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Press Release

HIH Projektentwicklung to Build Berlin Headquarter Zalando (“BHQ Z”) at Media-Spree Development Site

- Modern new-build office scheme with 12,900 square metres in gross lettable area
- Property let to Zalando on long-term lease
- Upon completion, the new-build office scheme is earmarked for an institutional fund of Warburg-HIH Invest
- DGNB Gold sustainability certificate

Berlin, 12 March 2020 – In April 2020, HIH Projektentwicklung (“HPE”) will kick off the construction of Zalando’s Berlin Headquarter BHQ Z (“Berlin Headquarter Zalando”). The building will complement the existing two headquarter buildings X and O of the Zalando Campus in Berlin as its third part. HPE will take over the project, which is funded by Warburg-HIH Invest Real Estate (“Warburg-HIH Invest”), as its overall lead consultant. The BHQ Z at the Media Spree riverside development site will have a gross lettable area of 12,900 square metres. Its underground car park will have 28 car parking spots including EV charging stations and 108 bicycle parking spaces. The new-build office scheme is earmarked for an individual fund managed by Warburg-HIH Invest. Upon its completion, which is scheduled for the second half-year of 2022, the property will be occupied by Zalando on a long-term lease.

“We are pleased to get to build a modern state-of-the-art and sustainable office property for Zalando that meets the requirements of a dynamic enterprise. In addition to the new Gruner + Jahr headquarters in Hamburg, this project in Berlin is yet another example for our expertise in the development of large-scale office projects for corporates,” said Jens Nietner, Managing Director at HIH Real Estate.

HIH Projektentwicklung will comply with the strict sustainability criteria that apply to all Zalando Campus properties so that the completed seven-storey asset will qualify for a DGNB Gold sustainability certificate. The BHQ Z uses exclusively green electricity and provides, in addition to state-of-the-art office accommodation, a roof terrace, fitness rooms, prayer rooms, parenting rooms, open-plan work areas and quiet zones for Zalando employees.



Raimund Paetzmann, VP Corporate Real Estate at Zalando, commented: “We want the BHQ Z and its minimalist design to mirror the open-minded and creative character of our home town Berlin. Our new campus in Berlin has a base area of 100,000 square metres, offering plenty of space for projects, creativity and flexible working. The ground floor of the BHQ Z will be publicly accessible. It lends itself to anything from exhibition space to show room units and pop-up retail areas, and would also accommodate a café. Today’s offices need to provide multifunctional dwelling and work areas. With enough space for teams and meeting rooms that let employees work exactly the way that is best for them.”

Hans-Joachim Lehmann, Managing Director for Transaction Management at Warburg-HIH Invest, added: “With the BHQ Z, we acquired a very attractive office property with a high net worth tenant. This is one of the last available development sites in Berlin’s Media-Spree submarket – a location that offers great development options with waterfront properties of a type that you would be hard pressed to find in any other city of comparable standing. Moreover, the new building will be constructed to the state of the art in building automation and engineering, and will demonstrate the sustainability of our real estate investment through its DGNB Gold certificate.”

The Berlin Headquarter Zalando is located on Valeska-Gert-Strasse on the bank of the River Spree, straddling the southern edge of Friedrichshain-Kreuzberg district. The attractive inner-city office location of Media-Spree is defined by its convenient access to the public transportation system, as well as by its high visibility and waterfront access.

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**Jens Nietner, Managing Director
HIH Real Estate**

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**Raimund Paetzmann, VP Corporate Real Estate,
Zalando**

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



About HIH Real Estate

The HIH Group (HIH Real Estate) is the leading provider of all-in-one real estate investment management in Germany. Our service range covers the entire life cycle of commercial real estate and extends from project development and the structuring of real estate investments through to asset and property management. We stand out thanks to our bespoke investment solutions and efficient fund administration. Our clients benefit from the extensive service range of the individual companies, quick decision-making and close cooperation within the HIH Group.

With around EUR 33.3 billion in assets under management and 762 employees at ten locations, we find, develop and manage commercial real estate throughout Europe.

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