

# Press Release

## DIR Deutsche Investment Retail GmbH

○ Nürnberg, 27 February 2025

### Deutsche Investment Retail acquires co-location site in Bad Wildbad

- Purchase of a co retail location in Bad Wildbad with an EDEKA supermarket and the discounter ALDI SÜD
- High-quality asset with PV system and green roof in a central location
- Transaction for Special-AIF „Deutsche Investment-Food Retail I“

Deutsche Investment Retail has acquired an established co-location in the spa town of Bad Wildbad-Calmbach in the northern Black Forest for the first retail fund of Deutsche Investment Kapitalverwaltung. The well-established local supply centre is the largest and most frequented food retail location in the municipality. The seller is a private individual - the parties have agreed not to disclose the purchase price.

The two buildings on the approx. 12,000 square metre site with 154 parking spaces on Wildbader Strasse were built in 2012 in solid construction and extensively modernised in the years 2021 to 2023. They are each equipped with a PV system and a green mono-pitch roof. They are let to an EDEKA supermarket operated by EDEKA Süd-west with a sales area of approx. 1,500 square metres and to ALDI SÜD with a sales area of approx. 1,000 square metres. The lease term is still around 3 years with the aim of a long-term extension.

The modern co-location offers a comprehensive range in the food segment. Both tenants have implemented their latest sales concept and offer a comprehensive assortment. The central location and proximity to the neighboring residential areas contribute to the high customer frequency and store acceptance. The retail location has established itself as the most important local supplier.



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The location contributes to achieving the fund's target volume of around EUR 280 million in total, of which around EUR 250 million has been invested.

'With the acquisition of the established co-location, we are continuing to focus on the further expansion of the fund portfolio with sustainable local supply locations in central and well-frequented locations,' explains Matthias Kreil MRICS, Head of Transaction Management at Deutsche Investment Retail. 'The location in Bad Wildbad is an enrichment for the fund portfolio thanks to the attractive combination of the EDEKA supermarket with the ALDI SÜD in a central location in the spa town of Bad Wildbad/Calmbach and the modern facilities.'

Deutsche Investment Retail received legal advice on the transaction from SOZELIO Lawyers and technical advice from Gleeds Deutschland GmbH. Wüest Partner acted as appraisers.



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### Deutsche Investment Retail.

#### Specialized investment and asset manager for the local retail asset class

Under the umbrella of the Deutsche Investment Group, Deutsche Investment Retail is the investment and asset manager responsible for the local supply segment with a focus on food anchored retail stores and retail parks. Based on the conviction that specialization leads to top results, a team of 13 experts focuses entirely on this asset class, contributing decades of expertise. Founded in 2019, it manages assets under management of around EUR 280 million and 70 properties in its segment with its two special AIFs, launched and managed by Deutsche Investment Kapitalverwaltung AG and additional individual mandates.



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