WATZL Group acquires two properties in Stuttgart-West and is focusing on counter-cyclical investments

Office complex with approximately 5,500 m² of above-ground gross floor area acquired for the WATZL Group's own portfolio, alongside a mixed-use residential and commercial property with approximately 800 m² of gross floor area for its private family office.

- The WATZL Group has acquired an office complex with approximately 5,500 m² of gross floor area from the Wüstenrot & Württembergische Group (W&W) for its own portfolio, as well as a mixed-use residential and commercial property with approximately 800 m² of gross floor area for its private family office.
- The office complex generates ongoing rental income, while the mixed-use property is scheduled for energy-efficient refurbishment. Both properties offer opportunities for targeted value enhancement.
- The WATZL Group pursues a deliberately countercyclical investment strategy with a long-term perspective, focusing particularly on Southern Germany.

Stuttgart, 17 November 2026 – The WATZL Group has acquired two properties in Stuttgart-West from the Wüstenrot & Württembergische Group (W&W): an office complex for its own portfolio and a mixed-use residential and commercial property for its private family office. The acquisitions further strengthen the Group's presence in Southern Germany and underline its long-term, countercyclical investment strategy. The transaction was brokered by JLL.

The office complex comprises three interconnected building sections with approximately 5,500 m² of above-ground gross floor area. The property combines ongoing rental income with opportunities for targeted value enhancement.

The mixed-use residential and commercial property, acquired for the Group's private family office, comprises approximately 800 m² of gross floor area, five residential units and one commercial unit. Plans include energy-efficient refurbishment and the property's long-term development. Its location within a designated urban redevelopment area also offers potential tax depreciation benefits for eligible refurbishment costs certified by the relevant municipal authority.

LONG-TERM CONFIDENCE IN THE GERMAN REAL ESTATE MARKET

Uwe Jaggy, Head of Development at the WATZL Group, comments: "I am very pleased with this strategically important acquisition. We deliberately invest countercyclically and take a long-term perspective. Particularly during challenging market conditions, targeted acquisitions allow us to lay the foundations for growth and development in the years ahead."

Jan Watzl, CEO & Founder of the WATZL Group, adds: "Germany remains the world's third-largest economy. Its structural challenges are real, but so are the opportunities they create for long-term investors. We currently see exceptionally attractive entry prices for selected properties. From an international perspective, we believe parts of the German real estate market are significantly undervalued.

For us, this represents a clear buying opportunity, particularly in the economically strong locations of Southern Germany. The decisive factors remain the quality of the location, the underlying building fabric and a viable development concept. We see precisely these qualities in our two acquisitions in Stuttgart."

APPRECIATION FOR THE SELLER AND TRANSACTION PARTNERS

The buyers would like to thank the W&W Group, as the seller, for the trust and constructive cooperation throughout the transaction. Special thanks also go to JLL for brokering the transaction, Trewitax for providing tax advisory services, and bourgeois & sabeeh for legal counsel. The seller was legally advised by GSK Stockmann.

ABOUT THE WATZL GROUP

The WATZL Group is an owner-managed real estate group focused on the development, revitalization and long-term value enhancement of high-quality properties in Southern Germany. As a real estate investment company, we combine entrepreneurial vision with extensive real estate expertise and a strong commitment to quality. We identify potential, develop future-oriented property concepts and create lasting real estate value – responsibly, collaboratively and with conviction.

IF YOU HAVE ANY QUERIES:

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