

# Press Release

## Deutsche Investment Kapitalverwaltung AG

○ Nuremberg, 29 July 2022

### Deutsche Investment Retail Takes Stock of “Deutsche Investment – Food Retail I” Separate Asset Pool

- “Deutsche Investment – Food Retail I” separate asset pool slightly oversubscribed and almost fully invested
- Broadly diversified portfolio with around 60 attractive existing and new-build properties
- Follow-on product in the grocery asset class already in its licensing phase

The “Deutsche Investment – Food Retail I” open-ended real estate fund is the first separate asset pool that Deutsche Investment Retail, a specialised investment and asset manager, designed and launched together with Deutsche Investment Kapitalverwaltung in 2020. Two years on, the fund manager is taking stock:

“We are looking back on turbulent times. Despite a series of unforeseeable events, one thing remained constant: the relevance of everybody’s basic needs. The important role that food retailing plays in ensuring that the general public is resupplied at all times has clearly demonstrated the sector’s crisis resistance, especially over the past few years. The robust nature of this asset class is supplemented by the long-term leases signed with high-net-worth tenants and stable rental yields, which have caused the grocery asset class to evolve into a promising niche investment, and this is reflected in the performance of our separate asset pool,” explained Susanne Klaussner MRICS, Managing Partner of Deutsche Investment Retail.

The “Deutsche Investment – Food Retail I” open-ended special AIF has a target volume of c. EUR 300 million, around 45 percent thereof representing debt capital. The investment focus is to build up a widely diversified real estate portfolio of stand-alone food markets and retail parks occupied by blue-chip tenants and located in sustainable German cities with a bright outlook. The fund seeks to earn a projected cash-on-cash yield in excess of 4.6 percent.

At the end of a successful fund-raising phase, Deutsche Investment Retail had collected c. EUR 180 million more equity than planned. At the investors’ request, the fund was closed. It is almost fully invested. “Our direct market access, our expertise of decades in the business, and our partnership background enables us to transact the



Deutsche Investment

# Press Release

## Deutsche Investment Kapitalverwaltung AG

○ Nuremberg, 29 July 2022

acquisition of strategy-compliant assets quickly at any time after a fund is launched. This way, our investors benefit from a speedy capital drawdown and an attractive portfolio that, in addition to established sites which represent strategic key locations for our tenants, includes certified new buildings that meet the green standard of the DGNB German Sustainable Building Council,” elaborated Matthias Kreil MRICS, Head of Transaction Management at Deutsche Investment Retail.

Overall, Deutsche Investment Retail concluded its review of the separate asset pool’s performance on a very reassuring note. “Many developments we recently witnessed were impossible to foresee at the time of the fund’s inception. But they have left us all the more convinced that remaining committed to the grocery asset class and to keep putting our specialised know-how to work on behalf of our investors is the best thing to do. Accordingly, we have already progressed to the licensing phase with our next food retail fund,” summarised Enver Büyükarlan, Managing Partner of Deutsche Investment Retail.



Deutsche Investment

# Press Release

## Deutsche Investment Kapitalverwaltung AG

○ Nuremberg, 29 July 2022

### Company Contact

#### **DIR Deutsche Investment Retail GmbH**

Kressengartenstrasse 10 . 90402 Nuremberg

Tamara Martin

+49 30 75 444 74 13

[presse@deutsche-investment.com](mailto:presse@deutsche-investment.com)

[deutsche-investment.com](https://www.deutsche-investment.com)

### **Deutsche Investment Retail.**

#### **An Investment and Asset Manager Specialising in the Grocery Asset Class**

When it comes to real estate, Deutsche Investment is a reliable partner for institutional investors. Working out of seven branch offices and employing around 250 specialists at this time, it has assets worth c. EUR 3.0 billion under management. Operating under the umbrella of the Deutsche Investment Group, investment and asset manager Deutsche Investment Retail is responsible for the retail warehouse and retail warehouse park segment, focusing specifically on food retailing. Deeply convinced that specialisation will deliver top results, a team of 15 experts focuses exclusively on the grocery asset class, bringing decades of experience to the job. Deutsche Investment Retail has around 60 properties or c. EUR 230 million in assets under management in this segment.



**Deutsche Investment**