

Wells Fargo Completes Purchase of 33 Central from HB Reavis

LONDON, January 03, 2018 – [Wells Fargo & Company](#) (NYSE: [WFC](#)) today announced it has completed its purchase of 33 (also known as 33 King William Street) in the City of London from the international real estate developer HB Reavis. This office development, which the company [announced in July 2016](#), is the first international real estate purchase outside of the United States for Wells Fargo, and it will serve as the company's London headquarters.

With construction now complete on the new building, Wells Fargo plans to move approximately 1,200 team members, currently based in four locations across the city, into 33 Central during the fourth quarter of 2018. The relocation of Wells Fargo's London team members will take place in tranches; and to commemorate the company's rich history, the new building will house a Wells Fargo [stagecoach](#), which will be stationed in the reception area.

Located in the heart of the City of London, 33 Central is one of the most well-connected office buildings in Central London within just a stone's throw from London Bridge, Monument and Bank, as well as within walking distance of major cultural sites such as the Tower of London, Borough Market and London's Cycle Superhighway.

The building is designed by award-winning British architecture practice John Robertson Architects, which worked alongside HB Reavis' in-house design and technical experts to combine stunning design with modern technical solutions.

One of the building's main stand-out features is the impressive roof top garden, designed by Townshend Landscape Architects, which houses over 40 different species of wild plants and flowers native to Britain. The roof garden also offers panoramic views of London's most famous landmarks including the Shard, St. Paul's, 20 Fenchurch Street and the River Thames.

33 Central has been built to BREEAM Excellent standard and provides 225,000 sq ft of Grade A office space over 11 floors. The large flexible office floor plates and state of the art facilities maximise natural light and outside space, while making the most of the spectacular surrounding views.

HB Reavis acquired the site in late 2013 and commenced construction in mid-2014. In July 2016, Wells Fargo entered an agreement to purchase 33 Central in one of the largest single office deals in the City of London market that year and less than a month after the historical Brexit vote of June 2016.

Frank Pizzo, Regional President, EMEA, Wells Fargo said:

“This is a significant milestone for Wells Fargo’s international footprint as it demonstrates our commitment to the UK, which accounts for a large part of our business activity in EMEA. Utilising our new London headquarters as a base, Wells Fargo will be better positioned to continue to serve our customers and efficiently manage our operations in the UK and across the wider region”.

Radim Rimanek, Member of the Board, HB Reavis commented:

“The completion of 33 Central is an important moment for HB Reavis as the building is our first investment in London and the first of our four London projects to complete. Wells Fargo’s decision to partner with HB Reavis is a great endorsement for us. It validates our vision to deliver truly remarkable, design-led workspaces, carefully tailored for people who work there, live near or visit the surrounding area”.

John Robertson, Principal Director at John Robertson Architects, said:

"The key challenge at 33 Central was to design a truly modern building that worked contextually alongside a number of historically significant buildings including the adjacent Grade II* listed Fishmongers’ Hall, the Art Deco Adelaide House opposite and within view of Wren’s Monument. Our design complements rather than competes with its historic surroundings and was conceived as a long-term high-quality contribution to the City".

ENDS

Notes to Editors:

Terms of the transaction, including purchase price of 33 King William Street, are not being disclosed.

In the EMEA region, Wells Fargo serves corporate, commercial and financial institution customers through 16 lines of business, which include financial institutions group, corporate banking, securities, commercial real estate, capital finance and asset management.

Contacts for the media:

Wells Fargo:

Adaora Anunoby
Communications Consultant, EMEA
Email: adaora.anunoby@wellsfargo.com
Tel.: +44(0)207 149 7671

HB Reavis:

Jakub Verner
Group PR Manager
HB Reavis
E-mail: Jakub.verner@hbreavis.com
Tel.: + 420 702 212 914

Roxane McMeeken
Account Director
ING Media
E-mail: roxane@ing-media.com
Tel.: + 44 (0) 207 247 8334

John Robertson Architects:

Elena Velasco-Pena
Communications Manager
E-mail: Elena.Velasco-Pena@jra.co.uk
Tel.: + 44 (0) 20 7633 5100

About Wells Fargo

Wells Fargo & Company (NYSE: WFC) is a diversified, community-based financial services company with \$1.9 trillion in assets. Wells Fargo's vision is to satisfy our customers' financial needs and help them succeed financially. Founded in 1852 and headquartered in San Francisco, Wells Fargo provides banking, insurance, investments, mortgage, and consumer and commercial finance through more than 8,400 locations, 13,000 ATMs, the internet (wellsfargo.com) and mobile banking, and has offices in 42 countries and territories to support customers who conduct business in the global economy. With approximately 268,000 team members, Wells Fargo serves one in three households in the United States. Wells Fargo & Company was ranked No. 25 on Fortune's 2017 rankings of America's largest corporations. News, insights and perspectives from Wells Fargo are also available at [Wells Fargo Stories](#).

About HB Reavis

HB Reavis' mission is to bring remarkable experiences to people's lives through our real estate solutions.

The people who experience our developments are our main focus. We deliver great spaces that enhance productivity, wellbeing and the overall experience of the people that use them as well as the communities that surround our schemes. As an integrated pan-European developer we design, build and manage our buildings; we also act as investment manager and manage spaces for co-working. We operate in the UK, Poland, the Czech Republic, Slovakia and Hungary while exploring development opportunities in Germany.

Since HB Reavis was founded in 1993 we have successfully delivered 10.7 million sq ft of commercial space. We have further developments in the pipeline totalling more than 13.9 million sq ft, with planned value of £5.58 billion. Eleven schemes are currently under construction, with a leasable area totalling 4.5 million sq ft and value of £1.86 billion.

With capital exceeding £1.06 billion and staff of more than 650 people, we're proud to say that HB Reavis is among the European market leaders in real estate.

The exceptionally high standards we set in terms of development quality and sustainability have been recognised internationally with a series of awards, including "Best Employer in Poland" awarded in 2016 by AON Hewitt, "Best European Office Developer 2016" in the World Finance awards, "Office Developer" in Annual CEE Investment Awards 2017 by EuropaProperty and "Global Real Estate Investor of the Year" by Estates Gazette Awards 2017 in the United Kingdom. More details at <http://www.hbreavis.com>.

About John Robertson Architects

Since its establishment in 1993, John Robertson Architects has designed and delivered a significant number of high quality buildings both in the UK and abroad.

Led by John Robertson and fellow directors Festus Moffat, David Magyar and Smita Bhat the practice has wide-ranging project experience, from masterplanning to conceptual and detailed design, spanning the commercial, heritage, education and residential sectors.

JRA is currently working on a number of retrofit and urban infill projects in sensitive locations in central London, adding significant value to existing buildings by creative, sustainable and thoughtful design. Recent completed refurbishment projects include The Pepper Store at Devonshire Square, Broadgate Quarter and One Southampton Street, which was awarded the highest ever post-completion BREEAM score for an office refurbishment at the date of completion. In 2014 JRA completed the refurbishment of Bush House and the Aldwych Quarter, the historic former home of the BBC World Service.

The practice's dedicated fit-out and workplace design team uses the experience gathered in over 23 years of work in the commercial architecture and fit-out sector, with substantial Central London experience. Completed fit-out projects include Phase 1 and 2 of King's College Bush House Campus, WeWork co-working space in Shoreditch and the headquarters of YUM! in Woking, Surrey.

New-build projects in London include 33 Central near Monument Station and Crossrail over-site developments at Farringdon and Moorgate. Overseas, the practice is working on the high-rise headquarters of BankMed in Beirut, Lebanon.

For further information please visit: <http://www.jra.co.uk>