

OFFERS 2019 / 08

i c p group Pappelallee 1, D-40668 Meerbusch/Düsseldorf

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Reference		Industry / Trade	Business Activities	Offer of Share Capital	Turn-over/ Sales	Profit/ EBIT	Asking Price 100 %
Cty	Nr.			- EURO million -			
AM = Americas; EU = State of European Union; EUR = rest of Europe; A = Austria; B = Belgium; CH = Switzerland; D= Germany; RU = Russia etc.							
A. COMPANIES							
F-	180215	Winery in Bordeaux area	Chateau-winery in Fronsac, 93 ha land whereof 63 h vineyards, 3,200 hl annually	100%			39
D-	190217	Pharmaceuticals	Arterioscleris therapy phase 1 and a OTC diabetes test device, license or up tp 24.9 %	max.24.9%			
F-	170303	Winery in the Banderol area	Winery with 500 ha land, whereof 50 ha vineyards, private hunting grounds, weak results	100%			56
D-	170308	IT service provider	Growing provider of automated busin. process services, top customers in 8 countr.	10-40%	2,5	1,4	10,4
CZ-	190352	Civil engineering	Highway & bridge construction, own modern asphalt plant, share deal	100%	70	4	
EU-	110408	Confectionary	Chocolate, pralines and other confectionary with renowned brand in Eastern EU	100%	11	0.5	
F-	170402	Winery in Medoc area	Winery with 4 chateaux, 185 ha land whereof 85 ha vineyards, 1.2 m bottles, 20% Ebita	100%			100
PL-	170413	Plastic injection moulded parts	2 components and lacquered plastic injection moulded parts, mainly for the autom. ind.	100%	20	2.5	
D-	190406	Kayaks	Renowned manufacturer of e xpedition, military & leisure kayaks	100%	1		
BR-	180509	Pork slaughtery in Brazil	2 slaughter houses and 7 pork farms in South Brazil, 2,000 t p.a., exports, 12.5% Ebitda	100%	50		135
BR-	180511	Wheat flower	Production, sales and exports of wheat flower, own hydroelectric power station, EUR 2.5 m Ebitda	15%			
BR-	180512	Plastic mould injection	Plastic mould injection for household appliances & automotive industry, 40 machines up to 120 t	100%	10		10
RO-	190501	Photovoltaic parcs projects	Several phtovoltaic park projects by German developer, up to 50 mW p.a., permit granted, PPP possible	100%			
IN-	170603	Fracking technology	Disruptive, environm. friendly fracking technology, 50 % cost saving, public subsidies	25%			100
D-	180604	Building company Berlin	General residential contractor, 50 employees, specialized on facade works	100%	15	0.3	
F-	140706	Quarry for limestone blocks	Quarry for limestone blocks used for architectural facades	100%			0.7
D-	160700	Pharmaceuticals	Infusion against macrovascular and multivessel coronary & atherosclerosis disease	licence			
D-	160711	Internat. M & A advisory	Intern. advisory services for Corporate Finance, Real Estate & Efficiency Improvement	51-100%			0.1
I-	170700	Injection molded parts	Injection molded parts for motorcycles and cars, several sites in northern Italy	100%	22	2.8	
D-	170702	Large gears	Development, manufacturing & repair of large gears, worldwide, for many branches	100%	30	1.5	
D-	170707	Perfum distributor China	German developer & distributor of perfums offers shareholdings in new China affiliate	10-49%			
IL-	180701	Insurance company	Life, health and general insurance in Israel	51%	1,300		
EU-	180707	Vegetable processing	Processing & canning of fruits and vegetables in an East EU country, 80 % exports	100%	22	1.6	12,5
CH-	190700	Private bank Switzerland	Fully licensed Swiss private bank, 2 branches, 20 employees, clients all over Europe	100%			70,0
D-	190703	Private bank Frankfurt	Fully licensed bank in Frankfurt / Main, 2 foreign affilates, 60 employees	100%			40,0
I-	190709	Contract logistics	Contract logistics for high-end appliances, configuration services etc., Evbitda EUR 2.3m	100%	24	1.2	
MC-	190712	Construction company	Established construction business in Monaco	51-100%	12	1.0	
D-	190713	Organic bread industry	Organic bread factory with regional bakery shops, delivers to large discounters	100%	10	0.6	
D-	190714	Ship recycling	Foundation of worldwide first ship recycling company in a Mediterranean harbour	25-51%			

