



M&G REAL ESTATE MAKES KEY OFFICE ACQUISITION IN BERLIN AND SECURES MAJOR NEW TENANT IN COLOGNE

LONDON, 22 May, 2017 – M&G Real Estate, one of the world’s largest property investors, has acquired a central Berlin office asset as part of its pan-European growth strategy.

It has purchased the 22,521 sq m ‘Badensche Strasse’ office for €95m from an entity managed by JP Morgan Asset Management.

Comprising two adjoining buildings with four floors and two basement levels, the office is let to strong tenants including BlmA (the Institute for Federal Real Estate) and Paypal. Located in Berlin’s Wilmersdorf district, Badensche Strasse is a modern, well-specified and recently refurbished office building.

David Jackson, Fund Manager at M&G Real Estate, said: “Key markets in Europe, and especially Germany, are now experiencing stronger tenant demand and take up, which is fuelling rental growth.

“As such, core assets in prime locations in Germany continue to be of interest to our pan-European strategy, as evidenced by our new acquisitions, on the back of a trio of purchases in the country in February.

“We continue to focus on Continental Europe by bolstering our investment capability and expanding our presence through new offices and senior appointments – ensuring we are well placed to act on emerging investment and asset management opportunities, to drive long-term income driven returns for our investors.”

M&G Real Estate has also secured a major new tenant at its office asset in central Cologne. The 20,413 sq m office building, which was formerly the headquarters of Lufthansa, has now been leased for a fixed term of 15 years to a department of the German Federal Government.

Thomas Kaechele, Head of M&G Real Estate in Germany, comments: “We are delighted to have achieved such a major new letting of the whole building immediately after expiry of the Lufthansa lease. This demonstrates the strength of the office leasing market in the city of Cologne.”



M&G Real Estate's European core property strategy has deployed over €1bn of capital since March 2015, with acquisitions made in Denmark, France, Germany, Italy and Portugal.

Earlier this year, M&G Real Estate invested €140 million in the acquisition of a 34,320 sq m shopping centre and office complex, the Luisenforum Shopping Centre in Wiesbaden.

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Notes to Editors:

About M&G Real Estate

M&G Real Estate is the real estate fund management arm of M&G and is one of the top 25 real estate fund managers in the world by assets under management, with over £27 billion invested in a broad spread of properties across Europe, North America and the Asia Pacific region (as of 31 March 2017). M&G Real Estate has a sector leading approach to responsible property management, and is committed to assessing and improving the sustainability performance of funds under management.

M&G is the investment arm of Prudential Plc in the UK, Europe and Asia. For more information please visit www.mandg.com/realstate

About M&G

M&G is an international active asset manager, investing on behalf of individuals and institutions for over 80 years. As of 31 March 2017 the firm manages over £275 billion of assets through a wide range of investment strategies across equities, bonds, property and multi asset.

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