

Paris, 29th November 2022

The SCPI GMA Essentialis takes a foothold in Germany with the signature of a six assets portfolio for a surface area of 13,500 sqm.

GMA Essentialis, Greenman Arth's French Open-ended real estate fund (SCPI¹) specialized in food retail assets, announces the signature of its first portfolio of supermarkets across the Rhine.

Assets with a strong potential

Barely 11 months after its launch, the SCPI GMA Essentialis signs to acquire six supermarkets, situated in medium-sized towns in Germany – one of its target markets. Located in the regions of Lower Saxony and Thuringia, the assets are ideally placed with an attractive catchment area.

Each supermarket is a stand-alone asset; three of them are occupied by Edeka, the leading food retailer in Germany with c. €63 billion in turnover in 2021 and 29.7 % market share. The other three supermarkets are occupied by Rewe, Germany's second-largest food retailer, with a turnover of c. €54 billion and 19.2% market share. The two tenants have a 15-year lease with no break-option.

An expansion of the portfolio in-line with the commitments made

As Abhishek Jha, President of Greenman Arth, explains: "We recognised early the potentially tax efficient nature of an SCPI acquiring real estate in Germany and are delighted to have surpassed our objective with the signature of these six new assets across the Rhine. The SCPI GMA Essentialis' portfolio is now anchored in the two leading European economies. Our expertise in food retail real estate is now acknowledged by these two market leaders in Germany, with whom we hope to lay the foundations of a long-term relationship."

In January 2022, Greenman Arth acquired six Carrefour Markets in France and with these six new German assets, the real estate portfolio will consist of 12 supermarkets representing a total of c. 36,500 sqm and the SCPI GMA Essentialis will reach a capitalization of approximately €50 million.

About Edeka:

• The Edeka Group is an operator of supermarkets, hypermarkets, discount stores and stores reserved for professionals. The Group also has a large portfolio of food and non-food products and operates through points of sale directly managed by the Group or through independent retailers. The company markets products under several brands and sells its products through its e-commerce platform. The Edeka group achieved a turnover of €63 billion in 2021 and has more than 11,000 stores and 404,900 employees.*

About Rewe:

• The Rewe Group is a cooperative of retailers of German origin operating mainly in the food retail sector. Founded in 1927, the group has more than 10,000 stores and 280,000 employees in Germany. In 2021, the company generated a total turnover of c. €54 billion.*

About GMA Essentialis:

• GMA Essentialis is a variable-capital return SCPI. Accessible from a minimum investment amount of €1,000 euros, its objective is to offer its investors a potential dividend distribution, as well as an increase in the value of the shares in the long term. This SCPI is aimed at a clientele of investors wishing to build a real estate portfolio focused on a theme that is essential to everyone.

Visa AMF SCPI n°21-19 dated December 21, 2021

• More information on: www.gmaessentialis.com

About Greenman Arth:

• Greenman Arth (GMA) is a French AIFM based in Paris and approved by the AMF under number GP 21000026 dated 08/26/21.

GMA is part of the Greenman Group which employs over 120 people in Ireland, Germany, Luxembourg, India and France.

• For more information on Greenman Arth, please log on to : www.greenmanarth.com/fr

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SCPI (Société Civile de Placement Immobilier) : a French open-ended real estate fund dedicated to retailer investor

*Source:

- Edeka company report 2021

- Euromonitor, Passport 2022.

GREENMAN ARTH – Société par Actions Simplifiées with capital of €127 207

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