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## *Press Release*

### **Warburg-HIH Invest Acquires Local Convenience Centre in Bielefeld**

- Property earmarked for a new institutional fund with focus on non-discretionary retailing
- Lease of head tenant REWE runs through mid-2030

**Hamburg, 8 June 2018** – Warburg-HIH Invest Real Estate just acquired a fully occupied local convenience centre in the German city of Bielefeld for its open-ended special AIF “Warburg-HIH Perspektive Einzelhandel: Fokus Nahversorgung.” Redeveloped in 2012, the Nordpark-Center at the edge of Bielefeld’s inner city has a gross lettable area of 7,158 square metres and 147 parking spots. Its main tenant is the food multiple REWE on 2,005 square metres on a lease that will run through mid-year 2030. Other occupiers include the drugstore chain “dm” and a “denn’s” organic supermarket. It was agreed not to disclose the purchase price. “The listed property is surrounded by middle-class residential areas and serves as one of the main non-discretionary retail venues in the area,” said Jens Nagelsmeier, Head of Retail Transaction at Warburg-HIH Invest. “Bielefeld lies inside one of Germany’s fastest-growing economic regions. Aside from being home to a renowned university, the city is also known for its manufacturing sector, with the food and beverage industry, the print and textile industries, as well as by the building industry and the mechanical engineering sector particularly prominent, while its population is subject to sustained growth.”

The “Warburg-HIH Perspektive Einzelhandel: Fokus Nahversorgung” open-ended special AIF has a target volume of 400 to 450 million euros and is intended to invest in retail property in German growth regions, the contemplated single-asset size being ten to 40 million euros. The minimum subscription amount is five million euros. So far, the portfolio includes acquisitions in three locations and another asset acquired in Aachen.

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**Jens Nagelsmeier, Head of Transaction Management Retail  
Warburg-HIH Invest**

### **About Warburg-HIH Invest**

Warburg-HIH Invest Real Estate (Warburg-HIH Invest) is a real estate investment manager serving institutional investors and covering the entire spectrum of national and international real estate investments. Warburg-HIH Invest is one of Germany's leading managers of special AIF for real estate with real estate assets of c. EUR 6.8 billion under management. Warburg-HIH Invest can demonstrate a comprehensive track record in concept designing and implementing bespoke investment solutions. Warburg-HIH Invest, as a quality provider, supplies products and services with added value. This pursuit matches the quality standards set by both of its shareholders, HIH Real Estate and the private bank M.M.Warburg & CO founded in 1798.

More information can be found on the the company's website at: [www.warburg-hih.com/en](http://www.warburg-hih.com/en)