

PRESS RELEASE

aik achieves overall performance of around 10% on average in 2022 and makes a record distribution of around 7% on average to its investors

- aik achieves an outstanding overall performance of around 10% on average (BVI return)
- all-time record distribution of around 7% (Ø equity)
- increase in assets under management to around €4.7 billion
- solid letting volumes in a challenging market environment

The year 2022 was marked by subdued growth momentum, persistently high inflation and restrictive financing conditions in the euro area, nevertheless aik Immobilien-Investmentgesellschaft (aik) has been able to report a positive result for 2022 across all business areas.

In the financial year of the managed special real estate funds, aik generated an outstanding overall performance of around 10% (BVI return). The strong annual performance and the reserves built up over time by forward-looking fund management enabled an above-average distribution of Ø 7% of the average invested equity. Assets under management increased to around €4.7 billion.

"It is a fundamental element of our prudential management approach that most of aik's funds are able to increase their distributions, especially in crisis years like last year, in order to offer our investors the possibility to compensate for weaknesses in other asset classes," explains Dr. Stephan Hinsche, spokesman of aik's executive board. "This is achieved on the one hand by the above-average returns we have consistently generated for more than 22 years, and on the other hand by steadily accumulating reserves over the past years. It has been exactly this strategy that has helped us successfully through crises in the past, such as 2007-2009 and the pandemic year 2020."

Investment: Successful transactions in a challenging market environment

The transactions completed in 2022 amount to a volume of around €120 million. Although the transaction volume is below the previous year's level, it is in line with general investment market activity, since activity on the investment market has been significantly subdued, particularly in the second half of the year. A total of four properties were acquired and five sold. The acquisitions were entirely made up of domestic residential properties.

"In 2023, it will be essential to set the right focus for our acquisition and divestment activities in line with current developments across the broader real estate market. On the acquisition front, we will be looking in particular for existing residential properties of all types in demographically and economically stable areas, but will also continue to consider commercial properties in good urban locations and especially keep a very sharp eye on the development of the office asset class. The single deals can range from €10 million up to €100 million," Dr. Stephan Hinsche explains this year's investment strategy.

Asset Management: Rising rents and remarkable letting performance despite difficult market environment

After a particularly strong previous year characterized by catch-up effects after pandemic, the letting performance in 2022 comprises around 180 thousand sqm of total space with an annual rental volume of around €35 million. A total of 329 leases were concluded, of which around 70% have been prolongations with existing tenants. As a result, the letting performance in 2022 cannot fully keep pace with the particularly strong year 2021, but remains above the pre-pandemic level in 2019.

"We are particularly proud of the letting performance achieved in a market phase characterized by enormous uncertainty. Although the number of leases decreased, new leases realized significant rent increases of around 10% on average. The high proportion of contract renewals confirms the effectiveness of our leasing management, which focuses on tenant satisfaction and makes a significant contribution to the above-average overall performance by retaining existing tenants," says Dr. Stephan Hinsche, commenting on the letting performance. The occupancy rate across the entire European real estate portfolio is 93%.



Dr. Stephan Hinsche, Speaker of the Board of Directors
London Gunpowder Square (office building, sold in 2022)

aik COMPANY PORTRAIT

aik Immobilien-Investmentgesellschaft mbH is an internationally operating company. Since its foundation in 1999, aik has successfully established itself as the real estate investment manager for professional pension and retirement funds. With high growth rates since its foundation, the equity-strong real estate asset manager has developed into an established player in the real estate market.

aik's managed real estate portfolio currently comprises 221 office and commercial properties in city center locations of European metropolises in Great Britain, France, Belgium, the Netherlands, Luxembourg, Austria, Italy and Germany as well as domestic residential properties with a volume of around € 4.7 billion.

Düsseldorf, January 10, 2023

PRESS CONTACT

Dr. Artur Grigoryan
artur.grigoryan@aik-invest.de
+49 211 537420 172