

# PRESS RELEASE

To members of the press

February 3, 2021

Nomura Real Estate Development Co., Ltd.

## **Nomura buys office for development in Central London**

Nomura Real Estate Development Co., Ltd. (head office: Shinjuku Ward, Tokyo; President and Representative Director: Seiichi Miyajima; hereinafter “Nomura”) is pleased to announce that it has completed the acquisition of 127-133 Charing Cross Road, located in Central London with future development opportunity.

Situated in the dynamic commercial location of Soho in London’s West End, the district is widely regarded as a world-class destination for business, tourism and leisure. The immediate area boasts outstanding growth, and the increasing concentration of tech, media and creative industry companies. A number of London’s most significant infrastructure projects directly benefit the property, most notably the new underground line (The Elizabeth Line). Tottenham Court Road station – located less than 300 meters from the property is expected to be one of the new hub stations when it is in operation.

The acquisition of the asset is being made with advice from Lothbury Investment Management Limited (hereinafter referred to as Lothbury), the UK real estate investment management division of Nomura Real Estate Holdings Inc. The scheme has planning consent to re-develop the property with three additional floors, replacement of external façade and full refurbishment of the building. Utilising Lothbury’s extensive expertise in office development in the West End, Nomura will produce a highly competitive office space based on the requirements from the occupational market.

The Nomura Real Estate Group has positioned its overseas business as a growth field in its new Mid- to Long-term Business Plan (effective until March 2028), and it plans to invest approximately 300 billion yen in overseas projects by the business term ending March 2028.

In the UK, Nomura will expand its business by pursuing a development strategy which will provide their domestic institutional investors with global real estate investment opportunities. Nomura will continue actively expanding its overseas business by developing projects in new countries and growing its business in markets that it has already entered, such as Vietnam, the Philippines, Thailand and China.



Current Building

Building Image after renovation

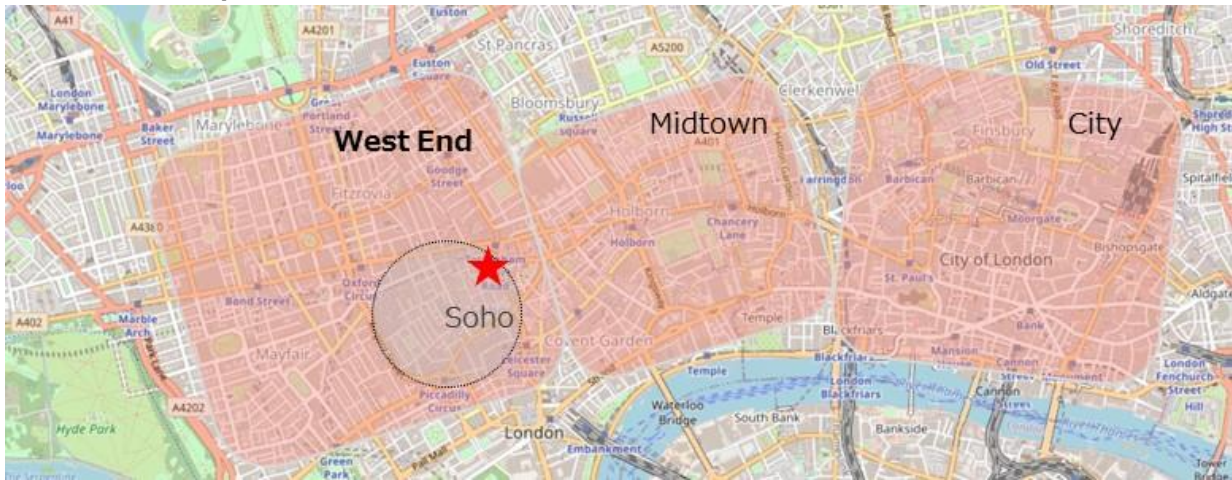
## I . Plan

- Redevelopment of the property with three additional floors, replacement of external façade and full refurbishment of the building
- Construction : two years from 2022 (planned)

## II . Outline

Location	127-133 Charing Cross Road, London, WC2
Scale	6 floors above ground, 1 floor below ground
Total Floor Area	5,200 m2
Main Uses	Office and Retail
Completion	2024 (planned)

## III . Location Map



## IV . About Lothbury Investment Management Limited

Lothbury Investment Management Limited (“LIM”) is a group company of Nomura Real Estate Holdings, Inc. which is a UK real estate investment manager with approximately £2.0 billion assets under management, as at Q4 2020.

LIM has headquarters in London and its affiliate office in Dublin. The executive team have worked together for almost 20 years. LIM has over 100 institutional clients, including corporate and public pension funds, insurance companies and charities.