

INTERACTION

BEOS REPORT 2019



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The BEOS AG Management Board (from left to right):
Martin Czaja, Holger Matheis,
Dr Christoph Holzmann,
Jan Plückhahn and
Hendrik Staiger

**THE DESIRE TO SHAPE
THE FUTURE IS
PART OF OUR DNA.**





Dear Partners and Friends of BEOS AG,

2019 was a very strong year for BEOS. Incredible performances from every member of the BEOS team enabled us to transact more than EUR 1.0 billion of real estate last year. For the second time in our more than 20-year history, BEOS broke through the one-billion threshold, having done so for the very first time in 2018. For the second year in a row, our investors entrusted us with so much capital that we were able to launch a new billion-euro fund, BEOS Corporate Real Estate Fund Germany IV.

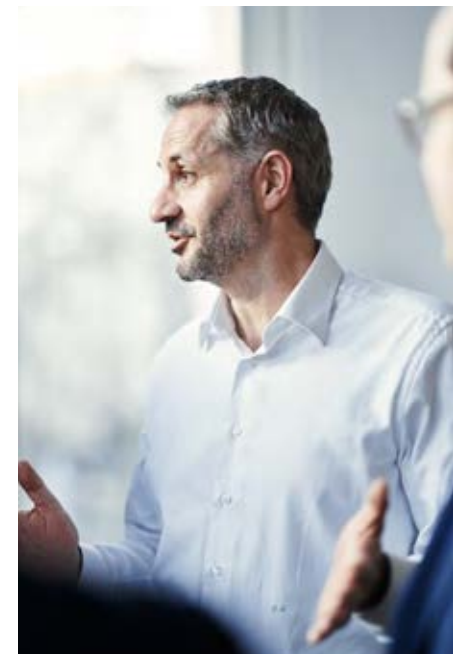
These successes are not only a source of immense pride and joy, they also create a series of new challenges, especially in terms of absorbing and actively planning and managing our rapid growth. Naturally, as our business expands, we are also strengthening our team of real estate professionals. And it is in this area that we hit another milestone in 2019, which saw our workforce grow beyond the 200-employee mark. We also welcome the numerous employer awards we again received last year, which confirm the positive perceptions of BEOS as an employer, both within the real estate industry and beyond. One thing you can be certain of, though, is that we won't be resting on our laurels. After all, BEOS just wouldn't be BEOS if we weren't constantly striving to become even better.

We apply the same drive to improve to our core business: the development and management of corporate real estate assets. We continuously analyse and reassess our actions and processes. We are constantly innovating and looking at which of our established approaches we can optimise or even discard. Constantly questioning what we do and how we do it is among the key pillars of our corporate culture, in combination with cultivating employee independence, encouraging an entrepreneurial mindset, recognising and appreciating outstanding performance and communicating as equals.

Without question, the desire to shape the future is part of our DNA. It is also part of what we contribute within Swiss Life Asset Managers. Large-scale projects, including the acquisition of Griesheim Industrial Park – a 54-hectare site in Frankfurt – are testament to the opportunities that arise within the Group. Significant financial strength is certainly an important aspect, but by no means the only one. And, as the Center of Competence Industrial & Logistics within Swiss Life Asset Managers, we are contributing our vast expertise and experience to the development of new markets across Europe.

In light of all these innovations, however, one thing has not changed: At BEOS, our tenants are always the primary focus of our attention. We demonstrate this every single day, as well as here, in the latest BEOS Report. Traditionally, this is where we let our tenants tell their stories. In this 2019 edition, we have decided to focus on interaction as one of the key characteristics of the commercial quarters we develop. And interaction doesn't just shape our new quarters, it extends far beyond their physical boundaries. In this report, we want to showcase our successful track record of transforming traditional commercial areas into vibrant new quarters. This exciting process allows us to develop new locations with which tenants can truly identify and enables us to add significant value for companies and wider urban environments.

In this final moment before you delve into this, dare we say, inspirational BEOS Report, we would like to take this opportunity to thank you for your constant confidence in BEOS and our team. Here's to another year of exciting, and profitable, interaction!



VIBRANT QUARTERS



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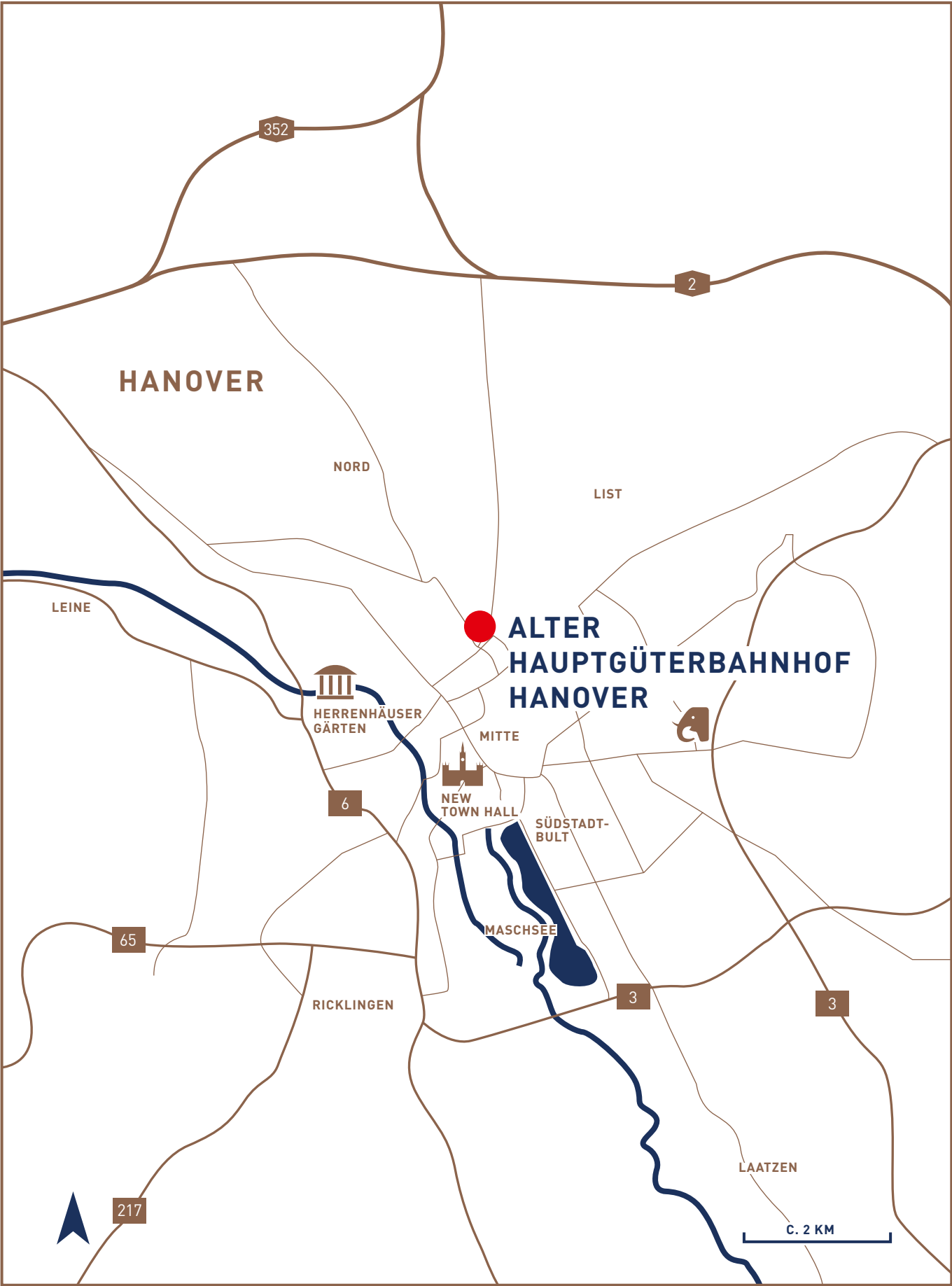


Alter
Hauptgüterbahnhof
Hanover

BUONGIORNO E BENVENUTI!

A large slice of Italy in the
heart of Hanover





It's something we're all familiar with: you're on holiday and the food and wine tastes so much better than the same dishes and drinks back home. Could it be the more relaxed atmosphere? Of course, but the right ingredients are another very important factor. Thankfully, foodies and fans of Mediterranean cuisine can head to the Italian supermarket to beat all Italian supermarkets in the heart of Hanover: Andronaco serves both wholesale and retail customers with 4,000 square metres of retail space, a fresh food deli counter and bistro – an extensive slice of Italian culinary delights in the heart of Hanover.

In addition to the kinds of authentic Italian food and delicacies that Germans are already familiar with – such as mozzarella, Parma ham and red wine from Puglia – Andronaco's shelves are also stocked with white and striped aubergines and green, yellow and purple cauliflower, explains Angelo Arena, Andronaco's manager in Hanover. Vincenzo Andronaco founded the company with a small fruit and vegetable stand in Hamburg-Barmbek and, with this new branch in Hanover, now has a total of ten stores in Germany.



Andronaco in Hanover offers its guests two distinct sections: one for retail customers and one for the wholesale trade. In addition, the store features a show kitchen and a bistro with 150 seats



Here in Hanover, Andronaco has yet another attraction for its guests: an impressive hybrid pizza oven, which weighs almost five tonnes and runs on gas and wood. The rotating stone plate guarantees great pizza every time, perfectly browned and evenly cooked. In order to create the perfect pizza, pizza bakers were invited over from Naples to share their culinary know-how and advise Andronaco's staff on the secrets of dough-making and selecting the best ingredients. In fact, UNESCO, the United Nations' cultural body, declared the job of pizzaiuolo, or pizza-maker, an "intangible cultural heritage". So, if your mouth starts to water at the thought of this Neapolitan speciality and its perfect combination of four simple ingredients – flour, water, salt, and yeast –, you now know where you can experience it for yourself ... Buon appetito!



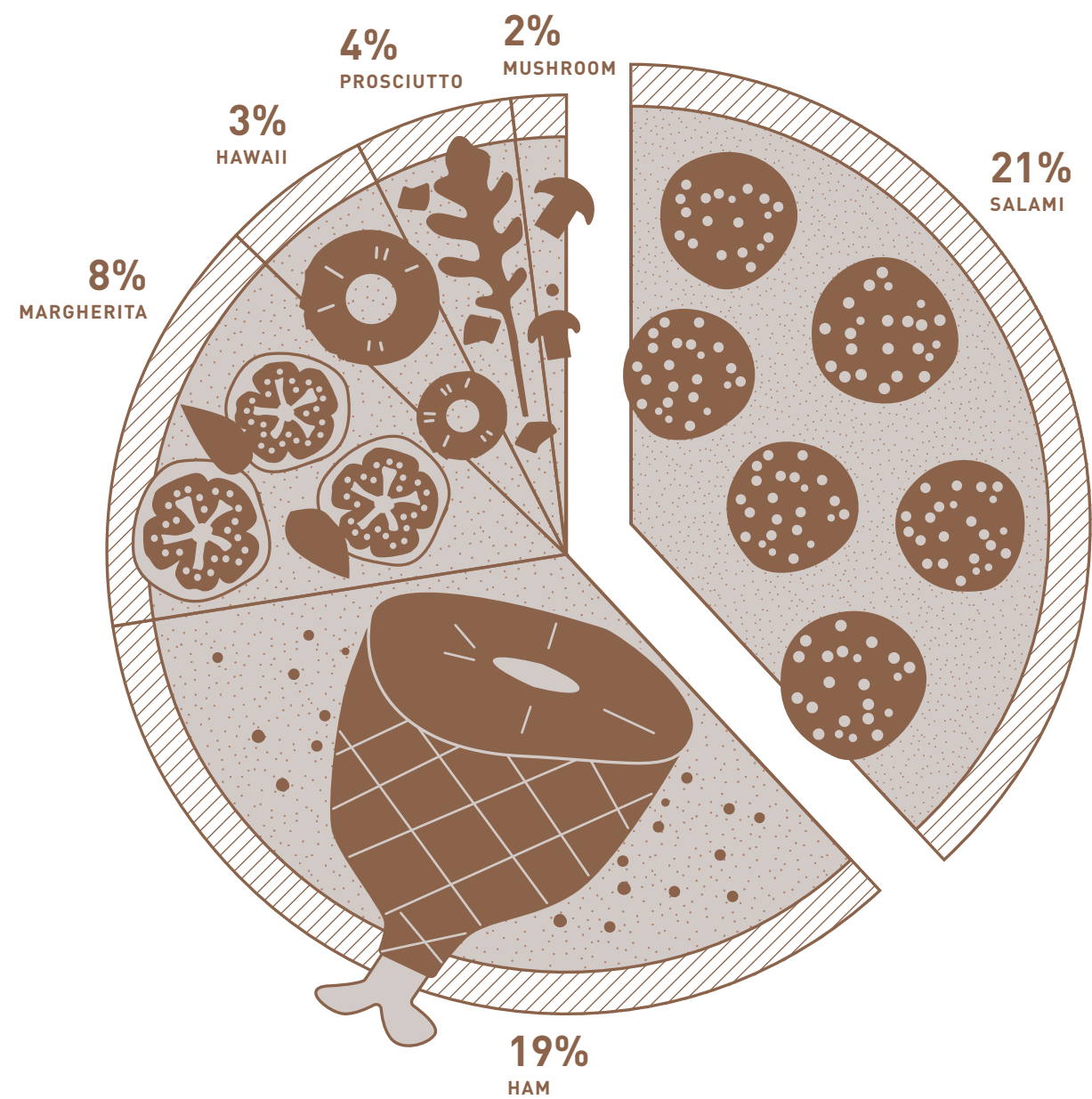
The largest pizza oven in Germany, a unique hybrid oven heated with two fuels: gas and wood

Outdoor terrace: **300 to 400 seats**
 Size: **almost 1,000 sqm**
 Restaurant with ice-cream parlour: **4,000 sqm**
 Weight of pizza oven: **4.7 tonnes**
 Diameter of stone plate: **1.50 metres**



In December 2017,
 UNESCO declared
 Neapolitan pizza-
 making an intangible
 cultural heritage.

