

HIH Invest Acquires Sustainable Logistics Property Near Amsterdam

- About 2,500 square metres in total lettable area
- ESG compliant new-build scheme with photovoltaic system and BREEAM “Excellent” certification
- Fully tenant-occupied on 14-year lease
- Second asset for new real estate special AIF

Hamburg, 13 June 2022 – HIH Invest Real Estate (“HIH Invest”) just acquired a new-build property in the Netherlands from Trajanus Vastgoed B.V. that is earmarked for its second logistics real estate fund, “Deutschland+ Core Logistik Invest.” The property has a total lettable area of around 2,500 square metres, thereof about 2,000 square metres of logistics space and about 500 square metres of office space, complemented by 36 car parking spots. The property, located at Liebrugweg 3 in 1165AD Halfweg, occupies a strategically convenient site between the metro areas of Haarlem and Amsterdam while also close to Amsterdam’s Schiphol Airport, the third-largest freight airport in Europe. It is part of the modern “Polanenpark” business park, an environment characterised by particularly high sustainability requirements in building-law terms. Accordingly, the building is certified with the BREEAM “Excellent” green label. The roof-mounted photovoltaic system is used by the tenant WM Automaterialien B.V.; the company is the Dutch subsidiary of WM SE, a German brand-independent wholesaler of automotive spare parts. The lease term (WAULT) equals around 14 years. The transaction took the form of an asset deal. It represents the second acquisition on the behalf of the fund.

Jeff Dijkstra, Real Estate Manager at HIH Invest Benelux, said: “Including sustainable properties in major European logistics destinations as strategic add-on is one of the distinguishing features of our new fund. By completing this transaction in the Netherlands, we managed to combine the acquisition of an ESG-compliant property with geographic diversification.”

The “Deutschland+ Core Logistik Invest” open-ended logistics special AIF aims for a target volume of 500 million euros or more. The projected distribution equals 3.5 to 4.0 percent annually, while the minimum subscription amount is five million euros. The fund’s target group includes institutional investors and financial institutions. As with the precursor fund, its main allocation is Germany, home to the largest logistics market in Europe. About 30 percent of the fund capital is to be invested in neighbouring countries (Netherlands, France, Austria). The fund is seeking an Article-8 fund certification.



Felix Meyen, Managing Director at HIH Invest, said: “The purchase property is defined by a peri-urban location with very convenient access via the A200 and A9 motorways, which ensures you reach the city of Haarlem within ten minutes and Amsterdam within 25 minutes. In addition, the sustainability requirements of the Polanenpark business park meet the equally strict specifications of our fund to acquire sustainable assets with alternative use potential that will retain their market significance in future.”

Patrick Tammes, owner of Trajanas Vastgoed B.V. and his legal advisors Auke Klomp and Renske Burgers from Hekkelman Advocaten N.V. were highly satisfied with the constructive manner on which this transaction was established. Tammes said: “We are confident that in HIH Invest we found a reliable partner, capable of continuing the succesfull collaboration with the current tenant and wish both parties the best of luck.”

HIH Invest was legally advised by DLA Piper from Amsterdam and advised on tax aspects by Meijburg & Co B.V. (KPMG) from Amstelveen. The technical and ESG due diligences, which measured a particularly high resource-efficiency, were conducted by Cushman & Wakefield based in Utrecht.

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“We are confident that in HIH Invest we found a reliable partner, capable of continuing the succesfull collaboration with the current tenant/lessee and wish both parties the best of luck.”

Patrick Tammes, Owner
Trajanas Vastgoed B.V.

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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 260 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 17.3 billion euros worth of assets under administration in 90 investment funds.

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