PRESS RELEASE

M Core chooses ONE James Street for new UK HQ

- M Core signs for 9,688 sq ft of prime office accommodation on the 3rd floor of the newly refurbished ONE James Street
- Strong leasing momentum highlights demand for high-quality space in key central London submarkets

London, 2 September 2026 - Redevco, one of Europe's largest privately-owned real estate management firms, has announced that M Core has selected ONE James Street for its new UK headquarters. Signing through LCP UK, M Core has taken the 3rd floor totalling 9,688 sq ft.

M Core is a pan-European collective of privately owned property investment and management companies with a diverse portfolio spanning retail, industrial, office and logistics assets across the UK and Europe. The group has grown significantly across the UK and Europe and now operates under the unified M Core brand.

Redevco has transformed ONE James Street, which is located just off Oxford Street in the heart of London's core West End, with a comprehensive refurbishment that aligns the provision with contemporary occupier needs and delivers a sharper focus on worker wellbeing and experience.

One James Street now comprises a flagship retail space at ground level, paired with 43,000 sq ft of contemporary Cat A office and amenity space over five floors, with exemplary sustainability considerations woven into its design, which is targeting WELL Platinum and BREEAM In Use (Excellent). The building's 25,000 sq ft retail space at ground floor level was let in December 2024 to global sports brand PUMA for its London flagship store.

Designed by Leslie Jones Architecture, ONE James Street's refurbishment includes a communal roof terrace and pavilion offering skyline views across London, alongside extensive biophilic design features. Office occupiers also benefit from collaboration space, a business lounge, bookable meeting rooms, a multi-faith room, gym facilities and end-of-trip amenities.

Deborah Green, Head of Asset & Transaction Management, UK at Redevco, said:
"Securing M Core at ONE James Street for its new UK headquarters is a strong endorsement of both ONE James Street and the demand for high-quality office space in key central London markets.

"Located just two minutes from Bond Street Station and within walking distance of Oxford Circus and Marble Arch, ONE James Street provides occupiers with best-in-class office space in one of London's most well-connected locations.

"ONE James Street exemplifies Redevco's commitment to delivering future-proofed office spaces that support the evolving needs of occupiers. This refurbishment project also reflects Redevco's wider mission to create lasting value for investors and enrich communities through transformative real estate."

Ben Chislett, Group Chief Operating Officer, M Core, commented: "ONE James Street marks the first time LCP and Sheet Anchor Evolve will operate together under one roof, and that is a significant moment for M Core. Our businesses share the same approach of hands-on asset management, long-term ownership, and fast, accountable decision-making. Bringing the teams together in one space strengthens the collaboration behind that, from shared market intelligence to moving more quickly on opportunities for our occupiers and partners.

"The quality of the refurbishment, the wellbeing and amenity offer, and the location in the heart of the West End made ONE James Street the clear choice. We look forward to making it home."

Savills and Mellersh & Harding are the joint letting agents for ONE James Street. Nick Raven at Hanover Green represented M Core.

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About Redevco

Redevco is one of Europe's leading privately-owned real estate managers, overseeing a portfolio valued at approximately €10.5 billion as of 1 July 2026. 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 and logistics, and a growing presence in the living & leisure space. Redevco Capital Partners focuses on special situations opportunities whilst Redevco's 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.

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About M Core

M Core is a pan-European collective of property investment, management, and development companies including LCP and Sheet Anchor Evolve. As the group has grown significantly across the UK and Europe, its businesses increasingly operate under the unified M Core brand.

Established in 1987, the group has a multi-billion-pound portfolio of assets and employs around 600 people across the UK and Europe. Active management of commercial real estate across the UK, Ireland, Poland, Romania, Germany Spain and now Italy, with a focus on retail, retail parks, logistics and business parks.

Our work is underpinned by three core roles: investment, management, and development, which together create long-term value for our key stakeholders: partners, occupiers and tenants.

From acquisitions and disposals to lettings, lease renewals, asset maintenance, and refurbishment, as well as new development, regeneration, and project delivery, M Core combines disciplined investment with intensive management and a selective approach to development. This balance ensures sustainable growth, stability and community impact.

Key stats

- Multi-billion portfolio across seven European markets
- More than 1,250 assets under management
- Around 600 people are employed across Europe
- Long-term investors with a diversified rent roll
- No single tenant representing more than 1% of income
- 10,000+ occupier relationships, with top 10 tenants representing less than 10% of rent roll

These figures reflect M Core's ability to invest with discipline, manage with intensity, and deliver development selectively, while building enduring relationships with partners, occupiers and tenants.