

QUALITY®
made by **AAREAL**



Retail

Structured Property Financing

RETAIL
PROPERTIES

Aareal

Dear clients and business partners

Our approach to property finance? In-depth expertise and flexibility in all our markets across three continents.



What is your understanding of »quality«?

For us, »quality« is more than just a word. »Quality« is, when expertise meets flexibility, when international setup meets the ability to think outside the box. »Quality« is both our foundation and our promise when we speak about property finance, our core business segment.

We provide property financing solutions on three continents; and since we know that property markets are local, we have built up a broad international network of offices. Currently, we are present in Europe, North America and Asia to make local experts available to you in all relevant investment markets.

In the Structured Property Financing segment, we finance commercial property – in particular, office buildings, hotels, shopping centres as well as logistics and residential properties. In addition to our network of local teams, specific expertise in the hotel, logistics and the retail property sectors is available in specialised teams at the head office. Our local and industry experts work smoothly together to ensure that we provide the necessary competence for each individual transaction.

With this approach, you not only have access to a unique combination of expertise that you can call on according to your individual needs: in addition to a competent, flexible and quick service, we

offer you the opportunity to speak to your bank in your preferred language.

Our product range comprises all kinds of tailor-made debt financing products that property investors require, including cross-border portfolio financings for which we are able to provide dedicated teams, selected according to the requirements of the individual transaction. The international profile of our company is not only reflected in the fact that our experts come from more than 30 nations, but also in the structure of our business.

Please make use of our expertise and contact one of our local offices or one of the specialised teams at our head office in Wiesbaden, Germany, and find out what we mean by offering financing solutions as flexible as you need them to be.

Kind Regards,

A handwritten signature in blue ink, appearing to read 'H. Merkens'.

Hermann J. Merkens
Chairman of the
Management Board

A handwritten signature in blue ink, appearing to read 'C. Winkelmann'.

Christof Winkelmann
Member of the
Management Board

Retail Properties

As a result of the increasing global requirements of investors and major retailers, Aareal Bank created the Retail Properties department. It caters for the specific needs of owners of shopping centres in all the markets we cover.

Our team consists of property bankers with extensive international experience. We provide facilities for investment in shopping centres, retail parks and combined retail and leisure schemes. Our specific know-how and the close cooperation with our international branches enables us to structure deals in an efficient, effective and timely manner.

Contacts

Aareal Bank AG · Special Property Finance · Retail Properties
Paulinenstrasse 15 · 65189 Wiesbaden, Germany
Phone: +49 611 3482341 · Fax: +49 611348 2246
E-mail: retail@aareal-bank.com



Klaus Severin Schöttmer

Managing Director · Special Property Finance
Phone: +49 611 3482252
E-mail: severin.schoettmer@aareal-bank.com

Elke Wolf-Pileggi

Head of Retail Properties · Special Property Finance
Phone: +49 611 3482619
E-mail: elke.wolf-pileggi@aareal-bank.com

The decisive factors: international expertise and financial engineering

Our close client relationships are supported by our in-depth understanding of local markets. We started to develop our international network in 1990 and have continued to increase our geographic coverage ever since. With property financing activities on three continents, we enjoy an excellent market position in property lending.

Aareal Bank offers individual and innovative financing solutions to the property sector. This comprises short-, medium- and long term financing, individual and portfolio financing, whether through direct property acquisitions or the acquisition of shares in property companies, as well as consulting and services.

Product Range

Next to classic property finance products such as senior mortgage loans, we deliver innovative finance solutions. These solutions include cross-border portfolio facilities as well as a wide range of capital market products including hedging instruments.

