

KGAL acquires “Streitfeld Lofts” office complex in Munich

Grünwald near Munich, 01.04.2025 – KGAL has acquired the high-quality "Streitfeld Lofts" office complex with 8,400 square metres of rental space and 54 underground parking spaces for one of its institutional special funds. The property, which was completed in 2020, is located in the up-and-coming Berg am Laim district in eastern Munich. It is rated by BREEAM with an "Excellent" sustainability rating. The seller of the property is one of the BlackRock Real Asset Funds.

Munich is considered one of the most attractive business locations in the EU. A wide range of industries has settled in the state capital, including seven DAX companies and a large number of start-ups. The number of employees has grown very dynamically in the last five years by almost 10 per cent, and the demand for offices is correspondingly high.

The office ensemble "Streitfeld Lofts" is located in the Munich Art District of Berg am Laim – a lively and creative centre, with a variety of studios, museums, hotels, and cultural institutions. The building complex consists of a completely renovated existing building built in 1967 and a new extension.

The tenants are mainly from the IT and consulting industries. They appreciate the spacious, bright loft offices and roof terraces of the two parts of the building. All rooms are equipped with high-quality materials and furnishings.

In terms of ESG, the "Streitfeld Lofts" score points with heating supply from district heating (which is generated by renewable energy), 100 percent LED lighting, e-charging stations, good public transport connections, and plenty of daylight in the work areas.

"The 'Streitfeld Lofts'" are KGAL's fourth office purchase in the past six months. In the current market environment, we see good opportunities to secure high-quality properties with a positive long-term outlook for our investors," explains Christian Schlüter, Portfolio Manager at KGAL.

KGAL is planning further acquisitions in the commercial and residential sectors in the coming months.

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KGAL is a leading independent investment and asset manager with an investment volume under management of more than EUR 15 billion. The focus of the investments is on long-term real capital investments for institutional and private investors in real estate, sustainable infrastructure and aviation. The group, which operates throughout Europe, was

founded in 1968 and is based in Grünwald near Munich. 393 employees contribute to achieving sustainably stable earnings, taking into account return and risk aspects (as of December 31, 2024).

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