

PRESS RELEASE

Warburg-HIH Invest Acquires Logistics Property Near Schweinfurt and Multi-Storey Car Park in Wuppertal

- Both assets let long-term to an online retailer
- Seller is Complemus Real Estate
- Logistics property earmarked for the “Warburg-HIH Deutschland Logistik Invest” investment fund
- The asset has a gross lettable area of around 7,300 square metres
- The multi-storey car park for over 300 delivery vehicles acquired for a closed-end investment limited partnership

Hamburg, 6 May 2021 – Warburg-HIH Invest Real Estate GmbH (“Warburg-HIH Invest”) acquired two properties occupied on long-term leases from Complemus Real Estate. The logistics property located in Oerlenbach near Schweinfurt, which is used as a distribution centre, has a gross lettable area of 7,300 square metres and several hundred parking spots for cars and vans. Its completion is scheduled for summer 2021. In addition, Warburg-HIH Invest bought a car park near Wuppertal on behalf of a closed-end investment limited partnership. With its roughly 10,700 square metres of gross lettable area, the three-storey building provides over 300 van parking spots. It is expected to be completed by the end of 2021.

The logistics property near Schweinfurt is the tenth asset held in the “Warburg-HIH Deutschland Logistik Invest” fund, an open-ended special AIF that invests exclusively in German logistics real estate. So far, the fund acquired logistics assets in a total value of nearly 300 million euros. It is planned to bring the fund volume eventually up to 500 million euros.

“With the last-mile distribution centre near Schweinfurt, we further enhanced the geographical diversification of the fund. We managed to secure the asset as early as April of last year in conjunction with an off-market portfolio acquisition. We are glad about this opportunity to add a new-build logistics asset with great alternative use potential and occupied by a tenant with a long-term horizon to the fund”, said Andreas Strey, Co-Head of Fund Management and Head of Logistics at Warburg-HIH Invest.

The multi-storey car park in Wuppertal is located in immediate proximity to the last-mile distribution centre in Wuppertal that was acquired for the “Warburg-HIH Deutschland Logistik Invest” fund in spring of 2020. The properties in Schweinfurt and Wuppertal both benefit from convenient transport links because they are located close to transport nodes. They are part of the tenant's last-mile concept.



Lars Bothe, Senior Transaction Manager Germany at Warburg-HIH Invest, elaborated: “A growing number of major e-commerce retailers are setting up their own logistics platforms in order to ensure the swift delivery of their parcels. For the distribution centre and the last-mile delivery business, it is often indispensable to have your own car park if you need to keep a sufficient number of vehicles on hand. This makes multi-storey car parks a diversification option with great potential and significant yield upside for a given property portfolio.”

Matthias Dötsch, Managing Partner of COMPLEMUS Real Estate in Aachen, added: “As an investment developer, we specialise in the development of flexible logistics real estate for prestigious occupiers. It is pleasure to be working with Warburg-HIH Invest once again on occasion of this transaction.”

The legal and tax due diligence (DD) audits for the acquisitions were performed by Norton Rose Fulbright LLP in Frankfurt am Main for the buyer side. The technical audit (DD) of the properties on the buyer side was conducted by Arcadis Germany GmbH in Darmstadt.

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COMPLEMUS Real Estate**

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 220 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 13.3 billion across 78 funds.

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

About COMPLEMUS Real Estate

COMPLEMUS REAL ESTATE is a manager-owned investment developer. The company's business consists of planning, developing, constructing and funding high-end commercial real estate on behalf of well-known companies, including DHL, Amazon and Goldbeck, among others. The company covers all aspects of the property value chain – from the identification of suitable plots of land all the way to the handover of the completed property to the end investor. Unlike other third-party developers, COMPLEMUS will also take care of the funding end of such projects. In the years since 2007, the company's leadership team has implemented projects in a total volume of c. 350 million euros. From its head office in Aachen, the company develops commercial real estate anywhere in Germany.

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