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Press Release



Warburg-HIH Invest sells prime Paris Office; assets sold by TH Real Estate

- Asset sold for €54.5m on behalf of Warburg-HIH Invest Real Estate GmbH
- Office will be the new HQ of buyer Caisse National de l'Ordre des Médecins

Hamburg/ Paris, 24. February 2017 –TH Real Estate, on behalf of Warburg-HIH Invest Real Estate GmbH, has sold 4 Rue Leon Jost, Paris 75017. The office building was acquired by Caisse National de l'Ordre des Médecins for €54.5m. The building totals 4,800 sq m (51,666 sq ft) over 6th floors. It is located in the Paris CBD, conveniently located near the Courcelles Metro station.

Sebastien Huet, Portfolio Manager, TH Real Estate, comments: “This transaction concluded our strategic decision linking the departure of the tenant and the pro-active sale. We are pleased to have finalised this deal, allowing Warburg-HIH Invest and the investors to benefit from favourable market conditions and reinforce the excellent performance of this building.”

“We were able to accommodate the specific features of the property and achieved an optimal sales result in an unusual setting. This will strengthen the performance of the fund which is selling out as planned”, announced Andreas Schultz, Managing Director Transaction Management International at Warburg-HIH Invest.

TH Real Estate was advised by Cushman & Wakefield, the notary Wargny Katz and the legal adviser François Thomé. The purchaser was advised by BNP Paribas Real Estate and Les Notaires du Quai Voltaire.

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**Andreas Schultz, Managing Director Transaction Management International
Warburg-HIH Invest Real Estate**



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Sebastien Huet, Portfolio Manager
TH Real Estate

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 5.9 billion under management. Warburg-HIH Invest can demonstrate a comprehensive track record in concept 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.

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

About TH Real Estate

TH Real Estate is an established investment management company with specialisation in real estate equity and debt investing worldwide. As one of the largest real estate managers in the world, TH Real Estate has the scale, capital resources and knowledge to provide creative and effective real estate investment solutions for clients. With a focus on the retail, office, logistics, debt and residential sectors, TH Real Estate emphasizes sustainable practices to protect assets and maximise their value. The company is owned by TIAA-CREF, a US financial services and Fortune 100 company, with \$866 billion assets under management*. Launched in April 2014, TH Real Estate has a dedicated global presence with offices across America, Asia and Europe, managing c.£17.4bn* of real estate assets across c.50 funds and mandates. Together with TIAA-CREF's US real estate assets, the global real estate platform represents one of the largest real estate investment management enterprises in the world, with a combined total of c.£55.7bn* in real estate assets under management.

More information can be found on the company's website at: www.threalestate.com