

FRANKFURT /BERLIN
March 1, 2023

Ardian announces sale of office building in Berlin's City West district



Ardian, a world-leading private investment house, has announced the sale of an office building at Spichernstrasse 2 in the City West district of Berlin to an institutional investor. Built in 1993, the property is located in the heart of Berlin, and has around 13,000 sqm of rental space.

Ardian's Real Estate team acquired the property in 2018 and has since overseen an extensive renovation of the building. In particular, the lobby, common areas and the roof terrace have all been significantly renovated, with additional investments being made in improving the infrastructure of the asset.

Consequently, the property has received a "WiredScore Gold" rating, which signifies very high-quality digital infrastructure and a highly reliable Internet connection. The asset has also achieved a "very good" BREEAM score – BREEAM is a certification system established in the real estate industry for assessing the sustainability of buildings.

In addition, the building is now 95% occupied, with Ardian having agreed long-term new and follow-on leases with a number of tenants, including the Berufsgenossenschaft für Gesundheitsdienst und Wohlfahrtspflege (BGW) and the companies KVL and TenBrinke, which are active in the real estate sector.

"The sale of the office building in Berlin's Spichernstrasse confirms that quality, sustainability and location prevail even in the current challenging market environment. The newly awarded certifications also reflect two of our focus areas in real estate development: sustainability and digital infrastructure."

● NICO RHEIMS ● MANAGING DIRECTOR, ARDIAN

The purchase agreement was signed on December 2022. The parties have agreed not to disclose financial details of the transaction.

LIST OF PARTICIPANTS:

Herbert Smith Freehills, Taxess and Drees & Sommerberaten advised the seller in the transaction.

ABOUT ARDIAN

Ardian is a world-leading private investment house, managing or advising \$150bn of assets on behalf of more than 1,400 clients globally. Our broad expertise, spanning Private Equity, Real Assets and Credit, enables us to offer a wide range of investment opportunities and respond flexibly to our clients' differing needs. Through Ardian Customized Solutions we create bespoke portfolios that allow institutional clients to specify the precise mix of assets they require and to gain access to funds managed by leading third-party sponsors. Private Wealth Solutions offers dedicated services and access solutions for private banks, family offices and private institutional investors worldwide. Ardian is majority-owned by its employees and places great emphasis on developing its people and fostering a collaborative culture based on collective intelligence. Our 1,000+ employees, spread across 16 offices in Europe, the Americas, Asia and Middle East are strongly committed to the principles of Responsible Investment and are determined to make finance a force for good in society. Our goal is to deliver excellent investment performance combined with high ethical standards and social responsibility.

At Ardian we invest all of ourselves in building companies that last.

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