

Press release,

In Paris, march 8th 2021

MNK Partners acquires a new asset for its pan-European yield fund MNK ONE



MNK Partners continues to invest in Europe and announces the acquisition of a B&B hotel located in Lisbon for its professional pan-European Core fund, MNK ONE. This acquisition is in line with the fund's strategy of achieving yield and European geographic diversification.

After several acquisitions in Ireland and Poland, involving the healthcare and office sectors, the recent venture concerns a Portuguese hotel operated by the B&B group through a lease contract value amounting to € 14 million.

The hotel is located in the immediate vicinity of Lisbon's Airport, one of the unique European cities to have an airport within its city center.

Completed in July 2020, this hotel contains 188 rooms spread over 7,692 m². It is fully let to a B&B Hotel group company for a 20-year firm period. B&B Hotels, leader in the "Budget & Economy" segment, manages so-called "economy" accommodations combining comfort, modernity and quality service. The B&B group is owned by Goldman Sachs and Arbejdsmarkedets Tillægspension (ATP) since July 2019.

"The acquisition of this asset fits perfectly with the pan-European and CORE strategy of the MNK One fund. Beyond the circumstantial difficulties linked to the current pandemic, the advantages of this investment were clear to us: Lisbon remains a top touristic destination in Europe, the B&B group is the European leader in budget hotels and the hotel is new. We are convinced that the fundamentals are in place for a CORE investment offering a regular and secure flow on the long term" explains Mansour Khalifé, Chairman of MNK Partners.*

MNK Partners were advised by SRS Advogados on the legal aspects, Deloitte on the financial aspects and Savills on the technical aspects. On the structuring of the operation from a Luxembourg point of view, by Charles Russell Speechlys.



PARTNERS —

About MNK Partners,

MNK Partners is an independent asset management company specialized in real estate investments. Approved by the "Autorité des marchés financiers" (approval number GP-19000006), it was founded in 2017 by Mansour Khalifé.

The asset management company accompanies investors in structuring, valuating and growing their portfolio of real estate assets. It has developed a unique approach, with powerful tools, successfully extending their financial portfolios in real estate.

MNK Partners has three offices: Paris, Luxembourg and Warsaw and manages more than € 200 million of real estate assets across Europe.

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** The value of investments and the income from them may go down or up and the client may not get back the full amount originally invested.*

This document does not constitute a contractual document. The investments presented are on the long term. Like any real estate investment, there is a risk of loss of capital, income is not guaranteed and liquidity is limited. This document is intended exclusively for professional clients who are presumed to have the experience and knowledge necessary to understand the risks associated with a financial investment.

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