



FIVE QUARTERS



PRESS RELEASE

Fast, faster, Five Quarters: One deal per month for Healthcare Infrastructure Fund

Three investments completed by Five Quarters Real Estate

FIVE QUARTERS REAL ESTATE AG

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Hamburg, 4 August 2022 – The Hamburg-based real estate investment manager Five Quarters Real Estate AG (5QRE) has completed three investments for its "5QRE Healthcare Infrastructure Deutschland 01" fund within a few weeks. Healthcare properties in Freital, Wilhelmshaven and Hilden were acquired for a mid-double-digit million amount. All properties are standing properties with a long-term and coherent operating concept. The fund, launched in February 2021 and aims at institutional investors, has thus taken over another property every month since May. "At the same time, we will continue our rapid growth while paying attention to good earning prospects. As an Article 8-compliant fund, we continue to emphasise high energy standards in our investments," announces Peret Bergmann, one of the three founders of 5QRE.

First-class vein clinic in Hilden

In Hilden, North Rhine-Westphalia – right at the city border to the metropolis of Düsseldorf – the closing for the purchase of the "Klinik im Park" was realised a few days ago. The specialist clinic for venous medicine is managed by Bergman Clinics (Bergmann Deutsche Klinik Hilden GmbH). The complex has four buildings on an area of almost 3,200 square metres. The purchase price is EUR 11.3 million. In the German ranking of "klinikradar.de", the clinic is in second place for the number of phlebological treatments. The specialist clinic was opened in 1984 and underwent extensive renovation in 2010 and 2020 – including energy optimisation. The number of patients treated annually amounts to more than 20,000. The "Klinik im Park" is a contractual partner of all public and private health insurance companies. The range of services also includes a laser centre and a medical care centre (MVZ). "The location in the densely populated Rhine-Ruhr agglomeration will ensure very good occupancy rates at the well-known clinic in the future. This was one of the reasons for our investment decision. The good energy efficiency values were also important to us," explains Erik Beets, also a founder.

Medical centre in Wilhelmshaven and assisted living in Freital

Another investment made by 5QRE in recent weeks was the "St. Willehad Gesundheitszentrum" in Wilhelmshaven in the south of the city. On an area of around 5,600 square metres – spread over four floors – doctors from a wide range of specialities use the complex. A pharmacy provides additional frequency. The medical centre was built in 2003.

The "Alte Schule" residential complex in Freital offers assisted living. In close proximity to the Dresden city border, a former school was converted, modernised and extended by a new building in 2018. The property now has 58 flats for people requiring care and a supplementary area for physiotherapy.

Investments remain highly diverse

"These three investments show that we pay attention to a broad mix of properties in our fund. We are not focussing on one segment but are primarily looking nationwide for existing properties in the health sector providing different and complementary utilisation concepts. What is important to us in the properties for our Article 8-compliant fund is not only a good yield but also an above-average energy balance and a transparent ESG strategy," adds Bergmann. For these three transactions, 5QRE once again worked together with the healthcare real estate specialists from TSC Real Estate in Berlin.



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ABOUT FIVE QUARTERS REAL ESTATE | 5QRE

Five Quarters Real Estate | 5QRE is a real estate company (AIFM) for institutional investors that is headquartered in Hamburg. Founded in 2019 by experienced experts from the industry, Five Quarters Real Estate offers Europe-wide access to transactions in the areas of healthcare, housing, work, local supply as well as customised and individualised concepts. 5QRE has a leading market position through the comprehensive use of digital analysis, forecasting and reporting tools. Five Quarters Real Estate AG carries out its activities as an AIF capital management company with the permission of the German Federal Financial Supervisory Authority (BaFin). This provides Five Quarters' clients with the highest level of regulatory security.

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