PEPER & SÖHNE

WE CREATE

WWW.**PEPERUNDSOEHNE**.DE

PEPER & SÖHNE

© BETTINA CONRADI

CHRISTOPH S. PEPER | MALTE F. WILKENS

PROJECT DEVELOPMENT WITH PASSION

Founded in early 2013 with courage, drive and innovative spirit, Peper & Söhne has now established itself on the market as a self-investing project developer.

Starting with projects in the greater Bremen area and now active beyond the borders of the state, our approach has remained the same: we are curious, pragmatic and solution-oriented. Our focus is on quality and continuous development. We act courageously and shape the future with agility, determination and speed. Our claim: to be an innovative German logistics property developer.

Our team spirit is the key to our success. Together, we achieve great things and rely on trust and equality – whether internally or with customers and contractors.

Our responsibility goes beyond business. A respectful and open approach to all parties involved is a prerequisite for a trusting relationship. We focus on long-term partnerships and thus jointly create the workplaces of tomorrow.

AT PEPER & SÖHNE WE REALISE VISIONS ...

Our core business – project development and asset and property management – encompasses the conceptualisation, planning, development, revitalisation and portfolio management of commercial real estate. We stand for the highest quality, rapid development and implementation of customer-specific solutions. We always look to the future, which is why we focus on location and industry development as well as the revitalisation and redevelopment of entire areas. We attach great importance to a holistic view of projects and take both functional and aesthetic aspects into account.

... WITH COMPREHENSIVE ADVICE AND CONCENTRATED EXPERTISE

Our particular focus is on logistics and light industrial properties. In addition, we have extensive experience with numerous other asset classes and are also proven experts in the development and activation of land – from site acquisition to preparation for construction.

As a service developer, we support investors and builders with extensive expertise, diverse cooperation models and attractive investment opportunities. Thanks to our many years of experience and our interdisciplinary team, we are able to successfully implement even complex requirements.

MISSION STATEMENT

TRUST AS THE BASIS OF OUR ACTIONS

Our guideline is based on the values that characterise us as a company: We focus on **team spirit, quality, decisiveness, courage, professionalism, diligence, innovation, respect** and **responsibility** and believe that trust is the basis for successful cooperation.

ASPIRATION

HIGH QUALITY, PASSIONATE, ON TIME

We strive for the **highest quality** in all areas of our company, working carefully and professionally to deliver the best possible results. That's why we always take a personalised and passionate approach to every project. Our repeated award of the CrefoZert credit rating certificate shows that we are on the right track. It stands for our **reliable business relationships, exceptionally good creditworthiness** and **positive future prospects** and confirms our high standards.

NATURALLY HANSEATIC

© ADOBESTOCK

OUR MISSION

DEVELOPMENT IS OUR PASSION
We act with conviction, **quickly, purposefully, courageously and agilely**. We are creating and revitalizing the commercial real estate of tomorrow with strength and decisiveness.

YOUNG – AMBITIOUS – MODERN
With the claim of being an innovative German logistics real estate developer, we remain curious and always open to new business areas.

