

COMPANY PROFILE  
2019

# FOCUSING ON MORE

MORE FOR THE  
LOCATION.  
MORE FOR OUR  
TENANTS.



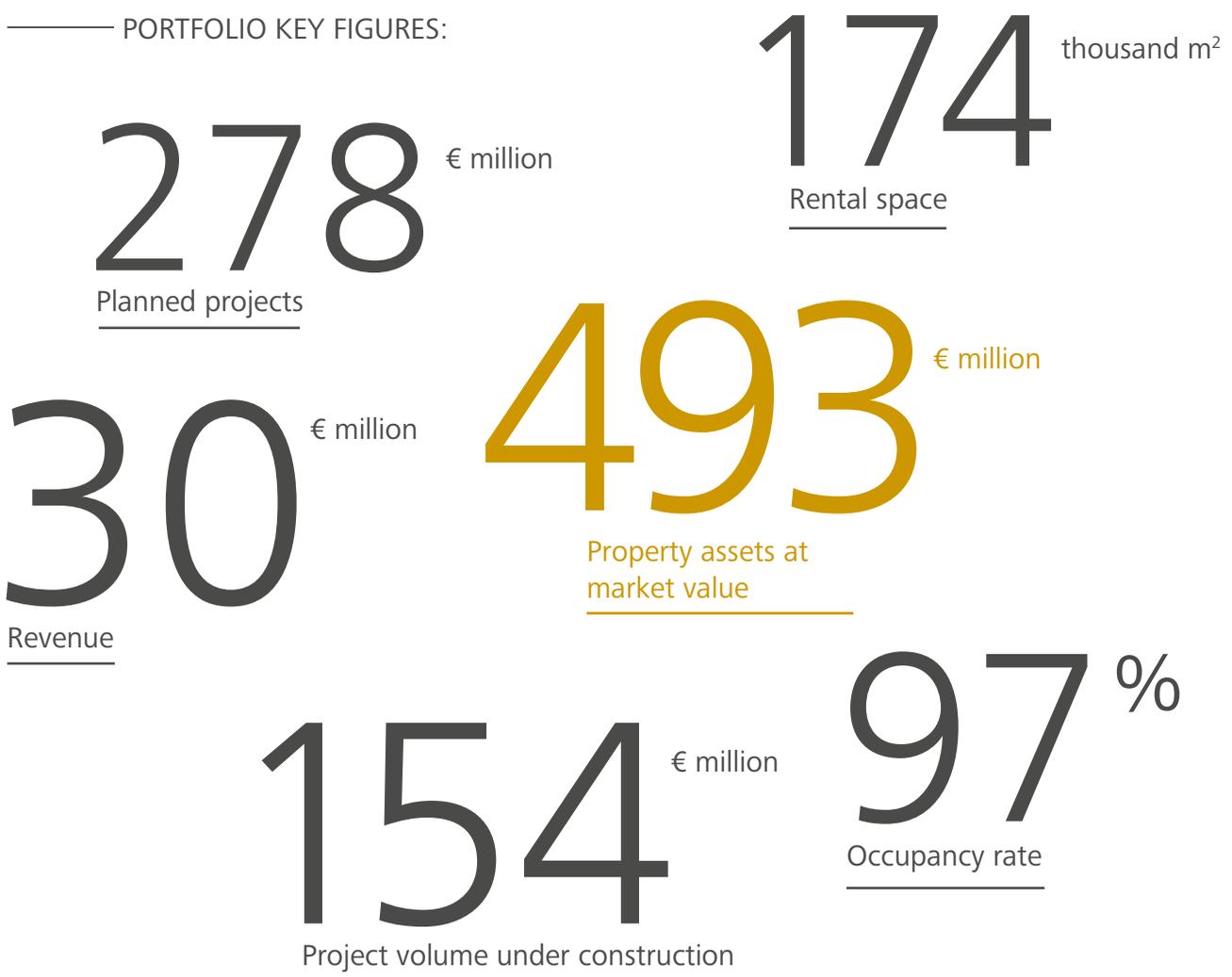
EUROPA-CENTER.

—— EUROPA-CENTER develops commercial properties, focusing in particular on sustainable office buildings. Its portfolio also includes hotels, business apartments, logistics warehouses and multi-storey car parks. We develop these properties for our long-term portfolio.

In 1998, EUROPA-CENTER became a registered brand. The brand stands for quality, innovation, sustainability and close relationships with our tenants. We are interested in long-term partnerships and hence design and develop sites in ways that mean the tenants are happy to stay. For us, it is about more than merely properties. We draw on our many years of experience and build on our expertise.

We operate seven sites in Germany and across Europe. With over 90 employees, EUROPA-CENTER generated a turnover of more than € 30 million in 2019.

—— PORTFOLIO KEY FIGURES:





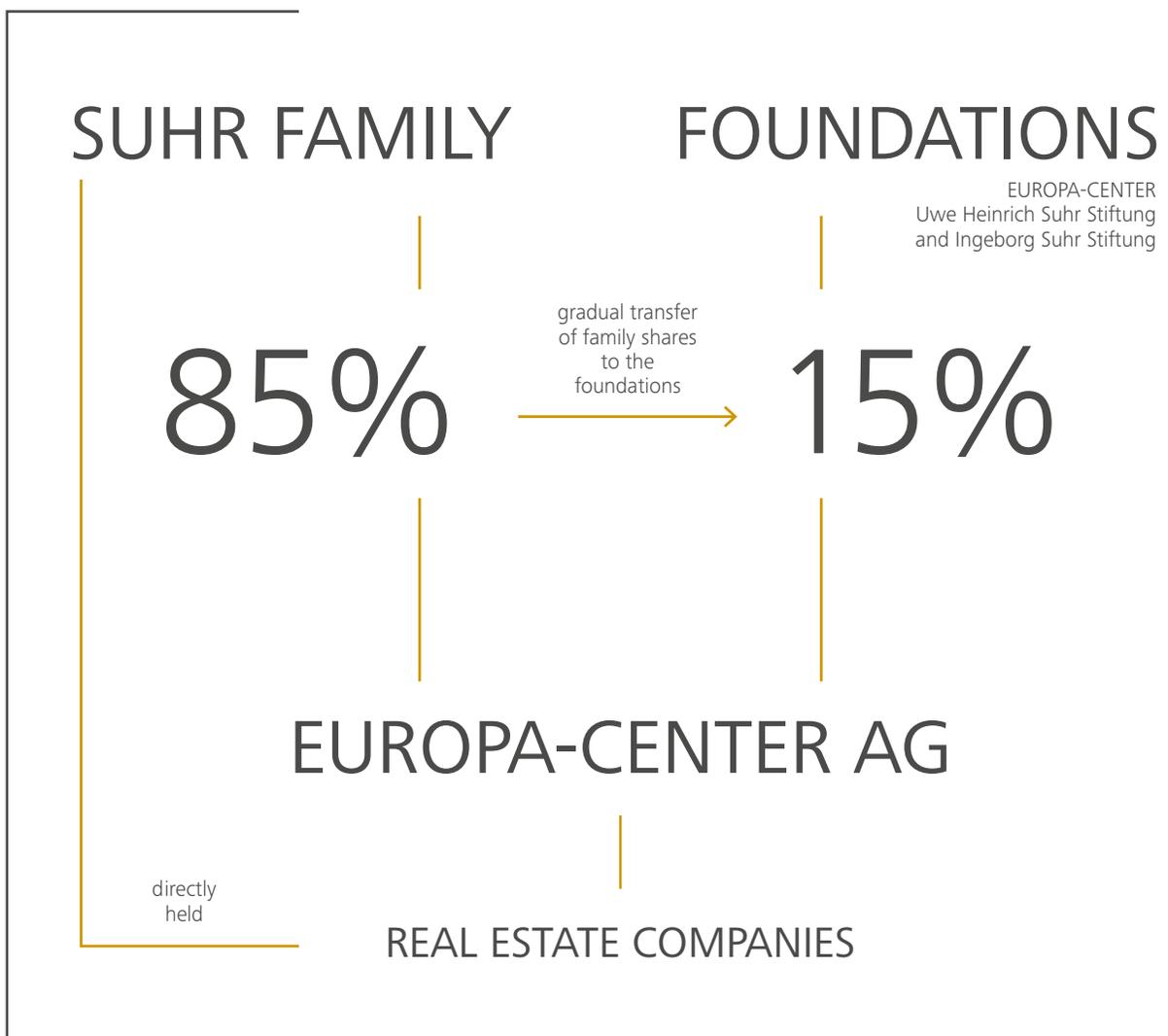
WE ARE FAMILIAR  
WITH ALL PHASES  
OF THE PROPERTY'S  
LIFECYCLE.