GERMANY'S FAVOURITE PIZZA TOPPINGS



The remaining 43% includes thousands of other pizza toppings.
Source: pizza.de, 2018

A LOVE OF PIZZA & AMAZING NEIGHBOURS

Manager Angelo Arena talks about Andronaco in Hanover



What was it that attracted you to this heritage industrial site, the former main freight station in Hanover's Nordstadt?

This great location gives us all the space we need to bring retail and wholesale, ice cream parlour and fresh food counter under one roof. As soon as we saw the location, we were determined to move in here. It's just under a kilometre from the centre of Hanover, and with the extensive space we've got here, it's ideal.

Do you have a favourite neighbour?

We have two great neighbours: a bouldering centre and a trampoline hall. As everyone knows, physical activity stimulates the appetite, so we benefit from each other and like each other a lot.

What specialities can customers get from Andronaco that they won't find elsewhere?

So many, of course. The white or striped aubergines, for example. Or Tropea onions from Calabria, which are known fondly as la regina rossa – the red queen – by Italians. They are small and red and are famous for their amazing sweetness and aroma. Beyond the aubergines and onions, we also have green, yellow and purple cauliflower – that's certainly not something you'd find at every corner grocery store.

What makes the perfect pizza?

For our traditional Margherita we use the best, Neapolitan-style dough, the best tomato sauce, the best mozzarella and the best fresh basil. And whatever topping you choose, all of our pizzas have the perfect crisp crust thanks to our hybrid pizza oven. We wanted to offer our guests in Hanover a unique experience, something you won't find in this form anywhere else in Germany. It's almost impossible to describe the perfect pizza in words. Just come and try it for yourself!

What are your hopes for the future?

Even more cool neighbours!



Rheinhöfe
Dusseldorf

A STAGE FOR UNFORGETTABLE MOMENTS



LOFTHAUS is a real insider tip for anyone who wants to stage a unique event in Dusseldorf and caters for anything from a small gala to a major event with 1,500 guests. Whether your event theme calls for a flying teahouse or a backdrop that recreates the charms of Dusseldorf's old harbour, LOFTHAUS is the perfect setting for transforming your event dreams into a reality in one of the three locations under one roof.

The early days, however, were anything but easy. For a whole year, André Stöcker struggled to get a lease from the then owner. But Stöcker was determined and didn't give up. 16 years ago, the owner of LOFTHAUS moved into the Rheinhöfe neighbourhood.

Why were you so determined to move into Rheinhöfe?

There's something very special about this place, a unique tension, I guess you could say. LOFTHAUS is actually an old crane factory and you can still see Rheinhöfe's oldest crane in the main hall. As a former industrial site, you can't fail to be impressed.

Is that what makes events in LOFTHAUS so unique?

Every event comes alive with the staging of unforgettable moments. The backdrop is, of course, an important factor. But that could never be enough on its own. You have to create moments that touch people's souls, move them and stay with them for years to come.

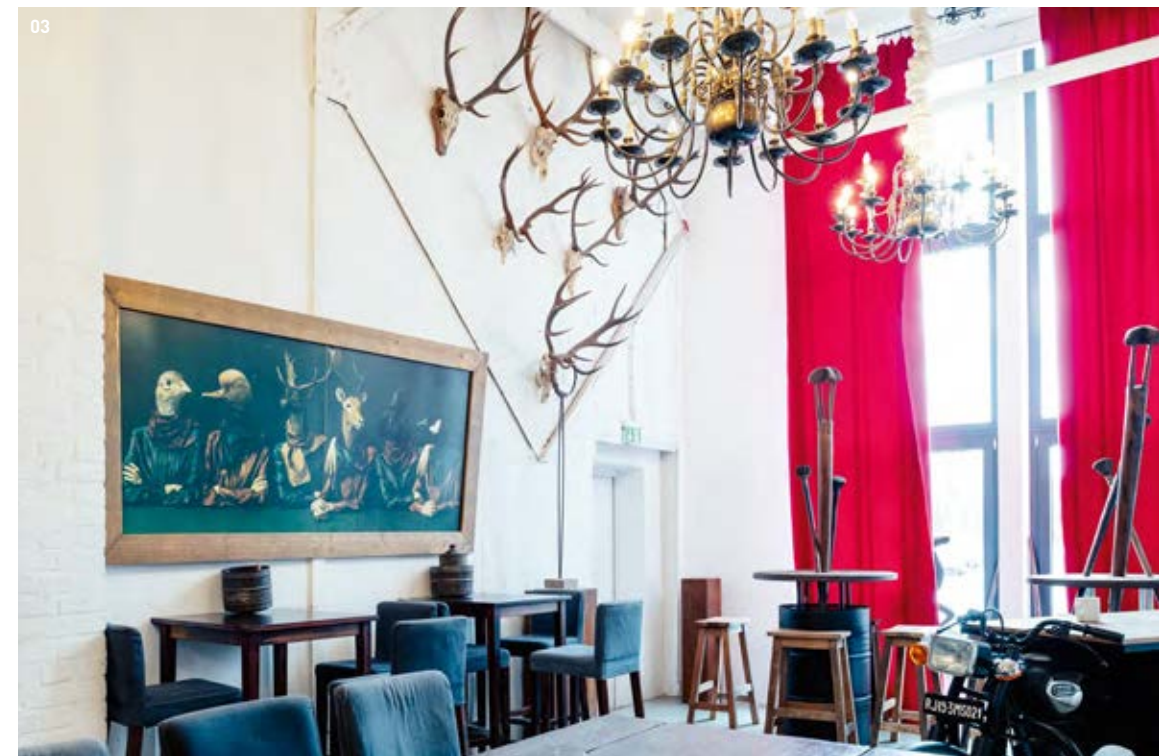
When did you last experience that kind of moment?

One experience comes to mind immediately. A musician had so captivated the audience that you couldn't hear another sound. There was just the sound of his powerful voice. You could have heard the proverbial pin drop. The guests were completely and utterly caught up in the moment.

For 16 years, André Stöcker's LOFTHAUS has been an insider tip for successful events in Dusseldorf. His clients include German and international industrial companies and agencies



Three locations under a single roof: In addition to LOFTHAUS (01), memorable events can also be staged in the Companion Deck (02) and the Jägerbar (03). Thanks to separate entrances, each venue can be booked and used separately



Altes Röhrenwerk
Ulm

BACK TO THE FUTURE



P altes
röhrenwerk[®]
Firmenparkplatz



Flat screens may have long since replaced cathode-ray tubes, but in Ulm this piece of German television history has left an indelible mark on the city's identity. While a series of information boards on the walls around the Altes Röhrenwerk – where cathode-ray vacuum tubes were made for millions of Telefunken television sets – trace this and other chapters of an eventful and turbulent history, new stories are now being written within these iconic walls.



From Ulm to the hearts of countless German living rooms, in the 1950s, televisions became a mass medium – thanks, at least in part, to the black-and-white cathode-ray tubes manufactured in this city in the southern German state of Baden-Württemberg. Curious visitors can read up on the site's eventful, almost 110-year history on the information boards around the former factory's outer facade. And there's plenty of story to tell, because the work done here shaped the identity of the entire site for decades. "Wir gehen in 'Die Röhre'" ("We're going to 'The Tube'") became common parlance among the

Telefunken employees who worked here developing the company's state-of-the-art cathode-ray tubes.

And even more than half a decade later, when BEOS took over the management of the production site on Söflinger Straße, it was still part of the language. What could be more obvious than to pick up the baton from Telefunken and give the location back something of its past? Today's name, Altes Röhrenwerk, is a reminder of the successful product developments here – and a promise for a future that radiates far beyond the city limits.



Business park Kirchheim
Munich

MAX(X)IMUM FUN

An indoor adventure park in the heart of an industrial estate? MAXX Arena in Kirchheim proves that the two can go together perfectly.





Whether young or old, beginner or profi – MAXX Arena's climbing walls (left: Astrobball) and trampoline arena ensure that everyone has fun and more than gets their money's worth



At weekends, 1,500 to 2,000 guests per day bounce to their heart's content in the 5,500 square metres of Munich's largest trampoline hall



One of MAXX Arena's many adventures: Battle Beam makes it easy to switch off from everyday life



Children's birthday parties, company events or the local gymnastic club's alternative to regular training – MAXX Arena caters to a wide range of customers. Despite their differences, there's one thing they all have in common: they leave with a beaming smile on their faces

Far from exhausted: It's not only in Kirchheim that MAXX Arena is constantly expanding its offer. All signs point to the company expanding to other locations

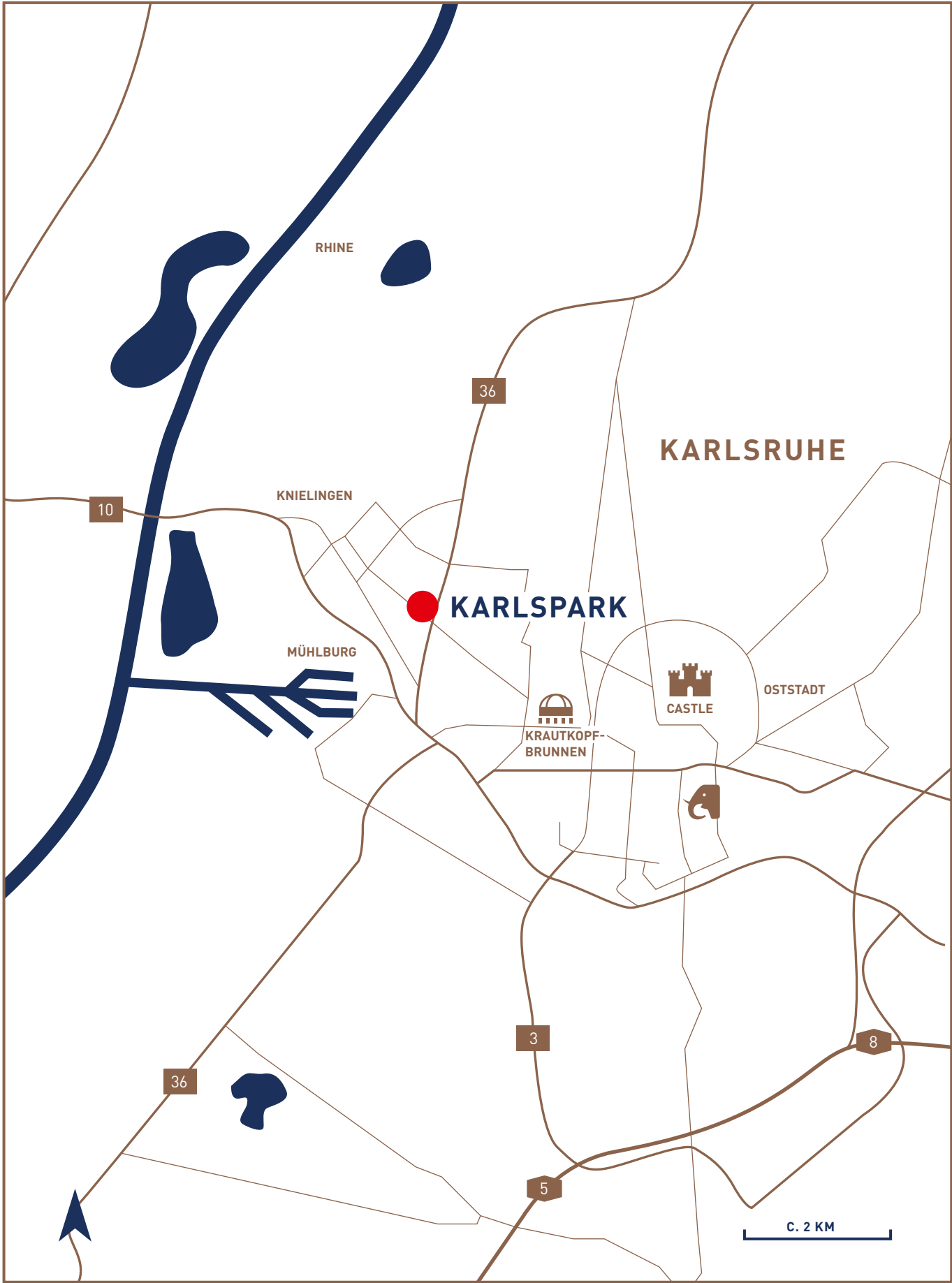


KarlsPark
Karlsruhe

SWARMING FOR KARLSRUHE

Insect diversity is under threat:

At KarlsPark Technology Centre, the start-up apic.ai, with support from the software company AUNOVIS, is using artificial intelligence to halt the decline of insect populations.



