



Perspectives
2024

B&L GRUPPE

Trendsetter in a time of change

The current combination of continuing high construction costs; increased capital costs and an investment market which has come to a standstill marks the end of a real estate boom which has lasted for some 15 years. In light of this situation, caution and restraint are required when considering new business opportunities. That said, the way in which people live and work in the future will stay the same, although their expectations will be significantly different. Society as a whole is undergoing change. There is greater emphasis on sustainability and this presents huge opportunities for economically sound players who adapt their strategies to reflect shifts in demand while also proactively setting and realising new trends.

Our projects have received numerous awards, demonstrating that the B&L Group is one of these trendsetters. For example, in 2023 our KII project in Düsseldorf was awarded the DGNB Diamond award for its high design and architectural quality. This recognition followed the DGNB Platinum certificate in the previous year. Parallel to this, the high sustainability standards of the Scandic Hotel in Frankfurt's Hafenspark District were honoured with DGNB Gold certification.

The HPQ office buildings which are currently under construction are a great example of just how strongly our urban development project in Frankfurt's Ostend district is characterised by the



Bernhard Visker
Managing Director
B&L Real Estate GmbH

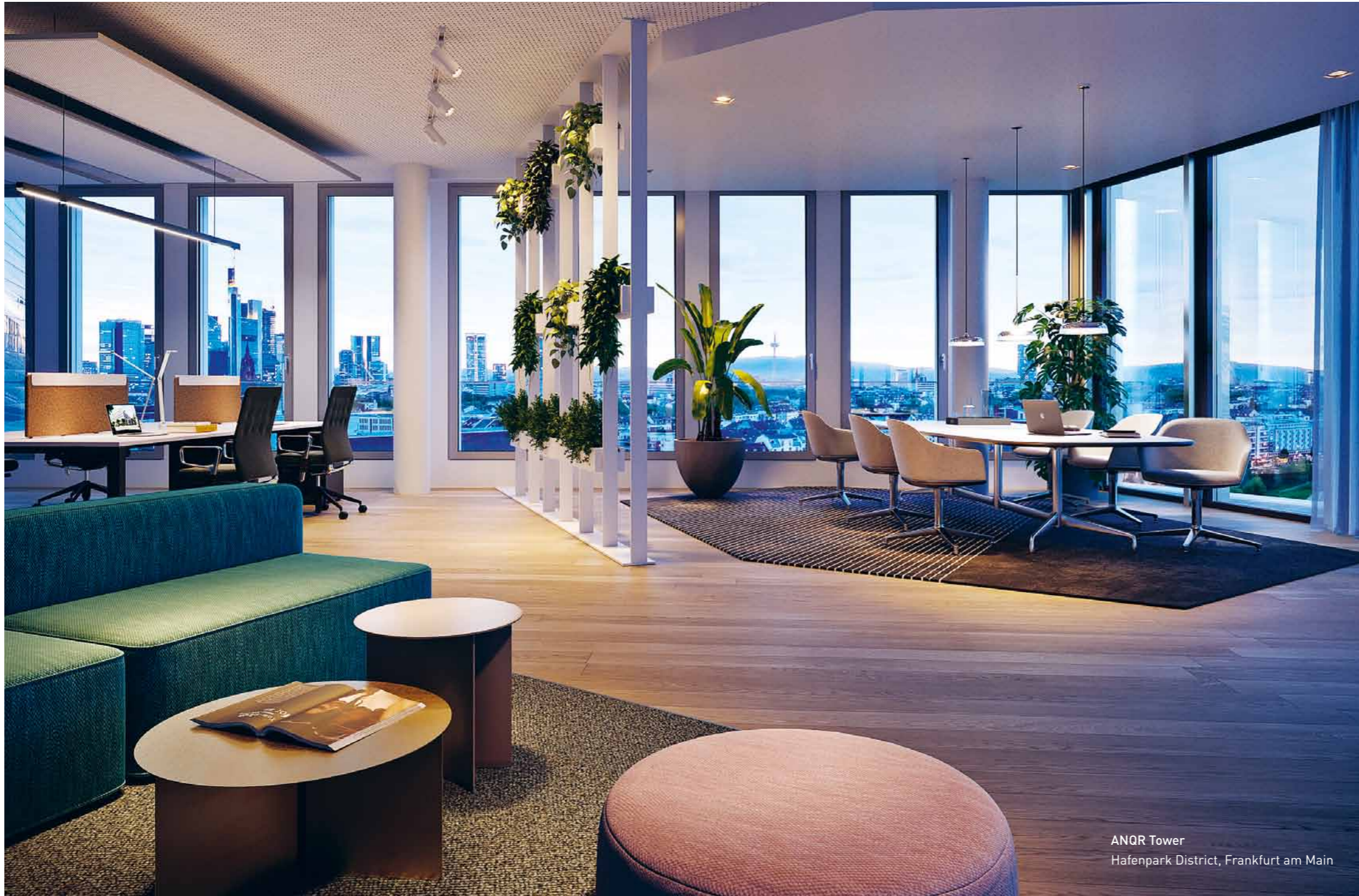
Thorsten Testorp
Managing Partner
B&L Real Estate GmbH

highest possible ESG standards. They have all gained LEED Platinum, WiredScore and SmartScore pre-certification. The net zero excavation works carried out for this project are also setting new standards for sustainable construction in Germany.

