

Helaba and pbb provide EUR 100 million for Polish office portfolio

Frankfurt/Munich/Warsaw, 04 July 2018 – Helaba, acting as facility and security agent, and pbb Deutsche Pfandbriefbank have jointly underwritten an investment facility to finance four office properties in Poland. Together, the two banks are providing Globalworth Poland Real Estate (GPRE) with a loan in an amount of EUR 100 million with a duration of seven years. The transaction closed in June 2018. Helaba and pbb are acting as Joint Lead Arrangers providing equal portions of the fundings.

GPRE will use the loan to finance a portfolio of four properties in Wrocław (West Gate and West Link), Gdańsk (Tryton Business House) and Kraków (CB Lubicz).

West Gate is a modern office building with 16,600 sqm GLA, situated in the northwestern part of Wrocław, with a very good access to the city bypass and the city centre. The property consists of an office building, with L-shaped layout of the each floor. The typical floor plate is approximately 2,700 sqm. The property has 2-storey underground parking space. In total, the property has some 320 car parking units. West Link close to West Gate) provides 14,400 sqm GLA and 266 parking spaces.

Lubicz Business Centre consists of two modern class A buildings situated in a prestigious district of Kraków with a total of 23,900 sqm GLA and 333 parking spaces– an excellent location close to the historic Old Town, the main Kraków train station, Galeria Krakowska shopping mall and university campuses.

Tryton Business House, an office building with GLA of 24,000 sqm, is located in one of the best-known Gdańsk spots, on Jana z Kolna street, not far away from Gdańsk Shipyard. The location guarantees an excellent access to the city transportation (buses, trams), which means easy access to other parts of the conglomeration.

The principal investor, Globalworth Asset Managers, is a wholly-owned subsidiary of GPRE that has so far concentrated its investment activities on Romania. By continually expanding its presence in Poland with a focus on office investments, the company is on the way to becoming the largest stock market listed office investor in Central Europe.

About:

Helaba is a German Landesbank headquartered in Frankfurt and Erfurt and at important financial centres worldwide. As a balance-sheet lender with a sustainable business model, real estate business is focused on commercial properties in Germany, Europe and the US. Helaba started business in Central Eastern Europe in 2006. The bank finances office, retail and logistics properties in Poland, the Czech Republic and Slovakia for institutional investors.

<http://realestatefinance.helaba.com>

pbb Deutsche Pfandbriefbank (www.pfandbriefbank.com) is a leading specialist lender for financing commercial real estate and public investments in Europe and the United States of America. pbb is a major issuer of Pfandbriefe, which makes it also an important player in the European covered bond

markets overall. pbb is listed on the Frankfurt Stock Exchange.

In real estate finance, the bank's primary target of new business is professional real estate investors and developers. Core asset classes financed include office, retail, residential, logistics/warehouse properties and hotels. The regional focus is on Germany, the UK, France, the Nordic Countries, selected countries in Central and Eastern Europe and Spain. pbb is also active in selected regions in the US.

Globalworth Poland is majority owned by Globalworth, a London-listed real estate company active in Central and Eastern Europe. Globalworth acquires, develops and directly manages high-quality office and logistics/light-industrial real estate assets in prime locations, through which it benefits from a strong rental income profile from high quality tenants from around the globe. Managed by approximately 110 professionals across Romania and Poland, the combined value of its portfolio is approximately €2 billion, of which over 90% is in income-producing assets, predominately in the office sector, and leased to some 440 national and multinational corporates from 28 countries and 37 different sectors.

Please find attached a pic at your disposal.

For further information please visit: <http://realestatefinance.helaba.com>

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