



VON DER HEYDEN GROUP

and



## Joint Press release

May 19<sup>th</sup>, 2015

### BAVARIA TOWERS - THE NEW GATEWAY TO MUNICH STARTS CONSTRUCTION!



bavaria towers

- **VON DER HEYDEN GROUP & PORR Construction Agreement SIGNED!**
- One of **the most spectacular** development projects in the **Bavarian capital!**



# Bavaria Towers – the New Gateway to Munich starts construction!

**Von der Heyden Group** jointly with **PORR AG** announce to have signed **the construction agreement** on **the Blue Tower** and **the White Tower** forming part of one of the most spectacular development projects in the Bavarian capital in a strategic location in Munich known as **‘Bavaria Towers’ Ensemble**. The estimated investment value of the Blue and White Tower is **Euro 160 mln.**



The Bavaria Towers building complex designed by star duo from Madrid, **Nieto Sobejano Arquitectos** will be comprised in total of four **pentagonal high-rises** (77.651 sqm of total gross rental area, two central underground car parks with a total of 960 spaces for cars including places for electric cars bicycles with changing rooms and showers for cyclists): **Sky Tower** (83.6m high), **Blue Tower** (72.3m high, 24,347sqm, 300 parking spaces), **Star Tower** (46.1m high) and **White Tower** (53.6m high, 15.150sqm, 140 parking spaces). The latter building is already rented to Ramada Hotels for 20 years that will host there a four star hotel with 344 luxury rooms and panorama suites with a large spa and fitness area on the 14<sup>th</sup> floor). Bavaria Towers will offer an impressive panorama view and breath-taking views over Munich and the Alps beyond.





**Covering a total area of app. 11,000 sqm**, the plot is the property of Bogenhausener Tor Immobilien GmbH, initiated by the Von der Heyden Group and co-owned with Luxembourg based Atlant Capital. The Munich-based **Bayern Projekt GmbH** is tasked with project development and representing the interests of the owners and also representing Zurich Insurance, the owners of the future Sky and Star Towers.

Negotiations between Von der Heyden Group and PORR have taken more than 6 months, considerably long due to the complexity of the project. **Construction time is foreseen for 38 months** including demolitions works of the existing buildings that shall start on June 15, 2015.

**Mr. Sven von der Heyden, Chairman of the Von der Heyden Group**, was excited upon signing the construction agreement saying *'This is the largest construction agreement we have ever signed and it was the logical choice to give PORR the trust for starting this exciting project, which took us more than 8 years to plan and design and get the Master plan changes approved. Given the exceptionally good experience we have made with PORR in Poland, we do look forward completing our part of Bavaria Towers with Austria's second largest construction company. We are glad that the marketing of the project goes along expectations and hope to be able to announce further news in the coming months'*.

*'It is a great honour for PORR that the von der Heyden Group has chosen our subsidiary PORR Deutschland to realise the Munich's most modern real estate ensemble. We are already familiar with the Bavaria Towers project, as we have been intensely involved from the beginning of the planning process. Right from the start, the focus has been on Value Engineering: with the in-depth market knowledge of the von der Heyden Group and our extensive experience and expertise as a general contractor, we have developed a highly promising solution together'*, said **Karl-Heinz Strauss, CEO of PORR AG**, on what is the largest building construction tender for the German subsidiary to date.

The construction of Bavaria Towers calls on the extensive expertise in a full range of services from PORR and its subsidiaries: the PORR Design & Engineering team is responsible for the design. PORR Environmental Engineering will handle the professional demolition works applying innovative technology. The experts from Stump Spezialtiefbau will take care of the demanding construction pit. For the building itself, PORR Deutschland's building construction experts will showcase their professionalism together with the Austrian specialists from the large-scale projects department.

*'PORR has worked with the von der Heyden Group for many years in Poland. Thanks to the successful collaboration on realising previous projects, our cooperation today is based on a deep mutual trust – this is a key success factor in a project of this size'*, said **Karl-Heinz Strauss**.



**Watch the movie on Bavaria Towers:** <http://www.bavaria-towers.de/en/film.html>

## More information on Bavaria Towers ([www.bavaria-towers.de](http://www.bavaria-towers.de)):

The dynamic metropolis of Munich is one of Germany's leading business locations and one of Europe's most attractive urban centres. Home of the famous pioneering Bavarian spirit, no other city unites tradition and cutting-edge modernity in quite the same way.

■ The Bavaria Towers have **strategic location** being ideally located at Einsteinstraße and Prinzregentenstraße, two of the main arterial roads to downtown Munich, right where the A94 motorway meets the Mittlerer Ring central ring road. While the A94 connects the areas east of Munich with the city center, the Mittlerer Ring connects all downtown districts with the main arterial roads.



Situated in the Bogenhausen district on the eastern edge of Munich, Bavaria Towers Project create **a stunning new gateway to the city** – offering businesses a unique opportunity to claim a spot on one of the major thoroughfares into the regional capital. Sky Tower, the highest building in the Bavaria Towers Project with a height of 83.6 metres will be one of the tallest structures in the city and will be seen for miles around. It will be the first building that millions of visitors to the metropolis see when arriving from the east.

**Munich has the tightest restrictions in Germany when it comes to building high-rises.** According to the “high-rise decision” (Hochhausentscheid) of 2004, high-rises within the Mittlerer Ring central ring road are only permitted if they are not higher than the towers of the Frauenkirche church and fit in with the city's overall architecture. Still, and probably for this exact reason, each high-rise enjoys a high-degree of distinction and prestige. Munich's top roof terraces in Bavaria Towers will be perfect location for unforgettable receptions and events in a unique setting. Designed floor-to-ceiling glass panels guard against the elements ensure a pleasant environment whatever the weather.





