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Press Release

Warburg-HIH Invest Acquires Zebra Property in Frankfurt's European Quarter

- New-build office scheme acquired from Aurelis as forward purchase
- Entire building of around 16,700 square metres let to Deloitte on 15-year lease
- Completion scheduled for late 2021

Hamburg/Frankfurt, 7 October 2019 – Warburg-HIH Invest just acquired the Zebra scheme currently under construction in the European Quarter in Frankfurt am Main within the framework of a forward purchase. The new office building is being developed by Aurelis Real Estate and will have a gross lettable area of 16,700 square metres. The completion is scheduled for late 2021. Already let to the Deloitte consulting company on a 15-year lease, the single-tenant property is earmarked for an investment fund whose shares are held by a German insurance company and a German superannuation scheme. It was agreed not to disclose the selling price.

“Following the acquisition of the DB Brick and DB Tower developments, which are located in the immediate vicinity of the Zebra property, this represents the next deal we completed with Aurelis at this site,” said Hans-Joachim Lehmann, Managing Director of Warburg-HIH Invest. “The transaction illustrates the great mutual trust as well as the highly professional manner in which the processes are controlled on either side. On top of that, we have once again demonstrated our ability to secure outstanding projects on behalf of our clients early in the game.”

Aurelis is seeking a DGNB Gold certification for the Zebra building. The new-build scheme will have a high-end building fit-out to permit diverse use concepts, including private offices, bull pens and open-plan solutions. The option to accommodate up to six rental units on each floor enhances the alternative use potential. With Deloitte as incoming tenant, one of the world's four leading auditing firms will occupy the building.



The purchase of the Zebra scheme marks the third development that Warburg-HIH Invest acquired in the European Quarter. Following its completion, the company will have three large-scale assets with a combined office space of nearly 70,000 square metres under management at this site.

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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 8.8 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.

More information can be found on the the company’s website at: www.warburg-hih.com/en