— Holding a diverse real estate portfolio, we see properties through all the different stages, from design and construction to their management. With our broad range of expertise, we know exactly what a property has to deliver to remain attractive to tenants. This makes us a reliable partner right from the very first planning stage. We bring property experts in all the various disciplines together under one roof.

FOCUSING  
ON  
MORE

# OUR OWNERSHIP STRUCTURE

— An 85 per cent stake in EUROPA-CENTER AG is held by the founding and owner family, the Suhrs. The family is gradually transferring its shares to the foundations to safeguard the property group's long-term independence. The foundations are set to become the sole shareholders in the company in the future.

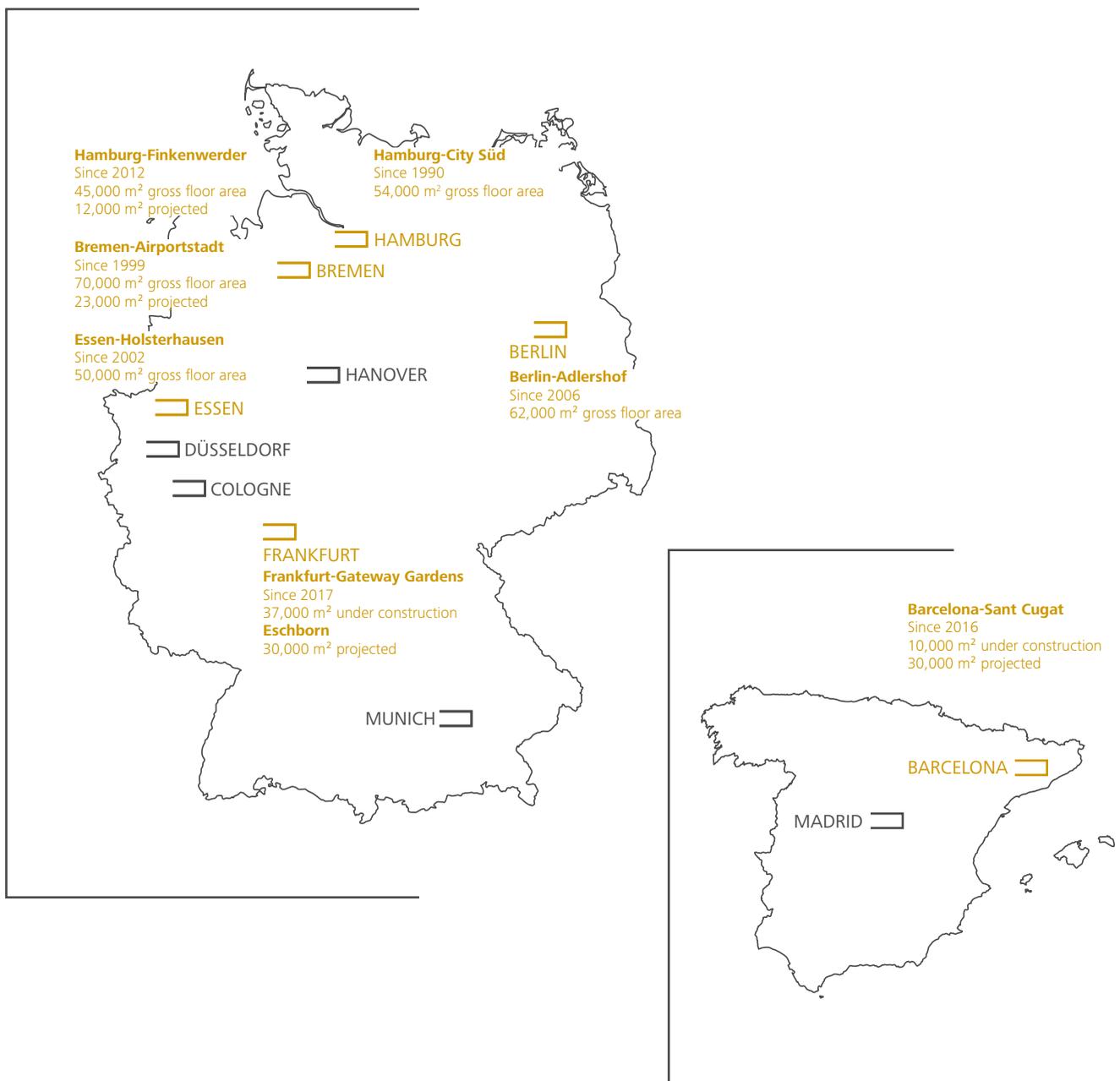


# OUR PORTFOLIO

— The portfolio shown contains properties held by EUROPA-CENTER or by the Suhr family with the participation of EUROPA-CENTER AG.

▣ CURRENT LOCATIONS

▣ POTENTIAL LOCATIONS



———— WE ARE DEVELOPERS

A future-proof location and an environment in which people feel at ease – the EUROPA-CENTER buildings stand out for their modern concepts and high quality.

# 12

# CONTENTS

## FOREWORD

"We've come to stay."

04

## ONE QUESTION

Focusing on more – what does this mean to you?

06

## PAST – PRESENT – FUTURE

Entrepreneurship

08

## FOCUSING ON MORE

10

## BUILDING UP VALUES

Site development

12

## OUR LOCAL PRESENCE

Proximity to our tenants

18

## REALISING IDEAS

Teamwork

24

Portfolio data

30

Our tenants

32

Governing bodies

33

Contact and legal notice

34





# 24

## ———— WE ARE A TEAM

From building designers to property managers, we bring the expertise of professionals in a variety of disciplines together under one roof. They work together in teams and develop and realise ideas – this makes EUROPA-CENTER highly efficient.

