

Landmark building CIELO gets new owner **DEMIRE acquires stake in office complex in Frankfurt am Main**

Langen, 1 March 2021. CIELO, the prominent office complex at Theodor-Heuss-Allee 100-104 in Frankfurt am Main, will get a new owner in which RFR Group and DEMIRE Deutsche Mittelstand Real Estate AG will hold equal stakes.

DEMIRE has also contractually secured a purchase right for the entire building complex as part of the transaction. The total transaction is valued at over EUR 270 million. The parties expect the transaction to close in the second quarter of this year.

The asset, which was built in 2003 and extensively refurbished from 2018 to 2020, is leased to the Commerzbank AG on a long-term basis. Cielo comprises around 37,000 sqm of total space and offers modern technical equipment as well as contemporary space layouts. The location is within walking distance of the Frankfurt Trade Fair and on one of the cities main roads.

"With this transaction, we are consistently continuing DEMIRE's realignment. We expect this transaction to generate an average FFO I contribution* of around EUR 5 million per annum in the coming years. In addition, we have the option to fully acquire the building complex from our partner RFR in five years on terms already agreed," comments Ingo Hartlief, Chairman of the Management Board of DEMIRE AG.

Dr. Alexander Koblischek, Managing Director of RFR Management GmbH, adds: "We are pleased to have DEMIRE as a strong partner from the region for this exciting property. After full occupancy and comprehensive refurbishment by RFR, we are now looking forward to the next chapter of Theodor-Heuss-Allee."

*after taxes, before minorities

About RFR

RFR Holding GmbH is part of the RFR Group of two German-born real estate investors, Aby Rosen and Michael Fuchs. Currently, the RFR Group manages real estate assets of over EUR 15 billion in the USA and Germany, of which approx. EUR 5 billion are in Germany. RFR Management GmbH, based in Frankfurt/Main, is responsible for the property and asset management of the RFR Group's real estate portfolio of over 1,000,000 m² in Germany. Further information about www.rfr-holding.de

About DEMIRE Deutsche Mittelstand Real Estate AG

DEMIRE - REALize Potential

DEMIRE Deutsche Mittelstand Real Estate AG acquires and holds commercial real estate in medium-sized cities and up-and-coming locations in metropolitan areas throughout Germany. The Company's particular strength lies in realising real estate potential in these locations and focuses on offering properties that are attractive to both internationally active and regional tenants. As at 31 December 2020, DEMIRE had a real estate portfolio of 75 properties with a lettable area of around 1.0 million square metres and a market value of more than EUR 1.4 billion.

The shares of DEMIRE Deutsche Mittelstand Real Estate AG (ISIN: DE000A0XFSF0) are listed in the Prime Standard segment of Deutsche Börse in Frankfurt.

Further information on www.demire.ag

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