

Epsicap Explore completes its fourth acquisition and expands its UK portfolio with a retail asset in north-west London

Following a first hotel investment in Preston, light industrial asset in Aberdeen and a logistics platform in Poland, Epsicap Explore, the SCPI managed by Epsicap REIM, has completed its fourth acquisition: a retail asset in north-west London, acquired for £6.650 million excluding transfer costs.

This new acquisition, Epsicap Explore's first retail asset, confirms the rapid deployment of the SCPI and the implementation of its European strategy: to build a diversified portfolio by selecting assets offering secure rental income and attractive returns, across all asset types.

A retail asset let to two leading tenants



The asset offers a total surface area of 2,867 sqm, divided into two retail units fully let to Asda, one of the UK's leading food retailers, and The Gym Group, a major gym operator in the UK. Both tenants have occupied the property since its refurbishment in 2015, and the asset has a remaining firm lease term of 8.4 years.

Located in the heart of Harrow's main shopping street, just 30 minutes by public transport from St Pancras station, in a densely populated area and close to the station, the property benefits from a prime location and excellent visibility. The tenant profile and their activities are well suited to the location.

Florian Le Quéré, Investment Director and Partner at Epsicap REIM: « *This acquisition confirms our ability to quickly identify attractive opportunities in key European markets. With this new investment on the outskirts of London, we continue to diversify the Epsicap Explore portfolio across asset types, with a well-located asset and two leading tenants. The UK remains a particularly attractive market, offering good opportunities for long-term value creation.* »

An investment strategy focused on international markets

With this fourth acquisition, Epsicap Explore's entire portfolio is now located outside France, in line with its ambition. Supported by accelerating fundraising momentum, Epsicap Explore continues to pursue its geographic diversification strategy, with the aim of expanding its investment scope to new European markets, including Spain, Italy, the Netherlands and Ireland.

Advisors to Epsicap REIM :

- **Agent :** ADS RE – Richard Wolfryd
- **Legal counsel :** Mishcon – Adrian de Mello, Elise Lanteri, John Gordon
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About Epsicap REIM :

Epsicap REIM is a French independent real estate investment management company launched in 2021. It has AUM of €235m with a current portfolio in France, Spain, Portugal, UK and Poland. Epsicap REIM also targets investments in Ireland, Germany, Italy, and the Benelux.

www.epsicap.fr

