



WARBURG-HIH INVEST  
REAL ESTATE

WARBURG-HIH INVEST REAL ESTATE

**Contact details**

HIH Real Estate GmbH  
Susanne Edelmann  
sedelmann@hih.de  
+49 (0)40 3282 3390

RUECKERCONSULT GmbH  
Dr. André Schlüter  
schlueter@rueckerconsult.de  
+49 (0)30 28 44987 67

## *Press Release*

### **Warburg-HIH Invest buys office building in Düsseldorf's Airport City**

- 4,700 square metres of total rental space
- Multi-tenant property is fully let
- Main tenant is the logistics real-estate specialist Prologis

**Hamburg/Düsseldorf, 28 February 2018** – Warburg-HIH Invest Real Estate (Warburg-HIH Invest) has acquired an office building in Düsseldorf's Airport City for its special open-ended real-estate AIF "TOP 7 Deutsche Metropolen Immobilien Invest", which was set up for institutional investors in collaboration with NORD/LB Norddeutsche Landesbank. The property, which was built in 2008, is within walking distance of Düsseldorf Airport's terminal building, has a total rental space of 4,700 square metres spread over seven floors as well as 103 parking spaces (with 89 in an underground car park) and is currently fully let. The main tenant is the logistics real-estate provider Prologis, which has already been at the location for ten years. The purchase was brokered by Colliers International. The parties have agreed to maintain discretion about the purchase price.

Airport City is very well connected to the public transport network and is easy to reach by bus, suburban rail or by Deutsche Bahn long-distance train. The nearest motorway junction is only 400 metres away. Airport City also boasts a pleasant environment with many parks and green spaces. "This location at Germany's third largest airport has become a popular submarket in recent years due to its price advantages and great infrastructure," says Felix Meyen, Head of Transaction Management Germany at Warburg-HIH Invest. "Companies such as Siemens, Unibail-Rodamco and Porsche have subsidiaries in the direct vicinity. The companies and institutions that operate here are loyal to the location, and there is sustainably growing demand for rental space, which is why we expect that there will be a consistently high letting rate in Airport City."

The special open-ended AIF "TOP 7 Deutsche Metropolen Immobilien Invest" invests in Germany's relevant core office markets and has a planned investment volume of around EUR 400 million.



*“This location at Germany’s third largest airport has become a popular submarket in recent years due to its price advantages and great infrastructure. Companies such as Siemens, Unibail-Rodamco and Porsche have subsidiaries in the direct vicinity. The companies and institutions that operate here are loyal to the location, and there is sustainably growing demand for rental space, which is why we expect that there will be a consistently high letting rate in Airport City.”*

**Felix Meyen, Head of Transaction Management Germany, Warburg-HIH Invest**

## **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 6.7 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 shareholders, HIH Real Estate and the private bank M.M.Warburg & CO founded in 1798.

The special open-ended real-estate AIF “Top 7 Deutsche Metropolen Immobilien Invest” is administered by Service KVG IntReal.

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