



Background information

Know-how and expertise from Weserside

22 companies from Bremen and Bremerhaven to be showcased on the joint State of Bremen stand at Expo Real 2015

Bahnhofsvorplatz Bremen GmbH / City Gate Bremen

On the basis of designs by plans by Professor Max Dudler, the renowned architect, a business and office complex will be built in front of Bremen's main railway station and in the immediate vicinity of the city centre by the end of 2017, providing approximately 40,000 m² of space for hotelery, retail outlets, offices, surgeries and multistorey parking. City Gate Bremen is a project managed by Achim Griese Treuhandgesellschaft mbH.

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BIS Bremerhavener Gesellschaft für Investitionsförderung und Stadtentwicklung mbH (the Bremerhaven Investment Support and Urban Development Company)

Under its banner of 'one-stop business support', BIS is the key address for everything relating to business development in Bremerhaven.

On behalf of the municipality of Bremerhaven and the State of Bremen, BIS develops and markets industrial estates, operates start-up and technology centres in the seaport city, processes and approves applications for grant support, and lends support to start-ups. As part of its location marketing effort, BIS showcases Bremerhaven as a centre for business and investment at trade fairs, supports enterprises already domiciled in Bremerhaven and assists inward investment in the city.

Special emphasis is placed on developing the offshore wind industry in Bremerhaven, marketing logistics sites and properties in the Overseas Harbours, and on the construction of new office and housing properties in the 'Havenwelten'.

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BLB Immobilien / Bremer Landesbank

BLB Immobilien GmbH is a subsidiary of the Bremer Landesbank group of companies. The company provides a broad range of services and boasts core competencies in property management, project management and property brokerage. In addition to its extensive network of contacts within the region and beyond, it also has decades of experience in project development and management. The company also operates on the property market as an investor with deep pockets, and additions to its portfolio are mainly in the form of interesting project and properties in prime Bremen and Oldenburg locations.

Progressive, fast-moving, and always at eye level with customers: that is the Bremer Landesbank. With a business volume of more than 37 billion Euro, it is the biggest regional bank between the River Ems and the River Elbe. Close to its market and to the people of the region, it has a strong affinity with Germany's Northwest. From there, teams of specialists support customers with first-rate solutions.

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BREBAU

– Partner for construction and housing projects in Bremen for the past 75 years.

BREBAU is the second-largest housing construction company based in Bremen. 6,000 rented apartments in almost every part of the city are home to both newcomers and long-established residents. BREBAU also has a long tradition in planning, building and selling terraced houses and condominiums.

Anyone interested in buying an apartment, be it as tenant, owner-occupier or investor, will find a rich selection of properties at BREBAU.

In consortia with other partners, BREBAU develops large residential areas and thus plays a key role in urban development. These include the transformation of an old harbour district to form a new quarter in Bremen.

To that end, BREBAU is involved in a variety of project companies: PGB Projektgesellschaft Borgfeld GmbH & Co. KG; PGS Projektgesellschaft Stadtwerder GmbH & Co. KG, Entwicklungsgesellschaft Hafenkante GmbH & Co. KG and Göttingen-Elliehausen Bauträgersgesellschaft mbH & Co. KG.

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Bremer Aufbau-Bank GmbH (BAB)

The Bremen Bank for Economic Expansion (*Bremer Aufbau-Bank GmbH* – BAB) is the regional development bank for Bremen and Bremerhaven. It supports the State of Bremen in implementing its regional development, structural, economic and housing policies and supports enterprises in every phase of their development.

In partnership with local banks and savings banks, its focus is on all those business activities in which the State of Bremen has an interest. Financial assistance is provided to foster healthy medium-sized companies, viable start-ups, secure jobs, affordable housing, energy efficiency and innovations. The BAB generates impetus for contemporary living and supports the creation of modern yet affordable living space, the upgrading of residential units for greater energy efficiency, the creation of barrier-free housing, new forms of communal living and protective measures relating to water in all its forms from roof to drain. It offers reduced-interest loans for condominiums, for new building and for modernisation of rented apartments.

The BAB is a wholly-owned subsidiary of WFB Wirtschaftsförderung Bremen GmbH (Bremeninvest).