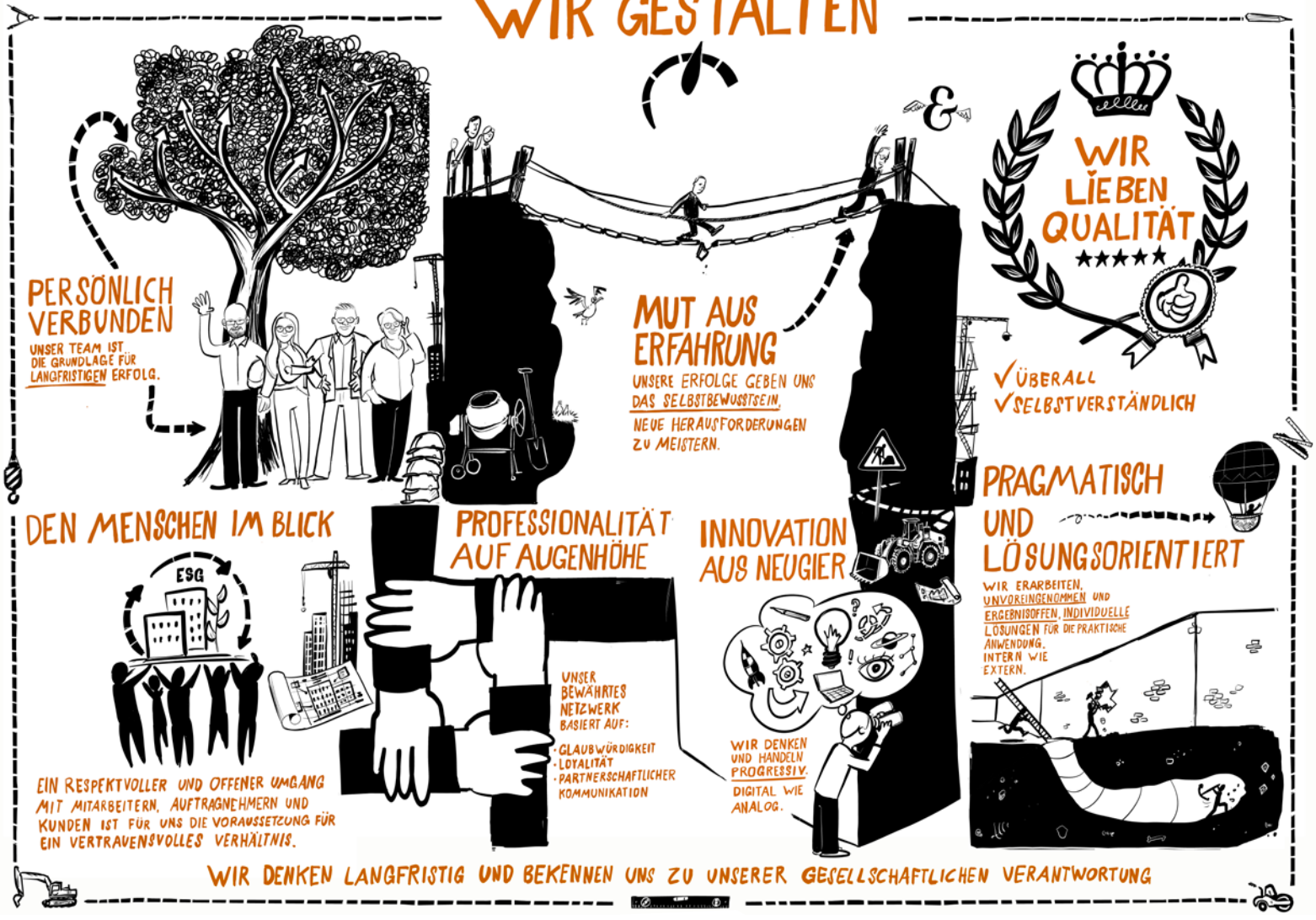
Our team is crucial to our success. We live initiative and personal responsibility, give opportunities and encourage. We are characterised by flat hierarchies and a strong team spirit. **We rely on an inspiring, trusting working atmosphere, characterised by freedom and enthusiasm.**

We are team players who **take responsibility and achieve great things together**. Whether employees, customers or contractors – trust and equal opportunities are a top priority in our network, both nationally and internationally.

OUR VISION

WITH FUN, INTUITION AND PASSION, WE CREATE AND IMPROVE WORKING ENVIRONMENTS **CENTERED ON THE HUMAN PERSON.**

WIR GESTALTEN



WE CREATE **ADDED VALUE** FOR YOU:

OUR STRENGTHS

1. STRONG **TEAM**

We are a strong team. For us, success means respecting, understanding and trusting our colleagues and customers. Being passionate and highly motivated, pushing ourselves forward and wanting to do the right thing. Flat hierarchies and short decision-making processes are another strength of our family business.

