

**Press Release**

## **HanseMerkur Grundvermögen acquires SMART OFFICE in Dusseldorf from bema and ABG**

**Dusseldorf, 28 April 2021 – bema Group and ABG Real Estate Group have sold the SMART OFFICE project at the outstanding business location of Dusseldorf airport to HanseMerkur Grundvermögen AG. With SMART OFFICE, HanseMerkur acquires a modern and highly attractive office building of around 14,400 sqm. Completion is scheduled for late summer 2021.**

**About the history of SMART OFFICE building project:**

sop architekten, Dusseldorf, have provided a linear design consisting of two H-shaped wings interconnected by glazed bridges. The five-storey building complex in Dusseldorf's Airport City is located on a site of around 10,000 sqm, which allows for views into a landscaped inner courtyard. SMART OFFICE's flexible floor layouts allow for all common office formats – from cubicles via open-plan offices to full open-space concepts. For its sustainable design and realisation, the building has been awarded a "Gold" pre-certificate by the German Sustainable Building Council (DGNB) as well as a WiredScore "Gold" certificate. Construction work started in September 2019.

Around one year before completion, more than 80 per cent of the total 14,400 sqm of space in the office complex had already been let under long-term contracts. Deutsche Glasfaser, Germany's third-largest provider of broadband fibre optic networks, will rent approximately 4,100 sqm from September 2021. As early as spring 2020, the German subsidiary of US-based Boston Scientific Corporation agreed to rent an area of about 4,500 sqm, together with 101 parking spaces. Furthermore, the entire fourth floor – around 3,000 sqm – has 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.

**About HanseMerkur Grundvermögen AG:**

HanseMerkur Grundvermögen AG combines all the real estate activities of HanseMerkur Versicherungsgruppe, a German insurance group. It manages a sizeable and constantly growing portfolio of real estate assets. For this purpose, the Company establishes special real estate funds, financial funds and other investment vehicles for co-investment by insurance companies of HanseMerkur Group as well as other institutional investors. More information is available at [www.hmg.ag](http://www.hmg.ag).

**About bema Group – 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 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. Healthy and steady growth within the selected asset classes, the further development of the vision of values and their implementation in deliberately chosen projects and processes are what sets bema apart.

[www.bema-gruppe.com/english/](http://www.bema-gruppe.com/english/)

**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 more than 80 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 €2.7 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](http://www.abg-group.de)

**Media contacts:**

**bema**

Janina Baar-Linder  
bema Development GmbH  
Breite Strasse 31  
40213 Düsseldorf  
T +49 211 41 6479-14  
F +49 (0) 211 41 6479-15  
[presse@bema-gruppe.com](mailto:presse@bema-gruppe.com)

**ABG**

Dr Daniel Haussmann  
Haussmann Strategic Advisory  
+49-173-3015911  
[haussmann@haussmann-advisory.de](mailto:haussmann@haussmann-advisory.de)