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## LEGAL & GENERAL SECURES MAJOR LETTING WITH QUILTER AT CITY OFFICE DEVELOPMENT

Legal & General has completed a letting with financial services firm, Quilter PLC, to acquire 93,600 sq ft at the repositioned development, Senator, 85 Queen Victoria Street, London EC4. Senator is owned by Vantage, a joint venture London office partnership between Legal & General Capital and PGGM.

Quilter has taken space across six floors of the building which includes the new roof pavilion. Designed by Ben Adams architects, the building has undergone a comprehensive refurbishment and is situated in a prime location between St Paul's and the river. Quilter will benefit from efficient, progressive workspace including a new seventh floor roof pavilion and terrace with stunning views across central London. The building has a BREEAM Excellent energy rating and is elegantly designed throughout.

**Nigel Fuller, Senior Fund Manager at Legal & General, said:** "The refurbishment has transformed the building and is testament to our team's ability to reshape existing buildings in prime urban locations to make them suitable for today's modern working environment. This new letting demonstrates the huge demand we are seeing for this type of work space from blue chip occupiers, such as Quilter, who recognise the importance of its work environment to improve its staff's well-being and productivity."

**Phil Purves, Head of Estates for Quilter, added:** "Following an extensive search we are delighted to have concluded the transaction at Senator. The building is situated in a location well known to us and we look forward to realising the benefits of consolidating our London based operations in an outstanding working environment for our colleagues and clients."

JLL and Allsop acted jointly for Legal & General and Cushman & Wakefield acted for Quilter.

- Ends -

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**Notes to editors****Legal & General Capital**

Legal & General Capital (LGC) is the early-stage investment arm of Legal & General Group. Investing from Legal & General's principal balance sheet, LGC's purpose is to generate long-term shareholder value by injecting new capital into key sectors where there has been a shortage of investment and innovation.

Focused on Future Cities (including urban regeneration, clean energy and infrastructure), housing and principal investing (including SME finance and venture capital), these key sectors reflect our aim to invest for the long term in economically and socially useful assets, to secure competitive returns and to create new asset classes for Legal & General's varied investment requirements, for our partners and for the wider marketplace.

**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 £1tn in assets (as at 31 December 2018), providing products and solutions spanning all asset classes. LGIM Real Assets, headed up by Bill Hughes, has AUM of £31.4bn (as 31 December 2018), 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 international businesses in the US, Europe, Middle East and Asia. With over £1 trillion in total assets under management, we are the UK's largest investment manager for corporate pension schemes and a UK market leader in pensions de-risking, life insurance, workplace pensions and retirement income. We have also invested over £19 billion in direct investments such as homes, urban regeneration, clean energy and small business finance.