

# Press release

## Westfield Specialty and Canada Life to move to 22 Bishopsgate as flight to prime offices continues

**- Fidelis MGU also extends footprint as 65,000 sqft of new space leased across three transactions -  
- Latest commitments bring 22 Bishopsgate occupancy to c.92% -**

AXA IM Alts, a global leader in alternative investments with over €184 billion of assets under management<sup>[1]</sup>, has agreed three new leases for over 65,000 sqft at 22 Bishopsgate. The transactions will see 22 Bishopsgate welcome two new companies to the diverse roster of businesses already based in the office space of the 62-storey building, alongside, Fidelis MGU which is taking an additional half floor. These new leases further demonstrate the continued occupier demand for the highest quality amenity-rich workspaces with strong environmental and technological credentials and bring 22 Bishopsgate's occupancy to c.92%, with late stage discussions ongoing with additional potential occupiers.

Westfield Specialty, a subsidiary of the 175-year-old U.S. insurance company, Westfield, and Canada Life, a financial services provider, have each signed up to a c. 25,000 sqft floor, across the 36<sup>th</sup> and 37<sup>th</sup> levels respectively, on 10 year and 15 year leases. Fidelis MGU already occupies level 42 and has agreed to extend its footprint, with a move in scheduled at the end of 2024.

On joining the 22 Bishopsgate community, all staff will benefit from over 120,000 sqft of shared space and amenities throughout the building, which have been designed to promote collaboration and wellbeing. These include a 20,000 sqft food hub, a central innovation centre, and 53,000 sqft of meeting, events, and conference space and flexible and coworking spaces. The building also incorporates state-of-the-art technology to improve energy consumption and enhance the occupier experience, for example through touchless entry systems and an app that allows residents to book gym classes and pre-order food from The Market.

**Phillip Shalless, Senior Asset Manager at AXA IM Alts**, said: "Since inception we had set out to build a diverse community of businesses at 22 Bishopsgate and we now have 23 occupiers across seven broad sectors in the building, in addition to the range of smaller businesses and start-ups in our coworking and innovation spaces. This mix is key to fostering collaboration and a sense of community. Additionally, Fidelis MGU is now our third occupier to expand its presence in the building. These latest lettings underline the continued significant demand for high quality, amenity rich office spaces with strong environmental credentials, supported by bespoke smart technology."

**- ENDS -**

1. Source: AXA IM Alts unaudited data, as of 30 September 2023

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## About 22 Bishopsgate

The 278-metre tall building is a people-led smart building, designed to meet the changing needs of the modern occupier and inspire a new way of working. The London building embodies the structural and cultural shifts in how people work and live, prioritising their health and wellbeing.

The 1.275 million sq ft workplace was created to champion better business through company collaboration by providing 150,000 sq ft of shared spaces and amenities throughout. Its purpose is to grow a thriving community, bringing together a diverse range of occupiers across numerous sectors. 22 Bishopsgate also offers a BXR gym, which boasts London's first 'sky-wall' climbing window at 125 metres above ground on the 25th floor; as well as the building's Active Commuter Park with storage for c. 1,500 bikes. The building incorporates state-of-the-art technology to improve energy consumption and enhance the occupier experience, for example by removing friction points from individual's daily routines. These include touchless entry systems and an app that allows residents to book gym classes and pre-order food and drink. 22 Bishopsgate is also home to Europe's highest free-to-access public viewing gallery, which recently opened on the 58th floor, with a new restaurant and bar planned for the 59th and 60th storeys.

22 Bishopsgate has been designed to meet the highest ESG standards and the 22 Management team is committed to ensuring sustainable practices are met across the building.

22 Bishopsgate is managed by AXA IM Alts, on behalf of a consortium of international investors. The building was developed by AXA IM Alts with development manager Lipton Rogers Developments, designed by Karen Cook of PLP Architecture and constructed by Multiplex.

## About AXA IM Alts

AXA IM Alts is a global leader in alternative investments with over €184 billion of assets under management<sup>[1]</sup> comprising c.€85 billion of primarily private real estate, over €88 billion of private debt and alternative credit, as well as c.€11 billion in Infrastructure and private equity. We take a 360° approach to real estate & infrastructure investing with over €115 billion of assets under management in direct opportunities, held indirectly through debt and listed equities and via long term private equity investments into operating platforms. ESG is fully integrated into our investment decision making processes with our responsible investment approach anchored by the three key pillars of decarbonisation, resilience and building tomorrow. AXA IM Alts employs over 835 people located in 15 offices around the world and serves the needs of more than 600 clients from Europe, North America, Asia Pacific and Middle East. We are the number one property portfolio and asset manager in Europe<sup>[2]</sup>, and one of the largest worldwide.

*1 Source: AXA IM Alts data (unaudited) as of 30 September 2023.*

*2 Source: IPE Top 150 Real Estate Investment Managers, November/December 2022. #1 real estate investment manager in Europe based on total European real estate assets under management.*

## About AXA Investment Managers

AXA Investment Managers (AXA IM) is a responsible asset manager, actively investing for the long term to help its clients, its people and the world to prosper. Our high conviction approach enables us to uncover what we believe to be the best global investment opportunities across alternative and traditional asset classes, managing approximately €842\* billion in assets as at the end of September 2023.

AXA IM is a leading investor in green, social and sustainable markets, managing €489 billion of ESG-integrated, sustainable and impact assets as at the end of December 2022. We are committed to reaching net zero greenhouse gas emissions by 2050 across all our assets, and integrating ESG principles into our business, from stock selection to our corporate actions and culture. Our goal is to provide clients with a true value responsible investment solution, while driving meaningful change for society and the environment.

At end of December 2022, AXA IM employs over 2,600 employees around the world, operates out of 24 offices across 18 countries and is part of the AXA Group, a worldwide leader in insurance and asset management.

*\* Includes the contribution from Architas and AXA IM Prime, net of intercompany elimination.*

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