6. INDIVIDUAL **COUNSELLING**

We support our customers with exactly what they need for their project. With a lot of personality, passion and expertise.

2. LONG-TERM **PARTNERSHIPS**

From individual trades to joint ventures, we rely on long-term partnerships based on trust. This is how we fulfil our quality standards.

3. PERMANENT **INNOVATION**

A high degree of digitalisation and a keen eye for the market make us lean and adaptable. We recognise trends and set standards. If attractive opportunities arise to expand our business model, we are ready.

5. ENVIRONMENTAL **RESPONSIBILITY**

As an investor and developer, we are aware of our special responsibility for the environment in all our projects – the Environmental Social Governance (ESG) criteria are firmly anchored in our thoughts and actions.

4. EXTENSIVE **NETWORK**

An extensive network enables us to quickly realise innovative ideas and work closely with all parties involved.

REALISING THE FUTURE TOGETHER

Our business model is divided into three areas: project development, asset and property management of commercial real estate, and the management of real estate-related corporate investments. Many years of expertise and an excellent team ensure a high level of service quality in all areas of business.

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TOGETHER WE ...

INVEST

As an investing project developer, we always work with our own capital. In addition, we pursue an open investment strategy and are involved in co-investments as well as equity and development joint ventures.

OPTIMISE & MANAGE

Our asset and property management combines the long-term management and value development of our properties with reliable operational administration. This enables us to create stable conditions and solve any tasks that arise quickly and reliably.

DEVELOP

In the area of project development, we act both as an investing developer of our own projects and as a service developer on behalf of our clients. Rapid implementation, the highest quality and communication at eye level are our standard.

PROJECT DEVELOPMENT / SERVICE DEVELOPMENT

We specialise in the development and realisation of commercial properties with a focus on logistics and light industrial. As a project developer, service developer and investor, we combine planning expertise, capital strength and many years of experience. We stand for economical, value-retaining and on-schedule solutions.

We offer the entire spectrum of project development – from site acquisition, conception and planning to financing and construction to turnkey handover. In addition to new construction projects, we implement built-to-suit and built-to-rent models as well as the revitalisation and further development of existing properties.

With a real estate project volume in the triple-digit million range, Peper & Söhne has long been established beyond the borders of Bremen. Efficient processes, a strong network and in-depth expertise form the basis for successful project implementation.

OUR TASKS

- ✓ **Location identification and acquisition**
- ✓ **Market analysis and feasibility studies**
- ✓ **Financing and investments**
- ✓ **Planning and development**
- ✓ **Construction supervision**
- ✓ **Leasing or sale**
- ✓ **Long-term management**
- ✓ **Revitalisation / refurbishment / demolition**

We offer all of the above services both as a full-service package and as individual services.

