

## Festive event for a groundbreaking highrise development: Symbolic laying of the foundation stone for the Bavaria Towers in Munich

- » Festivities attended by more than 200 guests and prominent representatives from politics
- » Futuristic “Martian” arrives with time capsule
- » Construction of the 4 highrise towers already in advanced stages
- » The 380 million Euro project is expected to be completed in the third quarter of 2018

Munich, June 22, 2017 - Tomorrow starts today! The festive laying of the foundation stone for the Bavaria Towers in the eastern part of the capital city of Bavaria marked the beginning of one of the most spectacular developments in the recent history of Munich. Three office towers and a hotel tower will redefine the skyline of Munich and make an impressive visual statement on the main access to the district of Bogenhausen. The festive event was attended by Munich's Deputy Mayor Josef Schmid as well as the Head of the Urban Planning and Construction Authority, Prof. Dr. Elisabeth Merk, the architects and others involved in the project alongside the 200 guests from both business and public administration. They accepted the invitation by developer Bayern Projekt and its investment partners Von der Heyden Group und Zurich Group Germany. The symbolic foundation stone was placed in the center of the development among the well progressed highrise towers, in order to ensure its visibility for future occupiers and visitors. The White Tower will be leased by the new premium hotel Hyperion and has already been completed up to the 14th floor. The highlight of the event was the „landing“ of a „Martian“, who handed over a time capsule holding plans, daily newspapers and coins to be immured into the foundation stone. Sven Renz, Managing Director of Bayern Projekt GmbH during the ceremony: „As strong as the State of Bavaria, as pioneering as our capital city Munich – the Bavaria Towers will make an important contribution to shaping the new face of Munich and the entire precinct around the eastern gateway to our beautiful city. This important contribution to contemporary urban planning was always a top priority on our agenda and it is the reason why we created an architectural highlight that will make the residents of Munich proud of their city and at the same time will make the quality and standards of tomorrow available to be enjoyed by its occupiers today – in keeping with our motto ‚Tomorrow starts today‘.“

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Laying of the foundation stone for the Bavaria Towers

From left to right: Josef Schmid, Deputy Mayor Munich; Sven Von der Heyden, Founder and Chairman Von der Heyden Group; Prof. Dr. Elisabeth Merk, Head of the Urban Planning and Construction Authority; Sven Renz, Managing Director Bayern Projekt GmbH; Cornel Widmer, Global Head of Real Estate at Zurich Insurance Company Ltd.



Landing of the Martian



Time capsule gets immured into the foundation stone

## Presseinformation

The laying of the foundation stone kickstarts one of Munich's most important development projects. The 380 million Euro development at the corner of Einsteinstraße and Prinzregentenstraße is the first highrise development project to have received planning permission in Munich for many years, and only because it does not impact on the city's visual axis. The urban significance of the site necessitated many years of development planning with the city administration as well as an architecture tender, which saw the project being awarded to the Nieto Sobejano Arquitectos team of architects. They designed four towers with a pentagonal building shape, which will raise the benchmark in the eastern city fringe to building heights of 46 to 84 metres.

### White tower leased by Hyperion Hotel

Three office towers with a total floorspace of 62,000 sqm tenanted areas and a hotel tower leased by H-Hotels' new premium brand Hyperion to open in October 2018. The hotel occupies the 54 metre high White Tower and will become one of Munich's premier destinations for business travellers - the hotel scores with its direct proximity to the Munich exhibition centre. Services geared towards business travellers, such as valet parking, business lounges featuring dedicated check-in and concierge services are among the many highlights offered by this new hotel with its 345 guest rooms. The central (neighbourhood) square will be located between the towers and bestow the entire precinct with a welcoming campus flair boasting inviting facilities and services. The profile of Munich's new architectural highlights is complemented by 960 car spaces in two underground car parks, office space starting at 250 sqm to accommodate single offices or open plan layouts as well as a pioneering sustainability concept. The towers will hold the prestigious LEED Gold or DGNB Gold sustainability certifications.

### Construction works progressing well

The construction works at the high-profile project are on track. Sven Renz: „We will complete the building shells for all four towers before the end of the year. Completion of the entire project is currently planned for the third quarter of 2018.“ The biggest progress has so far been made at the White Tower, with 14 of its 15 floors already completed. 8 out of a total 20 floors have been completed in the 84 metre high Sky Tower, while the Blue Tower has 12 out of 18 completed and the Star Tower 6 out of its total 9. Installation of the facade has already commenced for the lower parts of the White Tower.

