

## **HOCHTIEF Construction to realize Union Investment's Emporio quarter in Hamburg**

**Former Unilever high-rise to be sustainably revitalized and extended in a EUR 138 million contract**

Union Investment Real Estate has commissioned HOCHTIEF Construction as general contractor to realize its Emporio urban quarter in downtown Hamburg. The HOCHTIEF subsidiary, which was already involved in the planning phase, has partnered with the client under the PreFair business model to optimize the project surrounding the former Unilever high-rise building. The contract has a total volume of EUR 138 million. Construction work begins in early 2009 and will be completed by 2011.

The Emporio quarter in downtown Hamburg consists of the former Unilever building, which is to be revitalized, and a new building complex with office and commercial space, apartments, and a hotel with 325 rooms. The existing 90-meter-high property is heritage listed. HOCHTIEF Construction will gut the building and add two stories. Work on the new complex will be conducted concurrently. Once the construction work is completed, the two buildings will have a total usable space above ground level of approximately 60,000 square meters.

"At Emporio, we place special emphasis on sustainability and energy efficiency," explains Dr. Frank Billand, member of the Management Board of Union Investment Real Estate AG. Billand aims

to cut the new quarter's operating costs for heating and ventilation by more than 64 percent in comparison with the old Unilever building. Another aim is to reduce the environmental footprint by lowering carbon emissions by almost 1,700 tons a year. "Savings on this scale can be achieved through close collaboration between all the parties involved from an early stage," says Henner Mahlstedt, Chairman of the HOCHTIEF Construction AG Executive Board, referring to the PreFair model. This approach, he explains, enables partners to optimize planning early on as well as to maintain control over a wide range of costs and to plan reliably. Emporio aims to achieve LEED Gold sustainability certification. Union Investment already received a Silver preliminary certificate from the German Sustainable Building Council (DGNB) for the project at the start of this year.

**HOCHTIEF** is one of the leading international providers of construction-related services. With more than 64,000 employees and a sales volume of EUR 19.10 billion in fiscal 2008, the company is represented in all the world's major markets. The Group's service offering in the fields of development, construction, services, concessions and operation covers the entire life cycle of infrastructure projects, real estate and facilities. In the USA, the biggest construction market in the world, HOCHTIEF is the No. 1 general builder via its subsidiary Turner and, with its holding company Flairon, ranks among the most important players in the field of transportation infrastructure construction. With its subsidiary Leighton (HOCHTIEF share around 55 percent), the Group is market leader

in Australia. Further information is available at [www.hochtief.de/presse](http://www.hochtief.de/presse).

**HOCHTIEF Construction** as a service-oriented construction company bundles the traditional core business of the HOCHTIEF Group in Europe. This mainly includes building construction, and civil and structural engineering. The company has specialized in complex market segments such as high-rise buildings, airports, tunnels and power plants. HOCHTIEF Construction is the management company of the Europe corporate division which employs more than 9,000 staff. In addition to the classical construction business, the partnership-based business model PreFair and the property development business FormArt, the company offers its clients service packages and building diagnosis. Further information is available at [www.hochtief-construction.de](http://www.hochtief-construction.de)

**Union Investment Real Estate AG** is one of Europe's leading property investment management companies. Established in 1965 and part of the Union Investment Group, the company currently manages five open-ended real estate funds for private and institutional investors, with assets under management of around EUR 14.5 billion. Union Investment's real estate portfolios comprise some 210 properties and projects in Europe, the Americas and Asia. Union Investment Real Estate AG provides customized real estate solutions to meet the requirements of private and institutional asset allocation. Within the commercial real estate market, the company is active as an investor, developer and landlord. Further information is available at [www.union-investment.de](http://www.union-investment.de).

Press contacts:

Union Investment Real Estate AG  
Real Estate Marketing and Communication  
Dr. Susanne Kaschub  
Caffamacherreihe 8  
20355 Hamburg  
Germany  
Tel: +49 40 3491 9139, Fax: +49 40 3491 95139  
E-mail: [susanne.kaschub@union-investment.de](mailto:susanne.kaschub@union-investment.de)  
Internet: [www.union-investment.de](http://www.union-investment.de)

HOCHTIEF Construction  
Dr. Bernd Pütter  
Tel.: +49 201 824 2960  
Fax: +49 201 824 4263  
[bernd.puetter@hochtief.de](mailto:bernd.puetter@hochtief.de)  
[www.hochtief-construction.de](http://www.hochtief-construction.de)