



Investment Values

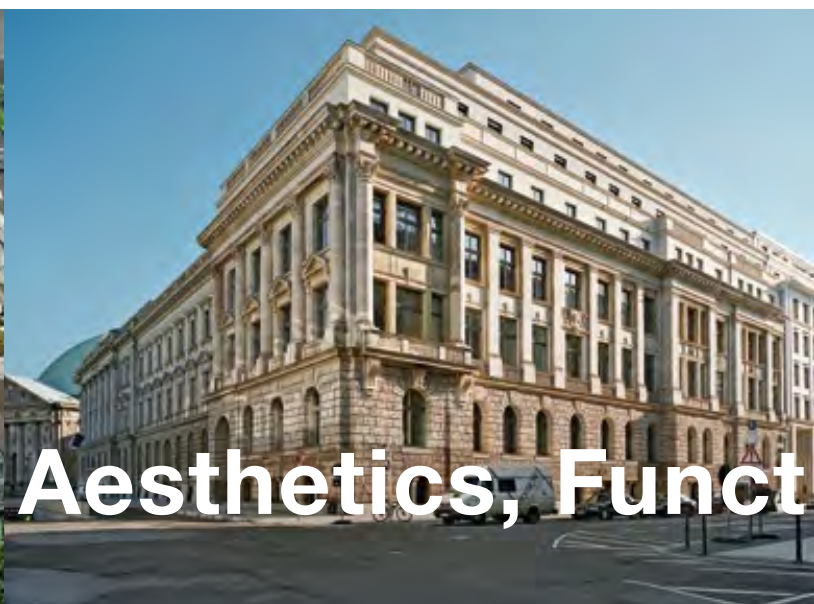
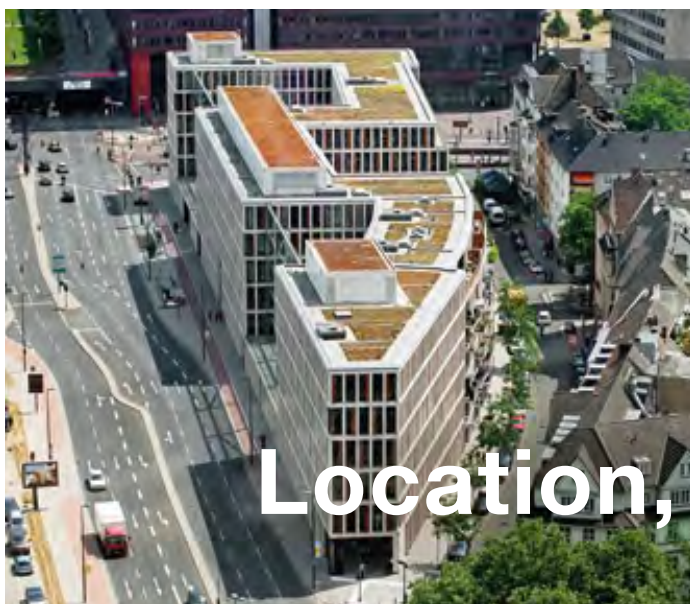
Office Buildings

Creating Value





Our company has become one of the world's foremost developers of construction projects in less than 20 years, carrying out more than 100 ambitious undertakings with a total investment volume of approximately 4.4 billion euros. We identify opportunities for investors and users at an early stage, and we develop them into valuable and highly profitable real estate properties. We involve our partners in the planning process from the very start. In this way, we have built up an extraordinary portfolio of reference projects. From us you can expect office properties that take users' interests into account and fulfill investors' expectations. We focus on sustainable methods of construction and operation. Our office buildings are highlights of urban architecture that nonetheless harmonize perfectly with their surroundings. From the site analysis and planning stages to the realization and handover of the property to the client—HOCHTIEF Projektentwicklung creates a solid foundation for your success. This ensures good returns for the investor, while guaranteeing the maximum level of user satisfaction.



