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Press Release

Warburg-HIH Invest acquires premium object “Quartier am Auswärtigen Amt“ in Berlin-Mitte

- Premium location in Berlin-Mitte
- Core investment with almost 19,500 square metres of office, hotel and residential space

Hamburg/Berlin, 10. April 2017 – Warburg-HIH Invest Real Estate (Warburg-HIH Invest) has acquired the premium object “Quartier am Auswärtigen Amt” in Berlin-Mitte for an individual mandate of the Rhenish pension fund. The Quartier has a total floor area of approximately 19,500 square metres and is divided into seven separate building sections including a parking garage. Three units have been allotted for office space, two for hotels and two as residential complexes. All of the seven buildings are connected by a shared courtyard. The office, hotel and residential units are fully let. The parties have agreed not to disclose details of the transaction, including the price of the acquisition.

Completed in 2008, the Quartier covers an entire city block between Werderscher Markt, Kurstraße, Oberwallstraße and Jägerstraße. The “Quartier am Auswärtigen Amt” has developed into a vibrant urban area consisting of a hotel, commercial buildings and flats in the historic centre of Berlin. This quarter spans the area between Museumsinsel and Gendarmenmarkt and looks back at centuries of history as a distinguished commercial and residential area. The Quartier distinguishes itself with very downtown urban tenants. In addition to the four-star “ARCOTEL John F”, associations such as the Federal Association of German Pharmacists and the State Department are the main tenants of the property.

“Our strong market position and established network have enabled us to secure a premium property in one of the most sought-after locations on the German market. Our acquisition of ‘Quartier am Auswärtigen Amt’ in such a first-rate location demonstrates that we are well positioned to access core real estate, even in such a hard-fought market environment,” said Hans-Joachim Lehmann, Managing Director Transaction Management Germany at Warburg-HIH Invest. “This investment in Germany’s largest metropolis enables our investors to participate in the dynamic growth of Berlin’s office, residential and hotel markets. The Quartier boasts a wide range of usage categories, which makes it a highly diversified investment, while it also benefits from a multi-tenant structure and well-established tenants. This modern property is fitted out to



the highest standards throughout, and features attractive urban architecture,” Lehmann added.

The property is situated in a prime office, hotel and residential district, in close proximity to Berlin’s top addresses. Gendarmenmarkt, widely regarded as Berlin’s premium office location and one of the city’s most exclusive residential neighbourhoods, is no more than a short walk away. In addition, Hausvogteiplatz, the major shopping area along Friedrichstraße and Berlin’s most prestigious boulevard, Unter den Linden, are all in the immediate vicinity. Conveniently located at the intersection of Berlin’s major traffic axes, the Quartier also boasts excellent transportation connections. The Quartier is also ideally situated for public transportation, with the underground station at Hausvogteiplatz served by the high-frequency U2 line. Scheduled for completion in 2020, the new Museumsinsel station will connect the Quartier to Berlin’s central rail station, Hauptbahnhof, making it even more accessible.

The German capital, Berlin, is widely regarded as the social, political and cultural centre of Germany. After London, it is the second biggest city in the European Union. Berlin has established itself as the fastest growing economic region in Germany thanks to its strong national and international presence, excellent infrastructure and the potential of its highly-skilled workers.

The seller was advised on the transaction by the real estate consulting firm CBRE.

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**Hans-Joachim Lehmann, Managing Director Transaction Management Germany
Warburg-HIH Invest 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, HHI Real Estate and the private bank M.M.Warburg & CO founded in 1798.

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