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**UK Commercial Property Trust Limited
("UKCPT" or the "Company")**

UK Commercial Property Trust secures 10 year lease to Joules at 85 George Street, Edinburgh

UK Commercial Property Trust Limited ("UKCPT" or "the Company"), the largest Guernsey based, UK focused, London listed commercial property investment company, which is advised by Standard Life Investments, announces that it has agreed a 10 year lease at £320,000 per annum with leading UK retailer Joules for its 6,956 sq ft shop unit at 85 George Street, Edinburgh.

Joules, the British lifestyle brand that last year reported a turnover of £117 million, is upsizing from its current location in Edinburgh and is due to take occupancy at 85 George Street in mid-June 2016. The brand has ambitious growth plans and recently signalled its intention to float on the AIM segment of the London Stock Exchange.

The retail unit is a key element of the wider mixed-use building and UKCPT has successfully completed a number of asset management initiatives including securing a new flagship letting to Clydesdale Bank PLC at the adjacent retail unit. In addition to these recent retail lettings, the Company is also scheduled to commence a Grade A refurbishment of the office space in Q3 2016, totalling 20,000 sq ft over the second and third floors.

Will Fulton, Fund Manager of UKCPT commented: "George Street is an iconic destination in the heart of Edinburgh's New Town and is already home to a wide range of well-established retail and leisure brands, as well as a number of leading companies in its office space.

Joules is a high profile and fast growing British brand and the perfect fit for this prime unit. It is a welcome addition to the asset, which we continue to reposition, strengthening the income profile not only through retail lettings but also through our planned refurbishment of the offices above to a Grade A standard, offering a rare opportunity to occupy 10,000 sq ft open plan floors in this vibrant, central location."

UKCPT were advised by Gunn Property Consultants and Savills.

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