

HIH Invest Acquires Day Nursery in Leipzig

- Acquisition for “HIH Zukunft Invest” Fund
- Standing property with over 1,600 square metres of lettable area
- Long-term lease signed with Johanniter-Unfall-Hilfe charity

Hamburg, 12 July 2023 – HIH Invest Real Estate (“HIH Invest”) acquired another day nursery (daycare centre), this one located in Leipzig, for its “HIH Zukunft Invest” open-ended institutional fund. The two-storey property at Clara-Wieck-Strasse 9 provides 1,638 square metres of lettable area to accommodate 165 children, thereof 28 in the crèche section and 117 in the preschool section. In addition, after-school care places for school children of up to ten years of age are available in the afternoon. The outdoor area covers about 1,800 square metres on a plot of 3,134 square metres.

The day nursery at Clara-Wieck-Strasse 9 is located directly next to another day nursery, located at Stöckelstrasse 37-41. The latter belongs to the portfolio of the “HIH Zukunft Invest” fund as well. The association sponsoring both facilities is the Johanniter-Unfall-Hilfe e.V., the national charity of the Order of St John in Germany. The lease agreement of the property just acquired will run for a remaining term of well over 15 years.

“The acquisition gives us the chance to invest in a day nursery that, while well-established, is still rather new, and that exploits synergy effects as it collaborates with the day nursery on Stöckelstrasse,” commented Jens Nagelsmeier, Head of Transaction Management Retail & Healthcare at HIH Invest. “Both facilities are located in a densely populated residential area in the Schönefeld-Abtnaundorf district in one of the fastest-growing cities of Germany. Leipzig’s brisk demographic growth is expected to continue through 2035. As a consequence, day-care spots for children are very much in demand.”

This latest acquisition brings the portfolio of the “HIH Zukunft Invest” Article-8 fund, which is still in its investment phase, up to 17 assets. The fund focuses on educational facilities like day nurseries, schools and academic buildings in fast-growth cities and metro regions in Germany. The fund has a targeted volume of at least 100 million euros, and may use up to 50 percent leverage on the portfolio level.

The legal and tax due diligences for this transaction were handled by the law firm of Heuking Kühn Luer Wojtek in Hamburg. Consulting Partners Hamburg (CPH) was responsible for the technical due diligence.

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**Jens Nagelsmeier, Head of Transaction Management Retail & Healthcare
HIH Invest Real Estate**

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 eight 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 19.7 billion euros worth of assets under administration in 92 investment funds.

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

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