

Balfour Sells Building from Recently Acquired Denver Portfolio

Balfour Pacific Capital Inc. is pleased to announce the sale of Building III in Mountain View Corporate Center to a major U.S. aerospace company. Mountain View is a Class A, four-building office portfolio in Broomfield (Denver), Colorado. The transaction closed on March 1, 2022.



In June 2021, Balfour Pacific acquired the Mountain View portfolio, comprising 461,438 s.f. of office space located at the gateway of Interlocken, a 963-acre advanced technology park. A hotbed for innovation, the area has benefited from an emerging aerospace and defense sector presence in recent years as well as a surge of in-migration. Interlocken is well-situated between Boulder and Downtown Denver, drawing a high concentration of skilled technology workers and engineers. The park sits adjacent to the Rocky Mountain Metropolitan Airport, which is an attractive amenity for corporate tenants, including several Fortune 1000 companies headquartered in the park.

The sale of Building III, which represents 25% of the portfolio's total square footage and whose single tenant was a known vacate prior to acquisition, was negotiated soon after Balfour Pacific acquired Mountain View. Mark Scott, Balfour's Managing Partner, notes "the sale significantly improves the risk profile of our investment and represents a timely and successful realization - a great win all around for Balfour Pacific." The remaining three buildings in the portfolio continue to benefit from the favourable market dynamics in the area and its continued status as one of Metro Denver's best-performing suburban markets.

About Balfour Pacific

Balfour Pacific Capital Inc. is a private equity real estate firm focused on value-added investments in the United States. Should you wish to learn more about Balfour Pacific, please visit our website, www.balfourpacific.com.

The information in this document is not definitive investment advice, should not be relied on as such, and should not be viewed as a recommendation to invest. This document is not an offer or solicitation to buy or sell interests in any Balfour Pacific Real Estate ("BPRE") fund (or any other BPRE fund vehicle).

The information in this document should be considered current only as of the date of its release. This document is intended solely as an update of activity at Balfour Pacific. You must not copy, send, forward, distribute or publish this document, or any part of it, without Balfour Pacific's prior written consent. If you have received this document in error please notify the system manager and Balfour Pacific and refrain from disclosing, copying, distributing or taking any action in reliance on the contents of the document.

Notice to investors in the European Economic Area ("EEA"): This document does not constitute an offer of interests in any BPRE fund to investors domiciled or with a registered office in the EEA. No BPRE fund, their general partners or any of their respective affiliates intend to engage in any marketing (as defined in the Alternative Investment Fund Managers Directive) in the EEA with respect to interests in BPRE funds. Receipt of this document by an EEA investor is solely in response to a request for information about BPRE or Balfour Pacific, which was initiated by such investor. Any other receipt of this email is in error and the recipient thereof shall immediately return to BPRE or Balfour Pacific, or destroy, this document without any use, dissemination, distribution or copying of the information set forth in this document.