CHRISTOPH S. PEPER

„EVERY PROJECT IS CUSTOM MADE!“

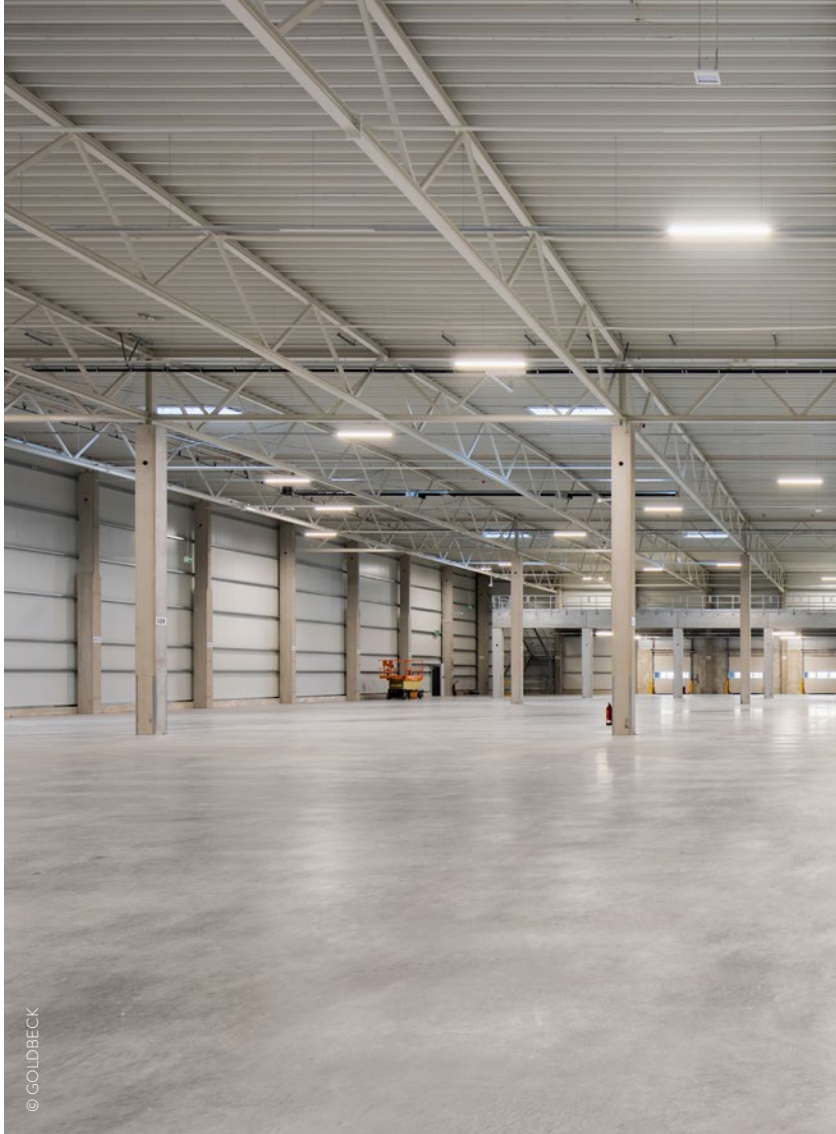
© GOLDBECK

ASSET AND PROPERTY MANAGEMENT

We want our tenants to feel comfortable with us and in our properties. Close cooperation is therefore a matter of course. This allows tenants to concentrate on their core business while we take care of smooth operation and the long-term development of the property.

Asset and property management at Peper & Söhne encompasses strategic control and value development as well as operational management – from contract negotiations and operating cost accounting to property maintenance. We are a reliable, competent and straightforward partner to our tenants and partners in all matters.

In addition to our own properties, we also offer our asset and property management services for third-party properties.



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OVERVIEW OF OUR SERVICES

- Strategic management and value development of the property
- Negotiation and drafting of rental agreements
- Acceptance and handover of rental space
- Monitoring and securing technical systems
- Coordination of various service providers
- Ongoing maintenance of the building stock, including warranty tracking
- Complaint management
- Annual operating cost accounting
- Budgeting and reporting

LAND DEVELOPMENT & REVITALISATION

In times of land scarcity, inner-city development, re-densification and reuse are becoming increasingly important – economical use of land is a priority. This is precisely where our land development comes in: we analyse the potential of undeveloped or no longer marketable land, develop suitable utilisation concepts and create new building rights. Our goal is to develop properties in a way that ensures their value increases over the long term and creates sustainable uses for them.

As your partner, we take care of the entire process – from the initial idea to analyses and coordination to building permits. We coordinate authorities, specialist planners and all relevant parties involved and ensure structured, market-driven implementation.

