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Press Release

Warburg-HIH Invest acquires complete EAST SIDE OFFICE in Berlin

- Acquisition of the third building section with 5,400 sqm of office space
- First two sections already acquired in mid-2015
- Long-term lease to a tenant of first-class financial standing

Hamburg/Berlin, 3. August 2017 – Warburg-HIH Invest Real Estate (Warburg-HIH Invest) has acquired the third building section of the “East Side Office” development in Berlin in the form of a share deal. The property, located at Mühlenstraße 38-44, will have a total of approximately 5,400 sqm of lettable space and feature 28 parking spaces in the underground car park. This office development in the fast-growing Mediaspree quarter is scheduled for completion in Q3 2018. The property was acquired on behalf of an institutional investor, who had already acquired the development’s first two building sections in the summer of 2015. The property’s vendor is the developer, NDC.

The East Side Office development is divided into three building sections and will have a total of 17,000 sqm of lettable space. Flexibly dividable floor plans mean that the office buildings can be divided into individual rental units and used for a variety of purposes. All three building sections are on individual plots of land, which means they can also be sold individually.

The third building section’s main tenant is Daimler Group Services Berlin GmbH. The subsidiary of Daimler AG is part of the worldwide network of the Group’s Shared Service Center. The service portfolio of Daimler Group Services Berlin GmbH comprises national and international HR and financial services for all of Daimler’s divisions and subsidiaries.

“Thanks to our early involvement in the property development and the acquisition of the third building section, we were well positioned to take advantage of a singular opportunity and acquire the entire East Side Office development, which is in an outstanding office development in a first-class location, on behalf of our investor”, said Hans-Joachim Lehmann, Managing Director Transaction Management Germany at Warburg-HIH Invest. “At the heart of the Mediaspree quarter, this office ensemble is being created in one of



the most coveted investment locations in Berlin, alongside numerous hotels and world-famous companies such as Zalando, Coca Cola and BASF. Nearby is the historic Postbahnhof, the internationally renowned East Side Gallery and the Mercedes-Benz Arena, all of which optimally round off this modern, mixed-use quarter“, added Lehmann.

The building has a direct view of the River Spree and is within walking distance of Ostbahnhof, which offers direct access to Berlin’s commuter rail system, as well as regional and inter-city rail networks. In addition to the quarter’s excellent transport infrastructure, there are also a wide range of shops, cafes and restaurants in the property’s immediate vicinity.

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

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 6.3 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