

PRESS RELEASE

GPEP HAS ACQUIRED A PORTFOLIO OF 35 PROPERTIES FOR BAYRISCHE VERSORGUNGSKAMMER FROM HABONA-FONDS

Limburg | Frankfurt am Main, January 2022 – The asset and property manager GPEP GmbH (GPEP) has acquired a portfolio with 18 food retail discounters and 17 full-range retailers on an exclusive order for a Luxembourg special fund of Bayerische Versorgungskammer. The seller of the portfolio is the closed-end public fund Habona retail fund 05, which is financed by private customers.

The “Truffle” portfolio includes 35 properties nationwide with a rentable area of around 66,000 m² and generates an annual rent of almost € 9 million. More than 90 percent of the space is leased to market-leading and creditworthy food retailers, including REWE, Edeka and Netto. The occupancy rate is over 99 percent. Most of the properties were built in 2014 or the following years. The average remaining rental period (WALT) is around 10 years.

The parties involved have agreed not to disclose the purchase price.

Legal advice to GPEP was provided by GSK Stockmann, Frankfurt. Habona was advised by the law firm Menold Bezler, Stuttgart. BNP Paribas Real Estate GmbH, Frankfurt, acted as transaction advisor.

Jörn Burghardt, Managing Director of GPEP: “With the purchase of the Truffle portfolio, we have succeeded in acquiring one of the most attractive food retail portfolios of the year 2021 for our investor - the Bayerische Versorgungskammer - in an extremely competitive market environment. This enabled us to increase our assets under management to just under € 2.0 billion. ”

Marcel Fuhr, managing partner of GPEP: "We plan to continue our growth path in 2022 and expect investor demand for real estate in food retail trade to continue to rise."

Johannes Palla, managing partner of Habona: “Habona also draws an extremely positive conclusion: With the timely liquidation of the fund, the investors in Habona Fonds 05 will receive a whopping extra return this year and a double-digit IRR return overall. We are very pleased to be able to significantly exceed the forecasts with our fifth public fund and thus to confirm the fund concept once again. ”

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About GPEP GmbH

GPEP GmbH specializes in the asset and property management of specialist stores and retail parks in Germany. The anchor tenants of the properties are mostly well-established food retail groups. For institutional and private investors as well as family offices, the independent and owner-managed real estate management company with its team of around 80 experts offers the entire value chain. This includes acquisition and transaction management, financing, research, fund management, asset management, property management, risk management and sales. Since its foundation in 2014, GPEP has built up a portfolio with a volume of around EUR 1.6 billion and 400 properties.

About Habona Invest Group

The Habona Invest Group is a fund initiator and asset manager that specializes in local supply properties and is based in Frankfurt am Main. The company, which was founded in 2009, has so far set up eight closed public AIFs in food retail and daycare sectors, the open public real estate fund Habona Nahversorgungsfonds Deutschland and three open real estate special funds, and has placed more than 850 million euros in equity. After the successful dissolution of the first four private investor funds, Habona is currently managing real estate assets of around 900 million euros.

About Bayerische Versorgungskammer

As the largest public-law supply group in Germany, the Bayerische Versorgungskammer is a service and competence center for professional and municipal pension schemes. It manages the business of twelve legally independent professional and municipal pension schemes with a total of around 2.4 million insured and pension recipients, € 5.2 billion in annual contribution and contribution income and around € 3.8 billion in annual pension payments. You manage a total investment volume of around € 97.2 billion (market value) for all facilities. The Bayerische Versorgungskammer employs over 1,420 people and has been a signatory to the Diversity Charter since 2010, to the UN Principles for Responsible Investment (PRI) since 2011 and to the Memorandum for Women in Leadership since February 2017. She became a member of the Global Real Estate Sustainability Benchmark (GRESB) in March 2020 and joined the Net-Zero Asset Owner Alliance in May 2021.



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