

Luther Advises Adler Group on Heating Transition Project for 17,500 Berlin Apartments

Berlin, July 7, 2026 – Luther Rechtsanwaltsgesellschaft mbH provided legal counsel to the Adler Group in connection with the conclusion of a long-term framework agreement with PAUL Tech AG. The agreement covers the transition of the Adler Group’s Berlin building portfolio—comprising approximately 17,500 residential and commercial units—to a climate-friendly heating supply.

Luther’s Expertise for the Heating Transition in the Real Estate Sector: Drawing on its comprehensive and interdisciplinary legal expertise, Luther Rechtsanwaltsgesellschaft mbH supported the Adler Group in concluding a long-term framework agreement with PAUL Tech AG. The goal is to decarbonize approximately 17,500 residential and commercial units in Berlin. Implementation is set to begin as early as the summer of 2026. The project will utilize the innovative PAUL Net Zero technology platform, which combines highly efficient heat pump systems with AI-powered energy optimization as well as intelligent control and monitoring systems.

A specialized Luther team led by Dr. Holger Stappert provided comprehensive advice to the Adler Group on issues related to financing law, public law, real estate law, and energy law in connection with the structuring and conclusion of the complex set of agreements.

“Luther’s interdisciplinary expertise was of great importance for the successful conclusion of the agreement,” says Jannik Heß, Chief Operating Officer of the Adler Group. “The advice played a key role in efficiently bringing together the complex legal and economic requirements of this project.”

The transaction underscores the growing importance of integrated legal counsel in implementing the heating transition in the real estate sector. For property owners, scalable models for decarbonizing their portfolios are becoming increasingly important—not least in light of regulatory requirements, rising CO2 costs, and the long-term economic viability of heat supply.

About the Adler Group:

Adler Group S.A. is a Luxembourg-based real estate holding company with numerous subsidiaries (Adler Group) that operate primarily in Germany. It specializes in the management and development of high-yield multifamily residential properties. The Adler Group owns and manages approximately 17,500 units, most of which are located in Berlin. In addition, the Adler Group develops real estate projects in Germany’s largest cities.

About PAUL Tech AG:

PAUL Tech AG, headquartered in Mannheim, is a decentralized heat supplier for existing buildings. The company replaces fossil fuel heating systems with a heat pump system featuring its own AI-powered control technology (PAUL Net Zero) and handles both operation and heat delivery. PAUL reduces emissions in existing buildings and improves energy efficiency, ultimately achieving a nearly carbon-neutral heat supply. Contracts for the first 100,000 apartments are expected to be finalized by 2027.

For the Adler Group:

Adler Group, Legal Department: Florian Sitta, General Counsel

Luther, Energy Law: *Dr. Holger Stappert* (Partner, Lead), *David Wölting* (Senior Associate), *Cosima Flock* (Counsel)

Luther, Finance: *Dr. Guido Hoffmann*, LL.M. (Partner), *Dr. Melina Brune* (Associate)

Luther, Public Law: *Bernhard Burkert*, LL.M. (Partner)

Luther, Real Estate: *Dr. Frederic Tewes* (Partner), *Elisa Röhr* (Associate)

Luther Rechtsanwaltsgesellschaft mbH

Luther is a leading German commercial law firm that offers comprehensive legal and tax advice. The full-service law firm employs over 420 lawyers and tax advisors and is represented in ten German economic hubs as well as with 12 of its own international offices in key investment locations and financial centres in Europe and Asia. Its clients include medium-sized enterprises and large corporations, as well as the public sector.

Luther works closely with other commercial law firms in all the prevailing jurisdictions. Luther is a member of unyer (www.unyer.com), a global organisation of leading professional services firms that cooperate exclusively with each other.

Luther Rechtsanwaltsgesellschaft mbH is a law firm with a business approach: our innovative awareness aspires us to provide our clients with customised legal advice that addresses individual needs and delivers the greatest possible economic benefit. All of Luther's lawyers and tax advisers have a solid understanding of interdisciplinary matters and a wealth of experience in collaborating on complex tasks. Luther was honoured as JUVE Law Firm of the Year for Regulation in 2024. Further information is available at: www.luther-lawfirm.com.

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