

Warburg-HIH Invest Lays Foundation Stone for a Building of Zalando's Headquarters Complex in Berlin

- Modern new-build office scheme with 12,900 square metres of gross lettable area
- Pre-certified for DGNB Gold sustainability standard
- Scheduled to be completed by 2023
- New office scheme to be added to individual fund of Warburg-HIH Invest upon completion

Hamburg, 3 March 2021 – Warburg-HIH Invest Real Estate (Warburg-HIH Invest) together with HIH Projektentwicklung (HPE) and BAM Deutschland AG (BAM), one of Germany's leading turn-key contractors, just laid the foundation stone for an eight-storey building that will be part of Zalando's headquarters complex in the Friedrichshain district of Berlin. The building on Mercedes-Benz-Platz will join the existing buildings "X" and "O" to complete the headquarters campus. Warburg-HIH Invest retained HPE on a mandate to act as general contractor. The new-build office scheme, once completed, is earmarked for an individual fund managed by Warburg-HIH Invest.

Jens Nietner, Managing Director of HIH Real Estate, joined Hans-Joachim Lehmann, Managing Director of Warburg-HIH Invest, and Klaus Richter, Managing Director of BAM for this construction project, to celebrate the ground-breaking ceremony at the construction site in a COVID-secure manner. Jens Nietner said: "In the heart of Berlin, we are developing a modern and sustainable office scheme that anticipates the requirements of tomorrow's work environment for one of Germany's most dynamic enterprises. Amenities that the employees of Zalando will benefit from include open work areas, prayer rooms, family rooms and quiet zones. There will even be a roof terrace," said Jens Nietner, Managing Director of HIH Real Estate.

Klaus Richter, member of the senior management of BAM Deutschland AG, commented: "It feels good to be developing such a prestigious office building on one of the last remaining development sites of the Media Spree submarket in Berlin. The building's architecture will reflect the open-minded and creative spirit of Berlin in elements like minimalistic glass façades, concrete uprights and plain wooden staircases."

Hans-Joachim Lehmann, Managing Director of Warburg-HIH Invest, elaborated: "Zalando sold the project to Warburg-HIH Invest within the framework of a broad-based tender. The decisive factor for Zalando was that we are able to provide everything as a one-stop service. We will commit the know-how of HIH Projektentwicklung to develop the new building, and will subsequently handle the asset management of the long-term individual fund for which the headquarters building is intended. Bringing all this to the table, we managed to secure this attractive office building, occupied by a blue-chip tenant who is loyal to the location, early on for our investor."



The Berlin Headquarters Z building—or just BHQ Z for short—at Media Spree will have a gross lettable area of 12,900 square metres. From the ground floor up to the second floor, the house will be open to the public. The plans envision exhibition space, show rooms and pop-up retail units as well as a café here. Its underground car park will have 28 car parking spots including EV charging stations and 160 bicycle parking spaces. The entire office scheme will run on green electricity. Moreover, the property development has already been pre-certified by the DGNB German Sustainable Building Council for meeting its “Gold” sustainability standard. Upon its completion, which is slated for 2023, the property will be occupied by Zalando on a long-term lease.

Raimund Paetzmann, Vice President Corporate Real Estate Zalando SE, said: “Now, and going forward, the office will remain an important place of creative exchange. By expanding our campus area to include the BHQ-Z building and the Stream building already under construction, we plan to create the right kind of environment for that – a collaborative working world where our employees, partners and clients with diverse backgrounds can learn from one another and work together.”

“In the heart of Berlin, we are developing a modern and sustainable office scheme that anticipates the requirements of tomorrow’s work environment for one of Germany’s most dynamic enterprises. Amenities that the employees of Zalando will benefit from include open work areas, prayer rooms, family rooms and quiet zones. There will even be a roof terrace.”

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

“It feels good to be developing such a prestigious office building on one of the last remaining development sites of the Media Spree submarket in Berlin. The building’s architecture will reflect the open-minded and creative spirit of Berlin in elements like minimalist glass façades, concrete uprights and plain wooden staircases.”

**Klaus Richter, member of the senior management
BAM Deutschland AG**

“Zalando sold the project to Warburg-HIH Invest within the framework of a broad-based tender. The decisive factor for Zalando was that we are able to provide everything as a one-stop service. We will commit the know-how of HIH Projektentwicklung to develop the new building, and will subsequently handle the asset management of the long-term individual fund for which the headquarters building is intended. Bringing all this to the table, we managed to secure this attractive office building, occupied by a blue-chip tenant who is loyal to the location, early on for our investor.”

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



“Now, and going forward, the office will remain an important place of creative exchange. By expanding our campus area to include the BHQ-Z building and the Stream building already under construction, we plan to create the right kind of environment for that – a collaborative working world where our employees, partners and clients with diverse backgrounds can learn from one another and work together.”

**Raimund Paetzmann, Vice President Corporate Real Estate
Zalando SE**

About HIH Real Estate AG

HIH Group is one of Germany's leading providers of holistic management services for real estate investments. Our service spectrum covers the entire life cycle of a given property, extending from property development to the structuring of real estate investments and all the way to asset management and property management. We take pride in tailored investment solutions and an efficient investment fund administration. Our clients benefit from the extensive range of deliverables provided by each of our companies, the short lines of communication and the close collaboration within the HIH Group.

With c. 41.1 billion euros in real estate assets under management and 860 employees at eleven different locations, we develop and control commercial real estate across Europe.

For more details, visit us on the internet at: www.hih.de

Contact Person for Inquiries

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

Sandra Quellhorst
squellhorst@hih.de
+49 (0)40 3282 3393

RUECKERCONSULT GmbH
Jan Schweiger
schweiger@rueckerconsult.de
+49 (0)30 28 44987 65