

Press Release

AEW PROVIDES \$75.5 MILLION FINANCING FOR THE ACQUISITION AND REPOSITIONING OF 1400 L STREET N.W., WASHINGTON, D.C.

BOSTON, June 13, 2016 – AEW Capital Management, L.P. (AEW) announced that it has provided \$75.5 million of whole loan financing for the acquisition, repositioning, and lease-up of 1400 L Street, NW, a 12-story, 172,453-square-foot office building located in Washington, D.C.



AEW provided the first mortgage plus mezzanine financing to an entity controlled by The Meridian Group of Bethesda, MD. The financing was structured as an initial funding of \$52.5 million for the acquisition, with future funding for renovation capital and leasing costs of \$23 million. Meridian plans to reposition the asset after the planned departure of the building's largest tenant in 2018. The floating rate financing provides for a five-year initial term with two, one-year extension options and no syndication requirement.

“As a real estate investment management firm we look to capitalize best-in-class partners like Meridian that are investing in strong underlying real estate.”, said Dan Jacobson of AEW, who led the financing alongside Matthew Klein. “We were able to craft a creative capital solution that will allow Meridian to execute its business plan, and AEW was able to accommodate Meridian’s accelerated time frame to provide funding concurrent with the acquisition.”

“AEW’s execution was seamless and collaborative”, said Salem Tierce of Meridian. “They were able to provide a flexible structure that met our business plan and their process provided for the quick and efficient closing we needed to complete the transaction”.

Eastdil Secured, led by Nick Seidenberg and Michael Zelin, served as the broker for the financing.

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 nearly \$54.8 billion of property and securities in North America, Europe and Asia (as of March 31, 2016). 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 nine European cities. For more information please visit www.aew.com. Since 2013 AEW has closed over \$934 million in debt transactions across all the major property types.

About The Meridian Group

The Meridian Group is a real estate investment and development firm based in Bethesda, Md. Since its inception in 1993, Meridian has acquired and developed more than 12 million square feet of office, residential, hotel, mixed-use, and land with a focus on the metropolitan Washington, DC market. To learn more, visit Meridian's website at www.tmgdc.com.

About Eastdil Secured.

Eastdil Secured, a subsidiary of Wells Fargo Bank (NYSE: WFC), is one of the most active investment property sales, debt placement and commercial mortgage sales firms in the United States and Europe. Eastdil Secured is also engaged in raising debt and equity in the public markets and raising private equity and entity recapitalizations through its broker dealer affiliate, Wells Fargo Securities. Since 2010, Eastdil Secured has completed transactions totaling over \$1.1 trillion. The firm has offices in New York, Los Angeles, London, Hong Kong, Washington D.C., San Francisco, Chicago, Dallas, Atlanta, Boston, Irvine and San Jose.

For further information please contact Brian Lambert, AEW Capital Management at 617-261-9501 or brian.lambert@aew.com or Maureen Richardson, River Communications at 914-686-5599 or mrichardson@riverinc.com

###