



Background information

Know-how and expertise from Weserside

24 companies from Bremen and Bremerhaven to be showcased on the joint State of Bremen stand at Expo Real 2016

Bahnhofsvorplatz Bremen GmbH / City Gate Bremen

Over a two-year construction period, 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, 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 Griesse 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 marketing commercial and industrial areas and properties in Überseehafen, developing the offshore wind industry in Bremerhaven, and on the construction of new office and housing properties in the 'Havenwelten' and adjoining districts.

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BLB Immobilien / Bremer Landesbank

BLB Immobilien GmbH is a subsidiary of the Bremer Landesbank group of companies. It also operates as an investor on the property market, with additions to its own portfolio mainly being in the form of interesting projects and properties in prime locations in Bremen and Oldenburg.

The company also 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.

With more than 1,000 skilled staff in Bremen and Oldenburg, and a business volume of around 32 billion Euro, the Bremer Landesbank (BLB) is one of the leading banks in northwest Germany. With its proven expertise in international capital markets and in-depth knowledge of various industries, BLB supports companies and private clients with top-class solutions for property financing and asset security.

At Expo Real, BLB Immobilien GmbH and Bremer Landesbank are presenting their concept for the new bank building currently under construction on the Domshof square in Bremen – a building of enormous significance in urban development.

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BREBAU

It is not without reason that BREBAU includes the word 'BREMEN' in its name – as a housing company it manages around 7,300 rented apartments in 18 districts of the Hanseatic city, for its own account and for third parties. As a principal, BREBAU offers condominiums, terraced houses and semi-detached villas of outstanding quality of construction and with meticulously designed floor plans. With a company history extending back 75 years, it is the second-biggest housing company domiciled in Bremen.

BREBAU also has a long tradition in planning, building and marketing terraced houses and condominiums. In consortia with other partners, BREBAU develops large residential areas and 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 has numerous investments in various project companies: anyone interested in buying an apartment, be it as investor, owner-occupier or tenant, will find a rich selection of properties at BREBAU.

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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 fresh 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, as well as upgrading of houses and condominiums for greater energy efficiency.

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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 planning modules. 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 80 customer advice centres makes Die Sparkasse Bremen the market leader for financial services 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).

Die Sparkasse Bremen is the 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. 200 sites around Germany, with a total value of approx. 500 million Euro and a rented area of more 300,000 m². Our services include integrated management of specialised stores, specialist shopping centres and supermarkets.

Visit us at Expo Real from 4 – 6 October 2016 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 Immobiliengruppe

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 in Hamburg, Berlin, Bremen, Bremerhaven and Essen. Under the EUROPA-CENTER brand, 20 buildings with approx. 360,000 m² in total space have been developed so far. In addition to the growth achieved by the Group with its existing sites, new centres are currently being acquired at both national and international level: in Hanover, Düsseldorf, Cologne, Munich, Barcelona, Madrid and Lisbon.

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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 July 2016, Grundstücksentwicklung Klinikum Bremen-Mitte (GEG) fired the starting shot to launch the selling procedure for the first plot of land in the 'New Hulsberg Quarter'. A new health centre with approx. 5,000 sqm gross floor area is to be built here on a plot measuring approx. 1,900 sqm, right beside what is now the main entrance to the Klinikum Bremen-Mitte hospital (KBM). In Q1/2017, a buyer will be awarded the sale, while parallel to that, the development plan for the quarter as a whole, covering approx. 14 hectares, will reach maturity and approval. Marketing of the various plots of land will then go into a higher gear. In Q3/2017, two further plots will be put up for sale for housing construction.

The 'New Hulsberg Quarter' is Bremen's biggest inner-city conversion area. By the time the KBM has moved into its new hospital building in 2019, approximately 14 hectares of land will be available for redevelopment as a residential quarter. Expectations are that, by the mid-2020s, about 1,000 residential units will have been built and that numerous existing buildings will be put to new and different uses. The project involves a volume of approx. 200,000 sqm gross floor area that will be developed by private investors.

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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 'serial' multistorey residential buildings with a hybrid timber construction ('Bremer Punkt'), residential projects focusing on inclusion ('Quartierszentrum Huckelriede'), or the first 150 grant-aided apartments in Überseestadt ('Marcus Quay').

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Goldbeck (Bremen office)

Goldbeck is a construction company with operations throughout Europe. Its product range is focused on designing, building and managing industrial and logistics buildings, office complexes and multistorey car parks, as well as many other types of building. Its Bremen office – one of 43 in total – has been active in the region since as early as 2008. More recently, for example, Goldbeck has built a 6,000 sqm logistics building and 1,800 sqm of office space for Marinetech Edelstahlhandel GmbH & Co.. The branch office currently has a staff of 25.

