

Press Information, 9 February 2016

Berlin Hyp provides € 49.6 million in real estate financing

Berlin Hyp is financing the € 49.6 million acquisition of five commercial properties on behalf of open-ended specialist real estate fund DIC Office Balance III. The loan amount is to be provided for a term of up to ten years.

The investment fund was set up by DIC Asset AG and focuses exclusively on German real estate. DIC Asset AG is responsible for asset and property management, while IntReal International Real Estate Kapitalverwaltungsgesellschaft mbH takes care of fund management. “We are delighted to have enabled this complex financing for such a highly acclaimed partner,” said Gero Bergmann, member of the Board of Management of Berlin Hyp.

The five financed office and business premises are located in Bochum, Hanover and Kleinmachnow and have a total rental area of roughly 59,000 m². They were constructed between 2001 and 2005.

DIC Asset AG, established in 2002 and based in Frankfurt am Main, is a real estate company focusing exclusively on investment in commercial real estate in Germany and pursues a yield-oriented investment policy. The DIC Asset AG investment strategy is geared towards the development of its quality, high-yield and regionally diversified portfolio. Its assets under management comprise 215 properties with a total market value of € 3.2 billion, with the pro rata share of commercial estate assets amounting to roughly € 2.2 billion. The real estate portfolio is divided into two segments: the “Commercial Portfolio” (€ 2.0 billion) contains existing properties with long-term rental agreements and attractive rental returns, while the “Co-Investments” segment (pro rata share of € 0.2 billion) comprises a group of fund investments, joint venture investments and investments in project developments. An in-house real estate management team spread across six different sites at regional portfolio focal points is on hand to assist tenants directly. This market presence and expertise represents the foundations for the stability and development of yields and property values. DIC Asset AG has been listed on the SDAX since June 2006 and is also represented on the international EPRA index for the most important real estate firms in Europe.

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Berlin Hyp specialises in large-volume real estate finance for professional investors and housing societies, for whom the Bank develops individual financing solutions. As an enterprise forming a Group together with the German savings banks, it also makes an extensive spectrum of products and services available to these institutions. Berlin Hyp's clear focus, almost 150 years of experience and its close proximity to the Savings Banks Finance Group characterise the Bank as a leading German real estate and Pfandbrief bank.