



VON DER HEYDEN GROUP

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Bavaria Towers: Leading German Asset Manager acquires Blue Tower from Malta Based International Investor, Von der Heyden Group



International investment firm Von der Heyden Group has announced the sale of Blue Tower at the Bavaria Towers to leading asset manager on the German market Real I.S consortium, after having secured long-term lease contracts for the state of the art project. The 18-storey Blue Tower acquired from the Group with co-developers BayernProjekt and co-investors Zurich Gruppe Deutschland, is the second highest tower of the four-part high-rise complex in Einsteinstrasse in Munich with a gross floor area of over 24,000 square meters. The tower has been sold at a record yield of less than 3%, registering the highest rate of return of equity for the Von der Heyden in their A-Class building portfolio.

The investment was made by Bayerische Versorgungskammer (BVK) fund managed by the largest AIFM in Luxembourg, Universal

Investment. Real I.S.'s asset management mandate and purchase transaction included the asset and SPV management of the tower, complete with long-lease tech giant tenants NVIDIA and BayernHeim as well as Golding Capital Partners. The sale was collaborated by Colliers International and law firm Arnecke Sibeth Dabelstein where the parties have agreed not to disclose the acquisition price.

Sven von der Heyden, Chairman and founder of the Von der Heyden Group:

“The Bavaria Towers was one of the first major high-rise projects to be approved in Munich in a long time. Over the span of fifteen years we strived for pioneering architecture, a community-oriented concept and an A-class tenant structure to deliver a spectacular development that would redefine Munich’s Eastern cityscape. Having a renowned buyer in this transaction is testament to the Group’s commitment in providing organic and valuable returns from quality real estate investment” he added further “this project has been seeing difficult times as well, but the persistence of our equity partners, the tireless hard work of our advisors, consultants but foremost the team of Bayern Projekt have made this an outstanding success”.



The Von der Heyden Group has over the past week made the real estate news with the opening of new offices in Ukraine to establish multi-million commercial and residential property investments in Kyiv and Lviv. The Group has a track record for being a first mover in emerging markets, creating landmark Class A office buildings, running award winning hotels and delivering superior returns from real estate investment.

About the Von der Heyden Group

Von der Heyden Group (VDHG) is a leading high-quality niche player on the European Real Estate Market and has been successfully developing Class A Office buildings and Hotels in central and strategic locations in Malta, Germany, Poland and Spain. The Group is commonly known for its high-end finishes and quality, and at all times achieved record prices for its award-winning projects, when sold.

The Von der Heyden Group currently has offices and representations in Madrid, Menorca, Amsterdam, Luxembourg, Berlin, Munich, Poznań, Gdańsk, Warsaw, Lublin, Ukraine, Malta and Sardinia. The group has previously recorded investments and offices in other cities including New York, Atlanta, London, Dresden and Leipzig.



In March 2017, the Group, through its special purpose vehicle **Von der Heyden Group Finance plc**, has issued a €25 million bond which is listed on the Malta Stock Exchange.

The Von der Heyden Group has in Q4 2019 opened new offices in Ukraine to establish multi-million real estate investments in commercial and residential properties in Kyiv and Lviv.

The Group has also launched a Real Estate arm in one of the world's most exclusive luxury locations, Costa Smeralda, Sardinia. **Von der Heyden Group Real Estate** provides a specialist perspective and bespoke brokerage service in the real estate market to buyers and property owners.

With 30 years of sound experience and continuing presence on European markets, the investment firm enjoys the trust of international financial institutions, funds and big market players, as well as embassies, governmental institutions and cities. The Von der Heyden Group, have since 1989 recorded an investment program, impending acquisitions and developments with a value of around 600 mln Euro.

For more information on the Von der Heyden Group please visit
www.vonderheydengroup.com

Watch: The story of the Von der Heyden Group with 30 years of Trust in Europe since 1989, in our [Corporate Video](#)

About the Real I.S. group

The Real I.S. Group has been BayernLB's fund service provider specializing in real estate investments for more than 25 years. The affiliate of the Sparkassen-Finanzgruppe is one of the leading asset managers on the German market. In addition to alternative investment funds (special AIF and closed public AIF) and an open real estate public fund, the range of products and services includes individual fund solutions, club deals and joint ventures. The company has over approx. 8.7 billion euros in assets under management. The Real I.S. has two licensed capital management companies (KVGs) according to the KAGB and subsidiaries or branches in France, Luxembourg, Spain, the Netherlands and Australia. Further information at www.realisag.de

About UNIVERSAL-INVESTMENT

With around 506 billion euros in assets under management, Universal-Investment is the largest independent investment company in the German-speaking area with around 1,400 public and special fund mandates and around 750 employees, of which 388 billion euros are in its own vehicles and around 118 billion euros in additional services such as insourcing. The investment company is the central platform for independent asset management and combines the investment know-how of asset managers, private banks, asset managers and investment boutiques. With the acquisition of UI labs in early 2019, the industry-leading IT data specialist also added front office and data solutions to the service portfolio. The Universal Investment Group, founded in 1968 with its headquarters in Frankfurt am Main and subsidiaries, branches and investments in Luxembourg, Poland and Austria, is one of the pioneers in the investment industry and is today the market leader in the areas of master KVG and private label funds. According to the current PwC 2019 ManCo Survey, Universal-Investment is the largest AIFM-ManCo in Luxembourg; In the third-party ManCos, Universal-Investment also ranked 1st (as of December 31, 2019).

More information at: www.universal-investment.com

About Bayern Projekt

The Bayern Projekt Group, based in Munich, has been dealing with the professional investment, development and management of selected real estate investments for over 20 years. Since then, investments with a volume of more than 1 billion euros have been developed, accompanied and processed. Most recently, the Bayern Projekt Group developed the Bavaria Towers high-rise complex with a total investment volume of over 500 million euros. The managing partner is Sven Renz. More information at: www.bayernprojekt.de