

KGAL acquires justice centre and wind farm for new Debeka fund

Grünwald near Munich, 29 January 2026 – KGAL Investment Management GmbH & Co. KG has acquired the Erfurt Justice Centre and a wind farm in Schleswig-Holstein for Debeka's recently launched real asset portfolio. Both German properties benefit from long-term secure cash flows and thus deliver stable, sustainable returns. Debeka's portfolio, which is worth up to €400 million, focuses on sustainable infrastructure and social real estate. Further acquisitions are to follow shortly.

"The investment required in European energy sovereignty and social infrastructure is enormous," emphasises André Zücker, Co-CEO of KGAL. "As government funds alone are far from sufficient to meet the challenges ahead, a wide range of opportunities are opening up for investors. Our initial acquisitions demonstrate the attractiveness of infrastructure investments with their stable long-term returns. Together with Debeka, we intend to further develop this promising area."

Justice centre with lease until the end of 2031

The Erfurt Justice Centre is an important administrative and judicial location in the Free State of Thuringia, eastern Germany. It houses several institutions in a modern, functional building complex: from the local court to the regional social court and the regional labour court. The public prosecutor's office occupies the eastern part of the building. The property also includes various hearing rooms and courtrooms.

The justice centre is centrally located in the Petersberg administrative district of Erfurt. This systemically important property has a total of 19,426 square metres of rental space spread over four upper floors and two basement floors. The lease agreement with the Free State of Thuringia has a remaining term of 16 years. The efficient building layout and sustainable quality offer flexibility in terms of long-term use.

Wind farm with 20-year EEG tariff

The "Loop" wind farm, currently under construction, is located approximately 75 kilometres north of Hamburg between the municipalities of Loop and Schönbeck in the county of Rendsburg-Eckernförde. The five wind turbines with a total installed capacity of 28.5 megawatts are scheduled to go online in the third quarter of 2026.

The wind farm will benefit from guaranteed feed-in tariffs under the Renewable Energy Sources Act (EEG) for the next 20 years and will generate approximately 69,200 MWh of green

electricity annually. The fixed, predictable returns via feed-in tariffs make for a solid foundational investment for the portfolio.

Debeka targets returns and ESG

The Debeka Insurance Group is satisfied with the fund launch. Chief Financial Officer Ralf Degenhart explains: "In addition to the long-term stable return prospects, there is another point to consider: renewable energies make an essential contribution to climate protection and to strengthening Europe's energy independence. An intact social infrastructure, in turn, promotes the common good and the resilience of our society."

At the end of 2025, the Debeka Insurance Group mandated KGAL, which specialises in real asset investments, to set up and manage a mixed real asset portfolio. The focus is on direct investments in infrastructure, particularly renewable energies and infrastructure properties. Two evergreen funds with a total investment volume of up to €400 million were launched for this purpose.

When using the images, please cite KGAL or Albrecht Voss (Erfurt Justice Centre) as the source.

KGAL is a leading independent investment and asset manager with assets under management 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. Taking into account return and risk aspects, 396 employees contribute to achieving sustainably stable returns (as of 31 December 2024).

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