

edira Campus 1 makes first investment in student residences in Osnabrück and Oldenburg

Further projects in Berlin and Nuremberg in the pipeline

- Renovation of properties in Osnabrück and Oldenburg on schedule
- High tenant demand at start of marketing phase

Nuremberg, 15 December 2021 - With its investment in edira Campus Invest GmbH, the "edira Campus 1" real estate fund has made its first indirect investment in two student apartment complexes in Osnabrück and Oldenburg. The refurbishment of both properties is well advanced and already at the beginning of the marketing phase of the flats, the high demand forecast in expert reports by the analysis firm BONARD has been confirmed. The flats at both locations are to be handed over to the new tenants from April 2022. Together with partner Crosslane, Edira has already included further micro-apartment projects in Berlin and Nuremberg in the sourcing for the next investments in 2022.

The closed-end student residences fund "edira Campus 1" took over the company shares in edira Campus Invest GmbH as of 14 December 2021, thus initiating the first indirect investment in the two student apartment complexes previously held by the latter in Osnabrück and Oldenburg.

Despite the pandemic, the refurbishment of the two student residences is already well advanced and fully on schedule. Remaining interior work and furnishing will be completed by the time the flats are handed over in April 2022. Already at the beginning of the marketing phase, the high tenant demand at the two locations forecast by the analysis company BONARD is confirmed.

According to a recent study by BONARD, the European benchmark, i.e., the ratio of the need for student accommodation to the number of students, is 25 percent. Nationwide, this ratio is currently even less than 15 percent. The supply ratio at the Oldenburg (approx. 10 percent) and Osnabrück (approx. 9 percent) campuses is once again significantly below this value. Here, a corresponding supply of flats comes to about 10 students.

"The marketing phase of the flat units has got off to a very promising start," reports Ralf Landwehr, Managing Director of the edira Group. "The construction progress is very much on schedule, so that the flats can be handed over to the new tenants as early as April 2022."

After completion of the construction or conversion measures, there will be a transition to an operating phase until the properties are sold. The target volume of the fund is 20 million euros in total, so that further properties are to follow. Through the partner Crosslane Property, projects in Berlin and Nuremberg have already been identified and included in the sourcing.

"Thanks to our partner Crosslane, we have excellent access to investment properties and can offer our investors good diversification across different projects and locations," explains Ralf Landwehr.

In more than 12 years, Crosslane has already implemented over 30 construction projects with a total volume of nearly EUR 600 million in 7 countries and 22 cities and has excellent access to further projects.

The property manager Prime Student Living, which specialises in student housing concepts, is responsible for the management. Prime's concept is based on an "all-inclusive" rent, which includes all utilities

and internet costs, common rooms for studying, playing sports and meeting friends, as well as many other leisure activities.

edira Group

edira Holding GmbH is an independent, internationally active investment company based in Nuremberg. Through its subsidiaries, selected real estate investments are flexibly implemented in innovative structures and investment models. With its experienced staff, edira is part of an international network. It is highly specialised in the development, conception, and management of intelligent investment models in the fields of real estate, renewable energies and future-oriented corporate concepts. In the 16 project companies under edira's management, more than EUR 150 million have been invested for almost 10,000 investors.

Crosslane Group

CPG is a UK property company headquartered in Manchester - North of England. CPG specialises in the development of student housing (Crosslane Student Developments), letting and operating student accommodation. With more than 14 years of market experience, CPG is one of the leading student housing developers in Europe. Since its inception, the group has completed 30 projects in 22 European cities, with a volume of over GBP 520 million (EUR 604 million). The company has a project pipeline of high-quality student accommodation with a gross development value of more than EUR 1 billion over the next 5 years.

Prime Student Living

Since its founding in 2008, Prime Student Living has specialised in the comprehensive management of student accommodation, offering thousands of students an exceptional living experience with a special housing concept tailored precisely to student needs. The 23 facilities managed in 17 European cities generate around GBP 36 million (EUR 41 million) in annual rental income with 5,528 beds. The high occupancy rate of around 98% underscores the success of the special living concept.

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Risk information

The investment offer presented is an entrepreneurial investment and a long-term capital investment that is associated with various risks. In particular, there are legal, economic, tax-related, property-related, and personal risks which may occur individually or cumulatively. The investor's investment may deteriorate or be impaired as a result. This may result in the total loss of the capital invested and the premium as well as, if applicable, other liabilities of the investor to the fund company. No information can be provided on the probability of occurrence of the individual risks described below. This investment offer is only suitable for investors who can financially cope with a possible total loss. The investment is not suitable for investors who are dependent on the short- or medium-term availability of the invested funds but is aimed at investors who wish to make a long-term commitment. The offer does not provide a guaranteed or fixed interest rate, nor a fixed repayment of the capital invested at a fixed time or in a certain amount. The offer is not suitable for retirement provision. This investment offer is designed for investors who want to make targeted entrepreneurial investments and for whom the investment in the fund company represents only a fraction of their total assets. It is therefore designed for investors who have the necessary financial leeway and could financially cope with a total loss. The present investment offer is an entrepreneurial commitment, the economic result of which depends on a large number of factors that cannot be predicted and also cannot be influenced. Likewise, the degree of accuracy of the forecasts decreases as the period under consideration increases. Legal, tax, economic and / or political changes in the future may have an impact on the result of the present investment offer. No guarantee is given for the forecast result. Anyone interested in acquiring a unit may request information from the KVG on the investment limits of the risk management, the risk management methods and the latest developments in the risks and returns of the most important categories of the assets of the investment fund. The KVG shall regularly disclose the current risk profile of the investment fund and the risk management systems it uses to manage these risks in accordance with the provision of section 300 (1) no. 3 KAGB. For more detailed information, please refer to the Sales Prospectus pursuant to section 268 of the KAGB on the investment offer in the chapter "Risks", page 66 et seq.