



## Background information

### **Knowledge and expertise from Bremen**

#### **29 companies from Bremen and Bremerhaven will share Bremen's stand at the 2019 Expo Real**

#### **Ahlers & Vogel Rechtsanwälte PartG mbB**

Ahlers & Vogel has offices in Bremen, Hamburg and Leer, where around 50 lawyers advise domestic and international clients on key areas of commercial law. A particular focus is property law, including planning and construction, building regulations, advice on all aspects of contracts and financing, corporate structures and property management, transactions and use.

Our property law department comprises advisors in a range of specialist fields who focus on real estate, making up a team that covers all disciplines.

Our clients include project developers, construction companies, investors and closed-end property funds.

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Lawyer specialising in planning laws and legal guidelines for architects

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#### **ASSET Firmengruppe**

Ingo Damaschke founded Bremen-based ASSET Firmengruppe in 1998 as the sole managing director. Thomas Mohrholtz joined the management team in 2006 and the company expanded to Berlin. ASSET specialises in project development for residential and commercial properties, new builds and building contractor projects, and in modernising, refurbishing and reinvigorating heritage-listed buildings. The main objective is to provide clients with exceptional architecture that exists in harmony with its surroundings, and with a property investment strategy that maintains and increases value over the long term.

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### **BIS Bremerhavener Gesellschaft für Investitionsförderung und Stadtentwicklung mbH**

The BIS Economic Development Agency supports companies and investors in settlement and investment projects in Bremerhaven by: Site consultancy, industrial real estate, assistance with the required application procedures, contact to the economy, scientific institutions, politics and administration, subsidies and loans.

Bremerhaven has developed into an attractive tourist city destination with the “Havenwelten”. With various projects, e.g. the development area Rudloffstrasse or Werftquartier, the waterfront of the city will be more attractive and of higher value. With the sustainable industrial estate “Lune Delta”, Bremerhaven is setting new standards in sustainable industrial estate development.

Bremerhaven is also geared to the increasing demand for commercial space on the seagoing ship-deep water: With an expansion area of 250 ha for the Green Economy, industrial and commercial settlements, Bremerhaven offers a wide range of opportunities for companies interested in settling.

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### **BLB Immobilien GmbH, NORD/FM and NORD/LB**

BLB Immobilien GmbH is part of the NORD/LB Norddeutsche Landesbank group. The company is a property investor with a portfolio mainly consisting of interesting projects and properties in prime locations in Bremen, Oldenburg, Hannover and Braunschweig.

NORD/FM, also a subsidiary of NORD/LB, offers a wide range of services to the real estate sector, such as consulting, property management, project management and property brokerage. In addition to decades of experience in managing its own property portfolio, NORD/FM has extensive contacts in all relevant areas across the region and nationwide.

With total assets of €148 billion, NORD/LB is one of Germany's leading commercial banks. Its core business includes special finance in the energy and infrastructure sector, financing aircraft, corporate banking, commercial property finance and banking services for private and business customers, including private banking. The bank is based in Hannover, Braunschweig and Magdeburg, with branches in Bremen, Oldenburg, Hamburg, Schwerin, Düsseldorf, Munich and Stuttgart. NORD/LB is represented outside Germany by NORD/LB Covered Bond Bank in Luxembourg and offices in London, New York, Singapore and Shanghai.

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### **BREBAU GmbH**

That BREBAU has the word "BREMEN" in its company name is no coincidence: As a housing association, we have a portfolio of around 11,000 owned and managed homes across nearly all neighbourhoods of Bremen and the surrounding region. As a property developer, we offer owner-occupied apartments, terraced houses, and semi-detached homes, all with high construction quality and well-thought-out floor plans. With over 80 years of history, we are part of the Hanseatic City of Bremen.

We also develop and cultivate large residential areas together with other partners and are a driving force behind developments for office locations as well as the repurposing of an old dockland area in Bremen.

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### **Bremer Aufbau-Bank GmbH (BAB)**

Bremer Aufbau-Bank GmbH (BAB) is the development bank for Bremen and Bremerhaven. It supports Bremen's policies on regional development, industry, the economy and housing, and assists companies through all development phases. One of its initiatives is Starthaus, a one-stop agency for start-ups, young companies and anyone interested in starting a business. It is also the hub for the entire start-up network.

