



## Background information

### **Bremen's Real Estate Sector at the Expo Real 2025**

#### **25 Companies from Bremen and Bremerhaven at the Joint Bremen Stand in Munich**

From October 6<sup>th</sup> to 8<sup>th</sup>, 2025, the Expo Real, one of Europe's leading trade fairs for real estate and investment, will take place in Munich. The federal state of Bremen will once again be represented with a joint stand, where 25 companies will showcase their expertise in the real estate industry.

The following companies from Bremen and Bremerhaven will be exhibiting at the joint Bremen stand at the Expo Real 2025:

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

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

We focus on providing advice on all property matters. With a team of experienced property and construction lawyers, we assist our clients during all phases of project planning and implementation from project development and contract award through to warranty management.

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

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Lawyer and notary, specialising in construction law and laws concerning architects

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

BIS Wirtschaftsförderung Bremerhaven supports companies and investors that have settlement plans and projects in Bremerhaven: our offering ranges from location advice to finding commercial property, support for approval processes and contacts in industry, science, politics and administration, funding and loans. Bremerhaven's "harbour worlds" have made the city an exciting tourist destination which is also aligned with the increasing demands for commercial premises. Civic building projects such as the Werftquartier development will make the city's waterfront even more attractive. Bremerhaven is setting new standards in eco-friendly commercial development with its sustainable "LUNE DELTA" industrial estate.

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### **BLB Immobilien GmbH**

BLB Immobilien GmbH is an investment and development company with many years of experience. We acquire, develop and lease attractive properties in northern Germany.

In close cooperation with NORD/FM, we realize real estate projects with a holistic approach. As a real estate specialist, we perfectly complement the portfolio of our

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### **BRESTADT GmbH**

City and district development for Bremen: BRESTADT is a future-oriented company that actively drives the change and redesign of the city of Bremen and its districts. We enable developments.

With the aim of creating a modern and sustainable living environment for future generations, we act as a reliable public sector partner for citizens and companies.

Innovation, progress and responsible action are at the heart of our work.

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### **denkmalstadt GmbH**

National and International Real Estate Project Development from Bremen: Urban and district development, the revitalization of existing buildings, residential properties, as well as tourism and commercial construction projects: denkmalstadt GmbH (formerly Überseeinsel GmbH) develops projects in Bremen, Hamburg, Lübeck, and Hanover, as well as on Rømø (Denmark), Norderney, and Borkum.

The company was founded in 2018 as Überseeinsel GmbH to transform the former Kellogg's production site in Bremen into a healthy, vibrant, safe, and ecological urban quarter. Today, the rapidly growing company is active nationally and internationally in real estate project development and portfolio management – an expansion of its scope that led to its rebranding as denkmalstadt GmbH in 2025. The company remains committed to creating livable places, characterized by sustainable energy supply, diverse architecture, and a mix of uses.

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### **DETLEF HEGEMANN Immobilien Management GmbH**

With the development of both third-party and own properties, as well as the realization of large-scale projects, we serve as a professional partner for all real estate matters. Our services in project development begin with the initial idea and cover the entire process from planning and implementation through to marketing and management, if required. Our many years of experience and the strong backing of the HEGEMANN-REINERS GROUP make us a competent and reliable partner.

Timeless and representative real estate projects are our mission, which we pursue with expertise, professionalism, and dedication. The individual requirements of our clients and the quality of each project are always our top priority. From the very first step in project development through to realization and marketing, we are the ideal partner.

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#### **Dr. Schackow & Partner Rechtsanwälte PartG mbB**

Dr. Schackow & Partner Rechtsanwälte PartG mbB, known as "SCHACKOW", is a corporate law firm specialising in construction and real estate law, with offices in Bremen and Hamburg. Founded over 70 years ago, the firm now has a workforce of 30 lawyers and six notaries. SCHACKOW specialises in construction law and property law. At SCHACKOW, our property law practice group advises project developers, property developers, investors, construction companies and clients from the public and private spheres in every aspect of property and construction legislation. In addition to implementing and developing property projects, SCHACKOW also provides expertise in matters of public and private construction law such as the drawing up of contracts for construction projects, the implications of procurement law and the rights of commercial tenants. Supported by a highly qualified team of notaries and lawyers specialising in construction law, property law and procurement law, SCHACKOW can provide its clients with legally compliant bespoke solutions that ensure that construction projects can be implemented successfully.

