



News Release

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HINES AND IVANHOÉ CAMBRIDGE ANNOUNCE THE SYLVIE, A NEW CONCEPT BY BERG HOSPITALITY GROUP, COMING TO TEXAS TOWER

French-European Cuisine Meets Urban Sophistication in Downtown Houston

(HOUSTON) – Hines and Ivanhoé Cambridge, global real estate firms, today announced the forthcoming addition of The Sylvie to the Texas Tower, the 47-story, 1.2 million-square-foot, Class AA office tower in downtown Houston. A captivating French-European concept by Berg Hospitality Group, The Sylvie is anticipated to open Summer 2024.

Positioned within the vibrant north end of Downtown, The Sylvie's location within Texas Tower places it at the heart of Houston's bustling Central Business District, Theatre District, and Historic District. Designed by Pelli Clarke & Partners, Texas Tower is a notable architectural presence downtown and defines a new approach to the office workspace experience. The building's vertically integrated campus, including a hospitality-centric lobby, provides an ideal setting. Serving breakfast, lunch and dinner, the 3,267-square-foot, bistro-style restaurant is poised to become a premier destination for business gatherings, pre-show indulgences and downtown residents alike.

"The Sylvie is an exciting addition to Texas Tower, marking a significant step in our journey to redefine the modern workspace in downtown Houston," said John Mooz, senior managing director at Hines. "Our collaboration with Ben's team aligns with our commitment to creating vibrant, sophisticated spaces that foster community and innovation. The Sylvie not only enhances the Texas Tower experience but also celebrates Houston's dynamic culinary scene. We're proud to host a venue where creativity and connections flourish, further establishing Texas Tower as a destination for both work and leisure."

“We’re thrilled to welcome Berg Hospitality’s latest culinary creation, The Sylvie, to Texas Tower,” said Jonathan Pearce, Head, Investments, Office, and Life Sciences, United States at Ivanhoé Cambridge. “We look forward to introducing a unique and sophisticated dining option for both our property’s office tenants and the wider Houston community to further bolster and enrich the neighborhood’s offerings and overall experience.”

Berg Hospitality tapped award-winning New York City-based ICRAVE to reimagine the spherical space. “Sylvie,” the French form of Sylvia, is a name originating for the Latin word for forest and denotes the effect of the lighting and architecture of the space—a preternatural tree lit from within. Paying homage to the site's rich history as the former home of the *Houston Chronicle*, the design of The Sylvie channels a feeling of both classic and current. Seating will be available for 85 guests in a bistro bar and dining room with tables and banquettes. Soft curved lines, delicate textures and ombre colors create a whimsical, visually stunning environment, accentuated by layers of texture and soft lighting.

The Sylvie’s menu is designed to cater to an array of patrons with its varied menu offerings. Convenient grab-and-go pastries, freshly prepared salads, sandwiches, and an array of artisanal coffee selections will be perfect for those on the move. Plated “power breakfast” options will provide a fueled start to the day, while robust lunch offerings consist of hearty salads, sandwiches, and gourmet pizzas hot from a central pizza oven. For dinner, guests can anticipate expertly crafted, protein-forward entrees accompanied by sumptuous sides, reflective of the culinary excellence synonymous with Berg Hospitality concepts. For theatergoers, canapés and cocktails are not to be missed for a pre-show treat.

“The Sylvie marks the beginning of a dynamic partnership with Hines that will bring two unique restaurants to Downtown,” said Benjamin Berg, Owner & CEO of Berg Hospitality Group. “Together, we're set to elevate the culinary landscape and invigorate the vibrant heartbeat of our city that is Downtown.”

Following The Sylvie, Berg Hospitality Group is slated to open a second concept in Texas Tower in Summer 2024. Named Dune Road, this seafood-centric concept promises to bring a taste of New England to Downtown.

For more information, visit texastower.com and thesylviety.com.

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About Hines

Hines is a global real estate investment, development and property manager. The firm was founded by Gerald D. Hines in 1957 and now operates in 30 countries. We manage nearly \$93.2B¹ in high-performing assets across residential, logistics, retail, office, and mixed-use strategies. Our local teams serve 857 properties totaling nearly 270 million square feet globally. We are committed to a net zero carbon target by 2040 without buying offsets. To learn more about Hines, visit www.hines.com and follow @Hines on social media.

¹Includes both the global Hines organization as well as RIA AUM as of December 31, 2023.

About Ivanhoé Cambridge

Ivanhoé Cambridge develops and invests in high-quality real estate properties, projects and companies that are shaping the urban fabric in dynamic cities around the world. It does so responsibly, with a view to generate long-term performance. Ivanhoé Cambridge is committed to creating living spaces that foster the well-being of people and communities, while reducing its environmental footprint.

Ivanhoé Cambridge invests internationally alongside strategic partners and major real estate funds that are leaders in their markets. Through subsidiaries and partnerships, the Company holds interests in more than 1,500 buildings, primarily in the industrial and logistics, office, residential and retail sectors. Ivanhoé Cambridge held C\$77 billion in real estate assets as of December 31, 2023, and is part of CDPQ (cdpq.com), a global investment group. For more information: ivanhoecambridge.com.

About Berg Hospitality Group

Based in Houston, Berg Hospitality Group conceives, launches and operates restaurants in Texas with a commitment to giving back to the local communities. Founded by restaurateur Benjamin Berg, the budding culinary group is also responsible for creating B&B Butchers & Restaurant in Houston and Fort Worth, B.B. Lemon, The Annie Café & Bar, Turner's, NoPo Café, Market & Bar, Trattoria Sofia, B.B. Italia Bistro & Bar, Emilia's Havana, Benny Chows, and Annabelle Brasserie, along with more concepts to come. With a true passion for the hospitality industry, all of Berg's restaurants focus on offering excellent service, unique atmospheres, and unparalleled experiences for their guests while always fostering an inclusive environment for all guests, staff, and vendors. For more information, visit: www.berghospitality.com. Follow us on social media: @berghospitality