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*Press Release***VERSO**
Richtungsweisende Arbeitsräume**OFB**
Projektentwicklung

Warburg-HIH Invest acquires VERSO office project in Wiesbaden

Hamburg/Wiesbaden, 09 March 2017 – Warburg-HIH Invest Real Estate (Warburg-HIH Invest) has acquired a new office building project with a lettable area of approximately 7,600 sq m in Wiesbaden. The seller of the property belonging to the VERSO office and hotel complex on Gustav-Stresemann-Ring 7-9 is OFB Projektentwicklung GmbH. The parties have agreed to keep the purchase price confidential.

“We have succeeded in realising one of the rare opportunities for an early acquisition of a new office building project in the state capital of Hesse. The property is in a very good location and is distinguished by its flexible partitioning, which allows for a variable usage concept,” says Hans-Joachim Lehmann, Managing Director of Transaction Management at Warburg-HIH Invest.

Upon its scheduled completion in the fall of 2018, the “Berlin” building, which is named after Wiesbaden’s partner city, will have seven full storeys and a mezzanine floor, along with an underground garage with 166 parking spaces. Given the energy efficiency of the property, there are plans to obtain gold level LEED certification upon its completion. The building will feature a generously sized roof terrace facing the Quartiersplatz.

The VERSO building complex consists of three L-shaped standalone buildings with up to seven storeys surrounding a landscaped inner courtyard. The whole district comprises a lettable area of around 18,000 sq m in total. The complex has been conceived using flexibly lettable space based on designs by Dietmar Opitz (SHP Architekten), the aim being to enable the three buildings to be used by several tenants as well as by an anchor tenant.

“The VERSO project will make a significant contribution to enhancing Wiesbaden’s Gustav-Stresemann-Ring,” says City Council member Detlev Bendel. “We are pleased that the third and last building block in the area is entering the implementation phase,” Bendel adds.



“With the purchase of the third part of the building complex by Warburg-HIH Invest, OFB has sold the entire VERSO district. The attractive location close to the city’s Central Station and the outstanding flexible usage concept have resulted in this successful sale,” explained Klaus Kirchberger, Chief Executive Officer of OFB Projektentwicklung.

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**Hans-Joachim Lehmann, Managing Director Transaction Management Germany
Warburg-HIH Invest Real Estate**

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Detlev Bendel, Head of Economic Affairs and Personnel of Wiesbaden’s City Council

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**Klaus Kirchberger, Chief Executive Officer of
OFB Projektentwicklung**

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 5.9 billion under management. Warburg-HIH Invest can demonstrate a comprehensive track record in concept 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.

More information can be found on the company’s website at: www.warburg-hih.com

About OFB Projektentwicklung GmbH

OFB Projektentwicklung GmbH is a leading full service companies specialized in project development and construction management of commercial real estate in the Rhine-Main region. The company is headquartered in Frankfurt am Main and maintains branches in Berlin, Erfurt and Kassel as well as offices in Munich, Düsseldorf and Leipzig. As a



subsidiary of Landesbank Hessen-Thüringen (Helaba for short), OFB is part of the Helaba property group.

OFB has more than 50 years of experience in the real estate sector. Its range of services covers project development, on behalf of a client or at its own risk, through to land development and on to the role of general contractor. True to its motto of "Substance creates value", OFB looks after its clients over the long term, from the first planning idea through to occupation of the building and the subsequent management of the property. The company places rigorous emphasis on the deliberate combination of economic, ecological and social aspects. As part of this approach, it aims at achieving certification for virtually all newly developed buildings that are innovative and ground-breaking in their category.

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