

Press release

Peper & Söhne Corporate Group expands to Denmark and realises industrial park near Maribo on the island of Lolland

- **Peper & Söhne founds subsidiary based in Copenhagen**
- **First project: "HUB 48 Maribo" business park on the island of Lolland**
- **Lolland region faces major economic upswing thanks to Fehmarnbelt Tunnel**
- **Marketing of the areas in "HUB 48 Maribo" has already begun and is being carried out by Robert C. Spies Nordics ApS**
- **Start of construction in 2023**

Bremen/Maribo, 16.02.2023. The Peper & Söhne Corporate Group is continuing its growth course and will henceforth also be active in Denmark. To this end, the investor and project developer founded **Peper & Soehne ApS**, based in Copenhagen, at the end of 2022.

The first project by Peper & Soehne ApS is already being realised. Near the city of **Maribo**, on the island of Lolland, Peper & Soehne ApS acquired a **development site** with a total size of approx. **50,000 m<sup>2</sup>** at the end of 2022 and will realise a modern business park there. The previous owner of the land was the City of Maribo.

The Danish market entry of the Peper & Söhne Corporate Group was supported by the real estate consulting firm **Robert C. Spies** from Bremen. The Danish subsidiary, **Robert C. Spies Nordics ApS**, is also to take over the marketing of the space.

With this purchase, Peper & Söhne is responding to the emerging development in the Lolland region. The site is only 15 km from the construction site of the **Fehmarnbelt Tunnel**, which will bring enormous economic impetus to the region once it is completed. "The demand for settlement areas for commercial use is already increasing and we are responding to this need with our land purchase," says **Christoph Peper, Managing Partner of the Peper & Söhne Corporate Group**.

## **HUB 48 Maribo – development in two phases**

The business park near Maribo will be called "HUB 48 Maribo". The development of the site will take place in two stages. First, **craftsmen's yards** with a total rental area of approximately **3,800 m<sup>2</sup>** and several **commercial units** with a total rental area of approximately **4,900 m<sup>2</sup>** will be built. "These rental units are primarily aimed at local

companies from the Maribo region and businesses involved in the construction of the **Fehmarnbelt Tunnel**," explains **Marco Dibbern, Managing Director of Peper & Soehne ApS**. Construction of the buildings in the first phase will begin in 2023.

The Danish construction company **DS Gruppen** from Hobro is to take over responsibility for the construction phase. Contract negotiations are in the final stages. The medium-sized general contractor has been part of the **GOLDBECK Group**, which operates throughout Europe, since last year. This means that the long-term business relationships can also be continued in Denmark.

The starting signal for the second construction phase is to be given in 2024. Several light industrial spaces with a total rental area of 6,700 m<sup>2</sup> and a logistics building with a total rental area of almost 8,000 m<sup>2</sup> will then be built. "In the second phase, space will be created that is aimed at companies that require larger production areas or logistics space," Dibbern elaborates.

The development of HUB 48 Maribo has met with great approval on the Danish side. "It really says something about Lolland's potential when a serious German company like Peper & Söhne is investing so heavily in our area. We have been working for several years to make it easy to establish businesses in the municipality, not least with the future Fehmarnbelt link in mind, and it is good to see the results that are now yielding," says **Holger Schou Rasmussen, Mayor of Lolland Municipality**.

"We have had a very constructive dialogue with Peper & Söhne from the first contact until now. I am convinced that they have something to offer the local area, and the opposite is also true", says **Mads Stærk, Development Manager at Business Lolland-Falster**.

## **HUB 48 Maribo is very conveniently located**

HUB 48 Maribo on Europavej in the Erhvervspark Maribo has excellent transport connections. The Primaerroute 9, which runs across the islands of Funen, Tåsinge, Langeland and Lolland, is just two minutes away, as is the Europastrasse 47, which connects Lolland on the north-south axis. Maribo city centre can be reached by car in six minutes, Copenhagen in 90 minutes. With the planned completion of the Fehmarnbelt Tunnel in 2029 at the latest, the entire Lolland region will become one of Europe's most important logistics axes, connecting Scandinavia and continental Europe more efficiently.



## About the Peper & Söhne Corporate Group

The Peper & Söhne Corporate Group was founded in early 2013 as the family office of the founders. The group specialises in real estate project developments, management of active and passive corporate investments and investments in financial assets.

The core business of project development and real estate management is operated by Peper & Söhne Projekt GmbH (PSP), which was outsourced in 2017. It comprises the conceptual design, planning, development and revitalisation of commercial properties. Innovative concepts are offered based on experience in the logistics sector. In the real estate sector, PSP not only offers project developments, but also project sites, project ideas and capital investment opportunities. For the Danish market, this task is assumed by Peper & Soehne ApS, which was founded in 2022.

To date, more than 32 projects with a volume of over 322.4 million euros have been implemented. The Peper & Söhne Corporate Group is therefore well established in the northwest German region. In 2020, Peper & Söhne fulfilled a project that meant a great deal to the company: with 'Allerkai 4', part of the comprehensive restructuring of the industrial and logistics location in Bremen-Hemelingen, the interests of small and medium-sized companies in particular were taken into account. This is also where the Peper & Söhne headquarters are located.

The current major project is the conversion of the 9-hectare site of the former Neustadtsgüterbahnhof in Bremen's Neustadt. Over the next few years, the SPURWERK will be a modern, urban and sympathetically solid new quarter with plenty of space for a wide variety of uses and excellent connections.

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