

WARBURG-HIH INVEST REAL ESTATE

Press Release

Warburg-HIH Invest acquires office and commercial buildings in Berlin

- Purchase of two multi-use properties in an asset deal structure for TOP 7 Deutsche Metropolen Immobilien Invest
- Total rentable space of the properties amounts to about 5,777 square metres
- Fully occupied properties with high quality anchor tenants

Hamburg, 12 September 2016 – Warburg-HIH Invest Real Estate (Warburg-HIH Invest) has acquired two commercial properties in Berlin for the portfolio of the open-ended segregated property fund TOP 7 Deutsche Metropolen Immobilien Invest launched in co-operation with NORD/LB Norddeutsche Landesbank for institutional investors. The purchase was conducted as an asset deal. The seller is a family office.

The properties are located on Wilmersdorfer Straße 50-51 and 52 in centrally located Charlottenburg, a district of the Berlin borough Charlottenburg-Wilmersdorf. The larger, seven-storey property built in 1994 has 4,333 square metres of rentable space. The smaller building, which dates back to 1905, has 1,444 square metres of rentable space.

Both properties contain retail, office and residential spaces and are fully occupied. Anchor tenants include the shoe retailer Deichmann SE, Sparda-Bank Berlin eG, the optician business Apollo-Optik Holding GmbH & Co. KG and the software firm Pro!vision GmbH. The average remaining term of lease is close to seven years.

Charlottenburg with the gentrified quarter surrounding the Prager Platz and the byroads of Kurfürstendamm is a popular residential area. In addition to the Technical University, it is home to tourist

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**Hans-Joachim Lehmann, Managing
Director at Warburg-HIH Invest**



attractions including Charlottenburg Castle, the Opera house and well-known theatres. Wilmersdorfer Straße boasts many retail shops, two major department stores and the shopping centre Wilmersdorfer Arcaden.

“The pedestrian precinct on Wilmersdorfer Straße is one of the most important high streets in Berlin’s West and benefits from the above-average purchasing power of its clientele from gentrified Charlottenburg,” explains Hans-Joachim Lehmann, Managing Director Transaction Management Germany at Warburg-HIH Invest. “The properties we have purchased in the district are an attractive investment thanks to their prime location and stable rental development.”

The transaction was brokered by LÜHRMANN. Hogan Lovells International LLP advised Warburg-HIH Invest on tax issues. The technical due diligence was conducted by Dekra.

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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 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.

For more details, visit us on the Internet: www.warburg-hih.com