Saving the bees with artificial intelligence: The Karlsruhe-based startup, apic.ai, is using cutting-edge technologies to preserve insect diversity

Beekeeping, or apiculture, is in Katharina Schmidt’s blood. As a child, she gained first-hand experience of the impacts of insect mortality when her grandfather’s bee colonies died for unknown reasons. The latest studies have shown that the populations of more than 40 percent of the world’s insect species are in decline and a third of species are threatened with outright extinction. Unfortunately, there is no scientific consensus about the complex interaction of the factors causing such dramatic declines. Everyone can agree, however, that species loss is being driven by insects losing their natural habitats to intensive agriculture and urbanisation, combined with the impact of pesticides, invasive species and climate change.

Katharina Schmidt never forgot what happened to her grandfather’s bees. She decided to continue the family tradition, trained as a beekeeper and founded a start-up that wants to use technology to get to the bottom of insect mortality. apic.ai, derived from the Latin word “apis” for bee, uses state-of-the-art artificial intelligence. “We are enthusiastic advocates of technology”, says Katharina Schmidt. “We use honeybees as bio-sensors to help us improve our understanding of nature as a whole”.



KarlsPark – A hub for highly innovative companies



The project team: Andreas Fitting (AUNOVIS), Katharina Schmidt (apic.ai), Lena Fies (apic.ai), Till Meister (BEOS), Peter Klima (AUNOVIS) and Frederic Tausch (apic.ai)

PARADISE FOR BEES

Beehives are no longer the sole preserve of rural areas, there are also plenty of urban beekeepers in the heart of Germany’s cities – on industrial estates, skyscrapers and even in the courtyards of the parliamentary buildings of the German Bundestag. Major cities are a paradise for bees: the range of flowers is more extensive and diverse, and the use of pesticides is lower.

KarlsPark is one of the start-up company’s most important research bases. Managed by the expert beekeepers Werner Dambach and Joachim Hilgenfeldt, two of the beehives on the KarlsPark site are equipped with specially developed technology that constantly monitors and analyses the living conditions of bees and other insects.

“Our measuring system visually detects the bees as they enter and leave their hives and the images are evaluated using neural networks. The software also records the volumes of pollen the bees bring to the hive. If the pollen harvest is low over an extended period of time, we have a clear indication that food is becoming scarce in the bees’ habitat. The colour of the pollen is also a key factor. A large variety of colours is evidence of a high diversity of plants in the local environment”, explains Katharina Schmidt.

SUPPORTING GREAT IDEAS

The work at KarlsPark is only possible thanks to a partnership between apic.ai and the software company AUNOVIS, which is also based on the site. “We were enthusiastic ab-

out both the idea and the technologies behind it”, recalls Managing Director Andreas Fitting. “And because we are so strongly committed to supporting local start-ups with great ideas, and promoting sustainability is one of our company’s fundamental principles, we reached out to apic.ai immediately”. The two companies have been working together

since February 2019, pooling resources and expertise, helping each other overcome development issues, and exchanging information on topics related to cloud services, image recognition and the Internet of Things.

Beekeeper Werner Dambach, who has been looking after bees on the KarlsPark site for the last three years, is a firm believer in the potentials of the relatively new partnership. In winter, he looks after twelve beehives.

In summer, this figure rises as high as 40. And KarlsPark is an ideal location for beekeeping: this is where town and country merge into one. “To the north, the site gives way to fields, woods and farmland, but our bees bring in far more pollen because we’re still in the city”, explains Dambach. “Whenever someone tells me that honey is just about sweetness, I tell them to let a spoonful of honey melt slowly on their tongue. That’s the best way to fully experience the taste sensation of the entire bouquet of flowers”. And it’s only appreciating the precise make-up of honey that can help us to understand bees better. The expert beekeeper has two simple tips for anyone who wants to do their bit to save the bees: “First, don’t mow your lawn quite so often. Second, plant more wildflowers”.

More than 40 percent of insect species worldwide are threatened with extinction.

Source: Sciencedirect, 2019



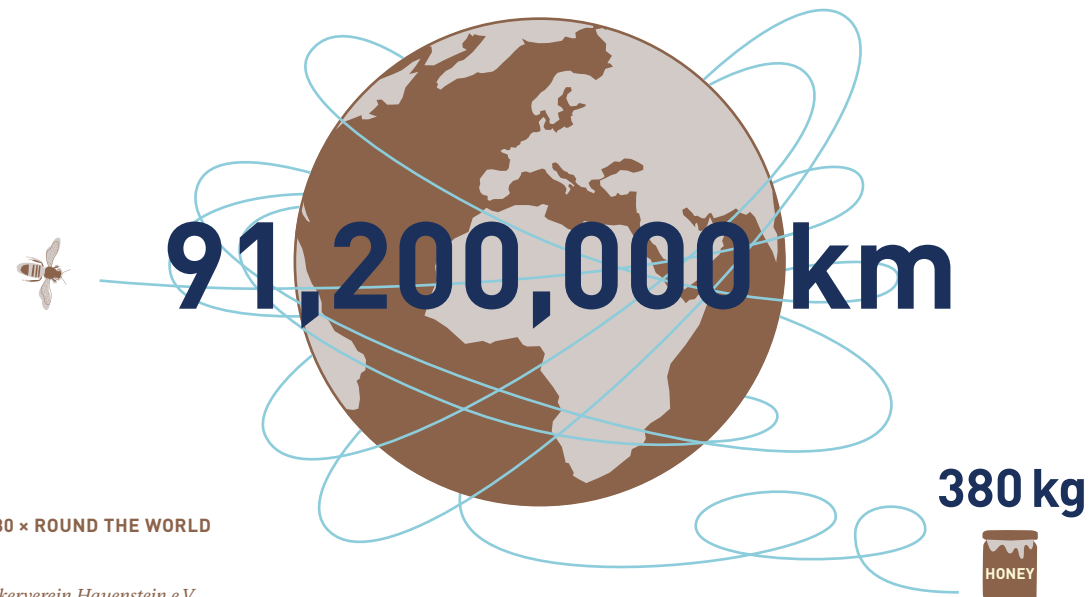
Small things can have a big impact: BEOS supports the bee preservation project in a number of ways, including by providing the necessary infrastructure



A hive of colourful activity: Each bee is “scanned” as it enters or leaves the hive. These data are then recorded and analysed by intelligent software



COMBINED DISTANCE FLOWN BY HONEYBEES IN KARLSPARK



Source: Imkerverein Hauenstein e.V.
(provided the data for the above calculation)

ONE QUESTION – THREE ANSWERS

What really gets you buzzing?

Katharina Schmidt, apic.ai:

Mankind really depends on pollinating insects. The fact is that their numbers are rapidly dwindling worldwide, and no one really knows why. And while people are willing to support efforts to protect bees, there is no general consensus on the best ways to do so. I wanted to actively help save the bees and identify solutions – based on science, not ideology.

Andreas Fitting, AUNOVIS:

We want to support local start-ups with innovative ideas and sustainability is one of our company's fundamental principles. Despite having entirely different target markets, we recognised that our technology overlaps well with apic.ai's, especially in terms of Internet of Things and artificial intelligence. Our partnership allows both companies to profit. We're not only supporting apic.ai, they are also supporting us in developing our technologies.

Werner Dambach, beekeeper:

As humans, we need to improve the way we share our living space with bees. In big cities, the biggest problem bees face is space. Urban locations such as Karlspark are great for beekeeping because cities actually offer more biodiversity and urban bee populations have a greater chance of finding enough food than bees in the countryside.

“We are enthusiastic advocates of technology and use honeybees as bio-sensors to help us improve our understanding of nature as a whole.”

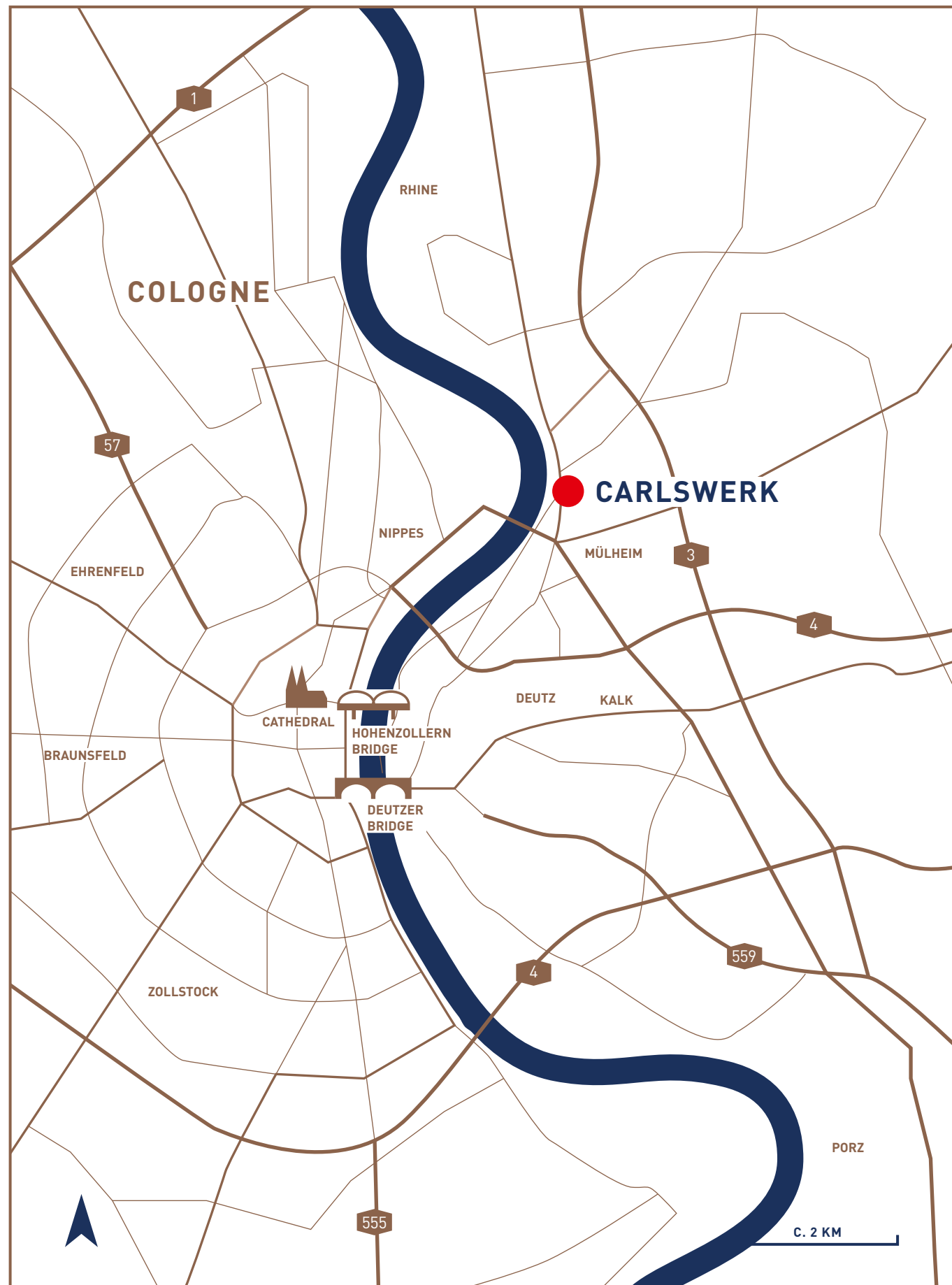
Katharina Schmidt, apic.ai

Carlswerk
Cologne

FROM SEEDS TO STAGE

Life blossoms in CARLsGARTEN or:
How Schauspiel Köln transformed a theatre forecourt
into an urban oasis for the people of Cologne.





