

PRESS RELEASE

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INVESTMENT PLATFORM NBS ALLIANCE LAUNCHES ITS FIRST FUND FOR OPPORTUNISTIC INVESTMENTS IN COMMERCIAL REAL ESTATE

- Target equity volume of EUR 100 million
- First equity closing of around EUR 30 million completed
- Focus on office properties in German A and B cities
- Horizon Tower near Frankfurt marks seed investment

NBS Alliance, the joint investment platform of real estate investor NAS Invest, private bank Bergos and consulting firm for corporate finance and asset management Sollors & Co., has launched its first investment product NBS Total Return Opportunity Fund I.

The new value-add and opportunistic fund has a target equity volume of EUR 100 million. It is aimed at professional and semi-professional investors seeking access to investments in real estate private markets. The Luxembourg-based Reserved Alternative Investment Fund (RAIF) invests in commercial real estate with a focus on office properties in major German cities. In a first capital closing, NBS Alliance has already received equity commitments of approx. EUR 30 million. The acquisition of the Horizon Tower in Eschborn near Frankfurt was the first joint real estate project led by NAS Invest, Bergos and Sollors & Co, and was closed within a club deal in the autumn of 2022. The investment now marks the seed investment of the fund as a consequent continuation of NBS Alliance's platform strategy.

NBS Alliance offers investment opportunities in real estate projects across different market cycles. Services cover investments across the entire capital structure and are designed to meet individual risk-return preferences. NBS Total Return Opportunity Fund I offers a risk-return profile comparable to private equity investments. Swift capital calls and a short-term investment horizon for individual properties are key elements of the investment strategy. NAS Invest acts as investment advisor to the fund, executing an active asset management approach. Real estate markets are currently facing numerous challenges. With the new fund, NBS Alliance enables investors to actively approach opportunities in the upcoming market cycle.

NBS Alliance unites three independent partners with individual strengths to create unique and fully complementary investment solutions. The platform leverages the encompassing real estate and capital market expertise of NAS Invest and Sollors & Co. with the tradition of sophisticated asset management of Bergos AG. Through NBS Alliance, qualified investors gain access to a multi-dimensional product portfolio constantly expanding in line with investor preferences and emerging market opportunities.

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Note: This is a marketing communication. An investment in the fund is also associated with risks, in particular risks arising from real estate investments (e.g. with regard to occupancy rate, valuation, loss of rent) and associated fluctuations in value. Before making an investment decision, investors should consider the information and risk warnings in the fund's prospectus.

www.nbs-alliance.com

NAS Invest Group

As an investor and asset manager with many years of experience, NAS Invest structures and manages real estate investments for itself as well as co-investing institutional and semi-institutional investors. With offices in Berlin, Frankfurt, Copenhagen, Luxembourg and Zurich, NAS Invest focuses on commercial real estate in high-growth urban centres and cities in Germany and Northern Europe.

www.nas-invest.com.

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Bergos AG

Bergos AG is an independent Swiss Private Bank with a focus on Private Wealth. Bergos emerged in 2021 with a new shareholder base from its former mother company, Joh. Berenberg, Gossler & Co. KG, founded in 1590, and has been serving international private clients and entrepreneurs in the Swiss financial center for over thirty years. Its headquarters are in Zurich with an office in Geneva. The Swiss Private Bank is dedicated to "Human Private Banking" and specializes in wealth management and advisory services. With more than 100 employees, the focus is on providing expert guidance in all known liquid and non-liquid asset classes, as well as alternative investments such as real estate, private equity and art. For entrepreneurial clients, Bergos offers access to M&A and other corporate finance services. Bergos AG offers private clients, entrepreneurs and their families a holistic, intergenerational service that focuses on security, neutrality, internationality and openness to the world, in addition to investment recommendations.

www.bergos.ch

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SOLLORS & CO

Sollors & Co. acts as advisor for corporate finance - M&A and debt advisory - and asset management, independent of outside shareholders and interests. Clients are large, mostly owner-managed (family) businesses, but also listed companies. Additionally, Sollors & Co. maintains a broad and international network of entrepreneurial investors as well as multi- and single family offices and selected financial institutions.

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