

Press Release

DIR Deutsche Investment Retail GmbH

○ Nuremberg, 17 September

DIR Deutsche Investment Retail acquires „Handelsquartett Süd“ portfolio

- Purchase of a portfolio comprising four properties in Legau, Mühlhausen im Täle, Schefflenz and Ölbronn
- Anchor tenants: EDEKA, NETTO Marken-Discount, and PENNY
- The transaction was carried out for the special AIF „Deutsche Investment - Food-Retail I“
- The parties have agreed not to disclose the purchase price or further details of the transaction.

DIR Deutsche Investment Retail GmbH continues its growth course: Matthias Kreil's transaction team has acquired the „Handelsquartett Süd“ portfolio for the „Deutsche Investment - Food Retail I“ special AIF as part of an asset deal. To this end, two existing properties in the fund were financed on favorable terms, having initially been acquired with equity capital.

With this purchase, DIR Deutsche Investment Retail GmbH is further expanding its portfolio share in Southern Germany. The properties are established local shopping locations that are highly accepted by the population. The macro locations are characterized by stable regional developments and attractive conditions.

The package includes a full-range grocery store location with Edeka as the anchor tenant in Schefflenz, as well as two NETTO discount grocery stores in Mühlhausen im Täle and Ölbronn-Dürrn. The portfolio is rounded out by a Penny Markt in Legau. The WALT across all four locations is around ten years.

The properties have a total rental area of around 6,900 m² and were built between 2015 and 2022. The positive market assessment is confirmed, among other things, by the Schefflenz location. The EDEKA supermarket, built in 2016, was expanded and redesigned in 2025. All properties are equipped with PV systems and offer customers a modern, contemporary shopping experience, in some cases complemented by catering facilities. The tenants' store concepts are state-of-the-art.



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Both the financing of the existing properties and the external financing of the four purchased properties were co-ordinated by the finance manager at DIR Deutsche Investment Retail GmbH in such a way that the purchase price financing was secured at attractive terms at an early stage.

„With the acquisition of the Handelsquartett Süd, we are expanding our portfolio with four properties in central locations and with a modern sales concept. All of them have a strong market position, a positive outlook for the future, and ideally complement our fund portfolio,“ says Matthias Kreil, Head of Transaction Management at DIR Deutsche Investment Retail.

DIR Deutsche Investment Retail GmbH was advised on the transaction by the law firm Bissel & Partner on legal matters, by Gleeds Germany on technical matters, and by Wüest Partner on valuation. Raw36 GmbH brokered the transaction.



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Die DIR Deutsche Investment Retail GmbH.

Spezialized investment and asset manager for the retail asset class

Under the umbrella of Deutsche Investment Group, DIR Deutsche Investment Retail GmbH is responsible as an investment and asset manager for the local supply segment, with a focus on specialist stores and retail parks. Based on the conviction that specialization leads to top results, a team of 15 experts with decades of expertise focuses entirely on this asset class. Founded in 2019, it manages assets of around EUR 300 million and 75 properties in its segment in two special AIFs of Deutsche Investment Kapitalverwaltung and several individual mandates.



Deutsche Investment