

## **Press release**

# **DIFA joins Morley Fund Management at PaddingtonCentral**

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Morley Fund Management has entered into an agreement with DIFA Deutsche Immobilien Fonds AG to fund 50% of the 250,000 sq ft office building which will form the first part of phase two at the award-winning PaddingtonCentral development.

Richard Jones, Head of Life Funds at Morley Fund Management said: "When we purchased Equitable Life's interest in the remaining phases at PaddingtonCentral at the end of 2004, we sought to bring on board other funding institutions to share the opportunity that PaddingtonCentral offers, as well as sharing the risk. We are delighted that DIFA are on board to fund building three, which kick starts phase two of PaddingtonCentral."

Julian Barwick, Joint Managing Director, Development Securities said "PaddingtonCentral is one of London's major strategic developments, and the agreement with DIFA to fund the third building clearly demonstrates the level of interest that the development continues to attract. Morley Fund Management will continue their commitment to fund future development, and it is this commitment that will continue to transform the area."

Dr. Reinhard Kutscher, member of the DIFA management board said: "DIFA have continued to show commitment to the UK which is a market that we very much believe in. We have always targeted prime West End investments and this will add greatly to our Central London portfolio."

Development Securities and Morley Fund Management have also recently announced the exchange of contracts with hotel group Accor to develop a new hotel as part of Phase two. The hotel will be launched as a New Generation Novotel, providing 206 four star rooms. In addition to the hotel, further offices and retail space are envisaged to complete the second phase with building three being completed by the end of December 2007.

Information for editors:

The first phase of PaddingtonCentral was developed by Development Securities, Morley Fund Management and Equitable Life, and is fully let to major occupiers including Prudential, Chiltern plc and Kingfisher plc while two further buildings provide 221 new homes. The retail elements of the scheme not already open are under offer to a variety of shop, and restaurant occupiers. The 11-acre development has turned the derelict former railway yard into a dynamic living and working environment, supported by retail and leisure amenities. At the end of 2004, the scheme won the London Planning Award for "Best planning built project contributing to London's future".

Development Securities and Morley Fund Management will start the construction of the next phase of PaddingtonCentral in March 2006, delivering 250,000 sq ft of high quality offices to the West End market in 2007, together with the hotel. Agents CBRE and Savills have been appointed to market the offices.



Press contact

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