 months**
- **Substantial firepower remains to continue investing in commercial assets in the regions**

*London, 1 February 2016*

Maya Capital LLP, a specialist Real Estate and Private Equity investment firm, announces today the successful completion of two separate transactions for a total consideration of c.£43 million, taking its total capital deployed since launch in February 2015 to c.£100 million.

The details of the two acquisitions are as follows:

- Worldwide House in Peterborough is a 164,000 sq. ft. office building let to Travelex, acquired for c.£23 million at a net initial yield of 10.0%
- First Data Headquarters in Basildon is a 117,000 sq. ft. office building, acquired for £20 million at a net initial yield of 8.5%

These two deals add to Maya Capital's fast-growing portfolio of commercial real estate assets outside of London and the M25 and bring to eight the total number of properties acquired in the past 12 months.

In October 2015, Maya Capital announced a £90 million debt investment from GIC, one of the world's largest sovereign wealth funds, to support its UK regional strategy alongside original investor GWM Group. This commitment ensures Maya Capital has substantial financial resources to pursue further deals during the course of 2016.

David Pralong, Managing Partner of Maya Capital, commented:

"These are two very attractive assets, that both strengthen our existing portfolio and provide us exposure to two new UK regions - Cambridgeshire and Essex. We are also delighted to acquire locations occupied by high-quality and long-term tenants such as Travelex and First Data Corporation.

"With these deals we have now invested close to £100m in this specific strategy, which is a fantastic achievement for the team, particularly as this has been accomplished from scratch in less than twelve months. We remain keenly focused on the UK regions where we continue to see a substantial

investment opportunity and we are well-positioned to acquire further quality assets in due course. This achievement is also the validation of our investment methodology and process to rigorously select what we believe are the best assets to create value for our investors.”

For further information, please contact:

Justin Griffiths / John Elliott

Powerscourt (PR adviser to Maya Capital)

+44 20 7250 1446 / mayacap@powerscourt-group.com

**Notes to Editors:**

About Maya Capital:

Maya Capital is a pan-European Real Estate and Private Equity investment firm that elaborates dedicated investment strategies for its investors. Maya Capital has an entrepreneurial and hands-on approach, driven directly by the strong involvement of its principals. Maya Capital was founded by Managing Partner David Pralong who has an extensive track record in real estate having been involved in over £2 billion worth of deals during his career in Real Estate. Maya focuses on sophisticated strategies, going in value creating initiatives including asset repositioning, financial structuring, property development and intensive asset and property management. Maya applies a dynamic approach and seeks opportunities resulting from special situations such as short leases or time-constrained purchases.

For more information visit: [www.maya-cap.com](http://www.maya-cap.com)