

HIH Invest Acquires New-Build Logistics Facility in the Netherlands

- Warehouse near Breda provides nearly 21,000 square metres of lettable area
- Premises longterm let to contract logistics operator DNA United Forwarders
- Acquired for institutional fund, HIH Deutschland+ Core Logistik Invest

Hamburg, 22 November 2023 – HIH Invest Real Estate GmbH (“HIH Invest”) just acquired a new-build logistics facility in the Netherlands on behalf of its HIH Deutschland+ Core Logistik Invest institutional fund. The property was sold by a joint venture composed of developer Dudok Real Estate and contractor Bouwbedrijf Vrolijk. Located inside the Treeport business park in Rijsbergen on a plot of 35,145 square metres, the facility was completed in May 2023 and is fully let to DNA United Forwarders B.V. (DNA), an internationally active contract logistics operator. Out of the total lettable area of 20,959 square metres, logistics space accounts for 18,454 square metres, office units for 857 square metres, and mezzanine space for 1,648 square metres. DNA has its principal place of business and the bulk of its goods storage here.

The property is equipped with a heat pump, charge points for electric vehicles and bicycles, and with attractive community areas for in-house staff. A photovoltaic system to cover the tenant's energy demand will soon be installed and cover the entire roof surface. Surplus energy will be fed into the utility grid and help to supply the city of Breda with electricity. The facility will soon be certified with a BREEAM “Very Good” rating. “The warehouse was constructed in line with the latest ESG standards for the logistics sector, and is capable of operating carbon-neutral. Another perk is its high alternative use potential, as it can be split into several warehouse sections with a clear height of 12.20 metres,” said Maximilian Tappert, Head of Transaction Management Logistics. “Another factor that convinced us is the location. The innovative trading estate of Treeport places a premium on sustainability, and has direct access to the A16/A58 motorways. This puts the cities of Rotterdam and Antwerp, and thus the major seaports as well as major metro regions in Continental Europe within easy reach,” added Andreas Strey, Co-Head of Fund Management/Head of Logistics.

The new-build logistics facility brings the number of assets that HIH Invest acquired for the HIH Deutschland+ Core Logistik Invest up to a total of six. Three of these are located in the Netherlands. The fund aims for a target volume of 500 million euros or more. It focuses on modern core logistics properties with very good third-party usability 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). HIH Deutschland+ Core Logistik Invest pursues a strategy in line with Article 8 of the Sustainable Finance Disclosure Regulation (OffV).

Purchaser was advised by DLA Piper Nederland N.V. (legal), by Meijburg & Co B.V./KPMG (tax) and by Savills Building & Project Consultancy (technical). Seller was advised by Schaap (legal), EY (tax) and De Lobel & Partners (commercial).

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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 19.8 billion euros worth of assets under administration in 92 investment funds.

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



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