



Washington D.C., March 31st, 2022 - Ritz Banc Group (RBG), a real estate private equity and alternative asset management firm, announced the acquisition of Georgetown Center II, a 184,822 square foot office building located in Washington, DC. The property is 100% leased to Georgetown University and Medstar Health and represents RBG's first acquisition in Washington, DC proper.

“Acquiring an asset below replacement cost with long-term cash-flows backed by investment grade tenants will be a valuable addition to the RBG portfolio,” said Nasr El Hage, Co-Founder and Managing Director at RBG. “The strength of the tenants, their history at the property, and the solid location were very appealing to our investors.”

Georgetown Center II was substantially renovated in 2019 and is mission critical to both its tenants due to its prime location less than 1-mile from both Georgetown University and Georgetown University Hospital.

“RBG continues to execute on its strong acquisition pipeline, and we are excited to welcome Georgetown Center II to our growing portfolio” said Amro Nahas, Managing Director at RBG. “With the acquisition of Georgetown Center II, RBG has executed more than \$125 million of transaction volume in the first quarter of 2022. We look forward to continued execution of our investment strategy driven by the strong fundamentals of the US real estate market.”

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About the Ritz Banc Group

RBG is a real estate, private equity and alternative asset management firm headquartered in Washington, D.C. aimed at advising investors on deploying capital in U.S. real estate. Since 2013, RBG has acquired, managed, and successfully exited a diversified portfolio of office, industrial and multifamily assets spanning the U.S. East Coast. The firm is a vertically integrated investment and property management platform that provides value creation, diversification, and capital preservation for its limited partners through rigorous underwriting practices and deep market knowledge and relationships.

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