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+49 (0)30 28 44987 65*Press Release***Warburg-HIH Invest and JR AMC advise Korean investor on transaction in Warsaw and market entry into Europe**

- The buyer is Eugene Investment & Securities
- FENIKS office building has over 10,000 square meters of rental space
- The seller is PATRIZIA AG

Hamburg/Warsaw, 12 December 2019 – Korean investor Eugene Investment & Securities has acquired an office building in Warsaw with a total rental space of 10,000 square meters from PATRIZIA AG. The FENIKS is located in Wola and is 85 percent leased to the “BOS” environmental bank. Other tenants include a supermarket, a drugstore and a coffee shop. The FENIKS was built in 2012 and received a BREEAM “Very Good” certificate last year. The parties have agreed to maintain discretion concerning the purchase price. Warburg-HIH Invest Real Estate, the Korean asset manager JR AMC as well as Savills (Technical and Commercial advisory), EY (Tax and Structure) and Greenberg Traurig (Legal advisory) advised Eugene Investment & Securities on the purchase.

“FENIKS is strategically located between the traditional CBD and the new financial and service district of Wola. This is precisely where the city is growing together,” says Matthias Brodesser, Head of Transaction Management International at Warburg-HIH Invest. “Warsaw is a vibrant market from many angles. This dynamism has a lot parallels that we have seen on evolving Berlin in the past. And this is exactly where we see the city in the next years ahead. We will continue to grow our portfolio here.”

“We see our investment in the Warsaw office market as a proxy for capturing growth in one of EU's fastest growing economies. MNCs should continue to expand office space in Warsaw benefiting from the breadth of skilled labor and lower costs. We are eager to see Wola district's continued expansion solidify its standing as the new CBD of Warsaw in the near future,” says HK Kim, Managing Director at Eugene Investment & Securities



“With yields in Western Europe breaking historic records, the CEE has become a very appealing substitute whereby high yields can still be achieved, simultaneously minimizing any trade-off in building quality or macro risk profile. We are convinced Poland, and especially its capital, Warsaw, is a perfect example of such a destination and moving further ahead, strongly growing to become serious competition to traditional Western European cities. We are happy Eugene share this vision and honored to manage their first real estate investment in Europe,” Hyon Suk Jang, Managing Director at JR AMC added.

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JR AMC**

About Warburg-HIH Invest

Warburg-HIH Invest is one of the leading investment managers for real estate in Germany and Europe. We adopt a future-oriented approach to finding, developing and managing properties in the interests of our clients.

Decades of experience, proximity to the real estate markets and a tight-knit network allow us to identify real estate opportunities and quickly implement them in the right phase of the market.

Around 150 institutional clients have entrusted their investments to Warburg-HIH Invest. Our specialists for structuring, product development, real estate management and market development all work to develop the right investment



solutions for them.

Warburg-HIH Invest is represented at ten locations throughout Europe. As part of the HIH Group, our in-house capacities cover the entire real estate investment value chain.

Early identification of changes in the market, implementation of regulatory requirements and future-oriented digital management are part of our corporate philosophy.

We currently manage assets with a volume of more than EUR 10.2 billion across 91 funds.

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