

WARBURG-HIH INVEST REAL ESTATE

Press Release

Warburg-HIH Invest takes over Big-Ticket Project at “MesseCity Köln” in Cologne

- Capital works projects between Deutz/Messe railway station and the southern entrance to the Cologne fairgrounds
- Warburg-HIH Invest takes over project development that will deliver 60,000 square metres of gross floor area
- Club deal for institutional investors, including several occupational superannuation schemes

Hamburg/Cologne, 27 September 2016 – Warburg-HIH Invest Real Estate GmbH (Warburg-HIH Invest) has just taken over the development sites “West 1, 2, 3” of the “MesseCity Köln” capital works project within the framework of a club deal on behalf of institutional investors. The three development sites in the western section of the new quarter are earmarked for the new buildings of Zurich Group with a total office space of c. 60,000 square metres. The volume of the transaction amounts to more than EUR 350mn.

In 2019, roughly 2,700 of the insurance company's staff will start moving into their new offices, relocating from their present locations in Cologne and Bonn. The three buildings to be raised for the insurance group at “MesseCity Köln” were designed by the architectural firm of KSP Jürgen Engel Architekten. The development includes an underground car park for 600 parking spots that will be raised in the western section of the site.

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



Lehmann, Managing Director of Warburg-HIH Invest and in charge of its Transaction Management Germany division.

The “MesseCity Köln” capital works project comprises a gross building area of around 135,000 square metres on a 5.4-hectare plot in Cologne's right-bank borough of Deutz. Project partners include Strabag Real Estate GmbH (SRE) and ECE Projekt-management GmbH & Co. KG. The key idea of the urban-planning design by ATOC Architects and Planners is to create a vibrant area that features a diversified built-up structures and distinct positioning opportunities for resident companies. Overall, six buildings between seven and 16 floors will be raised between the southern entrances of the Cologne fairgrounds and the high-speed railway station in Deutz. Planned developments include office units, hotels, restaurants, small-scale retailing for the quarter's non-discretionary needs and probably a cinema, too. The planned underground car park will provide around 1,000 parking spots.

Jones Lang LaSalle acted as advisor in the transaction. In addition, Warburg-HIH Invest was advised on the legal aspects of the transaction by Ashurst Rechtsanwälte.

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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 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