

# Press release

## DIR Deutsche Investment Retail GmbH

○ Nuremberg, 18 March 2025

### **Deutsche Investment Retail acquires a DISKA store in Pommersfelden from ADMIRA**

- Acquisition of an ESG-compliant new building
- The tenant is EDEKA Nordbayern with the DISKA sales line
- The transaction was carried out for the special AIF “Deutsche Investment - Nahversorgung I” (in accordance with Art. 8 of the Sustainable Finance Disclosure Regulation)

DIR Deutsche Investment Retail GmbH has acquired an ESG-compliant new building in Pommersfelden in the Upper Franconian district of Bamberg, part of the Nuremberg metropolitan region, for the second local supply fund of Deutsche Investment Kapitalverwaltung AG. The unrivaled location has the central local supply function. The seller is ADMIRA Handels- und Gewerbe-Bau GmbH & Co. Verwaltungs KG.

The DISKA store on the approximately 4,600 square meter site with 69 parking spaces was completed in autumn 2024 and replaces the former Nah+Gut location, which provided local supplies for decades. The building is equipped with a PV system, charging infrastructure for cars and bicycles and the use of commercial refrigeration as an alternative form of heating.

The new high-quality asset in the latest store concept with a sales area of around 800 m<sup>2</sup> in Pommersfelden-Step-pach offers a comprehensive food assortment. DISKA usually occupies customer-oriented locations with sales areas of 600 m<sup>2</sup> to 800 m<sup>2</sup> and offers a wide range of fresh products, food, beverages, drugstore and non-food items. EDEKA has signed a long-term 15-year lease contract plus renewal options.

The special AIF is currently in the investment phase. It is the third acquisition for the young fund product.



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“With the acquisition of the DISKA store in Pommersfelden, we are strengthening our portfolio of the second special AIF “Deutsche Investment - Nahversorgung I”, which is subject to Art. 8 of the Sustainable Finance Disclosure Regulation, with an ESG-compliant retail asset. We are acquiring a high-quality property that was built to high ecological standards.” explains Matthias Kreil MRICS, Head of Transaction Management at DIR Deutsche Investment Retail GmbH.

DIR Deutsche Investment Retail GmbH was advised on the legal aspects of the transaction by Mayer Brown LLP. Schuster Real Estate Consultants was responsible for the technical advice and construction monitoring. The acquisition appraisal was carried out by BNP Paribas Real Estate.



Deutsche Investment

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### Company Contact

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### Deutsche Investment Retail.

#### Specialized investment and asset manager for the local retail asset class

Under the umbrella of the Deutsche Investment Group, Deutsche Investment Retail is the investment and asset manager responsible for the local supply segment with a focus on food anchored retail stores and retail parks. Based on the conviction that specialization leads to top results, a team of 13 experts focuses entirely on this asset class, contributing decades of expertise. Founded in 2019, it manages assets under management of around EUR 280 million and 70 properties in its segment with its two special AIFs, launched and managed by Deutsche Investment Kapitalverwaltung AG and additional individual mandates.



Deutsche Investment