

KGAL and PATRIZIA acquire equity interest in control.IT, existing investor HIH Real Estate keeps pace

- The three investment and asset managers now each hold ten per cent of the software company
- Shareholder base expanded solely via a capital increase
- Previous management remains on board and holds the remaining 70 per cent of the shares
- High seven-digit capital increase to finance control.IT's next growth phase

Bremen, 7 May 2019 – control.IT Unternehmensberatung GmbH (control.IT), the market leader for asset and portfolio management software in the German-speaking region with its bison.box software, is expanding its shareholder base by way of a capital increase. The new shareholders, KGAL GmbH & Co. KG (KGAL) and PATRIZIA Immobilien AG (PATRIZIA), will each hold an equity interest of ten per cent in control.IT. Hamburg based HIH Real Estate, which has held ten per cent of the shares in control.IT since 2006, is also subscribing for new shares in order to maintain the level of its equity interest going forward. The capital increase has a high seven-digit volume. The remaining 70 per cent of the shares will continue to be held equally by the three managing directors, Jan Körner, Rieks Westers and Klaus Weinert. The expansion of the shareholder base is subject to approval by the antitrust authority.

Jan Körner, CEO of control.IT: “With this capital increase, we are laying the foundations for our company’s continued growth. The fresh capital will be used for product development and addressing new markets.” Klaus Weinert, founder and member of management responsible for product development, explains the background to the transaction: “control.IT is by far the biggest company in the area of asset and portfolio management systems for real assets. Our customers are keen for us and our software to grow along with them. The fresh capital will also allow us to press ahead with the internationalisation of our business and continue to expand our software solution in areas such as quantitative analysis, as well as investments in the asset classes of residential real estate and infrastructure.”

The three new shareholders of control.IT are agreed on the strategic purpose of their investment: They want to work in partnership with control.IT to continue to standardise the real estate industry in general and asset and portfolio management systems in particular.

Dr Manuel Käsbauer, Head of Innovation & Technology at PATRIZIA: “This joint investment reflects our desire to lead the way in driving the standardisation of the real estate industry.

Among other things, this will support the quality and efficiency of our products and services in future, thereby benefiting our customers. We also place great value on our service partners growing along with us and are happy to support this with our expertise as a global partner for pan-European real estate investments.”

Erik Marienfeldt, Managing Director of HIH Real Estate GmbH, adds: “Central data warehousing and real estate planning and reporting processes are key pillars of any fully digitalised real estate management strategy. No app can work without this operating system. It is the only way to ensure centralised data provision to all individual applications. This is the main reason for our participation in control.IT – as an investment in our operating system.”

Dr Thomas Schröer, CFO of KGAL GmbH & Co. KG, explains: “KGAL has always played a leading role in developing the bison.box product and shaping the corresponding standards. We intend to continue to drive the process of standardisation in real asset and portfolio management in future in order to realise overarching economies of scale.”

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About control.IT

Founded in 1995, control.IT Unternehmensberatung GmbH is the market leader for asset and portfolio management system software in German-speaking countries.

With the bison.box software, control.IT offers a fully integrated asset & portfolio planning as well as management software - in one system, without media breaks, with standardized reporting and analysis functions as well as the possibility of individual reporting at the click of a mouse - ready to go and out of the box! The bison.box is a preconfigured system that offers comprehensive planning modules and enables detailed asset and portfolio analyses. bison.box helps large investors, asset & property managers to manage their worldwide investments economically - but is also flexible and scalable for smaller companies. The software automatically collects data, calculates forecast values, supports letting and investment decisions, serves value-oriented management and delivers controlling and management reports at the push of a button in the customer design.

control.IT advises with qualified consultants on the implementation of holistic digitization strategies - during onboarding and the implementation of extended requirements. As a specialist for the integration of heterogeneous data from different source systems into uniform structures, control.IT generates the relevant Smart Data for all decision-making processes out of all the Big Data. control.IT has a unique market position based on more than 23 years of experience and can also integrate PropTech tools into an ecosystem around the bison.box or supply PropTech tools with all needed data. More information can be found on the the company's website at: www.controlit.eu

About HIH Real Estate

HIH Real Estate / HIH Group (HIH) With 27.8 billion EUR in Assets under Management and a staff of about 710, the HIH Group is one of Germany's leading managers of real estate and real estate investments. The HIH Group is composed of HIH Real Estate, Warburg-HIH Invest Real Estate, HIH Property Management, and INTREAL. HIH Real Estate offers end-to-end services for commercial real estate, while simultaneously serving in the Group's holding function. Services include asset management, letting management, property

management, project development and institutional advisory. More information can be found on the the company's website at: www.hih.de/en

About KGAL Group

The KGAL Group is a leading independent investment and asset manager with an investment volume of €20.5 billion. The investments focus on long-term capital investments for institutional and private investors in the real estate, infrastructure and aviation asset classes. The Group, founded more than 50 years ago, operates across Europe and has its registered office in Grünwald near Munich. Taking into account aspects of revenue and risk, 355 employees help achieve stable yields on a sustainable basis. (As at 31 December 2018) More information can be found on the the company's website at: www.kgal.de

About PATRIZIA Immobilien AG

PATRIZIA Immobilien AG has been active as an investment manager in the real estate market across Europe for more than 35 years. PATRIZIA's activities include the acquisition, management, repositioning and sale of residential and commercial real estate through its own licensed investment platforms. As a global partner for pan-European real estate investment, PATRIZIA operates as a respected business partner of large institutional investors and retail investors in all major European countries. PATRIZIA manages more than EUR 40 billion of real estate assets, primarily as an investment manager for insurance companies, pension fund institutions, sovereign funds, savings and cooperative banks and as co-investor. For further information, please visit: www.patrizia.ag.