

JUST.

NEWS RELEASE

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Just Group leads £111 million refinancing for three Arada London office properties

- Four-year loan secured against three high-quality office properties in Hertfordshire and London
- Investment refinance existing loans and supports Arada's ambitious UK growth plans

Just Group plc ("Just" or "the Group") announces that it has led a £111 million refinancing for **Arada London**, part of the Arada Group, investing £105 million to refinance three existing lenders and support the developer's ambitious growth plans.

The four-year amortising loan is secured against three high-quality office properties with strong ESG credentials in Hertfordshire and London: Clarendon Works in Watford, the Senna Building in Shoreditch and the Laundry Building in Hackney. These office spaces enable UK economic growth by increasing business capacity.

The refinancing completed in January 2026 and was sourced by Rothschild & Co, one of the Group's key real estate investment managers. Just Group, and their partner Rothschild & Co, were selected due to their ability to fund the loan both in full and at speed alongside structuring the loan flexibly to support Arada London's business plan.

Just's commercial real estate strategy focuses on long-term value creation through financing properties aligned with the evolving needs of businesses and communities. By financing assets that stimulate local economies, Just supports the UK's long-term growth.

Mohamed Tabi, Director of Credit and Portfolio Management (Private Assets) at Just Group, said: "Just Group allocates significant institutional capital to secure assets that provide long-term economic and social value to the UK. This loan, refinancing three high-quality office properties with strong ESG credentials, is another example of how Just supports commercial real estate operators and developers. At Just we help people achieve a better later life – it's our purpose and why we exist. Productive investments help us to fulfil that purpose through long-term, fixed-rate investment into the economy."

Jonathan Seal, CEO at Arada London, commented: "This refinancing marks an important milestone in Arada London's growth and is a strong endorsement of both our assets and our operating model. Our long-standing relationship with Rothschild & Co – across London, Switzerland and the UAE – has been instrumental in bringing together the right partners, and their advice and execution, alongside Just, have been first-class throughout. The performance of these buildings, as busy, well-managed workplaces with robust ESG credentials, demonstrates that sustainability and commercial success go hand in hand. This transaction gives us a strong platform for the next phase of our ambitions."

Simon Osmond, Managing Director at Rothschild & Co, added: "We are delighted to have originated and worked with Just on this transaction to back the strong management team at Arada London, which has ambitious plans for future growth, following its capital injection in 2025. The properties securing the loan are best in class and provide a diverse mix of standard tenanted and flexible office space."

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Notes to Editors:

About Just

Just (Just Group plc) is a FTSE-listed specialist UK financial services company.

A leader in the individual retirement income, care and defined benefit de-risking markets, Just has been trusted to manage more than £27 billion of customers' retirement savings and has helped customers release over £7 billion from their properties.

Just provides the following wide range of products, advice and professional services to individual customers, financial intermediaries, corporate clients and pension scheme trustees:

Marketed Products

- De-risking solutions for pension scheme trustees who want to remove the financial uncertainty of operating defined benefit pension schemes;
- Individually underwritten retirement income products delivering a guaranteed income for life;
- Long term care plans that provide those people moving into residential care with peace of mind by knowing a regular payment will be made to the care provider for the rest of their life;
- Lifetime mortgages for people who want to safely release some of the value from their home.

Professional services

- Regulated financial advice and guidance services for individuals wanting help in using their pension savings and/or releasing some of the value from their home; and
- A range of business services tailored for our corporate clients, ranging from consultancy and software development to fully outsourced customer service delivery and marketing services.

The companies within Just Group are authorised and regulated in the United Kingdom by the Financial Conduct Authority and / or the Prudential Regulation Authority.

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