

Contact details

HIH Real Estate GmbH
Susanne Edelmann
sedelmann@hih.de
+49 (0)40 3282 3390

RUECKERCONSULT GmbH
Dr. André Schlüter
schlueter@rueckerconsult.de
+49 (0)30 28 44987 67

Press Release

Warburg-HIH Invest Sells Office Property at Siemens Mobility Campus in Braunschweig

- 12,350 square metres of lettable area, fully occupied
- Lease term of ten years, with long-term renewal options
- Property is earmarked for the umbrella fund of a German savings bank

Hamburg/Braunschweig, 17 September 2019 – Warburg-HIH Invest Real Estate (“Warburg-HIH Invest”) acquired an office building in Braunschweig from Siemens Mobility and added it to the umbrella fund of a German savings bank. The property has a gross lettable area of 12,350 square metres and is fully occupied. Its tenant is Siemens Mobility itself, a company that, while being wholly owned by Siemens, operates autonomously. The lease was signed for a ten-year term. It was agreed not to disclose the selling price.

“Completed as part of the Siemens Mobility Campus in 2003, this office scheme boasts a modern specification standard as well as excellent transport links. We acquired the property from Siemens Mobility in a sale-and-lease-back transaction. Siemens continues to occupy the building with its mobility arm in an attractive campus location,” said Hans-Joachim Lehmann, Managing Director at Warburg-HIH Invest.

Siemens Mobility employs around 3,300 staff at its Braunschweig office. The spectrum of deliverables provided at this site includes the entire bandwidth of railway automation and control systems for rail-bound transport and its infrastructure. The campus lies only a 20-minute car ride from Braunschweig’s airport while the commute to the inner city takes twelve minutes.

“On behalf of a savings bank, we secured an interesting property and a blue-chip tenant via a sale-and-lease-back transaction,” said Alexander Eggert, Managing Director at Warburg-HIH Invest. “For occupiers, such arrangements present an interesting opportunity to increase their flexibility with respect to the properties they occupy and to take advantage of professional property management at the same time.”



For the buyer side, an individual umbrella fund presents the opportunity to pool all direct and indirect real estate investments in a single vehicle and to develop them along the lines of a long-term portfolio strategy. “While the concept of pooling investment assets is hardly new, the management options have considerably expanded in recent years. Clients benefit from improved performance and cost transparency and from individual intervention options in many management processes,” Eggert went on to say.

Siemens Mobility was advised by CBRE during the transaction.

“Completed as part of the Siemens Mobility Campus in 2003, this office scheme boasts a modern specification standard as well as excellent transport links. We acquired the property from Siemens Mobility in a sale-and-lease-back transaction. Siemens continues to occupy the building with its mobility arm in an attractive campus location.”

**Hans-Joachim Lehmann, Managing Director,
Warburg-HIH Invest**

“On behalf of a savings bank, we secured an interesting property and a blue-chip tenant via a sale-and-lease-back transaction. For occupiers, such arrangements present an interesting opportunity to increase their flexibility with respect to the properties they occupy and to take advantage of professional property management at the same time.”

“While the concept of pooling investment assets in an umbrella fund is hardly new, the management options have considerably expanded in the wake of digitisation. Clients benefit from improved performance and cost transparency and from individual intervention options in many management processes.”

**Alexander Eggert, Managing Director,
Warburg-HIH Invest**

About Warburg-HIH Invest

Warburg-HIH Invest Real Estate (Warburg-HIH Invest) is an independent pan-European investment manager for real estate with currently 8.8 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.

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