

## HIH Invest Acquires Day Nursery in Duisburg for its “Zukunft Invest” Fund

- The property was sold by TERRA Projektentwicklung based in Frechen
- Total lettable area of 1,066 square metres
- 30-year lease signed with day nursery operator Step Kids Education GmbH

**Hamburg, 29 August 2022** – HIH Invest Real Estate (“HIH Invest”) just acquired another day nursery (crèche) for its “Zukunft Invest” open-ended special AIF. The asset represents a new building in Duisburg that was constructed by TERRA, a property developer specialising in day nurseries. The nursery has a total lettable area of 1,066 square metres, and accommodates 95 children in six groups. A lease agreement was signed with the experienced sponsor Step Kids Education GmbH for a 30-year term.

Jens Nagelsmeier, Head of Transaction Management Retail & Healthcare at HIH Invest, commented: “Daycare properties have become an established asset class in their own right on the market, and are subject to strong demand because of their long-term security of income. However, their ownership structure is very heterogeneous: Day nurseries are often held by private owners whose portfolios include only one or two assets. There are no brokers or estate agents yet who specialise in these. Accordingly, our acquisition efforts concentrate on suitable new-build and conversion projects. In TERRA Projektentwicklung, we found an experienced partner, with whom we would like to deepen our collaboration in order to ensure a dynamic further development of our investment fund.

With its roughly 490,000 residents, Duisburg is the fifth-largest city in North Rhine-Westphalia. The day nursery is located in Duisburg-Hochheide, a densely populated residential area, on a plot of 2,113 square metres with open areas designed specifically for children. Numerous shopping venues lie within easy walking distance, and the bank of the Rhine River is also just a short walk away. Driving time to the inner city is about 15 minutes.

Compared to the other German states, North Rhine-Westphalia has the greatest care gap in regard to day nursery spots. The care gap describes the difference between the number of spots actually needed and the number of children actually cared for. The gap amounts to 19 percent in NRW, and is topped only by the city state of Bremen with 20.2 percent.

The legal and tax due diligences for this transaction were conducted by the law firm of Heuking Kühn Luer Wojtek in Hamburg. The technical due diligence was performed by ES Enviro Sustain GMBH from Berlin.



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**Jens Nagelsmeier, Head of Transaction Management Retail & Healthcare  
HIH Invest**

### **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 17.5 billion euros worth of assets under administration in 89 investment funds.

For details, visit the company homepage at: [www.hih-invest.de](http://www.hih-invest.de)

### **About TERRA Projektentwicklung**

The business orientation of Terra Projektentwicklung aims to create forward-looking social structures in Germany and to bring the partners on whom the success of a given project depends together for the benefit of all.

We help to ensure that the liveability of our cities is not a matter of age or neighbourhood. A balanced supply with high-quality education and daycare infrastructure is a goal we strive toward and that we intend to make a reality for today’s and tomorrow’s living environments. This creates rooms for social interaction where people support each other, learn from each other and live in a spirit of mutual respect and appreciation.



To achieve this, we closely coordinate our work with all relevant stakeholders: land owners, architects, specialist engineers, chartered surveyors, contractors, operators, charitable and independent sponsors as well as public sector sponsors, and investors. They all participate in the successful development of a given property. Our job in this is to mastermind and manage the entire value chain.

For details, visit the company homepage at: [www.terra-projektentwicklung.de](http://www.terra-projektentwicklung.de)

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