

Press Release

Dusseldorf: Opening of the SMART OFFICE complex, attended by Lord Mayor Keller

Dusseldorf, 8 October 2021 – In the presence of Dusseldorf's Lord Mayor Dr Stephan Keller, the SMART OFFICE project was formally opened today at the outstanding business location that is Dusseldorf's Airport City. The stunning modern office building offers around 14,600 square meters of flexible office space with freely designable layout. Joint venture partners bema Group and ABG Real Estate Group, who carried out the project development, hosted the opening ceremony during which the renowned Philosopher and consultant, Prof. Jan Teunen, presented the smart office concept as a key component of modern working environments.

Lord Mayor Dr Keller said "Working life today is increasingly non-territorial, digital and mobile, which has become particularly apparent during the Covid-19 pandemic. The entire business world has to face the demand for agile working, and with the help of flexible space concepts and a powerful, highly adaptable infrastructure that remains successful even during constant change, we are able to meet this demand. The SMART OFFICE project is exemplary of such flexibility, and with North Rhine-Westphalia's largest airport in the immediate vicinity, it is also an ideal location for global businesses."

Marno Matthäs, Managing Partner at bema Group, stated: "These visionary work spaces are the product of outstanding collaboration – between architects, other project participants of the joint venture, tenants and the end-investor."

Ulrich Höller, Managing Partner at ABG Real Estate Group, stated: "SMART OFFICE adds a highly flexible, modern office building to the business location of Dusseldorf Airport that doesn't just meets the requirements of our time but in fact exceeds them. The entire project has been sustainably planned and executed according to the latest criteria."

About the 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, and in spring 2021 the office complex was sold to HanseMerkur Grundvermögen AG.

Rental progress:

The entire office complex has already been fully let. Deutsche Glasfaser, Germany’s third-largest provider of fibre-optics broadband networks, has rented around 4,100 sqm of the office space in the first stage and secured a further 3,000 sqm in the second stage. 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. In addition, the entire fourth floor – around 3,000 sqm – has been rented to Intersnack Group GmbH & Co. KG. The fact that the areas available for renting were taken up so quickly by first-class companies underscores the prime location of SMART OFFICE Airport City, as well as the property’s top quality.

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, finance funds and other investment vehicles, in which other institutional investors can participate alongside companies of the HanseMerkur Group. More information is available at www.hmg.ag.

About bema Group – building visions:

bema is an owner-managed project development company based in Düsseldorf 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. 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.

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 totalling more than five 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 most recent ABG projects

includes the new Deutschlandhaus in Hamburg, the Project VoltAir in Berlin, the Living Isar residential project in Munich, as well as various developments in Cologne and Dusseldorf.

www.abg-group.de

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