

Invesco Real Estate acquires 412-bed central Berlin hotel for bespoke EUR1bn AUM institutional client from CA Immo

LONDON, 1st April, 2025 – Invesco Real Estate, the USD85 billion global real estate investment business of Invesco Ltd. (NYSE: IVZ), has acquired the InterCity Hotel in central Berlin, a 412-room upper midscale hotel, on behalf of a German separate account client, administered by the Luxembourg fund services platform of Universal Investment Group. The hotel was sold by CA Immo.

Developed and completed by CA Immo in 2013, the IntercityHotel Berlin Hauptbahnhof was the first hotel in Germany to be awarded a platinum certificate by the German Sustainable Building Council (DGNB). The c.23,400 sqm asset, located on Katharina-Paulus-Strasse in Berlin's Europacity near the German capital's main railway terminus, also offers 10 conference rooms and 374 sqm of retail/ office space on the ground floor. The asset is fully leased to IntercityHotel GmbH, a subsidiary of Steigenberger Hotels GmbH.

The acquisition is the second European hotel acquired on behalf of this German separate client mandate. Overall, the account now has 15 assets in a well-diversified pan-European portfolio across office, retail, hotel, and residential sectors in 10 countries, with assets under management now close to EUR1 billion.

Invesco Real Estate has an 18-year track record allocating over EUR2 billion of equity into the hotels sector, currently managing 26 different hotel investments across seven countries and 16 different brands. The team has continued to create long-term value via an active asset management strategy, working with leading sector hospitality partners and focusing on prime hotels in European gateway cities.

Tina Kroll, Director, Co-Head of Transactions Germany, Austria & The Netherlands, Invesco Real Estate at Invesco Real Estate, said: "Berlin is exhibiting a healthy rebound in tourism flows and we see excellent long-term demand for prime assets such as this market-leading hotel in the centre of the German capital. We are committed to identifying and investing in high-quality assets that meet our stringent criteria and fulfil our clients' requirements."

Roman Robakowski, Director, Fund Management, Invesco Real Estate, said: "This latest acquisition showcases both the deep relationship we have with this German separate account client and the tremendous capabilities Invesco Real Estate is able to deliver for clients looking to build a bespoke real estate investment portfolio. We are exceptionally proud to add the IntercityHotel Berlin Hauptbahnhof to this portfolio; the asset will complement the sector and country allocation and provides a strong income return for our client. "

Patrik Hug, Director, Alternative Investments, Invesco Real Estate added: "We are pleased to announce our team's third hotel transaction in Europe within the past four months. We like the Berlin hotel market for its continued recovery potential and the IntercityHotel Berlin Hauptbahnhof in particular for its prime

location, underscoring our continued commitment to identify and secure high-quality hotel assets for our clients. Further, we are looking forward to partnering again with Intercity as a tenant to continue to maximise the asset's value."

On the seller side, Keegan Viscius, CEO of CA Immo, commented: "With the successful sale of the IntercityHotel Berlin Hauptbahnhof, we are consistently implementing our portfolio strategy, which is geared towards a clear focus on high-quality office properties in central locations on our core markets. We use the proceeds from sales such as this one to reinvest them in our organic development pipeline with the aim of achieving a higher return, to cover the company's ongoing liquidity requirements or to make selective external investments when attractive opportunities arise."

Invesco Real Estate was advised by Graf von Westphalen (lead advisor), Eversheds & Sutherland and CMS with DZ HYP (being advised by GSK Stockmann) acting as the financing partner. P+P Pöllath + Partners Rechtsanwälte & Steuerberater and Eastdil Secured advised CA Immo on the transaction.

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For further information

Image material

Images of the IntercityHotel can be downloaded from the image archive in the press section at www.caimmo.com under this [link](#).

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About Invesco Ltd.

Invesco Ltd. (Ticker NYSE: IVZ) is a global independent investment management firm dedicated to delivering an investment experience that helps people get more out of life. With offices in more than 20 countries, our distinctive investment teams deliver a comprehensive range of active, passive and alternative investment capabilities. Invesco managed EUR 1.8tn in assets on behalf of clients worldwide as of 31 December 2024. For more information, visit www.invesco.com/corporate.

About Invesco Private Markets

Invesco has global expertise and strong capabilities in private markets. With a global platform of EUR 130.4 bn of assets under management in real estate and private credit, we offer both scale and depth of expertise with over 600 investment professionals across 16 countries and over 40 years of innovative experience to our investors as of 31 December 2024.

About Invesco Real Estate

Invesco Real Estate is a global leader in the real estate investment management business with EUR 78.8bn in real estate assets under management, 606 employees and 21 regional offices across the U.S., Europe and Asia. Invesco Real Estate has a 40-year investment history and has been actively investing across the risk-return spectrum, from core to opportunistic, in equity and debt real estate strategies, and in direct and listed real estate for its c. 450 institutional client relationships during this time. In Europe, Invesco Real Estate has eight offices in London, Munich, Milan, Madrid, Paris, Prague, Luxembourg and Warsaw, with 187 employees. It manages 205 assets across 14 European countries and with assets under management of EUR 15.8bn. The team has a strong track record across all the commercial sectors, hotels and residential sectors as of 30 September 2024.

About CA Immo

CA Immo is an investor, manager and developer specialising in modern office properties in the metropolitan cities of Germany, Austria and Central Europe. The company covers the entire value chain in the commercial property sector and has a high level of in-house construction expertise. Founded in 1987, CA Immo is listed on the ATX of the Vienna Stock Exchange and has property assets of around € 5.0 bn in Germany, Austria and CEE.

About Universal Investment

Universal Investment Group is one of Europe's leading fund service platforms and Super ManCos with around EUR 1,187 billion in assets under administration, about 5,000 fund and investment mandates and a workforce of around 1,800 at locations in Frankfurt am Main, Luxembourg, Dublin, London, Paris, Stockholm, and Krakow. Founded in 1968, the company is an independent platform for asset managers as well as institutional investors offering structuring and administration solutions as well as risk management for Securities, Real Estate and Alternative Investments. Universal Investment is a signatory of the UN Principles of Responsible Investment. (as of January 2025)

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Data as of 11th March, unless otherwise stated.

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EMEA4352091/2025

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