

Press Release

HIH Invest Sells Vienna Office property to vivoreal

- Office property located in the Simmering district of Vienna
- Approx. 13,000 square meters of office space
- OTTO Immobilien mediated the deal

Hamburg, 9 January – HIH Invest Real Estate (HIH Invest) has sold an office building at Simmeringer Hauptstraße 47-49 in Vienna to the Austrian family office vivoreal. The building, constructed in 2007, comprises about 13,000 square meters of lettable office space and features more than 100 underground parking spaces. The building is fully let; the main tenant is BBRZ - Vocational Training and Rehabilitation Centre. Due to its location directly next to the underground station "Zippererstraße" (U3) and its proximity to the A23, the property features excellent transport connections. HIH Invest had acquired the property in 2012 for a closed-end fund and successfully managed it during the holding period. The parties agreed not to disclose the purchase price.

"After a holding period of more than ten years, we were able to successfully sell the office property in line with our plans. We are pleased to have found a buyer in Family Office vivoreal, which has first-class expertise of the Vienna office market," said Sebastian Pende, Head of the Vienna branch of HIH Invest.

The family office, which specialises in commercial properties, was thus able to expand its portfolio with a property in line with its own growth strategy.

"We are pleased to add a well-established building in the centre of an up-and-coming district to our portfolio. The acquisition shows how transactions are possible, despite a challenging market environment: by working with reliable partners," said Vivian-Thomas Wabitsch, Managing Director of vivoreal.

Christoph Lukaschek, Head of Investment OTTO Immobilien, the Austrian partner of Knight Frank, added: "Office properties represent the backbone of the commercial real estate market, especially in the apparent market situation. The transaction of a large-volume property once again demonstrates the stability of the local market, but also underlines the importance of private investors in the current environment."

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**Sebastian Pende, Vienna Branch Manager
HIH Invest Real Estate**

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**Vivian-Thomas Wabitsch, Managing Director
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**Christoph Lukaschek, Head of Investment
OTTO Immobilien**

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

About vivoreal Group

The vivoreal Group is a Viennese real estate investor that specialises in office properties and records annual growth of between 20-50 million euros in this market segment. The vivoreal Group's portfolio is characterised by central locations and main tenants with strong credit ratings and is predominantly located in Vienna.



About OTTO Immobilien

With around 100 employees, OTTO Immobilien is one of Austria's largest private, independent and owner-managed real estate consultants. The company has been successful on the Viennese market for more than 65 years and offers all areas of real estate services: the sale and letting, management and valuation of residential and commercial properties. OTTO Immobilien is a company traditionally rooted in Vienna - but with global perspectives: since 2011, Knight Frank, the world's largest private real estate advisor, has been a strong international cooperation partner.

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