Location, Aesthetics, Function





ion, Image



HOCHTIEF Projektentwicklung stands for outstanding projects with innovative concepts. We are continually applying our expertise to new projects, and our risk-minimizing business policies also contribute to the projects' success. As a classic trader-developer, we don't build up any property portfolio of its own; instead, we strive to sell the properties we develop to end investors as swiftly as possible.

At one of the best office locations in Frankfurt, close to the city center and the banking district, two slender highrise towers dominate the urban landscape: the WestendDuo. A glass connecting element links the two 26-story buildings, which stand opposite each other at a slightly skewed angle. The spacious front garden with terraces and outdoor dining adjoins a park created at the site long ago. The park was carefully protected during the construction work and provided with new plantings afterward—a space where neighbors and their families can relax.

A new structural design with folded concrete ceilings, which serve as conduits for the groundwater used for cooling and heating, allows pillar-free rooms and optimal use of the entire floor space.

The WestendDuo has received several awards for its sustainable construction, resource-conserving operation, and successful integration into the surrounding community: After receiving the special recognition prize in connection with the city of Frankfurt's International Highrise Award, the towers took third place honors in the 2008 Prime Property Awards.



WestendDuo, Frankfurt

Gross floor space: 32,700 m²

Investor: ING Real Estate

Implementation: 2007–2009

Eurohypo headquarters, Frankfurt-Eschborn

Gross floor space: 35,000 m²

Investor: Eurohypo AG

Implementation: 2002–2004



The new headquarters of Europe's largest real estate bank has been completed at the Helfmann Park site. As a landmark that can be seen from far and wide, the building and its sophisticated architecture greatly enhance Helfmann Park. The location is developing into one of the new, attractive office locations in greater Frankfurt for companies from the financial, services, media, and IT sectors.



The Dominion, which enjoys a top location in the heart of the city, is unique: It appears to comprise five buildings, which differ in height—and each has its own historic entranceway. But inside it features only one building shell. The old and new structures were linked together behind the historic facades. The constant, comfortable ceiling height makes every use concept possible. The concrete core activation ensures a pleasant, environmentally friendly climate.

Dominium, Cologne

Gross floor space: 25,000 m²

Investor: Generali Deutschland Immobilien GmbH,
Volksfürsorge Deutsche Lebensversicherung AG

Implementation: 2006–2009

A customized office building featuring seminar rooms, a conference center, an employee cafeteria, and a lobby on two levels has been built for Siemens AG in Düsseldorf's Airport City. The very high-energy efficiency ensures the Siemens branch a place in the list of the European Union's Green Building Partner program. The clear grid pattern that gives the building its structure, inside and out, is repeated in the facade and continues through green courtyards into the surrounding park area.

Siemens branch in Airport City, Düsseldorf

Gross floor space: 11,350 m²

Investor: Hesse Newman Capital AG

Implementation: 2009–2010



The Altezza on Landsberger Strasse in Munich's lively Westend district is the picture of understated elegance. With two structural elements, five separate entrances, and seven inner connecting cores, the complex can provide distinct addresses for everything from smaller rental units to an independent company location. A green inner courtyard and attractively designed outdoor areas ensure a relaxing workplace atmosphere.



Altezza, Munich

Gross floor space: 21,800 m²

Investor: ING Real Estate

Investment Management Germany GmbH

Implementation: 2008–2009

Constantin Höfe, Cologne

Total gross floor space: 22,000 m²
Total office floor space: 15 000 m²
Investor: AMB Generali Immobilien GmbH
Implementation: 2005–2006



The Cologne district Deutz is a place where living space, work, and communication come together—as they do in the Constantin Höfe. The building, with its sinuous ground plan, fits in seamlessly with the existing urban surroundings in Deutz. A pleasant temperature in the offices is possible thanks to concrete core activation that uses natural geothermal heating energy. Also good for the workplace climate are two green courtyards protected by glass walls and a ground floor restaurant.



