

CARLYLE SECURES NEW LETTING AT TANFIELD

thetrainline.com set to relocate to Carlyle's prime office asset in Edinburgh

Global private equity firm, The Carlyle Group, announces a further letting at its prime Tanfield office scheme in Edinburgh, with thetrainline.com set to relocate its Edinburgh operations to the prime office building on Inverleith Row.

[Thetrainline.com](http://thetrainline.com), the UK's leading independent retailer of online train tickets, has signed a 10 year lease for 12,000 sq ft on the ground floor of the building. It is expected to take occupation in October 2010, following the completion of the fit-out. The move across the City from Princes Street will support any future business expansion plans.

Located on Inverleith Row, the refurbished development offers flexible and affordable Grade A office space with 295 secure underground car parking spaces. The development has been designed to accommodate a wide range of tenant requirements, from SME's to major corporate headquarters. The other tenant at Tanfield is AECOM, who moved into the building in 2009, on completion of the £20 million refurbishment, which was the former headquarters of Standard Life.

Last year's extensive redevelopment project included a new glass roof, a new atrium on the ground floor, a complete refurbishment of the third floor, creating Grade A office space with floor to ceiling height glazing, offering panoramic views across the city and over the water of Leith. Tanfield's green credentials were also enhanced as part of the redevelopment process, with the roof garden having been retained and improved.

Mark Harris, Director of The Carlyle Group, said: "The outstanding location of the building, its unrivaled specification and its strong environmental credentials were all key factors in securing thetrainline.com to Tanfield and we are delighted to have secured such a high profile brand.

"Since our first letting, we have strengthened our efforts to further develop facilities in the building, with the introduction of a concierge service to enhance the experience for those working at Tanfield, ensuring we remain the first choice for occupiers with office requirements in Edinburgh."

Bill Hopkins, Director of thetrainline.com said: "The move to Tanfield is a reflection of the growth of our business. We are excited to be moving to one of the City's most sought after developments and are confident that a better location and additional space will enable us to offer an improved quality of service to our employees and customers alike."

Mark Jones Director of DTZ and advisor to thetrainline.com stated "Cost Control and quality are key to every business. This was fully analysed as part of the relocation process and ultimately Tanfield offered the most efficient to thetrainline.com's needs.

Peter I 'Anson, partner at Ryden who represented The Carlyle Group stated: "This is fantastic news for Tanfield who can offer flexible open plan space with secure car parking in a attractive environment only 10 minutes from Queen Street.

The Carlyle Group was advised by Ryden and CBRE and thetrainline.com was advised by DTZ.

For further information, please contact

Financial Dynamics

+44 (0)20 7831 3113

Richard Sunderland

Laurence Jones

Carlyle@fd.com

Notes to Editors:

About Carlyle Europe Real Estate

Carlyle Europe Real Estate is the European real estate operation of The Carlyle Group and has been advising on investments throughout Europe since 2001. Carlyle Europe Real Estate aims to add significant value to the properties through active asset management. Carlyle Europe Real Estate has six advisory entities based in Frankfurt, London, Madrid, Milan, Paris and Stockholm, which, advise on the investments of three European funds based in Luxembourg - Carlyle Europe Real Estate Partners I - III, which total €3.4 billion of assets under management. The Carlyle Group, a global private equity firm, closed its first real estate fund in the United States in 1997 and, since then, has sponsored a further ten real estate funds in the United States, Europe, Asia and Latin America. Total real estate assets under management amount to \$11 billion. www.carlyle.com

About The Carlyle Group

The Carlyle Group is a global private equity firm with \$91.5 billion of assets under management committed to 66 funds as of September 30, 2008. Carlyle invests in buyouts, growth capital, real estate and leveraged finance in Africa, Asia, Australia, Europe, North America and South America focusing on aerospace & defense, automotive & transportation, consumer & retail, energy & power, financial services, healthcare, industrial, infrastructure, technology & business services and telecommunications & media. Since 1987, the firm has invested \$52.7 billion of equity in 870 transactions for a total purchase price of approximately \$225.8 billion. The Carlyle Group employs more than 1000 people in 21 countries. In the aggregate, Carlyle portfolio companies have more than \$109 billion in revenue and employ more than 415,000 people around the world.

About thetrainline.com

Thetrainline.com is the UK's leading independent retailer of online train tickets. Created in 1996, the Company provides access to 293 million fare and journey combinations and has a network of over 8.4 million registered users. The main offices are in London and Edinburgh and since 1999, thetrainline.com has sold tickets to over 3.3 million people. More information on thetrainline.com and its services can be found at www.thetrainline.com/