BAB works in partnership with local banks to focus on all economic activities that are in Bremen's interest. It provides funding for viable business start-ups, affordable homes, energy efficiency, innovation and the creation of future-proof jobs, and generally to ensure that medium-sized businesses thrive. BAB promotes modern living and funds the creation of innovative yet affordable and sustainable homes.

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### **denkmalneu GmbH**

The denkmalneu group specialises in repurposing existing property stock. The company revitalises and maintains properties in selected locations for private and semi-institutional investors in Germany, Austria and Switzerland. Its range of services includes sale and purchase of properties, marketing, planning, construction work, administration and operating real estate in a way that increases its value. Each of these is also offered as a separate service by the individual group companies. Almost 1,100 properties have been refurbished over the last ten years.

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### **Detlef Hegemann Immobilien Management GmbH**

The services provided by dh | IMMOBILIEN cover the entire value chain, from project development to property management and marketing. We implement projects on our own land and on land owned by third parties, from the initial idea through the planning process all the way to completion, to offer users quality and functionality in the long term. Our expertise and professional

management ensures that the property projects we develop are fit for the future and in line with market requirements.

A number of synergy effects resulting from the HEGEMANN GROUP's broad portfolio further enhance our service offering. Many years of experience and the backing of a strong group make dh | IMMOBILIEN a thoroughly competent partner. Our customers are the basis for the success of our business, and we offer them expertise, professionalism, passion and creative solutions to fully achieve their goals.

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### **Sparkasse Bremen**

With total assets of over €11 billion, around 1,250 employees and 80 locations, Sparkasse Bremen is the market leader for financial services in the Hanseatic city and remains one of the top 10 of the nearly 400 savings banks in Germany.

We realise financial projects of all sizes throughout Germany – alone or with the support of consortium partners. As the preferred financing partner for SMEs, we work together with our clients to develop tailor-made concepts: from business formation via equity capital, through project and special financing, to the brokerage and financing of commercial real estate.

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### **Sparkasse Immobilien Bremen GmbH**

We are a subsidiary of Sparkasse Bremen and one of the most experienced service providers in Bremen's property sector. We offer an integrated service that includes property brokerage, administration, risk minimization and financing for properties in all sectors.

Our district agents are your first port of call for insights into the regional market. We provide a comprehensive, tailor-made service for the sale and purchase of your non-commercial properties. Our range of services also covers new builds for owner-occupiers and capital investors.

We are also well-established across Germany to handle commercial properties and investments of all sizes. As part of the Sparkasse Bremen group, we can offer an all-inclusive package.

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### **WWB WESER-WOHNBAU Holding GmbH & Co. KG**

We are one of the leading project developers and building contractors in Bremen. Founded in 1969, our company develops and builds ambitious property projects, focusing on superior and high-quality multi-storey apartment complexes, and commercial and hotel real estate.

Over the past 50 years we have built more than 3,000 homes and various commercial properties, including hotels. We guarantee to deliver our construction projects on schedule (completion guarantee), on budget (fixed price guarantee) and with minimised risk, and to optimise energy efficiency and sustainability. Our customers value our Hanseatic reliability. In addition to our home market in Bremen, we also operate in Hamburg, Hannover and further afield.

Our services are backed up by considerable expertise, comprehensive experience and strong commitment to each project. To us, all our properties are unique. We fully identify with each one, and are dedicated to using our well-developed and detailed knowledge to manage them.

Our customers include private individuals, family offices, insurance providers, pension companies, public principals and well-known commercial and retail tenants. The basic principle underpinning our values is honesty towards our customers, our partners and ourselves.

Our long-established company is headed by managing director Dr Matthias Zimmermann, executive director Lars Röben and Markus A. Menjacki, officer with general commercial powers of representation (Prokurist). Thanks to our decades of experience and continued market presence, our company has become synonymous with confidence and loyalty.

Our more than 2,500 owner-occupied homes and rental and commercial properties in and around the Bremen region are managed by the team at Hansa-Immobilien. Its real estate and housing sector experts offer you competence, reliability and more than 30 years of property management experience.

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#### **ELB Real Estate GmbH & Co. KG - Retail & More**

ELB is your professional partner in terms of retail property management. As a company of the Lürssen Group ([www.luerssen.de](http://www.luerssen.de)) we are proud of more than 40 years of experience and business relations in the field of property and asset management as well as project development in the retail property sector. Currently we manage approx. 200 sites nationwide with a total value of approx. € 500 million and a total rental space of over 300,000 sqm. Our business activities cover the complete management of specialist retailers, retail parks and supermarkets.

