

Press Release

A syndicate of lenders arranged by pbb Deutsche Pfandbriefbank and Societe Generale Corporate & Investment Banking provides a € 475 million facility to the newly established sponsor Prime Office AG

Munich/Frankfurt/Paris, 24 February 2014 – pbb Deutsche Pfandbriefbank and Societe Generale Corporate & Investment Banking (SG CIB) have jointly arranged a € 475 million senior debt facility to refinance a Prime Office AG owned German commercial real estate portfolio, known as “Herkules”.

The facility and hedging was jointly underwritten by NATIXIS Pfandbriefbank AG, pbb, Societe Generale Corporate & Investment Banking and a European debt investor brought by SG CIB. pbb is also acting as facility and security agent of this transaction. It closed on 20 February 2014.

Prime Office AG was created by merging Prime Office REIT-AG and German Acorn Real Estate GmbH (“German Acorn”) into OCM German Real Estate Holding AG (“OCM AG”) in January 2014. OCM AG was then renamed into Prime Office AG.

The commercial real estate portfolio, which predominantly consists of office properties, comprises 37 properties in 21 German cities with a highly diversified multi-tenant base. The properties are spread over several federal states with a lettable space of approx. 420,000 sqm and are mainly located in the metropolitan areas of Germany. Top locations are Frankfurt, Düsseldorf, Hamburg and Cologne.

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Notes to Editors

pbb Deutsche Pfandbriefbank (www.pfandbriefbank.com) is a specialist bank for commercial real estate finance and public investment finance. The regional focus is on Germany as well as Great Britain, France, the Nordic countries and countries in Central and Eastern Europe plus other selected European countries. The bank plays an important role in supplying credit to the real estate industry and supports the public sector with financing for projects and measures designed to improve public infrastructure.

In real estate financing, pbb’s range of services is targeted at professional national and international real estate investors such as real estate companies, institutional investors, real estate funds as well as SMEs and customers with a regional focus in Germany. The focus is on the less volatile real estate types, including offices, retail properties, apartments and logistics. pbb focuses on medium to large-scale financing arrangements, and offers its customers local expertise and international know-how.



Societe Generale Corporate & Investment Banking

At the core of Societe Generale's universal banking business model, the Corporate & Investment Bank is a well-diversified and leading player with nearly 12,000 professionals present in 33 countries across Europe, the Americas and Asia-Pacific.

Standing by its clients across sectors, the Corporate & Investment Bank tailors solutions for them by capitalising on its worldwide expertise in investment banking, global finance, and global markets.

- For Corporates, Financial Institutions and public sector: providing a global advisory approach (M&A, debt, equity transaction, capital structure, and asset & liability management), as well as quality capital raising solutions across the debt and equity spectrum, optimised financing and expert risk management responses notably in the realm of foreign exchange and rates derivatives.
- For investors: offering reliable and sound investment opportunities and risk management solutions through its integrated global markets platform delivering seamless access to markets (equity, rates, credit, currencies, commodities and derivatives), as well as advice and solid financial engineering, quality of execution and forward-looking research across asset classes.

www.sgcib.com

NATIXIS S.A.

Natixis is the corporate, investment and financial services arm of Groupe BPCE, the 2nd-largest banking group in France with 21% of total bank deposits and 36 million clients spread over two networks, Banque Populaire and Caisse d'Epargne.

With around 22,000 employees, Natixis has a number of areas of expertise which are organized in three main business lines: Wholesale Banking, Investment Solutions and Specialized Financial Services.

A global player, Natixis has its own client base of companies, financial institutions and institutional investors as well as the client base of individuals, professionals and small and medium-size businesses of Groupe BPCE's two retail banking networks.

Listed on the Paris stock exchange, it has a solid financial base with a CET1 capital under Basel 3 ⁽¹⁾ of €11.9 billion, a Basel 3 CET1 Ratio⁽¹⁾ of 9.9% and quality long-term ratings (Standard & Poor's: A / Moody's: A2 / Fitch Ratings: A).

⁽¹⁾ *Basel 3 impact will depend on final rules – Fully-loaded except on DTAs*

Figures as at September 30, 2013

NATIXIS Pfandbriefbank AG

NATIXIS Pfandbriefbank AG is a subsidiary of Natixis S.A.. NATIXIS Pfandbriefbank AG issues Mortgage Pfandbriefe to refinance its commercial real estate loan business. The Mortgage Pfandbriefe are valued by Moody's with AAA.

On Prime Office AG

Prime Office AG is a leading office property platform with a focus on German metropolitan regions and conurbations. At present, the geographically diversified commercial real estate portfolio contains 58 properties with a total rentable space of about 970,000 square metres and an attractive and broad tenant base. According to a valuation performed by CB Richard Ellis as at 30 September 2013, the properties had a total market value of about EUR 1.9 billion. The property sales in the fourth quarter of 2013 are already reflected in this number.