

MOMENI

MOMENI Group sells "Prime Portfolio" to HanseMerkur Grundvermögen AG for € 280 million.

- **Prime Portfolio consists of the two office properties Friedrichstraße 108 in central Berlin and Breite Straße 3 in Düsseldorf's banking district**
- **Friedrichstraße 108 is occupied by the Federal Ministry of Health**
- **Successful accomplishment of the investment strategy upon completion of refurbishment measures**
- **The Berlin asset is transferred to a special fund targeting public tenants; the Düsseldorf property to the "HMG Grundwerte Büro Deutschland III fund"**

Hamburg, July 28, 2021 - Following the successful implementation of its investment strategy, the MOMENI Group (MOMENI) is selling two prominent properties, each in prime locations in Berlin and Düsseldorf, to HanseMerkur Grundvermögen AG (HMG), an entity of the HanseMerkur Insurance Group

The seven-story office building at Friedrichstraße 108 in Berlin, designed by the renown architects gmp - von Gerkan, Marg und Partner, consists of approx. 12,000 m² of rental space and 110 underground parking spaces. MOMENI had acquired the prominent property in the heart of Berlin's famous Friedrichstraße in 2015 from Patrizia AG. MOMENI recently signed a long-term lease with the Bundesanstalt für Immobilienaufgaben (BIMA), and the building is currently occupied by the Federal Ministry of Health. The property, which is certified with the BREEAM sustainability label, has now been acquired by HMG for an open-ended real estate fund with a focus on public tenants.

Breite Strasse 3 in Düsseldorf consists of approximately 5,100 m² of rentable office and retail space, 18 underground parking spaces, and 46 bicycle parking spaces. It is located in the centre of Düsseldorf's banking district. MOMENI had acquired the property from Canada Life in 2015 and completely repositioned it. The office space is 100% let to IWG Group, one of the world's leading providers of business center concepts. The office and retail property, which is also BREEAM-certified, is the eleventh purchase to HMG's open-ended real estate fund "HMG Grundwerte Deutschland Büro III."

"We are very pleased with the sale of the Prime Portfolio, which once again proves that our high-quality properties attract great interest. Thanks to the very successful implementation of the investment strategy through MOMENI's active asset management and repositioning strategy, the business plans were executed in the best possible way," explains Andreas Gladisch, Managing Director of the MOMENI Group.

"Location and property qualities speak for themselves, and the long-term leases of the properties were another key argument for our commitment," says Lutz Wiemer, deputy CEO of HMG.

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BNP Paribas Real Estate was exclusively commissioned with the marketing of the properties. MOMENI was legally advised by P+P Pöllath + Partners Rechtsanwälte und Steuerberater mbB, Berlin. HMG was legally advised by Goodwin Procter LLP, Frankfurt.

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The MOMENI Group, founded in 2004, is one of the leading privately owned investment, development and management companies focussing on Class A real estate in inner-city locations in Germany`s major cities.

Along with local and international partners, MOMENI invests in diverse property opportunities and creates excellent and long-term relationships with leading global private and institutional investors. In the past years MOMENI has realized a total investment value of more than 5.5 billion Euros.

The MOMENI Group follows an integrated business model and has in-house expertise for every stage of the investment cycle. The MOMENI Group`s excellent track record and success are based on its skilled employees, professional project management and its analytical investment approach. This is always based on uncompromising standards in terms of quality, sustainability and profitability.

Further Information

momeni-group.com



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