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LONDONMETRIC PROPERTY PLC
LONDONMETRIC PURCHASES £15 MILLION OF LONG INCOME ROADSIDE ASSETS

LondonMetric Property Plc ("LondonMetric") has acquired £14.5 million of long income roadside assets, reflecting a NIY of 5.9% which rises to 6.6% after five years.

The acquisitions comprise a portfolio of 18 highly prominent roadside carwashes, operating under the IMO brand, and a modern Co-op convenience store and petrol station in Wareham.

The assets have a WAULT of 24 years and all benefit from inflation linked rental uplifts.

Andrew Jones, Chief Executive of LondonMetric, commented:

"We continue to actively acquire long let convenience assets as part of our long income portfolio diversification. We have been steadily building up our roadside exposure which now totals c.£40 million and delivers an attractive triple net income, let on very long leases, with the certainty of income growth."

LondonMetric was advised by Tydus Real Estate on the carwash portfolio and Hartnell Taylor Cook on Wareham.

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About LondonMetric Property Plc

LondonMetric is a FTSE 250 REIT that owns one of the UK's leading listed logistics platforms alongside a diversified long income portfolio. It owns and manages desirable real estate that meets occupiers' demands, delivers reliable, repetitive and growing income-led returns and outperforms over the long term. LondonMetric has 16 million sq ft under management. Further information is available at www.londonmetric.com