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Press Release

Warburg-HIH Invest acquires Pegaz office property in Wroclaw, Poland from UBM Development AG

- Acquired on behalf of an institutional investor
- Centrally located on Altstadttring, established tenant, fully let at handover

Hamburg/Wroclaw, 26. September 2017 – Warburg-HIH Invest Real Estate (Warburg-HIH Invest), a pan-European investment house, has acquired the Pegaz office property in Wroclaw, Poland, on behalf of an individual fund for an institutional investor. Built in 2016 and centrally situated in inner-city Wroclaw, the property has a total rental area of 20,900 sqm and 390 parking spaces. Pegaz, located at Kazimierza Wielkiego 3, was acquired from the Austrian developer UBM Development AG. The parties have agreed not to disclose the purchase price.

The property is rented for an average of more than six years. The main tenants are the global insurance company XL Catlin, the hydro-technology company Xylem, and the contract law specialist AXIOM, who between them lease 49 percent of the property's total space.

“With the acquisition of Pegaz, we have confirmed our confidence in the Polish market, which, in comparison with other European regions, continues to expand, delivering above-average yield growth”, said Andreas Schultz, Managing Director Transactions Management International at Warburg-HIH Invest. “The strong foundation provided by our previous investments and extensive transaction experience in Poland as a whole, and especially on the Wroclaw office real estate market, enables us to increasingly reap the rewards of our dense network of local consultants and service providers. It is this local transaction experience and market network that ultimately enabled us to acquire this property in the best possible location,” added Schultz.

The Pegaz (Pegasus) office building is situated right on the edge of Wroclaw's historic city centre, which means that parks and leisure amenities, together with numerous restaurants, hotels and shops, are all within easy walking distance. The historic old town is just three minutes away on foot, while the international airport can be reached in 20 minutes by car. The property also boasts excellent links to the city's public



transportation network, located as it is at a major tram and bus intersection (Rynek). There are also three shopping centres within a 1.5 kilometre radius of the property: Renoma, Arkady Wroclawskie and Galeria Dominikanska.

Alongside Warsaw and Krakow, Wroclaw is one of Poland's key business centres and is the third largest centre of education with around 30,000 university graduates per year. The Polish economy has been experiencing strong, unbroken growth for more than a decade. This rapid growth is forecast to continue in 2018, as the economy is expected to expand by more than three percent. According to tit's budget planning, the European Union is set to invest an additional EUR 105 billion in Poland until 2020, thereby strengthening the role of the Polish economy as one of Europe's key growth engines

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**Andreas Schultz, Managing Director Transaction Management International
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 6.3 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