One of the theatre's smaller venues, the Grotto, is made of shipping containers welded together and covered by a greened mound. The Grotto accommodates almost 50 spectators at regular theatre performances and parties

CARLsGARTEN is a wild, urban community garden in front of the theatre's temporary home on the repurposed Carlswerk industrial site. In front of Depot 1, Schauspiel Köln's interim venue during the extensive renovation of its regular home in the city's Schauspielhaus, a beautifully green space has been growing and flourishing since 2013 – a community garden where old and young come together as one.

CARLsGARTEN was initiated by the actress and director Melanie Kretschmann, who was inspired by other urban gardens around the world, including Prinzessinnengärten in Berlin. The garden's set-up costs were donated by Schauspiel Köln theatre, whose guests get to enjoy one of the most amazing theatre forecourts in the world. Before every performance, the guests also come to water the numerous crops and ornamental plants in the raised beds. "When the weather gets hot, we really need their help. There's no way we could manage to water all the plants on our own", says Kretschmann.

CARLsGARTEN,
Schauspiel Köln theatre's
urban garden project

Location:

Mülheim

Size:

3,000 sqm

www.carlsgarten.koeln

"The garden is a space for everyone."

Melanie Kretschmann, actor and director



And the best thing about CARLsGARTEN? Anyone who helps out can keep what they harvest. The youngest regular volunteer, Finja, started coming to the 3,000-square-metre community garden when she was just four years old. She always comes with her grandpa and is now twelve years old. A lot of parents with children come to the garden to grab an hour or so of rest and relaxation. "We also see a lot of older people with their rolling walkers. They come to water their aubergines or ask for help looking after their plants", Kretschmann says with a grin.

"At CARLsGARTEN, gardening is something everyone gets involved in, even our oldest visitors. But people also come to our garden to do sports. We put ride-on cars out for the little ones, and we've also organised reading groups for people with dementia, who sit together once a week and read poems under the vine leaves", says Kretschmann. Other guests simply come to enjoy a beer in the fresh air and green surroundings. "It's precisely how we want it and like it: The garden is a place for everyone."



CARLsGARTEN organises gardening and activity days for people to garden, cook and celebrate together. There's also inspiration and advice from a team of gardening experts who provide great tips for home garden and balcony plants (every Monday from 10 a.m. to 2 p.m., starting from 15 March 2020)



The garden is open to anyone who wants to join in. And anyone who does help gets to keep what they harvest. A network of paths has been laid between the raised beds to encourage visitors to explore. Everyone is welcome to come and garden, use the seats to read and get some fresh air or spread a blanket out for a family picnic



Since 2013, gardeners at CARLsGARTEN have been using wooden crates and boxes as raised beds to nurture crops and ornamental plants

“I’M MOST INTERESTED IN PLACES THAT ARE OPEN AND BEAUTIFUL”

An interview with Melanie Kretschmann



How did you come up with the idea for CARLsGARTEN?

I spent a year in Vienna developing the concept, but I was able to be here for the very first tour of the site. There was nothing in the halls back then, just a cold wind blowing the cobwebs out. I had already visited a number of urban gardening projects, including Prinzessinnengärten in Berlin, so I knew what could be achieved on such a site. I guess it also helps that I’ve always been interested in plants, agriculture and politics. On a trip around the world, I was lucky enough to visit urban gardening projects in Mexico, for example, which inspired me greatly.

So CARLsGARTEN was an immediate success?

No, in fact we were frequently warned off the location. A lot of people told us that Cologne is a divided city and that few would be willing to go to the right bank of the Rhine, which they described as the ‘wrong side of the Rhine’. But statements like that just made me even more determined. I am fascinated by places that can be used by everyone and anyone. In Cologne, there’s really nowhere like that. There are places such as Rudolfplatz and Barbarossaplatz, but they are not environments where you can really relax and while away the hours. There are far too many cars for that.

Did you have help getting CARLsGARTEN up and running?

Yes, the theatre Schauspiel Köln helped us by covering the set-up costs. They gave us a budget for the garden’s construction and helped us get a good idea of the on-site conditions. We also had a number of structural engineers come by to help. But the lion’s share came out of people’s pockets: through private sponsorships, raised bed sponsorships and donations in kind. Our neighbours donated cable drums and we got seeds and organic soil from other community gardens and farms. Basically, money is important, but not quite as important as manpower and a vision.

What was it about the project that most fascinated you?

No one can entirely plan a garden. It’s a bit like raising a child. You make mistakes. Then you learn and grow together.



Peter Miklusz, who is about to appear on stage as Tyll Ulenspiegel, is already in costume and welcomes his colleague to makeup

From CARLsGARTEN into makeup and onto the stage – Melanie Kretschmann is playing three different characters in the theatre’s production of Daniel Kehlmann’s bestseller Tyll: Stefan Purner, Hanna Krell and Elisabeth Stuart



Learning the lines: A final check with the actor Simon Kirsch before the performance begins



Glinnkamp
Glinde

MODEL OF THE FUTURE – FOR YOUNG AND OLD

Most people would probably agree that it should be easier to combine family and work life. At Alfa Laval in Glinde, striking the right balance between work and family is already a reality.



Everything within easy walking distance. Glinnkamp has a great deal to offer both companies and their employees

“The boundaries between work and private life are increasingly blurring. Companies can no longer afford to see their employees as nothing but workers.”

These developments in working life are something Martina Kampschulte, HR manager at Alfa Laval, is very familiar with. Launched as a pilot project in January 2015, Glinnkamp inaugurated the first multicompany daycare centre in the region. Since then, the daycare centre has provided eleven places for one- to three-year-olds, and demand remains high. “Everywhere you look, childcare is in short supply right now, so we really wanted to give employees here the security they need to return to work quickly and easily after their parental leave”, says Martina Kampschulte. Then there’s the major emotional benefits created by the daycare centre: “Parents appreciate having their children close by. They are more relaxed and their little ones definitely pick up on that”, explains Torben Köthke, Division Manager at Südstormarner Vereinigung,

adding, “This gives families more time together, which is, after all, what every parent cares about most”.

But the daycare centre is not Glinnkamp’s only offer for employees. The site also boasts a green environment and numerous sports facilities, ranging from yoga to running groups at Alfa Laval, as well as a canteen. The canteen, which is run by Aramark, also provides lunch for the daycare centre.

From Monday to Friday, food is freshly prepared before taking the short journey across the yard to the daycare centre. This not only has the advantage of offering the kids a varied meal plan, which includes meals you wouldn’t normally expect in a daycare centre, it also spared the daycare centre the search for a suitable caterer. In so many ways, the pilot project at Glinnkamp has already proved itself a model for the future.



Between 7:30 a.m. and 5 p.m. (3 p.m. on Fridays), the little ones are in good hands in Glinkkamp's daycare centre. A typical day includes handicrafts, reading, playing and freshly prepared food



Berlin Decks

GIVING LOCATIONS AN IDENTITY





What do Berlin Decks in Berlin-Mitte and Altes Röhrenwerk in Ulm in southern Germany have in common? Both are prime examples of how BEOS thinks, develops and above all markets its project developments. But how does BEOS transform disused areas into places with hearts, souls and identities?

The answer to this question does not come straight off a drawing board. BEOS knows that developing generic project names and logos, or marketing developments according to pre-defined formulas is no solution – at least not for real estate companies who want to achieve more than just the straightforward rental or sale of space in strong market phases. BEOS aspires to far more, which makes a differentiated approach all the more necessary.

When a project is transferred to BEOS Asset Management, if not before, the responsible project manager and the marketing team sit down together – a moment that marks the beginning of a close collaboration over months and years and

is dedicated to nothing less than revitalising unexploited locations to create welcoming and attractive new urban quarters.

Despite being widely underestimated, any revitalisation project needs to identify important stakeholders at the earliest possible stage. At BEOS, we make sure this happens, and that we take our stakeholders with us at every stage of the redevelopment journey. This is all the more important when future stakeholders, such as tenants, are not yet on site. Or have not even been identified.

Berlin Decks in the heart of Germany's capital serves as a prime example of how best to reach and attract future tenants. Purchased in the summer of 2018, the area is about to undergo a comprehensive transformation. Old production and warehouse complexes are making way for an innova-



The BEOS workbench principle also works on site throughout the project and involves regular meetings between the marketing team and project manager Tony Paumer in Berlin Decks

In front of the pallet model of Berlin Decks (from left to right): Clara Beetz, Catho Isken, Tony Paumer, Sven Hausherr (Cee Cee Creative), Nina Krasemann, Cornelia Schmidt, Jakub Westfal and Lara Diener



tive and creative campus. The vision was – typically for BEOS – developed by an experienced and interdisciplinary team comprising the project manager, the Board of Directors and the marketing team. This constellation not only reflects an attitude, it also sends a strong signal that marketing is far more than just an afterthought. In fact, marketing works best when it is fully integrated with other disciplines across the company. Moreover, marketing per se is a highly interconnected discipline, both internally and externally.

The interdisciplinary nature of marketing comes into play, for example, once the vision for the location has been developed and needs to be brought to life. This is the moment when the most diverse range of competencies are required, such as location design, control system development and

ongoing communication. Not only do interfaces have to be created, but first and foremost, optimal partners have to be brought together. The selection of an external marketing agency is another decisive factor in this process and needs to be based on a sensitivity for the task and knowledge of the development's micro- and macro-location characteristics. Inhabitants, location factors, living spaces and the zeitgeist of the city all need to be considered. After all, it is not only a matter of developing and showcasing an area, but above all of understanding its context in a constantly evolving urban structure – and all of this long before construction work even begins. For Berlin Decks, BEOS decided to work with the agency Cee Cee Creative, a local player with a wealth of precisely this kind of expertise.

BERLIN DECKS: IN THE PROVERBIAL GLASS HOUSE

Thinking up new ideas is often the smallest hurdle to overcome. It takes courage to create the space for innovative, unconventional approaches – in the case of Berlin Decks, this involved the construction of an eleven-by-six-metre glass house in the old warehouse, which will make way for the new campus from 2021. Until construction begins, the glass house will serve as the temporary home of Cee Cee Dinners, a networking platform that brings people and opinion leaders in the city together. The focus of Cee Cee Dinners is on exchanging ideas, experience and expertise on art, culture, urban development and the start-up scene – at least until Berlin Decks is available in its final form. Perhaps guests will become partners, maybe even tenants, at the location. What is certain is that thanks to Cee Cee Dinner’s events, Berlin Decks has already established a rapport with some of the city’s leading movers and shakers.

The extent to which relationships can be cultivated at this early stage of a revitalisation is also demonstrated by the Cee Cee x Berlin Decks Neighborhood Map project, which illustrates Berlin Decks’ unique, intersectional location where the districts of Moabit, Mitte and Wedding meet. And being intersectional is more than just a question of geography, it also has an experiential aspect: urban space is living space and the Neighbourhood Map is a point of contact between Berlin Decks as a brand and the Berliners who will soon breathe life into it.



A location is more than the sum of its buildings – the Neighborhood Map shows Berlin Decks in its exciting future environment



From an empty warehouse to an almost magical world: the unique atmosphere of Berlin Decks



IDENTITY THRIVES ON AUTHENTICITY

The most decisive factor in creating any brand or location identity is authenticity. The map with the best spots in the district is one of the things that makes this project so authentic.

BEOS’ Zeughof project in Berlin-Kreuzberg provides further confirmation of the importance of neighbourhood maps and what can be achieved with an authentic brand. At Zeughof, BEOS took over the project and worked closely with the agency elevenfifteen to develop a brand that not only interacts figuratively with the immediate environment, but also employs memorable forms of communication. For example, the project’s corporate identity employs speech bubbles to address visitors and create a more intimate, and more direct, mode of communication.

