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## *Press Release*

### **Warburg-HIH Invest Sells Office Property in Vienna**

**Vienna/Hamburg, 24. March 2020** – Warburg-HIH Invest Real Estate (“Warburg-HIH Invest”) sold an office property in Vienna in form of a share deal to a real estate fund managed by Blue Colibri Capital. The eight-storey office building was built in 2002. It provides a gross lettable area of about 13,830 square metres and 147 underground parking spots. Main tenant is the federal government of Austria with its Ministry of Finance. The weighted average lease term of the office property is roughly ten years. Acquired by Warburg-HIH Invest in December 2015, the property was now sold via a limited tender process.

“The asset strategy succeeded in securing long-term rental upside potential. The above-average length of the lease terms reflects the demand for efficient office accommodation in this sub-market,” said Jana Wetzel, Real Estate Manager at Warburg-HIH Invest Austria.

“At the End of the past year, we made the strategic decision to sell because we saw an opportunity to achieve significant appreciation compared to our total investment costs at the time of the acquisition in late 2015,” added Matthias Brodesser, Head of Transaction Management International at Warburg-HIH Invest. “Notwithstanding this disposal, we intend to add further commercial real estate properties to our existing portfolio in Austria in the future.”

The address Brehmstrasse 14 is a conveniently accessed location in the 11th district in south-east Vienna, near the A23 motorway, and around two kilometres from Vienna’s central railway station.

Warburg-HIH Invest was legally advised by the law firms of Dorda Rechtsanwälte (Austria) and Hogan Lovells (Germany) and received tax advice from TPA in Vienna. EHL Investment Consulting, part of the EHL Group, brokered the purchase of the property to Blue Colibri Capital.



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**Jana Wetzel, Real Estate Manager  
Warburg-HIH Invest Austria**

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**Matthias Brodesser, Head of Transaction Management International  
Warburg-HIH Invest**

## **About Warburg-HIH Invest**

Warburg-HIH Invest is one of the leading investment managers for real estate in Germany and Europe. We adopt a future-oriented approach to finding, developing and managing properties in the interests of our clients.

Decades of experience, proximity to the real estate markets and a tight-knit network allow us to identify real estate opportunities and quickly implement them in the right phase of the market.

Around 150 institutional clients have entrusted their investments to Warburg-HIH Invest. Our specialists for structuring, product development, real estate management and market development all work to develop the right investment solutions for them.

Warburg-HIH Invest is represented at ten locations throughout Europe. As part of the HIH Group, our in-house capacities cover the entire real estate investment value chain.

Early identification of changes in the market, implementation of regulatory requirements and future-oriented digital management are part of our corporate philosophy.

We currently manage assets with a volume of more than EUR 11.2 billion across 68 funds.

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