

Contact details

HIH Real Estate GmbH
Susanne Edelmann
sedelmann@hih.de
+49 (0)40 3282 3390

RUECKERCONSULT GmbH
Dr. André Schlüter
schlueter@rueckerconsult.de
+49 (0)30 28 44987 67

Press Release

Warburg-HIH Invest sells two office properties in Ratingen to Obotritia Capital

- **German headquarters of Schneider Electric**
- **A total of more than 14,200 square metres of office space**

Hamburg/ Ratingen, 2 February 2018 – Warburg-HIH Invest Real Estate (Warburg-HIH Invest) has sold two office properties in Ratingen – both formerly part of a separate account – to Obotritia Capital. The two office buildings are located at Gothaer Strasse 27&29 and also at the adjacent address, Gothaer Strasse 31. The sole tenant of one of the buildings and one of the tenants of the second building is the French company Schneider Electric, which has its German headquarters there. Schneider Electric is a global specialist in the field of energy management and automation with a global workforce of more than 160,000. The parties agreed not to disclose the purchase price.

"This sale has enabled us to tap into the dynamic demand for German office properties outside the top seven cities, thereby securing attractive revenues for our investors," says Hans-Joachim Lehmann, Managing Director of Warburg-HIH Invest and responsible for Transaction Management Germany. "Ratingen is an attractive investment location for us, especially given the good links to Düsseldorf airport and the fact that the town is becoming established as a hotspot for IT and telecommunications companies," says Rolf Elgeti of Obotritia Capital.

The single-tenant building at Gothaer Strasse 27&29 (built in 1990) has more than 9,300 square metres of office space and 181 parking spaces. The multi-tenant office building at Gothaer Strasse 31 (built in 1986) offers 4,900 square metres of rental space and 103 parking spaces.

Gothaer Strasse has excellent infrastructural links, being located in the west of Ratingen and therefore guaranteeing proximity to Düsseldorf airport and the Düsseldorf-North motorway junction (A44/A52).

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

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**Rolf Elgeti
Obotritia Capital**

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 6.7 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