

## Redevco Closes Landmark £47.5m Loan Investment for New Real Estate Debt Platform

- Facility supports office-led scheme at 10 Salisbury Square in the City of London developed by Original Works, a new platform sponsored by Invesco Real Estate and Simten.
- First investment underlines new Redevco strategy seeking to capitalise on increasing borrower demand for financing to support the acquisition and retrofit of assets, as well as the construction of high-performing new build properties across core European markets.

**London, April 1, 2025** – Redevco, one of Europe’s largest privately owned real estate managers, has successfully closed its first loan investment from its recently launched Real Estate Debt platform, a landmark moment in the company’s expansion into real estate lending.

The £47.5m (€56.8m) facility will support the acquisition and refurbishment of a c.56,000 sq. ft office-led scheme at 10 Salisbury Square in the City of London. The property is being re-developed by Original Works, a new platform sponsored by Invesco Real Estate, the £65.5bn global real estate investment business of Invesco Ltd. (NYSE: IVZ) and Simten. The loan was arranged by Brotherton Real Estate. The project undertakes a comprehensive retrofit and extension of the existing property to deliver Grade A, healthy, progressive office space with the highest sustainability ambitions including EPC A and BREEAM Outstanding. The investment aligns with Redevco’s strategy of supporting the development of transitional assets through its new Real Estate Debt platform. The facility is structured as a Green Loan in accordance with the Loan Market Association (LMA) Green Loan Principles.

**Neil Slater, CEO of Redevco, commented:** “Our expansion into real estate debt is an important addition to our core investment capabilities. This landmark first loan embodies our mission of transformative real estate and building value for investors. It is exciting to partner with leading institutional sponsors on projects like this and a proud moment for all at Redevco.”

**Richard Craddock, Head of Real Estate Debt Redevco, added:** “We are delighted to be supporting Invesco and Simten’s Original Works platform through this financing, which squarely aligns with our strategy to fund best-in-market, future-aligned assets, that deliver sustainable outcomes. We look forward to continuing to mobilise private capital, delivering strong, consistent returns with impact, for our balance sheet and co-investment partners.”

**Mike Rayner, Director of Original Works, added:** “This facility provides us with a bespoke financing solution that allows us to execute on our plans for 10 Salisbury Square. We look forward to creating a unique building that caters to increasing occupier demand for high-quality, sustainable workspaces. Our shared vision for repositioning core office assets meant the collaboration was a natural fit for everyone”

**Ben Rustin, Director of Brotherton Real Estate, added:** “There is strong appetite from lenders funding brown-to-green office development in prime locations. Due to a reduction in the development pipeline, the availability of best-in-class sustainable space drives continued upward pressure on rental growth creating an attractive proposition for funders.

Redevco's

Real Estate Debt team provides loans across all major European markets and asset classes, supporting borrowers in optimising their business plans with tailored funding solutions. The team's focus is on delivering sustainable outcomes, which includes acquisition and capex lines as well as development financing, typically under Green Loan or Sustainability linked loan frameworks.

Original Works was advised on the financing by Brotherton Real Estate, Burges Salmon and Herbert Smith Freehills. Redevco was advised by Stephenson Harwood and Knight Frank.

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**About Redevco**

Redevco is one of Europe's leading privately-owned real estate managers, overseeing a portfolio valued at €9.5 billion as of January 1, 2025. The company is committed to building value for investors and enriching communities through transformative real estate. It offers specialist investment strategies focused on repurposing best-in-class high street retail into mixed-use assets, investing in retail parks & logistics and growing our presence in the residential & living space. In addition, Redevco Capital Partners focuses on special situations opportunities and our real estate debt arm provides transitional lending solutions. Expert real estate teams in seven locations across Europe ensure that the portfolios Redevco manages optimally reflect the needs of our clients. For more information, visit: [www.redevco.com](http://www.redevco.com).

**About Simten**

Simten is a London based developer of progressive buildings - healthy, low carbon and focussed on the needs of their users. They currently have circa £2 billion GDV of development in planning or on site, creating or upgrading c. 1 million sq. ft of high-quality mixed-use space. Simten's approach is built on our long-term thinking and in our mission to deliver sustainable development we are producing some of the lowest carbon developments in London. For further information, visit: <https://www.simten.co.uk/>

**About Invesco Ltd.**

Invesco Ltd. (Ticker NYSE: IVZ) is a global independent investment management firm dedicated to delivering an investment experience that helps people get more out of life. Our distinctive investment teams deliver a comprehensive range of active, passive and alternative investment capabilities. With offices in more than 20 countries, Invesco managed £1.5 trillion in assets on behalf of clients worldwide as of 31 December 2024. For more information, visit: [www.invesco.com/corporate](http://www.invesco.com/corporate).

**About Invesco Real Estate**

Invesco Real Estate is a global leader in the real estate investment management business with £65.5 billion in real estate assets under management, 606 employees and 21 regional offices across the U.S., Europe and Asia. Invesco Real Estate has a 40-year investment history and has been actively investing across the risk-return spectrum, from core to opportunistic, in equity and debt real estate strategies, and in direct and listed real estate for its c. 450 institutional client relationships during this time. In Europe, Invesco Real Estate has eight offices in London, Munich, Milan, Madrid, Paris, Prague, Luxembourg and Warsaw, and 187 employees. It manages 205 assets across 14 European countries and with assets under management of £13.1 billion. The team has a strong track record across all the commercial sectors, hotels and residential sectors as of 30 September 2024.