

WARBURG-HIH INVEST REAL ESTATE

Press Release

Warburg-HIH Invest sells London office 100 New Bridge Street

- Sale as part of share deal
- Sold to a UK based private investor

Hamburg, 9 November 2015 – Warburg-HIH Invest Real Estate GmbH (Warburg-HIH Invest, formerly Warburg - Henderson), Hamburg, successfully sold the multi-let 100 New Bridge Street in London which they acquired in February 2010. The purchaser is a private UK based investment group Alduwaliya Asset Management who acquired the building as part of a share deal. The sale price was GBP 146 million (approximately 205 million euros) for the shares of the holding company.

The property was constructed in 1992 and is located in the centre of London in the thriving Midtown office market. The building is fully-let and has an overall surface area of approximately 15,600 square meters of which more than 14,700 square meters are used as office space. The majority of the building is leased to the global commercial law firm Baker & McKenzie, who are in occupation until 2023, with the rest of the building being let to well-known retailers and restaurants including the likes of Prêt à Manger, Caffè Nero and Boots.

100 New Bridge Street benefits from being in close proximity to numerous tourist attractions such as of St Paul's Cathedral, Temple Church and Blackfriars Bridge.

Matthias Brodeßer, Head of Transaction Management International at Warburg-HIH Invest remarked, "The disposal of 100 New Bridge Street was part of a cycle-based investment strategy and came at an ideal time in the market. The desirable location of the property, coupled with scarcity of similar products in the market, resulted in a considerable profit and yielded a desirable return."

"The disposal of 100 New Bridge Street was part of a cycle-based investment strategy and came at an ideal time in the market. The desirable location of the property, coupled with scarcity of similar products in the market, resulted in a considerable profit and yielded a desirable return."

**Matthias Brodeßer, Head of
Transaction Management Inter-
national at Warburg-HIH Invest**



Law firm Travers Smith acted for the seller, while property adviser Knight Frank and law firm Dentons acted for the buyer.

For questions contact

Markus Meinecke

+49 (0)40 3282-3242

mmeinecke@hih.de

ergo Kommunikation

Katrin Jastrau

+49 (0)69 27 13 89-68

katrin.jastrau@ergo-komm.de

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 5.7 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 share holders, HIH Real Estate and the private bank M.M.Warburg & CO founded in 1798.

For more information, please visit our website: www.warburg-hih.com