



WARBURG-HIH INVEST REAL ESTATE

Pressemitteilung

Warburg-HIH Invest Acquires Mixed Office/Commercial Building in Hamburg

- Purchased asset is earmarked for portfolio of the “Immobilienfonds Norddeutsche Versorgungswerke” property fund
- Flexible floor plans, and diversified blue-chip tenancy

Hamburg, 07 September 2015 – The Hamburg-based investment company Warburg-HIH Invest Real Estate GmbH (Warburg-HIH Invest, formerly: Warburg - Henderson) just completed an asset deal to acquire a mixed office/commercial building in Hamburg on behalf of “Immobilien-Fonds Norddeutscher Versorgungswerke,” an institutional pool of segregated assets. Seller was an investment fund of Behringer Harvard, Dallas.

Completed in 1998, the property is located on Holstenplatz in Hamburg's Altona district. It has a lettable area of around 7,477 square metres, which may be flexibly divided due to the high-spec fit-out standard, and provides 63 parking spots in the underground car park. The office and commercial units are almost completely let to several blue-chip companies, the head tenants being DB Bahn AG, Quotas GmbH, and Cato Service GmbH. Moreover, the “Holstenstrasse” rapid transit station and several bus stops are located in the immediate vicinity of the property. Hamburg's central railway station is less than ten minutes away.

Hamburg's office market, which traditionally counts among the Big Seven of the German real estate market, has the country's third-largest floor space stock, after the greater Munich area and Berlin. “The property on Holstenplatz stands out because of its great location quality and the flexible floor plan options which noticeably enhances the attractiveness of this rental building. Together with

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**Hans-Joachim Lehmann,
Managing Director at Warburg-HIH
Invest**



the diversified blue-chip tenancy, the fact ensures a consistent distribution yield for the investors,” said Hans-Joachim Lehmann, Managing Director of Warburg-HIH Invest and in charge of the Transaction Management Germany division.

REAG GmbH counselled the seller in the role of transaction manager.

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About Warburg-HIH Invest

Warburg-HIH Invest Real Estate (Warburg-HIH Invest) is a real estate investment manager serving institutional investors and covering the entire spectrum of national and international real estate investments. Warburg-HIH Invest is one of Germany's leading managers of special AIF for real estate with real estate assets of c. EUR 5.7 billion under management. Warburg-HIH Invest can demonstrate a comprehensive track record in designing and implementing bespoke investment solutions. Warburg-HIH Invest, as a quality provider, supplies products and services with added value. This pursuit matches the quality standards set by both of its shareholders, HIH Real Estate and the private bank M.M.Warburg & CO founded in 1798.

For more details, visit us on the Internet: www.warburg-hih.com