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## PRESS RELEASE

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### **F&C Commercial Property Trust Limited St Christopher's Place further enhanced with exciting line-up of new retail and leisure tenants**

#### ***- Coveted restaurants Harry's Bar and Homeslice among new arrivals to the estate -***

**LONDON, 17 August 2018** – F&C Commercial Property Trust Limited (“FCPT” or the “Company”), which is managed by BMO Real Estate Partners (“BMO REP”), part of Canada’s BMO Financial Group’s £185.5 billion<sup>1</sup> Global Asset Management business, announces that it has agreed two new restaurant lettings with Caprice Holdings Ltd and Homeslice at its St Christopher’s Place central London estate, adding to a flurry of leasing activity across the West End asset over the past year.

Caprice Holdings has agreed to take 3,567 sq ft of space for Harry’s Bar, a sister restaurant and bar to Harry’s Dolce Vita in Knightsbridge. The elegant Italian restaurant, which will feature a large terrace for alfresco dining, is currently undergoing a comprehensive refurbishment before opening its doors to West End customers later this year. Homeslice, the hugely popular woodfired pizza restaurant offering a simple menu of pizza, beer and wine, has signed a 1,920 sq ft lease on four storeys of a property within the estate. Operating its sixth London outlet from the ground and first floors, and with a kitchen in the basement, Homeslice will also relocate its head office staff to the third floor of the property. Both restaurants will be located on James Street, just off bustling Oxford Street and adjacent to Bond Street underground station, and are due to open in the fourth quarter of 2018 following the respective fit outs.

These two new lettings further enhance St Christopher’s Place’s vibrant food and beverage offering, which has also seen the arrival of Hoppers, the award winning JKS Group’s authentic Sri Lankan restaurant, and Ole & Steen, the Danish bakery, over the past year, following a redevelopment of 71-77 Wigmore Street. Alan Yau has also opened his latest pop-up concept, Yamabahçe, at the estate, while Butterscotch Bakery is another pop-up arrival offering an artisanal afternoon tea, all contributing to firmly cementing St Christopher’s Place’s status as one of London’s most diverse and exciting dining destinations.

St Christopher’s Place’s strong food and beverage offering is complemented by an equally impressive retail mix, new additions to which include the independent British jewellers, Maya Magal, Adam Grooming Atelier men’s barbershop and Emma Hyacinth, the ladies’ footwear and accessories brand.

**Commenting on the lettings, Fund Manager Richard Kirby said:** “We believe the root of this estate’s success is the careful selection of contemporary and complementary brands that create the most appealing destination possible that very simply ensures customers continue to be drawn to St Christopher’s Place. These latest lettings are a clear demonstration of our unwavering commitment

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<sup>1</sup> Assets Under Management (AUM) reported is as at 31.03.2018 and includes both discretionary and non-discretionary assets.

to this principle as well as our ability to curate a compelling tenant line-up that constantly evolves in response to the latest market trends.

“Having enjoyed a near two-fold increase in the value of the asset over the past five years, we will continue delivering our proactive asset management strategy whilst ensuring constant interaction with both current and prospective occupiers to ensure that the asset remains relevant to its occupiers and shoppers alike to support further growth.”

Located between Oxford Street and Marylebone, St. Christopher’s Place is a freehold asset with a value of over £320m<sup>2</sup> comprising 43 buildings and 169 lettable units, which include restaurants and shops occupied by high quality fashion and F&B brands as well as residential apartments and office space.

FCPT was advised by Davis Coffey Lyons and CWM on its latest lettings. Bruce Gillingham Pollard has recently been appointed as the latest retained lettings advisers in relation to this asset.

## Ends

Past performance should not be seen as an indication of future performance.

The value of your investments and any income from them can go down as well as up and you may not get back the original amount invested.

The value of directly-held property reflects the opinion of valuers and is reviewed periodically. These assets can also be illiquid and significant or persistent redemptions may require the manager to sell properties at a lower market value adversely affecting the value of your investment.

### Media Contacts:

#### **BMO Global Asset Management**

Campbell Hood

[Campbell.Hood@bmogam.com](mailto:Campbell.Hood@bmogam.com)

Tel: +44 (0) 20 7011 4243

FTI Consulting

[BMOREP@fticonsulting.com](mailto:BMOREP@fticonsulting.com)

Tel: +44 (0) 20 3727 1888

### About BMO Real Estate Partners

BMO Real Estate Partners is a specialist real estate investment manager firm with £5.7 billion of AUM<sup>3</sup> across core European markets, employing more than 140 staff, including more than 20 investment managers and over 25 asset managers overseen by a highly experienced and well-regarded management team.

It offers investors a broad suite of products specialising in core / core+ strategies with a focus on delivering superior income returns and a track record of performance against key benchmarks throughout market cycles. BMO Real Estate Partners has a strong localised presence with offices in

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<sup>2</sup> CBRE quarterly valuation reported as at 31.03.2018.

<sup>3</sup> Assets Under Management (AUM) reported is as at 31.03.2018 and includes both discretionary and non-discretionary assets.

London, Paris and Munich, as well as on-the-ground reach in core European markets including Spain and Italy.

While it retains an independent, agile and entrepreneurial approach to its investment activity, BMO Real Estate Partners is able to call on the support structure and expertise of BMO Financial Group's £185.5 billion<sup>4</sup> Global Asset Management business, which provides deep seated insight into institutional investment landscape and facilitates the adoption of best in class corporate governance and sustainability principles.

### **About BMO Global Asset Management**

BMO Global Asset Management is a global investment manager with offices in more than 25 cities in 14 countries, delivering service excellence to clients across five continents.

Our four major investment centres in Toronto, Chicago, London and Hong Kong are complemented by a network of world-class specialist managers strategically located across the globe: BMO Real Estate Partners, LGM Investments, Pyrford International Ltd. BMO Global Asset Management is a signatory of the United Nations-supported Principles for Responsible Investment initiative (UNPRI).

BMO Global Asset Management is a part of BMO Financial Group, a highly diversified financial services provider based in North America with total assets of CDN \$744 billion as of 30 April 2018, and over 45,000 employees.

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<sup>4</sup> Assets Under Management (AUM) reported is as at 31.03.2018 and includes both discretionary and non-discretionary assets.