

Press Release

ABG Capital acquires the VTG Center in Hamburg

- **Total investment volume of approximately €100 million**
- **Long-term let office building with anchor tenants VTG, Vodafone, and EHA**
- **Central location in the dynamically growing Hamburg-Hammerbrook district**

Hamburg/Frankfurt, 11 January 2022 – ABG Capital, ABG Real Estate Group’s investment management entity, has acquired the VTG Center at Amsinckstrasse 57-61/Nagelsweg 34 in Hamburg, in cooperation with a small group of occupational pension schemes. Total investment volume for the attractive property amounts to approximately €100 million. The seller is Savills Investment Management.

The VTG Center is a very centrally located multi-tenant office building in Hamburg’s Hammerbrook district. The building is ideally connected via three main roads, the suburban rail network (S-Bahn), and the Hamburg-Hammerbrook railway station. The property is divided into four large units. Total rental space amounts to around 22,750 sqm, spread over eight floors above the ground, with individually lettable units ranging from 120 sqm to 2,800 sqm. Use of the building is thus highly flexible. The VTG Center has around 300 parking spaces, of which 290 are in the underground car park. Anchor tenants of the building, which was completed in 1996 and is let under long-term contracts, are renowned companies such as VTG, Vodafone, and EHA. Tenant sectors represented include the education, advisory services, social, and engineering sectors.

Hamburg-Hammerbrook is a dynamically growing district in the Hanseatic city of Hamburg. Whilst so far it has mainly housed administrative buildings, its location close to Hamburg’s city centre is making Hammerbrook increasingly attractive to other types of use: a lively mix of offices, retail establishments, restaurants, and an increasing number of apartments is creating modern urban space with everything close to hand.

Ulrich Höller, Managing Partner at ABG Real Estate Group, stated: “With the acquisition of the VTG Center, ABG Capital has increased the asset base to more than €550 million in its first financial year. The property is another example of how we focus on flexible-use buildings in attractive surroundings and with a promising perspective.”

ABG Capital was supported in executing the transaction by Hengeler Mueller Partnerschaft von Rechtsanwälten mbB (legal advice), orange recon GmbH (technical due diligence), ALR Treuhand GmbH (tax advice) as well as by CBRE and JLL (estate agents).

About ABG Real Estate Group:

ABG Real Estate Group, founded in Munich in 1967, looks back on a success story spanning 50 years. With its ABG Development, ABG Immobilienmanagement and ABG Capital divisions, the Group is a one-stop shop covering the entire real estate cycle – from project development and construction management to renting, financing and investment management. ABG's focus is firmly on Germany, with offices in Hamburg, Frankfurt am Main, Berlin, Cologne and Munich. With more than 80 staff, it plans and implements mainly commercial properties, but also residential projects and entire urban districts or quarters. The current project development volume amounts to more than € 2.8 billion, while ABG's new business line ABG Capital has assets under management worth more than €550 million. ABG's reference sites comprise renowned properties such as the Skyper and Garden Tower skyscrapers in Frankfurt am Main, the Ericus-Contor/SPIEGEL publishing house in Hamburg, and the combined residential and office building at Pariser Platz in Berlin. The list of most recent ABG projects includes the new Deutschlandhaus in Hamburg, the VoltAir in Berlin, the Living Isar residential project in Munich, as well as various developments in Cologne and Dusseldorf.

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