

Press Release

Empira Platform Joins Forces with Partners Group

- **Empira will Continue as a Separate Real Estate Brand with Regional Expansion within Partners Group**
- **Objective: Scaling the Comprehensive, Vertically Integrated Real Estate Platform for Institutional and Private Investors Globally**
- **Vertical Integration Viewed as a Key Lever for Higher Returns, Enhanced Process Control, and Value Creation Across Real Estate Investment Lifecycles**
- **Focus on Sustainability, Innovation, Entrepreneurship, and Expanding Access to Private Markets**
- **Enhanced Access to Capital and Innovations in Real Estate Credit Management**

Zug, December 3, 2024 – As of early 2025, **Empira AG**, a leading vertically integrated investment manager specialising in real estate, will become part of **Partners Group**, one of the world's leading private markets investment managers. As part of this transaction, Empira will operate as a specialised, independent real estate brand within Partners Group, broadening the reach of both firms to offer institutional and private investors worldwide innovative and high-yield real estate investments.

The transaction will create a fully integrated, globally focused real estate investment platform with over USD 50 billion in assets under management. This platform will provide investors with access to a diversified portfolio of premium real estate investments in key markets, designed for sustainable income and long-term value creation. The new platform will combine Empira AG's extensive real estate investment expertise with Partners Group's leading position in private markets.

Strengthening Real Estate Credit Capabilities

The combined platform will significantly strengthen the real estate credit sector. With enhanced access to global capital and the collective expertise of both firms, it will efficiently execute larger and more complex credit transactions. Geographic diversification will broaden investment distribution and reduce risks. Investors will also benefit from innovative financing solutions developed through this collaboration.

Lahcen Knapp, Chairman of the Board of Directors at Empira AG, emphasised the importance of this partnership:

"This is a pivotal milestone in Empira AG's success story. Together with Partners Group, we are creating a platform dedicated to delivering innovative products and solutions for our global investors. Our continued commitment to sustainable investments and innovation complements Partners Group's strategy of creating long-term value in the real estate sector."

Empira AG's investment strategy aligns with Partners Group's focus on global Giga Trends, such as New Living and Decarbonisation. Key drivers include shifts in housing demand, influenced by migration, hybrid work models, and the lack of affordable housing for "Generation Rent."

Empira's entrepreneurial approach seamlessly integrates into Partners Group's strategy. By leveraging shared resources and expertise, the firms aim to efficiently acquire, develop, and manage real estate assets. The goal is to create innovative solutions and capitalise on long-term growth trends within the asset class.

Karim Habra, Global Co-Head of Real Estate at Partners Group, commented:

"This strategic acquisition supports the growth of Partners Group's real estate division by integrating Empira Group's operational expertise into our global investment platform. This comes at a transformative time for the real estate industry. The synergies from this partnership position Partners Group as a leading player in an evolving market. Together, we usher in a new era of transformation and innovation in real estate. We are delighted to welcome Lahcen Knapp and the entire Empira team."

A Shared Vision

The two firms will combine their strengths to develop a differentiated real estate portfolio focused on energy efficiency and prime locations. The platform will enhance access to private real estate investments for institutional and private investors by offering tailored solutions for portfolio optimization, active risk management, and sustainable growth.

The partnership between Empira AG and Partners Group marks a significant milestone in the global real estate industry. Together, both parties aim to drive transformative change and offer exceptional investment opportunities to their investors.

About Empira AG

Empira AG is a leading investment manager specializing in real estate investments across Europe and the United States, managing USD 10 billion in assets. Empira provides institutional investors with a fully integrated platform for investment solutions. Its experts in real estate and capital markets possess deep knowledge across the entire value chain of the residential and commercial real estate sectors. With headquarters in Zug, Switzerland, and offices in Germany, Luxembourg, the United States, the United Kingdom, Sweden, and Austria, Empira is well-positioned to meet clients' needs worldwide. For more information, visit www.empira-invest.com.

About Partners Group

Partners Group is one of the world's largest private markets investment managers, offering tailored investment solutions and bespoke mandates across private equity, private debt, infrastructure, and real estate. With a strong operational focus, Partners Group identifies attractive investment themes and transforms companies and assets into market leaders. The



firm leverages its comprehensive investment platform to create sustainable, long-term value.
For more information, visit www.partnersgroup.com.

Media Contact:

Intisar Viktoria Knapp
Global Head of Marketing and PR
E-Mail: Intisar.knapp@empira-invest.com
Mobile: +41 79 251 25 41
Direct: +41 41 728 75 37