



## DEUTSCHE FINANCE INTERNATIONAL

### DEUTSCHE FINANCE INTERNATIONAL AND CELLS GROUP ACQUIRE MAJOR OFFICE REPOSITIONING OPPORTUNITY IN HAMBURG CITY CENTRE

*- Repositioning set to capitalise on accelerated flight to high quality office space further constraining supply post pandemic -*

**25 March 2021, London/Hamburg.** Deutsche Finance International (“DFI”), a pan-European private equity real estate investor specialising in customer-centric real estate and part of the DEUTSCHE FINANCE GROUP which manages over €7.7 billion of assets, has acquired Holstenwall 20-22, a vacant value add office opportunity comprising two buildings in the centre of Hamburg, Germany from the International Campus Group which was advised by Colliers International Hamburg on the sell side. DFI intends to fully redevelop the asset and deliver a prime new workspace into a market where the existing constrained supply of grade A offices is expected to be further exacerbated by increased occupier demand for the highest quality space post pandemic.

The transaction has been undertaken on behalf of DFI’s pan-European Value Add Fund in partnership with CELLS Group, a leading German real estate development, asset management and investment company. The partnership is actively pursuing similar value add opportunities across Germany, primarily focused on office and mixed-use assets in Munich, Berlin, Hamburg, Düsseldorf and Frankfurt.

The investment decision is underpinned by DFI’s confidence in the both fundamentals of the Hamburg market, where grade A office vacancy reached an all-time low of 1% in 2019, and a strong conviction that offices will continue to be a critical element of corporate culture. Furthermore DFI believes that post pandemic occupiers will be even more discerning in their choice of office with a more concentrated focus on high quality flexible space, services and amenities, as well as buildings that have the best technology, sustainability and wellbeing credentials. The DFI and CELLS Group partnership intends to fully refurbish, modernise and potentially extend the two existing buildings.

The asset is located on the cityring right at the corner of the CBD and St.Pauli and is located directly opposite the Große Wallanlagen, one of a series of connected green parks running through the centre of Hamburg as well as being a short walk from the River Elbe. This is a well-connected and increasingly attractive area for occupiers in the centre of Hamburg served by a wide range of public transportation

such as subway (U-Bahn) and train stations (S-Bahn). Formerly functioning as the headquarters of the local bank Hamburg Sparkasse, the property is now vacant and comprises approximately 9,000 sqm of space across seven storeys, together with 97 parking spaces in a three-level underground garage.

**Gavin Neilan, Co-Founder and Co-Managing Partner at DFI commented:** “We believe that offices will continue to be a critical element of corporate culture and anticipate that, as we emerge from this pandemic, there will be a flight to quality from tenants and investors, where customer-focused operational excellence will also win out. We have high conviction in the long term fundamentals of the German and Hamburg market and have been able to unlock this attractive value add opportunity leveraging our local presence and long term relationship with CELLS Group.”

**Daniel Filser, responsible for German investments at DFI commented:** “We are excited to have acquired a prime value add asset in one of the most sought after and stable office markets in Germany. In the coming years, we will look to reposition this vacant property into a grade A offering with enhanced efficiency and density in a structurally undersupplied office market.”

**Dirk Ruppert, CIO at CELLS Group commented:** “We are delighted to have completed this acquisition together with DFI and look forward to redeveloping this property into an attractive prime asset for its future occupiers. CELLS continues to believe in the demand and dynamics of inner-city location of the big metropolitan areas in Germany and we are working with DFI to identify further value add investment opportunities in the course of this year.”

**ENDS**

**About DEUTSCHE FINANCE INTERNATIONAL (DFI):**

DFI is a pan-European private equity firm with over €2.7 billion of assets under management, which specialises in customer centric and operational real estate. It pursues differentiated and thematic value add and select opportunistic strategies in order to deliver consistent and superior risk-adjusted returns through deep value investing, capitalising on trends and transforming under-managed and under-invested assets and operating companies through active asset management. The firm acts as the investment adviser to its discretionary funds and co-investment partners, and has a global institutional client base that includes pension funds, insurance companies, financial institutions and family offices.

DFI is independently managed by its Founding Partners Frank RoccoGrande and Gavin Neilan with a dedicated best-in-class multidisciplinary team operating across offices in London, Munich, Madrid and Luxembourg. It benefits from being part of the DEUTSCHE FINANCE GROUP, a global investment management firm that specialises in private market real estate and infrastructure investments. DEUTSCHE FINANCE GROUP currently has over €7.7 billion of assets under management and is headquartered in Munich. DEUTSCHE FINANCE GROUP is privately owned and regulated by the Federal Financial Supervisory Authority of Germany, BaFin.

For additional information see [www.deutsche-finance-international.com](http://www.deutsche-finance-international.com)

**About CELLS Group:**

CELLS Group has been planning, developing and managing residential and commercial real estate in Germany for over 25 years.

An experienced team of more than 100 employees at the company's Berlin, Munich, Frankfurt, Hamburg, Düsseldorf and Luxembourg offices ensures the consistently high quality and sustainability of CELLS Group's real estate portfolio. Exemplary operational strength and reliability are what make CELLS Group one of the most widely respected and renowned business partners for tenants, service providers, private investors, family offices and institutional investors.

Since its founding, CELLS Group has implemented projects with a total value of more than €3.6 billion.

For additional information see [www.cells-group.com/](http://www.cells-group.com/)

**For Further information:**

**DFI: FTI Consulting (UK)**

Richard Sunderland/ Claire Turvey/ Andrew Davis

+44 (0)20 3727 1000

[DFI@FTIconsulting.com](mailto:DFI@FTIconsulting.com)