

# WARBURG-HIH INVEST REAL ESTATE

## *Press Release*

### **Warburg-HIH Invest Acquires Office Property in Poland**

- Office scheme at Aleja Pokoju 5 acquired within the framework of an individual mandate for an institutional investor
- Prime location in Krakow's new Central Business District
- Completed in 2016, the modern building provides a gross lettable area of 13,694 sqm

**Hamburg, 12 July 2016** – Warburg-HIH Invest Real Estate (Warburg-HIH Invest) just acquired an office scheme located at Aleja Pokoju 5 in the Polish city of Krakow within the framework of an individual mandate for an institutional investor. The transaction was structured as an asset deal, the asset being sold by the renowned Polish property developer Grupa Buma.

The high-quality office scheme, completed in 2016, is located in the new Central Business District close to the historic town centre of Krakow. Office developments in this location and the expansion of the ring roads for the purpose of optimising the transportation access will upgrade the area even further.

The property at Aleja Pokoju 5 has nine upper storeys and a gross lettable area of 13,694 square metres. Due to the flexible structure, the layout options permit up to four units on each floor. The property is BREEAM certified (“very good”) and equipped with a smart building automation system that ensures a high degree of energy efficiency. The building's 163 underground parking spots are supplemented by 27 surface parking spots.

The multi-tenant property is currently occupied by 13 different tenants, and shows an occupancy of 83 percent. The majority of tenants represent globally active groups from a variety of industries. The average remaining lease term is approximately six years.

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**Andreas Schultz, Managing Director  
at Warburg-HIH Invest**

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Krakow is Poland's second largest city and has a very large student population. The ready availability of well educated graduates and the low wage level have attracted a number of international companies, and turned Krakow into one of the “top outsourcing locations” in the world.

Jan Schwarz from MF Capital advised the buyer. Legal counsel to Warburg-HIH Invest was provided by Hogan Lovells Warsaw, whereas the tax due diligence was undertaken by TPA Horwath Sztuba Kaczmarek. In technical matters, the buyer was advised by cmT construction management Team.

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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 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)