



Background information

Property Market in Bremen and Bremerhaven in the Throes of Transformation

27 companies from Bremen, Bremerhaven and the surrounding region will share the Bremen stand at the Expo Real 2023 trade fair

The 25th Expo Real trade fair, one of the most important events for investors and the property sector in Europe will run from the 4th to the 6th of October 2023, in Munich, Germany. The 27 companies will represent the Federal State of Bremen at a joint stand. They will showcase the State's strengths as an economic hub with a strong and adaptable commercial and property sector. "Our theme at the trade fair this year is economic transformation because this issue is immensely important to the real estate sector and will completely change the way in which buildings are developed, constructed and used", said Andreas Heyer, Chair of Bremeninvest. "Together with our 26 co-exhibitors from Bremen, Bremerhaven and the region, we will be delighted to show visitors a host of innovative, forward-looking urban development projects."

These companies from Bremen and Bremerhaven will share Bremen's stand at Expo Real 2023:

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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**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 and NORD/FM Norddeutsche Facility-Management
GmbH**

NORD/FM and BLB Immobilien have combined their passion for a common goal - customer satisfaction through professional holistic real estate management. Founded in the 1970s, both companies have since gained extensive experience in the commercial and technical management of diverse nationwide real estate portfolios and have continued to develop. Since the beginning of the 2000s, NORD/FM and BLB Immobilien have both also been responsible for the technical and commercial management of the properties and branches of NORD/LB and the former Bremer Landesbank and

have thereby succeeded in expanding their know-how in the field of facility management, security technology and business continuity management (BCM). BLB Immobilien also enjoys success as a broker for residential, commercial and social real estate, an investor in office and retail properties as well as an asset and property manager.

With its broad portfolio of services, NORD/FM has established itself as a neutral and fiduciary client agent for construction and facility management activities. The extensive breadth of real estate services and close co-operation between all areas of the company are particularly effective in enabling services that are optimally tailored to the respective tasks.

Within the context of restructuring NORD/LB, BLB Immobilien is responsible for development and marketing of the bank properties that are no longer required at the sites in Bremen, Hanover, Braunschweig and Oldenburg.

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BREBAU GmbH

The name BREBAU is inspired by "BREMEN" and the reason is clear: as a housing company with close ties to the municipality, we have a portfolio of around 10,000 owned and managed dwellings in almost all districts of Bremen and the surrounding area. As a property developer, we offer freehold apartments and terrace houses of an exceptionally high build quality. As project developers, we also create large-scale residential areas. With over 85 years experience in building schools and kindergartens, we have been a driving force in the Hanseatic City of Bremen, its neighbourhoods and city districts for a long time.

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Bremen Airport GmbH

Bremen Airport occupies a special position in Bremen, because it is one of the largest aviation and aerospace locations in Europe: Situated in the heart of the production, trade and service location Airport City, we connect the Hanseatic city with the most important economic regions, transport hubs and destinations at home and abroad. And we are not only well connected by air: We also have

access to the A1, A27 and A28 motorways as well as the Deutsche Bahn railroad system. This means that Bremen Airport is quickly and conveniently accessible for around 15 million inhabitants of the metropolitan region, as well as for people living in the Dutch border region.

Whether office space in the terminals, commercial real estate for the retail, F&B and logistics sectors or airside hangars: As a part of the airport city with its more than 16,000 employees we consider ourselves fortunate to be an attractive real estate location with unique market access in the northwest.

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DETLEF HEGEMANN Immobilien Management GmbH

The services provided by DETLEF HEGEMANN Immobilien Management GmbH cover the entire value creation chain from project development to property marketing. We undertake projects on customer sites and our own real estate, from the initial idea through to planning and implementation, to offer the user long-term quality and functionality. Our expertise and professional abilities ensure that we can create property projects that meet the needs of the market and are fit for the future.

Our range of services is complemented by a host of synergy effects resulting from the HEGEMANN-REINER GROUP's extensive portfolio. The group's many years of experience and strong commercial background make DETLEF HEGEMANN Immobilien Management GmbH a truly effective partner. Our clients are the foundations of our economic success. We provide expertise, professionalism, passion and creative solutions for achieving their goals in the best way possible.

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Sparkasse Bremen – a solid foundation for your real estate

With total assets of over € 15 billion and around 1.150 employees, Sparkasse Bremen is the market leader for financial services in the Hanseatic city.

Sparkasse Bremen is the preferred financing partner for SMEs: from business formation via equity capital, through project and special financing, to the

brokerage and financing of commercial real estate, it works together with its clients to develop tailor-made concepts.

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 – local expertise

Sparkasse Immobilien Bremen is one of the Hanseatic city's most experienced service providers in the real estate sector. We offer everything from a single source: be it agency activities, management and hedging, or financing of real estate – covering all areas from residential and commercial to real estate development.

