

Press Release

Deutsche Investment Kapitalverwaltung AG

○ Hamburg, 23. September 2025

Deutsche Investment Buys Mixed Residential/Commercial Building in Prime Berlin Location

- Mixed residential/commercial building acquired in Berlin-Charlottenburg comprises 25 units
- Transaction closed on behalf of a separate account fund mandate of Deutsche Investment

Deutsche Investment just acquired an attractive, well-appointed building on Schillerstrasse in Berlin's Charlottenburg district that consists of both residential and commercial units and that is earmarked for one of its funds for an individual mandate focusing on rental housing. Built in 1895 close to the popular Karl-August-Platz square, the building has a total lettable area of 2,175 sqm and divides into 22 residential units and 3 commercial units. The commercial units located on the ground floor are occupied by established and creative-media tenants.

"By acquiring the house on Schillerstrasse, we invested in one of most desirable micro-environments in Berlin. What makes the property a great addition to our rental housing portfolio is its high liveability combined with long-term development potential and its premium location. We thus keep pursuing our strategy of pinpoint investments in high-value real estate in established inner-city locations," said Gilbert Merz, Head of Transaction Management at Deutsche Investment.

The technical and legal due diligences were facilitated by CBRE Berlin and the Arnecke Sibeth Dabelstein law firm. Wüest Partner acted as appraisers.

The acquisition is part of Deutsche Investment's dedicated effort to keep enlarging the portfolio of this rental housing fund and to expand its own footprint in well-established locations in Berlin.



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About Deutsche Investment. An Investment Manager with End-to-End Real Estate Competence

When it comes to real estate, Deutsche Investment is a reliable partner for institutional investors. Under the umbrella of the Deutsche Investment Group, the company currently employs around 375 specialists in seven locations to manage c. EUR 3.2 billion worth of assets. In addition to bespoke investment options, the real estate specialist offers its investors a fully integrated and highly professional service performance covering anything involving real estate – including the management of funds, assets, transactions, properties, facilities, and property development. The company always aims for sustainability in its activities and for the high standards it has set for itself. This way, Deutsche Investment assumes responsibility both for people and for properties, never losing sight of the future. Through its symbiotic approach to thought and action, Deutsche Investment ensures that its investors will keep benefiting from sound investments with a balanced risk/return potential, that its tenants will occupy well-appointed properties for a great living and working experience, and that its team members excel in a stable work environment.



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