

Press Information, 4th April 2023

Berlin Hyp is financing an office real estate portfolio in Brussels with €52.3 million for Tristan Capital Partners – the structured financing also includes a transformation loan for energy efficiency measures

Berlin Hyp is providing a five-year loan of €52.3 million to EPISO 5, a fund managed by Tristan Capital Partners, as an investment loan in relation to an office real estate portfolio. Approximately €9 million of the loan amount will be made available as a green loan – in form of a transformation loan - to be used for the implementation of energy efficiency measures.

The financing will be used for three office buildings in Brussels that are situated in the immediate vicinity of one another in a very central location on Boulevard du Régent – not far from the Parliament building and Brussels Central Station.

The three properties have a total rental area of 16,700 square metres. The biggest tenants include the European Free Trade Association (EFTA), the Embassy of Slovenia and the law firm of Latham & Watkins.

A range of energy modernisation measures are planned for the buildings, which are expected to be issued either “Excellent” or “Very Good” BREEAM energy performance ratings after the measures are completed. This loan will be eligible for a green Pfandbrief.

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About Berlin Hyp

Berlin Hyp specialises in large-volume real estate financing for professional investors and housing companies, for whom the Bank develops individual financing solutions. As an enterprise forming a Group together with the German savings banks, it also makes an extensive spectrum of products and services available to these institutions. Berlin Hyp plays a pioneering role in the development of sustainable refinancing products. Sustainability is a central component of the Bank’s business strategy. Berlin Hyp promotes the financing of sustainable real estate and seeks to support the transformation of the real estate market in order to contribute to achieving the goal of climate neutrality.

Berlin Hyp’s clear focus, more than 150 years of experience and the ability to actively shape digital transformation in the real estate sector characterise the Bank

as a leading German real estate and Pfandbrief bank.