

ARDIAN

PRESS RELEASE

ARDIAN CLOSES FIRST REAL ESTATE INVESTMENT IN SPAIN, THROUGH THE ACQUISITION OF AN OFFICE BUILDING IN MADRID

- The building offers around 10,000 m² of rental space and over 150 parking spaces and is currently occupied by a single institutional tenant
- This marks Ardan Real Estate's first deal in Spain, and aligns with the Group's strategic focus on value creation

Madrid, July 15 2021 – Ardan, a world-leading private investment house, has closed its first real estate investment in Spain, with the off-market acquisition of an office building in Madrid. The property is located near AZCA, Madrid's main financial district, which benefits from excellent commuter links and it currently houses the Spanish HQs of a number of multinational companies, including EY, Deloitte, Google and Accenture.

This office building, constructed in 1992, consists of around 10,000 sqm of rental space and includes more than 150 parking spaces. The property is fully occupied by a single tenant. The building features high ceilings, and benefits from plenty of natural light in office areas, as well as ample exterior space. These factors are increasingly important for attracting occupants. The team will work with the tenant to identify investment priorities in the property within the framework of their management strategy.

The investment has been performed through the set-up of a dedicated investment platform controlled by an Italian real estate multi-compartment Sicaf, entirely owned by Ardan and managed by Prelios SGR.

Ardan formally launched its Real Estate activity in Spain at the end of 2019, when it entered the market. This transaction fits perfectly with Ardan Real Estate's vision and priorities, with the asset offering the fund great flexibility. The fund's strategy relies on value creation and focuses on assets that require active management, to improve facilities, asset performance and ultimately support them in realizing their full potential.

Edmund Eggins, Director in the Ardan Real Estate team: "We are very pleased to announce our first investment in Spain. The building's features and central location - align well with our strategy. The Spanish office investment market continues to be very attractive. Our work will continue to focus on applying sustainability to management and to meet the needs arising from the pandemic with the aim of creating workspaces that adapt to tenants' current and future needs."

Rodolfo Petrosino, Head of Southern Europe for Ardan Real Estate: "We are delighted to launch Ardan Real Estate's Spanish investment activity with this acquisition. Spain is a key market for us, and we look forward to growing a portfolio of prime-located assets in Madrid and Barcelona."

Ardan Real Estate is currently of a dedicated team of 34 professionals and a portfolio of over 2.0 billion euros and over 300,000 sqm across Paris, Milan, Rome, Frankfurt, Munich, Berlin, and now Madrid. With its first fund in 2018, the team completed the largest ever, first-time, real estate fundraising with over 700 million euros

raised. This confirmed the continued support of investors in Ardian and a direct reflection of the attractiveness of this asset class. Following the ongoing success seen across France, Germany and Italy, the team has broadened its scope and is now investing in Spain.

LIST OF PARTICIPANTS

Ardian was advised by: EY Abogados (legal & tax), EY Strategy & Transactions (commercial), Cuatrecasas and Chiomenti (tax and structuring), Metier Spain (technical) and HolArquitectura (architecture).

ABOUT ARDIAN

Ardian is a world-leading private investment house with assets of US\$112bn managed or advised across Europe, the Americas and Asia. The company is majority-owned by its employees. It keeps entrepreneurship at its heart and focuses on delivering excellent investment performance to its global investor base. Through its commitment to shared outcomes for all stakeholders, Ardian's activities fuel individual, corporate and economic growth around the world. Holding close its core values of excellence, loyalty and entrepreneurship, Ardian maintains a truly global network, with more than 750 employees working from fifteen offices across Europe (Frankfurt, Jersey, London, Luxembourg, Madrid, Milan, Paris and Zurich), the Americas (New York, San Francisco and Santiago) and Asia (Beijing, Singapore, Tokyo and Seoul). It manages funds on behalf of more than 1,200 clients through five pillars of investment expertise: Fund of Funds, Direct Funds, Infrastructure, Real Estate and Private Debt.

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