

MIPIM 2022 (15.-18.03.2022)

Federal State of Bremen - City and Region of Hannover - City of Leipzig -

City of Nürnberg - Rhein-Neckar Metropolitan Region

Germany's premium "B": first choice for investors

The pandemic continues to pose major challenges for the economy. Numerous uncertainty factors and difficult risk considerations still affect the real estate and investment markets. In the search for attractive and sustainable investment options, it is important that investors and developers focus their attention on cities and regions with economic strength and particular benefits as a place to live.

The best options will be on show from 15 to 18 March 2022 at MIPIM, the world's leading real estate market event, at the German Cities and Regions Pavilion (booth R8.D24). The Federal State of Bremen, the Cities of Leipzig and Nuremberg, the City and Region of Hanover and the Rhine-Neckar Metropolitan Region present themselves as strong locations with attractive prospects and forward-looking projects.

These five cities/regions deliver impressive proof of their attractiveness through high transaction volumes, low vacancy rates and rising top rents in prime locations. Competitive yields make the "second tier" the first choice for investors! Companies and tenants' strong loyalty to their location, something typically observed with B locations, also contributes to planning reliability.

In terms of market transparency, the locations have all done their homework. All of the essential market data is available online to investors and project developers:

Federal State of Bremen: Bremen's property market is an almost immovable force. Despite the economic challenges posed by the coronavirus pandemic, it proved to be highly robust in several areas. Office space take-up and investment volumes are even expected to reach record levels in 2021. The State of Bremen is presenting itself at MIPIM alongside dynamic players in its real estate market. Together with Bremeninvest, the international brand of WFB Wirtschaftsförderung Bremen GmbH, a group of companies comprising Zech Immobilien GmbH, DLH Deutsche Logistik Holding GmbH & Co. KG, Robert C. Spies Gewerbe und Investment GmbH and Europa-Center AG will be showcasing the latest developments on the Bremen property market. They will be focusing on city centre development and Überseestadt Bremen, one of the city's biggest urban projects and a lighthouse European docklands regeneration scheme. Further information is available at www.bremeninvest.com.

City and Region of Hanover: Hannover is an innovative industrial location, service metropolis and logistics hub for national and international markets, consolidating the economic region's status as a major investment location in Germany. Regional President Steffen Krach is convinced of the development: "From start-ups to world-leaders in technology and eminent scientific institutions, a wide range of players have settled here or are currently expanding the activities of this exciting location to include areas such as robotics and the green economy." The Mayor and CEO of Hannover Belit Onay also sees the development as positive: "Despite all the difficulties of the past two years, the Hannover economic region remains in demand as a location for development and investment. To keep it that way, Hannover is focusing on new and exciting highlights in fields such as technology, tourism and retail." One very good example of this is the development in the north-west at Hannover Science and Technology Park and the research campus in Garbsen. Further information is available at www.wirtschaftsfoerderung-hannover.de.

City of Leipzig: "Leipzig is Germany's fastest growing city and also one of the country's best real estate locations. The city is renowned for its creative flair and high quality of

life. After all, the New York Times has once again named Leipzig as one of the world's best destinations. Leipzig's real estate market is buzzing with energy, with sales of three billion euro for the seventh year in succession. Demand for the city's pool of residential and commercial properties is high. Together with the real estate sector, we want to develop our city sustainably and successfully," says Thomas Dienberg, Mayor and Representative for Urban Development and Construction. Further information is available at www.leipzig.de/wirtschaft.

City of Nuremberg: Nuremberg is one of Germany's best B locations for investors – once again showed by the high volume of real estate transactions. Reaching 1.39 billion euro, sales volume in 2021 remained above the five-year average. Key factors for this level of demand include Nuremberg's future-proof structure as center of commerce and industry. Dr. Michael Fraas, Deputy Mayor for Economic Affairs and Science says: "Nuremberg stands for high tech and innovation. The new University of Technology Nuremberg is the most recent example! This institution will generate a great momentum for future development of our city. This ensures an attractive investment climate." Further information is available at www.wirtschaft.nuernberg.de.

Rhine-Neckar Metropolitan Region: Progress, drive and quality of life – three concepts that the Rhine-Neckar Metropolitan Region uses to describe its diverse opportunities for cooperation, its economic power and attractive investment projects. Commercial real estate investment here passed the 1.25 billion euro mark in 2021. During the pandemic, the Rhine-Neckar region has consistently proven its exceptional resilience. Peter Johann, Managing Director of Metropolregion Rhein-Neckar GmbH: "The Rhine-Neckar region offers investors an excellent foundation for their future plans. We live and breathe cooperation as we focus on our regional priority issues of hydrogen, digitalisation, health and innovation promotion, thereby securing the success of the metropolitan region." Christiane Ram, Head of Economic and Structural Development for the City of Mannheim, adds: "Mannheim, as a future-oriented metropolis, proudly contributes to the success of the entire Rhine-Neckar metropolitan region with its ecologically and socially balanced approach to urban life." Further information is available at www.m-r-n.com.

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