



# BPT HANSA LUX SICAV-SIF

## QUARTERLY FUND REPORT Q4 2021

### COMMENTARY

BPT Hansa SICAV-SIF is a direct real estate fund investing in commercial properties in Northern Germany, mainly Berlin. The fund is designed for institutional investors, German and international, and should be seen as a long-term investment product.

### ACTIVITIES OVER THE QUARTER

During Q4 2021, the NAV decreased from EUR 146.74 (September 2021) to EUR 79.59. The large drop of approx. one third was mainly caused due to dividend payments in November 2021. Furthermore, the valuation of the assets resulted in a loss of EUR 1,350 thousand and for future disposal of the remaining assets income tax/trade tax as well as future liquidation costs have impact on the final year-end NAV.

The average occupancy rate at the end of the quarter amounted into 85.1% (for the remaining assets in Hanover and Berlin). The net rental decreased from EUR 425 thousand to EUR 182 thousand due to the closing of Bessemerstraße asset.

Subsequently, the Fund's direct property yield (DPY) decreased from 4.4% to 2.6%.

As already mentioned, the closing of Bessemerstraße asset took place on 30 October 2021. The team already arranged the payout of the sales proceeds as of 15 November 2021 with a total amount of EUR 9,000 thousand which equals 34.4% of net asset value prior to the payout. After the closing date there are still outstanding measures relating the fire protection measurements to execute. It is anticipated to finalize these measures within the first half of 2022.

At Trachenbergring, the lease for the new tenant for the ground floor starts at 1 December. The fit-out for this floor will start within the next quarter and the anticipated move-in is July 2022.

In Walsroder Straße, the negotiations with the tenant Bosch have failed. The expectations of the tenant and

### Fund performance

NAV per share (IFRS)	EUR 79.59
Latest dividend per share, EUR (paid out in Q4 2021)	EUR 41.7
Total return since inception	68.6%
Return since inception annualised	3.8%

### Portfolio

Number of properties	2
Average gross property value	EUR 14.9m
Occupancy ratio (quarter average)	85.1%

### Fund facts

Fund inception (as of the first NAV)	January 2008
Expected exit	2023
Status	Closed-end
Total share capital	EUR 21.6m
Net asset value	EUR 17.2m
Gross property value	EUR 29.9m
Gross asset value (GAV)	EUR 39.3m
Total cash and cash equivalents	EUR 6.5m
Loans	EUR 14.7m
Loan to value	49.1%
Interest coverage	1.96

### Top 3 holdings

Trachenbergring 93	Office	Berlin
Walsroder Strasse	Office	Hanover
Weight of total gross value		100%

Top 3 holdings based on gross property value.

### Fees

Management fee	0.75% p.a. of GAV of the portfolio
Acquisition fee	0.3% of the total acquisition sum
Incentive fee	20% above a hurdle rate of 7% RoE
Subscription fee	max. 1.95% (depending on size)

the team were too far apart. The team is still convinced to dispose the asset at least on valuation level within the next months.

The team began with the disposal process of the remaining assets in Berlin and Hanover. First meetings with investors will be held in January 2022. The aim is to dispose both assets during the first half of 2022.

## MARKET REVIEW

According to JLL, the German investment market concluded 2021 with a record result: a total transaction volume (including the residential segment) of EUR 111 billion, up 36% on the 2020 result. EUR 77 billion worth of real estate changed hands in the second half of the year alone. This means that the third and fourth quarters made up almost 70% of the annual result; however, the exceeding of forecasts can no longer be attributed solely to the Vonovia/Deutsche Wohnen merger. While the record result demonstrates the attractiveness of the German market across all segments, it is still evidence of a lack of higher-yielding alternatives. Nonetheless, one thing is certain: all issues that brought uncertainty to the market in 2021 including the Coronavirus, supply bottlenecks, rising inflation, sustainability and the future of (office) work, remain unresolved in 2022.

