

# KGAL acquires ESG-compliant new office building in Nuremberg

**Grünwald near Munich, 10 December 2025 – KGAL Investment Management is investing in the Güterwerk in Nuremberg on behalf of an institutional real estate fund. The property has a gross floor area of 13,500 square metres. The main tenant is the pharmaceutical company Novartis. DGNB Gold certification has been applied for the new building, which was completed in 2024.**

The Güterwerk property was built on the site of the former Nuremberg freight station and is part of the newly emerging digital and technology campus for work, living and leisure. This campus in a central location in Nuremberg combines industrial heritage with innovative architecture and sustainable urban planning. Flexible use, social diversity and ecological construction characterise the neighbourhood. "The combination of ESG orientation, tenants from the healthcare industry and its location in this district, means Güterwerk fits very well with our investment strategy," explains Britta Nielsen, portfolio manager at KGAL.

Güterwerk is fully let to tenants with strong credit ratings. Novartis Pharma GmbH is the main tenant, occupying 81 per cent of the space with its German headquarters. Other long-term tenants include the private educational institution SAE Institute and the commercial health insurance company KKH.

The six-storey building impresses with its modern, high-quality fittings, user-friendly office space and ESG qualities. Some of the features include green leases, pellet heating with a good ecological balance, smart metering, 70 electric charging stations in the underground car park and a direct connection to the S-Bahn.

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KGAL is a leading independent investment and asset manager with a managed investment volume of over €15 billion. Its investments focus 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 56 years ago and is based in Grünwald near Munich. 396 employees contribute to achieving sustainably stable returns, taking into account yield and risk aspects (as of 31 December 2024).

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