

WARBURG-HIH INVEST REAL ESTATE

Press Release

Warburg-HIH Invest Acquires Office Property in Stuttgart

- Acquired for the portfolio of the Warburg - Henderson Germany High Income Fund
- High-quality office scheme in the up-and-coming occupier market of Bad Cannstatt
- Property occupied by a Deutsche Telekom subsidiary on a long-term lease

Hamburg, 02 October 2015 – The Hamburg-based company Warburg-HIH Invest Real Estate GmbH (Warburg-HIH Invest, formerly: HIH Global Invest) acquired an office scheme in Stuttgart for the portfolio of the Warburg - Henderson Germany High Income Fund. It was sold by DIBAG Industriebau AG.

Built in 2012/2013, the office property is located at Löwentorbogen 11/13 in Stuttgart's Bad Cannstatt district and across from Rosensteinpark, home to Rosenstein Palace and to the natural history museum. Stuttgart's Nordbahnhof railway station is within walking distance, as are bus, tram and underground stops. At the same time, the property has convenient transport links for motorists via the B10 and B27 federal routes. The lettable area of 11,284 square metres is fully occupied by GMG Generalmietgesellschaft mbH, a wholly-owned subsidiary of Deutsche Telekom. The lease, which includes a renewal option for the tenant, will expire in 2022.

“What sets the building apart is not just its high location quality on the up-and-coming occupier market of Stuttgart but also its high-spec structural quality,” said Hans-Joachim Lehmann, Managing Director of Warburg-HIH Invest and in charge of the Transaction Management Germany division. “Another distinguishing aspect is the property's blue chip tenant, which ensures a long-term security of income. Accordingly, the property meets the requirements spelled out in the fund's investment strategy.”

The Warburg - Henderson Germany High Income Fund, which invests in commercial real estate in the “core plus” segment, was

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



launched in fall of 2014. Up to ten properties are to be acquired for the fund portfolio, which has a target volume of 350 million euros.

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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