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## *Press Release*

### **Warburg-HIH Invest acquires local retail centre in Aachen for retail fund**

- Purchase for the open Special AIF “Warburg-HIH Perspektive Einzelhandel: Fokus Nahversorgung”
- Market-leading retailers in place as creditworthy anchor tenants

**Hamburg/Aachen, 15 August 2017** – Warburg-HIH Invest Real Estate (Warburg-HIH Invest) has acquired a fully leased local retail centre in Aachen for the open Special AIF “Warburg-HIH Perspektive Einzelhandel: Fokus Nahversorgung”, which was launched in May 2017. Vendor of the property in Von-Coels-Strasse 204-214 is a regional property developer. Together with the recently acquired developments in Hamburg, Usingen and Halver, the fund’s retail portfolio now consists of a total of four local retail centres. Additional properties are already under consideration.

“With the building ensemble in Aachen, we have speedily acquired another suitable property for the ‘Warburg-HIH Perspektive Einzelhandel: Fokus Nahversorgung’ fund”, said Hans-Joachim Lehmann, Managing Director Transaction Management Germany at Warburg-HIH Invest. “The local retail centre benefits from a strong location in the tri-country border area of Germany-Belgium-Netherlands, along with high purchasing power in the greater Aachen area”, explains Lehmann.

The property, built from 2008 to 2010, offers lettable space of approximately 4,350 square metres and consists of three buildings. In addition to the nearly 2,950 square metres of retail space, there are approximately 950 square metres of office space and some 450 square metres of food and beverages space. The property also features 137 parking spaces. Anchor tenants include the major supermarket chain, Rewe, and the drugstore, dm.

Aachen is conveniently located in the border area between the Netherlands and Belgium at the intersection of the A 44 and A 4 motorways. In addition, the district city is well-served by regional public transport, with international connections provided by the Paris–Cologne–Ruhr train line. Von-Coels-Straße is the most highly frequented shopping street in the surrounding area and serves as a major traffic axis in the direction



of Aachen's city centre.

The "Warburg-HIH Perspektive Einzelhandel: Fokus Nahversorgung" special fund is open to investors, with participation starting at a minimum of EUR 5 million. In addition to Germany's Top 7 cities, the fund also focusses on other major cities in Germany, namely attractive retail centres boasting positive economic fundamentals, favourable demographic perspectives and strong positions as commercial centres.

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**Hans-Joachim Lehmann, Managing Director 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 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](http://www.warburg-hih.com/en)