

press release

28 March 2007

**SLOUGH ESTATES ANNOUNCES 72,500 SQ FT PRE-LET AND £100M FIRST PHASE IN REDEVELOPMENT OF WINNERSH TRIANGLE**

Slough Estates today announces the pre-let of 72,500 sq ft of office space at Winnersh Triangle to communication specialist Harris Systems. The office space let to Harris Systems, which will be completed in 2009, has been let on a 15 year lease, with the option of taking a further 17,500 sq ft of research and development space within Winnersh Triangle. Rental terms are in line with recent local levels.

Slough Estates also announces plans to transform the 80-acre site into a state of the art business park, increasing available floor space by approximately 50%. The redevelopment of Winnersh Triangle will comprise 2 million sq ft of office, retail, hotel and leisure space, transforming it into a modern, dynamic environment for businesses.

The first phase of this ambitious project will commence in October 2007 and will include 325,000 sq ft of office development. 160,000 sq ft of offices, together with a 150-bedroom four star hotel and retail / café units will be completed in early 2009, with a further 165,000 sq ft of office space due for completion in 2011.

Winnersh Triangle is perfectly situated to attract major high-tech and pharmaceutical businesses for which the Thames Valley region is renowned. It is immediately adjacent to the A329(M), one mile from Junction 10 of the M4 and is bordered by the Reading-Waterloo railway line with its own dedicated station. Winnersh Triangle is 37 miles from Central London by road and 20 miles from the M25.

**Mike Miller, Vice President, EMEA for Harris Systems said:**

“We are delighted to have secured our new UK headquarters on Winnersh Triangle. We have been growing the size of our business significantly and Slough Estates was able to accommodate our requirements both in terms of the hi-spec new offices, and the timing of the

move. We are excited about the redevelopment plans, which we are sure will produce a vibrant scheme with excellent facilities.”

**Gareth Osborn, Slough Estates Regional Director commented:**

“We are pleased to be able to announce this landmark deal with Harris Systems, the largest pre-let in Reading since 2001, which follows the 45,000sq ft pre-let to Agilent Technologies announced in 2006. We are also delighted that we can reveal our plans for the extensive redevelopment of Winnersh Triangle into a state-of-the-art sustainable business location in a superb M4 location. This will ensure it remains at the forefront of business park development, further building on Slough’s position as the leading provider of flexible business space in Europe.”

Slough Estates was advised by Vail Williams and Atis Real, with Harris Systems represented by the Reading office of Strutt & Parker.

**For further information please contact:**

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Notes to editors

**Slough Estates International (SEI)**

SEI is the leading provider of **Flexible Business Space** in Europe. Headquartered in the UK, SEI is listed on the London Stock Exchange and on Euronext in Paris. The company is a UK Real Estate Investment Trust (“REIT”) with operations in eleven countries, serving a diversified customer base of over 1,760 customers operating in a wide range of sectors, representing both small and large businesses, from start ups to global corporations. With investment property

assets of £5.0 billion (£6.0 billion including trading properties and development assets) and 4 million sq m of business space, SEI has an annual rental income in excess of £300 million.

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