

PRESS RELEASE

Blue Colibri Capital acquires W.H. Arts 20 S.A. in Brussels from Warburg-HIH Invest

- Blue Colibri Capital's first acquisition in Brussels
- Total rental area of 7,100 square meters
- Next step in the scheduled closure of the Warburg-HIH Invest Pan-Europa Fonds Nr.1 fund

Luxembourg/Hamburg, 25. September 2017 – Warburg-HIH Invest Real Estate (Warburg-HIH Invest) has sold its stake in W.H. Arts 20 S.A. holding as main asset the Arts 20 office building in Brussels, Belgium to Blue Colibri Capital SARL on behalf of Blue Colibri Capital Partners Fund II. The property was part of the Warburg-HIH Invest Pan-Europa Fonds Nr. 1 portfolio. Warburg-HIH Invest was supported throughout this transaction by Cording Real Estate. The parties have agreed not to disclose the purchase price.

The modern office building, located at the corner of Rue Joseph II and Avenue des Arts, has a total rental area of 7,100 square metres and boasts convenient access to the Brussels public transportation network via the Arts-Loi metro station. The property is situated in Brussels' European District and enjoys high visibility thanks to its location on the corner of Avenue des Arts and Rue Joseph II. The property's roster of well-known tenants includes companies such as Siemens, Hitachi, Telefonica and Bank of China.

This is Blue Colibri Capital first acquisition in the Brussels market. Alim Vandeweyer, Investment Director at Blue Colibri Capital and responsible for the Benelux region commented: "Brussels CBD offers solid fundamentals for rental growth as vacancy rates remain low and speculative pipeline modest. We are delighted to enter the Brussels office market with the acquisition of this qualitative and strategically located asset, which offers a unique platform to demonstrate our asset management capabilities as well as a tremendous potential to create value for our investors."

Andreas Schütz, Senior Fund Manager at Warburg-HIH Invest, added: "This sale marks the next step in the successful scheduled closure of the fund as it reaches the end of its lifetime. We are delighted to have found a buyer in Blue Colibri Capital who appreciates the quality of the property and will honour it accordingly."

The buyer was advised by Loyens & Loeff, Drees & Sommer and Deloitte. Urban Law and JLL advised the seller.

About Blue Colibri Capital

Blue Colibri Capital SARL is a real estate investment firm based in Luxembourg which manages more than 500 Million Euro Assets under Management. Blue Colibri Capital focuses on Value-Add / Opportunistic real estate investments in offices, retail and hotels of selected Euro's Mega Hubs in Germany, France, Austria and the Benelux . These Mega Hubs constitute stable real estate markets with high growth rates in GDP and population as well as high demand and liquidity.

For more information, go to www.bluecolibri.lu

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 6.3 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 company's website at: www.warburg-hih.com

Cording Real Estate Group (www.cordinggroup.com)

Headquartered in London, Cording Real Estate Group is an owner-managed Northern European real estate business, which provides fully-integrated services covering investment management, asset management and property management. Headed by Chairman John Partridge and CEO Rodney Bysh, Cording has grown significantly in its target markets of the UK, Germany and Benelux. It currently has around €2.4 billion management mandates, which includes FORE Partnership, the pan-European real estate investment club for family offices and private investors. Cording has 88 staff operating from five offices in Germany, two in the UK and one in the Netherlands. Für weitere Informationen:

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