# 18

## ———— WE ARE PARTNERS

EUROPA-CENTER manages its properties long term and engages with people at the local level. A high level of care and ongoing maintenance guarantee value retention. We strive for close, stable and long-term relationships with our tenants.



# FOREWORD

Dear Readers, \_\_\_\_\_

— We have decided to publish a company profile in this format for the first time. Our aim is to give various interest groups an insight into who EUROPA-CENTER is. Perhaps we can even get you excited about our brand, because we believe we have rather a special business model. Firstly, because we develop properties in order to hold on to them, rather than sell them. And if you want to hold on to something, you are going to handle it with care. Secondly, because we are in the hands of a family and of a foundation. Family-owned enterprises think and plan in terms of decades, not years and most certainly not quarters. Any strategic considerations relate exclusively to the question of what is the right and responsible approach for the company, the employees and the foundation in the long run. All of our activities revolve around the long-term existence of the company.

In the past few decades, we have created a sound financial basis for EUROPA-CENTER. Profits have always been reinvested in the company. This has resulted in stable foundations that are now allowing us to take the next steps in the company's growth. To date, we have completed 26 buildings under the EUROPA-CENTER brand, with a construction volume totalling 395,000 square metres.

It is especially important to us that we maintain close ties with our tenants, identify their issues early on and therefore support them in their success. There is true added value for both sides. Our Berlin-Adlershof project, which is presented in more detail in this company profile, is a prime example of this.

With the presentation of our EUROPA-CENTER Gateway Gardens project at Frankfurt Airport, we give an example of what has made EUROPA-CENTER stand out from the very beginning – time and again, we recognise the potential of a site long before anyone else does. We are often pioneers. This calls for the right expertise, and we can claim to have this at EUROPA-CENTER. We also use the most up-to-date tools, such as building information modelling (BIM). This involves all the relevant building data being digitally logged, modelled and combined to create a digital twin before construction work gets under way. This has a positive impact on costs, deadlines and

# FROM THE CHIEF EXECUTIVE



Ralf-Jörg Kadenbach

quality throughout the construction process. The data is also maintained subsequent to project completion and this helps our employees to manage the properties.

EUROPA-CENTER wishes to continue to grow and has already set its sights on new locations – we are currently looking into options in Hanover, Düsseldorf and Cologne. We are also actively seeking new locations outside of Germany. We have already bought two plots of land in the Barcelona metropolitan area.

Another aspect of our national and international growth strategy is an increase in our staff numbers. We are investing in qualified and motivated employees as they are the backbone of our Group and the basis for our success.

Ralf-Jörg Kadenbach  
CEO EUROPA-CENTER AG

# OFFICER



Ralf-Jörg Kadenbach

# FOCUS- ING ON MORE

—  
WHAT DOES  
THIS MEAN  
TO YOU?

ONE QUESTION,  
THREE POINTS OF VIEW

Ralf-Jörg Kadenbach, Chief Executive Officer,  
EUROPA-CENTER AG —

We are a project developer, building owner and portfolio manager – we develop and hold. This versatility is our USP. We garner new expertise in each of these areas every day and this is passed on from one value added level to the next. This means we benefit from the expertise gathered in one stage in a different stage. The result is more experience, which is also of value to our partners, such as our tenants and building contractors. Our ‘develop and hold’ strategy has another advantage – our portfolio business, in other words our let properties, generates regular revenue and this serves as the financial basis for our project developments.

We have adopted a growth strategy and are likely to increase the number of our sites and properties. But one thing comes above all others in our expansion endeavours and that’s quality. This is something else which our company has more of, and this is demonstrated not only by our construction work, but also in the way we treat our tenants. We make a great deal possible for them with flexible solutions.

“Our broad range means more expertise.”

**Axel Kiel, Member of the Executive Board – Finance,  
EUROPA-CENTER AG —**

I believe our financial strength is a major bonus. And we will continue to focus on this strength going forward. We complete the vast majority of our project developments with our own funds, meaning we are not held up by financing issues in the early stages of a project. This makes us a reliable partner and helps get projects under way quickly.

Another key added value is our employees with their diverse expertise. We employ experts in a variety of areas in-house, whereas other property companies have to contract them externally over and over again. Having this expertise in our teams means we are able to identify the right solutions quickly.

**“Our financial strength is  
a major bonus.”**



Axel Kiel

**“We are more  
creative.”**



Thomas Brune

**Thomas Brune, Member of the Executive Board – Building Design & Construction,  
EUROPA-CENTER AG —**

Good architecture is more than the sum of its individual construction parts. As a matter of course, our properties are functional, flexible in their use, long-lasting and economical. What’s more, truly good buildings foster an identity and make the people using them feel comfortable. We live up to these holistic design aspirations by, for example, having many different specialist disciplines represented within our company. This results in more creativity and allows us to jointly develop innovative approaches. And, last but not least, this interdisciplinary collaboration also engenders more fun, enjoyment and passion in our work.

## How it all began

---

— A business-minded attitude, vision, decisiveness and a keen sense of social engagement – these are all attributes which are ascribable to Uwe Heinrich Suhr. Suhr's greatest driving force has always been to be a mover. And to be a mover, you yourself have to remain on the move, paying attention to the people around you and to changes, busily fostering contacts and always being at the heart of things. You are then presented with opportunities that need to be seized – in some cases boldly. This is how he has turned the company he founded in 1972 into the successful EUROPA-CENTER property group over the decades.

Uwe Heinrich Suhr laid the foundations for the office brand in the 1970s: with his partners, the entrepreneur developed the Concordia-Häuser in Hamburg's City Süd. He maintains a 37 per cent stake in the successful project to this day.

Gradually, Uwe Heinrich Suhr shifted his focus from residential properties to commercial properties and seized another major opportunity in his home town Hamburg in the 1980s. He acquired a significant plot of land by the rapid transit railway station in Hammerbrook and erected what is now EUROPA-CENTER City Süd. He could already see the potential slumbering in this city district back then, with its good transport connections, namely its proximity to the central railway station and the motorway. Being located close to a functioning transport infrastructure is a key factor in the success of commercial properties, and this has been crucial to his subsequent acquisition decisions, too.

Uwe Heinrich Suhr has been a pioneer from the outset. A project has always been of particular interest to him when he believes the site has been underestimated.

Suhr and his company turned simple plots of land into in-demand office sites. He achieved this first and foremost because he was able to impress the authorities and town planners with his projects and because the company engaged with people at the local level, for example by forming interest groups with local businesses. 'From the outset, we have listened carefully to the tenants. Because success is achieved by our offering them an improved work environment,' says Uwe Heinrich Suhr, outlining the Group's strategy.

The properties went hand in hand with a quality ethos – in terms of both construction and services. 'We offered the tenants a service pledge that they could rely on. And we gave shape to this when we registered EUROPA-CENTER as a trademark.' Those who take up occupancy in a building belonging to the EUROPA-CENTER property group know precisely what kind of quality and service they can expect, no matter which of the company's many sites they become a tenant at.

It has always been important to Uwe Heinrich Suhr to marry entrepreneurial involvement with social engagement. So, in 1999, he and his wife created two foundations that promote social initiatives and support science and research. A current example of this is a BIM visiting professorship at HafenCity University Hamburg, a university for built environment and metropolitan development. Building information modelling (BIM) takes building design into the digital age and supports not only planning and execution, but also property management.

