

# Press Release

## Deutsche Investment Kapitalverwaltung AG

○ Hamburg, 17 August 2023

### Deutsche Investment Acquires Housing Estate of 75 Residential Units Centrally Located in Erfurt

- Purely residential rental property consists of 75 units
- Seller of the property is HGA Capital Grundbesitz und Anlage GmbH
- Transaction completed on behalf of the “Deutsche Investment – Wohnen V” special AIF

Deutsche Investment just acquired a housing estate with a total lettable area of about 4,700 square metres in Erfurt. The acquisition was completed on behalf of the “Deutsche Investment – Wohnen M” special AIF.

The purely residential rental property has a total lettable area of around 4,700 square metres, which divides into 75 residential units and 98 parking spots. Virtually all of the units are occupied. The property was completed in 1997, and has a structurally sound building fabric.

“The property sits directly on the bank of the River Gera, just a short walk from the University of Erfurt. It comes with optimal access to public transportation while also having a number of shopping, recreational and nightlife options within walking distance. The Geraaue parklands directly next door were upgraded and redesigned as part of the urban development measures taken ahead of the 2021 Federal Horticultural Show, further enhancing the already excellent quality of the area. On top of that, the property is characterised by a diversified mix in regard to apartment sizes, and thus perfectly matches the demand criteria of tenant leads in Erfurt,” explained Tamay Demirel, Senior Transaction Manager of Deutsche Investment Kapitalverwaltung AG.

During the transaction, Deutsche Investment was advised on legal aspects by the law firm of GSK Stockmann, and in regard to the technical due diligences by CBRE. For HGA Capital Grundbesitz und Anlage GmbH, the selling party, JLL acted as estate agent. Legal counsel to the seller was provided by CMS Hasche Sigle.

The “Deutsche Investment – Wohnen V” separate asset pool represents an open-ended special AIF. It targets an investment volume of c. EUR 300 million. Its investment strategy focuses primarily on commitments in central locations of Germany’s “Big Seven” cities and selected fast-growth cities or regions. “Given the demographic trend forecast for the city, we consider this investment a successful expansion of the portfolio, whose regional allocation has so far focused primarily on Berlin and Düsseldorf,” added Gilbert Merz of the Principal Transaction Management at Deutsche Investment Kapitalverwaltung AG.



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### Company Contact

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### About Deutsche Investment. 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 310 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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