

REYL INTESA SANPAOLO ADVISES PRIVATE INVESTOR ON MIXED-USE PROPERTY ACQUISITION IN BERLIN

Geneva, 6 November 2022 - REYL Corporate Finance (REYL CF), the investment banking arm of REYL Intesa Sanpaolo (REYL), acts as sole financial advisor to its client, a private investor, on the acquisition of a new mixed-used property in Berlin in form of a forward share-deal from a local developer.

The transaction involves an energy-efficient real estate asset currently under construction located in Berlin-Schöneberg, 5 km southwest of the city centre. Construction is expected to be completed in February 2023. The asset consists of 60 apartments/micro-apartments, alongside retail and office space, over a total area of 2,600 m². With this deal, the private investor is embarking on the development of a large-volume real estate portfolio focusing on selective value-add investments mainly in Germany.

The seller, MHMI Immobilien-Verwaltungen GmbH, is a German developer who specialises in residential properties in the region of Berlin, aided by its affiliated construction company ANES Bauausführungen Berlin GmbH.

REYL Intesa Sanpaolo acted as sole financial advisor to its client throughout all steps of the transaction.

Xavier Ledru, Head of REYL Corporate Finance, said: *"Every energy-efficient property development constitutes a vital step towards a more sustainable future for Europe, and we were pleased to support our client in this important acquisition. This new transaction is an additional step in the development of our growing real estate advisory practice and reinforces our growing pan-European footprint."*

José Holgado, responsible for the real estate practice at REYL Corporate Finance, commented: *"This transaction reasserts REYL's expertise in providing tailored advice in the context of international real estate transactions across burgeoning sectors, such as sustainable property development and micro-living. By advising on all investment aspects of the transaction such as strategic planning with the client, capex and leasing strategy, all the way through a cost-efficient financing and tax optimized deal structure, we were able to provide a bespoke and truly end-to-end solution."*

About REYL Intesa Sanpaolo

www.reyl.com

Founded in 1973, REYL & Cie is a diversified banking group with offices in Switzerland (Geneva, Zurich, Lugano), Europe (London, Luxembourg, Malta) and the rest of the world (Singapore, Dubai). It manages assets in excess of CHF 25 billion (CHF 38.7 billion including minority interests) and employs over 400 professionals. In 2021, it entered into a strategic partnership with Fideuram - Intesa Sanpaolo Private Banking, a leading European banking player, pursuant to which Fideuram ISP acquired a 69% stake in REYL & Cie.

Developing an innovative approach to banking, REYL & Cie serves a clientele of international entrepreneurs and institutional investors through its *Wealth Management, Entrepreneur & Family Office Services, Corporate Finance, Asset Services and Asset Management* business lines. It has further diversified its activities in the areas of impact investing, through the launch of pure-play impact asset management firm Asteria and Obviam, and of digital banking for mass affluent clients via the incubation of Alpian, an app-based aspiring Swiss bank. In December 2021, REYL & Cie acquired a 40% stake in 1875 Finance, a Geneva-based multi-family office and independent asset manager with over CHF 13 billion of assets under management for private clients.

REYL & Cie Ltd is licensed as a bank in Switzerland and performs its activities under the direct control of the Swiss Financial Market regulator (FINMA). Its subsidiaries are also regulated by the FCA in the UK, the CSSF in Luxembourg, the MFSA in Malta, the MAS in Singapore, the DFSA in Dubai and the SEC in the United States.

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