

HIH Invest Acquires New Office Building in Bonn

- Sold by a joint venture between property developer Ten Brinke and BLI Invest
- Completed on time in January 2023
- Gross lettable area of over 12,000 square metres
- State tenant with contract for 15 years plus renewal option

Hamburg/Bonn, 9 March 2023 – HIH Invest Real Estate (“HIH Invest”) secured the office property located at Justus-von-Liebig-Strasse 28 in Bonn within the framework of an off-market transaction. The property was sold by a joint venture between property developer Ten Brinke and BLI Invest. The acquisition took the form of a forward-funded club deal arranged on behalf of institutional investors. The five-storey stand-alone building, which has two basement levels and a landscaped rooftop patio, occupies a plot of about 5,000 square metres and provides more than 12,300 square metres of lettable area. The total breaks down into about 10,400 square metres of office space and 1,900 square metres of archives, storage space and plant rooms. The building was constructed by Ten Brinke in less than two years according to plans drafted by the CLP GmbH planning firm based in Koblenz and completed on schedule in January 2023. In addition, the scheme includes 153 car parking spots and 155 bicycle parking spaces in the underground car park while also featuring a roof-mounted photovoltaic system. The building is DGNB Gold certified and meets the KfW-55 sustainability standard.

The building was leased by a public authority for 15 years with two options to renew the lease for another 5 years each. The office layout can be divided into single- and double-occupancy units or open-plan offices or anything in between. This degree of flexibility in combination with a high space efficiency and the high-end fit-out features makes the building perfectly suitable for alternative types of use, including multi-tenant occupancy. All of the upper floors can be divided into two rental units each.

The office property at Justus-von-Liebig-Strasse 28 represents the first construction stage of the new government building campus in Bonn-Dransdorf, with another three office buildings planned for the campus. The site has optimal transport links to the inner cities of both Bonn and Cologne via the A555 and A565 expressways, several rapid transit stations and bus stops. Cologne/Bonn Airport is only a 25-minute drive away. Moreover, a large number of shopping venues for non-discretionary needs are located in the immediate vicinity of the campus.

HIH Invest received legal and tax advisory from Baker Tilly Rechtsanwaltsgesellschaft mbH based in Frankfurt am Main. The technical due diligence, which includes environmental and sustainability aspects as well, was carried out by Drees & Sommer SE.

Contact Persons for Inquiries

HIH Real Estate GmbH
 Sandra Quellhorst
 squellhorst@hih.de
 +49 (40) 3282 3393

RUECKERCONSULT GmbH
 Dr. Kathrin Dräger
 draeger@rueckerconsult.de
 +49 (761) 42 99 14 07

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 eight 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 19.1 billion euros worth of assets under administration in 92 investment funds.

For more details, visit the company homepage at: www.hih-invest.de

About Ten Brinke

With its workforce of around 1,300 employees, an average annual revenue of more than 1.2 billion euros and 120 years of experience in the real estate industry, Ten Brinke counts among the leading family-run property development and construction companies, with branches in the Netherlands, Germany, Spain, Portugal and Greece. In addition to the structural realisation, the company’s service spectrum includes the procurement of

The logo for HIH, consisting of the letters 'H', 'I', and 'H' in a bold, red, sans-serif font.

properties, the drafting of development plans and use concepts, financing, planning, execution as general contractor or lead consultant, sales, leasing and asset management. Ten Brinke has been active on the German market since 1972, and generates about 75 percent of its total revenues in Germany.