

Press release

Marketing Communication

GARBE Institutional Capital acquires property in the Netherland's largest life-science park for STREF #1 fund

Hamburg, 15.07.2022. GARBE Institutional Capital has acquired a property in the Leiden Bio Science Park (LBSP), the Netherland's largest life-science cluster. The 3,500 sqm property will become part of the open-ended alternative investment fund "GARBE Science and Technology Real Estate Fund 1" (GARBE STREF #1).

The property at Einsteinweg 5 in Leiden offers laboratory, office and industrial space in two linked buildings. It is fully let to four tenants. The property also includes 24 parking spaces. It was originally built in 1967 but completely refurbished and extended in 1990 and 2003, respectively.

Thomas Kallenbrunnen, Managing Director of GARBE Institutional Capital, says: "We are delighted to acquire such a property in the heart of the LBSP, which is not only the main cluster for life-sciences in the Netherlands but also offers access to new talent from one of Europe's most renowned science centres in academia."

The 110-ha. Leiden Bio Science Park is home to over 30,000 students of the University of Leiden as well as 18,000 employees across 150 companies in the biomed sector, including pharmaceutical company Astellas, pharma research company Galapagos and multinational corporation Johnson & Johnson. Leiden is located between Amsterdam and The Hague. It is part of Randstad, with 8.4 million inhabitants one of Europe's largest conurbations.

Michiel Dubois, Managing Director of GARBE Institutional Capital, says: "Part of the attractiveness of this property is the redevelopment potential which we will be exploring as part of the investment strategy for GARBE STREF #1."

The deal marks GARBE STREF #1's first transaction outside of Germany. The fund has a total target investment volume (GAV) of around EUR 400 million. The investment objectives of this 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. The fund was launched together with the capital management company (KVG) INTREAL and is structured as a club deal of institutional investors.

ENDS

Press release

Marketing Communication

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.

Source: GARBE Institutional Capital (as of 30.06.2022), unless other sources are indicated.

Press release

Marketing Communication

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

Media contact

Feldhoff & Cie. GmbH
Daniel Gabel
Mobile: +49 152 21 90 33 48
Mail: dg@feldhoff-cie.de