

WARBURG-HIH INVEST REAL ESTATE

Press Release

Warburg-HIH Invest Acquires Hotel and Retail Property in Vienna

- Acquisition of a property on Mariahilfer Strasse 122 / Kaiserstr. 1 and 3 close to Westbahnhof station in Vienna
- Main tenant is InterCityHotel
- Asset is fully occupied on long-term lease

Hamburg, 17 September 2015 – The Hamburg-based investment company Warburg-HIH Invest Real Estate GmbH (Warburg-HIH Invest, formerly: HIH Global Invest Kapitalverwaltungsgesellschaft mbH) just acquired a hotel and commercial building in Vienna for an institutional German investor on an individual fund mandate. The asset was sold by a group of private Austrian investors for a price of about 53 million euros. Raised in 1999/2000, the property was most recently refurbished in 2014, and is fully let to four tenants.

The building occupies a prominent corner location on Mariahilfer Strasse, one of Vienna's best-known high-street pitches, and lies in close proximity to Westbahnhof, a major rail hub. Also found in the immediate vicinity are numerous sights, such as St. Stephen's Cathedral or the Hotel Sacher, which can be reached in less than ten minutes' drive via the underground railway number 3.

The building's main tenant, occupying a lettable area of 9,137 square metres, is a hotel of the InterCityHotel brand that is owned by Steigenberger Hotel Group, and which serves both tourists and business travellers. About one third of the lettable area is occupied by a variety of retail and gastronomic venues.

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“Owing to the excellent location on one of the leading high streets in Vienna, the retail and gastronomy business here is marked by high footfall. Another factor that makes the InterCityHotel, which has been in the building since its completion, popular among business people and urban tourists is its superior access to local and long-haul transportation. The property's quality and appeal was further enhanced by the refurbishment in 2014. As a result and because of the average lease term of more than 17 years, the investment is characterised by a high security of income.”

**Andreas Schultz, Managing Director
at Warburg-HIH Invest**



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The seller was facilitated by Colliers International during this transaction.

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About Warburg-HIH Invest

Warburg-HIH Invest Real Estate (Warburg-HIH Invest) is a real estate investment manager serving institutional investors and covering the entire spectrum of national and international real estate investments. Warburg-HIH Invest is one of Germany's leading managers of special AIF for real estate, with real estate assets of c. EUR 5.7 billion under management. Warburg-HIH Invest can demonstrate a comprehensive track record in designing and implementing bespoke investment solutions. Warburg-HIH Invest, as a quality provider, supplies products and services with added value. This pursuit matches the quality standards set by both of its shareholders, HIH Real Estate and the private bank M.M.Warburg & CO founded in 1798.

For more details, visit us on the Internet: www.warburg-hih.com