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control.IT Unternehmensberatung GmbH

control.IT is the market leader for portfolio management systems. With its bison.box software, control.IT offers a preconfigured system allowing fast portfolio analyses and which also provides an extensive set of modules for planning. bison.box enables major investors and asset managers to manage their global property investments efficiently – yet is also flexible and scalable enough to be used by small and medium-sized enterprises. The software calculates forecasts, supports investment and divestment decision-making, can be used for value-based portfolio management and produces controlling & management reports at the push of a button. Expert advisers at control.IT provide consultancy services relating to the technical implementation and content of projects. As a specialist for the integration of heterogeneous data from a wide diversity of source systems into a common structure – the data warehouse – control.IT occupies a unique position in the market.

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Die Sparkasse Bremen

A balance sheet totalling around 11 billion Euro, a workforce of more than 1,500 employees, and more than 60 customer advice centres makes Sparkasse Bremen the unchallenged market leader for private and corporate clients in the Hanseatic City. Founded by citizens of Bremen as a 'Free Savings Bank' in 1825, it is now one of the Top 10 of Germany's more than 457 Sparkassen (savings banks).

Sparkasse Bremen is a preferred financing partner for medium-sized enterprises. From start-ups, equity capital, project and special financing to the brokering and financing of commercial properties, it designs tailor-made concepts with its customers. As a shareholder in the 'Entwicklungsgesellschaft Hafenkante', or as financing partner, Sparkasse Bremen supports the development of Bremen's Überseestadt and the new Hulsberg district.

Much of the profit it generates is reinvested by Sparkasse Bremen in maintaining the quality of life in Bremen – namely around four million Euro annually for projects to improve public welfare, from kindergartens and sports clubs to some of the city's cultural highlights.

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ELB Grundstücksverwaltungsgesellschaft mbH & Co. KG - Retail & More

ELB is your professional partner for property management of specialised stores and retail areas. A subsidiary of the Lürssen Group (www.luerssen.de), we have more than 40 years' experience and strong relationships in the field of property and asset management, as well as project development for the retail trade. We currently manage approx. 150 sites around Germany, with a total value of approx. € 500 million and a rented area of more 260,000 m². Our services include integrated management of specialised store, specialist shopping centres and supermarkets.

Visit us at Expo Real from 5 – 7 October 2015 in Hall B2, Stand 240. We look forward to meeting existing and potential clients.

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Entwicklungsgesellschaft Hafenkante GmbH & Co. KG

The 'Entwicklungsgesellschaft Hafenkante' was established in 2003 by a group of project developers and investors with the aim of developing a 12-hectare district within Bremen's Überseestadt. The first projects are being implemented. The 'harbour edge' (Hafenkante) site is close to the city centre and offers more than 1,000 metres of undeveloped waterfront, of which 700 metres boast a unique southerly view of the River Weser. Kees Christiaanse (KCAP/ASTOC), the well-known architect from Rotterdam, was responsible for designing and

planning the Hafenkante district. Attractive addresses for service providers and commercial enterprises – mixed with residential properties – are being developed on the basis of his overall concept.

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EUROPA-CENTER AG

The EUROPA-CENTER property group, with its head office in Hamburg, operates nationwide as an investor, developer and portfolio holder of high-quality office and business properties, hotels, business apartments, logistics centres and factory units.

The property group offers its successful concept at pacesetting locations – everything on a one-stop basis, from project development and construction to property management. This also includes, as a special service, the free planning of building upgrades for potential and existing tenants.

EUROPA-CENTER currently owns and manages office and business properties totalling approx. 330,000 m² in Hamburg, Berlin, Bremen, Bremerhaven and Essen. Other development sites around Germany for office properties, logistics and hotel projects are currently in the project planning phase. EUROPA-CENTER is now expanding into the European market with its newly established subsidiary, EUROPA-CENTER International.

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Bremen Airport – Europe's fastest airport for departures

With excellent connections to nearly 50 attractive non-stop destinations in 23 countries in Europe and North Africa, links to the whole world via European hubs and a passenger volume of more than 2.7 million in 2014, Bremen Airport is one of Germany's international commercial airports.

More than 14 airlines link the Northwest to European business centres and holiday regions. Nowhere else can travellers in Germany find an international airport as close to the city centre as Bremen Airport. Within eleven minutes, travellers can get from Bremen Airport to the city centre thanks to the tram that stops right in front of the terminals. The airport also has its own motorway access point, ensuring ease of arrival and departure as well as links to the national road network.

