



Background information

The Federal State of Bremen presents itself as a future-oriented property location

27 companies from Bremen and Bremerhaven at the joint Bremen stand at the Expo Real 2024

The Expo Real, one of the most important trade fairs for real estate and investment in Europe, will be held in Munich for the 26th time from 7 to 9 October 2024. The federal state of Bremen will also be there, showcasing its expertise in the property sector at a joint stand together with 27 companies.

"With a large number of projects that are driving the change towards more innovation, sustainability and energy efficiency, the state of Bremen is presenting itself as a future-proof and resilient business and property location," says Andreas Heyer, Chair of Bremeninvest. "Together with our co-exhibitors from Bremen and Bremerhaven, we are extremely pleased to present this variety of future-oriented concepts and projects at Expo Real 2024."

These companies from Bremen and Bremerhaven will be exhibiting at the joint Bremen stand at Expo Real 2024:

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

BREBAU has the word "BREMEN" in its company name for a reason: As a property company with municipal ties, we have a housing portfolio of around 10,000 owned and managed flats in almost all districts and the surrounding areas of Bremen. As a property developer, we offer condominiums and terraced houses of high construction quality and initiate large residential areas as a project developer. We also specialise in the construction of educational properties (daycare centres and schools). We have been a driving force in the Hanseatic City of Bremen, its districts and neighbourhoods for around 85 years.

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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 € 14 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

As a subsidiary of Sparkasse Bremen, 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: from brokerage and management to property protection in all areas.

Our neighbourhood estate agents are the dedicated points of contact for their respective districts and are intimately familiar with the regional market. When buying and selling private property, we provide our clients with comprehensive

and individual support. Our service portfolio also includes the brokerage of new construction projects for people who use their property themselves as well as for investors.

Together, Sparkasse Bremen and Sparkassen Immobilien Bremen GmbH offer a comprehensive range of services in a large network.

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

ELB is your professional partner in terms of retail property management. As a company of the Lürssen Group (www.luerssen.de) we are proud of more than 50 years of experience and business relations in the field of property and asset management as well as project development in the retail property sector. Currently we manage approx. 200 sites nation-wide with a total value of approx. € 500 million and a total rental space of over 300,000 sqm. Our business activities cover the complete management of specialist retailers, retail parks and supermarkets. We look forward to your visit at the Expo Real in Munich (booth B2.240).

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EUROPA-CENTER Real Estate Group

The EUROPA-CENTER property group, based in Hamburg, is an investor, developer and portfolio holder of high-quality and sustainable office and commercial buildings, hotels, business flats and logistics properties. To date, 28 buildings with a construction volume of around 410,000 square metres have been developed under the EUROPA-CENTER brand, mainly for the company's own portfolio. EUROPA-CENTER has offices in Hamburg, Barcelona, Berlin, Bremen, Essen and Frankfurt. EUROPA-CENTER | Flow was completed at the end of 2023. The portfolio is currently being expanded with the EUROPA-CENTER | WING property in Bremen and the Holiday Inn Hotel in Barcelona, which are currently under construction.

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GANTEN HÜNECKE BIENIEK & PARTNER mbB

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

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

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

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

GEG is developing the new Hulsberg neighbourhood in a central location in Bremen. It is selling the former plots of the Bremen-Mitte Clinic to third parties

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

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GEWOBA Aktiengesellschaft Wohnen und Bauen

Active for Bremen – GEWOBA continues to create housing and commercial space in the Hanseatic city. Since it was founded 100 years ago, GEWOBA has offered a home in Bremen to broad sections of the population. With around 42,900 rental flats, it is the largest landlord in the state of Bremen. Its core business is the value-orientated management and future-oriented further development of this diverse housing stock. To this end, the company has been investing in extensive maintenance and modernisation programmes for decades and supplements its portfolio with high-quality new builds in line with demand.

GEWOBA celebrates its 100th anniversary in 2024. That is 100 years of residential construction and 100 years of urban development. New buildings and districts have emerged in Bremen and Bremerhaven during this eventful period, creating structures worth living in - characterised by people in all their diversity. Places and stories that are worth discovering. To this end, the company has created a digital city map, the so-called "Story Map". GEWOBA

will also be completing further new construction projects this year and in the coming years.

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Justus Grosse Real Estate GmbH

Since 1946, the Justus Grosse Group has been active in real estate management, traditional property administration, and diverse property development projects, encompassing both ownership and rental apartments, as well as commercial and hotel projects. The company's business scope includes investments in the hotel and gastronomy sectors, expanding its real estate operations. With over 110 employees, Justus Grosse is one of the leading real estate companies in Bremen.

