



Background information

## **Know-how and expertise from the Weser**

**25 companies from Bremen and Bremerhaven are showcasing themselves at Expo Real 2021 at the joint stand of the Federal State of Bremen**

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

Ahlers & Vogel advises national and international clients in the core areas of commercial law with around 45 lawyers at its offices in Bremen, Hamburg and Leer. Eight notaries work at the Bremen office.

We focus on providing advice on all real estate matters. With a team of experienced real estate and construction lawyers, we assist clients in all phases of project planning and realisation, from project development to contract award and warranty management.

This naturally includes interdisciplinary advice, in particular on issues of public procurement law, corporate law and insolvency law. Our clients include medium-sized companies as well as international construction groups, public clients and private investors.

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### **ASSET Firmengruppe**

In 1998, Ingo Damaschke founded ASSET Firmengruppe as sole managing partner with headquarters in the Hanseatic City of Bremen. In 2006, Thomas Mohrholz expanded the management and the company to include a second office in Berlin. The company's main focus is on project development in the residential and commercial sectors, new construction property development

projects and the modernisation/refurbishment/revitalisation of listed buildings. The company's primary objective is to create individual architecture in harmony with the surroundings and to implement a long-term value-preserving and value-enhancing real estate investment strategy for its clients.

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

BIS Wirtschaftsförderung Bremerhaven supports companies and investors in setting up businesses and projects in Bremerhaven through: Location advice, commercial real estate, support with approval procedures, contacts with business, science, politics and administration, subsidies and loans.

Bremerhaven has become an attractive tourist city destination thanks to the "Havenwelten". Urban development projects such as the Rudloffstraße development area and the Werftquartier are making the city's waterfront more attractive. With the "LUNE DELTA" sustainable business park, Bremerhaven is setting standards in sustainable business park development. Bremerhaven is gearing up to meet the growing demand for commercial space on the waterfront: With expansion space, Bremerhaven offers an attractive proposition for companies.

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

BIS Wirtschaftsförderung Bremerhaven (Bremerhaven Economic Development Company) supports companies and investors in setting up businesses and projects in Bremerhaven. It provides location advice, commercial real estate, support with approval procedures, contacts with business, science, politics and administration, subsidies and loans.

Bremerhaven has become an attractive urban tourist destination thanks to the "Havenwelten" maritime quarter. Urban development projects such as the Rudloffstraße development area and the Werftquartier are making the city's waterfront more attractive. With the "LUNE DELTA" sustainable business park, Bremerhaven is setting standards in sustainable business park development.

Bremerhaven is gearing up to meet the growing demand for commercial space on the waterfront. With room to expand, Bremerhaven is an attractive proposition for companies.

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### **BLB Immobilien GmbH and NORD/FM Norddeutsche Facility-Management GmbH**

NORD/FM and BLB Immobilien have pooled their commitment to achieve a common objective – client satisfaction through professional, holistic real estate management.

Since they were established in the 1970s, both companies have accumulated extensive experience in the commercial and technical management of various nationwide real estate portfolios, and have steadily developed.

Since the early 2000s, NORD/FM and BLB Immobilien have each also been responsible for the technical and commercial management of the properties and branches of NORD/LB and the former Bremer Landesbank, respectively, enabling them to expand their expertise in the areas of security technology and business continuity management (BCM).

In addition to these Group services, both companies have a lot to offer. NORD/FM has made a name for itself in the market as a neutral and fiduciary client representative for construction and facility management services.

BLB Immobilien operates successfully in the market as an agent for residential and commercial real estate, as an investor for office and retail real estate, and as an asset and property manager.

Both companies' business activities were merged in 2018 to combine their strengths and allow them to expand their range of services both in terms of content and regions. This was achieved by transferring all service areas from BLB Immobilien to NORD/FM.

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### **BREBAU GmbH**

BREBAU has the word "BREMEN" in its company name for a reason: as a housing company, we have a portfolio of around 11,000 owned and managed flats in almost all districts of Bremen and the surrounding area. As a property developer, we offer owner-occupied properties, terraced and semi-detached houses of high construction quality and with well-designed floor plans. With over 80 years of history, we're part of the Hanseatic City of Bremen.

In addition, as a project developer we initiate large residential areas, the construction of schools and daycare centres and provide impetus for urban districts and neighbourhoods.

