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Pressemitteilung

Funds managed by Amundi Immobilier acquire assets from Warburg-HIH's "Deutschland TOP 5" Investment Fund

- Five office properties in Berlin, Frankfurt and Hamburg
- Largest-ever transaction in the company's history

Hamburg, 02 April 2019 –Warburg-HIH Invest has now closed the disposal of five prestigious office properties to real estate funds managed by Amundi Immobilier pursuant to the agreement reached in late 2018. The assets are located in the cities of Berlin (Potsdamer Platz), Frankfurt (Oper 46 and Schillerstrasse) and Hamburg (Brooktorkai and Valentinshof), and were acquired for the "Warburg-HIH Deutschland TOP 5 Fonds" open-ended institutional real estate fund between 2008 and 2012. Their combined gross lettable area is above 70,000 square metres.

The portfolio is characterised by a balanced mix of blue-chip tenants representing a variety of industries, and by an outstanding risk-return profile with stable cash-flow. Four of the five properties are multi-tenant assets. The Oper 46 building in Frankfurt was let to the co-working provider The Office Group on a fifteen-year lease as recently as 2018. These properties designed a perfect fit for the investment profile of the funds managed by Amundi Immobilier, which focus on core properties in Europe's core markets.

"With this transaction, we are completing the largest portfolio sale in the company's history," said Hans-Joachim Lehmann, Managing Director of Warburg-HIH Invest. "It is a German property portfolio of exceptional value and outstanding performance in a market that will continue to serve as a stabilising anchor."

Amundi Immobilier was supported by L'Etoile Properties for commercial aspects, by Clifford Chance in legal matters as well as Drees & Sommer on technical issues. The seller was advised by Ashurst. The transaction itself was brokered by JLL.

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

About Warburg-HIH Invest

Warburg-HIH Invest Real Estate (Warburg-HIH Invest) is an independent pan-European investment manager for real estate with currently 7.7 billion euros worth of assets under management. Over the past 15 years, the company has positioned itself as specialist for pan-European real estate investments. Around 150 institutional clients have entrusted their capital to Warburg-HIH Invest—for the acquisition of real estate and its addition to the requested fund solution.

About Amundi Real Estate

Amundi Real Estate is Amundi's management company specialised in developing, structuring and managing property funds destined for private investors, private banks and their distributors, institutional investors, large companies and real estate professionals. 1st in terms of fundraising for SCPI and retail OPCI (IEIF – February 2019) and 1st property investment trust (SCPI and OPCI) management company in France, in terms of capitalisation (IEIF – June 2017), it has €31 billion of AUM*.

*data from Amundi Real Estate as at 31 December 2018.