

PRESS RELEASE

Fiscal Year 2021: GPEP achieves accelerated growth

- Real estate acquisitions in the amount of EUR 650 million
- Increase in assets under management to EUR 1.9 billion
- Positive sales and earnings development
- On course for another year of growth in 2022

Limburg | Frankfurt am Main, March 31, 2022 – The asset and investment manager GPEP can look back on a very successful year. 2021 was characterized by large-volume acquisitions. For institutional real estate funds, a total of around EUR 650 million was invested in food-anchored retail properties. At the same time, the company has significantly increased the number of employees in order to take account of the larger management volume and to further increase the depth of added value for investors.

Marcel Fuhr, Managing Director of GPEP, is satisfied with the course of business: "In 2021 we took a leading role in the retail investment market and were able to significantly improve our market position. As an organization, we have grown smoothly and were able to manage the higher investment volume efficiently and in a way that added value right from the start. For the further expansion of business activities, we are still looking for qualified employees such as asset and property managers as well as transaction managers. GPEP GmbH also achieved a sustained positive development in sales and earnings."

Two large-volume real estate portfolios acquired

During the year, GPEP successfully completed two large-volume portfolio transactions for institutional individual funds managed by GPEP. With the transition in July 2021, a core retail property portfolio across Germany with a total of 51 grocery stores and retail parks comprising rental space of approx. 144,000 m² was acquired. The second core portfolio was acquired at the end of 2021. It consists of around 35 real estate properties that are operated as food discounters and full-assortment stores. The rental space amounts to around 66,000 m². Further transactions were mainly carried out off-market, using GPEP's good market access.

Around €2 billion of real estate assets under management – almost fully let

GPEP provides a comprehensive range of services for institutional investors, covering transaction management as well as asset management and property management. The focus on active and holistic management maximizes investment success for investors. Assets under management amounted to around EUR 1.9 billion at the end of 2021 (end of 2020: EUR 1.2 billion). The managed rental space was over 1 million m² at over 450 locations. The occupancy rate of the entire portfolio of around 98 percent

underlines the quality of the managed properties and the asset management competence of GPEP.

2022: Growth course continues

Jörn Burghardt, Managing Director of GPEP: "In 2022 we are again pursuing ambitious goals. We intend to expand the real estate assets under management by more than EUR 300 million to well over €2 billion. In order to achieve this, we are planning to launch new institutional real estate funds with our GPEP Investment GmbH over the course of the year."

"At the organizational level, we are working intensively on continuously optimizing our high standards in relation to work processes as well as controlling and reporting. In addition, there is a clear focus on developing strategies to further improve the ESG performance of our properties and implementing them together with our investors," adds Herwart Reip, Managing Director of GPEP.

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GPEP GmbH

GPEP GmbH specializes in the asset and investment management of grocery stores and food-anchored retail parks. With its team of around 80 experts, the independent and owner-managed real estate management company offers institutional investors and family offices services along the entire value chain. This includes acquisition and transaction management, financing, research, fund management, asset management, property management, risk management and sales. Since it was founded in 2014, GPEP has built up a portfolio with a current volume of around EUR 1.9 billion and 450 real estate properties across Germany.