

Warburg-HIH Invest Acquires “KHW105” in Kiel from HBB Group for Property Fund of Norddeutsche Versorgungswerke Pension Scheme

- Office and administrative building providing around 22,500 square metres of lettable area
- Public-sector occupiers on long-term leases the main tenants
- Weighted remaining lease term of around ten years

Hamburg, 2 September 2020 – Warburg-HIH Invest Real Estate GmbH (“Warburg-HIH Invest”) just acquired the four- to six-storey office property “KHW105” in the Schreventeich district of Kiel, the state capital of Schleswig Holstein. The transaction took the form of an asset deal, the property being earmarked for the property fund of the Norddeutsche Versorgungswerke superannuation scheme. It was sold by the HBB Group. Raised at Kronshagener Weg 105 in 1994, the office building has a gross lettable area of around 22,500 square metres plus 560 underground parking spots. More than 20,900 square metres thereof are taken up by offices and administrative units. The main tenant, the BlmA Institute for Federal Real Estate, occupies three quarters of the entire lettable space. The weighted average remaining lease term (WAULT) is about ten years. It was agreed not to disclose the selling price.

“The property is defined by an attractive location and by its high share of public-sector tenants. The notable loyalty to the property by these blue-chip tenants—government agencies—ensures a stable cash flow. We assume that the property will retain its function as civic centre for many years yet. In addition, the property has alternative use potential and efficient rental units in combination with a high building and interior quality,” said Hans-Joachim Lehmann, Managing Director of Warburg-HIH Invest.

The red brick cladding of the “KHW105” unit picks up on the architectural style typical of northern Germany. It offers flexible floor plans and therefore ideal conditions for large-scale tenant structures. The building is handicap-accessible.

The property is located about two kilometres north-west of Kiel’s inner city in direct proximity to other administrative buildings. Commuting to the central railway station of Kiel by means of public transportation takes just ten minutes. While easily accessible by public mass transit, the site on Kronshagener Weg is also conveniently connected to private transport networks, including the motorway network.

Warburg-HIH Invest was legally advised by Hogan Lovells International LLP, a business consulting firm that also handled the tax due diligence. The technical due diligence was carried out by C.P.H. Projekt- und



Baumanagement GmbH. Cushman & Wakefield brokered the transaction in the role of estate agent. Advice to the seller side was provided by the ZENK Rechtsanwälte law firm and SCHLARMANNvonGEYSO.

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**Hans-Joachim Lehmann, Managing Director,
Warburg-HIH Invest**

About Warburg-HIH Invest

Warburg-HIH Invest Real Estate (Warburg-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, the proximity to real estate markets and tight networking enables us to identify real estate opportunities and to act on them quickly in the right market cycle.

Around 150 institutional clients entrust their investments to Warburg-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.

Warburg-HIH Invest maintains a presence in ten 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 11.6 billion euros worth of assets under administration in 72 investment funds.

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

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