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#### **Entwicklungsgesellschaft Hafenkante GmbH & Co. KG**

Entwicklungsgesellschaft Hafenkante was founded in 2003 by a group of regional and national project developers and investors for the development of a twelve-hectare site in Bremen's Überseestadt district. The site, called Hafenkante, is close to the city centre and originally consisted of more than a kilometre of undeveloped waterside land, including 700 metres in an excellent south-facing location right next to the Weser river. Rotterdam-based architect Kees Christiaanse (KCAP/ASTOC) has created a plan for the Hafenkante site that forms the basis for the development of desirable locations for service providers and businesses, interspersed with residential apartments.

To date, more than 1,000 apartments and over 10,000 square metres of office space have already been created or are under construction.

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#### **EUROPA-CENTER Immobiliengruppe**

The EUROPA-CENTER property group, headquartered in Hamburg, operates as an investor, developer and portfolio owner of high-quality office and business buildings, hotels, business apartments, plus logistical and commerce premises. Currently, EUROPA-CENTER owns and manages office and business properties in Hamburg, Barcelona, Berlin, Bremen, Essen and Frankfurt. Under the EUROPA-CENTER brand, 26 buildings have so far been developed, with a total construction volume of approximately 395,000 m<sup>2</sup>. Further projects in Bremen and Bremerhaven are planned. Besides the growth of our property group at the existing locations, new properties, both national and international, are being acquired: Hanover, Düsseldorf, Cologne, Munich, Madrid, Lisbon.

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#### **GANTEN HÜNECKE BIENIEK & PARTNER mbB**

Legal advice related to real estate requires a high level of specialisation. The advice provided by GANTEN HÜNECKE BIENIEK & PARTNER mbB covers the entire lifecycle of a property.

We provide comprehensive and innovative advice during all phases of a project, from initial plan and development to completion, marketing and operation.

The long-term commercial success of our clients lies at the heart of what we do, and our systematic and practical approach focuses not on the problem, but on its solution.

We offer our expertise to investors, project developers, house builders, property owners, landlords, administrators, architects, construction companies and public-sector organisations.

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



The new Hulsberg district is about to take shape. Since 2018, a new district with residential, office and leisure space has been under development on the 14 hectare site of a former hospital. Danish architect Carsten Lorenzen has produced an urban design with generous and vibrant open spaces and smart and flexible building options that sets a new benchmark in Bremen's city planning. After several years of planning, the project is now under way. The local development plan is in effect, and the foundation stone for the first high-rise construction – premises for doctor's surgeries – was laid in April this year following an architectural competition. Further property sell-offs were launched in 2018 and 2019, including the three-hectare St.-Jürgen-Quartier site with room for around 350 new homes, and the Friedrich-Karl property, developed by a building partnership and with room for around 30 residential units. More, but smaller, sell-offs are planned for 2019 and 2020. These include three existing buildings, such as the heritage-listed former pathology unit, and a plot of land for residential new builds, which, like Friedrich-Karl, will be marketed exclusively to building partnerships.

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### **GEWOBA Aktiengesellschaft Wohnen und Bauen**

GEWOBA - creator of residential and commercial areas in Bremen. Holding a portfolio of more than 42,000 rental units, we are the biggest housing company in the northwestern part of Germany. Our business policy is value based, sustainable and environmentally-friendly in order to ensure appropriate solutions for the future.

We are creating aspiring new inner-city estates, notably in the urban development zone "Überseestadt", a former harbor area and other flourishing districts.

These include several 40 to 800 sqm business sites for commercial use, crafts, storage, offices or gastronomy.

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## **Justus Grosse Projektentwicklung GmbH**

The Justus Grosse group has specialised in property management and project development of owner-occupied housing, commercial properties and hotels since 1946, and with 120 employees it is one of the leading property companies in the Bremen region.

In recent years it has invested more than € 300 million in Bremen and Hamburg, and has expanded with the construction of more hotels and a broad portfolio of owner-occupied housing and office space. The ÜberseeKontor, Weißes Haus and Bömers Spitze projects currently under way in Überseestadt are all examples of architecturally ambitious new-build concepts. Moreover, its diverse concepts for the Tabakquartier in Woltmershausen have set the dynamic beginning for one of the biggest new development areas in Bremen. Besides, the company has further housing projects spread across the municipal areas of Bremen and Hamburg, and the DreiGärten project in Wolfsburg is another promising site. Justus Grosse has handled the concept development, end-to-end commercial support and marketing on all of these projects.

