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## *Press Release*

### **Warburg-HIH Invest acquires diversified German office portfolio for “Deutschland Selektiv Immobilien Invest” special fund**

- Outstanding start following launch beginning of 2017
- Initial investment TriTower in Hanover and almost fully let office portfolio in western Germany

**Hamburg, 18. July 2017** – Launched by Warburg-HIH Invest Real Estate (Warburg-HIH Invest) at the beginning of 2017, the “Deutschland Selektiv Immobilien Invest” fund has made a very successful start. Following the acquisition of the “TriTower” office scheme in Hanover in March of this year, Warburg-HIH Invest has now acquired a diversified portfolio of six, almost fully let office properties in Munich, Frankfurt, Cologne, Hanover, Bremen and Nuremberg. The HIH-Gruppe’s nationwide presence will ensure that the properties are optimally managed.

“The acquisition of this office portfolio allows us to allocate the equity raised from our multiple investors with a broad risk diversification profile”, said Alexander Eggert, Managing Director of Warburg-HIH Invest, who is responsible for the fund, product and corporate management divisions. “Sustainable tenant demand has been a crucial factor in selecting our investment targets. We have therefore targeted cities with growing populations and stable office and retail demand, against the backdrop of the megatrend of increasing urbanisation”, said Eggert. “We expect the fund to have an investment period of two years”.

The seller of the office real estate portfolio consisting of a total of six properties is Barmenia Lebensversicherung a.G. The acquired property is 27,300 square meters and almost fully let. The properties are all situated in attractive office districts with established infrastructure, and are all in very good condition thanks to regular modernisation and maintenance.

“The portfolio has a balanced regional distribution, and all of the properties are situated in attractive inner-city locations in major, growth-oriented cities in western Germany. The portfolio’s moderate rental prices and multi-tenant structure, in combination with the predominantly short to medium-term lease periods, also



create sustained potential for yield growth”, said Hans-Joachim Lehmann, Managing Director Transaction Management Germany at Warburg-HIH Invest.

The “Deutschland Selektiv” fund invests in attractive growth regions in Germany. The fund’s investment strategy targets core and core-plus investments in office property and up to 30% in retail real estate. The special fund’s planned target volume is between EUR 300 and 350 million. The target annual yield is above four percent. NORD/LB Norddeutsche Landesbank (Hanover) has been exclusively appointed to market the fund.

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**Alexander Eggert, Managing Director Product, Business and Fund Management  
Warburg-HIH Invest**

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**Hans-Joachim Lehmann, Managing Director Transaction Management Germany  
Warburg-HIH Invest**

## 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 6 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 the company’s website at: [www.warburg-hih.com/en](http://www.warburg-hih.com/en)