

GARBE Institutional Capital acquires Mäander development near Munich from asto Group as seed investment for new science and technology fund

Hamburg, 05.04.2022. GARBE Institutional Capital has acquired the technology property "Mäander" from the investor and real estate developer asto Group. The move was taken on behalf of the open-ended alternative investment fund (AIF) "GARBE Science and Technology Real Estate Fund 1" (GARBE STREF #1). The fund was launched together with the capital management company (KVG) INTREAL and is structured as a club deal of institutional investors. Mäander is located in an established innovation cluster between Oberpfaffenhofen and Gilching near Munich. The new building is being developed primarily for tenants from the research and development sector (R&D).

Mäander comprises approximately 18,100 sqm of gross floor area (GFA) and 245 car parking spaces with 100 charging points for electric vehicles. The building in Zeppelinstrasse is already 84 per cent let and completion is scheduled for the end of 2022. Tenants include several renowned technology companies from the aerospace industry. These include ABB, Quantum-Systems and Vectoflow. The asto Group itself will also set up its headquarters in Mäander.

In its developments, the asto Group focuses on sustainable energy supply. Currently, it is preparing to enter the field of geothermal energy supply, together with industrial partners. Clean energy from a nearby borehole with a capacity of 14 megawatts is expected to cut annual CO2 emissions by 30,000 tons per year.

Ekkehart Fabian, Managing Director of the asto Group, says: "'asto Mäander' offers ideal conditions for technology-savvy companies and future-oriented jobs. Tenants benefit from highly flexible layouts, attractive working environments and the proximity to our technology and aerospace cluster. The early sale of the property to a renowned investor emphasises the attractiveness of its concept. As part of a long-term partnership with GARBE Institutional Capital, we will continue to manage the building after completion." Since 2007, the asto Group has been developing an innovation cluster in Oberpfaffenhofen and Gilching, with a focus on aerospace technology. In the meantime, more than 120 companies have settled at the site.

Thomas Kallenbrunnen, Managing Director of GARBE Institutional Capital, says: "With Mäander, our investors benefit from the strongly growing research & development sector. The building is particularly compelling due to its location in an innovation cluster."

The forward deal marks the first purchase for GARBE STREF #1 with a total target investment volume (GAV) of around EUR 400 million. Investment objectives of this

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AIF are defined by a tenant-oriented investment approach: all assets must be used primarily for research & development, and third-party usability is the most important investment criterion.

ENDS

Legal Notice

Please be sure to study the investment rules and other contractual documents, the document prepared in accordance with Art. 307, Sec. 1 and 2, German Capital Investment Act [KAGB], (“the Art. 307 document”), the key investor information as well as the latest annual report of the GARBE Science and Technology Real Estate Funds #1 (hereinafter „STREF#1“ or “the Fund”) before finalising your decision to invest. These documents are available only in their original German versions. Said documents represent the sole binding basis for the subscription of shares in the investment fund. A summary of the investor rights in German is available in electronic form [here](#). Upon request, we will send you the print version of the aforesaid documents free of charge. You may request these from IntReal International Real Estate Kapitalverwaltungsgesellschaft mbH (“INTREAL”), Ferdinandstrasse 61, 20095 Hamburg, Germany.

The fund represents an open-ended special AIF with fixed investment rules pursuant to Art. 284, German Capital Investment Act (KAGB) and must not be marketed to retail investors within the meaning of Art. 1, Sec. 19, No. 31, KAGB.

This fund represents an actively administrated investment fund whose management is not linked to a benchmark index. By subscribing shares, you will acquire an interest in the investment fund rather than acquiring the actual assets held by the fund (e. g. real estate assets) and purchased by INTREAL for the account of the fund.

The fund invests primarily in real estate and thus in illiquid assets. Depending on the circumstances, it may prove difficult to sell these, to the point where share redemptions may be subject to a delay or may have to be suspended altogether from time to time. For detailed information about the risks to which an investment in the fund is exposed, please see the Art. 307 document. The main risks are also identified in the key investor information documents.

If any details on individual financial instruments or issuers are disclosed, such disclosures are not intended as recommendation of certain financial instruments.

The prospective performance of the fund also depends on the personal tax situation of a given investor and may be subject to change over time. Please note that this document neither represents nor substitutes for legal or tax advice.

While this document and the assumptions it contains were compiled with due care and in good faith regarding the accuracy of data disclosed to us by third parties, we offer no warranty as to the accuracy, completeness, and currency of such information. Moreover, the parameters underlying the document are subject to change, so that these assumptions may cease to be tenable at a later point in time.

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About GARBE Institutional Capital

GARBE Institutional Capital GmbH is a fully integrated investment and asset management platform for science & technology, commercial and convenience retail real estate. The company invests in mature and emerging real estate markets across Europe. GARBE Institutional Capital builds bridges between institutional investors and long-term real estate values. For in-depth value creation, the company relies on its active asset management approach as well as its property management, development and refurbishment expertise. The firm offers its institutional partners access to investment opportunities including regulated real estate funds, club deals and separate accounts.

GARBE Institutional Capital has local expert teams based in Hamburg, Frankfurt am Main, Cologne, Amsterdam, Prague, London and Madrid. As of 31 December 2021, it managed properties and fund assets valued at 500 million euros.

GARBE Institutional Capital is part of GARBE, a family-run real estate company based in Germany, with more than 250 employees across 16 offices in ten countries.

www.garbe-institutional.de

About the asto Group

The asto Group develops and establishes industrial location clusters with a high share of companies that are focused on future technologies. The thematic nucleus of these clusters is formed by universities, research institutions or technologically oriented industries existing in the respective region. The aim is to set different technological and economic priorities and thus link industrial locations, and also to create and expand inter-organizational knowledge networks (tacit knowledge). This thematic nucleus in particular relies heavily on the early identification and application of developments outside the company. This ensures economic stability and adds value in the region, it generates sustainable jobs and means secure tax revenue for the municipalities. Within the framework of this concept, the asto Group has so far invested around 300 million euros in the area around Oberpfaffenhofen Airport.

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