The pan-European NEIF fund, advised by BNP Paribas Real Estate Investment Services, acquires a 14,000 sq. m building in Frankfurt

The Next Estate Income Fund (NEIF) has just completed a second transaction in Germany with the acquisition of an office building of more than 14,000 sq. m in Frankfurt, corresponding to an investment volume of around €65 million.

This building is located on Mainzer Landstrasse, one of the two main arterial roads in Frankfurt's central business district. It has excellent technical and architectural features targeting a sustainable (DGNB) certification.

The "Signaris" project was acquired from funds managed by Oaktree Capital Management LP, represented by its local German commercial real estate asset manager German Acorn. Financing was arranged locally by the German bank Landesbank Hessen-Thüringen (Helaba).

"This high-quality building is fully let and benefits from an excellent location," says Laurent Boissin, NEIF fund manager. "This acquisition fits in perfectly with the fund's strategy by significantly increasing its exposure to the German market."

Launched at the end of 2010 with the support of BNP Paribas Real Estate, Next Estate Income Fund is an unlisted real estate investment fund under Luxembourg law whose portfolio is currently valued at more than €200 million. It aims to create a portfolio of modern green offices, let to Grade A tenants, with a pan-European strategy. To this end, NEIF has already acquired a HQE building in Paris and a building certified with the DGNB Silver label in Hamburg, and in 2013 it will continue its investments mainly in Italy and northern Europe.

The portfolio thereby created should exceed €300 million and from 2013 should provide a level of distribution in excess of the fund’s initial target.