

Press release

ABG marks first foray into the logistics real estate market with the acquisition of Kerpen Logistics Centre

- **ABG Capital, ABG Real Estate Group's investment management entity, enters into strategic partnership with Dietz AG**
- **Acquisition of Kerpen Logistics Centre in the highly sought-after Cologne logistics region in the context of an off-market transaction**

Frankfurt/Main, 31 August 2022 – ABG Real Estate Group expands its activities into the market for logistics real estate, through its investment management entity ABG Capital. ABG Capital will enter into a strategic partnership with Dietz AG based in Bensheim for this purpose. The partnership is being launched with the acquisition of the Kerpen Logistics Centre on behalf of a club of professional pension funds. The total investment volume is around EUR 115 million. The property is located in a highly sought-after logistics location in the Cologne metropolitan area, and benefits from ideal traffic connections. The Kerpen Logistics Centre (situated in the “Türnich 3” business park) was completed in May this year; it is fully let via long-term leases to two renowned businesses from the supplier and events management industries. ABG Capital will acquire the majority of shares in the logistics centre, by way of a share deal – Dietz AG will continue to hold a minority stake in the company and will remain significantly involved in asset management..

ABG Capital is an investment and asset management company which offers national and international institutional investors the opportunity to participate in the potential of the German real estate market. Its diversified investment strategy ranges from high-yield and stable-value core/landmark investments to the initiation of club deal structures and innovative fund products in leading German commercial real estate markets. With the acquisition of the logistics centre in Kerpen, ABG Capital is now extending its activities to the dynamically-growing logistics market.

Kerpen Logistics Centre, built to state-of-the-art construction standards, comprises a total lettable area of approximately 59,400 sqm, including six halls offering flexible floor space options, plus high-quality offices in a separate administrative building. In addition, the property offers 300 parking spaces for passenger cars plus 15 HGV spaces. The property is a green building, with a DGNB “Gold” certificate.

Ulrich Höller, Managing Partner at ABG Real Estate Group, said: “We are embarking upon the next step in ABG Capital’s development, expanding its activities into the logistics market, which offers vast opportunities. The acquisition of the logistics centre in Kerpen is the ideal starting point for this purpose.”

ABG Capital was supported in executing the off-market transaction by Jebens Mensching (legal and tax advice). For Dietz AG Clifford Chance acted as legal and tax advisor.

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