

PRESS RELEASE

Berlin, 11th August 2022

TSC Real Estate acquires "Bergman Clinics Klinik im Park" in Hilden for "Healthcare Infrastructure 01" fund

TSC Real Estate, a leading investment and asset management company focusing on healthcare real estate, as well as residential and complementary commercial properties, has purchased the "Bergman Clinics Klinik im Park" in Hilden. The acquisition is for the "5QRE Healthcare Infrastructure Deutschland 01" fund, which was developed jointly with Five Quarters Real Estate. The vendor is a German family office. TSC Real Estate, the exclusive investment manager for the fund, is also responsible for asset and property management on a long-term basis.

The "Bergman Clinics Klinik im Park" is a facility specialising in the diagnosis and treatment of venous disorders. It features an integrated laser centre and a medical care centre, with a transregional catchment area. The property stands in a c. 6,000 square metre park-like site. It is let on a long-term lease to Netherlands-based Bergman Clinics, a clinic operator that is active throughout Europe. Bergman Clinics operates six facilities in Germany.

"The property is situated directly on the Düsseldorf city boundary. It benefits from optimal connections to the city centre and the airport, via a direct S-Bahn link. As well as the good location and situation, other factors in favour of the property include its good condition, the well-known and experienced operator, and the long-term lease," says Maximilian Woiczikowsky, Senior Investment Manager and Team Lead Investment Management at TSC.

Berthold Becker, Managing Director of TSC Real Estate Germany, adds: "Even in difficult economic times, there is still strong and sustainable demand not just for senior citizens' properties and care facilities, but also for rehabilitation and therapy facilities and health care properties. With this acquisition we are underscoring this outlook, which is based on a broad definition of the healthcare real estate market. What's more, we are broadening the geographical diversification of the fund by adding another property in Germany's most populous federal state, North Rhine-Westphalia."

The purchaser was advised on the acquisition by SammlerUsinger Rechtsanwälte, Lehmann Consult GmbH & Co. KG, Cushman & Wakefield and Assmann Beraten und Planen. The transaction was brokered by Förster & Co., Düsseldorf.

"5QRE Healthcare Infrastructure Deutschland 01" is a special real estate fund that fulfils the criteria of Article 8 of the EU Disclosure Regulation. It invests in a broad range of healthcare

properties and is tailored to German institutional investors. TSC Real Estate plans to make further acquisitions in the second half of 2022.

About TSC Real Estate

TSC Real Estate, based in Berlin, provides integrated real estate investment and asset management. The company is a leading expert in healthcare properties, as well as residential, mixed-use and complementary commercial properties. With its in-house teams, the company manages investments across the entire investment and life cycle. TSC Real Estate currently has 154 assets under management, with a total investment volume of c. EUR 1.6 bn.

TSC Real Estate was awarded the Altenheim EXPO Award 2022 by the trade journal CARE Invest, in the category "Investor of the Year".

For further information please visit www.tsc-realestate.de

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