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## *Press Release*

### **Warburg-HIH Invest sells portfolio of two office buildings in Koblenz to HBB Capital Investors**

- The properties' single tenant is Debeka, an insurance and home savings and loans group
- Fully-let office properties with a total rental area of approx 11,800 square metres

**Hamburg/Koblenz, 18 September 2017** – Warburg-HIH Invest Real Estate (Warburg-HIH Invest) has sold a portfolio of two, fully-let office properties in the regional administrative centre of Koblenz on behalf of an individual property investment fund. The portfolio was sold to HBB Capital Investors GmbH. The single-tenant buildings at Ferdinand-Sauerbruch-Straße 11 and Rudolf-Virchow-Straße 3 are let to Debeka, an insurance and home savings and loans group. The two buildings serve as the headquarters for Debeka, the fifth largest insurance group in Germany, and provide approximately 11,800 square metres of rental space and 203 parking spaces.

“We have taken full advantage of the favourable market conditions in the Rhineland-Palatinate region and have sold the portfolio at attractive terms”, said Hans-Joachim Lehmann, Managing Director Transaction Management Germany at Warburg-HIH Invest. “Due to their quality, tenant structure and sustainable location, these two office properties in Koblenz are ideally suited to our return-oriented, office property investment strategy”, explained Olaf Fortmann, Managing Director of HBB Capital Investors.

Built in 1990, the office building in Ferdinand-Sauerbruch-Straße has 7,160 square metres of rental space and 131 parking spaces. This modern office property consists of a U-shaped, three-storey section and a seven-storey section, both of which are directly connected. The three-storey office property in Rudolf-Virchow-Straße was built in 1989 with just under 4,660 square metres of rental space. The property is also equipped with 72 parking spaces.

The two buildings are situated in the Rauental district of Koblenz, which has excellent traffic and transport links. Thanks to the two nearby federal highways, the B49 and B9, Koblenz city centre and the city's main rail station are just a short drive away. A pedestrian underpass beneath the B49 allows convenient access to Schlachthofstraße, while the banks of the Mosel River are also within easy walking distance. The



properties are located in a neighbourhood dominated by office and administration buildings. In addition to local administrative authorities, the buildings' close neighbours also include a hospital and the state vehicle registration authority.

*“We have taken full advantage of the favourable market conditions in the Rhineland-Palatinate region and have sold the portfolio at attractive terms.”*

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

*“Due to their quality, tenant structure and sustainable location, these two office properties in Koblenz are ideally suited to our return-oriented, office property investment strategy.”*

**Olaf Fortmann, Managing Director  
HBB Capital Investors**

## **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.

In Seoul Warburg-HIH Invest is represented by Joshua Kim, Managing Director of JNKP and Partner of Warburg-HIH Invest Real Estate GmbH in Korea.

More information can be found on the company's website at: [www.warburg-hih.com/en](http://www.warburg-hih.com/en)