

Press Release**bema and ABG: Deutsche Glasfaser also lets SMART OFFICE in Dusseldorf**

Dusseldorf, 9 November 2020 – Dusseldorf-based bema and ABG Real Estate Group have acquired Deutsche Glasfaser as a third major tenant for the SMART OFFICE business location at Dusseldorf Airport. This means that more than 80 per cent of the total floorspace in the office complex – some 14,400 sqm – has already been let under long-term contracts, just under one year ahead of completion.

Deutsche Glasfaser, third-largest provider of broadband glass-fibre networks, will rent approximately 4,100 sqm (out of a total of around 14,400 sqm) from September 2021. Deutsche Glasfaser will occupy space on the ground floor, and on the first and second floors.

In the spring of this year, the German subsidiary of US-based Boston Scientific Corporation had already agreed to rent an area of about 4,500 sqm in the SMART OFFICE development, together with 101 parking spaces. Furthermore, the entire fourth floor – around 3,000 sqm – had already been rented to Intersnack Group GmbH & Co. KG. This outstanding rental performance underscores the first-class location of the SMART OFFICE Airport City, as well as the top quality of the property. Approximately 4,200 sqm office space and 58 parking spaces are therefore still available for rent.

Estate agents CBRE acted as an intermediary for both parties. The landlord's legal advisor was law firm Rotthege Wassermann, Dusseldorf.

About the SMART OFFICE project:

Construction work started in September 2019; structural works are virtually complete, and finishing works are currently well under way. The SMART OFFICE has already been awarded a DGNB "Gold" pre-certificate and a WIRED SCORE "Gold" certificate. Completion is scheduled for mid-2021. The total investment volume will amount to approximately €110 million.

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 lies on Germany, with offices in Hamburg, Frankfurt am Main, Berlin, Cologne and Munich. With around 75 staff, it plans and

implements mainly commercial properties, but also residential projects and entire urban districts or quarters. Over the past ten years, the Group has completed projects with more than €5 billion in investment volume, with another €2.5 billion currently in the project development pipeline. 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 ABG's most recent projects includes the new Deutschlandhaus in Hamburg, the VoltAir project in Berlin, the LIVING ISAR residential quarter project in Munich, as well as various developments in Cologne and Dusseldorf.

www.abg-group.de

About bema – building visions:

bema is an owner-managed project development company based in Dusseldorf with the aim of creating ground-breaking buildings and sustainable urban districts with a long service life. For three generations, the company has been distinguished by a responsible and mindful use of finite resources, grown structures and valuable partnerships as well as a strong corporate identity. Innovative future trends such as a selective approach to digitalisation and dealing with alternative, natural building materials such as wood or recyclable modular building systems, are constantly being incorporated into the process of bema's project conception. In recent years, the Rhineland has seen the continuous development of architecturally high-quality residential, office and mixed-use neighbourhood projects. A healthy, steady growth within the selected asset classes, the further development of the vision of values and the implementation of these in deliberately chosen projects and processes are what sets bema apart. The pursuit of these goals is an attitude that permeates all levels of the company. At present, bema itself is planning and developing more than 500,000 sqm of gross floor space.

www.bema-gruppe.com/english/

Media contacts:

ABG

Hausmann Pfaff Kommunikation
Thomas Pfaff and Dr Daniel Hausmann
Höchlstrasse 2
81675 Munich, Germany
T +49 89 992496-50
M +49 172 8312923
F +49 89 992496-52
kontakt@hausmannpfaff.de

bema

Catharina Enderlein
+49 173 5249661
presse@bema-gruppe.com