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Press Release

Warburg-HIH Invest Acquires Neighbourhood Retail Centre in Kassel

- Another acquisition for open-ended local retail fund
- Around 5,400 square metres of gross lettable area are almost fully tenant-occupied
- Chance to exploit additional potential for capital appreciation through active management

Hamburg, 24 February 2020 – Warburg-HIH Invest Real Estate (Warburg-HIH Invest) just acquired the neighbourhood retail centre located at Wittrockstrasse 3/5 in the inner city of Kassel. The acquisition was transacted in the form of an off-market deal on behalf of “Warburg-HIH Perspektive Einzelhandel: Fokus Nahversorgung,” an open-ended special AIF focused on local retail centres. The acquired property is located in a good district location and highly visible from Wilhelmshöher Allee, the street that connects the parklands of Bergpark Wilhelmshöhe with the inner city of Kassel. It has a gross lettable area of around 5,400 square metres and 117 car parking spots.

The entire building is almost fully occupied. It is anchored by a Rewe food market that occupies more than 50 percent of the lettable area. Other major tenants include an Aldi discount supermarket and a Rossmann drugstore. The average remaining lease term among the property’s tenants is currently around nine years.

Originally built in 1972, the neighbourhood retail centre was redeveloped and topped up in 2003. In 2019, comprehensive upkeep works were carried out in the section occupied by Rewe and the forecourt parking outside Rewe.

“By acquiring the neighbourhood retail centre in Kassel we brought the portfolio of our fund up to twelve properties or c. EUR 238 million in real estate assets now,” said Thomas Christ, Senior Fund Manager at Warburg-HIH Invest. “Key arguments in favour of buying this property included the outstanding location and transportation access, the sound tenant structure and the existing capital appreciation potential.” Hans-Joachim Lehmann, Managing Director of Warburg-HIH Invest, elaborated: “The acquisition is helping us not only to boost the profitability of our local retail investment fund but are also to further diversify the regional spread of its portfolio and its tenant structure.”



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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 11.2 billion across 68 funds.

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