OUR RANGE OF SERVICES

- **Potential uses & valuation approaches**
- **Location and market analyses**
- **Land checks**
- **Environmental and nature conservation issues**
- **Existing buildings & contaminated sites**
- **Urban land-use planning & change of use**
- **Process management through to approval**
- **Site infrastructure & access**
- **Site clearance**

LAND DEVELOPMENT & REVITALISATION

© FAIRFLEET GMBH / MARTEN KG SPIES KG

DGNB-CERTIFIED COMMERCIAL REAL ESTATE

© VISUALISIERUNG: MATTHIAS HARMS

ESG-CONSULTING

Peper & Söhne stands for the highest quality, fairness and tradition. As an owner-managed family business, we are aware of our responsibility towards our employees, customers and future generations. Our goal is to achieve at least DGNB Gold certification for all our projects. In addition, we assess every project against our own sustainability guideline, which covers more than 100 specific measures relating to environmental, economic and social topics.

We also advise our customers on ESG measures relating to real estate and support them in the practical implementation of these measures within the scope of their own projects.

OUR COMMITMENT

- **Customised construction solutions with a high degree of flexibility**
- **High-quality products designed for durability**
- **CO_2-reduced construction methods (EG-40/EG-55)**
- **Independent verification by the DGNB**
- **EU taxonomy assessment**
- **Standard climate risk analyses**
- **Holistic ecological concepts**
- **Smart building consulting and technologies**
- **Energy monitoring**

PHOTOVOLTAICS FOR COMMERCIAL PROPERTIES

With PSP Energieservice GmbH, we harness the potential of industrial roofs as a source of energy. We support our customers in using existing or developing roofs for rooftop photovoltaic systems – both in our own projects and on third-party roofs.

As a full-service provider, we combine our experience as a project developer with the expansion of renewable energy. With electricity from your own roof, you become less dependent on price fluctuations in the energy market.

OUR ALL-INCLUSIVE PACKAGE

- Consulting
- Economic analysis
- Location analysis
- Assembly & Installation
- Grid connection & registration

IT-CONSULTING

Modern commercial real estate requires reliable and future-proof IT structures. Peper & Söhne supports you with tailor-made IT services that make processes more efficient and secure.

As project developers and asset and property managers, we understand the specific IT requirements of commercial real estate. We know the risks and costs associated with inadequate structures and develop solutions that are directly tailored to your needs. ESG is a key aspect here: structured building data can be used to optimise technology and resource utilisation while simplifying ESG reporting.

Unlike traditional IT consultants, we draw on our own practical experience and offer individual concepts tailored precisely to your property and your organisation, rather than standardised packages. This results in efficient and user-friendly processes that make your property secure and sustainable in the long term.

OUR EXPERTISE

- **IT infrastructure concepts**
- **Cybersecurity audits and risk analyses**
- **Access controls and monitoring systems**
- **Smart building consulting and technologies**
- **“Digital readiness” for ESG and EU taxonomy**
- **Consulting on digital working environments**
- **Digitalisation and AI consulting**

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COMPANY ADMINISTRATION, ACCOUNTING SERVICE & BACK OFFICE

Companies grow, structures become more complex, and responsibilities increase. To ensure that processes function smoothly, tasks must be organized, deadlines reliably managed, and information provided in a comprehensible manner.

This is where our range of services comes in: we take on the complete administration of companies and affiliated entities—across all industries and tailored to the respective organization. The aim is to make processes stable and transparent so that decisions are based on reliable data and the ability to act is maintained.

As your partner, we manage the entire process: from organizational setup, accounting, and human resources to communication with authorities and the coordination of tax returns – in a structured, verifiable, and market-driven manner.

OUR SERVICES

- **Organization & processes**
- **Audit processes & internal control system**
- **Commercial & tax registrations/re-registrations**
- **Accounting & asset management**
- **Communication with authorities & health insurance funds**
- **Personnel administration & payroll accounting**
- **Labor & employment law***
- **Tax coordination & financial statements***
- **Stakeholder management (internal/external)**
- **Compliance & conformity**

*Not a substitute for legal/tax advice; cooperation with consultants.