It is the sincere wish of Uwe Heinrich Suhr and his wife Ingeborg that their life's work remain solid and sustainable in the future, too. They will therefore gradually transfer their family shares in EUROPA-CENTER AG over to the foundations in order to safeguard the company's independent continued existence.

# ENTRE- PRENEURSHIP



Uwe Heinrich Suhr – founder, majority shareholder and Deputy Chairman of the Supervisory Board –

## 1978

The company enters the office construction sector with its partners, and launches the Concordia-Häuser project in Hamburg's City Süd.

## 1992

The initial construction phase of the first EUROPA-CENTER is completed.

## 1998

Registration of the EUROPA-CENTER brand. From this point onwards, the brand is associated with sophisticated commercial properties.

## 1999

The idea of forging a link between business activities and social engagement is given an organisational structure – founding of the EUROPA-CENTER Uwe Heinrich Suhr Stiftung and the Ingeborg Suhr Stiftung.

## 2001

EUROPA-CENTER becomes a public limited company (AG). The sole shareholder is the founding and owner family, the Suhrs.

## 2013

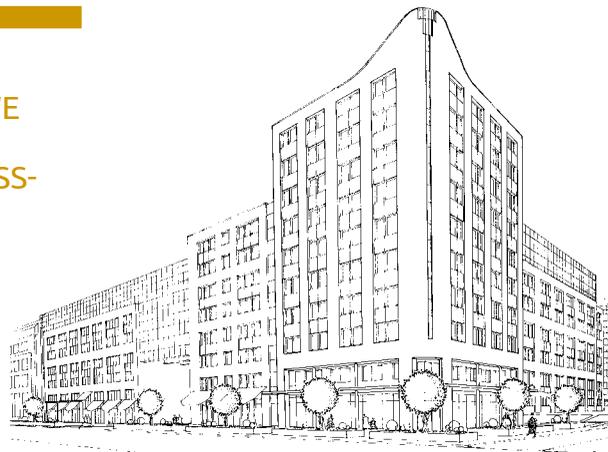
Barcelona becomes the company's first European location outside Germany.

## 2017

Uwe Heinrich Suhr transfers further shares to the foundations, thereby safeguarding the company's independent continued existence. Further shares will be transferred in the future.

# 1972

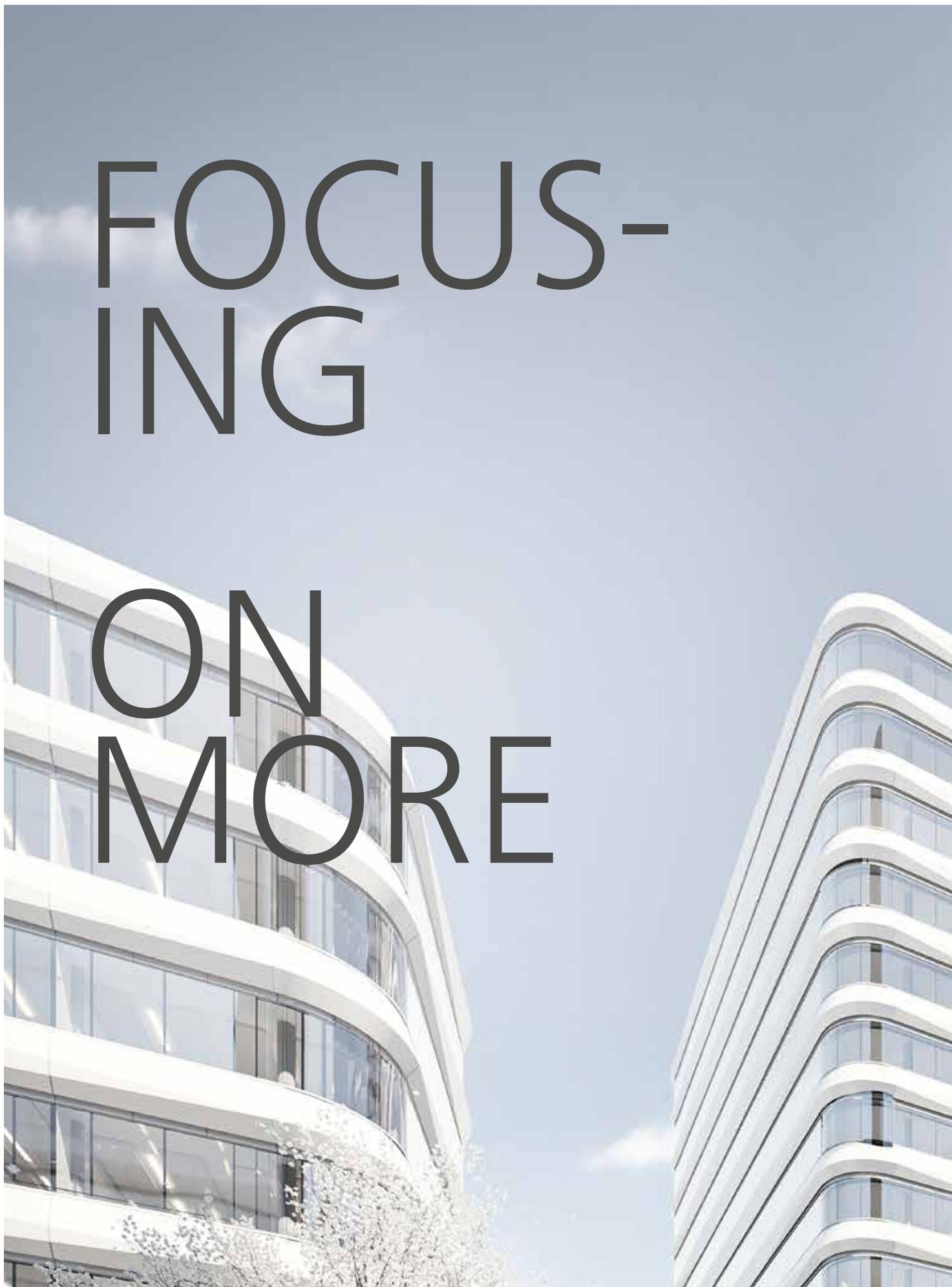
WAS THE YEAR IN WHICH UWE HEINRICH SUHR LAID THE FOUNDATIONS FOR A SUCCESSFUL COMPANY IN HAMBURG.



The first EUROPA-CENTER in Hamburg's City Süd with 38,000 m<sup>2</sup> of gross floor area was built between 1992 and 1998.

