

PRESS RELEASE

PRIMUS Immobilien AG with New Shareholder Structure

- **Management Buy-Out: Sebastian Fischer and David Neuhoff take over the company together with Family Office**
- **Attractive Development Portfolio in central locations in Berlin**
- **Consistent focus on high-quality residential and commercial properties of institutional scale and quality**
- **> €100 million equity planned for further acquisitions**

Berlin, 15th January 2024. PRIMUS Immobilien AG, a leading project development company in Berlin, is restructuring its shareholder structure. Sebastian Fischer and David Neuhoff are taking over PRIMUS Immobilien AG as part of a Management Buy-Out. Christopher Muhr, who already holds shares through his Family Office and serves as a member of the Supervisory Board, is also increasing his stake.

As part of the Management Buy-Out, in addition to acquiring a 20-member team, PRIMUS Immobilien AG is acquiring a Development Portfolio in very good inner-city locations:

- Knesebeckstraße 10, Berlin-Charlottenburg: approx. 3,500 m² residential area (condominiums), GDV approx. €55 million.
- Kopernikusstraße 36-37, Berlin-Friedrichshain: approx. 9,000 m² GFA, Mixed-Use, GDV approx. €90 million.
- Greifswalder Straße 168, Berlin-Prenzlauer Berg: approx. 15,000 m² GFA commercial area, GDV approx. €115 million.
- Lietzenburger Straße 76, Berlin-Charlottenburg, approx. 4,500 m² office space, GDV approx. €50 million.
- Wielandstraße 5, Berlin-Charlottenburger, approx. 1,500 m² residential and office space, GDV approx. €15 million.
- Berliner Straße 100, Berlin-Pankow, approx. 16,000 m² GFA residential area (rental housing), GDV approx. €90 million.

Overall, the portfolio has a Gross Development Value (GDV) of approximately €415 million. The projects MONOS (approx. 3,400 m² residential area), PHOENIX (approx. 6,500 m² residential area), and SIGNUM (approx. 2,200 m² residential area) will continue to be managed under the PRIMUS brand for the original shareholders. As part of the transaction, Dr. Mathias Hellriegel will join the Supervisory Board of PRIMUS Immobilien AG.

The founding shareholders Franz-Josef Marxen and Klaus Prokop will focus on the other part of the portfolio under the VENTIS Immobilien AG brand, primarily focusing on the development of holiday properties in prime locations along the Baltic Sea coast, as well as retail parks in Germany. They will be joined in the management board by Kerstin Kage.

The goal of the buyout is to consistently focus on project developments of institutional quality and scale in the residential and commercial sectors in the central locations of German cities. With the expanded involvement of the Family Office, PRIMUS is excellently positioned to capitalize on the opportunities presented by the challenging market environment. Further investments are planned for 2024: properties and districts for project developments in residential and commercial use with approximately 10,000 m² of leasable space will be the focus, with a total of at least €100 million in equity to be invested for new acquisitions throughout the year, primarily targeting distressed and special situations. With the recent acquisition of Berliner Straße 100, PRIMUS has acquired its first project of institutional scale in the rental housing sector. Approximately 230 apartments are planned to be constructed using timber modular construction and meet the KfW 40 QNG Plus standard.

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