DIGITALISATION

Digitalisation has changed all areas of economic life in recent years – including the real estate industry. Digitalisation offers numerous advantages and opportunities for our tenants in particular, because we don't just see our buildings as lifeless shells. We see them much more in the role of actively supporting our tenants in individual processes. Our aim is to offer tenants the greatest possible added value, to plan with foresight and to build commercial properties in such a way that all forward-looking measures can be implemented or retrofitted, from the energy supply and optimum internet connection to lighting control and security technology.

INNOVATIVE SOLUTIONS

We rely on smart meters to measure the consumption of the various media as accurately as possible and to be able to better analyse consumption in the respective company as a whole. These digital meters not only display the data in real time, but also provide interesting insights for tenants and managers. This means that tenants always have an overview of their current consumption and can take measures to save costs and energy if necessary. The data also forms an ideal basis for sustainability reports.

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PEPER & SÖHNE

FIGURES

> 500.000.000 €

TOTAL PROJECT VOLUME

> 40

COMPLETED PROJECTS

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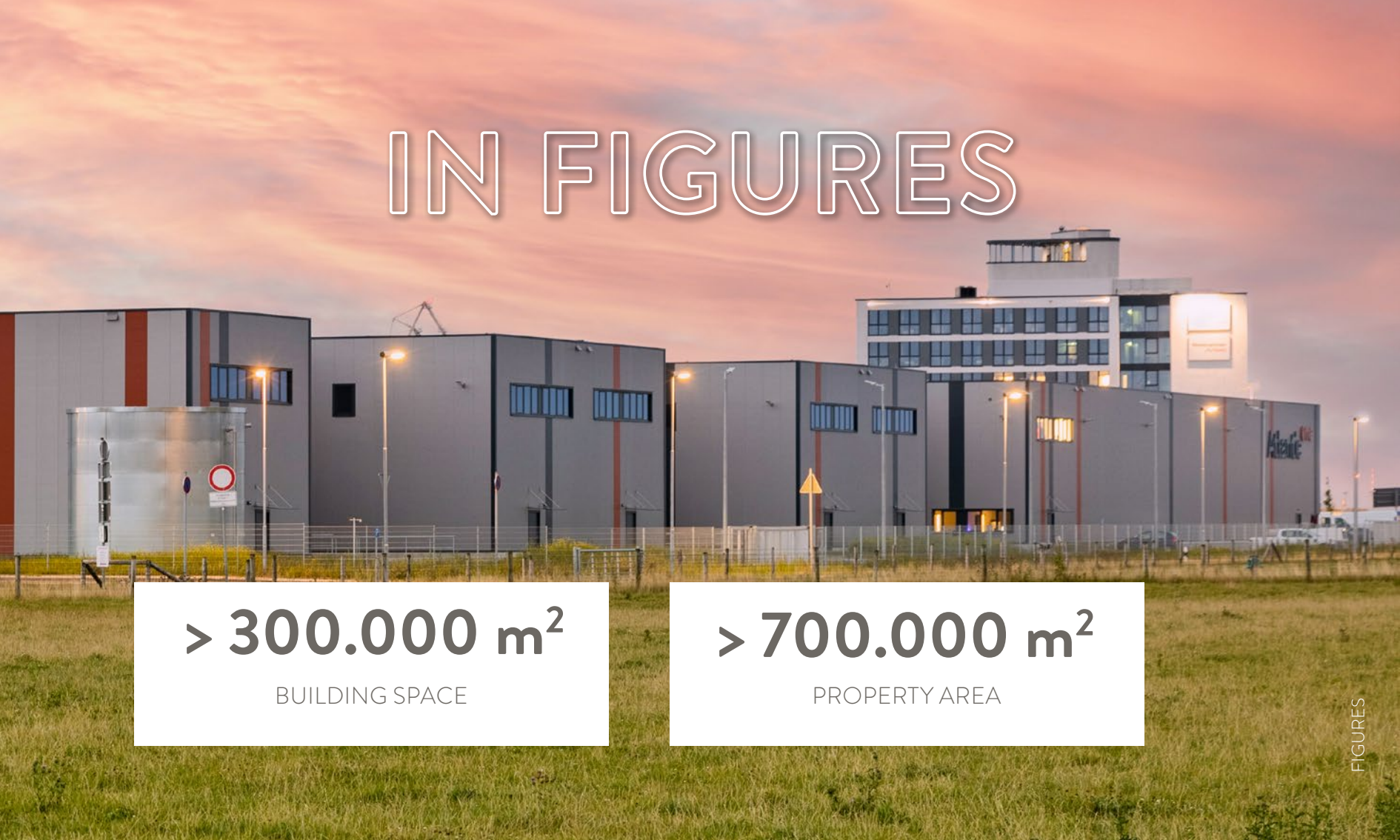
IN FIGURES