In recent years, the company has heavily invested over €500 million in Northern Germany, expanding with the construction of additional hotels, a wide range of condominiums, and office spaces. Currently, the company is realizing architecturally sophisticated new construction concepts in sought-after locations in Bremen and its surroundings, such as the projects "Wohnen am Park: Haus ALVA, PEER und LUX", "TQ Living", and Bremen's first office building in timber construction, "Lighthouse". Additionally, the development of the "TABAKQUARTIER" in Bremen-Woltmershausen, a roughly 20-hectare area with various types of usage, is underway. Justus Grosse is responsible not only for the conception but also for the comprehensive commercial management as well as the complete marketing and distribution of these projects. Furthermore, the group offers energetic building renovations with new work environments 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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M Projekt / Steingut Projekt GmbH & Co. KG

Steingut Projekt GmbH & Co. KG is a joint venture between the M Projekt Group and the PROCON Group and acts as the holding company for the Steingut Quartier project. A climate-friendly and modern neighbourhood is being created on the 10-hectare former Norddt. Steingut site, which has already been acquired. Half of the available neighbourhood area was acquired by Geestra AG, which intends to build a carbon-neutral company headquarters with around 50,000 square metres of gross floor area for 450 to 600 employees at this location. Social infrastructure buildings (two daycare centres, a primary school and a facility for disabled people), commercial uses (office, catering and production space) and residential construction in all forms (student housing, subsidised and privately financed rental flats, owner-occupied flats) are to be built on the rest of the site.

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Oldenburgische Landesbank AG

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

expertise in various forms of specialised financing in particular, including commercial real estate financing. We support investors and developers with their projects both nationally and internationally from our Oldenburg, Düsseldorf and Frankfurt offices. For properties with residential, logistics, retail, hotel and office uses, we offer customised solutions ranging from portfolio financing to bridge financing, sales portfolios, repositioning plans, loan-on-loan and NPL/REO financing. Come and meet us for a chat at our stand B2.240 at Expo Real 2024 - we look forward to seeing you!

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PAUL OPATZ Group GmbH

The PAUL OPATZ Group is a family-owned company based in Bremen and Hamburg. The company specialises in project planning and the acquisition of residential and commercial properties for its own long-term portfolio. Within the company, the family office manages the property portfolio, while the facility department ensures the technical maintenance of the properties. PAUL OPATZ is also involved in the development of hotel and catering businesses. Special project: 5FREUNDE – the first new-build project in the Tabakquartier in Bremen Woltmershausen.

The project name refers to the five apartment buildings with a total of 89 residential units, which have 1 to 4-room flats and offer a total rentable living space of around 5,319 square metres. 30 per cent of the flats are subsidised flats. The project complies with the KFW 40 energy standard with the QNG seal and is climate-friendly. Photovoltaic systems, large bicycle and communal areas, spacious play areas and balconies or terraces round off the project.

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Peper & Söhne GmbH

The Peper & Söhne Group of companies was founded at the beginning of 2013 as the family office of the Peper family. The group specialises in developing real estate projects, the management of active and passive corporate investments, and investments in financial assets.

As a service developer, Peper & Söhne also supports investors and building owners with extensive expertise and offers numerous possible cooperation models.

One current major project is the extensive brownfield development on the site of a former goods railway station in Bremen's Neustadt district. SPURWERK, a modern, sustainable and centrally located neighbourhood with high-quality office and commercial units, is currently under construction here.

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

In addition to neighbourhood development, Peper & Söhne has experience with numerous other asset classes, particularly logistics properties. Since the company was founded, more than 41 projects with a total volume of over 423 million euros have been realised. The company is based in Bremen-Hemelingen.

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PuK Projektgesellschaft umgedrehte Kommode mbH

PuK Projektgesellschaft umgedrehte Kommode mbH is a specialised project company dedicated to the conversion and repurposing of the former "Umgedrehte Kommode" (meaning upturned drawers) water tower on the Weser in Bremen. As part of this architecturally ambitious project, which has a project volume of around 50 million euros, the company is organising and supporting the entire development process: from the architectural competition to the creation of building law and planning permission through to the conversion and marketing. On a gross floor area of 10,000 square metres, a unique mix of office, restaurant and 30 exclusive residential units will be created.

The core business of PuK Projektgesellschaft is property development. The main shareholder is AMM Holding GmbH, an experienced property developer that has been developing sophisticated construction projects for contemporary living space in Bremen and the surrounding area since 2012. The owner-managed AMM Holding GmbH accompanies the entire development process of a property and acts as a project developer and investor.

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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 operates nationally and internationally as a property project developer and portfolio holder - in projects close to the infrastructure of renewable energies, tourism and neighbourhood and urban development.

In Bremen's Überseestadt district, it has set itself the task of developing the former Kellogg site into a new urban neighbourhood. On a total development area of 250,000 square metres, new spaces for work, life and leisure are being created in new buildings and revitalised existing properties.

Also in Bremen, the Ellener Hof project is creating 6,900 square metres of gross floor space for commercial, health and care services as well as associated forms

of housing. The Alte Pathologie will become the district centre of the new Hulsberg district in the coming years. And on the site of the former Hachez chocolate factory, ÜBERSEEINSEL GmbH is developing a diverse residential quarter on a total development area of almost 30,000 square metres.

The company's other national and international projects include offshore neighbourhoods on Rømø and Borkum as well as the development of tourist attractions on Rømø and in Hamburg.

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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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