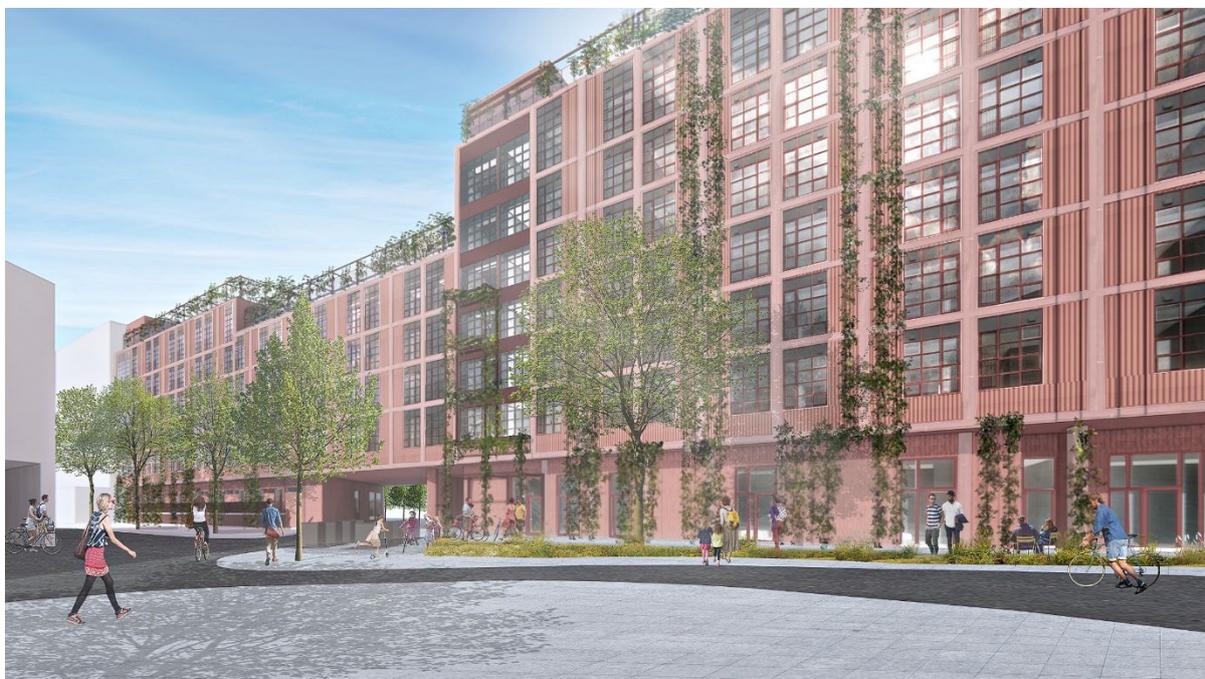




DEUTSCHE FINANCE INTERNATIONAL

**DEUTSCHE FINANCE INTERNATIONAL LAUNCHES €300 MILLION DANISH MICRO LIVING STRATEGY
WITH €100 MILLION COPENHAGEN DEVELOPMENT**



8 September 2022, Copenhagen/London: Deutsche Finance International (“DFI”), a pan-European private equity real estate investment adviser specialising in customer-centric real estate and with €3.3 billion of assets under management, announces the launch of a Danish Micro Living strategy, which is targeting the aggregation of a €300 million portfolio. The strategy, which is DFI’s first in this sector, aims to bridge the significant supply-demand imbalance for high quality affordable homes in Denmark’s capital and help address the wider macro environment issue of a slowdown in the supply of rental accommodation. DFI aims to create a market leading, branded platform that benefits from tech-enabled operational efficiencies, as a first mover in Denmark.

Micro living comprises small, self-contained homes for rent that are purpose-built and professionally managed with a combination of personal and shared amenity space. Micro living provides residents with an attractive combination of their own secure, modern accommodation and the benefit of a sense of community with those sharing the wider facility.

This latest strategy builds on the success of the Blaekhus platform, which was established by DFI in 2018 and became the largest student accommodation portfolio in Denmark, comprising 1,186 units

across seven assets primarily located in Copenhagen. Blækhus was sold to PATRIZIA earlier this year for €314 million.

DFI has launched the platform with the off-market acquisition of a €100 million development (structured as forward funding) in Copenhagen from a local developer. Scheduled for completion in the second half of 2024, the asset will comprise 350 rental units, each with its own bathroom and kitchenette, as well as a coffee shop, gym and a number of communal study rooms, lounges and kitchens. The project prioritises environmental and social considerations, targeting a DGNB Gold certification, while offering attractively priced premium accommodation with rents below the cost of renting a typical one-bed unit in the city.

The asset is well located in the Copenhagen SV district, an emerging waterfront neighbourhood with an industrial heritage, approximately five kilometres south of the city centre and with good access to public transport links, including a new metro station that is due to open in 2024. The area is undergoing major redevelopment to add new homes, schools, offices, hotels and grocery stores, while Aalborg University is a few hundred metres away and UCC Carlsberg Campus is within cycling distance.

Francesco Orofino, Vice President at DFI, commented: “This acquisition kickstarts our micro-living strategy in a market we understand well. The Danish living sector benefits from significant tailwinds, including a substantial undersupply and a structural shift in favour of rental housing versus home ownership, driven by stricter mortgage regulatory requirements and affordability constraints that are at the front of potential occupiers’ minds in the current economic environment. This asset is well located in an emerging district of Copenhagen with great transport connectivity and we look forward to building out this platform further.”

Paul Nearchou, Managing Director at DFI, added: “At DFI, we have a strong track record of building consumer-centric operating platforms in asset classes supported by long term, robust structural demand in order to maximise liquidity and create value. With Blækhus we successfully assembled and exited the leading student accommodation portfolio in Denmark and we are aiming to utilise that experience through the execution of our new Danish strategy. The current market backdrop and likely associated re-pricing presents us with an exciting opportunity to capitalise on the market cycle and utilise our experience investing in the Danish residential sector to deliver attractive returns on behalf of our investors.”

DFI was advised by Accura (legal), Deloitte (financial and tax), Ramboll (technical), Longevity (sustainability), and JLL (commercial).

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About Deutsche Finance International (DFI):

DFI is a pan-European private equity firm with €3.3 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 sovereign wealth and 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 c. €10.5 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

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