Altes Röhrenwerk in Ulm is another authentically BEOS project. From 2013 onwards, BEOS worked with elevenfifteen to develop a strong brand for the former factory estate, a brand that consciously taps into the site’s rich history, a history that is not only reflected in the project’s name, but is also inscribed in the building fabric. A series of information boards around the building’s facade bear witness to times gone by. You can read more about Altes Röhrenwerk on pages 24 to 27.

BEOS IN
PROFILE



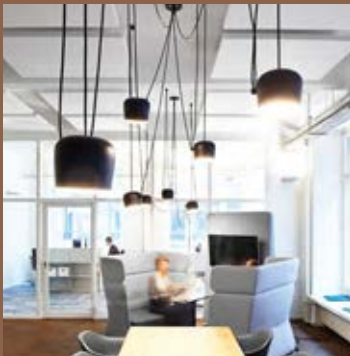


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BEOS AG: OUR OFFICES

6 offices–124 properties



Hamburg office
Schaarsteinwegsbrücke 2
20459 Hamburg
Tel.: +49 40 808 18 78-0



Rhein-Ruhr office
Schanzenstraße 6–20
51063 Cologne
Tel.: +49 221 63 07 96-0



Stuttgart office
Danneckerstraße 37
70182 Stuttgart
Tel.: +49 711 12 89 82-00



BEOS AG Berlin
Kurfürstendamm 188
10707 Berlin
Tel.: +49 30 28 00 99-0



Frankfurt office
Fürstenbergerstraße 3–9
60322 Frankfurt am Main
Tel.: +49 69 656 06 55-0



Munich office
Ganghoferstraße 68a
80339 Munich
Tel.: +49 89 329 89 59-10



Number of properties managed by regional office



Office

BEOS AG: IN NUMBERS

AS OF 12/2019

4.03

€ billion EUR of Assets under Management

5.35

€ EUR/sqm average rent for multi-use properties in Germany's Big Seven cities and growth regions.

1.94

€ billion EUR of completed project developments since 2002.

100

percent of investors who commenced the Due Diligence process subscribed to funds II, III and IV.

124

properties are under BEOS management.

3,985,220

sqm of lettable floor space under management (value investments and core investments) as of 31.12.2019.

1:1.91

project managers to projects
65 project managers handle 124 projects; team of more than 220 employees in 6 offices.

1,499

tenants from a wide range of sectors ensure a strongly diversified tenant base across the BEOS portfolio.

0.49

average utilisation of the Floor Area Ratio allows for increased densification.

80

percent of tenants in the BEOS portfolio renew their leases.

6.53

€ percent dividend yields on shareholder equity (after expenses and fees) from CREFG funds since their inception.

8.31

million sqm total space under management, a substantial land bank.

“URBAN QUARTERS ARE THE NEXT LOGICAL STEP”

AN INTERVIEW WITH ANETT BARSCH AND HOLGER MATHEIS

Their size, extensive development periods and mix of uses make districts the ultimate project development discipline. For this edition of the BEOS Report, we spoke to Anett Barsch, Managing Director of CORPUS SIREO Real Estate GmbH and Head of Real Estate Project Development at Swiss Life Asset Managers Germany, and Holger Matheis, CEO of BEOS AG, about the factors that determine the success of neighbourhood developments and the benefits of cooperation within the group of companies.



How important are neighbourhood development projects for Swiss Life Asset Managers?

AB: We see great growth potential in the segment, driven largely by growing demand from investors. At the same time, within Swiss Life Asset Managers, we have pooled the exper-

tise required for the successful development of entire neighbourhoods. What's more, the fact that we are able to serve a wide range of asset classes from residential, office and corporate real estate to healthcare creates a unique value proposition in an otherwise highly specialised developer market for individual asset classes.

HM: We are also registering growing demand from users, which, when you think about it, is actually not all that surprising. After all, neighbourhoods promise tangible added value – offering everything from guaranteed short distances and a wide range of services for residents and employees to synergies for individual businesses. The latter can be promoted in a targeted manner, for example, by initiating neighbourhood business meetings. It's also important not to underestimate the interaction between a neighbourhood and its users. This not only needs to be considered throughout the development process and in day-to-day management, but is something we are also committed to actively shaping.



How exactly do CORPUS SIREO and BEOS work together on project developments?

AB: Every project gives rise to its own challenges and demands. We enforce short regional distances. In each of our project teams, our colleagues contribute their project-related expertise – either as specialists in certain phases or as permanent project managers.

HM: Here, too, we always capitalise on the workbench principle that has proven so successful at BEOS. Our approach enables our teams to cooperate and interact, both face-to-face and digitally, across teams, departments and locations. And it allows us to bring together knowledge of various asset classes at each workbench.

Speaking of challenges, how do these differ between single property developments and neighbourhood developments?

AB: In both cases, location is decisive and has a significant influence on the long-term value of any project development. Neighbourhood developments are inherently challenging because of their size. This alone means that they require more time, both in terms of obtaining planning rights and in implementation. During these phases, framework conditions can change again and again – just think of changes in legislation or rising construction prices, for example.

HM: In the case of neighbourhood developments as opposed to individual properties, there is also the fact that unpredictable dynamics can arise as users interact. Economic and/or social developments can also lead to demand for other types of space than was initially expected at the start of the project. This can be accounted for by planning spaces that are as flexible as possible from the outset. But you also need to remain flexible throughout the entire development process. You always need to be asking yourself:

How will these imponderables fit in with growing investor demand?

AB: Mixed-use neighbourhoods also contribute to an investor's risk diversification strategy because of the large number of asset classes, types of space, users and sectors, as well as the varied terms of lease agreements. In order to exploit these advantages to the full and offer a stable-value investment, Swiss Life Asset Managers pursues a sustainable approach, which, in addition to environmental social governance (ESG), also integrates long-term trends and market developments on both the demand and supply sides.

HM: Urban quarters are the next logical step in a variety of social developments. It's only natural that they are becoming more and more the focus of attention for both users and investors.

Thank you for talking with us!

The interviewees

Anett Barsch is Managing Director of CORPUS SIREO Real Estate GmbH and Head of Real Estate Project Development at Swiss Life Asset Managers Germany. She joined CORPUS SIREO in 2002 and has since achieved important milestones in a range of roles within the company. Anett Barsch is an architect and was elected to the Board of the Federal Association of Independent Housing and Property Companies (BFW) at the German Real Estate Congress in 2016, having been a member of the BFW Board for North Rhine-Westphalia since 2014.

Holger Matheis has been with BEOS since 2006 and was appointed to the company's Executive Board in 2016. He is responsible for Project Development & Construction Management, Property Management, Technical Asset Management, Human Resources and Legal Affairs, as well as the South region with BEOS offices in Frankfurt, Munich and Stuttgart. The graduate architect is a Fellow of the Royal Institution of Chartered Surveyors (FRICS) and lectures at several universities, including IREBS Real Estate Academy and DVFA.

ALL THE FACTS AT A GLANCE

BEOS AG specialises in corporate real estate and is Germany's market leader in the field, one of the largest and most stable asset classes in the real estate investment market.

Founded in 1997, BEOS has focussed on mixed-use, multi-tenant corporate real estate since 2002 and the properties it develops and manages are primarily occupied by small and medium-sized German companies. Since August 2018, BEOS has acted as a service provider for institutional investors under the umbrella of Swiss Life Asset Managers.

In 2010, BEOS launched its asset management division and its first special investment fund "BEOS Corporate Real Estate Fund Germany I (CREFG)". In November 2018, the fund's investors sold their shares in the fund to new investors. The fund continues to exist and BEOS remains as the fund properties' asset manager.

Two more CREFG funds followed in 2012 and 2015. In 2018, CREFG IV received marketing authorisation and acquired a launch portfolio. In 2019, the Federal Financial Supervisory Authority (BaFin) issues marketing authorisation for the CREFG V fund.

As early as 2016, BEOS gave institutional investors the opportunity to enter the corporate real estate value creation chain with the launch of the closed-end real estate special-AIF "BEOS Value Investment Fund Germany I (BVIFG)", which targets investments in converted properties.

MEMBERSHIPS



TEACHING ASSIGNMENTS

BEOS AG: OUR SERVICES



Value Investment

Value investment (or value-oriented investing) is the investment in existing properties, whose value can be leveraged in the short to medium term by BEOS's proactive repositioning and management services. These include, for example, the reduction of vacancies, the repurposing and upgrading of space, the reduction of operating costs and the expansion of existing space.

Asset Management

BEOS supports its tenants with optimised floor plans and management services that create real value. For investors, the company provides a comprehensive range of services – from business plan development to financing, from asset management and controlling to exit planning.



Sale-and-Leaseback

In contrast to classic leasing, BEOS not only offers financing solutions, but also develops individual medium to long-term sale-and-leaseback models.



Property Management

BEOS is one of the very few real estate companies with an integrated management model. All tenant services are delivered by dedicated, in-house and on-site teams. In delivering these services, BEOS is supported by its subsidiary, BEREM Property Management GmbH.

Revitalisation and Refurbishment

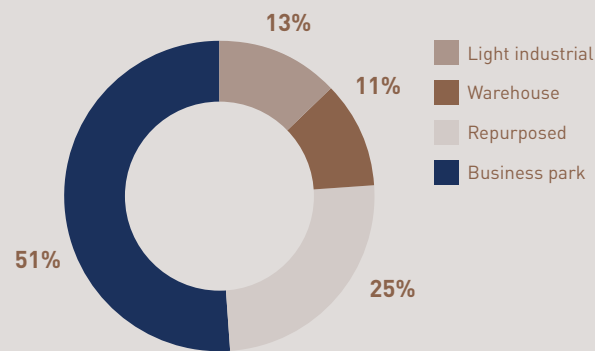
BEOS pursues a value-oriented investment strategy with a focus on existing properties. With a strong track record in renovating and repurposing, the company also has a wealth of experience in compliance with building conservation requirements, highly technical changes in use, and the safe handling of subsoil contamination.



BEOS AG:
ASSETS UNDER MANAGEMENT

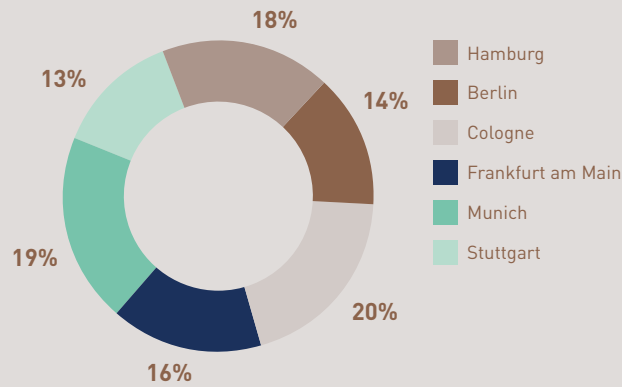
AS OF 12/2019

Rental income by property type



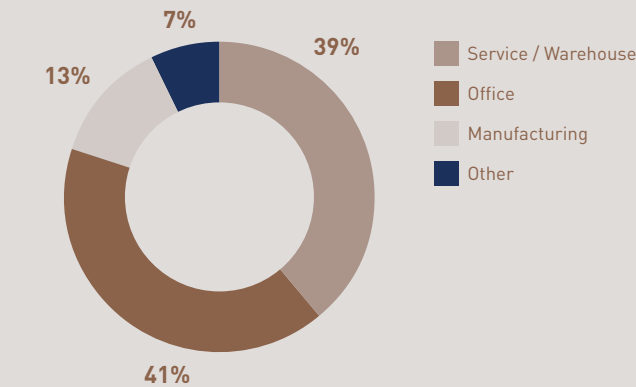
Business parks and repurposed real estate are the backbone of the BEOS AG portfolio.

Rental income per BEOS location



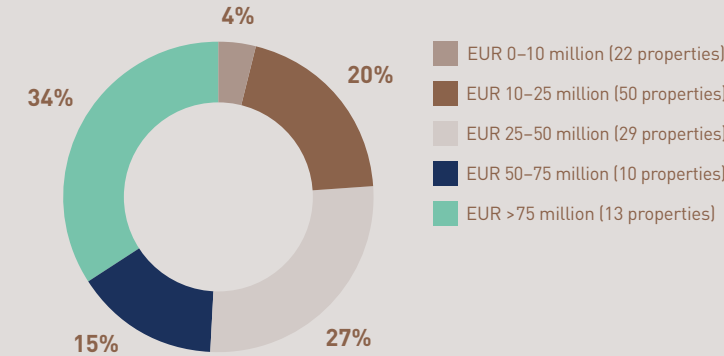
BEOS concentrates on Germany’s Big Seven metropolitan centres and growth regions.