## Bavaria Towers Fittings model - innovative design and sustainability:

---

The fixtures and fittings in Bavaria Towers combine **leading-edge materials, minimalist design and state-of-the-art building systems**. The ensemble offers the perfect environment for innovative enterprises, supporting tomorrow's world of work. There are two central underground parking garages with a total of 960 spaces, and every tower boasts its own driveway and a large, spacious lobby. High-speed elevators take you directly to the office floors, in line with any conceivable usage concept: from individual to open-plan offices, or a combination of both. Moreover, **full-length windows and a floor-to-ceiling height of three metres and up to 3.8 metres** in the top floors lend a roomy, airy feeling to the rental units. The upmarket design is rounded out by premium features such as **external solar protection and openable window elements for natural ventilation**.

Bavaria Towers is a perfect example for a sustainable design, embodying an **end-to-end energy efficiency concept** – from the double-skin façade structure to the district heating system. **The White Tower and The Blue Tower buildings are set to achieve gold-level LEED certification.**



## BAYERN PROJEKT GmbH:



Project developer and project manager Bayern Projekt GmbH initiates, guides and accompanies all phases in the life cycle of a real estate investment as well as of developments. With maximum integrity and following high internal standards, the company strives daily for the optimum solutions based on extensive experience and knowledge. The company looks continuously for promising projects and constantly search for ways of optimisation.

### **Bayern Projekt GmbH**

Contact:

**Mr Sven Renz, FRICS**

Geschäftsführer/Managing Director

Tel. +49 89-4142489-0

E-mail: [info@bayernprojekt.de](mailto:info@bayernprojekt.de)

[www.bayernprojekt.de](http://www.bayernprojekt.de)

[www.bavaria-towers.de](http://www.bavaria-towers.de)

### **Bayern Projekt GmbH**

Contact for Media:

**Ms Susanne Haban**

Tel. +49-89-41424890

E-mail: [s.haban@bayernprojekt.de](mailto:s.haban@bayernprojekt.de)

[www.bayernprojekt.de](http://www.bayernprojekt.de)

[www.bavaria-towers.de](http://www.bavaria-towers.de)

## PORR Germany:



PORR Deutschland is a subsidiary of PORR AG – Austria's largest construction company and one of the leaders in Europe – focusing on the major urban centres of Munich, Berlin, Frankfurt and Düsseldorf. Germany is one of the PORR Group's home markets, where the company realises all projects related to building construction, civil engineering and infrastructure as a full service provider. PORR Deutschland already has a strong presence in complex infrastructure and civil engineering projects as a contractor for the German railways, Deutsche Bahn. Furthermore, the company has realised spectacular large-scale civil engineering projects such as the headquarters of Verwaltungsberufsgenossenschaft in Hamburg and the NOVE office building in Munich. PORR Deutschland is well established as a reliable partner to German industry thanks to its trustworthiness and adherence to deadlines and costs.

### **PORR**

Contact for Media:

**Ms Sandra C. Bauer**

Head of Corporate Communications | Corporate spokesperson

PORR AG

Tel. +43 (0)50 626-3338

Mob. +43 (0)664 626-3338

[communications@porr.at](mailto:communications@porr.at)

## Von der Heyden Group:

---

- Von der Heyden Group, (VDHG) founded in 1989 by Sven von der Heyden, is a niche player on the European Real Estate Market and has been successfully developing Class A Office buildings and Hotels in always top central and strategic locations mainly in Poland, Germany and Spain. The Group is commonly known for its high-end finishes and quality, and at all times achieved record prices for its award winning projects, when sold.
- VDHG currently has offices and representations in Warsaw, Poznan, Berlin, Munich, Malta, Madrid and Menorca. The group has gathered as well plenty of experience in other cities such as New York, Atlanta, London, Dresden and Leipzig.
- VDHG employs directly or indirectly about 300 people in 26 subsidiaries. The company is managed by a group of experienced, well reputed managers both at the level of the holding and at the subsidiaries.
- Since 1989, a volume of investment of around Euro 300 million has been achieved in Poland, Germany and Spain. There are plans to invest further 175 million during the next 3 years including equity and debt.
- With now 25 year sound experience and continuing successful presence on international markets, VDHG enjoys the trust of international financial institutions, funds and big market players, as well as embassies, governmental institutions and cities. The Group has strengthened itself during the last difficult years of the financial crisis, which is also a sign of a well-managed set of companies.
- In 2014 the Group successfully leased to prestigious Tenants its Andersia Business Centre in Poznań, where a selective approach with respect to the quality of its tenants and meticulous strategy was being followed in a disciplined way. The sale of Andersia Business Centre is currently under way, news to be expected shortly.
- Goals for 2015 are:  
Starting construction works of 'Długi Targ' Hotel Project in Gdansk and prepare the development of the 4th and last phase on Plac Andersa in Poznan.

### **Von der Heyden Group**

Contact for Media:

**Ms Kinga Koninska**

Head of PR and Marketing

Von der Heyden Group

Ufficio Primo

ul. Wspólna 62, 00-684 Warsaw, Poland

Tel. +48 22 32 32 300

[koninska@vdhgroup.pl](mailto:koninska@vdhgroup.pl)

[www.vdhgroup.com](http://www.vdhgroup.com)