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## *Pressemitteilung*

### **Warburg-HIH Invest Buys Property Development in Potsdam**

- Office scheme with add-on retail share
- Gross lettable area of over 7,000 square metres
- Sustainable high rent level at Filmpark Babelsberg

**Hamburg / Potsdam, 17 December 2018** – Warburg-HIH Invest Real Estate (Warburg-HIH Invest) just acquired an office scheme with added retail units on the recently developed “Campus am Filmpark Babelsberg” in Potsdam. The property extends over a gross lettable area of over 7,000 square metres and includes 110 underground car park and surface parking spots. The new building is scheduled for completion by the end of this year and earmarked for the “Deutschland Selektiv Immobilien Invest” special AIF. All units in the building are already let. The single biggest tenant, occupying over 1,850 square metres, is Edeka on a 15-year lease. Other types of use present at the Campus include student apartments, a crèche and a number of flats in the mansions at Filmpark. Seller is KWD Development, a Berlin-based company. It was agreed not to disclose the purchase price.

“This is a high-quality property in terms of its building, location and occupancy parameters,” said Hans-Joachim Lehmann, Managing Director of Warburg-HIH Invest. “Especially the direct proximity to the film studios in Babelsberg, the Film University and the Hasso-Plattner Institute for Digital Engineering make the site interesting for office tenants who are active in sector-related services, and promise a sustainable high rent level.”

This assessment is confirmed by a real estate market report that DG Hyp compiled. It suggests that Potsdam as office location clearly benefits from its integration into the metro region formed by the German capital and surrounding areas in Brandenburg (“Hauptstadtregion Berlin-Brandenburg”). The report goes on to say that demand for office accommodation in Potsdam is generated not just by the booming economy of the capital region but also by the administrative role as state capital plus by its large educational and research sector with a number of higher education institutions and institutes. Just like in Berlin, office take-up has soared in the recent past. DG Hyp expects the ongoing year to bring another hike in the premium rent level and a slightly regressive trend in vacancies.



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

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### **About Warburg-HIH Invest**

Warburg-HIH Invest Real Estate (Warburg-HIH Invest) is an independent pan-European investment manager for real estate with currently 7.7 billion euros worth of assets under management. Over the past 15 years, the company has positioned itself as specialist for pan-European real estate investments. Around 150 institutional clients have entrusted their capital to Warburg-HIH Invest—for the acquisition of real estate and its addition to the requested fund solution.

For more details, visit us on the internet at: [www.warburg-hih.com](http://www.warburg-hih.com)

### **About KW-Development**

KW-Development GmbH, a company formed by Jan Kretzschmar in late 2012, has since developed office accommodation in Berlin and Potsdam as well as 2,000 residential units with a combined floor area of about 150,000 square metres in a total investment volume of 400 million euros. Currently under construction is the “Grüne Aue Biesdorf” housing estate of 116 units, an exceptional project in urban-planning terms, as well as an office building on August-Bebel-Strasse in Potsdam-Babelsberg. KW Development is a project and property developer specialising in the development of entire urban quarters. At the moment, another 5 neighbourhood developments that will deliver more than 2,000 flats in Berlin, Potsdam and in Brandenburg are in preparation.

<https://www.kw-development.com/>