In Hamburg's HafenCity, the Unilever headquarters for Germany, Austria, and Switzerland, which features rooftops of different heights, opens up to the grand harbor scene. Visitors and passers-by can proceed directly to the Elbe quay wall via the public atrium. The Unilever-Haus has been awarded the HafenCity Eco-label in gold and has won several prizes. They include a BEX Award for its contribution to the urban environment and a World Architecture Festival Award in 2009 for being the "World's Best Office Building."

Unilever-Haus, Hamburg

Gross floor space: 25,000 m²
Investor: RREEF Investment GmbH
Implementation: 2007–2009

The Glattpark development zone between Zurich and Kloten Airport is the site of the striking Portikon. Expansive, light-filled spaces, landscaped green areas, and its own restaurant—those are just a few of the building's features. Switzerland's largest Minergie-P®-compliant office facility is electrobiologically optimized and very well insulated. A balanced interior climate is assured thanks to concrete core activation and district heating, helped by special heat-conducting, noise-dampening ceiling panels. Electricity for running the building technology is supplied by one of Zurich's biggest photovoltaic systems, which is installed on the roof of the Portikon.

On the Váci út, Budapest's most popular avenue for office buildings, the Capital Square is setting high standards: Six separate building sections with connecting inner cores allow maximum freedom of design, particularly for compartmentalized use. A three-story entrance hall with impressive character, 24-hour service including security, shops, other services, and dining on the ground floor are just a few of the selling points in favor of Capital Square. In 2009 the Budapest office building reached the annual award of Construction & Investment Journal for the "Best Office Development."

