

HIH Invest Acquires Light Industrial Property near Leipzig/Halle Airport

- About 10,420 square metres of lettable area overall
- Acquired for “HIH Deutschland+ Core Logistik Invest” open-ended institutional fund
- Long-term lease signed with AES Airplane Equipment & Services GmbH

Hamburg, 22. March 2023 – HIH Invest Real Estate GmbH (“HIH Invest”) just acquired a light industrial property in the town of Kabelsketal in the German state of Sachsen-Anhalt. The lettable area of 10,419 square metres is located at a logistics centre between the cities of Leipzig and Halle/Saale and has direct access to the motorway and railway networks while also being in the immediate vicinity of Leipzig/Halle Airport. Completed in 2019, the property was now sold by the company Malcolm 22 Immobilien GmbH. It is tenant-occupied by AES Airplane Equipment & Services GmbH (“AES”), a maintenance business for aircraft components and air cargo containers that is certified in the EU, US, and UK, and that directly benefits from the proximity of this location to the airport. The lease agreement, concluded for a ten-year term, will expire in 2033. The acquisition was undertaken on behalf of “HIH Deutschland+ Core Logistik Invest,” an open-ended special AIF.

“Logistics represent the lifeline of a functioning economy and are coping splendidly with the current challenges. But demand continues to exceed the supply in modern facilities by far. In the Leipzig/Halle region, which has evolved into a logistics hotspot in recent years, there is a shortage in light industrial facilities above all,” explained Maximilian Tappert, Head of Transaction Management Logistics at HIH Invest.

The lettable area breaks down into 1,800 square metres of warehouse space, 263 square metres of office and social areas and 8,356 square metres of paved outdoor area. The latter fact implies potential for infill densification of the premises with flexible use options. The logistics property offers diverse delivery access options and comes with a 24-hour operating permit.

Robert Stadie, fund manager at HIH Invest, added: “Among the most compelling aspects of the property in Kabelsketal are the quality of location and the building design, which meets the needs not just of occupiers from the aviation sector but also of those in the packaging and mechanical engineering industries.”

Kabelsketal, a town in the Saalekreis district in the state of Sachsen-Anhalt, is part of the Leipzig/Halle conurbation and associable with the Grosskugel commercial zone. In recent years, the latter has benefited from the new-build development of the Segro logistics park in particular, which has attracted companies such as the Nagel Group, Hermes Logistik, Relaxdays, and DHL. The site has direct access to the A9 and

A14 motorways via the B6 feeder. The Grosskugel railway station in the immediate vicinity provides rapid transit service, the commute to Leipzig's central railway station taking about 35 minutes. Of key importance for AES, the property's tenant, is the proximity of Leipzig/Halle Airport, a major air freight handling centre.

The "HIH Deutschland+ Core Logistik Invest" vehicle is categorised as an Article-8 fund. It aims for a target volume of at least 500 million euros, the focus being on modern core logistics real estate with excellent alternative use potential and high ESG standards. The minimum subscription amount is five million euros. The fund's target group includes institutional investors and financial institutions. While the main investment destination is Germany, around 30 percent of the fund capital is to be invested in neighbouring countries (the Netherlands, France, Austria).

The law firm of Baker Tilly based in Frankfurt am Main handled the legal and tax due diligences for the transaction. The technical and ESG due diligences were conducted by Arcadis Germany GmbH in Hamburg; the commercial due diligence was done by Loginvest GmbH. Colliers International Deutschland GmbH took care of the marketing.

"Logistics represent the lifeline of a functioning economy and are coping splendidly with the current challenges. But demand continues to exceed the supply in modern facilities by far. In the Leipzig/Halle region, which has evolved into a logistics hotspot in recent years, there is a shortage in light industrial facilities above all."

Maximilian Tappert, Head of Transaction Management Logistics
HIH Invest Real Estate

"Among the most compelling aspects of the property in Kabelsketal are the quality of location and the building design, which meets the needs not just of occupiers from the aviation sector but also of those in the packaging and mechanical engineering industries."

Robert Stadie, Portfolio Manager
HIH Invest Real Estate

About HIH Invest Real Estate

HIH Invest Real Estate ("HIH Invest") is one of the leading investment managers for real estate in Germany and elsewhere in Europe. We find, develop and control real estate and investments under a forward-looking approach in the best interest of our clients. Decades of experience, close proximity to real estate markets and tight networking enable us to identify real estate opportunities and to act on them quickly during the right market cycle.

Around 260 institutional clients entrust their investments to HIH Invest. They benefit from the structuring, product development, property management and market development specialists we make available for the purpose of developing just the right investment solutions for them.



HIH Invest maintains a presence in eight different locations across Europe. As part of the HIH Group, we cover the entire real estate investment value chain with in-house capacities. The early recognition of market changes, the implementation of regulatory requirements and forward-looking digital management are part of our corporate philosophy.

At the moment, we have 19.1 billion euros worth of assets under administration in 92 investment funds.

For more details, visit the company homepage at: www.hih-invest.de/en

Contact Persons for Inquiries

HIH Real Estate GmbH
Sandra Quellhorst
squellhorst@hih.de
+49 40 3282-3393

RUECKERCONSULT GmbH
Dr. Kathrin Dräger
draeger@rueckerconsult.de
+49 761 4299 1407