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#### **EUROPA-CENTER AG**

As a developer and portfolio holder with a comprehensive 360° range of services, EUROPA-CENTER consistently pursues the goal of providing its clients with first-class service. All services are therefore kept in one hand – from

development and realization to marketing, operation, and maintenance of our properties. This holistic approach creates tangible freedom in everyday life for our tenants and ensures a consistently high-quality working environment.

Under the EUROPA-CENTER brand, 28 buildings with a total construction volume of around 410,000 m<sup>2</sup> have been developed to date, the majority of them for the company's own portfolio. We are represented in Hamburg, Barcelona, Berlin, Bremen, Essen, and Frankfurt. Most recently, the EUROPA-CENTER Flow was completed.

Our portfolio is currently being expanded by two projects under construction: the EUROPA-CENTER WING in Bremen, scheduled for handover to tenants at the end of 2026, and the Holiday Inn Express Hotel in Barcelona.

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

We are a team of 20 highly specialised property lawyers and notaries, based in Bremen and Oldenburg, who can offer clients comprehensive support for all aspects of civil law and taxation.

Our portfolio of real estate services covers all kinds of building or land use. As a result, we can offer support and advice throughout a property's entire life cycle, from the very start, setting up the legal structures for the project, through planning, execution, commissioning and management to repurposing or modification and finally to reassignment or demolition. When it comes to company law and tax legislation, we provide bespoke solutions such as advice for setting up or converting a company, help with company acquisitions and providing representation in disputes with tax authorities.

From our offices in Bremen and Oldenburg, we can provide you with a full range of services and representation for the long term. Sustainable economic success is at the heart of what we do. We pursue a consistent, pragmatic approach driven by solutions rather than conflict. We also draw on our expertise to advise investors, project developers, owners, landlords, managers, architects, construction companies, public authorities, family offices (private wealth management advisory firms) and small-and-medium-sized enterprises.

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#### **GEG – development of the Klinikum Bremen-Mitte GmbH & Co. KG site**

GEG is developing the new Hulsberg neighbourhood in a central location in Bremen. It is selling the former plots of the Bremen-Mitte Clinic to third parties so that they can construct building projects. GEG has already sold over 40 per cent of the gross floor area that can be realised for the exciting mix of residential and commercial uses. Next steps in the neighbourhood development: In autumn 2024, GEG will start building roads, squares and technical infrastructure, in summer 2025 the primary school in the new Hulsberg district will start operating, while GEG will continue to sell further plots in parallel. Currently on offer is the historic skin clinic together with a plot on which the "FRIEDRICH" mobility centre is being built. In addition, an elaborately coordinated sales process is being initiated for several plots of land that are being addressed exclusively to private building cooperatives. The new district with around 1,000 residential units, commercial facilities, a school, daycare centres and a training academy for nursing professions will be completed over the next five years.

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

With around 43,000 apartments, GEWOBA is the largest housing provider in the state of Bremen. Approximately 530 employees work on sustainable neighborhood development with the aim of creating attractive and affordable housing, enhancing the quality of life for tenants, and combining social, ecological, and economic aspects. The company also supports local social and cultural institutions through financial contributions, rent waivers, and staff involvement.

In order to achieve climate neutrality by 2038, GEWOBA is actively advancing decarbonization in five areas of action: housing, business operations, mobility, construction, and the building environment. In addition, the company invests in the modernization and maintenance of its properties and expands its portfolio with high-quality new buildings, including barrier-free and wheelchair-accessible housing.

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### **Justus Grosse Immobilienunternehmen**

Since 1946, the Justus Grosse Group has been one of the leading real estate companies in Bremen. With around 110 employees, the company combines expertise in property management, asset management, and the development of high-quality residential, commercial, and hotel properties. Strategic investments in the hospitality and gastronomy sectors expand the portfolio.

Over the past years, more than EUR 500 million have been invested in projects across Northern Germany – including condominiums, office spaces, and hotels with a strong focus on architectural quality and sustainable urban development. Current projects include the “TECHNIQUE” office building, “TQ Living”, the “Wohnen am Park” ensemble, and “Lighthouse” – Bremen’s first timber office building. With “TABAKQUARTIER” and the new “Alte

Süßwarenfabrik“, former industrial sites are being transformed into vibrant, mixed-use urban districts. The company also manages marketing, sales, energy renovations, and energy supply solutions.