Goldbeck exploits the advantages of elemented construction using industrially pre-fabricated systems that are mostly produced in the company's own plants. This principle makes it possible to achieve reliable quality, fast construction times and highly economical implementation. The service chain comprises a specially tailored concept, planning and construction, and extends to facility management and modernisation of existing buildings. Goldbeck is a partner not only for medium-sized enterprises, but also for large companies, investors and public-sector clients.

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H. Siedentopf (GmbH & Co. KG)

Siedentopf is an investor, project developer and manager of high-quality properties. Its current focus is on excellent and sustainable waterfront development. The new 'Weser Quarter', for example, is a unique location in Bremen offering a high quality of living directly beside the river: a building with impressive architecture, certified by the DGNB (German Association for Sustainable Building), a splendid view over the River Weser, the city and inviting parkland, and just a few minutes' walk from the city centre, combined with ideal transport links. More than 60,000 m² of contemporary office space have already been completed and occupied, and a Steigenberger Hotel, a

variety theatre and some attractive restaurants have also established themselves here. The latest development in the Quarter is 'Eins', a complex likewise planned according to DGNB criteria, with more than 16,500 sqm of rental space for offices, retail outlets and catering establishments. All this makes the area a unique example of sophisticated building in Bremen, where compliance with both ecological and economical requirements combine to produce all-round quality for living and working.

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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 'Weserhäuser', 'Deichhäuser', 'Lofthaus 1' and 'Überseetower' 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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KSB INTAX

With a team of consultants specialised in real estate and six notaries, KSB INTAX provides the full range of legal services classically associated with real estate:

- building and architect law
- transaction consulting
- contract design
- legal services for project management
- public construction law
- notarial services
- asserting and defending against claims
- troubleshooting

By involving additional consultants in other areas of specialisation, for example in tax law, company law and company management, KSB INTAX can also ensure that a level of interdisciplinary consulting that goes far beyond normal legal guidance in the field of real-estate law.

Whenever necessary, the KSB INTAX teams works with experts, project managers and other partners from the property sector – with proven success over many years. An interdisciplinary team of consultants especially called for when construction projects get into difficulty. Troubleshooting is one of our strengths.

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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 others 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 60 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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STRABAG Real Estate GmbH (SRE) Hanover Region

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 Romania. The range of services provided by the company covers all the phases of project development – from initiation and planning, to implementation, and finally to renting and sale. SRE's diversified portfolio includes the development of realisation of office, business and commercial properties, as well as housing, hotels and special-purpose buildings. Projects in Lower Saxony and Bremen are developed from SRE's Hanover Region office. In Bremen, it implemented

the new 'Hauptzollamt', or principal customs house, and is now planning another office building with approx. 10,000 sqm in Überseestadt – 'üeins'.

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Überseestadt Schuppen 3 Grundbesitz GmbH

In 1998, as sole managing director, Ingo Damaschke established the Bremen-based ASSET Group. In 2006, Thomas Mohrholz enlarged the management team and expanded the company by setting up a second base in Berlin. The company's main points of emphasis are on project development for residential housing and commercial properties, the construction of new buildings as developer projects, and the modernisation, upgrading and revitalisation of protected buildings. Bespoke architecture that harmonises with its surroundings, and a property investment strategy geared to long-term value retention and value enhancement for the company's own clients is the paramount aim.

At Expo Real, the ASSET Group is presenting its new project in Überseestadt Bremen, 'Schuppen 3'. The latter provides a further opportunity for melding old and contemporary architecture, in that 110 metres of the 'Schuppen 3' complex will be kept.

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The Business Development Agency of the Municipality of Achim

The town of Achim, with a population of over 30,000, is located close to the 'Bremer Kreuz' motorway intersection on Bremen's city boundary. All the facilities provided by the city of Bremen as an economic centre, such as the airport, harbours, the city centre, university and other tertiary education establishments, can be reached by car and also by local public transport within ten to 30 minutes.

Achim is synonymous with business growth. Today, it already has more than 2,100 companies operating successfully in the automotive industry, the IT and service industries, in logistics, the mechanical engineering and plant construction industries, the food and beverage industries and in environmental protection systems, at both national and international level.

The new Sparkasse building at the start of the 400-metre pedestrian precinct, the new collection in inner-city pubs, cafés and restaurants, and the 'Nördliche Innenstadt' redevelopment area are just a small sample illustrating the potential

for inner-city development that will generate an additional stimulus for the town centre in the years ahead.

The Business Development Agency of the Municipality of Achim is the first, key point of contact for companies based in the town.

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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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