



WARBURG-HIH INVEST
REAL ESTATE

TH Real Estate



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Press Release

Warburg-HIH Invest sells a landmark office building in Helsinki to eQ Finnish Real Estate

- On behalf of Warburg-HIH Invest, TH Real Estate has sold the Sturenkatu 21 office building, located in Vallila, Helsinki, to eQ Finnish Real Estate, a Finnish special investment fund managed by eQ Asset Management
- The purchase price was c. €21m

Helsinki, 12 Juli 2016 – Sturenkatu 21 is a historically and architecturally valuable office building, designed by the famous Finnish architect Ole Gripenberg. The building was completed in 1940 as the head office for Oy Volvo Auto Ab and was later owned and occupied by Kone Corporation. In 2006-2007 the building underwent a significant modernization and it was converted into multi-let office use. Today, the property serves as the head office of Unilever Finland. Other tenants include Posti and Rastor.

The unique office building offers a total leasable area of 8,398 sq m over 4 floors above ground. The property is located in Vallila, one of Helsinki's leading workplaces, and office area, with excellent public transportation links, situated only 3 km from the city centre.

"We took advantage of the very positive market development and sold the asset which was bought at the peak in the last cycle in 2007 for a good price. Inversely, eQ Finnish Real Estate may count on the prime location and prestigious tenants", says Axel Kleinfenn, Head of Fund Management for Warburg-HIH Invest.

"TH Real Estate's ambition is to grow its platform in the Nordics and Helsinki. However, this sale fits the best interest of our client, takes advantage of the current market and allows re-allocation of capital

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"TH Real Estate's ambition is to grow its platform in the Nordics and Helsinki. However, this sale fits the best interest of our client, takes advantage of the current market and allows re-allocation of capital to other properties."

Johan Åström, Head of Investment Nordics TH Real Estate



to other properties”, adds Johan Åström, Head of Investment, Nordics at TH Real Estate.

“We are very pleased with the acquisition of this iconic and modernised building located in a recognised and well-accessible workplace area in Helsinki. The blue chip main tenants witness of the attractiveness and functionality of the premises”, says Samuel Granvik, Investment Director at eQ and the responsible fund manager of eQ Finnish Real Estate.

CBRE acted as a commercial advisor for the seller in the transaction, while Roschier, Attorneys Ltd provided legal advice. Avance Attorneys Ltd. acted as the legal advisor for the buyer.

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. €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

About TH Real Estate

TH Real Estate is an established investment management company, specialising in real estate equity and debt investment worldwide. As one of the largest real estate managers in the world, TH Real Estate has the scale, capital resources and knowledge to provide creative and effective real estate investment solutions for clients. With a focus on the retail, office, logistics, debt and multifamily residential sectors, TH Real Estate emphasises sustainable practices to protect assets and maximise their value.

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The company is owned by TIAA, the leading provider of financial services in the academic, research, medical, cultural and government fields. TIAA has c.€756bn assets under management* and offers a wide range of financial solutions, including investing, banking, advice and guidance, and retirement services.

Launched in April 2014, TH Real Estate has a dedicated global presence with offices across America, Asia and Europe, representing c.€27.0bn* of real estate assets across c.50 funds and mandates. Together with TIAA's US real estate assets, the global real estate platform of c. €84.6bn* represents one of the largest real estate investment management enterprises in the world.

Its products are managed by specialist teams, which apply their own experience to the management and style of their portfolios. Each team is supported by an experienced senior management team and integrated investment platform, including finance, debt and currency management, performance analytics, client service, fund and transaction structuring, development, sustainability and research.

*As at 31 March 2016

www.threalestate.com

About eQ Finnish Real Estate

Special Investment Fund eQ Finnish Real Estate (AIF) is managed by eQ Asset Management Ltd (part of the listed Helsinki based eQ Group) and invests in Finnish commercial real estate. The value of the fund's current real estate portfolio is approximately 275 million euros out of which approximately 4/5 in retail and 1/5 in office assets. The fund is open quarterly for subscriptions and semi-annually for redemptions.

www.eQ.fi

About CBRE Group, Inc.

CBRE Group, Inc. (NYSE:CBG), a Fortune 500 and S&P 500 company headquartered in Los Angeles, is the world's largest commercial real estate services and investment firm (in terms of 2015 revenue). The Company has more than 70,000 employees (excluding affiliates), and serves real estate owners, investors and occupiers through more than 400 offices (excluding affiliates) worldwide. CBRE offers strategic advice and execution for property sales and leasing; corporate services; property, facilities and project management; mortgage banking; appraisal and valuation; development services; investment management; and research and consulting.

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