

## HIH Invest Acquires Inner-City Office Development in Freiburg from STRABAG Real Estate

- Gross lettable area of over 7,700 square metres
- Office property with multi-tenant occupancy in inner-city location
- Pre-let ratio of over 90 percent
- ESG compliant investment due to DGNB Gold certification

**Hamburg, 22 November 2022** – HIH Invest Real Estate (“HIH Invest”) just acquired the MILESTONE 5c office development in a central location of Freiburg. It involves a six-storey office building with an additional recessed storey and a single-storey underground car park that will be constructed on Heinrich-von-Stephan-Strasse in direct proximity to the central railway station of Freiburg. The property, under development by STRABAG Real Estate, is scheduled to be completed by the second quarter of 2023. Its gross lettable area will add up to 7,711 square metres. The basement will include 64 car parking spots and plant rooms. A two-storey day nursery will occupy certain sections on the ground floor and the floor above. The property has already achieved a pre-let ratio of over 90 percent, with public-sector tenants accounting for 65 percent thereof – among them the state-owned enterprises Bundesbau Baden-Württemberg and Vermögen und Bau Baden-Württemberg. Other tenants include the German Red Cross. The property already has a DGNB Gold certification.

Daniel Asmus, Team Leader Transaction Management Germany at HIH Invest Real Estate, elaborated: “The development represents an attractive investment for our real estate portfolio. The centrality of the site in the inner city of Freiburg implies very convenient access to the public transportation system and close proximity to the central railway station, making Heinrich-von-Stephan-Strasse an attractive office location. The MILESTONE 5c, as part of the BUSINESSMILE development, implements various office formats, including private offices, combination offices and bull pens along with generously proportioned open-plan units. The fit-out of all units can be customised to meet the specific requirements of any given tenant. Accordingly, the office units provide a maximum in flexibility and alternative use potential, and we expect the units that are still available to be let soon.”

The office building offers staff plenty of amenities and very convenient infrastructure access. It is part of the BUSINESSMILE site where STRABAG Real Estate is developing an office quarter with a total lettable area of about 47,500 square metres. The quarter faces the highly frequented Heinrich-von-Stephan-Strasse, one of the most important office and services localities in the inner city of Freiburg. It is already home to renowned corporates and institutions such as BARMER GEK, Deutsche Rentenversicherung, KPMG GmbH and Commerzbank AG. Due to its location, the quarter has excellent transportation access to the motorway, railway and public transportation networks.

“We are pleased with the amazingly positive response to BUSINESSMILE as a whole, this latest sale to HIH Invest being a good case in point. All of the seven MILESTONE office schemes we developed have now been sold, and the kind of demand we have seen among office occupiers could not be stronger. What attracts companies is specifically the central location and its vibrant mix of uses. With the most recent lease signings in place, only about 500 square metres are still available at the quarter,” said Martin Lauble, Head of Division at STRABAG Real Estate in Freiburg.

“The acquisition of the DGNB Gold certified property MILESTONE 5c helps us implement the ESG strategy of the institutional fund. The modern and energy-efficient property offers tenants high-end customizable accommodation. It also delivers the social component that we integrated into our investment strategy in the form of a two-storey day nursery plus an annexed outdoor playground,” said Oliver Scholtz, Senior Fund Manager at HIH Invest.

The sale was closed as an off-market transaction on behalf of an institutional property fund. The legal and fiscal due diligence (DD) was performed by Ashurst LLP, based in Frankfurt. Drees & Sommer SE, the firm also responsible for the ESG due diligence, handled the technical due diligence (TEDD).

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**Daniel Asmus, Team Leader Transaction Management Germany  
HIH Invest Real Estate**

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**Martin Lauble, Head of Freiburg Division  
STRABAG Real Estate**

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**Oliver Scholtz, Senior Fund Manager  
HIH Invest Real Estate**



### **About HIH Invest Real Estate**

HIH Invest Real Estate ("HIH Invest") is one of the leading investment managers for real estate in Germany and elsewhere in Europe. We find, develop and control real estate and investments under a forward-looking approach in the best interest of our clients. Decades of experience, close proximity to real estate markets and tight networking enable us to identify real estate opportunities and to act on them quickly during the right market cycle.

Around 260 institutional clients entrust their investments to HIH Invest. They benefit from the structuring, product development, property management and market development specialists we make available for the purpose of developing just the right investment solutions for them.

HIH Invest maintains a presence in ten different locations across Europe. As part of the HIH Group, we cover the entire real estate investment value chain with in-house capacities. The early recognition of market changes, the implementation of regulatory requirements and forward-looking digital management are part of our corporate philosophy.

At the moment, we have 17.5 billion euros worth of assets under administration in 89 investment funds.

For details, visit the company homepage at: [www.hih-invest.de](http://www.hih-invest.de)

### **About STRABAG Real Estate GmbH**

For more than 50 years, STRABAG Real Estate (SRE) has planned, constructed, let and sold real estate, including as service provider if needed. Our design concepts focus on the requirements of the people who will work and live, stay or shop in the buildings. With more than 650 projects implemented and around 240 employees, we count among the biggest property developers in Europe.

We are backed by our parent company, STRABAG SE, a European technology conglomerate for construction services defined by innovation leadership and financial clout. We handle development projects in Germany and Austria, Luxembourg and Belgium as well as in the CEE region. Our greatest achievements include buildings like the UPPER WEST in Berlin, the TANZENDE TÜRME in Hamburg, the ASTORIA in Warsaw and the TABORAMA in Vienna.

For more details, visit the company's homepage at: [www.strabag-real-estate.com](http://www.strabag-real-estate.com)

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