



Press Release

AEW FUNDS MEZZANINE LOAN FOR TOWERS AT WILDWOOD PLAZA IN ATLANTA

BOSTON, November 3, 2014 – AEW Capital Management, L.P. (AEW) announced today the closing of a mezzanine loan transaction totaling approximately \$18 million to fund the acquisition of the Towers at Wildwood Plaza in Atlanta, Georgia, a two-tower, Class-A property totaling 716,484 square feet.

The mezzanine loan is part of \$108 million, five-year (three-year initial term with two one-year extensions) financing that includes acquisition financing and future funding for building improvements and costs associated with leasing the property. The loan carries a fixed rate coupon through the initial term and a floating rate through the extension periods. AEW funded the mezzanine loan on behalf of the AEW Core Property Trust (U.S.), an open-end real estate fund.

“We were very familiar with the asset as we pursued the property on an equity basis. Ultimately, providing mezzanine debt for this transaction was attractive due to the quality of the asset and the strength of the asset’s position in the market,” said Dan Bradley, Senior Portfolio Manager of AEW Core Property Trust. “Providing mezzanine debt provides attractive risk-adjusted returns on both a current cash and absolute basis.”

The properties were designed by I.M. Pei in 1991 and have since earned their LEED™ Certification. Tenanted by several Fortune 500 companies, the property is recognized for its iconic presence along the I-75 and I-285 corridor, as well as its amenity-rich location. In addition, the on-site Wildwood Athletic Club is an important draw for tenants with its indoor swimming pool, wellness programs and access to the Chattahoochee River trails.

About AEW

Founded in 1981, AEW Capital Management, L.P. (AEW) provides real estate investment management services to investors worldwide. One of the world’s leading real estate investment advisors, AEW and its affiliates manage over \$39 billion of capital invested in \$52.8 billion of property and securities in North America, Europe and Asia (as of June 30, 2014). Grounded in research and experienced in the complexities of the real estate and capital markets, AEW actively

manages portfolios in both the public and private property markets and across the risk/return spectrum. AEW and its affiliates have offices in Boston, Los Angeles, London, Paris, Hong Kong and Singapore, as well as additional offices in eight European cities.

AEW has competitively priced capital from multiple sources available to owners in need of fresh capital to bridge the cost of a new acquisition, refinance existing debt on an asset or portfolio, or fund tenant improvements. AEW is seeking to provide capital to originate mezzanine loans, B-notes and preferred equity on institutional-quality properties (retail, office, industrial, hotel, multifamily and seniors housing) in top-tier U.S. markets. For more information please visit www.aew.com.

For further information please contact Elizabeth Herlihy, AEW Capital Management at 617-261-9301 or eherlihy@aew.com

###