Not surprisingly, when considering the transaction volume by real estate segment, the residential segment has once again expanded its dominance compared to previous quarters. EUR 52.2 billion, or around 47% of the total transaction volume, was invested in residential real estate, nursing homes or student accommodation. Office properties follow with a share of almost 25% (EUR 27.5 billion) and an increase of no less than 12% compared to 2020. The bottom of the market seems to have been reached and 2021 delivered the third best result of the past ten years with 27 transactions, each of more than EUR 200 million and totaling EUR 11.8 billion, appearing in the office statistics. Logistic properties remain number three of the asset classes with a total of EUR 10.2 billion (share of 9.3%). Just EUR 8.5 billion flowed into retail properties, corresponding to 8% of the total volume.

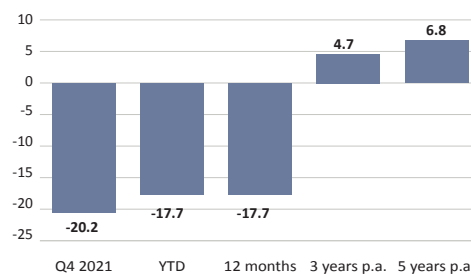
The inflation rate in December 2021 was +5.3% and reached its highest level in 2021. In addition to the base effect from the temporary reduction in the VAT rate, the prices for energy products were again responsible for the high inflation rate in December 2021. The unemployment rate further fell to 4.8% and continued the trend of the previous quarter.

## FUND MANAGER



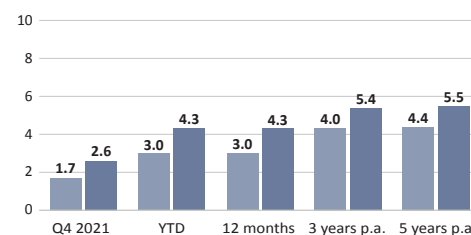
**Kristin Buder**  
Email: kristin.buder@nh-cap.com  
Direct tel: +49 152 54094250

## Total Fund Return



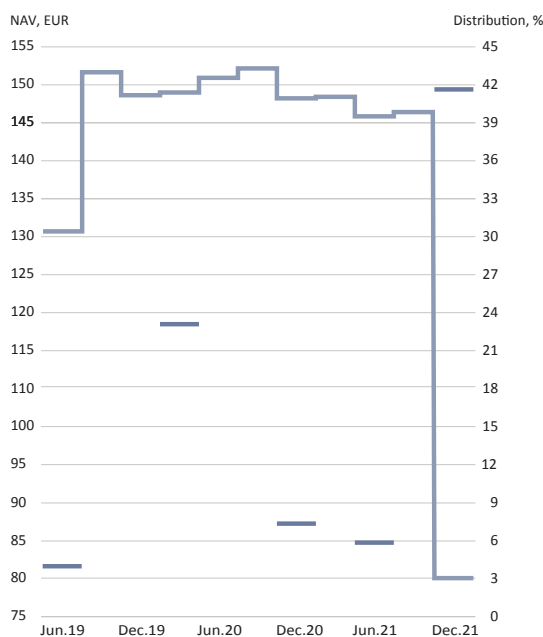
Total fund return is calculated as NAV-to-NAV taking into account distributed dividend and net capital invested for the year

## Net initial yield (NIY) p.a. and direct property yield (DPY) p.a.



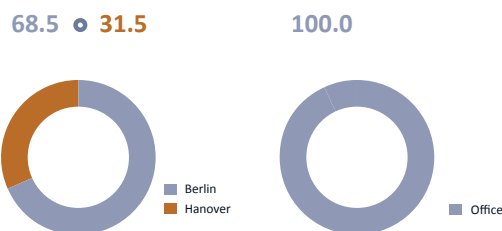
NIY (light blue) is calculated as the net operating income divided by gross property value annualized. DPY (dark blue) is calculated as the net operating income divided by the acquisition costs annualized.

## Development in NAV per share



Development in NAV (light blue) is excluding reinvested dividends. Historical dividends (dark blue) will be shown at the time they reduced from the NAV per share.

## Allocation in percent



Allocation is calculated based on gross property value.