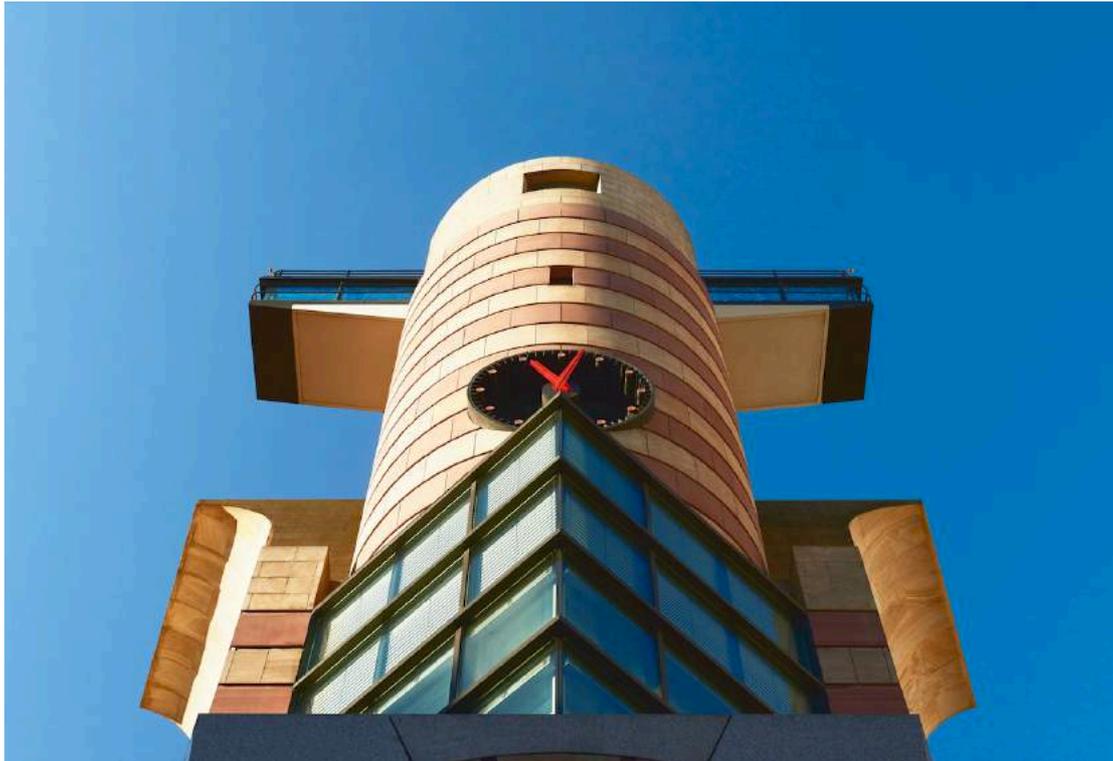


Press release
24 March 2017

City of London's One Poultry to become design-led HQ creative office



One Poultry Exterior © Benjamin McMahon

Aermont Capital is advancing plans for an exciting repositioning of the iconic One Poultry.

Development manager General Projects, along with architects BuckleyGrayYeoman, have been commissioned to re-establish the building as a Grade A HQ office and retail building, thoughtfully designed around the evolving needs of today's creative sector businesses, whilst celebrating and reconstituting the building's original splendour as a masterpiece of modern British architecture. The project is expected to complete in December 2017.

The scheme will deliver 110,000sqft of inspirational Grade A offices, boasting gallery-style volumes and ceiling heights up to 3.8m. A new 4,000sqft reception featuring bespoke artwork, complemented by an underground complex with cycle parking, a cycle repair shop and shower facilities, will provide an engaging experience for occupiers.

Coq D'Argent, the prominent D&D London operated restaurant, will remain on the top floor offering views of the landmark neighbourhood,

whilst 25,000sqft of new independent retail and leisure activities will be offered at the ground and concourse levels.



One Poultry Exterior © Benjamin McMahon

One Poultry is prominently situated atop the Bank Underground station at the heart of the City of London. Its neighbours include the Bank of England, Mansion House and the Royal Exchange, representing the location's rich history. The area is also the epitome of the City's vibrant future, with Bloomberg's new European headquarters designed by Foster + Partners on one side of One Poultry, and the Soho House Group's new hotel, The Ned London, on the other side in a transformed Grade I listed building. Each project will feature striking architecture and multiple restaurants, bars and other public spaces. Both are under construction and expected to open later in 2017 when, along with One Poultry, they will energise the area as a dynamic hub of leisure, business, culture and amenity in the heart of the City of London.

James Stirling's posthumous masterpiece, One Poultry, was recently awarded Grade II* listed status in recognition of its position as one of the best examples of postmodern architecture in London. The building was acquired by entities advised by Aermont Capital in 2014, with General Projects appointed as development manager in 2016. GM Real Estate are the office leasing agents, alongside Nash Bond and Bruce Gillingham Pollard as leasing agents for the retail and leisure elements.



One Poultry Interior © CGI Forbes Massie Studio/BuckleyGrayYeoman

Paul Golding, partner of Aermont Capital said: “It is a privilege to be working on One Poultry, one of the best icons of postmodernism in the country. We have assembled a first class team with the aim of enhancing the building’s authentic features and creating a top inspirational building for the future”.

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Notes to editor:

About Aermont Capital LLP

Aermont is an independent asset management business focused on real estate and real estate related investment activities. Aermont takes a proactive operator-oriented approach, emphasising large complex investments that offer long-term value creation opportunities for the associated assets and businesses.

To date, Aermont serves as investment advisor to three pan-European investment funds, which collectively have equity commitments of over 4 billion euros.

www.aermont.com

About General Projects

Launched in 2016, General Projects is a developer that creates experiential, innovative and dynamic buildings, designed around the needs of the new economy. With a focus on the changing nature of the home and the workplace, General Projects collaborates with architects, designers, creatives and tech experts to deliver environments that inspire people and connect communities.

Prior to General Projects, founder and CEO Jacob Loftus was Head of UK at Resolution Property, where he pioneered the acquisition, development and repositioning of more than 1 million sq ft of real estate, which was transformed into mixed-use creative workplaces for leading global companies including Silicon Valley Bank, WPP and Microsoft Ventures. Loftus led the development of the award-winning Alphabeta building, as well as notable schemes in Ladbroke Grove, Shoreditch, Whitechapel, Wapping and Bristol.

www.generalprojects.com

About BuckleyGrayYeoman

Formed in 1997 by Richard Buckley, Fiammetta Gray and Matt Yeoman, BuckleyGrayYeoman is an award-winning architecture and design practice based in Shoreditch, London.

With an expanding portfolio of work across a range of sectors including offices, residential, retail, hotels, schools and masterplanning, BuckleyGrayYeoman prides itself on delivering projects on time and within budget, regardless of the size of complexity of the challenge.

The practice's growing reputation for delivering the highest quality of design has been acknowledged by a number of recent awards.

www.buckleygrayyeoman.com

About One Poultry

One Poultry is located in the City of London, on top of Bank Underground Station between Poultry and Queen Victoria Street. It faces Bank junction, and several prominent buildings, including The Bank of England, Mansion House, and the Royal Exchange building.

The rose-pink postmodernist building was designed by renowned architect James Stirling and completed in 1997. In 2016 it received government recognition with a listing at Grade II*, making it the

youngest listed building in England.