

RückfragenHIH Real Estate GmbH
Susanne Edelmann
sedelmann@hih.de
+49 (0)40 3282 3390RUECKERCONSULT GmbH
Dr. André Schlüter
schlueter@rueckerconsult.de
+49 (0)30 28 44987 67

Pressemitteilung

Warburg-HIH Invest Achieves IRR of 6.4 Percent in Fund Property Sale in Düsseldorf

Hamburg/ Düsseldorf, 3 July 2018 – Warburg-HIH Invest Real Estate just sold an office property in Düsseldorf to PATRIZIA Immobilien AG on behalf of its “Pan-Europa-Fonds Nr. 3” investment fund. Raised in 1893 and revitalised in 2008, the “Ideenbotschaft” building—literally the “Embassy of Ideas”—has a gross lettable area of 12,700 square metres plus 127 parking spots and is fully occupied. Head tenant is the marketing agency Grey Düsseldorf GmbH. During the ten-year hold period, a 20-percent increase in annual rental income was achieved by restructuring floor areas and lease agreements. The overall performance of this investment following its sale was around 6.4 percent p.a. (IRR). “In a currently very dynamic investment environment, our successful asset management resulted in an excellent return on investment for our investors,” said Hans-Joachim Lehmann, Managing Director of Warburg-HIH Invest. The sale was brokered by BNP Paribas Real Estate. It was agreed not to disclose the selling price.

The investment fund was launched in 2005 and currently owns a real estate portfolio worth 275 million euros. The fund is approaching the end of its planned lifetime of 15 years. Warburg-HIH Invest is taking advantage of the favourable market environment to seize exit opportunities and has started to sell off the portfolio assets.

“In a currently very dynamic investment environment, our successful asset management resulted in an excellent return on investment for our investors.”

Hans-Joachim Lehmann, Managing Director in charge of Transaction Management Germany at 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 6.8 billion under management. Warburg-HIH Invest can demonstrate a comprehensive track record in 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.

For more details, visit us on the Internet: www.warburg-hih.com