

## PRESS RELEASE

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### **TSC Real Estate advises German special property fund on acquiring a newly refurbished nursing and healthcare property in Hamburg**

TSC Real Estate, a leading investment and asset management company focusing on social and healthcare properties, acting as investment and transaction manager for the German special AIF "5QRE HealthCare Infrastructure Deutschland 01", has facilitated the acquisition of a nursing and healthcare property in Hamburg. The vendor was a company in the FN Capital Holding group.



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The main section of the three-storey property in Hamburg-Hausbruch accommodates 18 beds for paediatric and adult intensive care, with a lettable area of c. 1,800 sq m. It is operated by the market-leading intensive care service provider Bonitas, which has taken a 20-year lease. A further c. 700 sq m of the lettable area of the property is occupied by an ENT doctors' surgery and a specialist shop including a training centre for hearing aid technicians.

Originally constructed as a publishing house in 1995, the property was completely reconfigured and modernised in 2020 and is fully let. It stands on a c. 2,000 sq m site, in an established and well-integrated area of the district on the edge of the Harburg Hills. It is within walking distance of complementary medical practices, pharmacies, numerous shops, sports facilities and swimming pools. The nearby S-Bahn stop provides a direct connection to Hamburg central station.

4 Q Invest GmbH plans to assign the asset and property management to TSC Real Estate with effect from 1 November 2021. BNP Paribas Real Estate brokered the transaction. JLL, Cushman & Wakefield and CT also provided legal advice.

The "5QRE HealthCare Infrastructure Deutschland O1" real estate special fund is an investment vehicle tailored to German institutional investors. It is managed by a cooperation between TSC Real Estate and Five Quarters Real Estate AG | 5QRE, a Hamburg-based capital management company (KVG) for institutional investors. As well as retirement properties, residential nursing homes and assisted living facilities, the broadly-oriented investment strategy is focused on primary medical care facilities such as medical centres, health care centres and rehabilitation and therapy facilities.

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#### **About TSC Real Estate**

TSC Real Estate is headquartered in Berlin and offers a full range of integrated real estate investment and asset management services. It is a specialist in social and healthcare real estate and also residential, commercial and mixed-use properties. The company's in-house teams provide investment support throughout the entire investment and property life cycle.

TSC Real Estate currently has a total of 105 assets under management with a combined volume of over €1.5 billion.

For further information please see the website: [www.tsc-realestate.de](http://www.tsc-realestate.de)

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