

WARBURG-HIH INVEST REAL ESTATE

Press Release

Warburg-HIH Invest Acquires “NuOffice III” from Hubert Haupt

- The acquisition took the form of an **nicht zuzuordnen war** mandate by an institutional investor
- Sustainable, state-of-the-art office building in a prime location of Munich
- Environmental showcase project with LEED Platinum certification

Hamburg/Munich, 28 September 2016

The acquisition of the office building development scheme in Munich's Schwabing district has been completed. Warburg-HIH Invest Real Estate (Warburg-HIH Invest) purchased the office property from Hubert Haupt Immobilien Holding within the framework of an asset deal on a single mandate by an institutional investor.

The property, which was completed in late 2015, is located at Otl-Aicher-Strasse 60 - 64 just north of downtown Munich. It lies in direct proximity to Parkstadt Schwabing, a well-established office location that includes a shopping centre, hotels and convenience stores. An A9 motorway junction is located in the immediate vicinity, while public transportation stops are within walking distance.

The above-ground premises of the “NuOffice III” provide a lettable area of around 10,700 square metres. It is supplemented by 128 underground parking spots. Sitting tenants of the premises include renowned companies such as the restaurant chain L'Osteria, the automotive supplier Mitsuba, and the IT service provider Dimension Data Germany, among others.

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“Our experiences with property developments in recent years have shown that vacant floor space on the office real estate market of Munich is quite easy to let. Especially the excellent transportation infrastructure, the attractive sectoral mix in the vicinity of the site, and the modern as well as sustainable building quality make ‘NuOffice III’ a lucrative investment asset.”

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



‘NuOffice III’ a lucrative investment asset,” said Hans-Joachim Lehmann, Managing Director of Warburg-HIH Invest and responsible for the division Transaction Management Germany.

Unique architectural features that set the property apart include the composite timber cladding façade around the windows, the modern entrance area, and the attractive inner courtyard, among other things. With their NuOffice in Munich-Schwabing, the property's seller, Hubert Haupt Immobilien Holding, created an ecological showpiece project that is compelling in its high energy efficiency and conservation of environment and resources. “Our stated goal was to combine bespoke and flexible office accommodation and a highly aspirational style with a consistent sustainability concept,” said developer Hubert Haupt.

In April, the “NuOffice III” was rated with an LEED Platinum certification in the “Core & Shell” system variant for investors. Scoring 84 of 100 possible points, it counts among the top four percent of the world's most sustainable buildings. It has proven to be a highly popular concept on the commercial real estate market: Not just the “NuOffice III,” but all three construction stages with an above-ground area of roughly 35,000 square metres are fully occupied at the moment.

Warburg-HIH Invest was advised on the legal aspects of the “NuOffice III” transaction by GSK Stockmann + Kollegen, and on the tax due diligence by the Frankfurt branch of KPMG. Technical consultancy to the buyer was provided by ARGOS Projektmanagement.

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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