

Press release

Marketing announcement

GARBE Institutional Capital acquires “The Lab” in Berlin for its science & technology real estate fund

Hamburg / Berlin, 08. September 2022. GARBE Institutional Capital has acquired “The Lab” in Berlin for the 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. Through this asset acquisition, GARBE Institutional Capital has secured for its fund investors a property under long-term lease to a tenant with a strong credit rating in the Adlershof Technology Park, an established innovation cluster in the southeast of Berlin. The site offers further development potential. The acquisition has been arranged as a sale and lease back transaction. Mellum Capital structured the transaction as financial advisor and liaised the buyer to the local savings bank Berliner Sparkasse, which acts as strong, local debt capital provider.

“The Lab” is a complex located on a 21,200 sq.m. parcel in the Treptow-Köpenick district of Berlin (Wagner-Régeny-Strasse 8+9), with total rentable floor space of some 18,900 sq.m. and 122 parking spaces. The structure’s seven component parts were built between 2014 and 2019. With its desirable location in the Adlershof Technology Park and flexibly dividable areas, “The Lab” offers ample opportunities for potential future tenants in addition to the existing flagship tenant. With this strong and renowned core tenant, the property fulfils the fund’s primary investment criteria.

The sole current tenant is the Institute for Product Quality (IfP), which is a respected market leader in the field of laboratory and food analysis as well as the analysis of animal feed, drinking water and pharmaceuticals. IfP’s scope of activities also encompasses the development and production of diagnostics for use in examination and test laboratories. The company uses the sale & lease back to generate additional funds for further growth and the strengthening of its leading market position.

“With an innovative tenant in place along with the further potential offered by the Adlershof Technology Park, this prime property in an established innovation cluster fits perfectly into our fund strategy,” says Thomas Kallenbrunnen, Managing Director of GARBE Institutional Capital. “We see considerable strength and very dynamic growth in this market segment. Through this acquisition, we have secured a property for our investors with stable cash flow in a location with excellent future potential.”

With more than 1,200 companies, scientific institutions, and laboratories and offices of Berlin’s famous Humboldt University, the Adlershof Technology Park is one of the largest science and technology parks in Germany. While most of the land parcels at

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the location are owned by the state and under leasehold, GARBE Institutional Capital was able to acquire freehold for GARBE STREF #1. The local area offers a number of nearby food markets, the Johannisthal Landscape Park within walking distance, and good infrastructure, including convenient public transportation connections.

GARBE Institutional Capital was advised on the transaction by Greenberg Traurig (legal due diligence) and WITTE Project Management (technical due diligence). JLL advised the seller and brokered the transaction. White & Case acted as legal counsel to the seller.

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.

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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.

About GARBE Institutional Capital

GARBE Institutional Capital GmbH is a vertically fully integrated investment and development platform. 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, Milan, Prague, London and Madrid. As of 31 December 2021, it managed properties and fund assets valued over 500 million euros.

GARBE Institutional Capital is part of GARBE, a family-run real estate company based in Germany, with more than 300 employees across 16 offices in ten countries.

www.garbe-institutional.de

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