Share of total lease volume by floor area category



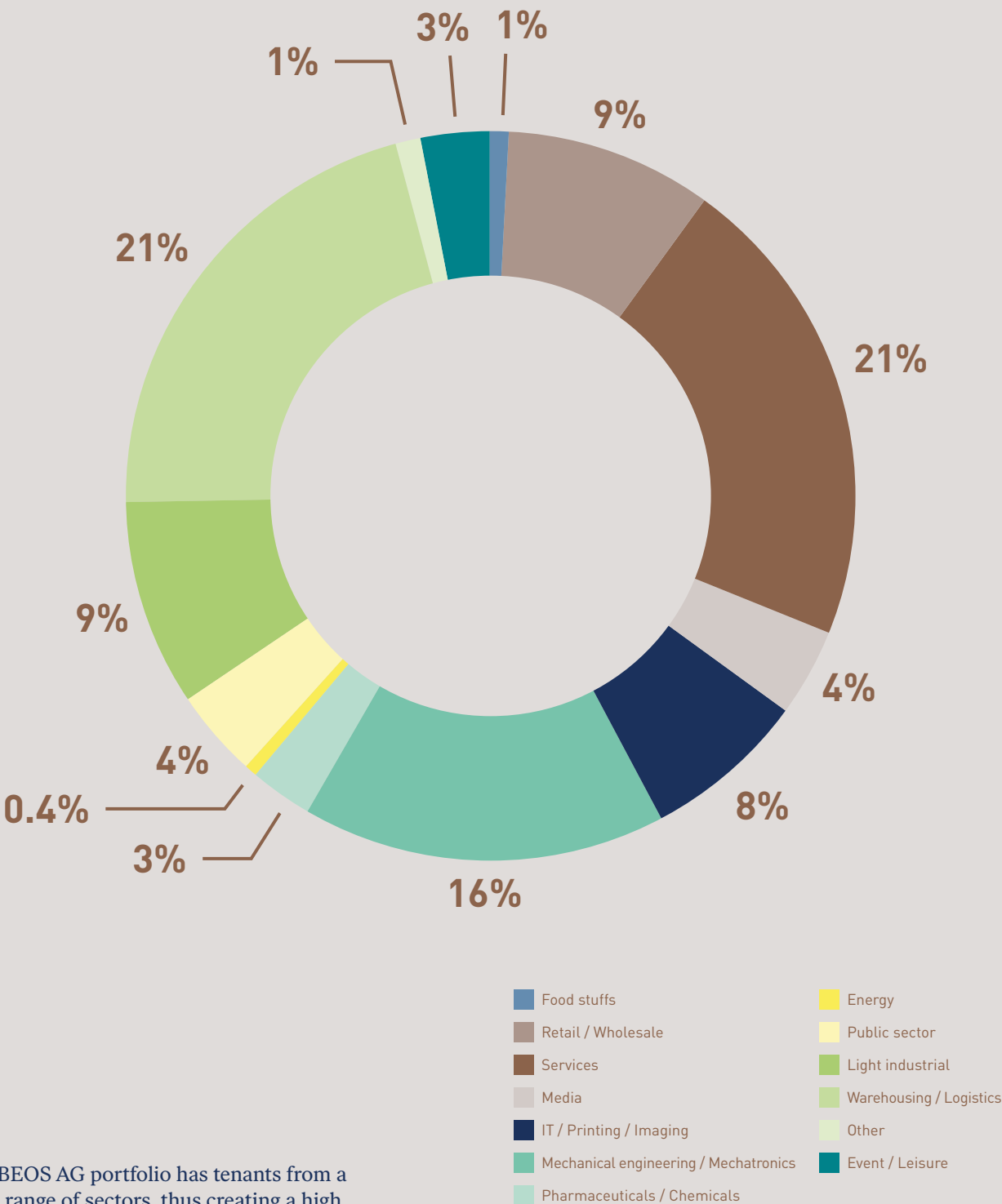
The portfolio has a broadly diversified space allocation.

The portfolio by size category



The properties in the BEOS AG portfolio vary greatly in size, which makes the portfolio highly fungible.

The portfolio by tenant industry



The BEOS AG portfolio has tenants from a wide range of sectors, thus creating a high level of risk diversification

All figures correct as of 31.12.2019; not including all acquisitions notarised by the end of the year; some figures are rounded

Awards and accolades

—

OUR
SUCCESSES

Satisfied tenants, investors, partners and employees are our greatest reward. Our success is also reflected in the numerous awards we receive from independent institutions.

 <p>28 February 2020 – immobilienmanager Award BEOS wins the “immobilienmanager Award” 2020 in the “Human Resources” category.</p>	 <p>2020, 2018 – Scope Alternative Investment Award Already a winner in 2018, BEOS again receives the Scope Alternative Investment Award in the “Institutional Real Estate Specialist” category.</p>
 <p>Red Dot Award 2019 The jury of the renowned Red Dot design competition selects the BEOS Report 2018 for its “Brand & Communication Design” award.</p>	 <p>Deutscher Designer Club (DDC) Award 2019 The BEOS Report 2018 wins the DDC competition in the “Outstanding Design” category.</p>
 <p>Berliner Type Award 2019 The BEOS Report 2018 receives bronze at the Berliner Type Award.</p>	 <p>ICONIC Awards 2019 The BEOS Report 2018 is awarded the internationally recognised seal of quality “ICONIC AWARDS: Innovative Architecture”.</p>
 <p>2019, 2018, 2017, 2015 – Top 10 real estate industry employer The Immobilien Zeitung’s annual survey of students confirms that BEOS AG is one of the ten most popular employers in the real estate industry.</p>	 <p>2019, 2017, 2015, 2013 – Top Job Award Hot on the heels of its awards in 2013, 2015 and 2017, BEOS AG ranks second as one of Germany’s best SME employers in 2019.</p>
 <p>25 September 2017 – PLATOW Immobilien Award 2017 BEOS AG is awarded the “PLATOW Immobilien Award” in the “Commercial real estate” category.</p>	 <p>26 February 2015 – immobilienmanager Award BEOS board members Dr Stephan Bone-Winkel and Dr Ingo-Hans Holz receive the 2015 “immobilienmanager Award” in the “Leading Minds of the Year” category.</p>
 <p>18 November 2014 – ULI Leadership Award Dr Stephan Bone-Winkel receives the prestigious “ULI Leadership Award” in the “Real Estate Industry” category.</p>	 <p>3 May 2012 – Immo Idee AIZ, the magazine published by the IVD real estate association recognises the BEOS app “BEOSinvest – the Property Quick Check” as the best real estate idea of 2012.</p>
 <p>5 October 2010 – Köpfe der Immobilienbranche Honouring the twelve leading minds in the German real estate industry in 2010, the Immobilienwirtschaft magazine includes Dr Stephan Bone-Winkel in its illustrious selection.</p>	 <p>19 October 2007 – Entrepreneur of the Year Dr Ingo-Hans Holz is short-listed as a finalist in the “Entrepreneur of the Year 2007” competition.</p>

BEOS PORTFOLIO



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The four categories

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CORPORATE REAL ESTATE – THE FOUR CATEGORIES

The following projects are presented in order of acquisition date and assigned to the following categories.



REPURPOSED

Mostly conceived as production sites, these properties organically developed in response to their original owners’ business requirements and are often reminiscent of campuses. They are particularly attractive pieces of real estate as they are found in relatively central locations and offer a broad range of repurposing possibilities. By extending, remodelling and modernising them, they can be repurposed from single-use to multi-tenant properties with many potential uses.

LIGHT INDUSTRIAL

As a rule, modern light industrial real estate houses the production facilities of low-impact manufacturing industries. Like logistics real estate, they provide adequate space for other users, and are normally suitable for multiple tenants. They tend to have a limited amount of office space. Today’s light industrial real estate is largely found in modern clusters, surrounded by well-developed urban infrastructure.

History	Investor
<div>(A)</div> Market acquisition	<div>CREFG I</div> Fonds CREFG I
<div>(V)</div> Sales	<div>CREFG II</div> Fonds CREFG II
<div>(O)</div> Off-market, value investment acquisition	<div>CREFG III</div> Fonds CREFG III
<div>(S)</div> Direct acquisition from owner (sale-and-leaseback)	<div>CREFG IV</div> Fonds CREFG IV
<div>(CS)</div> Corporate solutions	<div>VIFG 1</div> Fonds VIFG 1
	<div>Value Investment</div>

LOGISTICS

Overwhelmingly developed specifically for a single user, logistics real estate is typically not suited to multiple occupancy. Older properties are therefore only of limited relevance to the corporate real estate segment. The situation is different for modern properties, i.e. those developed since 2000. Typically, these can quickly be repurposed to satisfy current market requirements, and can easily be redeveloped as mixed-use objects.

BUSINESS PARKS

In contrast to most repurposed and logistics real estate, business parks were originally designed as mixed-use objects. A combination of office, service, warehouse and open spaces is let as a professionally managed ensemble. Modern business parks tend to be centrally located and compact, whereas older business parks are primarily situated on the outskirts of cities where transport infrastructure is easy to access. The proportion of office space in each business park depends largely on the year it was originally developed.

BEOS AG: OUR PROJECTS



- 01

Industriepark Griesheim
Stroofstraße/Fritz-Klatte-Straße
Frankfurt am Main

December 2019
545,000 sqm site area
243,020 sqm lettable floor space
EUR 2.9 million rental income

CREFG III A CS
- 02

Ettenheim
Rudolf-Hell-Straße 1
Ettenheim

December 2019
44,689 sqm site area
28,878 sqm lettable floor space
EUR 1.3 million rental income

CREFG IV A
- 03

Karlsfeld
Gaußstraße 13
Karlsfeld

December 2019
13,818 sqm site area
17,442 sqm lettable floor space
EUR 1.7 million rental income

CREFG IV A
- 04

Haid-Haus
Bötzingen Straße 31
Freiburg

December 2019
19,163 sqm site area
25,892 sqm lettable floor space
EUR 2.2 million rental income

CREFG IV A



- 05

Alter Hauptgüterbahnhof Hanover
Weidendamm 2
Hanover

December 2019
34,123 sqm site area
21,263 sqm lettable floor space
EUR 2.0 million rental income

CREFG III A
- 06

Steinerne Furt
Steinerne Furt 62–66
Augsburg

November 2019
51,332 sqm site area
34,930 sqm lettable floor space
EUR 0.1 million rental income

CS
- 07

NOVA Neufahrn
Am Gfild 1–11
Neufahrn near Freising

November 2019
115,546 sqm site area
71,784 sqm lettable floor space
EUR 5.5 million rental income

CREFG IV 0
- 08

Karlspark
Siemensallee 84
Karlsruhe

November 2019
140,147 sqm site area
81,470 sqm lettable floor space
EUR 5.9 million rental income

CREFG IV 0
- 09

Zeppelinstraße
Zeppelinstraße 22
Garching near Munich

June 2019
21,000 sqm site area
12,687 sqm lettable floor space
EUR 0.01 million rental income

A
- 10

Niemetzstraße
Niemetzstraße 32–50
Berlin-Neukölln

May 2019
17,654 sqm site area
13,136 sqm lettable floor space
EUR 0.9 million rental income

CREFG III A
- 11

Amberg
Fuggerstraße 19
Amberg


March 2019
31,494 sqm site area
13,707 sqm lettable floor space
EUR 0.4 million rental income

CREFG III CS

12

Druckwerk
Mittenheimer Straße 64
Oberschleißheim

March 2019
37,980 sqm site area
27,495 sqm lettable floor space
EUR 2.7 million rental income



CREFG III


0

CS

13

Nuremberg
Winter-Günther-Straße 11
Nuremberg

March 2019
52,000 sqm site area
33,904 sqm lettable floor space
EUR 1.3 million rental income




CS

CREFG III

14

Rellingen
Halstenbeker Weg 96–98c
Hamburg-Rellingen

January 2019
22,346 sqm site area
14,584 sqm lettable floor space
EUR 1.4 million rental income




CREFG IV

A

15

Böblingen
Herrenbergerstraße 110
Böblingen

January 2019
44,662 sqm site area
30,383 sqm lettable floor space
EUR 4.2 million rental income




