

# WARBURG-HIH INVEST REAL ESTATE

## *Pressemitteilung*

### **Warburg-HIH Invest Acquires Premium Property in Berlin**

- Premium property development acquired for an individual fund
- Office property under construction at the Quartier am Postbahnhof in Berlin

**Hamburg, 28. August 2015** – The Hamburg-based Warburg-HIH Invest Real Estate GmbH (Warburg-HIH Invest, formerly: HIH Global Invest Kapitalverwaltungsgesellschaft mbH), has acquired the East Side Office in Berlin within the framework of an individual fund mandate. The first construction stage is expected to be completed and ready for occupation by Q4 2016, the second construction stage by Q3 2018.

The East Side Office is located at the corner of Am Postbahnhof 14-16/Mühlenstrasse 38-44 in Berlin in the immediate vicinity of the Spree riverbank and within walking distance of the Ostbahnhof rapid-transit and regional railway station. Also located directly in the neighbourhood are the Mercedes Benz Arena, numerous hotels and branch offices of various major companies like Zalando, Coca Cola and BASF. The property will be raised as a 7 to 10 storey structure and have 76 underground parking spots in the basement. The gross lettable area will be around 17,300 square metres. Main tenant for a lease term of ten years is an internationally active major company with a blue-chip credit rating. While principally planned as office building, the property's flexible floor plan would also permit partitioning into separate rental units and accommodate different types of use.

*“The building is defined by its excellent location directly overlooking the Spree River in a briskly growing quarter of Berlin as well as its high asset quality, and its long-term rental by a tenant with a blue-chip credit rating. The chance to get in on this property development at such an early stage represents a unique opportunity,”*

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

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said Hans-Joachim Lehmann, Managing Director at Warburg-HIH Invest and Head of Transaction Management Germany.

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#### **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 5.7 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](http://www.warburg-hih.com)