FOCUS-  
ING

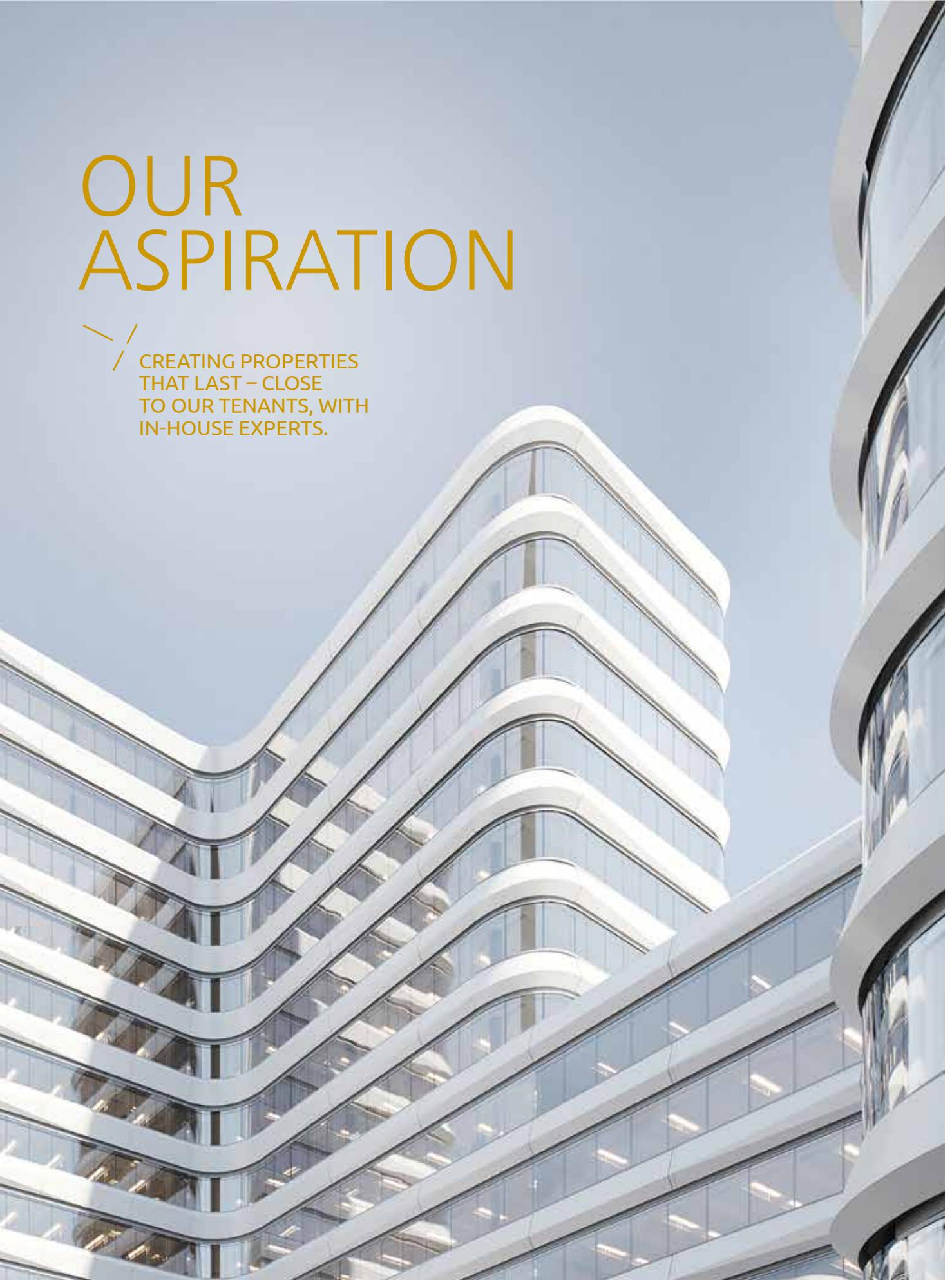
ON  
MORE



# OUR ASPIRATION



CREATING PROPERTIES  
THAT LAST – CLOSE  
TO OUR TENANTS, WITH  
IN-HOUSE EXPERTS.



# BUILDING UP VALUES

**FOCUSING**  
ON SITE DEVELOPMENT

## Planning ————— Execution

Location, location, location – this old real estate saying has served EUROPA-CENTER as a yardstick from the very beginning. For us, choosing the right site is crucial for the long term, too, because instead of disposing of properties, we maintain them within our portfolio and manage them. We adopt a meticulous, but also bold, approach to looking for new building plots. We often see their potential before anyone else discovers it. This was the case with our Gateway Gardens project at Frankfurt Airport.

### PERSON TO PERSON

“When you develop properties, you are also building for the future. We create something that lasts. Projects of this kind call for partners who appreciate this responsibility and are happy to bear it.”

**Prof. Dr. Kerstin Hennig**  
Head of Real Estate Management Institute,  
EBS University of Business and Law



EUROPA-CENTER Gateway Gardens \_Page 10–11 View of courtyard \_Below Drive on Rita-Maiburg-Straße

## IN ACTION: BUILDING INFORMATION MODELLING

A DIGITAL TWIN MAPS OUT THE REALITY AHEAD OF A PROJECT. THIS IS TO AVOID ANY SURPRISES DURING CONSTRUCTION AND LATER ON WHEN THE BUILDING IS UP AND RUNNING.

# 37

thousand square metres of gross floor area above ground level – the EUROPA-CENTER complex at Gateway Gardens in Frankfurt



# Developing sites

EUROPA-CENTER will only consider a site if it meets a crucial prerequisite – it must have long-term prospects. At this site, we plan and create an environment in which people can feel comfortable. This is what we aspire to.

—— For EUROPA-CENTER, it's about more than merely putting up a building – because it is an indisputable fact that the borders between work, leisure, living and consumerism are becoming increasingly blurred. Modern concepts reflecting these increasing demands are therefore needed for commercial office buildings. This is precisely what we are picking up on with the new Gateway Gardens project. A commercial city district is being developed on the grounds of a former US army base in the direct vicinity of Frankfurt Airport. With a gross floor area of 700,000 square metres, it will be an influential urban development. Gateway Gardens will create a 'green heart' by the high-density airport, resulting in attractive public spaces.

