



METLIFE PROVIDES £200 MILLION LOAN TO EDWARDIAN GROUP LONDON U.K.'S LAXFIELD CAPITAL ARRANGED HOTEL REFINANCING DEAL

LONDON, Dec. 18, 2013 – Laxfield Capital Ltd. announced today the completion of a £200 million (\$327 million) senior debt refinancing package for Edwardian Group London, a privately held owner and manager of 14 hotels, including the May Fair Hotel in London. The loan has a 20-year term.

The refinancing deal was arranged for MetLife by Laxfield, a specialist commercial mortgage investment manager in the U.K. The loan is secured against a portfolio of three prime assets comprising properties in London and Manchester.

Peter Anscomb, senior corporate director for the Edwardian Group London, said: “When considering the early refinance of our syndicate facility, our focus was on recreating banking partnerships with entities with proven sector experience and the desire to identify a party with the appetite to provide core 20-year finance. MetLife was one of the handful of parties we first approached with these aims, and we are delighted to have now formalised this long-term relationship. We look forward to working with the team at MetLife and Laxfield.”

Paul Wilson, managing director of real estate for MetLife in the U.K., said: “We are committed to establishing strong relationships with top-tier real estate owners of core assets. We are excited to be financing Edwardian’s May Fair, Heathrow and Manchester hotels as a key long-term component of the group’s overall refinancing program.”

Adam Slater, managing director for Laxfield, said: “In this increasingly competitive lending environment, we are very pleased to be working with Edwardian. This high quality portfolio was an ideal transaction to cement further our relationship with MetLife.”

About MetLife

MetLife, Inc. is a leading global provider of insurance, annuities and employee benefit programs, serving 90 million customers. Through its subsidiaries and affiliates, MetLife holds leading market positions in the United States, Japan, Latin America, Asia, Europe and the Middle East. For more information, visit www.metlife.com.

About Laxfield Capital Ltd

Laxfield Capital is a commercial mortgage origination, investment management and advisory business. Laxfield Capital currently manages £1.50 billion of commercial mortgage assets on behalf of global institutional investors, including life companies, banks and a sovereign wealth fund.

Founded in 2008 to capitalise on the growing international appetite for UK commercial mortgage investments, Laxfield Capital provides a comprehensive range of services, including Origination, Investment Selection, Execution, Syndication, Investment Management and Strategic Advisory.

Since 1995, the Laxfield Capital directors have originated and managed £8bn of commercial mortgages in the UK and several European markets and assisted eight international investors in building or expanding their UK commercial mortgage platform.
More information is at www.laxfieldcapital.com

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