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LEGAL & GENERAL SNAPS UP SOUTH EAST INDUSTRIAL ESTATE FOR OVER £20 MILLION

LGIM Real Assets (Legal & General) announces that it has acquired Lineside Industrial Estate in Sussex for £21 million. The south east industrial estate has been bought on behalf of Legal & General's Managed Property Fund from Cording Real Estate Group, the European real estate investment and asset management firm.

Located in Arndale Road at Littlehampton between Portsmouth and Brighton, the freehold multi-let estate comprises 28 industrial and trade counter units, totalling 207,360 sq ft. It is let to 22 tenants at an average headline rent of £5.43/sq ft with a weighted average unexpired lease term of 5.2 years to expiry and 3.0 years to tenant breaks. There is an additional 0.85-acre development site, for which Cording obtained planning consent for 13,183 sq ft of industrial space.

Mark Russell, Senior Fund Manager of the Managed Property Fund, commented: "This is a great buy for the Fund, providing a rare opportunity to purchase a relatively large south east industrial asset within a supply-constrained market. The purchase allows us from day one to implement a number of genuine asset management initiatives to capture further rental growth, which will deliver strong returns to our investors."

Adam Crickmore, Fund Manager at Cording, said: "We sold Lineside after we had applied our asset management strategy and completed our business plan. This involved increasing rental levels to £7/sq ft and securing planning consent for the additional land."

"Lineside is the third asset to be sold from a portfolio of six UK industrial estates, which we acquired in March 2015 at a blended net initial yield of 9.25%".

Cording was advised by DTRE and Legal & General was advised by M1 Agency.

- Ends -

For further information, please contact:



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Notes to editors**LGIM Real Assets**

LGIM Real Assets is a division of Legal & General Investment Management (LGIM), one of Europe's largest institutional asset managers and a major global investor. LGIM manages £983.3bn in assets on behalf of over 3,200 clients (as at 31 Dec 2017), providing products and solutions spanning all asset classes. LGIM Real Assets, headed up by Bill Hughes, has AUM of £27bn (as at 31 Dec 2017), actively investing and managing assets across commercial property, private residential, infrastructure and property lending and, most recently, corporate credit.

Legal & General Group

Established in 1836, Legal & General is one of the UK's leading financial services groups and a major global investor, with a number of growing businesses in the US. Over fifteen million people worldwide rely on us to help them save for the future and to protect their families and their homes.

We operate in three principal areas:

-Investing & Annuities, where we manage £58bn of retirement annuities for policyholders and invest for their long term return within Legal & General Retirement, as well as investing our own balance sheet within Legal & General Capital;

-Investment Management, where we have £983bn in total assets under management from clients in the UK, US, Asia and EMEA and a leading UK workplace savings and retail investments business within LGIM; and

-Insurance, where we provide protection against life events for customers, with £2.9bn of gross written premiums principally in life insurance in the UK and US within Legal & General insurance and household insurance in the UK within our General insurance division.