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## *Pressemitteilung*

### **Warburg-HIH Invest Sells Three Properties in Frankfurt, Munich and Cologne**

**Hamburg, 16 January 2019** – Warburg-HIH Invest just sold off three multi-tenant assets from one of its open-ended institutional real estate funds, Deutschland Selektiv Immobilien Invest. The three properties had been acquired as part of a portfolio deal in 2017. It was agreed not to disclose the respective selling prices. “Reshuffling the portfolio is part of the fund’s strategic alignment and helps to optimise the revenue situation. The freed-up capital is being reinvested in assets in Potsdam and Darmstadt,” said Alexander Eggert, Managing Director for Fund and Product Management at Warburg-HIH Invest.

Head tenant of the building at Sonnenstrasse 17 in Munich is Sanitätshaus Schlieben, a medical supply store. Its gross lettable area of 4,090 square metres is occupied by nine different parties whose remaining lease terms average 7.3 years. The building, which was redeveloped in 1999, was bought by investor group Braun Leberfinger Ludwig.

The asset in Cologne, located at Hahnenstrasse 13-15 and extending over 1,742 square metres of lettable area, is occupied mainly by doctors’ offices. The ground floor of 520 square metres is used for retail purposes. The average remaining lease term of the building, which was redeveloped in 1984, is 6.5 years. The buyer was Tel Sun Deutschland GmbH.

The office building at Gutleutstrasse 32 in Frankfurt, redeveloped in 1990, has a gross lettable area of 2,600 square metres. Currently occupied by multiple tenants, the property was acquired by an educational institute.

The Deutschland Selektiv Immobilien Invest fund has a target volume between 300 and 350 million euros. At the moment, the fund is committed in nine properties in a total amount exceeding 200 million euros. Its investments in office real estate and no more than 30 percent in retail real estate as add-on option focus on fast-growing German cities and are expected to return an annual dividend yield of 4 percent. The



investment focus in this context is on assets worth between ten and 40 million euros. The fund is distributed exclusively by NORD / LB Norddeutsche Landesbank (Hannover).

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**Alexander Eggert, Managing Director for Fund and Product Management  
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)