

Maya Capital acquires Leicester office building for £21m

- **1 & 2 Colton Square is a multi-let office block in Leicester city centre**
- **Total capital deployed by Maya since launch of its regional office strategy is c.£135m**
- **Substantial firepower remains to invest further in UK regional assets**

London, 16 December 2019

Maya Capital LLP, a specialist real estate investment firm, today announces that it has successfully completed the acquisition of 1 & 2 Colton Square in Leicester for a total consideration of c.£21 million. This represents a net initial yield of c.8.3% and a capital value below £200 per sq ft.

1 & 2 Colton Square consists of two office buildings totalling 107,100 sq ft and are multi-let to eight tenants. The buildings were constructed in 2007 and are a 3-minute walk from Leicester train station.

The acquisition forms part of Maya Capital's flagship regional UK office strategy, which targets office assets outside London. Maya is continuing to build a portfolio of medium-sized secondary office assets, with active management potential. Further transactions are anticipated in the coming months to reach a total deployment of up to £100m by the end of 2020.

David Pralong, Managing Partner of Maya Capital, commented:

"We are delighted to acquire this property, one of best assets in Leicester, for what we believe is a good price. This achievement is the result of our stock picking methodology, which rigorously selects the best assets to create value for our investors.

"The outcome of last week's general election brings with it a greater degree of certainty. We therefore remain keenly focused on the UK regions where we continue to see substantial investment opportunity. A combination of high yields and low market vacancy rates means that regional investments still compare favourably to London. We expect to acquire further high-quality assets in the coming months."

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Notes to Editors:

About Maya Capital:

Maya Capital is a pan-European real estate investment firm that elaborates dedicated niche investment strategies for its investors. Maya Capital has an entrepreneurial and hands-on approach, driven directly by the strong involvement of its principals. Over the last few years, Maya has deployed c.£135m of capital in UK regional commercial assets. Maya focuses on sophisticated strategies, and in 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, capex intensive assets or time-constrained purchases.

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