

Press Release

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Commerz Real acquires third property for hausInvest in Warsaw

- **New construction of real estate in the city centre**
- **Total investment volume of around 95 million euros**
- **Project development in cooperation with Vienna-based S+B Gruppe AG**

Commerz Real has concluded a purchase agreement with a Polish subsidiary of Austria's S+B Gruppe AG on the acquisition of the rights of usufruct for the land and the real estate on Aleje Jerozolimskie 44, better known as the UNIVERSAL Building, in Warsaw. Thus Commerz Real has the opportunity to complete a project development in an exclusive city centre location for its open-ended real estate fund hausInvest. The agreement is a general contractor contract with S+B Gruppe AG, which has been commissioned with the development and the subsequent marketing and leasing of the new real estate. It is intended to construct a new building with a total lettable area of some 28,000 square metres, with some 22,000 square metres accounted for by office areas and ca. 6,000 square metres by retail and warehousing areas. The construction work will probably begin in the spring of 2016 and be concluded in the summer of 2018. The total investment volume amounts to approx. 95 million euros.

"The positive state of the economy in Poland, the unique location of the planned building and having S+B Gruppe AG on board as an experienced project developer were the essential reasons for this investment," says Robert Bambach, the member of the Management Board of Commerz Real AG responsible for real estate transactions. "With the acquisition of the property Aleje Jerozolimskie 44 we are undertaking a commitment for the third time in the Polish capital for the open-ended real estate fund hausInvest. 2010 saw the acquisition of the office building Harmony Office Center, two years later the purchase agreement was signed for the office

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complex Tulipan House. In total the Warsaw hausInvest portfolio will encompass some 66,000 square metres in the future.”

Directly opposite the property is the Palace of Culture and Science, a Warsaw landmark, and the “Rotunda”, one of the best-known buildings in the city. Furthermore, the planned real estate Aleje Jerozolimskie 44 will profit from excellent local transport connections as the metro station CENTRUM is right in front of the site and the central railway station is a mere 300 metres away. A number of heavily-frequented stores, as well as hotels and restaurants in the neighbouring buildings, will provide the future tenants of the property with ideal shopping opportunities and fine eateries.

“The development of a new building in an absolutely core location at the intersection of the best-known main streets in Warsaw provides an excellent opportunity for all involved. With Commerz Real as a renowned investor, the support of the city council and our developer know-how we believe the prerequisites have been fulfilled in an ideal manner for the development and realisation of a high-quality office building and business premises, which will be a source of great joy for the future tenants,” says Reinhard Schertler, Chief Executive Officer of S+B Gruppe AG.

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Upon request we will be pleased to make the following image available as a print-ready file.



About Commerz Real

Commerz Real is a fully-owned subsidiary of Commerzbank AG with more than 40 years of market experience and approximately 32 billion euros in assets under management. The company combines comprehensive know-how in asset management and a broad-based structuring expertise to deliver its signature range of services of fund products focused on tangibles and bespoke financing solutions. The fund spectrum includes the open-ended real estate fund hausInvest, institutional investment products as well as entrepreneurial participations in real estate, aircraft, regenerative energy and ships. In its role as leasing company of Commerzbank Group, Commerz Real offers tailored equipment leasing concepts along with bespoke financing arrangements for assets such as real estate, big-ticket equipment and infrastructure projects.

www.commerzreal.com

About S+B Gruppe AG

For more than 25 years now S+B Gruppe AG – an international project developer in Vienna, Prague, Bucharest and Warsaw – has been realising complex projects as an investor and general contractor throughout all of Europe. The team headed by the Vorarlberg-based developer Reinhard Schertler and the Vienna-based project manager Alfred Michael Beck specialises in the planning, construction supervision, commercial control and marketing of high-quality construction projects. Numerous major projects are currently being completed in Central and Eastern Europe. With an investment volume of more than 2.5 billion euros real estate has already been realised with 850,000 square metres of floor space.

www.sb-gruppe.at