

23 JUNE 2021 - **PRESS RELEASE**

MIRABAUD ASSET MANAGEMENT COMPLETES ACQUISITION OF US OFFICE CAMPUS IN NEW JERSEY

Geneva, 23 June 2021 – Mirabaud Asset Management working alongside Miami-based EXAN Group, has structured the acquisition of an office campus occupied by an investment grade tenant in Warren, New Jersey. EXAN advised on the acquisition of the asset by a Luxembourg-based institutional commercial real estate partnership structured by Mirabaud Asset Management on behalf of its international clientele. The two-building office campus was acquired for \$150.25 million from Philadelphia based Rubenstein Partners and New Jersey based Vision Real Estate Partners.

Warren Campus, a 29,000 square meters Class A office campus in Warren, NJ, renovated in 2019, is fully leased until 2036 to a leading international reinsurance group. The office campus serves as the US headquarters for the tenant providing a strong location and a range of amenities for employees. The asset is located in a suburb of New York City, with access to Manhattan in approximately 30 minutes and Newark Airport in 25 minutes.

Mirabaud Asset Management is working on expanding its established real estate portfolio by acquiring single-tenant office and logistics assets in key markets across the US and has advised on the acquisition of four properties in the United States since 2019. The real estate investment team remains focused on mission-critical, high-quality buildings, in regions with positive demographic and economic trends, leased to investment-grade tenants with long-term leases in place.

Vaqar Zuberi, Senior Vice President at Mirabaud Asset Management commented, “Warren Corporate Center’s prime location near New York City, state of the art amenities in a fully renovated office campus, and long-term tenancy by an investment grade tenant, make this acquisition a key part of Mirabaud’s real estate portfolio. We are once again pleased to have completed this acquisition on behalf of our clients and continue to look to grow our institutional real-estate portfolio with similar high-quality office and industrial properties.”

Mirabaud was advised on the acquisition by EXAN, King & Spalding, EY, and Elvinger Hoss Prussen. Mortgage financing was provided by New York Life Insurance Company.

Mirabaud’s real estate team is supported by an eco-system of industry experts in structuring, tax compliance, legal, due-diligence, and property management. Our main partner, EXAN, is a real estate asset management firm with over \$2.5 billion in assets under management that assists and advises Mirabaud throughout the acquisition and management process.

Notes to editors:

ABOUT NEW YORK LIFE

New York Life Insurance Company (www.newyorklife.com), a Fortune 100 company founded in 1845, is the largest mutual life insurance company in the United States¹ and one of the largest life insurers in the world. Headquartered in New York City, New York Life's family of companies offers life insurance, retirement income, investments and long-term care insurance. New York Life has the highest financial strength ratings currently awarded to any U.S. life insurer from all four of the major credit rating agencies².

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¹ Based on revenue as reported by "Fortune 500 ranked within Industries, Insurance: Life, Health (Mutual)," Fortune magazine, 6/2/2021. For methodology, please see <http://fortune.com/fortune500/>.

² Individual independent rating agency commentary as of 10/15/2020: A.M. Best (A++), Fitch (AAA), Moody's Investors Service (Aaa), Standard & Poor's (AA+).

Mirabaud Asset Management

With offices in Geneva, Zurich, Luxembourg, Paris, London, Madrid and Milan the Mirabaud Group's Asset Management division focuses on investment management and advisory services.

Its investment capabilities include:

- domestic, regional and global equities ;
- flexible, convertible, high-yield & short duration fixed income ;
- alternatives ;
- multi-asset ;
- private equity.

Across all investments Mirabaud Asset management applies a common philosophy of an active, high conviction approach to generating long-term risk adjusted returns. A focus on managing risk and a commitment towards environmental, social and corporate governance principles are important constituents of Mirabaud's heritage.

For more information, please visit our website: www.mirabaud-am.com

The Mirabaud Group

Mirabaud was founded in Geneva in 1819. Over time, it has developed into an international Group providing clients with customised financial and advisory services in three core areas: Wealth Management (portfolio management, investment advisory services and services for independent financial advisors), Asset Management (institutional management, fund management and distribution) and Securities (traditional brokerage, research, and corporate advisory).

Mirabaud has a focus on responsibility and sustainability. This is reflected in its interaction with its clients, employees and wider society. A signatory of the UN's Principles of Responsible Investment (PRI) since 2010, Mirabaud holds the highest rating in this field thanks to its committed overall strategy and governance.

With some 700 employees, the Group has offices in Switzerland (Geneva, Basel and Zurich), Europe (London, Luxembourg, Paris, Madrid, Barcelona, Valencia, Sevilla and Milan) and the rest of the world (Montreal, Dubai, Abu Dhabi, Montevideo and São Paulo).

For more information, please visit our website: www.mirabaud.com

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