



Cain and FREO sign first tenant for Koryfeum

London, England, 14 March 2022 – Cain International ('Cain'), the privately held investment firm operating in the United States and Europe, and its joint venture partner, FREO Group ("FREO"), have agreed the first letting at Koryfeum, an 80,400 sq m office development in Munich. Cain's European Real Estate Opportunity Fund I ('EREO I') acquired a 50 per cent stake in the asset in May 2021.

The joint venture partners have agreed an 11-year lease for 4,200 sq m with Bechtle AG, the largest business-to-business IT service provider by revenue in Germany. Due to take occupancy in April 2023, Bechtle's employees will benefit from a range of campus amenities, including restaurants and sports and recreational facilities.

Comprising a total of six buildings, Koryfeum will be delivered in three phases, with the first phase due for delivery in Q2 2023, and will target leading ESG certifications, including DGNB Gold and WiredScore. The development will offer numerous parking spaces for tenants, including charging facilities for cars and bicycles, and benefits from near proximity to public and private transport links, including the Unterschleissheim S-Bahn station and the forthcoming bicycle highway that will provide efficient commuting between Munich-Unterschleissheim and the city centre.

"Koryfeum is set to bring a new breed and class of office space to the supply-constrained Munich-Unterschleissheim submarket," **said Daniel Harris, Managing Director, Head of European Investment at Cain International.** "As we near the completion of the first phase of the development, occupier demand has been strong and we are pleased to welcome a tenant of Bechtle AG's calibre as the scheme's first occupier. We look forward to continuing our work with FREO, reaching further milestones and signing more tenants in the coming months and years."



Patrick Burkart at FREO Group said: "We are excited to have agreed our first letting in the first phase of the business campus. Located on Landshuter Strasse, the office development is already situated within a fast-growing innovation and technology hub, and Bechtle AG will further add to the impressive mix of tech occupiers in the area. Koryfeum is bringing much needed modern, sustainable and best-in-class office space to Munich-Unterschleissheim, the largest city within the Munich district, and we expect to announce further occupiers in the near term."

Cain International and FREO were advised by CBRE, Graf Real Estate GmbH and GSK Munich.

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Notes to Editors

About Cain International

Cain International ("Cain") is a privately held investment firm led by Jonathan Goldstein operating in Europe and the United States. Founded in 2014, the firm invests in real estate debt, equity, and experiential businesses, and currently manages \$10.8 billion in assets. Cain also invests in lifestyle & leisure businesses that deliver experiences, services and amenities for modern consumers. Cain is a partnership between its CEO, Jonathan Goldstein and Eldridge. Cain International Advisers Limited, the firm's asset management and investment advisory division, is an SEC-registered investment adviser. Further information is available at www.cainint.com



About FREO

Established in 1996, FREO Group is an independent international investor, developer and manager of high-quality real estate. From 13 offices in Germany, the United Kingdom, France, Italy, Spain, Switzerland, Luxembourg and the USA, FREO has worked on more than 60 projects totalling in excess of 2.4 million square metres. Further information is available at www.freogroup.com.