CREFG IV

A

16

Verkehrshof
Verkehrshof 2–4
Potsdam

January 2019
37,565 sqm site area
24,528 sqm lettable floor space
EUR 0.6 million rental income




CREFG IV

A

17

Dasing
Am Birkfeld 18
Dasing near Augsburg

December 2018
47,012 sqm site area
30,711 sqm lettable floor space
EUR 0.9 million rental income




CREFG IV

A

18

Kehl
Am Güterbahnhof 1
Kehl near Straßburg

December 2018
42,813 sqm site area
24,859 sqm lettable floor space
EUR 0.6 million rental income




CREFG IV

A

19

Kirchheim
Ammerthalstraße 2–32
Kirchheim near Munich

December 2018
40,668 sqm site area
30,711 sqm lettable floor space
EUR 2.2 million rental income




CREFG IV

A

20

Lahr/Schwarzwald
Archimedesstraße 4
Lahr/Schwarzwald

December 2018
34,446 sqm site area
10,139 sqm lettable floor space
EUR 0.5 million rental income




CREFG IV

A

21

Norderstedt
Bornbarch 1, 3, 5, 7
Norderstedt

December 2018
11,765 sqm site area
10,432 sqm lettable floor space
EUR 1.1 million rental income




CREFG IV

A

22

Ratingen
Breitscheider Weg 168
Ratingen

December 2018
24,977 sqm site area
21,029 sqm lettable floor space
EUR 0.9 million rental income




CREFG IV

A

23

Moers
Dr.-Berns-Straße 37
Moers

December 2018
31,457 sqm site area
36,240 sqm lettable floor space
EUR 0.8 million rental income



CREFG IV

A

24

Hamburg-Stellingen
Försterweg 119a
Hamburg-Stellingen

December 2018
9,527 sqm site area
11,860 sqm lettable floor space
EUR 0.6 million rental income




CREFG IV

A

25

Gertrud-Knebusch-Straße
Gertrud-Knebusch-Straße 11
Hanover

December 2018
16,165 sqm site area
15,975 sqm lettable floor space
EUR 0.8 million rental income



CREFG IV

A





26


Willich, Halskestraße
Halskestraße 4a, 6–20, 13–31
Willich

December 2018

338,966 sqm site area

16,903 sqm lettable floor space

EUR 1.1 million rental income

 CREFG IV

(A)

27

Hamburg-Allermöhe
Herrmann-Wüsthof-Ring 7
Hamburg-Allermöhe

December 2018

14,158 sqm site area

12,894 sqm lettable floor space

EUR 0.5 million rental income

 CREFG IV

(A)

28


Hilden
Lise-Meitner-Straße 2
Hilden

December 2018

23,534 sqm site area

15,238 sqm lettable floor space

EUR 0.6 million rental income

 CREFG IV

(A)

29


Wedemark
Schlager Chaussee 20
Wedemark near Hanover

December 2018

60,048 sqm site area

33,232 sqm lettable floor space

EUR 1.3 million rental income

 CREFG IV

(A)

30


Mombacher Straße
Mombacher Straße 2
Mainz

December 2018

11,408 sqm site area

5,454 sqm lettable floor space

EUR 0.7 million rental income

 CREFG IV

(A)

31


Liederbach am Taunus
Höchstler Straße 70–98
Liederbach am Taunus

December 2018

43,901 sqm site area

31,903 sqm lettable floor space

EUR 2.5 million rental income

 CREFG IV

(A)

32


Mittelbruchstraße
Mittelbruchstraße 4
Karlsruhe

December 2018

6,220 sqm site area

5,374 sqm lettable floor space

EUR 0.7 million rental income

 CREFG IV

(A)

33


Sindelfingen
Kolumbusstraße 19–21
Sindelfingen

December 2018

6,667 sqm site area

6,791 sqm lettable floor space

EUR 0.7 million rental income

 CREFG IV

(A)

34


Paradiesstraße
Paradiesstraße 208, 208a, 208b
Berlin-Bohnsdorf

December 2018

5,628 sqm site area

8,141 sqm lettable floor space

EUR 0.7 million rental income

 CREFG IV

(A)

35


Langen
Paul-Ehrlich-Straße 5–7/Heinrich-Hertz-Straße 9
Langen

December 2018

13,151 sqm site area

9,872 sqm lettable floor space

EUR 0.9 million rental income

 CREFG IV

(A)

36


Haar
Peter-Henlein-Straße 5
Haar near Munich

December 2018

10,132 sqm site area

30,711 sqm lettable floor space

EUR 0.3 million rental income

 CREFG IV

(A)

37


Hockenheim
Pfälzer-Ring 2
Hockenheim

December 2018

26,745 sqm site area

11,896 sqm lettable floor space

EUR 0.5 million rental income

 CREFG IV

(A)

38


Ernst Schiess Quartier
Schiessstraße 44–76
Dusseldorf

December 2018

41,818 sqm site area

35,001 sqm lettable floor space

EUR 3.0 million rental income

 CREFG IV

(A)

39


Südkamp
Industriestraße 161
Cologne-Rodenkirchen

December 2018

21,319 sqm site area

18,561 sqm lettable floor space

EUR 1.7 million rental income



 CREFG IV

(A)

40

Schwarzwaldstraße
Schwarzwaldstraße 82
Karlsruhe



December 2018
5,605 sqm site area
9,830 sqm lettable floor space
EUR 1.5 million rental incomen

 CREFG IV 

41

Altlandsberg
Seeberger Straße 10
Altlandsberg near Berlin



December 2018
177,145 sqm site area
193,858 sqm lettable floor space
EUR 3.6 million rental incomen

 CREFG IV 

42

Willich, Siemensring
Siemensring 44a–r
Willich



December 2018
22,685 sqm site area
9,650 sqm lettable floor space
EUR 0.7 million rental income

 CREFG IV 

43

Mülheim-Kärlich
Urmitzer Straße 9
Mülheim-Kärlich near Koblenz



December 2018
54,623 sqm site area
55,087 sqm lettable floor space
EUR 1.3 million rental income

 CREFG IV 

44

Mörfelden-Walldorf
Waldecker Straße 6–12
Mörfelden-Walldorf



December 2018
13,776 sqm site area
12,874 sqm lettable floor space
EUR 1.0 million rental income

 CREFG IV 

45

Velten
Zum Stichkanal 1/ Am Jägerberg 10
Velten near Berlin




December 2018
12,622 sqm site area
7,942 sqm lettable floor space
EUR 0.3 million rental income

 CREFG IV 

46

Rheinhöfe
Reisholzer Werftstraße 19–47
Dusseldorf

December 2018
38,740 sqm site area
25,843 sqm lettable floor space
EUR 1.6 million rental income




 VIFG 1  



47

NK20
Kopernikusstraße 20
Dachau near Munich




December 2018
9,870 sqm site area
6,875 sqm lettable floor space
EUR 0.0 million rental incomen

48

West'N
Vershofenstraße 10
Nuremberg




December 2018
22,439 sqm site area
5,607 sqm lettable floor space
EUR 0.4 million rental incomen

49

Q-West
Lise-Meitner-Straße 7
Maisach near Munich

December 2018
37,698 sqm site area
15,324 sqm lettable floor space
EUR 1.3 million rental income

 CREFG III  

50

Beim Zeugamt
Beim Zeugamt 8
Glinde near Hamburg



November 2018
31,760 sqm site area
25,843 sqm lettable floor space
EUR 0.1 million rental incomen

  VIFG 1 

51

Wahlerpark
Wahlerstraße 4–32
Dusseldorf



September 2018
47,736 sqm site area
35,327 sqm lettable floor space
EUR 2.5 million rental income

 CREFG III 

52

Lloyd Industriepark
Richard-Dunkel-Straße 120
Bremen




August 2018
132,835 sqm site area
64,870 sqm lettable floor space
EUR 3.1 million rental income

 CREFG III 

53

Berlin Decks
Friedrich-Krause-Ufer 16–21
Berlin-Mitte



June 2018
28,152 sqm site area
16,591 sqm lettable floor space
EUR 0.3 million rental incomen

54

Dock 100
Am Borsigturm 100
Berlin-Reinickendorf



May 2018
80,753 sqm site area
92,577 sqm lettable floor space
EUR 4.2 million rental income

 CREFG III 

55

Buchholz
Brauerstraße 2
Buchholz in der Nordheide



April 2018
18,358 sqm site area
8,503 sqm lettable floor space
EUR 0.5 million rental income

 CREFG III 

56

Renningen
Industriestraße 28, Benzstraße 32
Renningen near Stuttgart



February 2018
43,641 sqm site area
35,878 sqm lettable floor space
EUR 1.2 million rental income

 CREFG III 

57

Coloneum
Am Coloneum 1
Cologne-Ossendorf


December 2017
153,986 sqm site area
64,595 sqm lettable floor space
EUR 5.5 million rental income

 CREFG III 

58

Bredow 20
Bredowstraße 20
Hamburg-Billbrook

December 2017
42,500 sqm site area
33,097 sqm lettable floor space
EUR 1.8 million rental income

 CREFG III 

59

Rotri
Schnackenburgallee 43–45
Hamburg-Stellingen




December 2017
34,276 sqm site area
27,473 sqm lettable floor space
EUR 2.2 million rental income

 CREFG III  

60

Technologiepark Bergisch Gladbach
Friedrich-Ebert-Straße 75
Bergisch Gladbach



October 2017
126,988 sqm site area
73,191 sqm lettable floor space
EUR 5.0 million rental income

   VIFG 1

61

Rheinpark
Hagenauer Straße 47–59
Wiesbaden



September 2017
46,127 sqm site area
34,068 sqm lettable floor space
EUR 2.7 million rental income

 CREFG III 

62

Wilgen Park
Bucher Weg 18
Ahrensfelde near Berlin





September 2017
58,772 sqm site area
31,491 sqm lettable floor space
EUR 1.7 million rental income

 CREFG III 

63

K14
Kaiserin-Augusta-Allee 14
Berlin-Moabit



September 2017
4,702 sqm site area
10,254 sqm lettable floor space
EUR 1.6 million rental income

64

BQ – Business Quartier Glinde
Biedenkamp 1–5
Glinde near Hamburg



April 2017
22,349 sqm site area
12,345 sqm lettable floor space
EUR 1.0 million rental income

 CREFG III 

65

Krefeld Business Park
Bischoffstraße 99–113
Krefeld



April 2017
16,438 sqm site area
7,596 sqm lettable floor space
EUR 0.6 million rental income

 CREFG III 

66

Neuss Business Park
Hansemannstraße 1–61
Neuss



April 2017
18,902 sqm site area
8,631 sqm lettable floor space
EUR 0.7 million rental income

 CREFG III 

67

Essen Business Park
Westendstraße 12a–14d
Essen

April 2017
22,871 sqm site area
16,469 sqm lettable floor space
EUR 1.4 million rental income

 CREFG III 





68

Mönchengladbach Business Park

Willicher Damm 109–145

Mönchengladbach

April 2017

24,444 sqm site area

10,956 sqm lettable floor space

EUR 0.7 million rental income

CREFG III

A

69

Koblenz Cross-Dock

Zaunheimstraße 7

Koblenz

April 2017

12,499 sqm site area

2,560 sqm lettable floor space

EUR 0.1 million rental income

CREFG III

A

70

Carlswerk Quartier 3

Schanzenstraße 6–20

Cologne-Mülheim

December 2016

53,462 sqm site area

41,061 sqm lettable floor space

EUR 4.6 million rental income

CREFG III

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S

71

Air Tech Campus Oberpfaffenhofen

Claude-Dornier-Straße 1 / Friedrichshafener Straße 4–6

Oberpfaffenhofen near Munich

December 2016

2,760,379 sqm site area

218,184 sqm lettable floor space

EUR 10.8 million rental income

A

CS

72

Europort

Langer Kornweg 19–23, 34 / Kleiner Kornweg 6, 26–28

Kelsterbach near Frankfurt am Main

December 2016

125,670 sqm site area

81,470 sqm lettable floor space

EUR 4.9 million rental income

CREFG III

O

73

Montan

Montanstraße 18–26

Berlin-Reinickendorf

July 2016

38,374 sqm site area

17,145 sqm lettable floor space

EUR 1.4 million rental income

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V

74

Welserstraße

Welserstraße 8

Cologne-Porz

July 2016

25,621 sqm site area

10,391 sqm lettable floor space

EUR 0.5 million rental income

CREFG III

O

75

Holzhauser Quartier

Holzhauser Straße 139

Berlin-Reinickendorf

April 2016

33,573 sqm site area

24,926 sqm lettable floor space

EUR 1.5 million rental income

CREFG III

O

76

Gatherhof

Am Gatherhof 57

Dusseldorf

April 2016

33,075 sqm site area

20,471 sqm lettable floor space

EUR 1.0 million rental income

CREFG III

A

77

Zeughof

Zeughofstraße 1

Berlin-Kreuzberg

April 2016

30,269 sqm site area

52,914 sqm lettable floor space

EUR 6.4 million rental income

CREFG III

O

78

Markgröningen

Industriestraße 2, 14–16, 25

Markgröningen

April 2016

38,137 sqm site area

24,795 sqm lettable floor space

EUR 1.2 million rental income

CREFG III

A

79

Puchheim

Benzstraße 11a/b/c

Puchheim

March 2016

20,773 sqm site area

17,181 sqm lettable floor space

EUR 0.8 million rental income

CREFG III

A

80

Nordostpark

Nordostpark 32–34, 52–56, 74–78, 98–102

Nuremberg

March 2016

27,898 sqm site area

25,598 sqm lettable floor space

EUR 2.5 million rental income

CREFG III

A

81

Theodorstraße

Theodorstraße 293–295

Dusseldorf

March 2016




22,382 sqm site area




15,495 sqm lettable floor space




EUR 1.6 million rental income




CREFG III




A




- 82 Cube**
Pallaswiesenstraße 201/ Pfnorstraße 10–14
Darmstadt
- December 2015
8,317 sqm site area
12,192 sqm lettable floor space
EUR 1.1 million rental income
- 
- 
- 