### Successful marketing campaign

Promising negotiations with prospective tenants interested in the prestigious office spaces at the gateway to Bogenhausen are currently underway. The attractive White Tower with its long lease to tenant H-Hotels AG has already been acquired by Swiss Life Asset Managers in the context of a forward deal. Sven Renz: „There's an extraordinary level of interest from prospective tenants for all available spaces and types of floor plans - from single floors to inquiries from large corporations concerning expansive accommodation for their new headquarter offices. We are not ready to disclose any names just yet, but expect to present reputable and renowned tenants in the next few months.“

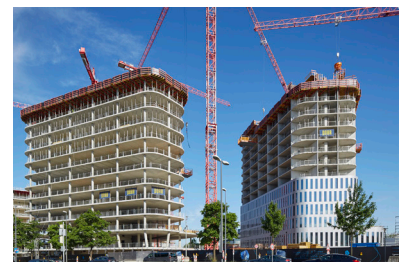
The project is the brainchild of development company Bayern Projekt GmbH, who have teamed up with the investment partners Von der Heyden Group and Zurich Group Germany to bring this exciting new development to life.



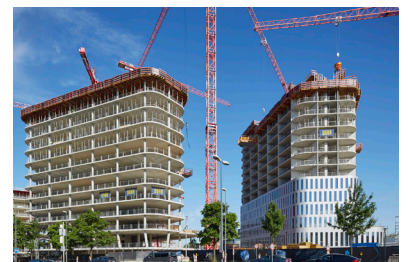
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The ensemble



Installation of the facade for the lower parts of the White Tower (right)



Construction works processing well



Campus plan

Photos: Eberhard Franke;  
Bayern Projekt

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### Facts & Figures

#### Sky Tower

Height: 83,60 m  
Number of floors: 20  
Gross floorspace: 26.246 sqm  
Roof terraces: 2. and 19. upper floors  
Underground car park spaces: 380  
Certification: DGNB-Gold  
Owner: Zurich Insurance plc.

#### Blue Tower

Height: 72,30 m  
Number of floors: 18  
Gross floorspace: 24.347 sqm  
Roof terraces: 2. upper floor  
Underground car park spaces: 300  
Certification: LEED-Gold  
Owner: Bogenhausener Tor Immobilien GmbH

#### Star Tower

Height: 46,10 m  
Number of floors: 9  
Gross floorspace: 11.908 sqm  
Roof terraces: 2. and 8. upper floors  
Underground car park spaces: 140  
Certification: DGNB-Gold  
Owner: Zurich Insurance plc.

#### White Tower

Leased by Hyperion Hotel  
Height: 53,60 m  
Number of floors: 15  
Gross floorspace: 15.150 sqm  
Roof terraces: 2. and 8. upper floors  
Underground car park spaces: 140  
Certification: LEED-Gold  
Owner: Swiss Life Asset Managers

#### About BAYERN PROJEKT

BAYERN PROJEKT GmbH with registered offices in Munich has been a professional investor, developer and manager of selected investment properties for more than 20 years. The company has managed, developed and administered a total investment volume exceeding 750 million Euro. Current projects of Bayern Projekt include the highrise ensemble Bavaria Towers with a total investment volume of 380 Mio. Euro. The company is headed by its Managing Director Sven Renz. [www.bayernprojekt.de](http://www.bayernprojekt.de)

#### About Von der Heyden Group

The VDHG is a pan-European investor and committed to investing into the Bavaria Towers project as early as in the year 2006. Since their formation in the year 1989, the different subsidiary companies of Von der Heyden Group have successfully executed a real property investment programme with a total value of more than 350 million Euro.

#### About Zurich Gruppe Germany

Zurich Group Germany is part of the global Zurich Insurance Group. With a generated premium income of more than 6 billion Euro, managed investment portfolios amounted to approx. 47 billion Euro and its around 4.900 employees, Zurich is one of the leading indemnity and life insurance companies in Germany. Zurich Group is a leading provider of innovative and high-quality insurance, pension and risk management solutions. The company focusses on individual customer service and quality advice.



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#### Further information

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