

PRESS RELEASE

Pirelli & C. Real Estate SpA

Pirelli Real Estate and B+L sell business premises in Hamburg to Union Investment

- **Union Investment acquires “Geschäftshaus Ottensen” for 60.05 million Euros**
- **Second major transaction in Hamburg for open-ended real estate fund Unilmmo: Deutschland**
- **Property Management by Pirelli RE**

Union Investment Real Estate GmbH has acquired the business premises “Geschäftshaus Ottensen” in Hamburg Altona, Ottensen district, for its open-ended real estate fund Unilmmo: Deutschland from Pirelli Real Estate and the B&L GRUPPE. Pirelli RE and the B&L GRUPPE have agreed to sell the property for 60.05 million Euros as of December 31st 2009. “With the “Mercado” shopping centre and the adjacent business premises, we have now acquired two excellent properties for our Germany focused real estate fund within the shortest period of time, both of which profit from the excellent commuter connections around Altona Station and which, with their first class tenant portfolio, guarantee a long-term stable cash flows,” **announced Dr. Frank Billand who is the member of the Board of Union Investment Real Estate GmbH, responsible for Asset Management Deutschland.** As with Mercado, Pirelli RE will continue to provide Property Management facilities for the property. “Union Investment is the ideal

purchaser for 'Geschäftshaus Ottensen', after we sold the adjacent Mercado shopping centre to them in the summer of 2009. As the developer of 'Geschäftshaus Ottensen', it is especially important for us to secure the synergies between both these retail properties long-term," **said Paolo Bottelli, Direttore Generale of Pirelli & C. Real Estate SpA.**

Thorsten Testrop, CEO of B&L Real Estate GmbH, added: "'Geschäftshaus Ottensen' has a unique location as well as a first-class tenant structure. Ottensen is being upgraded by this project not only in terms of design, but also because of the range on offer."

The property on Ottenser Hauptstrasse was developed by Pirelli RE and completed in 2008. The building contains a rental area of around 10,600 m² of which about 8,250 m² is retail-dedicated and around 2,500 m² office space. In addition, 83 car parking spaces are available. The main tenants in the retail section are well-known clothing brands such as Esprit, S. Oliver, Jack&Jones/Vera Moda and C&A together with the electronics store Conrad Electronic. The concept is rounded off with the Alnatura health food store and Burger King. Office space has been rented by the recruitment company Randstad as well as a market re-

search institute. The shops face directly onto the pedestrian area, which benefits from of the pedestrian route between Altona Station and the centre of Ottensen and which enhances the urban flair of this popular district.



About Union Investment Real Estate GmbH:

Union Investment Real Estate GmbH is a leading European real estate investment manager. The company, founded in 1965, is part of the Union Investment Group and currently manages five open-ended real estate investment funds for private and institutional investors with a fund volume of around 16 billion Euro. The real estate portfolios of Union Investment contain around 220 properties and projects in Europe and North, Central and South America as well as in Asia. Union Investment Real Estate AG delivers made-to-measure real estate solutions in the context of private and institutional asset allocation. The company is active in the commercial real estate market as investor, developer and

landlord. Active for over 40 years in the area of real estate investment, Union Investment Real Estate GmbH is currently operating in 26 countries around the world.

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About Pirelli RE:

Pirelli RE (Pirelli & C. SpA Group) has been listed on the Milanese stock exchange since May 2002 and is a leader in the European real estate sector. Pirelli RE is an Asset & Fund Management Company that acquires high-quality portfolios, manages them and increases their value. This is exercised through minority stakes in Joint Ventures with leading international investors. Real estate under management is valued at 15.1 billion Euro (as of 30.06.2009). In geographical terms, half of the assets under management are in Italy (7.5 billion Euro), in Germany (7.4 billion Euro) and in Poland (0.2 billion Euro in project development).

The organisational structure is based on the geographic regions – Italy, Germany and Poland. The Business Units (Commercial, Residential), specific to the projects, combine the knowledge of local markets with the specialised know-how of the different sectors.

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