

Press release

Commercial building is located in the Léopold district / Seller is Banimmo

PATRIZIA France acquires office building in Brussels

- ♦ high quality office building with 3,700 sqm
- ♦ attractive market for international investors

Paris, Brussels, 29. July 2015. PATRIZIA France has acquired a 3,700 sqm office building of high environmental qualities (certified BREEAM in use “very good”) in the Léopold district, Brussels’ central business quarter. The building currently accommodates prestigious tenants such as Fly Emirates, Allianz and a Beobank agency. The seller is Banimmo. The purchase price will not be disclosed.

PATRIZIA has been following the Belgian market closely for a long time. Bruno Cohen, who together with Silvio Estienne is managing director of PATRIZIA France, says: “Belgium is a mature market, with longer leasing periods compared to France and with business tenants of high quality both from the public and private sectors. Notably a high number of international corporations have set up their European headquarters in Brussels.”

Nevertheless, it would be misleading to think that this market is easier to enter than the Parisian market or the rest of France: “This market is very competitive. Therefore, knowing the key players is a requirement”, Silvio Estienne adds.

The seller Banimmo is a specialist for heavy renovations and building constructions responding to the best technical criteria and provided with BREEAM or analogue certification. The asset was completely rebuilt and renovated by Banimmo, then leased again. Both parties worked together with a partnership spirit throughout the whole off-market transaction process, from early discussions to closing. Cohen: “Mutual agreements between both parties led to a successful outcome and a willingness to continue working together on future deals.”

The Paris-based branch of PATRIZIA is responsible for the French and Belgium market. “We are very satisfied that we were able to secure this acquisition in Brussels. This has proved that our strategy – locally as international is well perceived. Therefore, we are looking forward to all upcoming transactions.”

PATRIZIA Immobilien AG:

With more than 800 employees in more than ten countries, PATRIZIA Immobilien AG has been active on the real-estate market as both an investor and service provider for more than 30 years. PATRIZIA’s range includes the purchase, management, value increase and sale of residential and commercial real estate. As a recognised business partner of both large institutional investors and private investors, the Company operates in Germany and other countries and covers the entire value chain in the real estate industry. At present, the Company manages real estate assets worth around EUR 15.5 billion, primarily as a co-investor and portfolio manager for insurance companies, pension fund institutions, sovereign funds and savings banks. Further information can be found at www.patrizia.ag.

About Banimmo

Banimmo is one of the key market players capable of building and transforming real estate assets with respect to institutional investors’ specific requirements and to construct buildings built-to-suit

Press release

responding to tenants' needs. Their competence is applicable for commercial buildings (where Banimmoo has been active historically) as well as for retail and niche buildings (hotels, care homes or others). The company has around thirty collaborators. The real estate portfolio accounts for a total value of € 384,2 millions as of the end of June 2015. Belgium is their dominant market, accounting for 66% of the portfolio relative to market value. France represents 34% of Banimmoo's portfolio. The portfolio is constantly evolving due to the permanent repositioning and the high rotation of assets. As of today, the company is owned by the property group Affine (49,51%) and management (23,28%) who concluded a shareholders agreement. The other shares are owned by public investors and account for 27.21% of the company.

Contact:

Banimmoo

Christian Terlinden
CEO
Tel.: +32 2 710 53 11
christian.terlinden@banimmoo.be

PATRIZIA France

Carol Galivel / Doriane Fougères
Galivel & Associés
Tél : +33 (0)1 41 05 02 02
galivel@galivel.com

Cedric De Laet

CFO
Tel. : +32 2 710 53 11
cedric.delamet@banimmoo.be

PATRIZIA Immobilien AG

Andreas Menke
Group Head of Corporate Communications
Tel : +49 (0) 821 5 09 10-6 55
andreas.menke@patrizia.ag