



- **MAGNAT co-invests in project “Hotel Palais Schwarzenberg“ in Vienna**
- **Strategic co-operation with international hotel investor and operator JJW targets tremendous growth opportunities in Eastern Europe**

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MAGNAT Real Estate Opportunities GmbH & Co. KGaA (ISIN DE000A0J3CH0) adds to its portfolio an investment in the hotel project "Palais Schwarzenberg", a top-class luxury hotel in Vienna. With an investment of EUR 3 million, MAGNAT holds a 18.75 per cent stake in the project development company; the majority owner with a stake of 60 per cent is the JJW-Group.

The project comprises the re-development of the famous historic baroque-building, the extension by a new complex and the construction of an underground parking. The hotel in the unique location of the park of "Schloss Belvedere" will, upon completion, offer an integrated overall concept with a total of 125 rooms, conference rooms, a spacious spa area and several restaurants. Financing for the overall project could be secured already, filings for construction permits are under way.

At the same time, a strategic co-operation with JJW Hotels & Ressorts, primarily with respect to the expansion into Eastern Europe by JJW, was agreed. JJW is part of an international group with total assets of USD 1.7 billion that acquires, develops and operates hotels and resorts in prime locations throughout Europe and the Middle East. The group owns and operates more than 50 international hotels. Founder and Chairman of the JJW-Group is Sheik Mohamed Bin Issa Al Jaber.

Jan Oliver Rüster, CEO of MAGNAT, on the investment and the co-operation with JJW: "The hotel 'Palais Schwarzenberg' is an outstanding project not only because of its conception as a top-class luxury hotel but also because of the historic relevance of the site and its integrated overall concept. At the same time, this investment is of high strategic importance to MAGNAT because of the co-operation with JJW. Together, we are in an excellent position to capitalize on the tremendous growth opportunities in the Eastern European markets; common projects are already at an advanced stage of examination."

About MAGNAT:

MAGNAT is a real estate company with a focus on real estate development in Eastern European countries.

With its opportunistic strategy, MAGNAT capitalizes on inefficiencies in real estate markets. In contrast to traditional investment strategies, MAGNAT not only benefits from rental income, but also and primarily from attractive development yields and the comparable short time of capital employed in its projects. All projects must meet an above-average yield requirement.

Management focuses on real estate markets with interesting development cycles, i.e. undervalued markets ("anti-cyclical investing") and markets with high economic growth rates ("growth markets"). The regional focus is currently on Central, Eastern and South-Eastern Europe, supplemented by opportunistic, special situations in the German home market.

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