

# Press Release

## Deutsche Investment Kapitalverwaltung AG

○ Hamburg, 26 March 2026

### Deutsche Investment Buys Residential/Commercial Building in Berlin-Neukölln

- Deutsche Investment acquires mixed-use residential/commercial building in Berlin's borough of Neukölln
- Building divides into 35 residential and two commercial units
- The transaction took the form of an asset deal, closed on behalf of an individual mandate of Deutsche Investment

Deutsche Investment Kapitalverwaltung AG further strengthened its residential portfolio in Berlin by acquiring a mixed-use residential/commercial building from the Belle Époque on Wipperstrasse in the Rixdorf locality, a conservation area in the borough of Neukölln. Completed in 1899, the corner building sits in one of the most sought-after residential areas of the borough, embedded in the neighbourhood between vibrant Richardplatz and the greenery of Körnerpark. The property has a total lettable area of about 2,168 sqm, which divides into 35 residential units and two commercial units. The acquisition took the form of an asset deal, the parties agreeing not to disclose the selling price.

The property is fully connected to the district heating network, has a valid energy performance certificate, and is in good structural condition overall. At the same time, various measures were identified during the due diligence that will make the building fit for the future, including roof and yard greening, improving the fire prevention and protection system, upgrading the building services, optimising the ESG characteristics and switching to green electricity, supplemented by smart metering.

With the acquisition, Deutsche Investment continues its strategy of securing standing properties with development potential in sought-after urban residential areas, and of developing these along the lines of responsible management.

“With the acquisition of the property on Wipperstrasse, we are deliberately investing in a historically evolved neighbourhood that connotes stability, social diversity and long-term performance,” said Nina Sobotta, Senior Transaction Manager at Deutsche Investment Kapitalverwaltung AG. “It is the combination of charming Belle Époque architecture, modern basic technical infrastructure and an established residential environment that makes this property a sustainable component of our Berlin portfolio.”

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“The transaction demonstrates that it is possible to seize attractive opportunities even in competitive submarkets. What prompted us to go ahead was the robust tenant base as well as the clearly defined sustainability-focused upgrades which we will now implement in a structured manner,” said Gilbert Merz, Head of Transaction Management at Deutsche Investment Kapitalverwaltung AG.

The technical due diligence was performed by CBRE Berlin. Wüest Partner acted as appraisers.

The property had been part of the Deutsche Investment portfolio since January 2026.

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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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