- 83 Carlswerk Quartier 2**
Schanzenstraße 6–20
Cologne-Mülheim
- December 2015
55,149 sqm site area
33,774 sqm lettable floor space
EUR 4.1 million rental income
- 
- 
- 

- 84 Technologiepark Ditzingen**
Siemensstraße 31–33
Ditzingen near Stuttgart
- November 2015
26,417 sqm site area
14,700 sqm lettable floor space
EUR 1.6 million rental income
- 
- 
- 




- 85 Ossendorf Technologie Center (OTC)**
Hugo-Eckener-Straße 20
Cologne-Ossendorf
- November 2015
72,311 sqm site area
37,586 sqm lettable floor space
EUR 3.2 million rental income
- 
- 
- 




- 86 Ulmerstraße**
Ulmerstraße 4
Laatzen near Hanover
- September 2015
35,766 sqm site area
19,906 sqm lettable floor space
EUR 1.4 million rental income
- 
- 
- 




- 87 Merkurpark**
Merkurring
Hamburg-Rahlstedt
- September 2015
68,373 sqm site area
28,288 sqm lettable floor space
EUR 2.0 million rental income
- 
- 
- 




- 88 Glinnkamp**
Wilhelm-Bergner Straße 1–11
Glinde near Hamburg
- September 2015
192,522 sqm site area
90,748 sqm lettable floor space
EUR 7.2 million rental income
- 
- 
- 









- 89 Marskamp®**
Toyota-Allee 27–47a
Cologne-Marsdorf
- July 2015
27,963 sqm site area
16,776 sqm lettable floor space
EUR 1.2 million rental income
- 
- 
- 

- 90 GBD 149**
Groß-Berliner Damm 149
Berlin-Adlershof
- April 2015
34,237 sqm site area
18,644 sqm lettable floor space
EUR 1.8 million rental income
- 
- 
- 

- 91 Wendenschloßstraße**
Wendenschloßstraße 142
Berlin-Köpenick
- January 2015
26,677 sqm site area
23,285 sqm lettable floor space
EUR 0.5 million rental income
- 
- 
- 

- 92 Lilienthalcenter**
Lilienthalstraße 17, 19
Hanover
- December 2014
28,235 sqm site area
15,344 sqm lettable floor space
EUR 1.4 million rental income
- 
- 
- 

- 93 Hang 3**
Am Kronberger Hang 3
Schwalbach am Taunus
- December 2014
31,330 sqm site area
32,755 sqm lettable floor space
EUR 2.4 million rental income
- 
- 
- 

- 94 Altes Röhrenwerk**
Söflinger Straße 100
Ulm
- December 2014
27,000 sqm site area
53,178 sqm lettable floor space
EUR 6.5 million rental income
- 
- 
- 


- 95 IT- und Gewerbepark Osthafen**
Hanauer Landstraße 296–328
Frankfurt am Main
- November 2014
65,156 sqm site area
43,054 sqm lettable floor space
EUR 4.8 million rental income
- 
- 
- 

96

Steubenpark

Siemensstraße 18–32
Langen near Frankfurt am Main

November 2014
15,631 sqm site area
8,294 sqm lettable floor space
EUR 0.7 million rental income



CREFG II


A

97

Elsenstraße

Elsenstraße 87–96 / Heidelberger Straße 70
Berlin-Treptow

September 2014
60,613 sqm site area
50,300 sqm lettable floor space
EUR 2.4 million rental income



CREFG II


S

98

Lohstraße

Lohstraße 36
Oberding near Munich

March 2014
15,716 sqm site area
15,617 sqm lettable floor space
EUR 1.3 million rental income



CREFG II


A

99

Industriepark Ettlingen

Einsteinstraße 14–32, Hertzstraße 26–30
Ettlingen near Karlsruhe

February 2014
211,417 sqm site area
133,862 sqm lettable floor space
EUR 6.6 million rental income



CREFG II

A

100

Oststraße

Oststraße 1
Norderstedt

December 2013
72,579 sqm site area
21,707 sqm lettable floor space
EUR 1.7 million rental income



CREFG II

O


S

101

Erfurter Straße

Erfurter Straße 2
Eching near Munich

October 2013
20,852 sqm site area
14,519 sqm lettable floor space
EUR 1.2 million rental income



CREFG II


A

102

Hürderstraße

Hürderstraße 4
Kirchheim near Munich

March 2013
48,066 sqm site area
36,185 sqm lettable floor space
EUR 3.0 million rental income



CREFG I


A

103

Sachtlebenstraße

Sachtlebenstraße 1
Dormagen near Cologne

March 2013
107,033 sqm site area
43,989 sqm lettable floor space
EUR 1.8 million rental income



CREFG II

A


V

104

Am Werbering

Am Werbering 5–7
Kirchheim near Munich

March 2013
26,127 sqm site area
21,287 sqm lettable floor space
EUR 1.7 million rental income



CREFG II

A

105

Campus Oberhafen

Weismüllerstraße 37–47
Frankfurt am Main

December 2012
43,540 sqm site area
43,805 sqm lettable floor space
EUR 5.3 million rental income



CREFG II


O

106

Levi-Strauss-Allee

Levi-Strauss-Allee 10–12
Heusenstamm near Frankfurt am Main

March 2013
25,000 sqm site area
15,625 sqm lettable floor space
EUR 0.2 million rental income



CREFG II

A

107

In de Tarpen

In de Tarpen 37–51
Norderstedt

December 2012
42,801 sqm site area
23,664 sqm lettable floor space
EUR 1.9 million rental income



CREFG II

O

108

Carlswerk Quartier 1

Schanzenstraße 9
Cologne-Mülheim

December 2012
18,335 sqm site area
26,848 sqm lettable floor space
EUR 2.8 million rental income



CREFG II

O

S

109

Ausschläger Elbdeich

Billwerder Neuer Deich 74–90
Hamburg-Rothenburgsort

November 2012
34,622 sqm site area
20,283 sqm lettable floor space
EUR 2.1 million rental income



CREFG I

A






110

Essener Bogen

Essener Bogen 3, 5, 15
Hamburg-Langenhorn

October 2012
37,708 sqm site area
30,539 sqm lettable floor space
EUR 2.1 million rental income



CREFG I


A

111

Essener Straße

Essener Straße 4a
Hamburg-Langenhorn

August 2012
15,065 sqm site area
9,468 sqm lettable floor space
EUR 0.6 million rental income



CREFG I


A

112

Laichingen

Rudolf-Diesel-Straße 44
Laichingen

May 2012
127,760 sqm site area
63,184 sqm lettable floor space
EUR 2.9 million rental income



CREFG I


A

113

Kubus 11

Wiesenauer Straße 11, 13
Hanover

December 2011
43,480 sqm site area
24,662 sqm lettable floor space
EUR 0.7 million rental income



CREFG I


A

114

Campus Altenessen

Teilungsweg 28
Essen

December 2011
12,180 sqm site area
14,650 sqm lettable floor space
EUR 0.5 million rental income



CREFG I


A

115

Hans-Duncker-Straße 1

Hans-Duncker-Straße 1
Hamburg-Allermöhe

November 2011
7,504 sqm site area
11,968 sqm lettable floor space
EUR 0.3 million rental income



CREFG I


S

116

Hans-Duncker-Straße 14

Hans-Duncker-Straße 14
Hamburg-Allermöhe

November 2011
7,688 sqm site area
5,949 sqm lettable floor space
EUR 0.4 million rental income



CREFG I

A

117

Culemeyerstraße

Culemeyerstraße 1
Berlin-Mariendorf

October 2011
71,547 sqm site area
49,690 sqm lettable floor space
EUR 2.5 million rental income



CREFG I

A


CS

118

Industriestraße

Industriestraße 29
Lehrte near Hanover

August 2011
55,805 sqm site area
35,392 sqm lettable floor space
EUR 1.3 million rental income



CREFG I

A


CS

119

Bredowstraße

Bredowstraße 16
Hamburg-Billbrook

May 2011
22,800 sqm site area
12,925 sqm lettable floor space
EUR 0.7 million rental income



CREFG I


A

120

Herrmann-Wüsthof-Ring

Herrmann-Wüsthof-Ring 11
Hamburg-Allermöhe

May 2011
12,275 sqm site area
6,385 sqm lettable floor space
EUR 0.4 million rental income



CREFG I


A

121

Sportfliegerstraße

Sportfliegerstraße 3–7
Berlin-Adlershof

December 2008
31,515 sqm site area
17,621 sqm lettable floor space
EUR 1.2 million rental income



CREFG I


O

122

Alte Waggonfabrik

Hauptstraße 17–19
Mainz

November 2008
115,324 sqm site area
85,547 sqm lettable floor space
EUR 3.8 million rental income



CREFG I


O

123

Holzshof

Hauptstraße 18
Mainz

November 2008
65,594 sqm site area
68,371 sqm lettable floor space
EUR 2.0 million rental income



CREFG I

O

124 Alzenau Nord
Brentanostraße 7
Alzenau near Frankfurt am Main

September 2008
40,117 sqm site area
21,986 sqm lettable floor space
EUR 0.7 million rental income



125 Nordpark Alzenau Fachmarktzentrum
Emmy-Noether-Straße 1–7
Alzenau near Frankfurt am Main

August 2008
48,062 sqm site area
13,833 sqm lettable floor space
EUR 1.8 million rental income



126 GBD 82a
Groß-Berliner Damm 82a
Berlin-Adlershof

April 2008
17,643 sqm site area
10,201 sqm lettable floor space
EUR 0.6 million rental income



127 Benzstraße
Benzstraße 46–50
Berlin-Marienfelde

March 2008
6,809 sqm site area
9,251 sqm lettable floor space
EUR 0.5 million rental income



128 Schnackenburgallee
Schnackenburgallee 149
Hamburg-Stellingen

December 2007
14,917 sqm site area
16,535 sqm lettable floor space
EUR 1.6 million rental income



129 Markante
Wolfener Straße 23
Berlin-Marzahn

December 2007
42,016 sqm site area
20,418 sqm lettable floor space
EUR 1.2 million rental income



130 White Atrium
Avenue de la Toison d'Or 56–60
Brussels

November 2007
10,331 sqm lettable floor space
EUR 1.6 million rental income



131 Flottenstraße
Flottenstraße 54–55
Berlin-Reinickendorf

October 2007
32,358 sqm site area
17,761 sqm lettable floor space
EUR 0.9 million rental income



132 Freiheit 13
Freiheit 13
Berlin-Spandau

September 2007
15,160 sqm site area
12,434 sqm lettable floor space
EUR 0.6 million rental income



133 Lorenzstraße
Lorenzstraße 2–6
Stutensee near Karlsruhe

August 2007
137,212 sqm site area
55,742 sqm lettable floor space
EUR 2.5 million rental income



134 Bürocampus Wangen
Hedelfinger Straße 56–80
Stuttgart

January 2007
84,944 sqm site area
51,310 sqm lettable floor space
EUR 4.6 million rental income



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