

PEPER & SÖHNE

WE CREATE

WWW.PEPPERUNDSOEHNE.DE

PEPER & SÖHNE



MALTE F. WILKENS | CHRISTOPH S. PEPER



PROJECT DEVELOPMENT MADE IN BREMEN

Founded in early 2013 with courage, drive and a spirit of innovation, Peper & Söhne has established itself on the market. The aim: to be an innovative German logistics real estate developer.

Starting with projects in the greater Bremen area and now active beyond the borders of the country, our approach has remained the same: We are inquisitive, pragmatic and solution-orientated. Our focus is on quality and continuous development. We act boldly and shape the future with agility, determination and speed.

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. For us, respectful and open interaction with 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 PEPPER & SÖHNE WE REALISE VISIONS ...

We are experts in project development, planning and conceptual design of commercial properties and stand for the highest quality, rapid development and implementation of customer-specific solutions. Our focus is always on the future – which is why we center on location and sector development as well as the revitalisation and redevelopment of entire sites. We take a holistic approach to projects and take into account both functional and aesthetic aspects.





... WITH COMPREHENSIVE ADVICE AND CONCENTRATED EXPERTISE

Our range of services includes the planning and design of logistics and light industrial properties, office buildings and entire industrial estates. This also includes advising our customers on site selection, building design and the furnishing of their premises. Thanks to our many years of experience and our interdisciplinary team, we are able to successfully realise even complex requirements.

GUIDELINE

TRUST AS THE BASIS FOR OUR ACTIONS

Our guidelines are 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

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

PERSÖNLICH VERBUNDEN

UNSER TEAM IST
DIE GRUNDLAGE FÜR
LANGFRISTIGEN ERFOLG.



MUT AUS ERFAHRUNG

UNSERE ERFOLGE GEBEN UNS
DAS SELBSTBEWUSSTSEIN,
NEUE HERAUSFORDERUNGEN
ZU MEISTERN.



WIR LIEBEN QUALITÄT

★★★★★

✓ ÜBERALL
✓ SELBSTVERSTÄNDLICH



DEN MENSCHEN IM BLICK



EIN RESPEKTVOLLER UND OFFENER UMGANG
MIT MITARBEITERN, AUFTRAGNEHMERN UND
KUNDEN IST FÜR UNS DIE VORAUSSETZUNG FÜR
EIN VERTRAUENSVOLLES VERHÄLTNIS.

PROFESSIONALITÄT AUF AUGENHÖHE

UNSER
BEWÄHRTES
NETZWERK
BASIERT AUF:

- GLAUBWÜRDIGKEIT
- LOYALITÄT
- PARTNERSCHAFTLICHER
KOMMUNIKATION



INNOVATION AUS NEUGIER



WIR DENKEN
UND HANDELN
PROGRESSIV.
DIGITAL WIE
ANALOG.

PRAGMATISCH UND LÖSUNGSORIENTIERT

WIR ERARBEITEN,
UNVOREINGENOMMEN UND
ERGEBNISOFFEN, INDIVIDUELLE
LÖSUNGEN FÜR DIE PRAKTIISCHE
ANWENDUNG.
INTERN WIE
EXTERN.



WIR DENKEN LANGFRISTIG UND BEKENNEN UNS ZU UNSERER GESELLSCHAFTLICHEN VERANTWORTUNG

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, commercial property management and the management of property-related company investments. Many years of expertise and an excellent team ensure a high level of service quality in all business areas.



© GOLDBECK



TOGETHER WE ...

INVEST

As an investing project developer, we always work with our own capital. At the same time, we pursue an open investment strategy and are prepared to participate in property related ventures.



MANAGE

Our asset and property management team ensures that our customers always have the best possible conditions and solves any problems quickly and reliably.

DEVELOP

In the field of project development, we design and realise property projects that meet the needs of our clients. Rapid realisation, top quality and communication at eye level are our standard.

CHRISTOPH S. PEPER

“EVERY PROJECT
IS CUSTOM MADE!”



