

PRESS RELEASE

## BNP PARIBAS REIM ACQUIRES H.TRIUM OFFICE BUILDING IN MUNICH



BNP Paribas REIM announces the acquisition of “H.Trium Office”, a newly developed office building in Munich, from ISARIA Wohnbau AG. The 4,300 sqm property benefits from an optimal location in the heart of Westend district with excellent transport links and offers modern and flexible rental spaces. Delivered in July 2019, the building is expected to qualify for a BREEAM certification by 2020.

H.Trium Office is located in the Western part of Munich, characterized by a mix of office, retail and residential properties, with excellent transport links and good infrastructure, providing a swift link to all of Munich’s urban areas and motorways as well as the airport.

The property is part of a development project undertaken by ISARIA Wohnbau AG which aims to create a modern and green district for living and working in the Bavaria’s capital. H.Trium Office will therefore benefit from the repositioning of the whole area after project completion, along with a

neighborhood hosting several major companies’ headquarters.

In addition, H.Trium Office storeys can be individually and flexibly designed according to tenant’s wishes and the building provides a roof-top terrace accessible for all tenants.

*“We are proud of this off-market deal in the highly competitive Munich market. The development is located in a district with clear upward potential representing an interesting opportunity for our investors”,* according to Isabella Chacón Troidl, Chief Investment Officer and Managing Director of BNP Paribas REIM Germany.

Jean-Maxime Jouis, Director in charge of Fund Management at BNP Paribas REIM France, comments: *“H.Trium Office is the third acquisition of our dedicated fund Opus Real. We will continue to further invest in German top cities and strengthen the position of Opus Real in the German real estate market which offers strong fundamentals and outstanding investment opportunities. In addition, the low vacancy rate in Westend of Munich along with the significant rental increase potential ensure secure cash flows.”*

The SCPI Opus Real, a French regulated fund dedicated to private clients managed by BNP Paribas REIM France, aims at acquiring a diversified portfolio of mostly commercial real estate in Germany. In 2018, Opus Real acquired an office building in Bad Homburg and an Ibis hotel located in Munich.

Hogan Lovells (legal advisor) and MasterPlan (technical advisor) advised BNP Paribas REIM.



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## About BNP Paribas Real Estate Investment Management

BNP Paribas Real Estate is one of the largest and most effective real estate networks in Europe. BNP Paribas Real Estate Investment Management is its business line dedicated to investment management.

In 2018, its capital raising reached € 3.8bn: € 1.6bn new cash achieved in funds and € 2.2bn in separate accounts/mandates. At the end of the year, it managed € 28.7bn of assets in Europe. In 2018, a transaction volume of about € 4.5bn was secured (investments and divestments).

BNP Paribas Real Estate Investment Management provides a range of funds and tailored asset management services for international investors with mandates or vehicles managed in Europe with a local presence in eight countries (Belgium, France, Germany, Italy, Luxembourg, Spain, the Netherlands and United Kingdom) investing in offices, retail, logistics, hotels and residential sector. BNP Paribas Real Estate Investment Management has about 350 employees who provide solutions to over 100,000 clients throughout Europe and Asia.

BNP Paribas REIM is the business line dedicated to Investment Management within BNP Paribas Real Estate consisting of various legal entities: France: BNP Paribas Real Estate Investment Management France (SGP); Italy: BNP Paribas Real Estate Investment Management Italy (SGR); Germany: BNP Paribas Real Estate Investment Management Germany (GmbH); UK: BNP Paribas Real Estate Investment Management UK (Limited); Luxembourg: BNP Paribas Real Estate Investment Management Luxembourg S.A.

The respective legal entities responsible for offering clients products or services are named in the respective product documentation, contracts and information material.

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