

PRESS RELEASE

Warburg-HIH Invest Real Estate purchases H-LAB office and laboratory complex in Potsdam from PROJECT Immobilien

- Successful transaction for H-LAB office and laboratory complex
- Am Mühlenberg 9, 14476 Potsdam-Golm
- Buyer: Warburg-HIH Invest Real Estate GmbH
- Seller: PROJECT Immobilien Gewerbe AG

Potsdam, 23 June 2021. PROJECT Immobilien Gewerbe AG has sold its H-LAB office and laboratory complex at Am Mühlenberg 9 in Potsdam to Warburg-HIH Real Estate (Warburg-HIH Invest). The project located at the Potsdam Science Park has a gross lettable area of approximately 4,600 square metres and is currently under construction. It is scheduled for completion in the fourth quarter of 2021. Warburg-HIH Invest concluded the investment as part of a club deal for two investors. PROJECT Immobilien DLA Piper provided legal advice. On the buyer's side, legal and tax due diligence was performed by Ashurst LLP from Frankfurt am Main, while ES EnviroSustain from Berlin took charge of technical and ESG due diligence.

Hans-Joachim Lehmann, Managing Director of Warburg-HIH Invest, said, "We succeeded in acquiring a prestigious new project with an off-market deal. An anchor tenant with a strong credit rating guarantees a secure and long-term cash flow and attractive yields. The property also has state-of-the-art technical facilities and flexible floor plans, making it perfect for alternative uses as well."

"Science and education are the keys to a successful future," said Alexander Klein, Director of Global Sales at PROJECT Immobilien Gewerbe AG. "Locations where such activities can flourish are extremely exciting for us as project developers, and are in high demand among investors. Our success at acquiring the University of Potsdam as the anchor tenant is a testament to our focus on forward-looking locations and outstanding building concepts."

The location at Potsdam Science Park offers an ideal platform for networking with other companies and researchers from a variety of different industries of the future. The Potsdam Science Park is an important science and research location in Brandenburg and offers excellent links to regional and long-distance rail services.

PROJECT Immobilien Group based in Nuremberg has been successfully realising residential and commercial properties in Berlin, Hamburg, Munich, Nuremberg, the Rhine-Main region, Rhineland and Vienna for 25 years. PROJECT Immobilien Gewerbe AG is responsible for managing the group's commercial properties all over Germany.

2.943 characters including spaces. Print approval granted. Voucher copy requested.

You can find further information on the property at
www.project-gewerbe.com/immobilien/

Further information about the company can be found at
www.project-gewerbe.com

Press material in print quality for free download:
www.adresse.com/presse.zip

PROJECT offers real estate and alternative investment funds in two independent corporate groups. The main focus of the PROJECT Immobilien Group with its headquarters in Nuremberg is the development, construction and marketing of residential and commercial real estate in selected metropolitan regions.

Your press inquiries will be welcome:

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About Warburg-HIH Invest

Warburg-HIH Invest is one of the leading investment managers for real estate in Germany and Europe. We adopt a future-oriented approach to finding, developing and managing properties in the interests of our clients.

Decades of experience, proximity to the real estate markets and a tight-knit network allow us to identify real estate opportunities and quickly implement them in the right phase of the market.

Around 220 institutional clients have entrusted their investments to Warburg-HIH Invest. Our specialists for structuring, product development, real estate management and market development all work to develop the right investment solutions for them.

Warburg-HIH Invest is represented at ten locations throughout Europe. As part of the HIH Group, our in-house capacities cover the entire real estate investment value chain.

Early identification of changes in the market, implementation of regulatory requirements and future-oriented digital management are part of our corporate philosophy.

We currently manage assets with a volume of more than EUR 13.3 billion across 78 funds.

More information can be found on the the company's website at: www.warburg-hih.com/en

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