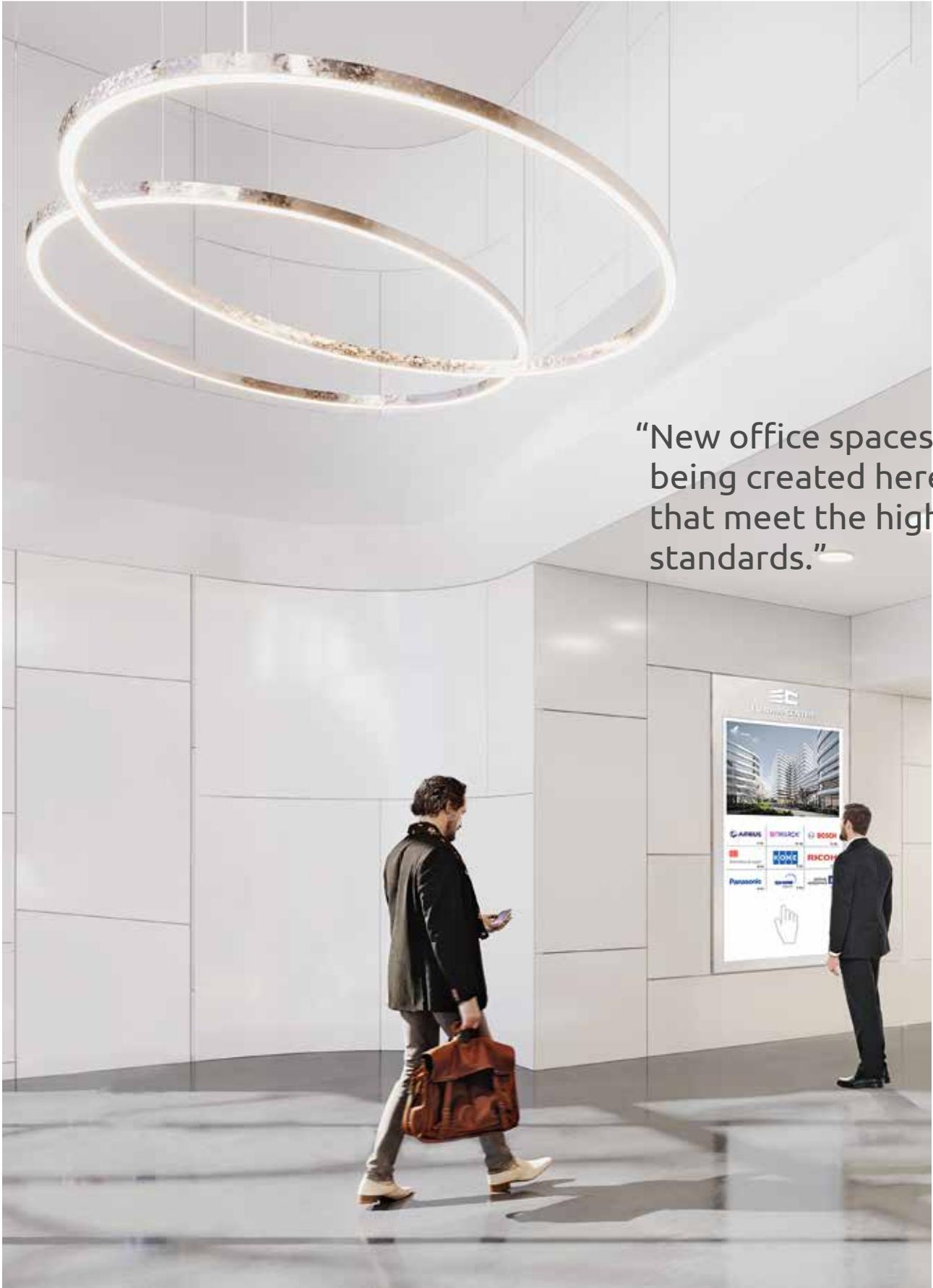
'This consistent high quality across the entire site is ensured by mandatory design guidelines,' says Dr. Kerstin Hennig, who was responsible for the development of the Gateway Gardens district while still working in the private sector. 'We are operating at a very high level here in terms of both urban development and architecture.' EUROPA-CENTER makes a significant contribution to the 'consistent high quality' with its ensemble comprising office space and retail and food services space on the ground floor. The EUROPA-CENTER Gateway Gardens is the company's largest development project to date.



A CENTRAL LOCATION AND  
OPTIMUM TRANSPORT  
INFRASTRUCTURE MAKE  
ALL THE DIFFERENCE.

## SECURE PROSPECTS





“New office spaces are being created here that meet the highest standards.”

\_Left View of EUROPA-CENTER Gateway Gardens park \_Right Lobby of EUROPA-CENTER Gateway Gardens high-rise

“We excel in terms of both urban development and architecture.”



\_Left EUROPA-CENTER Gateway Gardens – Conference room  
\_Right Discussing planning and architectural challenges in the team

— The central location and the optimum transport infrastructure with the airport, a high-speed railway station, motorway and rapid transit railway services on its doorstep make the site especially interesting. It also presents EUROPA-CENTER with some major challenges because the new building has to be designed in such a way that it serves as an oasis of tranquillity in this traffic-heavy environment. As with all of its projects, EUROPA-CENTER is focusing on high quality in terms of architecture and construction execution – added value that ultimately pays off for the Group, subcontractors and tenants alike. Thanks to the perfect team and the support of external experts, a building is being developed in which people enjoy spending time.

Sustainability is playing an ever more important role when it comes to building design and construction execution. Our buildings are certified in accordance with the specifications of the German Sustainable Building Council (DGNB), be it the use of sustainable and healthy building materials, the creation of low-noise work environments or making spaces accessible.

Digital tools are playing an increasingly important role in many areas of business and society, including project development. As early as the planning stage, we draw on cutting-edge IT systems that deliver transparency and optimise processes. Building information modelling (BIM) is just one example here. We use this to create a 3D model of a building – the building's digital twin – which we use to optimise the design and streamline the building's subsequent construction and operation. We are using BIM for the first time in the EUROPA-CENTER Gateway Gardens project.



## HIGH QUALITY AND SUSTAINABLE

QUALITY AND VALUE ARE IMPORTANT TO US. AND OUR PARTNERS BENEFIT FROM THIS.



## IN THE KNOW

OUR LOCAL TEAM MEMBERS ARE THERE FOR THE TENANTS AT ALL TIMES AND KNOW THE BUILDINGS INSIDE AND OUT.



# OUR LOCAL PRESENCE

**FOCUSING**  
ON PROXIMITY  
TO OUR TENANTS



# 17

is the number of EUROPA-CENTER employees working on site at the properties. They are there for the tenants and will help them with day-to-day issues – readily and rapidly.



## Partners — At the local level

Those who spend time in our buildings should feel comfortable there – day in, day out. We therefore do a great deal to ensure our properties meet our tenants' expectations, because they then remain with us for a long time. Our employees are available to tenants on site when they need us, and we consider this to be a driver of our success.

\_Left EUROPA-CENTER am Forum – the Adlerhof central event venue \_Top right EUROPA-CENTER Adlerduo – courtyard with listed sphere laboratories



“We are open  
to our tenants’  
issues.”

# Good care



EUROPA-CENTER manages its properties long term. We therefore see to it that they are well cared for. Ongoing maintenance is a key aspect here. But something which is equally important to us is the needs of our tenants.

— To be close to our tenants and maintain a relationship based on trust, we manage our buildings with our own staff. Our local teams are open to the tenants' issues. Our presence sees to it that we are quick to identify when and how things can be improved. We respond swiftly, flexibly and without making things complicated. And we garner useful experience in the process, which is then incorporated into the development of new builds.

EUROPA-CENTER sees itself as a companion to its tenants. If their space requirements increase, we endeavour to provide them with additional floor space within the property. And if they want modifications to be made within their rental space, we will convert it according to their needs. All this means we offer more.



EUROPA-CENTER Adlerduo –  
DB Bahnbau expansion

**OUR LOCAL  
PRESENCE  
MEANS WE CAN  
ACT SWIFTLY  
AND FLEXIBLY.**

# 35,000

Our locations cover more than 35,000 square metres – we oversee their complex management.

Our Berlin-Adlershof project is a good example of this. What was formerly the site of the Academy of Sciences of the German Democratic Republic is now one of Germany's primary science, business and media centres. EUROPA-CENTER manages three office buildings, a multi-storey car park and a warehouse there. The properties EUROPA-CENTER am Forum and EUROPA-CENTER Ecowiss were completed in the first half of 2019 and are now home to, among others, two tenants who wish to expand. Both sides benefit from this solution – the tenants need not plan everything anew, while we hold on to tenants with whom we have maintained good relations for years.

