



New Sustainability fund "KCD-Catella Immobilien mit sozialer Verantwortung" (KCD-Catella properties with social responsibility)

Munich, 10.03.2020. Catella Real Estate AG is launching a new, socially oriented sustainability fund for professional and semi-professional investors. The exclusive cooperation partners for the fund are BIB - BANK IM BISTUM ESSEN eG and DKM Darlehnskasse Münster eG. The first investor is BIB - BANK IM BISTUM ESSEN eG. The launch of the open domestic special real estate AIF "KCD-Catella Immobilien mit sozialer Verantwortung" follows German investment law for real estate investors.

For Catella Real Estate AG and its partners BIB - BANK IM BISTUM ESSEN eG and DKM Darlehnskasse Münster eG, sustainability and social responsibility are central elements of the corporate strategy. With the acquisition and portfolio management of the properties contributed to the "KCD-Catella Immobilien mit sozialer Verantwortung" fund, the three companies assume social responsibility towards existing and new tenants. The aim of the new social sustainability fund is to provide tenants with affordable housing and to give selected professional groups with a charitable and social background access to suitable housing. In addition, the fund is to acquire residential properties for elderly and disabled people in tense or precarious financial situations and offer them to these target groups. In addition to residential properties in the mid- to low-price segment, the focus is also on special properties with charitable/deaconal or social use, such as healthcare properties, day-care centers for children, etc. The aim is to ensure that ethical-ecological and social investment regulations, especially those of church investors, are observed.

The "KCD-Catella Immobilien mit sozialer Verantwortung" invests geographically primarily in established investment locations and metropolitan regions as well as in medium-sized towns and regional investment centres in Germany, Austria and Switzerland. Investments in residential and special-purpose properties with charitable, welfare or social use are intended to make a positive social contribution to society and achieve a balanced risk/return profile. The central aspects of the fund are "social responsibility" and "sustainability": both during the purchase process and in the regular asset management cycle, the properties are checked against a comprehensive catalogue of criteria with regard to economic, ecological and social aspects. The aim is responsible property management that pursues both economic and social goals. To this end, social responsibility guidelines have been drawn up, which summarise the self-imposed behavioural maxim for value-oriented action in writing. Particular attention is paid to taking appropriate account of the social concerns of existing tenants.

The starting capital for the fund was provided by BIB - BANK IM BISTUM ESSEN eG.



Munich, 10th March 2020

Two properties that meet social and sustainability requirements are currently undergoing the acquisition process: One property in Bielefeld includes socially subsidised housing, a day care centre for children and a day care centre. Another property in Wittenberg with handicapped accessible living also fits perfectly into the fund concept.

"We have noticed a significantly higher demand for social and sustainable real estate funds. The sustainable orientation of "KCD-Catella Immobilien mit sozialer Verantwortung" promotes long-term value retention, enables stable and long-term rental income and also creates added value for society. We are pleased to be able to offer a new sustainable investment product with this fund and to show how yield and social-ecological aspects fit together in today's world", says Henrik Fillibeck, Spokesman of the Management Board of Catella Real Estate AG.

Dr. Peter Güllmann, Spokesman of the Board of Managing Directors of BIB - BANK IM BISTUM ESSEN eG, adds: "Sustainable funds, especially real estate funds, create a feeling among our customers that they are doing something meaningful with their money and strengthening the community of solidarity. And we as a bank can also use this fund to give special expression to our social responsibility.

Gerrit Abelmann, member of the board of DKM Darlehnskasse Münster eG, sees the joint approach as the active implementation of the cooperative idea and emphasises: "The versatile property types, such as housing suitable for the disabled, socially affordable housing or day-care centres for children, are the special feature of this long-term property fund for us. We are delighted to have found renowned and reliable partners in Catella Real Estate AG and BIB - BANK IM BISTUM ESSEN eG and to have launched a fund with which we can jointly meet the interests and needs of our customers".

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