A mixture of industries has been established at City Airport Bremen that leaves no wish unfulfilled, making it the perfect address for companies that want to combine excellent accessibility and mobility with special locational flair. The extensive service portfolio for tenants and leaseholders extends from IT service to supplies of office equipment and furniture. This guarantees efficient concepts with local, on-site service providers along the entire process chain.

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GANTEN HÜNECKE BIENIEK und PARTNER mbB

Legal advice on property matters requires a high level of specialisation. The expertise of GANTEN HÜNECKE BIENIEK und PARTNER mbB embraces the entire life cycle of real estate.

During planning and development, implementation, marketing and utilisation, we provide comprehensive, innovative and sustained advice throughout every phase of a project.

Our focus is on the long-term commercial success of our clients. We pursue a consistent and pragmatic approach that is centred on preventing and resolving conflicts.

We apply our expertise to advise investors, project developers, principals, owners, landlords, estate managers, architects, construction companies and public-sector agencies.

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GEG – Grundstücksentwicklung Klinikum Bremen-Mitte GmbH & Co. KG

In the years ahead, things will be happening in Bremen's up-and-coming residential district – the 'New Hulsberg Quarter'.

The neighbours include the trendy 'Quarter', the Weser Stadium for football and the embankment along Osterdeich, as well as coveted and long-established residential areas, while the marketplace in the city centre is in walking distance.

On a 14-hectare site still occupied by hospital departments, a new district will be created from 2017 onwards, with an interesting mix of architecture for living, working and leisure.

The urban planning design envisaged by Danish architect Carsten Lorenzen includes a generously proportioned and lively concept for open spaces. Sophisticated and flexible options for building on the site are setting new standards in Bremen's urban planning.

Planning approvals are currently in the process of being granted, to be followed from 2017 onwards by infrastructural and constructional development of the site. The first step will be to build a new health centre, for which the GEG is selling a site on which up to 4,500 m² of gross floor area can be developed. The first enquiries from potential tenants have already been received. The procedure for selling the plot of land for the health centre is scheduled to start in the first quarter of 2016, followed by marketing of other building plots and the historical hospital buildings.

The 'New Hulsberg Quarter': vivacious, green, centrally located, with something for everyone. In the midst of the city, in the midst of life.

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GEWOBA Aktiengesellschaft Wohnen und Bauen

'We build more of Bremen' – GEWOBA continues to create privately financed and grant-aided apartments.

With around 412000 housing units of its own and around 15,000 housing units under management, GEWOBA Aktiengesellschaft Wohnen und Bauen is the largest property company in the state of Bremen. GEWOBA shoulders responsibility for housing policy in Bremen, and fulfils its role on the basis of partnership and sustainability principles.

With an ambitious newbuilding programme, GEWOBA creates not only privately financed, but also grant-aided apartments to meet the needs of different kinds of tenants – on riverside redevelopment land provided by the Hanseatic City of Bremen, for the internal development of the various districts within the city, and for the revitalisation of quarters and neighbourhoods. In doing so, GEWOBA treads new paths in both architectural and social respects, for example with a hybrid timber construction for multistorey residential buildings ('Bremer Punkt'), residential projects focusing on inclusion ('Huckelriede'), or the first 150 grant-aided apartments in Überseestadt ('Marcus Quay').

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Hegemann Gruppe – Detlef Hegemann Immobilien Management GmbH

Competence in construction and project development.

Detlef Hegemann Immobilien Management GmbH is a member company of the Hegemann Group in Bremen. Through the core business of its own construction business, the company offers professional services in the fields of real-estate project development and management.

Many synergies generated by the know-how and the portfolio of the group companies affiliates provide the opportunity to optimise projects on a holistic basis and to develop them in accordance with needs.

The Hegemann Group, as one of the largest nationally operating industrial and service-providing groups in Germany, delivers its full spectrum of products and services under one roof, offering not only customised solutions for specific projects, but also complex systems solutions in the fields of construction & project development, tourism, services and environmental engineering.

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Justus Grosse Projektentwicklung GmbH

The Justus Grosse group has been operating since 1947 not only in the fields of property management and classical estate management, but also as a versatile project developer for privately owned apartments and for commercial and hotel projects. With a workforce that has grown to almost 100, Justus Grosse counts among the leading property enterprises in the state of Bremen.