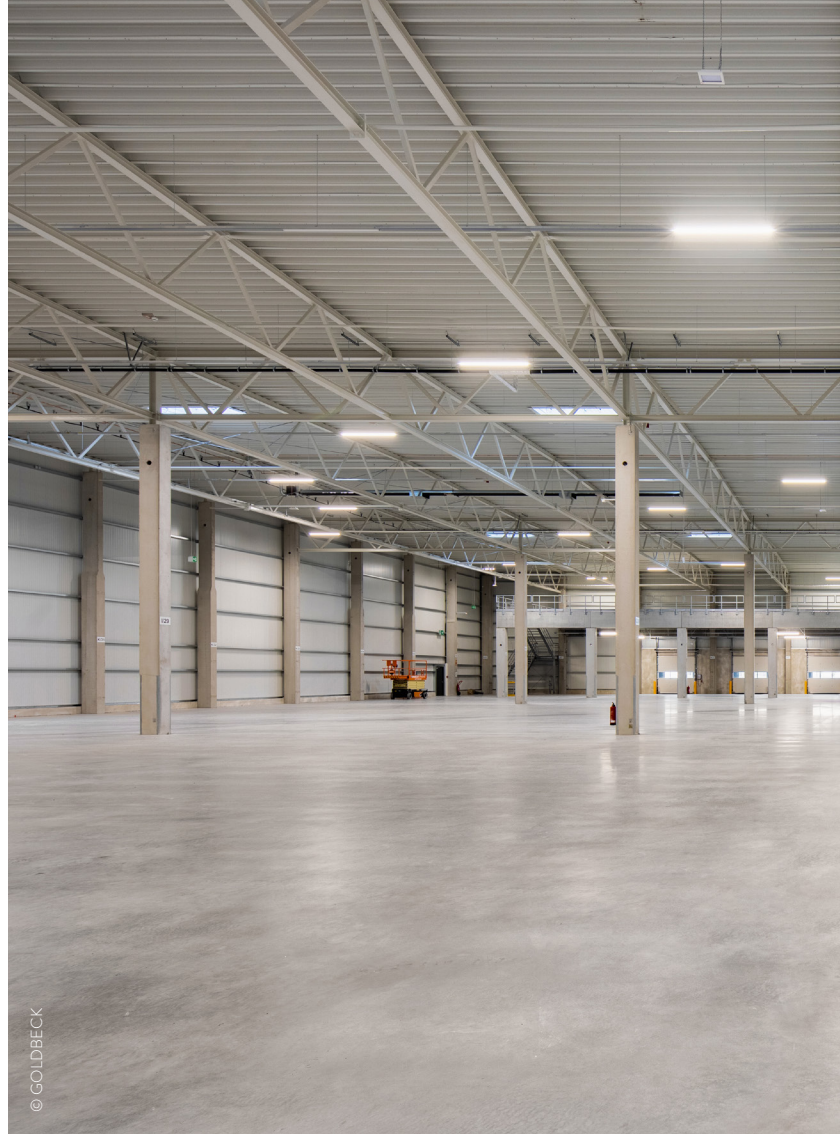
© CASPAR SESSLER

CUSTOMISED PROJECT DEVELOPMENT

Our strength is project development. Whether conception, planning, development or revitalisation of commercial properties – we offer tailor-made and innovative concepts, even beyond the borders of Bremen. With a property project volume in the three-digit million range (completed projects), Peper & Söhne is now firmly established not only in the northern German market. In addition to turnkey properties, we also offer project areas, project ideas and consultancy services – tailored precisely to your requirements.

ASSET AND PROPERTY MANAGEMENT

We want our tenants to feel comfortable with us. Close cooperation is therefore a matter of course. This allows tenants to concentrate on their core business while we take care of the smooth running of the property. Asset and property management at Peper & Söhne covers all aspects, from contract negotiations and operating cost billing to property management with green space maintenance. We are a reliable, competent and uncomplicated partner for our tenants in all matters.





OVERVIEW OF OUR SERVICES

- ✓ Negotiation & preparation of rental agreements
- ✓ Acceptance & handover of rental space
- ✓ Monitoring and securing technical systems
- ✓ Coordination of various service providers
- ✓ Ongoing maintenance of the building stock incl. warranty tracking
- ✓ Complaints management
- ✓ Annual statement of operating costs

SUSTAINABLE COMMERCIAL PROPERTY

An aerial architectural rendering of a modern commercial property complex. The complex consists of several interconnected buildings with flat roofs, many of which are covered with solar panels. Some buildings also feature green roofs with vegetation. The complex is surrounded by lush green trees and landscaping. To the right of the complex is a multi-lane highway with several cars driving on it. In the background, there are more buildings and a body of water. The overall scene is bright and clear, suggesting a sunny day.