> 300.000 m²

BUILDING SPACE

> 700.000 m²

PROPERTY AREA

INDUSTRIES & ASSET CLASSES

Every industry has its own requirements – and that is precisely where Peper & Söhne's strength lies. Whether automotive, armaments and defence, CEP service providers, wholesale, crafts or the hotel industry: our aim is to develop the right solution for every challenge and to create properties that are precisely tailored to the needs of our customers.

We place particular emphasis on logistics and light industrial properties. In addition, we have extensive experience in numerous other asset classes.

HERE YOU CAN FIND ALL OUR PROJECTS!

LOGISTICS / LIGHT INDUSTRIAL

We offer you customised and innovative concepts for your company and work together with competent partners to achieve the best possible goal.

OFFICE

Whether for the construction of self-sufficient office buildings from 1,000 square metres or integrated, flexible office space in large hall complexes – we work together to realise your ideas.

QUARTER

In addition to good transport links and accessibility, our planning also includes a customised fit and a good mix of sectors. This also includes the revitalisation and integration of existing buildings.

HOTEL

In the area of hotel construction, we handle the entire process: from site selection, project development, planning and the authorisation phase through to execution with turnkey handover.

RINTELN LOGISTICS AND PRODUCTION CENTRE

Nachhaltiges Gebäude
DGNB Zertifikat in Gold.

© GOLDBECK

UTILISATION: **INDUSTRIAL HALL AND OFFICE**
LOADING OPTIONS: **24 REAR DOCK DOORS, 9 GROUND-LEVEL DOORS**

LOGISTICS / LIGHT INDUSTRIAL

2021
COMPLETION

64,470 m²
PROPERTY AREA

33,400 m²
HALL AREA

UKB 10 m
HALL HEIGHT

MULTIFUNCTIONAL LOGISTICS AND PRODUCTION CENTRE

The realisation of this building in Rinteln was a complex project: in a joint venture with Sander Projekt GmbH, Peper & Söhne developed a new logistics building with four independent units and a total hall area of almost 34,000 m² on a plot of around 65,000m². The project carried out by GOLDBECK also fulfils all thecriteria for gold certification by the German Sustainable Building Council (DGNB).

The result is a multifunctional hall building with an adjoining office wing built to the latest standards, designed and equipped in accordance with the guidelines for industrial construction. The immediate proximity to the A2 and B83 motorways, in addition to the quality of the property, also impressed the three tenants KS Logistik GmbH, a company of the Krombert & Schubert Group, GPD Foodpackaging GmbH & Co. KG and the logistics service provider NOSTA Group.

