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Press Release

Warburg-HIH Invest acquires K54 office property in Berlin

- Centrally located in coveted Mediaspree office district
- Fully-let to highly creditworthy tenant

Berlin, 26 October 2017 – Warburg-HIH Invest Real Estate (Warburg-HIH Invest) has acquired the K54 office property at Köpenicker Straße 54 in Berlin for its TOP 7 Deutsche Metropolen Immobilien Invest fund. The property has a total rental area of approximately 9,750 square metres. The transacting parties have agreed not to disclose the purchase price.

“The acquisition of this office property on Köpenicker Straße represents a really good deal. It is a perfect addition to the TOP 7 fund’s portfolio – both in terms of its outstanding location in the coveted Mediaspree office district and in terms of the expected returns the investment will generate”, said Hans-Joachim Lehmann, Managing Director Transaction Management Germany at Warburg-HIH Invest.

K54 stands on the banks of the River Spree, within the Mediaspree development district, roughly four minutes from Berlin’s Ostbahnhof train station and six minutes from the wide range of shopping and entertainment facilities at Alexanderplatz. Thanks to the property’s extremely central location and convenient transport links, Tegel Airport (40 minutes), Schönefeld Airport (30 minutes) and Berlin’s main rail station (15 minutes) are all within easy reach. The immediate vicinity is dominated by creative and media companies and large numbers of start-ups, a tenant mix that has created persistently high levels of demand for office space, despite a number of new office developments in the area.

The open-ended special AIF TOP 7 Deutsche Metropolen Immobilien Invest invests in Germany’s key core office markets and has a planned investment volume of around EUR 400 million.

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