OUR UNDERSTANDING OF ESG – FOR A BETTER FUTURE

Peper & Söhne stands for the highest **quality, fairness** and **tradition**. As an owner-managed family business, we are aware of our responsibility towards employees, customers and future generations. We are committed to sustainable commercial properties and fulfil high **ESG requirements**. In order to implement these high ESG requirements for our projects, each project is checked against our sustainability guideline. The guideline contains over 100 specific measures on ecological, economic and social issues. Decisions are made on an individual basis as to which of the measures can be sensibly implemented.

ESG-GOALS



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.



© ADOBESTOCK

NEIGHBOURHOOD APP

The future SPURWERK will be a modern and innovative quarter with high standards of networking and identification. With the neighbourhood app, it is creating its own digital platform for all tenants and thus a completely new standard for Bremen's commercial areas. Information and services such as a local marketplace, concierge services, car park management, a digital info point and a smart parcel station are made available in a bundled form and promote a lively and contemporary neighbourhood community.

PEPER & SÖHNE

> 450.000.000 €

TOTAL PROJECT
VOLUME

> 40

COMPLETED
PROJECTS

IN FIGURES

> 300.000 m²

BUILDING SURFACE

> 700.000 m²

PROPERTY AREA

OUR RANGE OF SERVICES

As a **project developer**, we offer a wide range of services to fulfil the needs of our customers. We take on the entire planning and implementation of property projects, from site analysis to turnkey handover. We place particular emphasis on careful project management. This ensures that costs and deadlines are met. Our clients include companies from the automotive, aero-space, courier, express and parcel (CEP), logistics and defence sectors.

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.



© FAIRLEET GMBH / ROBERT C. SPIES KG

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 the criteria 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

HERE YOU CAN FIND
MORE INFORMATION



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.

HUB 48 MARIBO / DENMARK



© VISUALISATION: CHETWOODS ARCHITECTS

UTILISATION: **LOGISTICS AND LIGHT-INDUSTRIAL**



LOGISTICS / LIGHT INDUSTRIAL

2025

PLANNED COMPLETION

50,000 m²

PROPERTY AREA

- ✓ MODERN AND SUSTAINABLE HALL AND OFFICE SPACE
- ✓ UTILISATION OF RENEWABLE ENERGIES
- ✓ CERTIFICATION ANALOGUE TO THE GERMAN DGNB STANDARD
- ✓ INTEGRATED TRANSPORT PLANNING AND EASY ACCESS

MODERN BUSINESS PARK

HUB 48 Maribo is the first project of Peper & Soehne ApS, which was founded at the end of 2022. It is a business park that will be built on a 50,000 m² site. The rental offer of HUB 48 Maribo is aimed at a wide range of commercial users – from craftsmen to logistics companies. HUB 48 Maribo is located just a few minutes from the city of Maribo and 15 minutes by car from the construction site of the Fehmarnbelt tunnel. The modern business park is therefore located in an economically up-and-coming region of Denmark.

HUB 48 Maribo will comprise several craftsmen's yards with a total lettable area of approx. 3,800 m², 4 commercial units with a total lettable area of approx. 4,900 m², several light industrial units with a total lettable area of approx. 6,700 m² and a logistics hall with around 8,000 m².

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

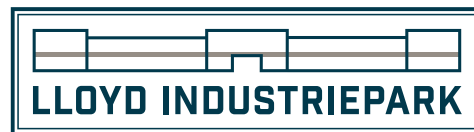
9,000 m²

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:



SPURWERK



Nachhaltiges Quartier
DGNB Vorzertifikat in Gold.



© BJÖRN HAKE

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

- ✓ AMBITIOUS PROPERTY MIX
- ✓ EXCELLENT MOBILITY CONCEPT
- ✓ SUSTAINABLE AND ENERGY-EFFICIENT OVERALL CONCEPT
- ✓ HIGH QUALITY OF STAY



QUARTER

2026

PLANNED COMPLETION

90,000 m²

PROPERTY AREA



© BJÖRN HAKE

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. A sustainable, modern and resource-conserving overall concept, which includes not only exceptional, minimalist, low-barrier architecture but also a well thought-out open space concept, forms the basis for this.

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 will thus create a sustainable, functional and attractive urban neighbourhood that does not require fossil fuels.

DESIGN HOTEL “THE NIU CRUSOE”

the
niu



© 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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