

Press Release

Deutsche Investment Kapitalverwaltung AG

○ Hamburg, 30 June 2023

Deutsche Investment Acquires Mixed Residential/Commercial Buildings in Cologne

- Two mixed residential/commercial buildings with a total of 28 apartments and four commercial units acquired
- The seller is a family office and real estate company based in Cologne
- Transaction completed on behalf of the “Deutsche Investment – Wohnen Deutschland I” special AIF

Deutsche Investment acquired two mixed residential/commercial buildings with a combined lettable area of around 2,200 square metres in Cologne. The properties are earmarked for the “Deutsche Investment – Wohnen Germany I” special AIF. They were sold by Dr. Rüger Holding GmbH & Co. KG, a family office and real estate company based in Cologne.

The two interconnected buildings are located on Mathiasstrasse in the inner city of Cologne, and benefit from very convenient public transportation access. The urban setting with its diverse amenities makes this site a popular and sought-after residential area for a broad-based tenant constituency. All of the 28 residential and four commercial units are occupied at this time.

By acquiring these properties, Deutsche Investment has continued its investment strategy to increase its portfolio share of assets located in Germany’s seven Class A cities. “The already implemented energy upgrade has helped us to improve both the portfolio quality and its energy efficiency. So, it is with confidence, not least because of the economically strong region and its positive demographics, that we consider this an all-around future-proof investment,” explained Gilbert Merz, Principal Transaction Management at Deutsche Investment Kapitalverwaltung AG. During the transaction, Deutsche Investment was advised on legal aspects by the law firm of SNP Schlawien Partnerschaft, and in regard to the technical due diligences by CBRE. The seller side, represented by the company’s managing partners Diana Gerdom and René Gerdom, was advised during the transaction by Simonetta Hahn and Tim Odendahl of the Ebner Stolz law firm.

The “Deutsche Investment – Wohnen Deutschland I” special property fund focuses on setting up a balanced real estate portfolio for residential rental purposes that focuses on investments across Germany. It targets an investment volume of c. EUR 300 million.



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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 300 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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