Our neighbourhood estate agents are the dedicated points of contact for their respective districts and are intimately familiar with Bremen and thus the regional market. They assist our customers with comprehensive support and offer the right suggestions for their personal needs. New construction projects for owner-occupiers and investors are also part of our service portfolio.

Together with Sparkasse Bremen, we offer a comprehensive range of services as part of a large network.

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EUROPA-CENTER Real Estate Group

The Hamburg-based EUROPA-CENTER property group is an investor, developer and portfolio holder of high-quality office and commercial buildings, hotels and business apartments, and logistics and commercial facilities. To date, 28 buildings with a total construction volume of around 410,000 square metres have been developed under the EUROPA-CENTER brand, which was created by

Uwe Heinrich Suhr in 1972. EUROPA-CENTER is present across Germany, with offices in Hamburg, Berlin, Bremen, Essen and Frankfurt-am-Main. Other sites are in the process of being acquired. Our first European project outside Germany, the EUROPA-CENTER Hotel Barcelona Sant Cugat, was recently completed and handed over. Particular highlights in the company's 50-year history include the completion of the EUROPA-CENTER FLOW office campus in Frankfurt's Gateway Gardens quarter and the start of construction of the WING EUROPA-CENTER office complex in Bremen's Airport City. EUROPA-CENTER already has a presence in Bremen, consisting of a number of office buildings, a hotel and a multi-storey car park.

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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

Continuity throughout the entire project, flexibility in the approach to selling plots of land. These factors have enabled the development of the new Hulsberg quarter to remain stable despite difficult economic conditions. The 14-hectare lot in a central urban position is being transformed from a former hospital site into a neighbourhood for living, working and leisure. The Danish architect Carsten Lorenzen has developed an urban design featuring large, animated open spaces and clever flexible construction approaches that are setting new standards in Bremen's city planning.

GEG, as the city's real estate development company, was tasked with selling the site of the former hospital to third parties for construction projects to create living space and offices. GEG has already sold off a third of the 30 building plots. This has attracted a wide spectrum of investors from the "Vier Quartier" project developer to the urban "Gewoba" housing association, the "KARL solidarisch bauen und wohnen" association, the "FRIDA" cooperative construction venture and even private individuals. As a result, more than 400 new housing units will be built, around 30 per cent of which are publicly funded. The development also includes a primary school, three children's nurseries and a variety of commercial premises. GEG has started putting the technical infrastructure in place. For example, it is building the district heating network which will provide the area with environmentally friendly, crisis-proof heating. Construction work on public roads and the creation of the Luise-Aston park, a generously sized

green space and play area in the new Hulsberg quarter, will start in the spring of 2024.

Unperturbed by the crises that have shaken the property market, GEG plans to continue selling building plots throughout 2023. These plots include a historic hospital building, a lot on which a neighbourhood garage will be built and a listed pathology building. GEG will undertake a complex, highly coordinated sales process for a number of plots which will be sold exclusively to private cooperative construction ventures.

Yet more building plots will take their turn and be sold in the years to come. In the end, once the quarter has been fully developed, around 1,100 new dwellings and approximately 45,000 square metres floor space (gross) have been created for commercial and social.

The project has been boosted by recognition from the experts: in May 2023, the New Hulsberg district was nominated in the "New Mobility" category for the German Straße und Verkehr 2023 prize for engineers.

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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.

In the next years, GEWOBA will also erect numerous new residential buildings, for example in the Überseestadt along the Weser or in the Gartenstadt Werdersee, a nearly 17-hectare property directly at the Werdersee. In these new buildings, GEWOBA rents subsidized and privately financed one- to five-room apartments as well as interesting commercial spaces from 40 to 800 square meters in different locations: for retail, gastronomy, office, medical or physiotherapy practice, craftsman's or other businesses.

In the new Quarter Q45 in downtown Bremen, GEWOBA is building 177 attractive one- and two-room apartments for students and trainees. The former office tower of the Bundeswehr is the hub between the main station, the Bürgerweide and the west of Bremen. It offers an ideal center of life in the city of Bremen. Affordable apartments with a wide view, exclusive new apartments with courtyards, plus shops, services and restaurants: The Q45 stands for young and modern living in the city center.

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Justus Grosse Real Estate GmbH

The Justus Grosse group has specialised in property management and project development of owner-occupied housing, rental apartments, commercial properties and hotels since 1946. Holdings in hotel industry and catering complete the company's business areas. With over 130 employees Justus Grosse is one of the leading property companies in Bremen.

