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Fiera Real Estate provides £41 million debt facility to SIGNAL and W.RE for London Grade A office project

29th January, London - Fiera Real Estate Debt Strategies ("Fiera"), an affiliate of Fiera Capital Corporation, a global asset management firm with US\$120.0 billion in assets under management as at 30th September 2025, has provided a £40.8 million senior debt facility to a joint venture between SIGNAL and W.RE for the acquisition and refurbishment of a prime office building in the City of London.

SIGNAL and W.RE have acquired 10 Lime Street, a 54,611 sq ft asset located on the corner of Lime Street (EC3) and Leadenhall Place, from global reinsurer SCOR.

Fiera's facility will part-finance the acquisition and comprehensive refurbishment of the building, which was originally completed in 2009. The refurbishment will upgrade the building to a Grade A specification, delivering best-in-class design, enhanced amenities and strong sustainability credentials.

W.RE will act as development manager, leveraging its proven track record for repositioning and managing office buildings across core and emerging London locations.

The City of London's financial district is experiencing strong occupier demand for well-located Grade A offices, with a reported vacancy rate of less than 2%. Sitting within the "Insurance Triangle", 10 Lime Street is opposite the iconic Lloyd's building and adjacent to Leadenhall Market.

Richard Howe, Managing Director and Co-Head of European Real Estate Debt at Fiera Real Estate, said: "This facility is another excellent addition to our growing loan book, which has a disciplined focus on lending against defensive real estate, leading sponsors and sectors where supply-demand dynamics are most attractive. We are thrilled to continue our relationship with W.RE and establish a new one with SIGNAL."

Since its launch in 2023, Fiera Real Estate Debt Strategies' European platform has successfully completed 12 transactions across the UK and Spain, where it recently opened its Madrid office and completed a €14.2m senior facility for the development of Chancerygate's multi-let industrial and logistics scheme in Valencia earlier this month.

The platform sits within Fiera Capital's wider US\$5.4 billion global private credit offering, which is active in North America and Asia.

Colman McCarthy, Partner, Real Estate Investment at SIGNAL, commented: "We are pleased to have the support of Fiera on this transaction and would like to thank them for their professionalism and commitment throughout the process. Their facility positions us well to deliver a best-in-class refurbishment at 10 Lime Street, enhancing the building's amenity and sustainability credentials and strengthening its appeal amid strong demand for prime office space."

Andrew Haines, COO, W.RE, said: "It was great to work with the Fiera team again on the acquisition of 10 Lime Street. Their continued support is a strong vote of confidence in our plans for 10 Lime Street and in our ability to deliver exceptional projects. This was our second financing with Fiera, and

once again they were efficient and commercial, which was essential to meet the transaction's tight timeframe. We are looking forward to working with Fiera in the coming months as we deliver more sustainable, best-in-class spaces across London."

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About Fiera Real Estate

Fiera Real Estate is wholly owned by Fiera Capital Corporation, a leading independent global asset management firm with more than US\$120.0 billion of AUM as at 30th September 2025. Fiera Capital provides Fiera Real Estate with access to global investment market intelligence, which enhances its ability to innovate within a framework that emphasises risk assessment and mitigation.

Globally, the firm manages over US\$8.6 billion of commercial real estate through a range of investment strategies and accounts as at 30th September 2025.

The European division of Fiera Real Estate (previously known as Palmer Capital) was founded in 1992 and is headquartered in London, UK. Together with its operating partner network, Fiera Real Estate directly manages £2.7 billion of AUM as at 31st December 2025. The firm leverages a vertically integrated business model to source, create, deliver and manage best-in-class assets, combining an investment management platform with granular asset management capabilities via ownership in nine operating partners.

About Fiera Capital Corporation

Fiera Capital Corporation ("Fiera Capital") is a leading independent asset management firm with a growing global presence. Fiera Capital delivers customised and multi-asset solutions across public and private market asset classes to institutional, financial intermediary and private wealth clients across North America, Europe and key markets in Asia and the Middle East. Fiera Capital's depth of expertise, diversified investment platform and commitment to delivering outstanding service are core to our mission of being at the forefront of investment management science to create sustainable wealth for clients. Fiera Capital trades under the ticker FSZ on the Toronto Stock Exchange.

Headquartered in Montreal, Fiera Capital, with its affiliates in various jurisdictions, has offices in over a dozen cities around the world, including New York (U.S.), London (UK), Hong Kong (SAR) and Abu Dhabi (ADGM).

Each affiliated entity (each an "Affiliate") of Fiera Capital only provides investment advisory or investment management services or offers investment funds in the jurisdictions where the Affiliate is authorized to provide services pursuant to an exemption from registration and/or the relevant product is registered.

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Additional information about Fiera Capital, including Fiera Capital's annual information form, is available on SEDAR+ at www.sedarplus.ca.