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

Bremer Aufbau-Bank GmbH (BAB) is the development bank for Bremen and Bremerhaven. It supports the State of Bremen in state development as well as structural, economic and housing policy, and assists companies in all phases of development. The Starhausinitiative was founded under the auspices of the BAB. The Starhaus is a one-stop agency for anyone interested in setting up a business, start-ups and young enterprises. It is also a meeting place for the entire start-up network.

In partnership with the local banks and savings banks, BAB focuses on all economic activities that benefit the State of Bremen. Subsidies are used to promote a healthy SME sector, viable start-ups, future-proof jobs, affordable housing and energy efficiency and innovation. The BAB generates stimuli for contemporary housing and promotes the creation of modern, affordable and sustainable housing.

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

The services of dh | IMMOBILIEN cover the entire value chain from project development to property management and marketing. We undertake projects on third-party properties and our own real estate, from the initial idea through to planning and realisation, to offer the user long-term quality and functionality. Expertise and professional handling ensure the development of real estate projects that meet the needs of the market and are fit for the future. Our range of services is complemented by a range of synergy effects generated by the HEGEMANN GROUP's broad portfolio. The group's long-standing experience and its strong background make dh | IMMOBILIEN a complete and competent partner. Our clients form the basis for our economic success. We offer know-how, professionalism, passion and creative solutions for optimum fulfilment of their objectives.

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## **Sparkasse Bremen AG**

Sparkasse Bremen – a solid foundation for your real estate.

With total assets of more than €13 billion and 1,100 employees, Sparkasse Bremen is the market leader for financial services in the Hanseatic City. Founded as Freie Sparkasse in 1825 by citizens of Bremen, it is one of the largest German savings banks. As a reliable partner for small and medium-sized enterprises, it supports entrepreneurial growth with industry expertise and local knowledge.

We carry out financing projects of all sizes throughout Germany – alone or with the support of consortium partners. As the preferred financing partner for small and medium-sized enterprises, we work with our clients to develop tailor-made concepts, ranging from business start-ups to equity capital, project and special financing to the brokerage and financing of commercial real estate.

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## **Sparkasse Immobilien Bremen GmbH**

Local expertise: as a subsidiary of the largest medium-sized bank – Sparkasse Bremen – Sparkasse Immobilien Bremen is one of the most experienced service providers in the Hanseatic City's real estate sector. Together, we offer everything from a single source – from brokerage to management and hedging to real estate financing in all areas, including residential, commercial and real estate development. Our district brokers are the cornerstone of our work. They are the specialised contacts for the respective district and have in-depth knowledge of Bremen and the regional market – whether it involves building projects, urban developments, subsidies or trends. When buying and selling private real estate, our experienced district brokers provide comprehensive guidance for clients and come up with the right proposals to suit their personal requirements. From tranquil family homes in the suburbs to high-quality owner-occupied properties in exclusive locations. Our service portfolio also includes new construction projects for owner-occupiers and capital investors. We are also strongly positioned in the commercial and investment sector throughout Germany. We manage properties of all sizes, from residential and commercial premises to office buildings and industrial properties. Together with Sparkasse Bremen, we offer a comprehensive range of services within a

large network: purchase and sale, financing, hedging, management, appraisals and development.

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

ELB is your professional partner for the property management of specialist markets and retail spaces. As a subsidiary of the Lürssen Group ([www.luerssen.de](http://www.luerssen.de)), we have more than 40 years of experience and grown relationships in property and asset management as well as project development in the retail sector. We currently manage approx. 200 locations nationwide with a value of approx. €500 million and a lettable area of over 300,000 m<sup>2</sup>. Our range of services includes the holistic management of specialist stores, retail parks and supermarkets.

Visit us from 11. - 13 October 2021 at Expo Real in Hall B2, Stand 240. We look forward to talking to you.

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### **EUROPA-CENTER Real Estate Group**

The EUROPA-CENTER Real Estate Group, headquartered in Hamburg, is an investor, developer and portfolio holder of high-quality office and commercial buildings, hotels, business flats and multi-storey car parks as well as logistics and commercial halls. EUROPA-CENTER has locations in Hamburg, Barcelona, Berlin, Bremen, Essen, Frankfurt and Eschborn. To date, EUROPA-CENTER has developed a total of 26 office and commercial properties with a gross floor area of approx. 395,000 m<sup>2</sup>. It currently holds a total of just under 70,000 m<sup>2</sup> of space in Bremen.

