

Press Release

Deutsche Investment Kapitalverwaltung AG

○ Hamburg, 23 January 2023

Deutsche Investment to Restructure Office Vehicle into Article-8 Fund

- “Deutsche Investment – Büro II” transformed from Article-6 fund into Article-8 fund
- Extensive ESG scoring for acquisition, management and letting processes introduced
- In-house value chains permit manage-to-core add-on options

Deutsche Investment is in the process of restructuring its “Deutsche Investment – Büro II” separate asset pool into an Article-8 fund. The relevant license has already been obtained from the German Supervisory Authority for Financial Services (BaFin).

The “Deutsche Investment – Büro II” open-ended special AIF was launched as a financial product in accordance with Art. 6 of the Sustainable Finance Disclosure Regulation (OffV). Restructuring the separate asset pool into an Article-8 fund provides Deutsche Investment in every asset class it covers with at least one investment opportunity that seeks to meet environmental and/or social characteristics or that strives to implement environmental objectives and/or social objectives.

The investment strategy of the “Deutsche Investment – Büro II” institutional fund now takes a total of 18 different sustainability factors into account whose compliance ratios—based on the ESG scoring model customised for the office asset class—are measured and assessed. To this end, sustainability characteristics were added to all acquisition, management and letting processes that Deutsche Investment employs. Moreover, the regional allocation of investments was adjusted: To at least 30 percent, the portfolio is supposed to consist of properties located in German Class A cities (the “Big Seven”) and their metro regions, and to maximally 70 percent of assets in fast-growth cities. At the same time, the selective addition of manage-to-core properties is an option. “The manage-to-green approach within our in-house value chain, especially in the service modules of asset management, property management and facility management but also in property development, provides us with an excellent basis for exploiting the quality of the acquired properties in the longer term. This includes the dynamic adjustment to changing tenant needs and to external parameters, such as climate change and the regulatory framework. The



Press Release

Deutsche Investment Kapitalverwaltung AG

○ Hamburg, 23 January 2023

fields of action we focus on include lettings, the optimisation of the building fabric, and the digitisation of buildings. We identify and assess the opportunities for such upgrades as early as the acquisition process,” explained Daniel Schreiner, Principal ESG Asset Management at Deutsche Investment Kapitalverwaltung AG.

The total investment volume of the “Deutsche Investment – Büro II” is projected to amount to EUR 300 million. The rent revenues of the real estate portfolio are to be generated to 70% or more from office units. At the moment, the separate asset pool is in the investment phase.



Deutsche **Investment**

Press Release

Deutsche Investment Kapitalverwaltung AG

○ Hamburg, 23 January 2023

Company Contact

Deutsche Investment Kapitalverwaltung AG

Burchardstraße 24 . 20095 Hamburg

Tamara Martin

+49 30 75 444 741 13

presse@deutsche-investment.com

deutsche-investment.com

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 280 specialists in seven locations to manage c. 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 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 thinking and acting, Deutsche Investment ensures that its investors will keep benefiting from sound investments with 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.



Deutsche **Investment**