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Union Investment and Investa Immobiliengruppe set up German special fund to focus on pioneering campus properties

Fund concept picks up on changing trend in work and office environments

Union Investment and Investa Capital Management (ICM) have agreed to work closely together on designing and launching innovative real estate solutions for institutional investors. The first fund concept to be developed underlines the joint commitment of the two property specialists. Urban Campus Nr. 1 is the first special AIF in Germany that gives professional investors the opportunity to invest in pioneering working and office structures. The investment focus of the thematic fund is on campus properties, i.e. office buildings that feature flexible space concepts and address sharing and co-working trends, as well as providing a high quality urban environment. The intention is that the new fund will invest primarily in diversified campus properties with multiple tenants that attract SMEs and start-ups in particular due to their proximity to scientific facilities and inclusion in vibrant and professionally managed developments.

“This new concept is aimed predominantly at institutional investors looking for strong ongoing income and wanting to broaden their real estate exposure to include this exciting emerging segment. ICM is the perfect partner for this joint fund concept, due to its good access to attractive investment properties,” said Dr. Christoph Schumacher, Member of the Management Board at Union Investment Institutional Property GmbH. Investa Immobiliengruppe brings many years of real estate experience in mixed-use commercial properties to the partnership and has made a name for itself as a specialist for positioning, implementing and managing campus properties.

“In future, what an office building is and what it needs to deliver will be redefined,” said Rainer Thaler, managing director at ICM. “There is no doubt, however, that it will include an environment focused on wellbeing and a high service density at the location. This innovative fund concept shows that we have our finger firmly on the pulse of Work Environment 2.0.”

Union Investment's institutional product range of thematic real estate funds currently covers hotels, retail and infrastructure. With Urban Campus Nr. 1, the range is now being extended by a pioneering fourth fund.

Union Investment and ICM intend to develop their partnership by establishing more real estate solutions for institutional investors. "We have many new areas in mind where our competencies are an excellent match," stated Dr. Christoph Schumacher and Rainer Thaler.

Union Investment

Union Investment is a leading real estate investment manager for private and institutional investors.

Union Investment manages total assets of around EUR 30.4 billion in actively managed funds and approximately EUR 2.5 billion via administrative services. Established in 1965, Union Investment Real Estate GmbH is the private property investment specialist within the Union Investment Group. Its sister company, Union Investment Institutional Property GmbH, focuses on real estate investment for institutional customers. Within the commercial real estate sector, Union Investment is active as an institutional investor and asset manager. Covering over 24 national markets, its broadly diversified real estate portfolio comprises over 376 properties and projects in the office, hotel, retail and logistics segments. Approximately 57 per cent of its real estate assets are located outside Germany, 15 per cent of which are also outside Europe.

Investa

Investa Immobiliengruppe has been developing properties in Germany for over 40 years. Projects that enjoy above-average success and comprehensive experience in the design, marketing and implementation of high-quality office buildings, hotels and apartment blocks have established Investa Immobiliengruppe as a leading property developer in Germany. Since its foundation in 1972, Investa Immobiliengruppe has developed new build and existing properties with an investment value of more than EUR 4 billion. Investa Capital Management GmbH, which is part of Investa Immobiliengruppe, develops investment products for institutional investors, while also providing active property management.

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