In recent years it has invested more than € 500 million in Bremen, Bremerhaven and Hamburg, and has expanded with the construction of more hotels and a broad portfolio of owner-occupied housing and office space. The TQ Studios, Fleethäuser and PANORAMA 2 projects currently under way in locations in demand in Bremen and Bremerhaven are all examples of architecturally ambitious new-build concepts. Moreover, with its diverse concepts for the TABAKQUARTIER in Bremen-Woltmershausen one of the biggest new development areas in Northern Germany is in realisation. Justus Grosse has handled the concept development, end-to-end commercial support, marketing and distribution on all of these projects. Besides, the enterprise group provides energetic building refurbishments and holistic energy supply concepts.

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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

Kathmann Projekte GmbH, based in Bremen, is an independent owner-managed property and project development company.

Our company was founded as a subsidiary of Kathmann Bauunternehmung GmbH u. Co. KG, which has been in operation for 75 years.

We work with other companies within the Kathmann group to provide flexible and reliable services that span the entire value chain in the property sector.

Kathmann Projekte GmbH focuses on the development of:

- apartment buildings
- residential and commercial buildings
- office/administrative buildings
- municipal properties

- care facilities and social properties
- medical centres
- holiday properties, hotels and boarding houses
- retail properties
- the refurbishment, revitalisation and marketing of existing properties.

We also act as your trusted partner for inner city redensification, delivering sustainable projects that retain their value. Our clients include institutional and private investors with an investment focus on Northern Germany. As part of our comprehensive consulting and sustainable design approach, we are happy to support future users of our projects from an early stage by analysing their spatial and structural requirements, and in the choice of location. To ensure the economic success of our investors, we always pay close attention to sustainable rentability, construction quality and low management costs over the long term.

Our clients also benefit from our expertise further down the line, from setting up initial project structures and sound overall cost planning to handling the approval process. Our long-established relationships with planning and construction partners guarantee that projects run smoothly at every stage, including contract management, quality assurance, adherence to schedules and cost control.

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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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Oldenburgische Landesbank AG

Oldenburgische Landesbank AG (OLB) is a profitably growing universal bank for private and corporate customers in Germany and selected neighbouring European countries. OLB advises more than 600,000 customers in person and via digital channels in the Private & Business Customers and Corporate & Diversified Lending segments. Total assets amount to more than 24 billion euros.

From its offices in Düsseldorf, Frankfurt and Oldenburg, the Bank supports investors and developers in Commercial Real Estate space, both nationally and internationally. With around two decades' worth of experience in this complex business segment, OLB offers tailor-made special solutions for office, residential, logistics, hotel or retail properties - including bridge financing, sales portfolios, repositioning plans, loan-on-loan and NPL/REO financing.

Need more information? You are welcome to visit the OLB stand at Expo Real 2023.

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Peper & Söhne Group of companies

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 developing 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. This includes the conception, planning, development, and revitalisation of commercial real estate.

A current major project is the extensive brownfield development on the site of a former freight station in Bremen's Neustadt district. This is where the SPURWERK, a modern, sustainable and centrally located quarter with high-quality office and commercial units, is currently under construction.

In December 2022, Peper & Söhne expanded to Denmark, where the investor and project developer will realize a 50,000 m² business park on the island of Lolland. The project is called HUB 48 Maribo.

In addition to urban quarter/district development, the Peper & Söhne group of companies has experience in numerous other asset classes, particularly logistics properties. Since the company was founded, it has realized more than 35 projects with a total volume of over 322 million euros. Peper & Söhne is based in Bremen-Hemelingen.

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Robert C. Spies

Robert C. Spies is a property consulting firm which is active throughout Germany. Founded in 1919, this owner-managed company provides consulting and brokerage services for the private housing market, investment property,

industrial and logistics spaces, office and retail premises, hotels, health care facilities and investments. With around 120 employees and offices in Bremen, Bremen North, Hamburg, Oldenburg, Frankfurt am Main and Copenhagen, Robert C. Spies supports family offices (private wealth management advisory firms), institutional investors, foundations and private customers in their search for residential and commercial properties. Robert C. Spies's Projects & Development division also advises clients on the planning and implementation of complex property projects, with a focus on district-level developments. Every day, a closely networked team of qualified specialists from a range of disciplines are hard at work, supporting clients with their detailed market knowledge, the latest findings from industry and creative ideas to help them achieve and exceed their goals, always with their focus on finding the right solution. Our employees and their well-being are the top priority at Robert C. Spies: individuality, authenticity, honesty, trust and courtesy are the values that guide the company's interactions with clients and colleagues alike.

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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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ÜBERSEEINSEL GmbH

ÜBERSEEINSEL GmbH is a national and international property developer and portfolio holder that deals with projects focusing on the infrastructure of renewable energies, tourism and district and urban development.