In recent years, the company has invested increasingly intensively in Bremen and Hamburg, with an investment volume of more than 300 million Euro. Other key areas of activity have been the construction of further hotels, and a broad range of condominiums and office space. Current projects include the 'Marcuskaje', 'Weserhäuser' and 'Marytime' projects in Überseestadt – new buildings conceived to the highest architectural standards, as well as revitalisation of old, listed warehouse buildings. The company's portfolio is rounded off by a number of housing projects distributed over the entire city of Bremen. The services provided by Justus Grosse include both the conceptual design and full commercial management of these projects, including all marketing-related activities.

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Kathmann Projekte GmbH

Kathmann Projekte GmbH is a subsidiary established in 2007 and offering a range of services that go beyond the core business of its parent company, Kathmann Bauunternehmung GmbH u. Co. KG, including additional fields within the value chain of property investment. In its capacity as project developer and principal, Kathmann Projekte GmbH implements innovative newbuilding projects involving prestigious condominiums and commercial real estate. A number of prime newbuilding projects are currently being developed and implemented in Bremen, Bremerhaven and Cuxhaven.

The company defines project aims and targets, specifies framework data, analyses financing options and identifies suitable locations for its clients. The portfolio also includes the structuring of projects down to overall budgeting and conducting of approval procedures, as well as the realisation of individual projects, including contract management, quality assurance, schedule coordination, monitoring of costs, billing and delivery of the properties.

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Planungsbüro Italiano

Our task is to plan buildings through every phase of construction, with a holistic approach focusing on sustainability in both environmental and energy-efficiency respects. From the very start, we jointly plan with you, the client. Our aim is to develop creative solutions based on your particular wishes and resources – from initial design to actual implementation and coordination of health and safety on site. As a planning office, our key aims are to concentrate competence in the new building and redevelopment of sports halls and commercial properties and in the construction of office, administration and residential buildings, and to combine architectural imagination with cost- and energy-saving construction.

A coherent project is composed of many separate parts. In some cases there may be a shortage of finance, whereas in other cases it is necessary to find a user, or an investor, or sometimes a plot of land. However, these are all opportunities for us to produce good architecture. We begin by establishing a basis on which to proceed, then bring together the various players involved – project development as a service. In this way, we have a foot well inside the door – for the actual assignment as architects.

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Robert C. Spies Gewerbe & Investment GmbH & Co. KG

With a staff of more than 50 in Hamburg and Bremen, Robert C. Spies is one of the leading providers of property services in northern Germany. The main focus of our powerful range of services is on brokering commercial real estate and housing investments, as well as tailored consultancy services, e.g. in connection with feasibility studies. In addition to institutional investors, our clients and customers also include principals, project developers, wealthy private investors and their advisers in private banks and family offices.

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The municipality of Achim

Achim, a forward-look place to live and work!

Achim is a North German town with a strong economy, distinguished by its central location in Lower Saxony and its vicinity to the Free Hanseatic City of Bremen. Its ideal position, its fully-developed industrial estates and commercial areas with excellent transportation links, provide the foundation for the business success achieved by companies here.

On 238 hectares of industrial and commercial estates, Achim-based companies produce iron and steel products, machinery and industrial plant, food and beverages, and environmental protection systems. More than 1,200 successful businesspeople have already decided in favour of Achim and the quality and diversity of its business economy. Achim can thus offer a broad mixture of industries and synergies that help support further development and growth.

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STRABAG Real Estate GmbH (SRE)

STRABAG Real Estate GmbH (SRE), part of the STRABAG SE group, is one of the leading project development companies in Germany and Europe. In addition to its head office in Cologne, SRE also operates offices in the main centres of the German economy, in Poland, Austria and in Sweden, and to an increasing extent in the countries of central and eastern Europe. The company is a full-service provider, with services ranging from the initiation and planning of a project, to implementation, and finally to renting and sale.

SRE's diversified portfolio includes office, business and commercial properties, as well as housing, hotels and special-purpose buildings. In Bremen, it implemented the new 'Hauptzollamt', or principal customs house. SRE is currently planning another office complex in Überseestadt with approx. 10,000 m², namely 'üeins'.

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WFB Wirtschaftsförderung Bremen GmbH (Bremeninvest)

Bremeninvest (WFB Wirtschaftsförderung Bremen GmbH) is responsible, on behalf of the Free Hanseatic City of Bremen, for developing, strengthening and marketing Bremen as a location for business, trade fairs and events. Its services and products are primarily aimed at helping to secure and create jobs in Bremen and to provide businesses in Bremen with an optimal environment for entrepreneurial success.

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