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Pressemitteilung

Warburg-HIH Invest Acquires Two Office Properties in Frankfurt's European Quarter from Aurelis

- Forward deal includes 20-year leases with Deutsche Bahn
- Completion scheduled for 2020

Hamburg/ Frankfurt, 9 October 2018 – Warburg-HIH Invest Real Estate (Warburg-HIH Invest) is acquiring two office buildings situated next to each other in Frankfurt's European Quarter from property developer Aurelis Real Estate within the framework of a forward deal. Raised by Aurelis, the two properties are currently under construction in the immediate vicinity of the fairgrounds and close to the central railway station and are let for 20 years to Deutsche Bahn AG. The forward deal includes the new-build office buildings DB Brick and DB Tower. The gross lettable area totals 53,778 square metres. In addition, the two properties will have the use of 374 underground parking spots. It was agreed not to disclose the purchase price. The DB Brick building with its lettable area of 23,400 square metres (+162 underground parking spots) will be added to a pooled fund vehicle on behalf of a German plan sponsor and a superannuation scheme. The DB Tower building, having a lettable area of 30,300 square metres (plus 212 underground parking spots), will be added to an individual fund on behalf of another German superannuation scheme. Both assets were marketed by JLL Frankfurt.

“The transaction reaffirms our strategy to secure particularly attractive property developments in an early stage,” said Hans-Joachim Lehmann, Managing Director at Warburg-HIH Invest. “The long lease term, the blue-chip credit worthiness of the incoming tenant and the strategically important location in Europe's second largest place of finance will make it possible to generate stable long-term cash flows.”

The property development is the largest structural engineering project pursued by Aurelis at the moment. Last October, the real estate company signed a long-term lease with Deutsche Bahn AG for the two properties on Europa-Allee. Around 3,000 Deutsche Bahn employees of various business units will move into their new premises in late 2020.

“The construction work is right on schedule,” elaborated Joachim Wieland, CEO of Aurelis. “We already



started excavating the construction pit for the 60-metre DB Tower high-rise. For the DB Brick building, the shell-and-core work will start soon.”

Over the past 20 years, Warburg-HIH Invest gathered a wealth of experience in the placement of forward deals. Projects in which the company committed itself early on through club deals last year included “MesseCity Köln” in Cologne, the new corporate headquarters of Gruner + Jahr in Hamburg and the “East Side Office” in Berlin, among others.

The European Quarter in Frankfurt counts among the largest urban development projects in Germany. Aurelis is developing the western section of the area on 670,000 square metres. Around 13,000 people will eventually live and work here. An underground line still under construction will provide convenient transportation access to the central railway station via the U5 line.

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

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Joachim Wieland, CEO of Aurelis

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 6.8 billion under management. Warburg-HIH Invest can demonstrate a comprehensive track record in designing and implementing bespoke investment solutions. Warburg-HIH Invest, as a quality provider, supplies products and services with added value.

For more details, visit us on the internet at: www.warburg-hih.com



About Aurelis:

The Aurelis real estate company owns a portfolio of properties and commercial assets across Germany. The company's special forte is the ability to recognise the potential hidden in a given property and to raise it. Premises for commercial occupiers are altered, refurbished or expanded as needed; new-build construction projects are developed on proprietary plots. Aurelis expands its portfolio through pinpoint acquisitions. These concentrate on business parks, warehouse/logistics and light industrial assets or properties that could be made available to businesses through comprehensive revitalisations. Aurelis maintains offices in Hamburg, Eschborn near Frankfurt am Main, Duisburg and Munich.

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