

# WARBURG-HIH INVEST REAL ESTATE

## *Press Release*

### **Warburg-HIH Invest Acquires Office Schemes in Amsterdam Zuid; Cording Real Estate as Transaction Manager**

- Acquisition of office properties “Handel” and “The Pavilion” on Frederik Roeskestraat
- Core properties on the established office market in the south of Amsterdam

**Hamburg, 12 November 2015** – The Hamburg-based company Warburg-HIH Invest Real Estate GmbH acquired two new-built office properties in the Netherlands' first city of Amsterdam on behalf of an individual mandate. The assets were sold by property developer All-In Real Estate B.V. and The Pavilion B.V.. The purchase price was close to 20 million euros.

The “Handel” asset, which was completed in 2014, provides more than 2,200 square metres of office space, spread across three floors. The property is let to seven tenants – among them the management consultancy Oliver Wyman and Patrizia Netherlands, a subsidiary of Patrizia Immobilien AG. Coffeemia, a combination coffee shop/lunch restaurant, is also operating on the premises. The average remaining lease term is around five years. The building comes with 20 underground parking spots.

The construction of the building “The Pavilion” is expected to be completed in June 2016. The property's lettable area of nearly 1,600 square metres provides space for up to 120 workplaces. The property also includes 14 car parking spots. It is fully let to Makereestreet B.V., and agency specialising in marketing and product development.

The two new office schemes are located on Frederik Roeskestraat in Amsterdam Zuid, the top office location in the Netherlands and come with perfect accessibility to the public transportation network. The buildings are conveniently reached by car via the A10 ring

*“Core office properties such as ‘Handel’ and ‘The Pavilion’ in the Netherlands' leading cities are keenly sought by institutional investors, and therefore represent an excellent investment opportunity for us. Given the high quality of the modern buildings and their locations the letting and re-letting options are as good as they could be while the risk-return profile is balanced.”*

*“Amsterdam's investment market offers enormous potential, because the city's population will increase by ten percent over the next 25 years.”*

**Andreas Schultz, Managing Director  
at Warburg-HIH Invest**

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road while the Amsterdam Zuid railway station is within walking distance, providing local and long-distance service connections, including optimal connectivity to the town centre, the airport (each just a 10-minute ride away) and the entire Randstad region. In order to enhance the attractiveness of the location, it is planned to develop residential units in addition to further offices in the coming years. Both properties feature an attractive, modern design and a high building quality. The small size of the buildings represents a unique selling proposition because there are virtually no properties of this sort in Amsterdam Zuid.

“Core office properties such as ‘Handel’ and ‘The Pavilion’ in the Netherlands’ leading cities are keenly sought by institutional investors, and therefore represent an excellent investment opportunity for us. Given the high quality of the modern buildings and their locations the letting and re-letting options are as good as they could be while the risk-return profile is balanced,” said Andreas Schultz, Managing Director of Warburg-HIH Invest and in charge of the Transaction Management International division, as he elaborated the investment. “Amsterdam’s investment market offers enormous potential, because the city’s population will increase by ten percent over the next 25 years.”

Warburg-HIH Invest mandated Cording Real Estate Group, TH Real Estate’s strategic partner for the Dutch market, to execute the investment and subsequently manage both real estate assets.

Legal counsel for the acquisition was provided by Baker & McKenzie. Real estate manager DTZ acted for the purchaser while DRS & HMK Notarissen acted for the vendor.

### Contact details

Markus Meinecke  
+49 (0)40 3282-3242  
mmeinecke@hih.de

ergo Kommunikation

Katrin Jastrau  
+49 (0)69 271 389-68  
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 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.

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