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### **Justus Wohltmann OHG**

For more than 50 years, the name Justus Wohltmann has been synonymous with effective personalised advice in the field of commercial, residential and investment property. Today, the company focuses on marketing, managing and appraising property, and on supporting project developments. This is the case both for new construction projects and for the revitalisation of existing spaces and the supervision of work to repurpose existing stock.

Memberships of the IVD, Bremen Immobilien Börse e. V. and the Appraisal Committee of the Free Hanseatic City of Bremen complement our own property expertise, which has grown over the decades, guaranteeing our clients the highest level of expert advice and discreet support in all property matters.

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### **Kathmann Projekte GmbH**

Within the Kathmann Group, Kathmann Projekte GmbH is responsible for the development of:

- multi-family residential buildings
- residential and commercial buildings
- office and administrative buildings
- municipal properties
- care and social facilities



- medical centers
- holiday properties, hotels, and boarding houses
- retail properties

Our clients include both institutional and private investors with a focus on investments in northern Germany.

With a holistic consulting approach and sustainable concepts, we are pleased to support the future users of our projects at an early stage, assisting with the analysis of spatial and structural requirements as well as site selection. To ensure the investor's economic success, we place great importance on sustainable rentability, high construction quality, and long-term low operating costs.

In subsequent stages – from establishing initial project structures and preparing reliable overall cost planning to managing the approval process – our clients benefit from the expertise of our specialists. Smooth project realization, including contract management, quality assurance, adherence to schedules, and cost control, is ensured by our experienced collaboration with planning and construction partners. Here, our clients particularly benefit from the capabilities of B. Kathmann Bauunternehmung GmbH & Co. KG.

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### **Lachmann & associates GmbH**

Combined expertise:

The logistics market is in an unparalleled state of flux, and we're right in the middle of it.

- Consulting and brokerage for logistics and industrial property
- Wrap-around services for tenants and buyers
- Full portfolio of services for landlords, sellers and investors
- Properties that meet your exact business requirements
- Regional and national market expertise in logistics, warehousing and production

In addition to our core specialist areas, our services include the marketing of office properties and commercial sites and support in project developments. We provide targeted, reliable and forward-looking advice in every area and in every phase.

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### **Müller & Bremermann**

Since 1963, we have been successfully developing and managing residential and commercial properties in Germany. With locations in Bremen, Hamburg, and Berlin, we have completed more than 4,500 residential units nationwide and are now among the larger property developers and family offices in northern Germany. In the commercial sector, we construct new properties or refurbish existing ones. In addition, we plan and develop residential building areas and realize terraced and semi-detached houses. Our portfolio also includes rental management, covering all services typically provided by a property management company.

This is made possible by our many years of market knowledge, the expertise of our real estate and construction specialists, and our strong commitment to quality. In this way, we create space for your ambitions.

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### **Oldenburgische Landesbank AG**

OLB is a universal bank for customers throughout Germany and in neighbouring European countries. We are growing continuously and expect to be categorised as a "significant institution" in the foreseeable future and to enter the circle of the top 100 banks in Europe. Depending on their wishes and needs, we support our customers either in person and on site or digitally. We have proven expertise in various forms of specialised financing in particular, including

commercial real estate financing. We support investors and developers with their projects both nationally and internationally from our Oldenburg, Düsseldorf and Frankfurt offices. For properties with residential, logistics, retail, hotel and office uses, we offer customised solutions ranging from portfolio financing to bridge financing, sales portfolios, repositioning plans, loan-on-loan and NPL/REO financing. Come and meet us for a chat at our stand B2.240 at Expo Real 2025 – we look forward to seeing you!

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#### **OPATZ Group GmbH**

The OPATZ Group was founded in 2021 and has since grown into a medium-sized family business headquartered in Bremen. The group currently employs around 35 colleagues and covers many areas of the real estate sector in-house.

Its focus is on expanding its property portfolio, with all projects remaining within the ownership of the OPATZ Group. The company specializes in the development and acquisition of residential and commercial properties for long-term investment.

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#### **Peper & Söhne**

The core business - project development and asset and property management - comprises the conception, planning, development, revitalization and portfolio management of commercial properties.

A particular focus is on logistics and light industrial real estate. In addition, Peper & Söhne has extensive experience with numerous other asset classes and is also a

proven expert in the development and activation of land - from land acquisition to preparation for construction.

