

Press release

ABG wins Volkshochschule Dusseldorf – as major tenant – for its YORCKS commercial property

- Volkshochschule Dusseldorf has signed a 30 year lease contract for 15,000 sqm of office space, to provide adult education
- YORCKS to become a key location on the North Rhine-Westphalian capital's "Knowledge Mile" ("Wissensmeile")

Dusseldorf/Frankfurt, 26 April 2022 – ABG Real Estate Group welcomes Volkshochschule (VHS) Dusseldorf as a new major tenant to its YORCKS property. The commercial property on Yorckstraße 19 – 23 / Münsterstraße 169 will thus become one of the key locations on Dusseldorf's "Knowledge Mile" ("Wissensmeile") of the North Rhine-Westphalian state capital. The Hochschule Düsseldorf – University of Applied Sciences and the FOM University of Applied Sciences for Economics & Management are located in the immediate vicinity with a distinctly student-oriented environment. VHS Dusseldorf, one of the largest institutions of its kind in Germany, will be uniting its entire educational offering – currently dispersed across various locations in the city – under one roof with the move to YORCKS. The tenant has rented approximately 15,000 sqm of space under a very long-term lease for 30 years; the move is scheduled from January 2024.

ABG Real Estate Group will develop and reposition the YORCKS. The location in Dusseldorf's Derendorf district is ideally connected in terms of transport, and has a very urban and dynamic feel – thanks in part to the excellent infrastructure and proximity to the city centre. The YORCKS property will offer its users campus-like, modern office space covering a total lettable area of 27,700 sqm. In addition it features very large areas ideal for special use or retail and gastronomic offerings, and long-term tenant FitX gives users the opportunity to use its fitness centre. Space can be flexibly combined in numerous different ways; even house-in-house solutions with separate entrances can be arranged. Light-flooded offices offer a view of the inner courtyards and the Dussel river. YORCKS offers 40 exterior parking spaces, an underground car park with 402 parking spaces, and charging stations for electric cars and bicycles.

Ulrich Höller, Managing Partner at ABG Real Estate Group, said: "YORCKS will offer a state-of-the-art workplace to its users in an inspiring district that is already home to several well-known educational institutions. We are delighted that we have been able to convince Volkshochschule Dusseldorf, a highly renowned institution. Around two-thirds of the building's space has now been let under long-term contracts."

Real estate agent Avison Young led the rental process.

About YORCKS Dusseldorf:

The extensive YORCKS building complex is situated just opposite the striking new campus of Hochschule Düsseldorf and near to FOM University of Applied Sciences, at the heart of the city's "Wissensmeile". The foundation stone was laid in 1992, and the property served as headquarters for the HSBC Trinkaus & Burkhardt banking

house for many years. ABG Real Estate Group acquired the YORCKS property in 2020, with the aim of comprehensively revitalising and modernising it according to the latest sustainability criteria. Certification by the German Sustainable Building Council (DGNB) is being sought in the course of the development.

About ABG Real Estate Group:

ABG Real Estate Group, founded in Munich in 1967, looks back on a success story spanning more than 50 years. With its ABG Development, ABG Immobilienmanagement and ABG Capital business lines, 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 is firmly on Germany, with offices in Hamburg, Frankfurt am Main, Berlin, Cologne and Munich. With more than 80 staff, it plans and implements mainly commercial properties, but also residential projects and entire urban districts or quarters. The current project development volume amounts to more than €2.8 billion, while ABG's new business line ABG Capital has assets under management worth more than €670 million. 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 most recent ABG projects includes the new Deutschlandhaus in Hamburg, the VoltAir building in Berlin, the Living Isar residential project in Munich, as well as various developments in Cologne and Dusseldorf.

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