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Press Release

Warburg-HIH Invest acquires 9,100 square metres of commercial space in Bielefeld

- **Modern newbuild development in Ostwestfalen-Lippe business park**
- **Long-term lease agreement with a very creditworthy tenant from the manufacturing sector**

Hamburg/Bielefeld, 12. April 2017 – Warburg-HIH Invest Real Estate (Warburg-HIH Invest) has acquired a fully-let commercial property in the Ostwestfalen-Lippe business park in Bielefeld-Altenhagen for an individual client. The object comprises three building sections with a total of approximately 6,000 square metres of rental space in addition to some 3,100 square metres of outside rental space. Warburg-HIH purchased the property from property team AG. The parties have agreed not to disclose the purchase price.

A two-storey office wing is situated on the northern side of the property and offers 1,000 square metres of rental space. The 4,300-square-metre production hall, which also contains office space and communal areas, adjoins to the south of this office wing. The production hall contains numerous installations for a wide range manufacturing processes. The property features a supply building for hazardous substances, which occupies around 500 square metres, a 180-sqm loading and unloading tunnel, along with 72 car parking spaces.

“We were impressed by the modernity and high building standards of the offices and production facilities in this newly developed business park in the commercial district of Ostwestfalen-Lippe, which also has an attractive and well-developed concept for subsequent use,” said Hans-Joachim Lehmann, Managing Director of Transaction Management Germany at Warburg-HIH Invest. “The property is located in an established macro-location eastern Westphalia, which has a broad-based economic structure. The quality of the location is evident from the large number of traditional companies in the immediate vicinity, the healthy sectoral mix and the outstanding transport infrastructure,” explained Lehmann.

The Ostwestfalen-Lippe business park is just a few minutes away from the A2 motorway and the rail station at Milse. Bielefeld’s central rail station is easily reached in approximately 20 minutes.



Bielefeld is the economic centre of the Ostwestfalen-Lippe region and is home to global household names from the food and clothing industries, as well as renowned companies from the construction and mechanical engineering sectors. Bielefeld's technology centre, start-up centre and technology park have all helped to create attractive conditions for entrepreneurs, business start-ups and young companies.

Hamburg's LAWENTUS provided Warburg-HIH with legal advice throughout the acquisition.

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

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 the company's website at: www.warburg-hih.com/en