

WARBURG-HIH INVEST REAL ESTATE

Press Release

Warburg-HIH Invest Acquires Premium Property Development in Cologne

- Acquisition earmarked for a property special AIF
- Mixed office-commercial building with annexed underground car park under construction in the highly coveted “City” office submarket
- Anchor tenant will be the international business consulting firm DLA Piper

Hamburg, 22 October 2015 – The Hamburg-based investment company Warburg-HIH Invest Real Estate GmbH (Warburg-HIH Invest, formerly: Warburg - Henderson) acquired the “Gürzenich-Quartier” mixed office-commercial building currently under construction in Cologne. The building of 13,000 square metres is earmarked for an institutional pool of segregated assets. The property is being raised on a plot of about 2,500 square metres across from the Gürzenich concert hall in downtown Cologne – a building constructed in the 15th century which today belongs to the most famous congress and events locations in Cologne. The asset is expected to be completed and ready for occupation by the second quarter of 2016. Seller and property developer is a joint venture between Metropol Immobilien und Beteiligungs GmbH and Johann Bunte Bauunternehmung GmbH & Co. KG.

The “Gürzenich-Quartier” is located at Augustinerstr. 10 / Martinstr. 3 in Cologne in direct extension of Schildergasse, Germany's most highly frequented pedestrian precinct, and just 350 metres from the bank of the Rhine. The planned eight-storey building cluster will have a gross lettable area of 13,000 square metres. About 1,700 square metres on the ground floor are intended for retail units, whereas the upper floors comprehend high-class office and practice space on more than 11,300 square metres. The building also provides 65 parking spots in its underground car park. Main

“The property offers an appealing combination of excellent transport links, high-spec building fit-out, and attractive location. The ‘City’ submarket has manifested a brisk dynamic in recent years in regard to office and retail accommodation both, and regularly returns the highest sales figures and rents anywhere in Cologne.”

Hans-Joachim Lehmann, Managing Director at Warburg-HIH Invest



tenant is the internationally active business consulting firm DLA Piper, which will occupy 5,500 square metres. The project has been pre-certified for the Silver standard by the DGNB German Sustainable Building Council.

“The property, let on strong covenants, offers an appealing combination of excellent transport links, high-spec building fit-out, and attractive location: The ‘City’ sub-market has manifested a brisk dynamic in recent years in regard to office and retail accommodation both, and regularly returns the highest sales figures and rents anywhere in Cologne,” said Hans-Joachim Lehmann, Managing Director of Warburg-HIH Invest and in charge of the Transaction Management Germany division.

The transaction was facilitated by Ashurst LLP (Frankfurt) on the buyer side while CBH Rechtsanwälte (Cologne) provided counsel to the seller.

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.

More information on www.warburg-hih.com

About METROPOL Immobiliengruppe

For more than 40 years, METROPOL Immobilien has been active as independent investor and property developer in the classic real estate segments office, retail and residential. Investments in this context focus on sought prime sites in locations with a high development upside within the Cologne metro region. The owner-operated real estate company is committed to creating, preserving and redeveloping assets in order to keep enhancing Cologne's appeal for occupiers.

More information on www.metropol.de

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