

Press release

12.01.2016

Commerz Real: Successful sale of Frankfurt office property Silva Sachsenhausen

- **Sale of real estate in CFB Fund 142**
- **Transaction preceded by successful value-securing leasing campaign**

After a successful leasing campaign in the autumn of last year Commerz Real is now able to announce the signing of the sale and purchase agreement for the Frankfurt office property Silva Sachsenhausen in its CFB Fund 142. The property on Darmstädter Landstraße in Frankfurt am Main has been purchased by a special purpose entity of WealthCap. The purchase price amounts to 86 million euros. The transaction will probably be completed by the end of the year. The exclusive broker providing consulting on the transaction was Savills Immobilien Beratungsgesellschaft mbH.

“We are very pleased that thanks to our excellent asset management we have once again been able to demonstrate how we secure value for our investors,” says Heiko Szczodrowski, the managing director of Commerz Real Fondsbeteiligungs-gesellschaft mbH (CFB). “Following the successful leasing campaign last year and also with a view to the market environment it was a favourable point in time for the sale.”

Commerz Real had acquired the office building in October 2002, upon its completion therefore, for its CFB Fund 142. Following the successful conclusion of new leases and lease extensions approx. 94 per cent of the rental spaces in the property are leased in the long term. In June 2014 the renowned advertising agency Ogilvy & Mather GmbH concluded a lease agreement for approx. 19,400 square metres of rental space (67 per cent of the total area) and an initial term of ten years. Likewise Twentieth Century Fox of Germany GmbH extended its lease agreement

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through to mid-2021 and increased the rental space to 2,750 square metres. The weighted average lease agreement term for the property currently amounts to approx. six years.

The former fund real estate is a modern, functional office building with 27,493 square metres of office space and 3,260 square metres of storage space. The property on Frankfurt's Darmstädter Landstraße is characterised above all by its high degree of flexibility and the high-quality fit-out of the office areas. The micro-location is situated in a prominent position in the mature and established Frankfurt-Sachsenhausen district with excellent transport links to the city centre and autobahn, as well as to the airport.

2.327 Zeichen (inkl. Leerzeichen)

Upon request we will be pleased to make the photo below 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 31 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.

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