Financial products

- Single asset finance
- Portfolio finance
- Finance of share deal transactions
- Cross-border, multi-jurisdiction facilities
- Arrangement of property debt facilities
- Syndication



Deals



Morgan Stanley



EUR 250,000,000

Participation in a senior investment facility for the refinancing of a **portfolio of 14 retail assets** located throughout Italy

Lender



LaSalle
INVESTMENT MANAGEMENT®

GBP 114,000,000

Investment facility for the financing of **The Glades Shopping Centre** Bromley, United Kingdom

Arranger and Lender



Invesco

Lending Capacity of up to

EUR 1,000,000,000

With an initial amount of EUR 610,000,000 for the financing of **27 prime properties** across seven countries in Europe

Arranger and Underwriter



EUR 65,000,000

For the financing of the
H2O Shopping Centre Rivas Vaciamadrid
Madrid, Spain

Arranger, Agent and Lender



Morgan Stanley



For the financing of
Millennium City / Millennium Tower
Vienna, Austria

Lender, Arranger and Agent



USD 52,000,000

For the refinancing of
White Oaks Mall
Springfield, Illinois, USA

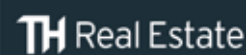
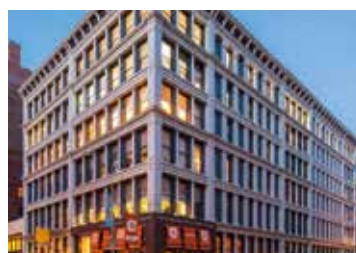
**Administrative Agent
and Lender**



USD 135,000,000

For the refinancing of
**462 Broadway
Retail and Office Building**
New York, USA

**Sole Administrative Agent
and Lender**



a nuveen company

on behalf of the UK Shopping Centre Fund

GBP 55,500,000

For the financing of
Princesshay Shopping Centre,
Exeter in the United Kingdom

Arranger and Sole Lender



Aareal Bank – Our Offices

Wiesbaden Head Office

Paulinenstrasse 15
65189 Wiesbaden, Germany
Phone: +49 611 3483641
Fax: +49 611 3482246

Special Property Finance

Hotel Properties

Phone: +49 611 3483641
Fax: +49 611 3482246
E-mail: hotel@aareal-bank.com

Logistics Properties

Phone: +49 611 3482341
Fax: +49 611 3482246
E-mail: logistics@aareal-bank.com

Retail Properties

Phone: +49 611 3482341
Fax: +49 611 3482246
E-mail: retail@aareal-bank.com

Europe

Brussels

40 rue Joseph II-straat
1000 Brussels, Belgium
Phone: +32 2 5144090
Fax: +32 2 5144092

Istanbul

Ebulula Mardin Caddesi
Maya Meridyen İş Merkezi
D:2 Blok · Kat. 11
34335 Akatlar/Istanbul, Turkey
Phone: +90 212 3490200
Fax: +90 212 3490299

London

6th Floor, 6,7,8 Tokenhouse Yard
London EC2R 7AS, United Kingdom
Phone: +44 20 74569200
Fax: +44 20 74569249

Madrid

Calle María de Molina 40, 4
28006 Madrid, Spain
Phone: +34 91 5902420
Fax: +34 91 5902436

Moscow

Business Centre "Mokhovaya"
4/7 Vozdrizhenka Street, Building 2
125009 Moscow, Russia
Phone: +7 499 2729002
Fax: +7 499 2729016

Paris

29 bis, rue d'Astorg
75008 Paris, France
Phone: +33 1 44516630
Fax: +33 1 42662498

Rome

Via Mercadante, 12/14
00198 Rome, Italy
Phone: +39 06 83004200
Fax: +39 06 83004250

Stockholm

Norrmalmstorg 14
11146 Stockholm, Sweden
Phone: +46 8 54642000
Fax: +46 8 54642001

Warsaw

RONDO 1 · Rondo ONZ 1
00-124 Warsaw, Poland
Phone: +48 22 5380060
Fax: +48 22 5380069

Wiesbaden

Paulinenstrasse 15
65189 Wiesbaden, Germany
Phone: +49 611 3482950
Fax: +49 611 3482020

North America

New York

Aareal Capital Corporation
250 Park Avenue, Suite 820
New York, NY 10177, USA
Phone: +1 212 5084080
Fax: +1 917 3220285

Asia

Shanghai

Suite 2311, Plaza 66 Phase I
1266 Nanjing West Road
Shanghai 200040, China
Phone: +86 21 62889908
Fax: +86 21 62889903

Singapore

Aareal Bank Asia Limited
3 Church Street
#17-03 Samsung Hub
Singapore 049483, Singapore
Phone: +65 6372 9750
Fax: +65 6536 8162



We finance properties on three continents. Scan QR-Code for more information about our deals: www.aareal-bank-deals.com



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