Fair highlight: Directly next to the existing building in Bremen's Airportstadt, EUROPA-CENTER is planning a new office and commercial building with a total area of approx. 15,500 m<sup>2</sup>. The new building will have up to six upper floors and a parking level in the basement. There are plans for cafés and restaurants on the

ground floor and additional parking spaces in the inner courtyard. The result will be a sustainable, DGNB certified property with efficient cooling and heating.

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### **FBG | Fischereihafen-Betriebsgesellschaft mbH**

Bremerhaven fishing port is the largest commercial area in the maritime city of Bremerhaven and the region, with around 9,000 employees and about 400 businesses on approximately 465 hectares of land. Its core business is the fish and food industry, which accounts for some 4,000 employees. The fishing port also has exceptional research capacities as well as a broad mix of industries.

Fischereihafen-Betriebsgesellschaft mbH (FBG) manages the fishing port (land side) for the State of Bremen and serves as a reliable source of advice for companies with questions about commercial space or real estate in the fishing port. FBG manages, builds and renovates properties, helps with settlement plans, renews infrastructure and provides customers with affordable electricity and water. FBG also operates the "Schaufenster Fischereihafen" tourist area.

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### **Flughafen Bremen GmbH (Bremen Airport)**

Bremen Airport is a key hub for Bremen and the surrounding region, which is home to numerous international corporations. It has excellent transport links and connects the Hanseatic City and the north-west with the most important aviation hubs, economic regions and popular holiday destinations in Europe and North Africa. Around 20 national and international airlines take off and land here regularly. As an airport for people travelling short distances, the location



has direct access to the A1/A27/A28 motorway network as well as excellent connections to public transport and long-distance Deutsche Bahn train services. The tram stops directly in front of the terminal. This means that Bremen Airport is easy and quick to reach for around 15 million inhabitants in the catchment area, as well as for people living in the border region of the Netherlands.

The airport is located in the heart of the Airport City. This approximately 13-hectare site is a modern production, trade and service location with more than 500 companies and around 16,000 employees. Of these, 6,000 work in the aerospace industry alone – some of them for the Airbus Group, which is in close proximity to the airport.

In this dynamic environment, Bremen Airport is positioning itself as an advantageous real estate location with unique market access in the northwest. The available real estate includes attractive office space directly in the terminals, commercial properties for the retail, F&B and logistics sectors and aviation-related airside halls and hangars with direct apron access.

International operators of retail, lounge and catering concepts, such as Lagardère, SSP Deutschland, B&S International and Global Lounge Network, at travel and transportation hubs as well as regional providers and other commercial and system partners in the aerospace industry are represented at Bremen Airport, and take advantage of the attractive benefits this location has to offer.

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## **GEWOBA Aktiengesellschaft – Living and Building**

Active for Bremen - GEWOBA creates residential and commercial space in the Hanseatic city.

Since its foundation almost 100 years ago, GEWOBA has offered homes in Bremen to broad sections of the population. With over 42,000 flats, it is the largest real estate company in the Hanseatic city. It not only manages this property portfolio in a value-oriented manner, but also develops it sustainably and in line with the future.

GEWOBA is currently constructing numerous new residential buildings, e.g. in Überseestadt along the Weser or in Gartenstadt Werdersee, a nearly 17-hectare site directly on the Werdersee.

In these new buildings, GEWOBA offers interesting spaces for commercial use, from 40 to 800 sqm and in different locations: whether retail, gastronomy, office, practice, trade or other business.

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## **Justus Grosse Real Estate GmbH**

Since 1946, the Justus Grosse group of companies has been active in the areas of property management, classic property management and as a versatile project developer for condominiums and rental flats, commercial and hotel projects. Participations in the hotel and gastronomy sectors expand the business areas of the real estate company. With over 130 employees, Justus Grosse is one of the leading real estate companies in the state of Bremen.

In recent years, there has been increased investment of over € 500 million in Bremen, Bremerhaven and Hamburg and expansion with the construction of further hotels and a wide range of condominiums and office space. The following projects are currently underway in sought-after locations in Bremen WeserHöfe, EuropaQuartier, DMK and FINDORFF LIVING projects and FINDORFF LIVING. In addition, the diverse concepts for the Tobacco Quarter in Woltmershausen marked a dynamic start to one of Bremen's largest new

development areas. With the DreiGärten in Wolfsburg, another exciting location has been developed. In addition to conception, Justus Grosse's tasks also include comprehensive commercial support, including full marketing.

