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Henderson to acquire three UK Outlet Malls for £365 million

- Raises £181 million and launches UK Outlet Mall Fund -

- One of the largest UK Commercial Property deals for 2008 -

Henderson Global Investors' property business has this week exchanged on the Cheshire Oaks, Swindon and Bridgend designer outlet malls for £364.5 million, with a net initial yield of just over 7.0%, making it one of the largest UK commercial property deals in 2008.

Henderson's Andrew Rich will manage the fund. McArthurGlen, Europe's leading manager of designer outlets and the original developers of the properties, will continue to provide specialist property management services.

The portfolio, which includes the UK's largest outlet mall, Cheshire Oaks, has been purchased following a £181 million equity raise in under three months to launch the UK Outlet Mall Fund ("UKOMF"). Henderson and McArthurGlen have each co-invested in the venture. Debt for the acquisition was provided by Bayerische Landesbank in an unsyndicated loan.

UKOMF, a Scottish Limited Partnership, is a 10 year closed-ended fund and aims to deliver an IRR of 10.0% per annum over its life, and a target distribution yield of approximately 6.0% per annum. UKOMF also aims to deliver an IRR of 13.0% per annum over the first five years.

Commenting on the acquisition **James Darkins**, managing director of Henderson Property, says, *"Henderson has been a long term investor in UK and European retail assets. We are a firm believer that attractive long term returns are available from prime retail assets. Our experience with our European Outlet Mall Fund together with our research of historical performance in the US and Europe, clearly demonstrate that outlet malls are consistent performers, and importantly still able to provide growth in turnover during times of economic slowdown."*

“The fact that we have been able to raise both equity in under three months and debt for the acquisition of this portfolio is testament to the quality of the assets and Henderson’s and McArthurGlen’s ability and track record of creating value from outlet malls. It also demonstrates that there is liquidity in the market, providing both buyers and sellers are prepared to take a realistic approach to pricing.”

The portfolio has a total of 785,000 sq ft of retail space across 341 units. Henderson has also identified a further 50,000 sq ft of retail space which can be made available through asset management and development. In 2007 over 14 million people visited the malls.

On plans for the assets **Neil Varnham**, director of retail property at Henderson, says, *“We will immediately begin an active management programme to extract performance, by introducing new retailers, increasing marketing activity, commencing capital projects to enhance the desirability of the assets to both the consumer and retailer community. I remain convinced that these designer outlet malls will meet the key ingredients for success and will provide excellent returns to our investors.”*

Commenting on the opportunity **Bas van den Ijssel**, senior fund manager at MN Services, the Dutch asset manager and one of the UKOMF equity investors, says, *“We were waiting for a good moment and opportunity to take advantage of the correction in pricing in the UK market. With this opportunity we can step in at a good price and work together with the outlet mall specialists McArthurGlen and Henderson, with both we have very good experience in the Henderson European Outlet Mall Fund. We firmly believe that with these assets at this acquisition price and with this management team it will hit the target IRR’s and above that with sound upward potential.”*

Julia Calabrese, CEO at McArthurGlen UK Ltd comments, *“Henderson’s acquisition of the Cheshire Oaks, Bridgend and Swindon Designer Outlets further strengthens our successful partnership with them. I am delighted that Henderson has retained McArthurGlen as the management company, re-enforcing our position as Europe’s leading manager of designer outlets.”*

Notes to editors

About the UKOMF Properties

Cheshire Oaks is a 337,000 square feet property comprising, 170 units and 3,200 car parking spaces. Opened in 1995, it is the largest outlet mall in the UK and has tenants including Burberry, Mulberry, Diesel and Kurt Gieger. It is located on junction 10 of M53 motorway and last year attracted 7 million visitors.

Swindon is a 210,000 square feet outlet mall comprising 114 units and 1,850 car parking spaces. It opened in 1997 and is the eighth largest outlet mall in the UK. It is located on junctions 15/16 of M4 motorway and its tenants include the UK's only John Lewis Home Outlet, Polo Ralph Lauren, Hugo Boss and Hobbs. In 2007 it attracted 3.3 million visitors.

Bridgend is a 242,000 square feet outlet mall comprising 115 units and a nine screen Odeon Cinema. It has 2,000 car parking spaces and was originally opened in 1998. It is the seventh largest outlet mall in the UK and is located on junction 36 of M4 motorway. Its tenants include Ted Baker, Karen Millen, French Connection and Tula. It is also adjacent to a Sainsbury's store and an hotel. In 2007 it attracted 4 million visitors.

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About Henderson Property

Henderson is one of Europe's leading property asset managers with over £9.3 billion (as at 30 April 2008) of property funds managed across Europe and Asia. The property team comprises of over 180 staff based across Europe. The company has offices in London, Frankfurt, Milan, Paris, Amsterdam, Vienna, Luxembourg, Madrid and Singapore. It also has additional asset management capabilities through a joint venture partner in Hamburg.

The property business manages pooled and segregated accounts which invest in properties offering core and value-added returns. In addition to investing across all commercial sectors, the property business also manages funds with sector specialist and/or regional themes. Henderson's property business includes a market-leading research capability. Twice yearly the in-house research team carries out analysis and forecasts returns for over 800 local markets across Europe.

About Henderson Global Investors

Established in 1934, Henderson Global Investors is a leading independent global asset management firm. The company provides its institutional, retail and high net-worth clients with access to skilled investment professionals representing a broad range of asset classes, including equities, fixed income, property and private capital. Headquartered in London, Henderson is one of Europe's largest investment managers, with £56.2 billion (as at 30 April 2008) assets under management and employs around 900 people world-wide.

McArthurGlen Group

Since introducing outlet retailing to Europe in 1995, McArthurGlen Group has become Europe's leading developer, owner and manager of designer outlets. Its current portfolio of 16 architecturally unique designer outlet villages across the UK and Europe comprises more than 400,000 m² of high quality retail space, housing over 700 premium brands in more than 1800 stores. Visited by over 65 million people in 2007 the portfolio generated nearly €2 billion in retail sales. The Group's strategies for growth will add a further 300,000m² GLA by 2012, including 5 new European outlet developments by year end 2010.

In addition, McArthurGlen Group is expanding and moving into full price retail with the formation of a new division, McArthurGlen Luxury Retail. The first of these ventures, Collezioni, will create a genuine partnership between airports and the world's finest brands to overcome the barriers that have so far limited the presence of these brands to a relative handful of the world's major airports. Collezioni, open in summer 2008, at Venice's new Marco Polo Airport, showcases a portfolio of over 20 leading fashion brands airside at the airport.