

Empira Group Establishes Swiss Investment Foundation

- **First investment group invests in Germany's most attractive residential real estate markets**
- **Inviting investment opportunity for Swiss investors**
- **Focus on residential real estate in Germany**

Zug (Switzerland), February 1, 2023 – Empira Group, a leading Swiss investment and asset manager for real estate investments in Europe and the U.S., is establishing the Empira Investment Foundation, headquartered in Zug. Through the investment foundation, Swiss pension plan investors can invest in secure cash flows generated by residential real estate portfolios in Germany's most buoyant residential property markets. "Highly attractive buying opportunities are emerging under the current market conditions – these should be exploited quickly and as advantageously as possible," comments Lahcen Knapp, Chairman of the Empira Board of Directors.

In addition to their growing global footprint, Empira is operating in Germany five offices and has a staff of more than 200 real estate experts. The investment foundation's future investors will benefit from exceptional market access brought about by a transaction and project volume of 7.1 billion euros in recent years. The proven and fully vertically integrated processes throughout the entire real estate value chain ensures long-term success for the investors. "With the investment foundation, we are so pleased to be able to provide our Swiss clients with even easier access to our platform and, in particular, to the German residential real estate market," says Lahcen Knapp about this crucial step for the company.

When acquiring properties, an outstanding location and stable rental cash flows are paramount. Appreciation potential, based among other measures on energetic renovations, and other ESG-relevant steps undertaken as part of an active asset management distinguish Empira Residential Invest Germany investment group, which is targeting 500 million Swiss francs in equity volume, as a worthwhile alternative and/or a supplement to Swiss residential real estate.

"In the residential real estate area, Germany offers highly appealing investment opportunities. Excess demand in the residential sector is a favorable factor supporting further growth in rents and residential values in the years to come. Rental prices are seeing a much stronger growth dynamic than in Switzerland and therefore offer relatively better protection from inflation with a shorter time lag," says Dieter Kräuchi, Managing Director of the Empira Investment



Foundation. “In addition, Germany’s real estate market is very similar to the Swiss market, but on a significantly larger scale and much more liquid,” Kräuchi adds.

As the investment advisor, Empira Group assumes all phases of managing the investments and also applies its comprehensive expertise to the benefit of the investment foundation. The foundation has access to a renowned team with many years of broad experience and expertise at the national and international level. The foundation board is made up of Martin Signer, Dr. Stephan Kloess and Stephan Lauer.

The Empira Group at a glance

The Empira Group offers institutional investors a vertically integrated platform for real estate investments in Europe and the United States. With investments under management totaling approximately EUR 7.1 billion, Empira is a leader in the German-speaking region in developing novel, profitable investment approaches using both equity and debt financing. The company drives innovation as a first mover in debt products. The Empira Group’s real estate and capital market experts offer one-stop shopping for services covering the entire residential and office property value chain. The company is headquartered in Zug, Switzerland, and has locations in Luxembourg, Germany, the U.S., Great Britain, and Austria.

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