Its challenge in Bremen's Überseestadt (New Harbour District) was the transformation of the former Kellogg site into a new urban district. New and refurbished buildings on a development area totalling 250,000 square metres are providing space for work, living and leisure, with diverse forms of housing and commercial units as well as extensive green spaces and leisure areas. All the properties and projects in the New Harbour District are interlinked by a pioneering energy concept and a sustainable approach to mobility, making it an extremely convenient and pleasant place to live.

These approaches can also be clearly seen in other projects currently being run by ÜBERSEEINSEL GmbH. At Borkum-Reede, the company has developed an offshore district for employees of the adjoining wind park. Following a successful start, with the construction of 115 apartments, a restaurant and warehouse facilities, the second phase is now about to get under way.

In addition to apartments for offshore service staff, the company is planning to build holiday flats and a hotel on the Danish island of Rømø. In Bremen, ÜBERSEEINSEL GmbH is also developing facilities and appropriate types of housing for business services and health and healthcare providers on a site covering 6,900 square metres.

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Vision culture

From the initial idea to sustainable implementation, we provide wrap-round support for anyone who wants to bring a new creative momentum to Bremen with their projects. Over 300 projects and far more than 1,000 members are part of the community. These include start-ups, education projects, social enterprises, creative people involved in arts and culture and many more. We help enthusiastic and motivated people by providing coaching sessions, support, workshops, networking events, advocacy, access to premises and help with public relations.

We have set up the Creative Hub Bremen as a centre for innovation, start-ups and creativity. There, people can try things out, make things and create contacts with others. It gives the community low-threshold access to workspaces, office premises and meeting rooms, free of charge, plus resources and a practical infrastructure. Hundreds of fledgling projects have already used the Hub as a place for networking, sharing thoughts and working on their ideas.

As the interface between start-ups, regional stakeholders and urban development processes, we can create innovative projects and bring forward-looking, actively managed usability concepts to life for development schemes or existing spaces.

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Economic development in Achim

The town of Achim has a population of 33,000 and lies directly by Bremen's motorway intersection, just outside Bremen's city limits. The metropolitan amenities of the Bremen economic area, such as the airport, harbours, city centre, university and universities are only 10 to 30 minutes away, by car or public transport.

Achim is a byword for economic growth, with a constant demand for commercial building plots there. Today, more than 2,300 companies are operating successfully here, at national and international level, in sectors such as the automobile industry, an innovative IT and service sector, logistics, mechanical engineering and industrial facilities, the food and beverage industry and environmental protection.

A 400 metre-long pedestrian zone leads into Achim's city centre, with the historic market square at its heart. Here you'll find an excellent mix of independent specialist shops with a great selection of goods, providing expert and personal recommendations, and a wide variety of places to eat and drink.

More exciting projects are already in the pipeline for Achim's city centre in the next few years. The first architectural highlight is the newly built Transport Overseas corporate building which stands at the start of the pedestrian zone. The new office complex, with a range of food outlets, will be completed by the end of 2024. The renovation of the Sparkasse bank in the pedestrian zone and the new buildings planned for the Markthöfe market places will bring additional commercial premises and office space right into the heart of the city. The area known as the Lieken quarter is currently under construction to the north of the railway station. With around 150 residential units and 6,000 square metres of office space, it will be completed at the end of 2023. It is already 95 percent let. These inner city projects are only just a few examples of the development potential in Achim which will bring life and interest to the city centre in the near future.

As a business partner, we have set ourselves the goal of continuing along this road to success. You can be part of this successful strategy by working with us to turn your projects into reality.

At the Economic Development Department in the city of Achim, we are your first port of call and central point of contact for everything your company needs in the city. We provide comprehensive, expert support for your company when it comes to relocation, restructuring and expansion. In addition to our own specialist expertise, we can also help you access a wide network of business contacts.

Come and find out more about the services we can provide for you and how to use them to best effect. We'd be delighted to get to know you.

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WWB Weser-Wohnbau Holding GmbH & Co. KG

Our company is one of the leading project and property development companies in the Free Hanseatic City of Bremen. Its tradition dates back to our founding year of 1969. We develop and construct sophisticated projects in the high-end, high-quality multi-storey residential construction sector, and in the commercial and hotel property sector. Over the past 50 years, we have built more than 3,000 residential units, in addition to a variety of 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 particularly appreciate our Hanseatic reliability. We are also active in Hamburg, Hanover and beyond, in addition to our home market of Bremen. Our service is based on expertise, wide-ranging experience and solid commitment to each project. We see every one of our properties as something unique. We are fully involved with them and bring them to life with the utmost commitment, combined with our distinctive expertise and detailed knowledge. Our clients include private individuals, family offices (private wealth management advisory firms), insurance companies, pension funds, municipal clients and well-known commercial and retail tenants. Sincerity in everything we do, and in all our relationships with clients, partners and our own colleagues, is the hallmark of how we understand and value the world.

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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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