As a service developer, Peper & Söhne supports investors and developers with extensive expertise, diverse cooperation models and attractive investment opportunities.

In addition to ongoing logistics projects, Peper & Söhne has been driving forward the major SPURWERK project for several years – an extensive brownfield development on the site of the former goods station in Bremen's Neustadt district. A modern, sustainable and centrally located quarter with high-quality office and commercial units is currently being built here.

Since the company was founded, more than 43 projects with a total volume of around EUR 0.5 billion have been realized. The company is based in Bremen-Hemelingen.

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### **Robert C. Spies**

Robert C. Spies is a real estate consulting firm operation nationwide. Founded in 1919, the owner-managed company provides consulting and brokerage services in the areas of private residential real estate, investment properties, industrial and logistics space, office and retail space, hotels, health care real estate and investment. With around 110 employees and offices in Bremen, Hamburg, Oldenburg, Frankfurt and Copenhagen, Robert C. Spies assists family offices, institutional investors, foundations and private clients. In addition, Robert C. Spies' Projects & Development division advises on the planning and realization of complex real estate projects with focus on district development. A team of qualified specialists works on a daily basis in a strongly networked, interdisciplinary and solution-oriented manner in order to support clients with in-depth market knowledge, up-to-date industry knowledge and creative ideas until they achieve their goals and beyond.

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### **Steingut Projekt GmbH & Co. KG**

Steingut Projekt GmbH & Co. KG, a joint venture of PROCON Realisierungsgesellschaft mbH and M-Projekt GmbH & Co. KG, has acquired the approximately 10-hectare site of “Norddeutsche Steingut AG” in Bremen-Grohn.

The development of this site into a new urban quarter with a mixed use of commercial and residential space, following the concept of the “productive city,” represents a major opportunity for the district. Its central location in Bremen-North, excellent connections to public transport (Bremen-Schönebeck railway station), the A270 motorway, and immediate proximity to Constructor University Bremen and the Science Park underline the potential of the former industrial site.

The joint concept developed by the Berlin architects Schönborn Schmitz Architekten and the landscape architecture firm Querfeldeins won the urban planning competition for the 10-hectare Steingut Quarter.

The former industrial site has been cleared, while two building sections have been preserved and are now being repurposed under the project names “Bestandserhalt Süd” and “Bestandserhalt Nord.” New construction will gradually take place on the remaining areas of the site. The subprojects include:

- Bestandserhalt Süd: daycare center, medical practices, and an intensive care facility
- Bestandserhalt Nord: commercial use and an event hall
- Carré 5: mixed use with commercial, gastronomy, and residential space (in planning)
- Carré 6: mixed use with commercial and residential space (student housing, in planning)
- Solitär 1 and 4: mixed use with commercial and residential space (in planning)
- Solitär 2: subsidized housing to provide affordable living space
- Solitär 3: privately financed residential development (in planning)
- KiTa Süd: another daycare center for the Hans-Wendt-Stiftung, construction already underway

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### **Sparkasse Bremen – a solid foundation for your real estate**

With total assets of over € 14 billion and around 1.200 employees, Sparkasse Bremen is the market leader for financial services in the Hanseatic city. Sparkasse Bremen is the preferred and strong financing partner for SMEs. We support entrepreneurial growth with industry expertise and local competence. 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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### **WWB Weser-Wohnbau Holding GmbH & Co. KG**

The tradition of our company goes back to its founding year in 1969. Decades of experience have shaped us as a land and project developer; originally, we started out as a developer of high-quality multi-storey residential buildings. As a second-generation family business, we have continuously seized market opportunities and evolved dynamically.

Over the past decades, we have developed and constructed several thousand residential units as well as a wide variety of office, hotel, and mixed-use properties. A central focus of our activities lies in municipal developments, with job centers, police facilities, and local administrative offices among our clients.

In addition, land development for commercial and industrial projects represents another key pillar of our business.

Our clients value us for our Hanseatic reliability and our strong technical expertise. We are straightforward, openly addressing both opportunities and risks. We do not make promises we cannot keep.

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### **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. It develops and markets commercial space and acts as a real estate broker. In addition, Bremeninvest explores the possibilities for innovative projects, creates networks, coordinates development processes and establishes the right contacts for dealing with official approval procedures or finding partners for joint ventures. 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 the face of global location competition.

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