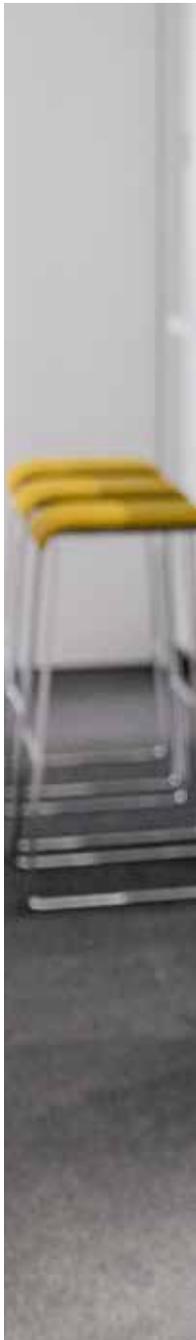
As a portfolio property manager, we want to ensure added value both for us and our tenants. We have our sights set on sustainability and on the conservation of resources not only at the property management stage, but also as early as during construction. For example, we equip our buildings with LED lights and invest in sophisticated building services in order to reduce service charges. 'We also use renewable energy sourced from solar panels and energy piles,' reports Günter Klose, Technical Property Manager at Adlershof. Additionally, the running of the technical units is cost- and usage-optimised by intelligent software.

Occasionally, EUROPA-CENTER also adopts unusual paths. We have flat-rate service charges, for example. Why? Because this means neither we nor our tenants have to bear avoidable additional costs caused by consumption readings being taken – a bonus for both parties.

**“We aim to act sustainably and conserve resources. This creates added value.”**



\_Left EUROPA-CENTER Cube74 – Ceiling design with coved lighting \_Right EUROPA-CENTER Adlerduo – DB Bahnbau material presentation lighting



# PROFITING FROM MODERN TOOLS

INTELLIGENT SOFTWARE  
REDUCES PROPERTY  
COSTS AND INCREASES  
THE USERS' SENSE  
OF WELL-BEING.



# REALIS- ING

# IDEAS

**FOCUSING  
ON TEAMWORK**



**Working** ————— **As a team**

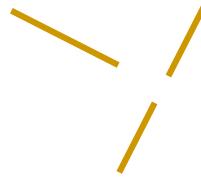
EUROPA-CENTER has its own in-house experts covering numerous disciplines ranging from architects and engineers to property managers. Their expertise forms the core of our success. There is a dedicated team responsible for each of our projects, the members of which represent all the relevant disciplines. Our objective: to manage our projects as best we can throughout their lifecycles.

\_Left Our senior project leads see the bigger picture \_Below EUROPA-CENTER Cube74 – Canteen at the EUROPA-CENTER Head Office



# IN-HOUSE EXPERTS

THE COMBINED EXPERTISE OF OUR SPECIALISTS RESULTS IN SWIFT SOLUTIONS.



EUROPA-CENTER puts together an interdisciplinary team of architects, civil engineers, real estate experts and property managers for each new build and existing property.

\_Left + bottom right EUROPA-CENTER  
Airportstadt – Tenant expansion NuVasive  
with more space for communication



“It is only through dialogue with our colleagues that we can see the full picture. And achieving something together is rewarding.”

# Direct communication channels

We firmly believe that we can only develop good, long-term solutions for our property projects as a team. Because if you adopt different perspectives and apply different expertise to answering a question, you stand a good chance of coming up with the ideal answer.

— The real estate industry is interdisciplinary by nature – financing, planning, construction and utilisation jointly generate value added. Our teams therefore comprise architects, civil engineers, real estate experts and property managers, all working together. These teams are responsible for all the issues relating to our new build projects and portfolio properties. And throughout, they focus on the property and the tenants. We maintain the structures of a medium-sized enterprise with flat hierarchies and short decision-making paths. This makes us highly efficient.

EUROPA-CENTER relies on project teams made up of staff members from various disciplines. The advantages are obvious: team members have a sense of responsibility for the project as a whole. Each team member benefits from the expertise of the others. For example, the architects can learn from the property managers how functional and low-maintenance the buildings need to be in practice and what the tenants want. Everyone within the team broadens their horizons. And ultimately, we, our partners and our tenants benefit.



Teams with members from different disciplines, such as construction experts and property managers.

**DIRECT COMMUNICATION CHANNELS, SHORT RESPONSE TIMES, SWIFTER REALISATION.**





DIFFERENT EXPERTISE AND  
A VARIETY OF SKILLS, BUT ONE  
COMMON GOAL: SUSTAINABLE  
SOLUTIONS ARE CREATED  
INTERDISCIPLINARILY.



At  
least

15

colleagues repre-  
senting different  
disciplines form  
a team.

---



Constant communication: Property managers contribute to internal teams and are close to the customers.

## Promoting expertise

— For a company like EUROPA-CENTER, this form of organisation can only work with the right IT because we have a high degree of vertical integration extending from design to management. Each individual topic is complex and can be extremely demanding when trying to take all aspects into consideration. A high degree of transparency is needed in order to ensure that nothing goes awry. This would be unthinkable without our IT tools. This is especially true as our projects are steadily increasing in size – while they were once in the range of 5,000 to 10,000 square metres, our new buildings can have a floor area of over 35,000 square metres.

[\\_Links](#) EUROPA-CENTER Trineo and EUROPA-CENTER Hotel in Essen-Holsterhausen [\\_Below](#) EUROPA-CENTER Akzento – Tenant expansion Bitmarck



# PORTFOLIO DATA

Location	Building	Owners	Completion
<b>PORTFOLIO</b>			
Hamburg-City Süd	EUROPA-CENTER City-Süd	IV. + V. EUROPA-CENTER GmbH & Co. KG	1992–1998
Hamburg-City Süd	EUROPA-CENTER Corneo	XXXVII. EUROPA-CENTER GmbH & Co. KG	(1987) 2018
Hamburg-City Süd	EUROPA-CENTER Cube74	XIV. EUROPA-CENTER GmbH & Co. KG	2003/2008
Hamburg-Finkenwerder	EUROPA-CENTER Air I + II	XXV. + XXXIV. EUROPA-CENTER GmbH & Co. KG	2013/2015
Berlin-Adlershof	EUROPA-CENTER Adlerduo	XXIV. EUROPA-CENTER GmbH & Co. KG	2007–2015
Berlin-Adlershof	EUROPA-CENTER Forschungshalle	XXXIII. EUROPA-CENTER GmbH & Co. KG	2012
Berlin-Adlershof	EUROPA-CENTER Ecowiss	XXX. EUROPA-CENTER GmbH & Co. KG	2013/2019
Berlin-Adlershof	EUROPA-CENTER am Forum	XXXVI. EUROPA-CENTER GmbH & Co. KG	2019
Bremen-Airportstadt	EUROPA-CENTER Airportstadt	X. + XI. EUROPA-CENTER GmbH & Co. KG	2002/2004
Bremen-Airportstadt	EUROPA-CENTER Hotel	XII. EUROPA-CENTER GmbH & Co. KG	2005/2009
Bremen-Airportstadt	EUROPA-CENTER Aviation	XVIII. EUROPA-CENTER GmbH & Co. KG	2007
Essen-Holsterhausen	EUROPA-CENTER Akzent	XX. EUROPA-CENTER GmbH & Co. KG	2013
Essen-Holsterhausen	EUROPA-CENTER Hotel	XIX. EUROPA-CENTER GmbH	2018
Essen-Holsterhausen	EUROPA-CENTER Trineo	XIX. EUROPA-CENTER GmbH	2018
Other & investments			