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## **Justus Wohltmann OHG**

For more than half a century, the name Justus Wohltmann has been synonymous with bespoke, targeted advice on commercial, residential and investment properties. Today, the company focuses on marketing, managing and valuing properties, and providing project development support. This covers new build projects, revitalising existing plots and supporting redevelopment measures.

Our property expertise, acquired over decades in the business, is complemented by membership of IVD, the German real estate association, of

Bremer Immobilien Börse (Bremen property exchange) and of the local valuation committee of the Federal State of Bremen, which allows us to provide our customers with outstanding expert advice and support for all aspects of real estate. This includes, for example, market value appraisals, site analyses, due diligence processes and a wide range of projects assessments.

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### **Kathmann Projekte GmbH**

Kathmann Projekte GmbH is the company responsible for residential and commercial property development within the Kathmann Group. Our clients include institutional and private investors with an investment focus on northern Germany.

We establish contact with the future users of our projects at an early stage so that we can analyse their requirements, thereby ensuring that we provide comprehensive advice and devise sustainable concepts. To achieve financial success for our investors, we make sure that the properties have lasting rental potential and are constructed to high standards, and that the cost of managing and maintaining them will remain low over the long term.

Our clients benefit from the specialist knowledge of our experts throughout the process – from putting the initial project structures in place to producing a realistic overall budget and obtaining the necessary approvals. The projects run smoothly thanks to our tried-and-tested partnerships with planning and construction companies, in particular B. Kathmann Bauunternehmung GmbH & Co. KG.

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### **Oldenburgische Landesbank AG**

Oldenburgische Landesbank AG (OLB) today combines the best of three worlds: OLB, Bremer Kreditbank AG and Bankhaus Neelmeyer AG are now merged under the umbrella of OLB. The strengths that each individual house contributed remain supporting pillars: broad customer base, competent and dedicated employees, and solid refinancing sources for the growth of the

credit business. Among others OLB focusses on the business segment Specialized Financing. Here, the focus is on the areas of Acquisition Financing and Commercial Real Estate Financing.

The Commercial Real Estate business is individually tailored according to the client's needs. Experienced specialists support the client both nationwide as well as in the Netherlands from OLB's hubs in Frankfurt and Düsseldorf, offering creative solutions for complex transactions by making quick decisions and taking the view that our clients are partners, not just customers. OLB offers not only bridge financing for constructors and developers but also long term investor financing.

Irrespective of the project in hand, whether it is office complexes, residential use, hotels, care homes, logistics, retail outlets or retail parks, every project at OLB is in safe, specialized hands.

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### **Peper & Söhne**

The Peper & Söhne Group was founded at the beginning of 2013 as the family office of the Peper family. The group specialises in the development of real estate projects, the management of active and passive corporate investments and investments in financial assets.

The core business of project development and real estate management is operated by Peper & Söhne Projekt GmbH (PSP), which was outsourced in 2017. It comprises conception, planning, development and revitalisation of commercial real estate. Based on its experience in the logistics sector, it offers innovative concepts. In the real estate sector, PSP offers not only project developments, but also project areas, project ideas and investment opportunities.

To date, more than 20 projects with a volume of over EUR 100 million have been implemented. With the "Allerkai4" project, Peper & Söhne is now fulfilling a heartfelt wish. The "Allerkai4" takes into account above all the interests of small and medium-sized enterprises.

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### **Planungsbüro Italiano GmbH**

We specialise in the planning of all phases of building construction, with a holistic approach that incorporates environmental responsibility and energy efficiency. We always involve our clients in the planning process – right from the start. From the initial draft to the implementation and the coordination of health and safety matters, we look to develop creative solutions based on all requirements and available options. Our main objectives are to bring together expertise in new builds and refurbishment, and in the construction of sports facilities and warehouses, to realise office, administrative and residential buildings, and to combine architecture with cost-effective and energy-saving building methods.

We join the many individual parts together to form a coherent plan, and create the conditions in which good architecture can flourish.

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

Founded in 1919, Robert C. Spies Gewerbe und Investment GmbH & Co. KG is one of the leading real estate agencies and consultancies in northern Germany. Around 85 specialists based in Hamburg and Bremen provide consultancy and brokerage services across Germany in the asset classes of industry and logistics, office, retail, residential, hotel and investment. As part of its integrated consultancy approach, the owner-managed group of companies supports family offices, institutional investors, foundations and private clients in their search for commercial real estate. An additional focus on property advice that prioritises value creation also enables Robert C. Spies to handle the pre-development phase for clients if desired. This includes establishing and optimising development rights, formulating a master plan and coordinating local authorities, architects and investors.

