

Press release,
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CDC Investissement Immobilier signs its first acquisition in Germany in Munich with FOM Real Estate



Sonnenstrasse 24, Munich

CDC Investissement Immobilier, on behalf of French Caisse des Dépôts, and FOM Real Estate have recently signed, in a joint venture (CDC 90% / FOM Real Estate 10%), the acquisition of an office building located in the centre of Munich. The transfer of ownership should take place before summer.

It is a building of approximately 4,500 sqm located along Sonnenstrasse, the boulevard along Munich's old town, close to the transport hubs of Sendlinger Tor, Karlsplatz and the main train station.

This asset, which is still partially leased, will be completely refurbished to offer a product of the latest standards, particularly in environmental terms, and to meet the high demand for this type of product in the centre of Munich. FOM Real Estate, operating partner in the deal, will be responsible for the refurbishment and asset management of the asset.

This is the first direct transaction in Germany for CDC Investissement Immobilier, whose international investment strategy focuses on the German "top 7", London and the other major cities of Western Europe.

Arnaud Taverne, CEO of CDC Investissement Immobilier, comments: *"We are pleased to carry out this first transaction in Germany. We have done there an extensive work over the last few years, in a highly competitive environment, allowing us to seize this opportunity after a rapid readjustment of the German market as interest rates rose and funding dried up. We intend to take advantage of this more favourable environment for long-term full equity investors to develop our German portfolio with further transactions."*

Lucas Mignot, Head of International Investments at CDC Investissement Immobilier, comments: *"We are pleased with this first deal in Germany, particularly in the centre of Munich, one of our favourite markets. We are looking forward, together with our local operating partner FOM Real Estate, to deploying our build-to-core strategy and creating an asset with the latest standards, specifications which, coupled with a central location and ideal transport links, will make it a very attractive product in the market."*

Prof. Reinhard Walter, Managing Partner of FOM Real Estate Gruppe, comments: *"The acquisition is a great sign in times of a stressed real estate market. Once all refurbishment measures have been completed, the building will offer high-quality office space in line with current ESG and New Work standards - and in a prime central Munich location with excellent public transport links. Furthermore, the purchase is once again an excellent example of the outstanding cooperation with our co-shareholder BRAWO Group. We are very pleased to have gained such an important international investor and to have enabled him to enter the German market. For us, this is the start of a fruitful relationship with CDC Investissement Immobilier. Our thanks go to all those involved in the realization."*

About CDC Investissement Immobilier

CDC Investissement Immobilier is the property asset management subsidiary of French financial institution Caisse des Dépôts. It manages on behalf of the Institution, within its asset management department, a portfolio of more than €10 billion of assets composed mainly of offices, free-rent housing, retail, hotels and logistics platforms.

Present in France and the main European markets, CDC Investissement Immobilier invests mainly in value-creating operations but also in yielding operations with a core/core+ profile.

The majority of the portfolio managed by CDC Investissement Immobilier is made up of assets wholly owned by Caisse des Dépôts or in club deals.

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About FOM Real Estate

FOM Real Estate is an owner-managed company and has been successfully active as a project developer and asset manager for over 25 years. Since 1997, FOM has successfully completed projects with a total volume of 4 billion euros.

FOM's investment partners include renowned national and international institutional investors. In addition to investment opportunities via individual mandates or club deals, FOM Invest also designs the launch of special real estate funds.

FOM Invest, a company of the FOM Real Estate Group and the BRAWO GROUP, is a fully licensed AIF capital management company (KVG) in accordance with the KAGB.

Since 2020, FOM Invest has already launched three investment funds with a total volume of over EUR 300 million.