THE “HANSALINIE” BUSINESS PARK

© GOLDBECK

UTILISATION: **PRODUCTION AND LOGISTICS**

LOGISTICS / LIGHT INDUSTRIAL

6

AUTOMOTIVE PROJECTS

158,000 m²

PROPERTY AREA

72,000 m²

HALL AREA

BUSINESS PARK IN AN UNBEATABLE LOCATION

We have already refurbished numerous logistics, industrial and production halls in the automotive sector in the Hansalinie business park. With a total area of around 270 hectares and more than 120 companies with around 5,000 employees, the Hansalinie business park, located directly on the A1 motorway and in the immediate vicinity of the Bremen interchange and the Stuhr junction, is an ideal location for production, automotive logistics, services, trade and commerce. The nearby Mercedes-Benz plant with around 12,500 employees also benefits from the short distances and optimal connections.

OFFICE BUILDING AIRBUS DS AIRBORNE SOLUTIONS

Nachhaltiges Gebäude
DGNB Zertifikat in Gold.

© GOLDBECK

UTILISATION: **AEROSPACE TECHNOLOGY**
DEFENCE INDUSTRY

OFFICE

2020
COMPLETION

17,000 m²
PROPERTY AREA

6,500 m²
OFFICE AREA

MODERN BUILDING ENSEMBLE

In July 2019, work began on the construction of a modern and attractive four-storey office building with an adjoining production and maintenance hall for ADAS (Airbus DS Airborne Solutions GmbH) on the Lloyd Industrial Park site. Completion took place the following year. The site covers approx. 17,000 m² and is optimally connected to the A281 and B75 motorways.

LOCATION:

LLOYD INDUSTRIEPARK

SPURWERK

DGNB

Nachhaltiges Quartier
DGNB Vorzertifikat in Gold.

© BJÖRN HAKE

- AMBITIOUS PROPERTY MIX
- EXCELLENT MOBILITY CONCEPT
- ENERGY CONCEPT WITHOUT FOSSIL FUELS
- HIGH QUALITY OF STAY

COMMERCIAL DISTRICT WITH COMBINED CONCEPTS
FOR **OFFICE AND HALL SPACE**

QUARTER

2027

PLANNED COMPLETION

90,000 m²

PROPERTY AREA

INNOVATIVE AND FUTURE-ORIENTED SITE

The SPURWERK is an open, innovative and future-oriented area with rental space for office and commercial users on the 90,000 m² site of the former Neustadtsgüterbahnhof in the centre of Bremen. The focus is not only on the energy efficiency and modernity of the buildings. The aim is to use different approaches to ensure an attractive overall quality of stay. The basis is an oveall concept that combines distinctive, minimalist and low-barrier architecture with a carefully planned open-space concept.

Numerous green areas and a biotope provide recreational space in the immediate vicinity of the city centre. Green roofs and photovoltaic systems will each cover 50% of the roof areas, while air heat pumps will ensure energy efficiency. The SPURWERK is thus creating a functional and attractive urban quarter that operates without fossil fuels.

DESIGN HOTEL “THE NIU CRUSOE“

© GOLDBECK

UTILISATION: **HOTEL** | ROOMS: **153**

HOTEL

2019
COMPLETION

2,152 m²
PROPERTY AREA

EXTRAORDINARY DESIGN HOTEL AT BREMEN AIRPORT

The "the niu Crusoe" design hotel is located just 100 metres from Bremen Airport and around 10 minutes from the city centre and offers a total of 153 rooms on seven floors. Here, guests can leave the stress of everyday life behind and immerse themselves in the world of the jungle – whether in a single or multi-bed room or in a flat with kitchenette including microwave and fridge. From the lobby to the tiniest detail in the room, everything revolves around the world-famous novel Robinson Crusoe. The hotel is also equipped with the latest technology: All rooms have a Smart TV, USB ports, an invisible sound system and Wi-Fi. Bremen architects Westphal Architekten BDA were commissioned to create the unusual facade design.

“LET’S MAKE A DIFFERENCE TOGETHER!”

WHICH PROJECT CAN WE REALISE WITH YOU?

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