

# Press Release

## Deutsche Investment Kapitalverwaltung AG

○ Hamburg, 1 August 2025.

### Deutsche Investment Buys Portfolio of Mixed-Use Residential/Commercial Buildings in Leipzig

- Acquisition of mixed-use residential/commercial building portfolio in Leipzig, featuring 97 residential units and 12 commercial units
- Transaction closed on behalf of a separate account fund mandate of Deutsche Investment

Within the scope of a separate account mandate, Deutsche Investment just bought an attractive portfolio of mixed-used residential and commercial buildings in an off-market deal. The seven properties comprise a combined total of 97 residential units, 12 commercial units and 12 parking spots, providing a total lettable area of around 10,800 sqm. The total investment volume amounts to c. 21 million euros.

The properties are situated in sought-after district locations, including on Karl-Liebknecht-Strasse and Johannesallee, which benefit from a vibrant infrastructure and very easy access to public transportation. Residential accommodation accounts for around 85% of the lettable area, commercial use for the remaining 15%. The majority of the residential units are larger than 60 sqm, which makes them particularly attractive for couples and families, meaning a target group that is more affected by the housing shortage in Leipzig than others. The fact is also reflected in strong tenant loyalty: 54% of all leases have been in place for more than ten years, suggesting a stable and content tenant constituency.

Most of the highly presentable properties date back to the Belle Époque. Six of the seven buildings were completed between 1875 and 1912, supplemented by one building from 1927. The micro-environments are characterised by excellent infrastructure and convenient access to public transportation.

The commercial floor space divides into offices (37%) and gastronomic premises (43%). The gastronomy units, such as those on Johannesallee or on Karl-Liebknecht-Strasse, benefit from particularly high visibility and are well-frequented. Stores and doctors' surgeries account for another 20% of the commercial rent revenues.



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“With the acquisition of the Leipzig portfolio, we secured an investment of robust substance in one of Germany’s growing metro regions. The combination of stable tenant structure, attractive dwelling sizes and sought-after micro-environments offers long-term potential – both in terms of the portfolio’s management and in terms of performance,” said Sascha Basic, Member of the Board of Deutsche Investment Kapitalverwaltung AG.

During the transaction, Deutsche Investment was advised on legal issues by the law firm of VESTHAUS Rechtsanwälte and in regard to the mechanical and engineering survey by CBRE Berlin. Wüest Partner acted as appraisers.



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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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