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Cty	Nr.			- EURO million -			
D-	80815	Precision metal parts	Precision turned parts for the international automotive & health appliances industry	>50%	50	3,0	6,0
MA-	150806	Marina & hotel development	1.200 ha with 6 km sandy beach for turnkey marina, lux. resort with hotels, golf etc. developm	10-75%			500
EU-	160807	Head phones & audio	Head phones & audio speakers, production in China, international distribution	100%	80	4.0	
EU-	180804	Pea seeds	Production of diverse pea seeds in Eastern EU, 65 % intrnational exports	100%	2		
CH-	180805	Clinic in Zurich	Multidisciplinary ambulant day-clinic, 3 operation rooms, surgeries & affiliated doctors	51-100%	1		
D-	60908	Pile foundations	Niche civil engineering, specialized on pile foundations	51-100 %	10	1	4
EUR	181003	Private bank in South EU	South-Eastern European private bank with large branch network and 8,500 employees	100%		700	7000
D-	181004	Food logistics	Rent, colletction, cleaning and distribution of plastic crates for meat & food industry	100	15	1	
F-	131115	Luxur. bathroom fittings	Luxurious bathroom fittings manufacturer, own foundry, global distribution	100%	4	0.25	3
D-	161108	Chinese translation agency	Translation agency for Asian languages, sworn interpreters, 40 empl. in Germany & China	51-100%	0.5	0.1	0.4
D-	171105	Alloy rims & compl. wheels	Design, registration & distribution of high quality alloy rims and complete wheels	51-75%	10	0.6	10
D-	181107	Engineering brick plants	Sand lime brick machines & turnkey plants, plant automation, 100 employees	100%	25		10
EUR	141200	Automotive fluid pipes	Manufacturer of fluid pipe systems for the international automotive industry	100%	20	1	
D-	151204	Efficient power train system	Innov. electronically & sensor controlled power train systems, 20 % savings, EUR 15m capex	Start-up			
NL-	181203	Stainless steel wholesale	Wholesale & intern. distribution of high-grade steels & aluminium	100%	40	1.2	
D-	181204	Semi-finished lead prod.	Semi-finished lead products, e.g. for the battery industry	100%	13	1.2	
D-	181205	Automotive test devices	Test devices for security relevant automotive parts	100%	25	2	
D-	181206	IT consulting for utilities	IT consulting for utilities (SAP IS U), 75 consultants	100%	10	0.9	
D-	181210	Manicure & pedicure	Manicure & pedicure instruments, 80 employees, intrnational sales	75-100%	7	0.3	4
B. REAL ESTATE							
D-	170108	4 star chateau hotel	3,300 m² chateau with 40 keys, conference rooms for 200 partic., 17 ha park and lake	100%			8.5
P-	190100	3 star beach hotel Estoril	3 star beach hotel near Lisbon with 110 rooms, railway station in 200 m distance	100%			35
P-	190102	5 star hotel Estoril	5 star beach hotel (500 m) near Lisbon with 140 rooms, without operator	100%			85
D-	190115	Office bldg. Frankfurt	24,000 m² vacant office building in greater Frankfurt, partly hotel tenant available	100%			17.8
A-	190117	Mixed use devel. Vienna	4,865 m² developm. of 44 residences & 4 shops south of Vienna city, 4.6 % gross yield	100%			16.6
MC-	190118	Mixed use bldg Monaco	3,500 m² fully let modern residential & office bldg in Monaco, 5 units, ocean view, 2 % y.	100%			125
F-	170205	Chem. & industrial park	Intern. corporation offers parts of its industrial areas in Lorraine for industrial tenants	Lease			
B-	190211	High Street retail Belgium	22,985 m² high street retail shops in 6 medium sized cities, share deal, 7% gross yield	100%			34

