
PRESS RELEASE

aik achieves an annual performance of 10.9% and expands its real estate assets to around € 4.2 billion

aik Immobilien-Investmentgesellschaft mbH concluded the crisis year 2020 with a record performance of around 10.9% (BVI return) and was able to increase its real estate assets to around € 4.2 billion by means of numerous transactions.

Despite the market situation dominated by the coronavirus pandemic, a BVI return of 10.9% was achieved, which is the best performance since the company was founded, and once again outperformed the sector average. Following 2017 and 2019, this is already aik's third double-digit annual performance.

The high annual performance of the aik real estate funds also enabled above-average dividends in 2020 of 6.0% of the average equity invested. "Especially in crisis years, most of aik's funds raise their dividends to help our investors compensate for weaknesses in other asset classes. That was already the case in 2007-2009 and is to stay that way in future. We are in the fortunate position of being able to offer our investors this luxury because we have consistently generated above-average returns since aik was founded. This enables us to pay regular high dividends and to put aside part of the overperformance for bad times. Our investors are currently benefiting from precisely this strategy", says Dr. Stephan Hinsche, Chairman of aik's Management Board, commenting on the positive annual balance, "This exceptional year has also shown that we have a stable yet agile organisational structure. Thus, during the first lockdown in March, it was possible to very quickly adapt the processes in all the divisions to the changed framework conditions and continue all the business activities with a high level of dynamism."

Investment: successful acquisitions and sales

The transactions carried out in 2020 constitute a sales contract volume of around € 290 million. A total of sixteen properties were purchased and one property was sold. The focus of acquisitions last year was on domestic residential and office properties. For the first time, it was possible to acquire an apartment building portfolio consisting of ten properties in Vienna. "We are delighted that we have been able to successfully implement numerous transactions again this year at home and abroad.

In this process, a high level of personal commitment and flexibility was shown by everybody involved. Next year, we will focus our acquisition activities even more on the residential market, thus continuing the strategy we adopted more than ten years ago”, says Dr. Stephan Hinsche.

Asset Management: remarkable rental performance in a year of crisis

The rental performance comprises around 142 Tm² of total floor space with an annual rental volume of around € 25 million. A total of 302 rental agreements were concluded, of which around 75% were negotiated with existing tenants who renewed their contracts. “In the year of coronavirus, we were thus able to sign 22% more rental contracts than in the previous year. However, these were somewhat smaller in terms of volume, so the space rented out fell by around 18% year-on-year. However, this means we are in a much better position than the national market average”, says Dr. Stephan Hinsche on the rental management, “In particular, the high rate of contract renewals makes a major contribution to the above-average overall performance of the managed real estate funds and impressively confirms the effectiveness of aik’s business model.” The tenancy rate across the entire European real estate portfolio increased from 94% in the previous year to 95%.

Climate-neutral real estate funds

Sustainability has gained traction in the finance and real estate sector in 2020 through the European legislative initiatives (Taxonomy and Disclosure Regulation). At aik, however, sustainability has been pursued intensively for several years now. Since 2016, for example, energy supply contracts have been bundled across aik's entire real estate portfolio and CO₂ emissions within aik's sphere of influence have been reduced by switching to renewable electricity and gas providers. In addition, the acquisition of Gold Standard CO₂ certificates ensures that the entire portfolio at home and abroad and the emissions caused by the aik company are completely climate-neutral. By using CO₂ compensation mechanisms, the time until the energy-efficient retrofitting of properties can be bridged and the global climate target as well as the European Green Deal can be supported.



Dr. Stephan Hinsche, Spokesman of the Board of Directors

aik COMPANY PORTRAIT

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

aik's managed real estate portfolio currently comprises 217 office and commercial buildings in inner-city 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 over €4 billion.

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