

Press Release

DIR Deutsche Investment Retail GmbH

○ Nuremberg, 8 August 2024

Deutsche Investment Retail Acquires Two Grocery Retail Sites in Bavaria

- Two grocery retail sites added to the portfolio, one in Abensberg, the other in Beilngries
- Retail units occupied by outlets of the NETTO supermarket and dm drugstore chains
- Transaction completed on behalf of the “Deutsche Investment – Food Retail I” special AIF

Deutsche Investment just acquired two grocery retail venues, located in the Bavarian towns of Abensberg and Beilngries, for a total consideration of c. EUR 9.5 million. The acquisition was transacted by DIR Deutsche Investment Retail GmbH on behalf of the “Deutsche Investment – Food Retail I” special property fund. The properties were sold by the AB-Bayern project company, a joint venture by Belmo Invest based in Monheim and Neumann Development based in Hamburg. Both properties were let on long-term leases after having been repositioned.

The venue in Abensberg represents an established neighbourhood retail centre in an integrated location, occupied by a NETTO discount supermarket and a dm drugstore. The facility occupies a plot of about 5,400 square metres and provides a lettable area of about 1,900 square metres as well as 84 parking spots. The location, an established retail site since 2002, was expanded in 2017.

The grocery property in Beilngries is let to a NETTO branded discount supermarket on a long-term lease. The structure was built on a plot of about 4,200 square metres in 2004. In 2022, the property underwent an extensive expansion and upgrade. One of the most compelling aspects of this integrated site is its central location near the intersection of the main local thoroughfare, its high recognisability and the attractive retail line-up in its vicinity.

“The fund portfolio is being supplemented with two outperforming retail properties in excellent locations marked by a high footfall. The transaction brings the fund portfolio of our first investment fund up to a total of 65 assets,” elaborated Matthias Kreil, the Head of Transaction Management.

DIR was advised by the law firm SOZELIO Rechtsanwälte (Florian Aulbach, Dr Matthias Benedikt) in Nuremberg and by SREC Schuster Real Estate Consultants in Ansbach.



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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 340 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 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