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### **Justus Wohltmann OHG**

For more than 50 years, the name Justus Wohltmann has been synonymous with personalised, detailed advice in the field of commercial, residential and investment real estate. Today, the company focuses on marketing, managing and appraising real estate as well as supporting project developments. This involves new construction projects as well as revitalising existing spaces and supervising conversion measures.

Memberships of the IVD, the Bremer Immobilien Börse e.V. and the appraisal committee of the Free Hanseatic City of Bremen complement our own real estate expertise, which has grown over decades, and guarantee our clients the highest level of expert advice and discreet support in all aspects of real estate. This also includes the preparation of market value appraisals, location analyses and due diligence processes.

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### **Kathmann Projects GmbH**

Kathmann Projekte GmbH is an independent, owner-managed Bremen-based real estate and project development company. Our company was founded as a subsidiary of Kathmann Bauunternehmung GmbH u. Co. KG, which has been in existence for 75 years. We work with other companies in the Kathmann group to provide flexible and reliable services along the entire value chain in the real estate industry.

Kathmann Projekte GmbH focuses on the development of:

- Apartment buildings
- Residential and commercial buildings
- Office/administrative buildings
- Municipal properties
- Care facilities and social real estate
- Medical centres
- Holiday properties, hotels and boarding houses
- Retail real estate
- The refurbishment and revitalisation of existing properties and their marketing

We also act as your trusted partner for inner city redensification, delivering sustainable projects that retain their value. Our clients include institutional as well as private investors with an investment focus on Northern Germany.

By providing a complete consulting and sustainable design service, we willingly support the future users of our projects from early on in the analysis of their spatial and structural requirements as well as in the choice of location. To ensure the investor's economic success, we always pay attention to sustainable rentability, structural quality and low management costs in the long term.

Our clients benefit from our expert know-how further down the line – from the establishment of the initial project structures and sound overall cost planning to handling the approval process. Seamless execution, including contract management, quality assurance, adherence to schedules and cost control, is guaranteed by the long-established interaction with our planning and construction partners.

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### **Lachmann & associates GmbH**

Combined expertise

The momentum of the logistics market is unparalleled. And that's where we are – right in the middle it.

- Consulting and brokerage of logistics and industrial real estate
- Comprehensive services for tenants and buyers
- Comprehensive services for landlords, sellers and investors
- Customised real estate for your business
- Regional and national market knowledge for logistics, warehousing and production

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### **M Projekt / Builder and Project Developer**

HOW DO WE DEVELOP OUR PROJECTS? WITH KEEN ENTHUSIASM!

Since 2008, successfully launching projects has been more than just a duty – it's also a pleasure. Every member of our team, whether they're an architect, construction manager, planner or estimator, sees their work as a privilege. After all, designing large projects, entire neighbourhoods that shape urban districts, isn't something we take for granted. Getting to grips with architecture over and over again, finding fresh solutions time and again – that's what motivates us every day. Not to mention taking risks. By developing unusual to seemingly unreasonable ideas, for example, to free a piece of wasteland from its decades-long state of stagnation. It's just beautiful when something new, vibrant and valuable emerges from it.

- o Sustainable, energy-efficient district development (climate protection settlements: e.g. "Tauwerkquartier", "Zwo/Elf" and "Seeland")
- o Social real estate (senior citizens' housing complexes, day-care centres) and
- o Housing construction in Northern Germany

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## **Oldenburgische Landesbank AG**

Oldenburgische Landesbank AG (OLB) is a modern financial institution anchored in northern Germany that serves its customers throughout Germany under the two brands OLB Bank and Bankhaus Neelmeyer. With total assets of around 22 billion euros and more than one billion euros in equity, the bank has a sustainable size and a solid capital base. The bank stands for contemporary services for private and business customers, including competent advice and complex financing solutions in private banking and wealth management, for customised solutions in business with corporate and business customers as well as for special expertise in special financing. The focus here is on the areas of acquisition finance and commercial real estate finance.

The real estate lending business is understood by the bank as a tailor-made individual business and is accompanied very personally. Experienced specialists serve customers in Germany and Western Europe from OLB's Frankfurt and Düsseldorf offices. They offer creative solutions for complex transactions in addition to partnership-based cooperation and short decision-making paths. OLB offers not only short-term interim financing for builders and developers, but also long-term investor financing. Whether office buildings, residential properties, hotels and nursing homes, retail, logistics properties or industrial parks - every corresponding project is in expert hands at OLB.