Location	Building	Owners	Scheduled completion
<b>UNDER CONSTRUCTION</b>			
Frankfurt	EUROPA-CENTER Gateway Gardens	EUROPA-CENTER Gateway Gardens GmbH & Co. KG	2022
Barcelona-Sant Cugat	EUROPA-CENTER Hotel	EUROPA-CENTER Grupo Inmobiliario Iberia S.L.U.	2021

Location	Building	Owners	Scheduled completion
<b>IN PREPARATION</b>			
Barcelona-Sant Cugat	EUROPA-CENTER San Cugat	EUROPA-CENTER Grupo Inmobiliario Iberia 2 S.L.U.	2023
Eschborn	EUROPA-CENTER Eschborn	EUROPA-CENTER Eschborn GmbH & Co. KG EUROPA-CENTER Eschborn 2 GmbH	2024/2027
Hamburg-Finkenwerder	EUROPA-CENTER AirDock	XXXIV. EUROPA-CENTER GmbH & Co. KG	2021
Bremen-Airportstadt	EUROPA-CENTER Airportstadt	X. EUROPA-CENTER GmbH & Co. KG	2023
Bremen-Airportstadt	EUROPA-CENTER Aviation	XVIII. EUROPA-CENTER GmbH & Co. KG	2025
Bremerhaven	EUROPA-CENTER Logistikhalle	EUROPA-CENTER Logistik-Immobilien GmbH	TBA

Use	GFA total (m <sup>2</sup> )	GFA above ground (m <sup>2</sup> )	Lettable space (m <sup>2</sup> )	Occupancy rate (%)	Annual rent (EUR k)	Market value (EUR k)
Office	38,220	28,762	25,826	97	3,737	72,600
Office	12,563	6,997	6,930	100	1,313	28,100
Office	3,350	2,607	2,907	100	408	5,600
Office / warehouse / multi-storey car park	45,124	39,235	28,317	100	4,440	69,000
Office	35,820	29,661	26,221	100	4,154	79,200
Warehouse	1,890	1,890	2,173	100	186	2,800
Office / multi-storey car park	18,439	18,439	3,383	100	1,019	20,000
Office	5,815	5,749	5,052	93	865	21,500
Office	31,819	26,095	23,548	93	2,706	41,100
Hotel / office / multi-storey car park	24,822	24,822	7,131	93	1,448	25,300
Office	12,724	12,724	11,013	91	1,443	23,400
Office	14,830	10,787	9,613	94	1,420	25,200
Hotel	5,416	5,325	5,094	100	771	13,900
Office	29,192	20,115	16,579	100	2,616	54,400
						10,800
	<b>280,024</b>	<b>233,208</b>	<b>173,787</b>		<b>26,526</b>	<b>492,900</b>
Use	GFA total (m <sup>2</sup> )	GFA above ground (m <sup>2</sup> )	Lettable space (m <sup>2</sup> )	Occupancy rate (%)	Annual rent (EUR k)	Investment amount (EUR k)
Office	59,264	36,748	32,180	0	7,900	150,000
Hotel	10,205	8,319	208 rooms	100	1,600	22,000
	<b>69,469</b>	<b>45,067</b>	<b>32,180</b>		<b>9,500</b>	<b>172,000</b>
Office	70,000	40,000	34,000	0	5,700	80,000
Office	47,000	30,000	26,500	0	6,500	114,000
Office	12,000	10,000	8,800	0	1,700	24,000
Office	16,000	12,000	10,200	0	1,700	25,000
Office / multi-storey car park	12,000	11,000	9,350	0	800	12,000
Warehouse	30,000	30,000	25,500	0	1,700	23,000
	<b>187,000</b>	<b>133,000</b>	<b>114,350</b>		<b>18,100</b>	<b>278,000</b>
	<b>536,493</b>	<b>411,275</b>	<b>320,317</b>		<b>53,500</b>	<b>942,900</b>

## OUR TENANTS (selection)

Aertec	Diehl Aerosystems	Media Vita
Airbus	Dr. Zauft	Moss Dentallabor
Alliander	Dreßler	Nevaris
Alten	DSI Informations-	Nexeo
Altran	technik	NuVasive
Assystem Germany	Euro Engineering	Novum Hospitality
B&R	Eurogate	Ocean Breeze Energy
BAM	Ferchau	Octapharm
BWI	Ferdec	Panasonic
Barmer GEK	Festo	Polypoint
Bitmarck	Freie und Hansestadt	Ricoh
Boostability	Hamburg	Siemens Healthcare
Bosch	Fichtner Water &	Siewert & Kau
Cenit	Wind	Sixt
CIMPA	Gustav Epple	Sogeti
Commerzbank	Harting	Success Hotel Group
Comparex	Heinkel Group	Szenaris
Computacenter	HKK	Thermo Fisher
Cordes & Graefe	IBB Group	Scientific
Corning	Interhomes	The Qt Company
CT Engineering Group	Klafis	Thyssenkrupp
DB Bahnbau	Kone	Trilux
Delta Controls	Legler – Objekt &	TÜV Nord Akademie
DHL	Konzept	WWK
Die Sparkasse Bremen	Lowell	
	Martini + Schleicher	

## GOVERNING BODIES

### ———— EUROPA-CENTER AG Executive Board

Ralf-Jörg Kadenbach,  
CEO

Thomas Brune,  
Member of the Executive Board –  
Building Design & Construction

Axel Kiel,  
Member of the Executive Board – Finance

### ———— EUROPA-CENTER AG Supervisory Board

Prof. Dr. Peter Haller,  
Chairman

Dr. Reinhard Kutscher,  
Deputy Chairman

Lutz Basse  
Carsten Franke  
Uwe Heinrich Suhr

## CONTACT

—— Marketing management  
Christin-Sybille Hagedwald

EUROPA-CENTER AG  
Hammerbrookstraße 74  
20097 Hamburg  
Germany

+49 40 27144-470  
christin.hagedwald@europa-center.de  
www.europa-center.de

## LEGAL NOTICE

—— Concept, copy and design  
Berichtsmanufaktur GmbH, Hamburg

—— Images  
Adrian Schulz, Berlin: Cover, p. 03, 19–21, 23  
Vero Visuals BV: p. 02, 10, 13, 15–16  
Sebastian Vollmert, Hamburg: p. 03, 05–07,  
17–18, 24, 27, 29  
Martin Foddanu, Hamburg: p. 09, 25–27  
EBS University of Business and Law: p. 12  
CADMANN GmbH: p. 14  
Dirk Matull, Essen: p. 28–29

FSC-Label  
wird vor Druck  
eingefügt



MORE FOR THE  
LOCATION.  
MORE FOR OUR  
TENANTS.

---

EUROPA-CENTER AG

Hamburg Head Office  
Hammerbrookstraße 74  
20097 Hamburg  
Germany

+49 40 27144-0  
info@europa-center.de

[www.europa-center.de](http://www.europa-center.de)