

Press Release

Deutsche Investment Kapitalverwaltung AG

○ Hamburg, 30 April 2026

Deutsche Investment Acquires Residential Building in Berlin-Friedenau

- Acquisition of a residential building of 19 units located in Berlin's Friedenau sub-district
- The transaction took the form of an asset deal, closed on behalf of an individual mandate of Deutsche Investment

Deutsche Investment just purchased a residential building in one of Berlin's most popular and sought-after localities. Most striking about the early-twentieth-century building is its classic architecture, its stable tenancy situation and its long-term value-added potential.

The property comprises 19 residential units with a combined lettable area of around 1,540 sqm, distributed across four full storeys. Pinpoint investments in energy upgrades and value-adding modernisation measures could further exploit the property's appreciation potential and ensure the permanent preservation of the building fabric.

The immediately surrounding area is characterised by a historically evolved infrastructure that includes diversified local amenities, gastronomy, green spaces and very easy access to public transportation – all of these being factors that further augment the long-term lettable of the property.

"Friedenau is known for its historically grown neighbourhoods, high quality of living and sustained demand," said Gilbert Merz, Head of Transaction Management at Deutsche Investment. "Through this acquisition, we are deliberately investing in a property in an excellent micro-location that boasts a resilient income basis and additional potential for capital appreciation."

"Particularly compelling is the combination of architectural quality, a stable tenant structure and the option to generate further value added through specific upgrades," added Nina Sobotta, Senior Transaction Manager at Deutsche Investment.



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The technical and legal due diligence was facilitated by CBRE Berlin and the Vesthaus Rechtsanwälte PartG mbB law firm. Wüest Partner acted as appraisers.

The property title transferred to Deutsche Investment in February 2026.



Deutsche **Investment**
by **pbb**invest

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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 over 400 specialists in seven locations to manage approximately EUR 3.1 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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