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PRESS RELEASE

Generali Real Estate acquires the *1 0 t r a l* building in Frankfurt from OFB

Milan – Generali Real Estate has signed the agreement to acquire from OFB Projektentwicklung (OFB) the *1 0 t r a l* (in German: 'zehntal') building in Frankfurt's city centre as part of a forward deal. The building will be acquired on behalf of the pan-European fund Generali Europe Income Holding (GEIH), managed by Generali Real Estate S.p.A Società di gestione del risparmio.

1 0 t r a l is an office and commercial building located in Bleidenstraße 6, comprising around 4,800 sqm of rental space. A high-quality asset in an excellent location, the building is currently undergoing a complete refurbishment expected to be completed at the end of 2022. It will enjoy the highest sustainability standards, aiming to the achievement of the LEED Gold certification thanks to features such as a new high-quality and energy-efficient façade.

The *1 0 t r a l* building is located in the heart of Frankfurt's city centre and takes advantage of excellent transport connections and close proximity to central points of interest such as the *Kleinmarkthalle*, the inner-city transport hub *Hauptwache*, Frankfurt's old town and the main shopping street *Zeil*. The building is hosting the offices of the software service provider for digital financing Portagon, and the Papier Kraemer shop.

Lukas Jeckel, Head of Region Central Northern Europe at Generali Real Estate, comments: "*1 0 t r a l* is an impressive project for its state-of-the-art quality and top-level sustainability features, thus meeting the high demands of our company and representing an ideal addition to our existing real estate portfolio."

For Generali Real Estate, the acquisition of *1 0 t r a l* is fully in line with the strategy of investing in prime office and high street retail assets in the most important and resilient European cities such as Frankfurt, and confirms the relevance of the German market in the company's investment strategy. In Germany, Generali Real Estate currently manages a portfolio of 230 properties, worth about € 4.5 bn.

Generali Real Estate was advised on the transaction by the law firm Clifford Chance, while GSK Stockmann acted for OFB. The international real estate consulting firm CBRE exclusively accompanied the sales process.

GENERALI REAL ESTATE

Generali Real Estate S.p.A. is one of the world's leading real estate asset managers with around €36.3 billion of assets under management as of year-end 2021.

By managing a unique mix of historical and modern properties, Generali Real Estate has developed best-in-class skills in the fields of technological innovation, sustainability and urban development.

Generali Real Estate is part of the Generali Group. Generali is one of the largest global insurance and asset management providers. Established in 1831, it is present in 50 countries in the world, with a total premium income of € 75.8 billion in 2021. With more than 75,000 employees serving 67 million customers, the Group has a leading position in Europe and a growing presence in Asia and Latin America. At the heart of Generali's strategy is its Lifetime Partner commitment to customers, achieved through innovative and personalised solutions, best-in-class customer experience and its digitalised global distribution capabilities. The Group has fully embedded sustainability into all strategic choices, with the aim to create value for all stakeholders while building a fairer and more resilient society.

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