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Cty	Nr.			- EURO million -			
D-	190212	3 star castle hotel Thuringia	Thuringian castle, 7,000 m ² useable area whereof 2,250 m ² refurbished incl. 27 rooms	100%			2.5
D-	190215	Commerc. property Munich	25,000 m ² vacant office, R&D and test labs in the outskirts of Munich, Germany	100%			30
F-	150305	3 star hotel Côte d'Azur	3 star hotel with 24 rooms and restaurant, located close to Monaco	100%	0.65		6
F-	170307	Chateau hotel group	5 chateau hotels with 280 keys altogether, from the Loire to the Rhine, share deal	100%			35
F-	180312	5 star hotel Paris	5 star boutique hotel with 40 rooms/suites in Paris near Quai d'Orsay, without operator	100%	3		32
F-	180317	5 star hotel Paris	5 star boutique hotel with 60 rooms/suites in Paris close to Champs Elysées, without operator	100%	10	0,6	70
F-	180318	4 star hotel Paris	4 star boutique hotel with 50 rooms/suites in Paris near Opera, without operator	100%			30
GB-	190308	Office building London	9,600 m² refurb. offices in London W6, single tenant, 19 years rent agr., 5 % net yield	100%			122
D-	190316	5 star golf hotel	Extension of existing 4 star golf hotel to a 200 keys 5 star hotel, 12,000 m ² area	100%			75
D-	190400	4 star hotel dev. Dusseldorf	Developm. of 4 star hotel & boarding house near Dusseldorf airport, 400 keys, 20 years rent agr., 4.4%	100%			80
E-	190401	5 star beach hotel Tenerife	5 star hotel with 280 rooms, 15,000 m ² area, 85% occupancy, renowned operator	100%			120
I-	190417	5 star hotel Milan	5 star hotel in the heart of Milan, 100 rooms, spa, garden restaurant, free of operator	100%			< 200
F-	190431	Retail property Paris	6 clothing retail buildings, 2,500 m², single let until 2026, 3.5 % initial gross rent income	100%	0.980		28
D-	140506	Building plot Winterberg	1,394 m ² building plot in the centre of 59955 Winterberg, also useable for multi-family houses	100%			0.2
D-	180521	Shopping centre Dresden	17,000 m² retail area with 40 tenants, near Dresden, 6.5 % gross yield	100%			39
GB-	190502	Office building London	5,870 m² office building in London SW1, single tenant, 10 years rent agr., 4.0% net yield	100%			85
GB-	190504	Refurbishment London	17,150 m² landmark office building, vacant in 2020 for refurbishment & extension	100%			120
F-	190505	5 star hotel St. Paul	5 star boutique hotel in st. Paul de Vence, 16 keys, terrace restaurant	100%			7
CH-	190507	4 star Hotel Geneva	6,500 m ² 4 star hotel on 977 m ² land with 140 rooms in Geneva centre, operator free	100%			57
CH-	190508	4 star Hotel Geneva	4 star hotel on 196 m ² land with 46 rooms in Geneva centre, operator free	100%			17
CH-	190509	4 star Hotel Geneva	2,300 m ² 4 star hotel on 400 m ² land with 35 rooms in Geneva centre, operator free	100%			11.9
BG-	190512	Office building in Sofia	23,800 m² office area plus 380 car spaces on 6,300 m² land, 7.7 % gross yield	100%			41.9
E-	190602	4 hotels in Ibiza	4 hotels, 2 to 4 stars, all near the beach, 830 rooms altogether	100%			212
GB-	170709	Shopping centre London	155,700 m ² retail area on 20 ha land, south of London, 4.25 % net yield	25-42.5%			1,795
D-	190707	5 star hotel in Berlin	5 star hotel in the centre of Berlin, 150 rooms, rent agr. until 2026 plus 5 y. option, 3.45 %	100%			150
D-	190710	Terrace houses in Berlin	19 turn key terrace houses with 2,816 m² living area, 39 car spaces, lettable at 4 % gross y.	100%			10.868
MA-	150806	Mediterr. Marina devel.	1.200 ha Mediterranean beach, 6 km sea shore for luxurious resort development	25-100%			90
GB-	190801	Office building London	18,659 m² office area, 4,280 m² land, 8.5 years weighted rent agreements, 5 % net yield	100%			184,0
D-	190803	Resident. devel. Berlin	88 turnkey residential units on the Havel banks, 2,830 m² land, 12,650 m² GFA	100%			38
D-	190804	Retail & office portfolio	4 shopping centres of 29.436 m² and 1 office bldg of 6.358 m² rental area, 7.7 % gross yield	100%	3,5		56
E-	181113	4 star hotel Tenerife	4 star hotel in Puerto de la Cruz with 400 rooms, built in 1998	100%			
P-	181215	4 star hotel Albufeira	4 star beach hotel with 270 rooms and many sports facilities	100%			57.5

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P-	181216	Hotel developm. Algarve	4 to 5 star beach hotel development with ca. 450 rooms at Manta Rosa, turnkey	100%			28.5
C. PRIVATE INVESTMENTS							
F-	190702	Luxur. villa in Cannes	Luxurious refurbished villa, 800 m ² livingspace, 8,000 m ² land near beach, share deal				18
D-	190718	Castle near Cologne	Moated castle & equestrian centre near Cologne, 350 m ² living area, 18,000 m ² land				3.45
Bold lines in the table = new or updated offers							







