

PRESS RELEASE

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SFO Capital Partners and Sienna Real Estate acquire prime office in Central Paris

SFO Capital Partners, a London-based global real estate investor and investment manager, in partnership with Sienna Real Estate, a pan-European investment and asset manager, has acquired a prime office building located on 18 rue de l'Amiral Hamelin in Paris.

The Property is strategically situated in the heart of Paris CBD at the junction of the 8th and 16th arrondissement benefiting from excellent accessibility to 3 metro stations (Etoile, Iena and Trocadero) and at close proximity to emblematic sites (Eiffel Tower, Place Trocadero, Place de l'Etoile and Place d'Iena). The location is also cemented by a roster of blue chip and highly successful office occupiers.

Recently vacated and comprising of 2,300 sqm, the Property benefits from an attractive Haussmannian façade and decorative high ceiling board rooms with classic historical paintings, offering unique characteristics and suitable to become a flagship asset.

Given its location and attributes, this investment represents a unique repositioning opportunity in Europe's most dynamic and resilient office market with vacancy rates well under the 3% mark in Paris CBD. SFO Capital Partners and Sienna Real Estate aim to implement an extensive refurbishment program by upgrading the Property into a Grade A asset, incorporating state-of-the-art technical features and high ESG standards.

Mohamad Abouchalbak, CEO at SFO Capital Partners, said: *"We are delighted to expand our partnership with Sienna Real Estate through this second joint acquisition following our successful investment, repositioning and exit from the trophy office building at 17 Avenue Hoche. This investment represents SFO Capital Partner's third acquisition in the Paris CBD, a market that has demonstrated its strong resilience and defensiveness on the back of solid tenant demand and high market liquidity driven by the depth of the institutional investment market. In line with our firm's commitments towards carbon emission reduction, our repositioning efforts on this asset will aim at integrating exemplary sustainability standards and environmentally friendly measures."*

Tarek Germanos, Managing Director – Head of Investments at SFO Capital Partners, added: *"The defensive inherent characteristics of the prime Parisian office market coupled with the lack of quality office space and our successful track record in achieving superior-risk adjusted return across our European value-add strategy, equips us well to deliver this unique project with our partners. SFO Capital Partners continues to be focused on future repositioning opportunities similar to this one within the Paris CBD"*.

Guillaume Unglik, Managing Partner at Sienna Real Estate, highlighted *"We are thrilled by this second acquisition together with SFO Capital Partners after the successful operation of 17 Hoche, and we look forward to delivering this fantastic project whose goal is to combine the strengths of this very prestigious and historical "hotel particulier" with the latest grade A features in terms*

of ESG and users' experience This is besides our second acquisition in France since we have been taken over by Sienna IM, which confirms the ability of our new organization to acquire landmark assets and develop very ambitious projects.

Mathieu Vincent, Head of Acquisitions at Sienna Real Estate France, added: *“This transaction is an excellent illustration of the expertise and qualities of both SFO Capital Partners and Sienna Real Estate’s teams. We are very excited to undertake this ambitious restructuring program aiming at restoring the former nobility of this asset.*

About SFO Capital Partners

SFO Capital Partners is a London-based global real estate investor and investment manager, committed to achieving superior risk-adjusted returns and focused on establishing and maintaining long-term relationships with its global clients and partners. SFO Capital Partners applies its global mindset, in-depth sector experience and local knowledge to unlock international real estate investment projects in Europe and the USA across a select range of investment strategies including income-generating, value-add and development schemes. As of December 2022, SFO Capital Partners has acquired a diversified portfolio comprising more than \$2.1 billion in assets located primarily in the USA and Europe, including 7,000 apartments and more than 9 million square feet of commercial real estate under management.

About Sienna Real Estate

Sienna Real Estate is a pan-European investment manager with over 30 years of experience in the European real estate investment and asset management market.

Sienna Real Estate positions itself as a long-term strategic partner for local and international investors, advising and accompanying them throughout the entire investment cycle of a property, from the acquisition, administration of the asset or property, to the sale process

As of December 2022, Sienna Real Estate benefits from a dedicated team of +100 employees spread over 7 offices in Europe and Asia and has c. €10.0bn of assets under management.

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