

Investment Teaser

CONFIDENTIAL DOCUMENT

CATELLA



TESSNER OFFICE BUILDING (TOB)
VAHRENWALDER STRASSE 245-247/KABELKAMP 1A-D,
D-30179 HANOVER

Key Facts

Address

Vahrenwalder Straße 245-247/
Kabelkamp 1a-d
D-30179 Hanover

Plot Size

Approx. 20,000 sqm

Total Rental Area

Approx. 34,614 sqm, thereof
Office approx. 94.4 %
Storage/Basement approx. 2.7 %
Gastronomy approx. 2.0 %
Technical areas approx. 0.9 %

WALT

Approx. 6.4 years

(As of 01/2022)

Net Rental Income

Approx. € 4,173,400 p. a. (actual rent)

Approx. € 4,183,600 p. a. (target rent)

Investment

9-storey office complex with 282 underground
and 156 outdoor parking spaces

Year of Construction

1993/1994,
Facade replacement in 2012

Occupancy Rate

Approx. 100 %

Tenants

11 tenants

(Public anchor tenant accounting for 38.8 % of rental income)

Deal Structure

Asset Deal



Investment Highlights



Hanover is the clear leader among German B-cities with approx. 4.6 million sqm of total office space.



Major centre of the Hanover Region with its 21 cities and approx. 1.2 million inhabitants



Strategically well located in a large-scale industrial park with close proximity to the airport and the motorway junction A2/A7



Excellent transportation links thanks to the "Kabelkamp" tram (U1) and bus stop (line 135) directly opposite



Public anchor tenant with a long WALT of approx. 10 years plus remaining options (2 x 5 years)



Enhanced cash flow security thanks to the asset's diversified multi-tenant structure



Modern architectural design in excellent condition with prestigious entrance hall and underground car park



Attractive design of the green and outdoor areas as well as the inner courtyard with water feature and plants



Integrated restaurant with outdoor seating in the inner courtyard is a point of attraction for tenants and the surrounding area

Hanover – City & Region



Hanover Region

Hanover is not only the state capital of Niedersachsen but also the major centre and administrative headquarters of the entire Hanover region, which with its 21 cities and approx. 1.2 million inhabitants is one of Germany's biggest urban centres.



International Fair City Hanover

More than 70 years ago, the history of the aspiring fair city began. Today the exhibition site comprises 24 halls or approx. 392,450 sqm and is the world's third largest trade fair after Shanghai and Frankfurt (based on gross exhibition space).



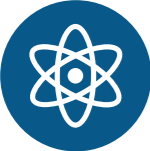
Well-known Companies

Well-reputed and globally active players, such as Continental, TUI, Talanx, Hannover Rück and Swiss Life Select, have chosen Hanover as their HQ.



Diversified Industry Structure

The industry structure is well diversified and dominated by enterprises from the industry, trade, service, finance, banking and insurance field as well as manufacturers for vehicles and machine tools.



Science & Innovation

Approx. 52,000 students are studying at the in total 14 university institutions. Among them is the "Medizinische Hochschule Hannover", which is renowned worldwide for its innovative transplant medicine.



Hanover Region

- 21 cities
- approx. 1.2 million inhabitants
- approx. € 52 billion GDP

Macro Location



approx. 542,400

Inhabitants
(2020)



approx. + 8.5 %

Projected Population Growth
(2020-2035)



approx. 8.0 %

Unemployment Rate
(03/2021)



approx. € 75,900

GDP per Person in Employment
(2020)



approx. + 116,500

Commuter Balance
(2020)



approx. 120.5

Centrality Indicator
(2021)

Hanover's central location within Europe as well as its favourable traffic situation at the intersection of heavily frequented north-south and east-west axes have spurred Hanover's development into one of the most important German business locations. For example, the motorways A7 (Hamburg-Munich) and A2 (Ruhr area-Berlin) intersect in Hanover.

In the course of EXPO 2000, massive infrastructural measures were also carried out, which is why Hanover has excellent inner-city as well as national and international connections.

All German metropolitan areas can be reached quickly via the ICE rail network of the Deutsche Bahn, and the around 100 direct international destinations from Hanover Airport. In addition, the Mittelland Canal connects the city to the most important sea and inland ports in Germany and Europe.

Source: Catella Research, Thomas Daily, City of Hanover

Micro Location

TOB Hanover is located on the easy-to-reach Vahrenwalder Straße in the north of Hanover in the Brink-Hafen district. The harbour on the Mittelland Canal to the west of the property and the commercial area characterise the surroundings, while residential use predominates to the east of the property around the street "Sahlkamp". In recent years in particular, the area around Vahrenwalder Straße has started to transform and the formerly small-scale and dispersed commercial use is becoming increasingly dense and being replaced by office buildings. One of the main reasons for this is the excellent location and accessibility by both car and public transport. Hanover's city centre as well as the motorway as a connection to the surrounding area can be reached in a few minutes by car. The tram and bus stop directly in front of the property is served at least every 10 minutes on weekdays.



Contacts



Diane Becker

CEO

M +49 (0)172 31 81 200

E diane.becker@catella.de



Marc Antonio Unverzagt

Partner

M +49 (0)172 31 81 262

E marc-antonio.unverzagt@catella.de



Alexander Goebel

Director

M +49 (0)172 31 81 280

E alexander.goebel@catella.de



Central

T +49 (0)30 31 01 93-0

E info@catella.de

W <https://www.catella.de>



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The owner will determine the further procedure once the indicative purchase price bid has been submitted. This applies in particular to detailed presentation, handing over of further information, inspection of the data room and detailed inspection on site.

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