

Press release

Maya Capital successfully completes £9m Swansea disposal

London, 06 March 2019 – In further evidence of its successful strategy in focusing on smaller assets in the UK regions, Maya Capital LLP, a specialist real estate investment firm, announces that it has completed the disposal of Telelink IV in Swansea, fully let to the DVLA.

Maya Capital acquired the asset in February 2015, after which it improved the certainty of the asset's income profile by signing a new lease, unlocking six years of certain income. Through this active asset management over the last four years, Maya successfully implemented value-enhancing strategies and was able to increase the property's value by c.50%, generating a total return far in excess of its target. This disposal is the fourth successful sale on this strategy. Maya is still looking to acquire more assets in the £3m to £30m range in regional UK markets for its clients.

David Pralong, Managing Partner of Maya Capital, commented:

“This disposal underlines that there remains strong appetite from investors for sorted-out office assets, despite Brexit uncertainty. In negotiating a successful lease regear, we were able to generate significant value for our investors, a fund advised by GWM Capital Advisors LLP, part of the GWM Group.”

Maya Capital was advised by Gerald Eve on this transaction.

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Notes to Editors:

About Maya Capital:

Maya Capital is a pan-European Real Estate investment firm. Maya Capital has an entrepreneurial and hands-on approach, driven directly by the strong involvement of its principals. Over the last 5 years, Maya has deployed more than £120m of capital in UK regional commercial assets. Maya focuses on sophisticated strategies, employing value creating initiatives including asset repositioning, financial structuring and intensive asset and property management. Maya seeks opportunities resulting from special situations such as short leases or time-constrained purchases.

For more information visit: www.maya-cap.com

About GWM Group

GWM is an independent financial group founded in Geneva c.15 years ago. The GWM team has over 70 years of combined experience in the real estate sector in the UK and Europe, having completed transactions in the last 15 years for a total value of over €30 billion.

For more information, please visit: www.gwmholding.com