



Edmond de Rothschild REIM launches German residential strategy with acquisition of Berlin portfolio

Edmond de Rothschild Real Estate Investment Management has completed the acquisition of a seed portfolio of residential assets in Berlin, marking the first investment under its new German Residential Alpha strategy. The transaction reinforces EdR REIM's conviction around investing in supply constrained residential markets across Europe.

The initial portfolio consists of four residential properties secured through individual acquisitions in highly sought-after Berlin micro-locations. Each asset offers substantial value-creation potential, including opportunities for active asset management and targeted brown-to-green modernisation initiatives aimed at enhancing sustainability performance and aligning with contemporary ESG standards. The portfolio is intended to serve as a scalable foundation for future growth.

As part of its strategy, EdR REIM—supported by its local investment and asset management team in Frankfurt—will lead the asset management of the portfolio, including investment oversight, capital allocation, and long-term portfolio development. Operational asset management will be carried out by a local operating partner.

The acquisition follows the price corrections triggered by the 2022-23 interest rate cycle, which have created favourable conditions for counter-cyclical investment in the German residential sector. Persistent structural undersupply, rising ESG-driven obsolescence, and continued institutional appetite for residential assets further reinforce the strategy's timing.

EDR REIM's German Residential Alpha strategy is targeting mid-market residential assets in need of active management in Germany's core cities which are benefiting from entrenched tenant demand and chronic housing shortage.

EDR REIM benefits from deep in-house residential expertise, underpinned by a €3.7bn pan-European living portfolio and a dedicated German investment platform of 15 real estate professionals based in Frankfurt. With no legacy challenges from the previous cycle, the firm is well positioned to capitalise on current market dislocations.

Sven Ley, Head of Investment at Edmond de Rothschild REIM Germany, commented *“Berlin remains one of Europe's most compelling residential markets and a focus of our investment strategy. This acquisition forms the cornerstone of our new German Residential Alpha Strategy, providing a scalable platform for long-term growth in Europe's largest living sector.”*

Edmond de Rothschild REIM is the real estate investment platform of Edmond de Rothschild, managing ¹€13.7 billion in assets across eight offices in Europe. These assets are invested in diverse strategies with a strong focus on ESG (Environmental, Social, and Governance). The platform brings together 150 real estate investment professionals and experts across Europe, covering the entire real estate value chain, from investment to asset management. These multi-sector teams operate in a variety of sectors, including industrial properties, logistics, corporate offices, residential properties, and healthcare and research facilities throughout Europe.

About Edmond de Rothschild

Edmond de Rothschild is an investment house founded on the conviction that, when put at the service of the real economy, wealth can do useful work and contribute to making progress an ever-new idea.

Driven by a culture of financial foresight spanning nearly three centuries, it specializes in private banking and asset management and possesses recognized expertise in its core businesses (wealth management, estate planning, life insurance, services for independent wealth managers, corporate finance, private Equity, real estate, infrastructure, liquidity strategies, and fund administration). Its 100% family ownership gives it genuine independence, allowing it to align with its clients' interests and fostering the development of financial solutions tailored to the specific needs of families, entrepreneurs, and institutional investors. As of December 31, 2024, Edmond de Rothschild managed over CHF 184 billion in assets and boasted a strong balance sheet with a CET1 ratio of 19.7%. With more than 2,700 employees and 29 locations, it is a leading player in its main financial centers - including Geneva, Luxembourg, Paris, and Monaco.

Edmond de Rothschild is at the heart of a unique ecosystem comprised of agricultural, wine-growing, hotel activities, family philanthropic activities, the Gitana offshore racing stable and the Caron perfume house.

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Press contact

Edmond de Rothschild

Jonas Daniel

+33 6 58 41 78 54

j.daniel@edr.com