

Union Investment purchases the ATMOS office building in Munich's Arnulfpark from Vivico

Hamburg / Frankfurt, 9 March 2009 Union Investment Real Estate AG purchases the ATMOS office building in Munich's Arnulfpark® from Vivico Real Estate GmbH. The purchase price was over 100 million euros. The office project is a further addition to the broadly diversified portfolio belonging to the Unilmmo: Deutschland. Atisreal was a consultant for the purchase.

"The acquisition of the Atmos building enriches our fund with a new and centrally located office building on a long-term rental basis that will allow us to expand our portfolio in line with our current strategy," said Dr. Frank Billand, Board Member of Union Investment Real Estate AG, Hamburg. "According to our core strategy, Germany is one of the most interesting markets for us this year," Billand added. Vivico Executive Director Gregor Drexler said: "This sale is a confirmation of our solidarity and sustainability with respect to project development politics and we are pleased to have successfully completed another project."

This six-storey office building lies between Hackerbrücke and Bernhard-Wicki-Strasse in Munich's Arnulfpark® and was completed in the 1st quarter of 2009. It is designed as a Green Building and received a silver rating from the Deutschen Gütesiegel für nachhaltiges Bauen (DGNB – German Sustainable Building Council). Construction of the building included ecologically friendly, locally produced materials; groundwater is used for energy-saving

heating and cooling; and the heating and cooling systems use modern, thermoactive ceilings. In fact, ATMOS covers up to 50 per cent of its energy needs from renewable sources.

The building, designed by KSP Engel und Zimmermann, has about 28,000 m² of rentable space and 270 parking places. Even before construction began, the international pharmaceuticals group Bristol-Myers Squibb (BMS) signed a rental agreement for about 10,600 m² of office space in the ATMOS facility, which will be the site of its German head office. Other renters include Altran Deutschland GmbH and PlasmaSelect AG, which will relocate its head office to ATMOS in the 1st quarter of 2009.

Last year, Union Investment Real Estate was able to activate three investments thanks to collaboration with Vivico. In Frankfurt: the office and business building "Nord 1" project development located in the Europaviertel (European Quarter) and the Mövenpick Hotel Frankfurt City as well as the Laim290 office building in Munich. Again, Atisreal served as a consultant for these investments.



Visualisation of the ATMOS office building in Arnulfpark: Arnulfstr. / Bernhard-Wicki-Str.



Arnulfpark®, Munich: Aerial shot – visualisation, view from southeast with ATMOS front right



Binding land-use plan Arnulfpark – ATMOS is marked MK 6

Press contact:
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
Internet: www.union-investment.com/realestate