Press release
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Epsicap Nano SCPI continues its expansion in the UK with the acquisition of a retail park in Perth, Scotland

Epsicap REIM announces a new UK acquisition for Epsicap Nano, its SCPI focused on small-cap assets. The property comprises three retail units at St Catherine's Retail Park in Perth, Scotland, acquired for £10.5 million (€12.2 million).

This acquisition is in line with Epsicap Nano's strategy of selecting European real estate assets in established locations and occupied by high-quality tenants.

Its portfolio now includes assets in seven countries : France, Spain, Portugal, Scotland, England, Poland and Italy. Assets located outside France now account for more than half of Epsicap Nano's portfolio.

A retail property in Perth let to three leading national retailers

The property provides a total floor area of 5,268 sq m across two buildings and is fully let to three leading retailers: Wickes, Pets at Home and B&M.

The first building is occupied by Wickes, which has operated from the site for more than 30 years.

The second building, redeveloped in 2022, is occupied by Pets at Home and B&M, with respective unexpired lease terms of 5 years and 9.5 years.

Offering excellent access from Perth city centre and the main road network, the property occupies a prime position within the area's only retail park, which is home to leading national and international retailers.

Florian Le Quéré, Partner and Head of Investments at Epsicap REIM : *"With this acquisition, Epsicap Nano SCPI continues to strengthen its European presence. The UK's share of the portfolio, currently below 25%, remains controlled and could continue to grow while staying around 30%. The property itself has the fundamentals we look for in the SCPI: an established location with good accessibility, leading tenants, and diversification through its configuration as two independent buildings currently divided into three reasonably sized retail units."*

Epsicap REIM was advised by :

- **Investment agent :** Lismore Real Estate Advisors (Chris Thornton, Chrissie Clancy-Crofts)
- **Legal adviser :** DLA Piper (Thomas Carr)
- **Technical adviser :** Jones Hargreaves (Sammi Johnstone, Peter Hargreaves)

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About Epsicap REIM :

Epsicap REIM is an independent real estate investment management company authorised by the French Financial Markets Authority (Autorité des marchés financiers – AMF).
Founded in 2021, it follows a conviction-led investment approach built on proximity, independence and agility. Its range comprises two complementary European SCPIs: Epsicap Nano, which specialises in small-cap real estate assets, and Epsicap Explore, which follows a diversified strategy with no predefined investment constraints and no subscription fees. Through these two vehicles, Epsicap REIM favours an opportunistic and agile approach based on rigorous asset selection and diversification across Europe.

www.epsicap.fr