



Press Release

MPC Capital: ESG Core residential real estate fund increases equity volume to over EUR 140 million

- *Institutional investors invest further equity*
- *Total investment volume of approximately EUR 300 million*
- *Rising demand for residential real estate in Germany*

Hamburg, December 6, 2021 - Hamburg-based asset and investment manager MPC Capital has attracted new institutional investors for *ESG Core Wohnimmobilien Deutschland* fund. In a second closing, a total of EUR 66 million was raised for the open-ended special AIF (Alternative Investment Fund).

This increases the equity base of the fund, which focuses on sustainable residential projects, to more than EUR 140 million. On this basis, the total volume is expected to amount to approximately EUR 300 million in the future and will be invested in real estate projects that meet a comprehensive catalog of sustainability criteria. *ESG Core Wohnimmobilien Deutschland* was launched in December 2020 together with Universal-Investment as service capital management company.

Dr. Ludwig Vogel, Managing Director Real Estate at MPC Capital: "We are very pleased about the great interest of institutional investors in our fund. It shows that we have hit the mark with our concept. The demand for residential real estate remains high and will continue to be high against the backdrop of the undersupply of living space with decreasing household sizes. We are convinced that we can offer good added value for our investors with our focus on particularly sustainable real estate in this area."

Asset selection based on ESG scoring model

The fund's central investment criterion is to build a sustainable residential real estate portfolio. A scoring model developed specifically for this fund is used to identify target properties that meet a number of quantitative and qualitative sustainability criteria.

For example, the locations and properties considered for purchase must meet specific requirements measured in terms of energy, social and corporate ethics. These include, among others, the overfulfillment of energy standards, the integration of mobility concepts or the share of subsidized and barrier-reduced housing. Due to the high requirements for energy standards, new buildings are the main candidates.

The *ESG Core Wohnimmobilien Deutschland* fund is one of the first financial products in the real estate asset class in Germany to be approved as a financial product under Article 8 of the Disclosure Regulation. The EU Sustainable Finance Disclosure Regulation (SFDR), which came into force in March



2021, is intended to lead to greater transparency in the European market for financial products with regard to sustainability issues. As so-called Article 8 products, such funds will be certified that, among other things, take into account environmental and social characteristics as well as good corporate governance (ESG).

Portfolio consists of three properties so far

Currently, the fund is invested in three properties in the metropolitan regions of Hamburg and Frankfurt as well as in Münster. The pipeline includes properties with an investment volume of EUR 10 million or more that are located either in metropolitan regions or in medium-sized and large cities with 100,000 or more inhabitants and a positive population development forecast. The energy standard must achieve at least KfW 55.

About MPC Capital (www.mpc-capital.com)

MPC Capital AG is an internationally active asset and investment manager specialising in real asset investments. Together with its subsidiaries, the company develops and manages investment products for international institutional investors, family offices and professional investors. Its focus is on the asset categories Real Estate, Shipping and Infrastructure. MPC Capital AG has been quoted on the stock exchange since 2000 and has around 200 employees group-wide.

About Universal-Investment (www.universal-investment.com)

The Universal-Investment Group is one of the leading European fund management services and Super ManCos with around 710 billion euros, more than 1,900 mutual and special fund mandates, and more than 1,000 employees at the locations Frankfurt am Main, Luxembourg, Luxembourg, Dublin and Krakow. Founded in 1968, the company is an independent platform offering fund initiators and institutional investors structuring and administration solutions as well as risk management for securities, real estate and alternative investments. The companies [UI Labs](#), [UI Enlyte](#) and [CAPinside](#) round off the group's innovative service offering. The company is a signatory of the UN Principles of Responsible Investment and a member of the Forum Nachhaltige Geldanlagen e. V. (Sustainable Investment Forum). (as of 30 September 2021)

Contact

MPC Capital AG
Stefan Zenker, Gabriele Gottschalk
Investor Relations & Corporate Communications
Tel. +49 (40) 380 22-4200
E-Mail: presse@mpc-capital.com