

PRESS RELEASE



HIH Invest Real Estate Acquires Two Residential Property Developments in Southern Hesse

- About 3,700 sqm of lettable residential and 275 sqm of commercial floor area to be created
- Developments earmarked for the “Deutschland Wohnen Invest” fund
- Sustainable residential quarters for families, seniors, and singles

Hamburg, 11. November 2021 – HIH Invest Real Estate (“HIH Invest”) just acquired two new-build developments in Lampertheim, a town in the Kreis Bergstrasse district in southern Hesse: The Wilhelm Quartier development is characterised by its central location, while the Amselpark development offers a residential format aimed at families within a quiet housing estate. A combined total of over 3,700 sqm of lettable residential floor area and 275 sqm of lettable commercial area will be created in both locations. The modern residential buildings will be constructed to the sustainable KfW efficiency house 55 EE standard, and will be supplemented by an underground car park and outside facilities with high-end landscaping. Construction will start in the first quarter of 2022, the completion being scheduled for early 2024. Both developments were acquired for the “Deutschland Wohnen Invest” fund, for which more than 200 million euros in equity have already been raised. Additional developments worth more than 300 million euros are currently undergoing the due diligence process.

Nadine Robra, Team Leader Transaction Management Germany at HIH Invest, commented the acquisition: “The new residential quarters are being built in established locations with a sound local infrastructure of grocery retailers, schools and restaurants available directly in the vicinity. The two developments form an excellent combination of central inner-city micro-location and a family-friendly residential environment. We are planning diversified dwelling sizes with flexible floor plans to meet different accommodation needs.”

The Wilhelm Quartier complex created in the inner city of Lampertheim will consist of three multi-generation houses that divide into 25 residential and two commercial units. The majority of the apartments will have two bedrooms and an average dwelling floor area of around 61 sqm. Another four units will be constructed with 3 to 4 bedrooms and have an average dwelling floor area of 98 sqm. In addition, two commercial units with a lettable area of 275 sqm will be developed on the ground floor for gastronomy and service use. Due to its central location and its direct access to the local infrastructure, the site is particularly attractive for seniors.



The Amselpark development is located in the middle of a purely residential neighbourhood dominated by single-family detached homes. Transverse buildings in a loosely structured architectural arrangement will deliver 25 family-friendly residential units of two to three bedrooms and an average dwelling size of 81 sqm. Quiet streets with playgrounds and green spaces in the vicinity will primarily attract families.

“Sustainability is of chief priority at either housing construction project. In line with our ESG strategy, we are committed to a high-end building standard in order to ensure long-term quality of use, and to a high energy efficiency according to the KfW 55 EE standard. We will install EV charging facilities in the underground car parks and at the surface parking spots, as well as a sufficient number of bicycle parking spaces,” said Tom Kircher, Fund Manager at HIH Invest.

Ansgar Pape, member of the Investment Committee Residential at Warburg-HIH Invest, added: “Lampertheim and its surroundings are part of an economically very strong area within reach of the Rhine-Neckar metro region where demand for housing just keeps on rising. Despite the demographic trend, new-build construction activities in the region remain sluggish. With our family-friendly and age-appropriate neighbourhood developments, we are creating urgently needed residential accommodation equally suitable for the needs of families, seniors or singles.”

Lampertheim lies around 16 km north of downtown Mannheim, and is part of the direct catchment area of the economically prospering Rhine-Neckar region, home to prestigious corporates like BASF, KSB, SAP or Roche. Direct regional service connections keep the railway commute to Mannheim to 15 minutes, while Lampertheim is also conveniently connected to the motorway network.

“The collaboration with HIH Invest met our expectations right from the start. We are quite thrilled by their professional handling of the work streams that such a collaboration involves,” said Adrian Khalifé, Managing Director of Salco GmbH, as he commented the joint transaction. “We are glad to have found a partner who attaches great importance to the quality of a property development and who—just like us—sets a high standard for the sustainability of the properties. We look forward to the start of construction in the first quarter of 2022, and are very open to the idea of working with HIH Invest again in future.”

The legal and fiscal due diligence process was handled by Ashurst LLP from Frankfurt. The technical and environmental due diligence (TEDD) was performed by Ernst & Young Real Estate GmbH based in Stuttgart.



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**Nadine Robra, Team Leader Transaction Management Germany
HIH Invest**

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**Adrian Khalifé, Managing Director
Salco GmbH**

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About HIH Invest Real Estate

HIH Invest Real Estate ("HIH Invest") is one of the leading investment managers for real estate in Germany and elsewhere in Europe. We find, develop and control real estate and investments under a forward-looking approach in the best interest of our clients. Decades of experience, close proximity to real estate markets and tight networking enable us to identify real estate opportunities and to act on them quickly during the right market cycle.

Around 220 institutional clients entrust their investments to HIH Invest. They benefit from the structuring, product development, property management and market development specialists we make available for the purpose of developing just the right investment solutions for them.

HIH Invest maintains a presence in ten different locations across Europe. As part of the HIH-Group, we cover the entire real estate investment value chain with in-house capacities. The early recognition of market changes, the implementation of regulatory requirements and forward-looking digital management are part of our corporate philosophy.

At the moment, we have 14.6 billion euros worth of assets under administration in 81 investment funds.

For details, visit the company homepage at: www.hih-invest.de

About SALCO Gesellschaft für Projektentwicklung und Baumanagement mbH

SALCO GmbH has been in business as a successful contractor and property developer in the Rhine-Main region since 1994. In the years since its formation, the multifunctional family-owned company based in Langen (Hesse) has made a name for itself by developing and marketing high-end residential real estate. SALCO employs highly imaginative architects and project engineers in-house, thereby ensuring the high-quality construction execution that has distinguished the company throughout its long years in business. SALCO carefully selects the building materials for its projects, and works exclusively with the highest-spec materials. Moreover, the company is committed to sustainability and to a high degree of energy efficiency pursuant to the KfW 55 EE standard.

Currently on a growth trajectory, the company is involved in several project sites in the Frankfurt metro area and the Rhine-Neckar metro region, and is planning to keep growing in the years ahead.

For details, visit the company homepage at: www.salco-group.com