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## **Peper & Söhne Projekt GmbH**

The Peper & Söhne Group of Companies was founded at the beginning of 2013 as the family office of the Peper family. The Group specialises in real estate project developments, Management of active and passive corporate investments and investments in financial assets.

The core business of project development and property management is operated by Peper & Söhne Projekt GmbH (PSP), which was outsourced in 2017. It includes the conceptual design, planning, development and revitalisation of commercial properties. Innovative concepts are offered based on experience in the logistics sector. In the real estate sector, PSP not only offers project

developments, but also project sites, project ideas and capital investment opportunities. To date, approximately 28 projects with a volume of over 190 million euros have been implemented. With the "Allerkai4" project, Peper & Söhne fulfilled a heart's desire in 2020: As part of the comprehensive restructuring of the industrial and logistics site in Bremen-Hemelingen, the interests of small and medium-sized enterprises in particular were taken into account. The Peper & Söhne headquarters are also located here.

The current major project is the conversion of the 9-hectare site of the former Neustadtsgüterbahnhof in Bremen's Neustadt. Over the next few years, a modern, urban and sympathetically solid new quarter will be created here with plenty of space for a wide variety of uses and excellent connections.

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### **Robert C. Spies**

The owner-managed Robert C. Spies Group has been one of the leading real estate companies in northern Germany since 1919. More than 100 specialists are active nationwide in an advisory and brokerage capacity in the asset classes of logistics, office, retail, residential, hotel and investment. Robert C. Spies Gewerbe & Investment GmbH & Co. KG, with offices in Hamburg, Frankfurt, Bremen, Oldenburg and Copenhagen, assists family offices, institutional investors, foundations and private clients in their search for commercial real estate as part of a holistic advisory service.

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### **Überseeinsel GmbH**

A new district for Bremen: The Überseeinsel is being built on the former Kelloggs site. On 15 hectares, Überseeinsel GmbH is developing a district that will be colourful, lively, healthy and safe. For example, the future buildings will have an almost entirely carbon-neutral energy supply. Streets and squares for pedestrians and cyclists are included and mobility is being rethought. Alongside

the new buildings, a number of landmark existing buildings from the industrial history will be preserved. The grain silo will become the John & Will Hotel, and the rice warehouse will house a market hall and office space. The former production building, the Kelloggs factory, offers space for gastronomy, food crafts and unique loft apartments. Prestigious sites for corporate headquarters and a health centre with swimming pool will also be built. The first construction phase will also include another 550 flats – many of them located directly on the Weser – for families, older people, vocational trainees and students, as well as a day-care centre.

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### **WWB Weser-Wohnbau Holding GmbH & Co. KG**

Our company is one of the leading project development and property development companies in the Free Hanseatic City of Bremen. Our company's tradition stretches back to our founding year – 1969. We develop and construct sophisticated projects in the upscale and high-quality multi-storey residential construction sector as well as in the commercial and hotel real estate sector. Over the past 50 years, we have built more than 3,000 residential units as well as various commercial and hotel properties. We guarantee that our building projects will be completed on time (completion guarantee), at a reliable cost (fixed price guarantee), with minimal risk, and that they will be optimised in terms of energy efficiency and sustainability. Our clients really appreciate our Hanseatic reliability. We are also active in Hamburg, Hanover and beyond, in addition to our home market of Bremen. We provide a service based on a high level of skill, extensive experience and huge commitment to each project. We regard all our properties as something unique. We are fully engaged with them, implementing them with the utmost commitment and with our distinctive expertise and detailed knowledge. Our clients include private individuals, family offices, insurance companies, pension funds, municipal clients and well-known commercial and retail tenants. The essential cornerstone of our understanding of values is honesty towards our clients and our partners as well as ourselves.

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### **WFB Bremeninvest**

On behalf of the Free Hanseatic City of Bremen, Wirtschaftsförderung Bremen GmbH (Bremeninvest) is responsible for developing, strengthening and marketing Bremen as a business and experience location. Bremeninvest supports, advises and assists companies in setting up businesses, develops and markets commercial space and acts as a broker for real estate. In addition, Bremeninvest explores possibilities for innovative projects, creates networks, coordinates development processes and establishes the right contacts for dealing official approval procedures or finding cooperation partners. As a staunch ambassador for Bremen in terms of quality of life and economic attractiveness, Bremeninvest supports Bremen's tourism marketing and oversees Bremen's successful positioning in global location competition.

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