

Hamburg, 15 December 2016

## **Union Investment acquires new Morphosys AG headquarters building in Planegg near Munich**

### **14,000 sq m of rental space fully let / First acquisition for new special fund UII German M**

Union Investment has purchased a 14,000 sq m office building at Semmelweisstraße 7 in Planegg, near Munich. Completed in 2014, the property is fully let to Morphosys AG, having recently become the biotech company's new headquarters. Planegg is one of Germany's top biotechnology locations. The vendor of the building is LIP Ludger Inholte Projektentwicklungs GmbH. The purchase price was not disclosed.

Morphosys AG specialises in producing antibodies for therapeutic, research and diagnostic use. To accommodate the company's strong focus on research, a 2,300 sq m laboratory has been installed in addition to the 10,400 sq m of office space. The building also offers 1,400 sq m of storage space plus parking for 283 cars, with 271 of the spaces being in an underground car park. The high-quality technical fit-out of the property is matched by its distinctive design elements, which include tinted façade sections, the use of natural stone and aluminium, as well as various roof terraces. German Sustainable Building Council (DGNB) certification in Gold is proof of the building's eco-credentials.

### **First new acquisition for special fund UII German M**

Union Investment will hold the property in its new special real estate fund UII German M. Targeted at institutional investors, the fund was launched with an initial 22 properties and real estate assets totalling EUR 313 million. The investment focus is on the Rhein-Ruhr, Rhein-Main and Munich regions. The office building in Planegg is the first new acquisition for UII German M.

"UII German M provides institutional investors with a new opportunity to invest in medium-sized properties in central locations of secondary cities and specialist locations in Germany. The interesting risk profile offers correspondingly higher income opportunities, even in the current low interest rate environment," said Dr. Christoph Schumacher, a member of the

management team at Union Investment Institutional Property GmbH. The fund's acquisition profile includes properties with an occupancy rate of around 80 to 90 per cent.

## **Specialist location in the Munich region**

The office building in Planegg is the perfect example of an investment in an established specialist location. A total of 20 biotech companies are clustered in and around Martinsried, Planegg and Großhadern, in close proximity to the Max Planck Institute for Biochemistry and Großhadern hospital. In addition, the biology and chemistry faculties of the University of Munich are all based at this location, which enjoys an international reputation for specialist expertise.

Munich city centre is only some 20 minutes' drive away from the property thanks to easy access to the A96 motorway. Employees can also reach the building using the suburban rail stations at Planegg and Gräfeling, as well as via Munich's extensive network of buses.



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