Portikon, Zurich

Gross floor space: 19,500 m²

Investor: ACRON HELVETIA VII Immobilien AG

Implementation: 2008–2009



Capital Square, Budapest

Gross floor space: 38,300 m²

Investor: CA Immo International AG

Implementation: 2006–2009

Trianon, Prague

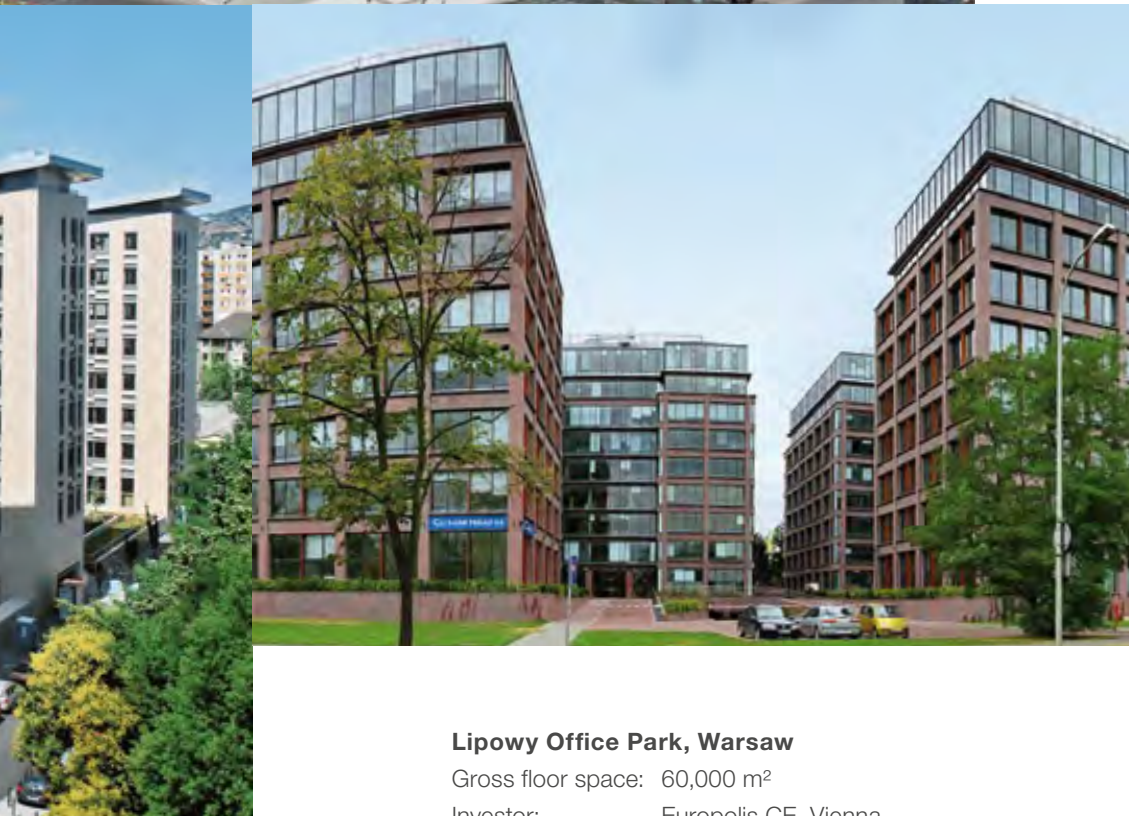
Gross floor space: 23,000 m²

Investor: Union Investment Real Estate GmbH

Implementation: 2006–2008



Light-filled architecture combined with flexible allocation of space on the office floors and services and dining on the ground floor are the hallmarks of the Trianon, which is located in the heart of the Czech capital.



The spacious, park-like site features four nine-story buildings with 39,000 square meters of office rental space. The buildings' positioning relative to one another forms a quiet, green inner courtyard, which together with the dining establishments makes an inviting spot for rest and relaxation. The Lipowy Office Park is on the Zwirki i Wiguri traffic artery, which connects central Warsaw with the airport south of the city. The rapidly growing area borders the southern part of Warsaw's central business district and already features a well-developed infrastructure.

Lipowy Office Park, Warsaw

Gross floor space: 60,000 m²

Investor: Europolis CE, Vienna

Implementation: 2007–2009

With its 40-story tower, Rondo 1 is unquestionably a landmark in the Warsaw financial district. Thanks to 18 elevators in three exterior shafts that operate with a monitoring and control system, waiting times for elevators are very short. The floors are connected by glass-enclosed ramps that reveal spectacular views. The entirely glass facade creates transparency and allows daylight to reach every corner of the building. The building's spaces can be flexibly arranged—even the layout of the sanitary areas is in line with the users' design wishes. A concept of its own and the latest technology make the Rondo 1 the safest building in Poland. A ten-story building with a wide selection of retail stores and services is connected to the tower. There are also plenty of parking spaces. Rondo 1 was chosen as the "Building of the Year 2006" in connection with the Central & Eastern European Real Estate Quality Awards in Warsaw.



Rondo 1, Warsaw

Gross floor space: 95,000 m²

Investor: London & Regional Properties

Implementation: 2003–2005

Z-UP, Stuttgart

Gross floor space: 10,700 m²
Gross floor space offices: 8,650 m²
Investor: SEB
Immobilien-Investment GmbH
Implementation: 2007–2009



Four Elements, Düsseldorf

Gross floor space: 14,700 m²
Investor: Warburg – Henderson
Kapitalanlagegesellschaft für Immobilien mbH
Implementation: 2006–2009

Living and working in a top location in the heart of Stuttgart: That's what's on offer at Z-UP, an ensemble of offices and residential units. The office building's Z-shaped ground plan and its elevated location above the line of the road provided the inspiration for the name. The interior layout is arranged completely in accordance with the preferences of the main tenant, but it can also be changed at any time with minimal effort. What remains constant, however, is a pleasant interior climate: Concrete core activation is used for heating and cooling.

The Four Elements is an office and commercial building close to the banks of the Rhine that is designed to serve all the needs of its users: Companies ranging from big law firms to small fashion labels can find the right spaces here. Green roof terraces and a restaurant on the ground floor ensure outstanding comfort and convenience. The building's concrete core activation allows it to largely do without radiators—leaving even more room for flexible space layouts.



HOCHTIEF

**HTP PROJEKT
ENTWICKLUNG**

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