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Press Release

Warburg-HIH Invest Acquires Mixed Office/Commercial Building in Aachen for New Open-Ended Special AIF

- New-build office and commercial building of over 5,000 square metres of lettable area in Aachen, fully let
- First asset for Warburg-HIH's "Deutschland Selektiv Immobilien Invest II" investment fund
- Property development aims for DGNB Gold sustainability certificate
- Sold by property developer Landmarken AG

Hamburg, 8 June 2020 – Warburg-HIH Invest Real Estate GmbH ("Warburg HIH Invest") acquired the new-build office and retail complex Pick-up at Quartier Nord in Aachen. The six-storey building was acquired within the framework of an asset deal on behalf of the "Deutschland Selektiv Immobilien Invest II" open-ended special property fund. The fund invests in "core / core plus" office properties in selected German growth cities. An add-on option permits investments into other types of use up to a limit of 30 percent of the total assets. Assuming a minimum fund volume of 400 million euros and a gearing ratio of no more than 50 percent on the fund level, the distribution yield is expected to equal four percent. Institutional investors can buy into the fund by acquiring equity interests of five million euros or more.

The property development at Krefelder Strasse 128 in Aachen provides more than 5,000 square metres of office and restaurant space along with 73 parking spots. The property was built by Landmarken AG and completed on schedule. The multi-tenant property is already fully let. Main tenant with an occupied share of 73 percent of the gross lettable area is COGNEX, a globally operating specialist for machine vision readers, on a long-term lease for more than ten years. The restaurant unit is let to Burger King for a 20-year term. Other tenant in the building include a physical therapy centre, also on a lease term of more than ten years. It was agreed not to disclose the selling price.

"With the 'Deutschland Selektiv Immobilien Invest II' investment fund, we pick up where we left off with its fully-placed precursor fund. We managed to achieve an excellent performance on behalf of our investors with our fund concept and consider the investment strategy to be just as auspicious going forward.



Accordingly, we decided to launch another fund of the same type but without a maturity cap,” said Alexander Eggert, Managing Director of Warburg-HIH Invest. “With the acquisition of the Pick-up, we are adding a property occupied by high-net-worth tenants on long-term leases to the fund.”

It is intended to secure a DGNB Gold certification for the building. The Pick-up scheme was created as part of the Quartier Nord locality the Landmarken is developing between the inner city of Aachen and the A4 motorway. The town centre is eight minutes and the A4 motorway four minutes away by car. Direct access to the B57 federal route further enhances the excellent transport connectivity. By 2030, the Quartier Nord development will have created a total of 48,500 square metres in mixed-use properties for the use types office, retail and gastronomy, along with parking facilities. Other companies that have moved to Quartier Nord include Tranel, St. Gobain, ADAC and Telekom.

The legal and tax due diligences for the buyer side were conducted by Ashurst LLP in Frankfurt am Main. The technical due diligence was done by Schwab (SCHWAB.engineers Projektmanagement GmbH) based in Hamburg.

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**Alexander Eggert, Managing Director,
Warburg-HIH Invest**

About Warburg-HIH Invest

Warburg-HIH Invest is one of the leading investment managers for real estate in Germany and Europe. We adopt a future-oriented approach to finding, developing, and managing properties in the interests of our clients.

Decades of experience, proximity to the real estate markets and a tight-knit network allow us to identify real estate opportunities and quickly implement them in the right phase of the market.

Around 150 institutional clients have entrusted their investments to Warburg-HIH Invest. Our specialists for structuring, product development, real estate management and market development all work to develop the right investment solutions for them.

Warburg-HIH Invest is represented at ten locations throughout Europe. As part of the HIH Group, our in-house capacities cover the entire real estate investment value chain.

Early identification of changes in the market, implementation of regulatory requirements and future-oriented digital management are part of our corporate philosophy.



We currently manage assets with a volume of more than EUR 11.3 billion across 71 funds.

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