

## **Union Investment acquires office building in Frankfurt's Europaviertel from Vivico**

**Union Investment Real Estate AG has acquired the "Nord 1" office/commercial building development project on the Boulevard in Frankfurt's Europaviertel (European Quarter) from Vivico Real Estate GmbH. The purchase price is some EUR 93 million and the project will be added to the broadly diversified portfolio of the Unilmmo: Deutschland open-ended real estate fund. The sale was brokered by Atisreal.**

The 6-storey office building is currently under construction by Vivico on the "Nord 1" plot of Frankfurt's European Quarter, directly adjacent to the Mövenpick Hotel Frankfurt City. The ground-breaking ceremony took place on 28 October 2008. The completed building will have a gross floor area of approximately 34,000 sq m, comprising around 23,000 sq m of rental space and underground parking for 181 cars. Some 50% of the space has already been let to BNP Paribas. Union Investment Real Estate AG has signed a general lease with Vivico Real Estate GmbH for the remaining space.

Vivico is handling construction and marketing of the building itself. The offices will be handed over to tenants ready for use. The ground floor of the complex will provide around 2,900 sq m of space for catering and retail outlets. The aluminium, glass and natural stone façade is designed to match the urban character of the Boulevard, while integrated green spaces will be visible from

the street. The architects responsible are Schneider + Schumacher. Completion is scheduled for 2010.

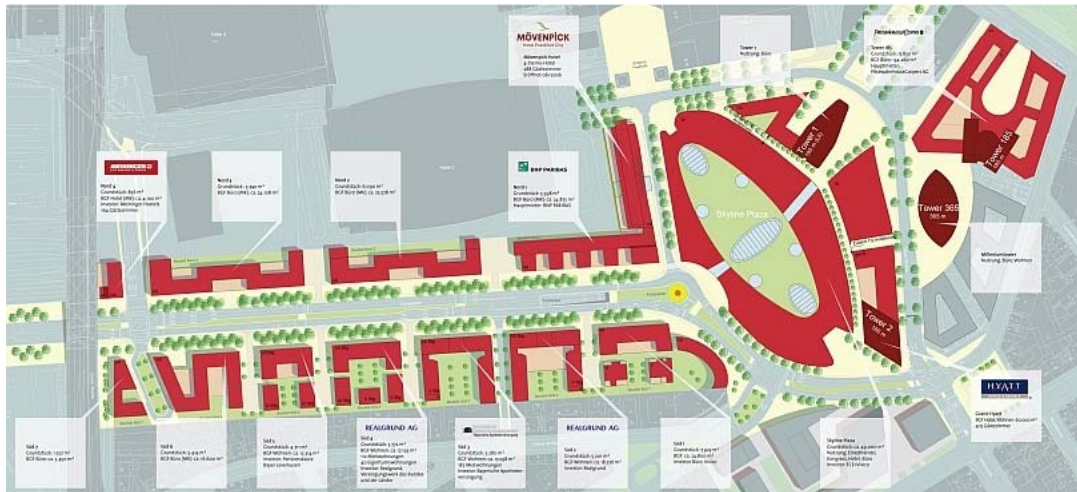
“We continue to see excellent investment opportunities for our funds in Germany,” says Dr. Frank Billand, a member of the Union Investment Real Estate AG Management Board. “This acquisition gives us an outstanding property in one of the most promising locations in Frankfurt, a city which benefits from being a major trade show venue.” “The fact that we can already name the end investor for this development project is testament to its soundness and viability,” says Gregor Drexler, director of asset management at Vivico.



Visualisation of the building on the Boulevard (plot “Nord 1”)



Building mass model of the Boulevard with architectural detail (confirmed projects only)



Relevant section of the European Quarter master plan

More print-ready images of the European Quarter can be downloaded here or from the Vivico image archive at [www.vivico.de](http://www.vivico.de).

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**Union Investment Real Estate AG**

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 operates five open-ended real estate funds for private and institutional investors, with assets under management of some EUR 14.3 billion. Union Investment's real estate portfolios comprise around 185 properties and projects in Europe, the Americas and Asia.

Investments in downtown office space and business parks with good transport links are key elements of the company's investment policy. In addition, Union Investment Real Estate AG is increasingly investing in shopping centres and business hotels in selected locations that promise attractive medium- and long-term returns.

**Vivico**

Vivico is part of CA Immo and specialises in urban development projects on former rail sites. Vivico covers the entire property market value chain, with the company's activities encompassing portfolio management, development and trading. In July 2008, Vivico acquired omniCon Holding, which specialises in construction management, together with the two companies omniPro Gesellschaft für Projektmanagement and omniCon Gesellschaft für innovatives Bauen. Vivico thereby added services in construction and project management to its expertise.

Vivico benefits from extensive expertise in transforming former industrial properties in city centre locations and specialises in

developing mixed-use quarters in major cities. Examples include Arnulfpark<sup>®</sup> in Munich, the European Quarter in Frankfurt and Erlenmatt<sup>®</sup> in Basle. In the process the company creates new space for living, working and leisure in line with the international trend for revitalising inner cities.

Vivico employs around 140 people and is headquartered in Frankfurt. Offices are located in Berlin, Frankfurt am Main, Cologne and Munich.

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