

Press Release

Deutsche Investment Kapitalverwaltung AG

○ Hamburg, 11 October 2022

Deutsche Investment Acquires 97 Residential and Commercial Units for c. EUR 18 Million EUR in Berlin-Tiergarten

- The properties cover a total lettable area of about 5,200 square metres
- Deutsche Investment sees potential for infill development of around 30 additional units
- Transactions closed on behalf of an individual fund mandate of Deutsche Investment

Deutsche Investment acquires two mixed residential/commercial buildings along with a multi-family building with a combined lettable area of around 5,200 square metres in the Tiergarten district of Berlin's borough of Mitte. The acquisition was undertaken for one of the investment manager's individual mandates.

The purchased properties, which date back to the end of the 19th and early 20th century, are located on Gotzkowskystrasse and Ufnaustrasse in the Moabit sub-district. The mixed residential/retail building on Gotzkowskystrasse divides into 30 residential units and three commercial units. It is almost fully tenant-occupied. The two buildings on Ufnaustrasse provide a total lettable area of around 3,200 square metres, that breaks down into 60 residential units and four commercial units. Eleven let parking spots are also part of the premises. The total consideration paid for the units is nearly EUR 18 million.

"These two transactions had their very own charm for us. The properties represent attractive period buildings in central sought-after locations in the northern part of the Tiergarten district near the Neues Ufer canal side, and we are rather pleased to add them to our portfolio for the purpose of long-term property asset ownership," reported Nina Sobotta, Transaction Manager for the Southern Region and for Berlin/Brandenburg at Deutsche Investment Kapitalverwaltung AG. In the case of the properties on Ufnaustrasse, Deutsche Investment has identified an infill development potential that adds up to more than 1,000 square metres. Enver Büyükarıslan, the Director for Transaction Management at Deutsche Investment Kapitalverwaltung AG, added: "Due to the present demand situation on the rental market, we are in the project planning phase for additional housing here. Our in-house property development team is currently planning to create additional residential accommodation through new-build cons-



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struction and expansion works in combination with upgrades of the existing buildings. Specifically, the plans project about 30 additional residential units that will be created by closing a gap site, adding floors and by converting attics.”

During both transactions, Deutsche Investment was advised on legal aspects by the law firm SNP Schlawien Partnerschaft and in regard to the technical due diligences by CBRE and by Drees & Sommer.



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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 250 specialists in seven locations to manage c. EUR 3.0 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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