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### **Room Building Partner GmbH und Co. KG**

Room Building Partner GmbH und Co. KG, based in Ritterhude near Bremen, works with partners from a variety of industries to develop digital products for marketing office and interior design concepts. The company's latest development, OutlinesMR, is an application for mixed reality devices that enables the furnishing, redesign, or modification of real rooms to be modelled virtually in 3D. Unlike VR applications, OutlinesMR generates a holographic projection that can be viewed in any setting by looking through the clear glasses. It offers estate agents, facility managers, architects and interior designers new and effective ways of presenting properties and designs with much greater emotional impact. At the same time, BKE Fislage's experts in interior planning processes have a wealth of experience and contacts, providing the interface to the concept and product.

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### **STRABAG Real Estate GmbH (SRE)**

STRABAG Real Estate GmbH (SRE) is one of the leading project development companies in Europe. The focus of its activities is in Germany, Austria and the central and eastern European countries. As part of STRABAG SE, SRE belongs to a financially strong and innovative construction technology group. The company's services cover all phases of project development – from initiation to completion and marketing. The development company has delivered more than 600 commercial and residential properties since its foundation in 1965, and the integration of Raiffeisen evolution in 2017. Its most high-profile projects in Bremen include the new central customs office and 'üeins', a hotel and office building currently being developed in the Überseestadt district.

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### **Überseeinsel GmbH**

Überseeinsel GmbH has set itself the target of creating Überseeinsel, an exceptional quarter in Überseestadt (New Harbour District). The company is seeking to develop a new district for Bremen's residents, turning the former 15 hectare Kelloggs site into a vibrant, safe, healthy and sustainable

environment. The plan is to establish a diverse, urban mix of buildings, incorporating a wide range of homes, especially for families, as well as office and retail space, schools and childcare centres, leisure facilities and public spaces. The look of the quarter will be influenced by cutting-edge transport and energy solutions and ambitious architecture.

In the first phase, the former silo and the neighbouring rice warehouse will be refurbished. The silo towers will house a hotel with around 120 rooms, with a restaurant planned on the roof. The surrounding office lofts will be rented out to established companies and start-ups from across the food and beverage industry. The ground floor will incorporate a central meeting room, a café and the hotel lobby.

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### **Achim economic development agency**

The neighbouring town of Achim has a population of more than 32,000 and lies close to the Bremer Kreuz motorway intersection. Bremen's major infrastructure, such as the airport, the docks, the university and colleges, and the city centre are only ten to 30 minutes away by car or public transport.

Achim has a growing economy and demand for commercial development land is always high. More than 2,300 companies use the town as a base to conduct their domestic and international business in the automotive industry, in the innovative IT and service sectors, in logistics, engineering and industrial plant, in environmental protection and in the food, drink and tobacco industry.

Achim's town centre includes a 400-metre-long pedestrian area, with the historical market square at its heart. It also features a good mix of individual specialist shops offering a great range of products with knowledgeable and personal service, and a wide range of restaurants and cafés.

A new architectural focus is the Sparkasse building at the start of the pedestrian area. The urban renewal area to the north of the town centre and other projects in the centre are just some examples of Achim's development potential that will be bringing an additional buzz to the town centre over the coming years.

As a partner for the local economy, we aim to continue on this successful course. Choose us to bring your projects to life and become part of this success.

Achim's economic development agency is your first port of call for all matters relating to business and economic development. We provide comprehensive, expert support if you are looking to relocate, restructure or expand your company, and offer you a broad network of contacts in the local economy. Contact us now to take advantage of our range of services. We look forward to hearing from you.

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### **WFB Wirtschaftsförderung Bremen GmbH (Bremeninvest)**

On behalf of the Free Hanseatic City of Bremen, Bremeninvest is responsible for the marketing and development of Bremen as a location for business, leisure and tourism. Bremeninvest deals with, advises and supports companies looking to relocate to Bremen, develops and markets commercial real estate and acts as a property broker. It also explores options for innovative projects, creates networks, facilitates development processes and initiates the right contacts when it comes to dealing with official approval processes or finding strategic partners. As a passionate ambassador for Bremen's quality of life and economic attractiveness, Bremeninvest supports the city's tourism marketing and is responsible for its successful positioning in the global competition for investment.

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