Tenants and investors are becoming increasingly aware that redevelopment of existing buildings is a viable alternative to demolition and new construction. Our large-scale project at the Besenbinderhof office complex in Hamburg represents this change of attitude. In combination with the ambitious revitalisation concept, the grey energy contained in the structural elements of the approximately

86,000 m² gross floor area yields an energy footprint which has made the office complex a lighthouse project with a reputation extending far beyond the region. We firmly believe that our early focus on all relevant sustainability aspects, from CO₂ neutrality through resource-saving operations to user-oriented concepts for new working environments, guarantees that B&L Group projects have a future-proof position on the real estate market.

Thanks to over five decades of success and experience in combination with wide-ranging know-how and a financially strong position, the B&L Group is well equipped to shape the future, even in a challenging market environment.



ANQR Tower
Hafenpark District, Frankfurt am Main

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The B&L Group

Financially strong. Independent. Sustainable.

Ever since it was founded in 1970 by Albert H. K. Büll and Dr. Cornelius Liedtke, the B&L Group has stood for sustainable value creation through high-quality real estate. Our diversity is our strength, both in regard to our know-how and when developing properties in all asset classes. As an independent, financially strong corporate group, we are active throughout Germany. Our partners and clients benefit from our experience, which spans five decades and some 192 implemented projects, and our ability to develop usage concepts which are fit for the future and reflect market needs.

1970

Founded
in Hamburg

167

employees

4

trainees



Albert H. K. Büll

Dr. Cornelius Liedtke

The founders

The future has its roots in the

Both founders of the B&L Group, Albert H. K. Büll and Dr. Cornelius Liedtke, act as advisors to the company, sharing their many years of commercial experience.

Business units

Project development

Since its founding, the B&L Group's core business has been the development of, and investment in, high-quality properties in prime locations in major and medium-sized German cities and towns.

Management services

The B&L Group has a profound competence pool in the fields of tax advice, contract law and accounting.

Property management

The B&L Group shares the value preservation and appreciation know-how which it has gained as the owner of its own properties, offering it as a service to other owners.

Hospitality

The Clipper Boardinghouses and Clipper Hotels are established brands in the upper segment of the German hospitality market. In addition to this, the B&L Group operates city hotels in partnership with Accor SA.

Full service with maximum range

For decades now, the B&L Group has been one of Germany's top providers of attractive real estate investment opportunities for private and institutional investors. As a financially strong purchaser, we are interested in the acquisition of good inner-city building plots and properties. In addition to this, we provide a professional full-service property management service to owners of existing buildings. Our comprehensive real estate know-how is spread across independent companies, whose synergies also deliver maximum benefit to our partners and clients.

192
real estate projects
implemented

EUR 1.9 bil-
Current
project volume



Management services

B&L Management Services GmbH is the powerhouse behind the corporate group. Together with highly qualified HR and accounting specialists, experts who have many years of experience of working for international tax consulting and auditing companies accompany our development projects and the acquisition and selling processes around B&L Group asset and share deals.



Project development

B&L Real Estate GmbH offers all the services required for ambitious development projects, and has the ability to act as an owner, a joint venture partner or a service provider. Whether a prestigious retail property or the complex requirements of an urban development project, property development must always be tailored to the specific situation. From the analysis of a location's special circumstances and obtaining building rights to the precise, cost-conscious management of the construction phase, our team ensures trouble-free implementation. Our working relationships with public authorities, local councils and project partners are always equal partnerships and we are committed to achieving jointly defined goals. The outcome is high-quality properties which impress both users and investors.



Hospitality

The **Clipper Boardinghouses** in prime locations in Hamburg and Berlin were pioneers in Germany's "serviced apartments" segment, winning numerous awards. The Clipper brand also includes the **Hotel Elbflorenz** in Dresden and the **Hotel Schillerhof** in Weimar, opened in 2022. In addition to this, within the scope of **Nordsüd Hospitality**, a strategic partnership with Accor SA, the B&L Group is expanding its know-how in the operation of city hotels.



Property management

B&L Property Management GmbH is one of Germany's leading quality providers of commercial property management. Some 60 employees work hard to achieve the best results for the properties which they manage in the 'Office', 'Hotel' and 'Shopping Centre' segments. They make a key contribution to increasing the properties' value and optimizing yields. In 2023, the Bell Management Consultants' Property Management Report rated B&L Property Management the Number 1 in the "Office" category for the third time in a row. The company has offices in Hamburg, Esslingen near Stuttgart, Frankfurt am Main, Munich and Düsseldorf.

75
properties
under management

1,017,000 m²
rental area
under management

EUR 7.1
Portfolio value



KNOW-HOW
Property management
Asset management
Commercial property management
Technical property management
Accounting
Rentals
District management
Centre management
Car parking management



PROPERTY MANAGEMENT SERVICES
Commercial property management
Rental contract management
Tenant management
Payment transactions
Property accounting
Budget planning
Annual accounts and balance sheets
Ancillary cost calculation and statements
Dunning
Reporting

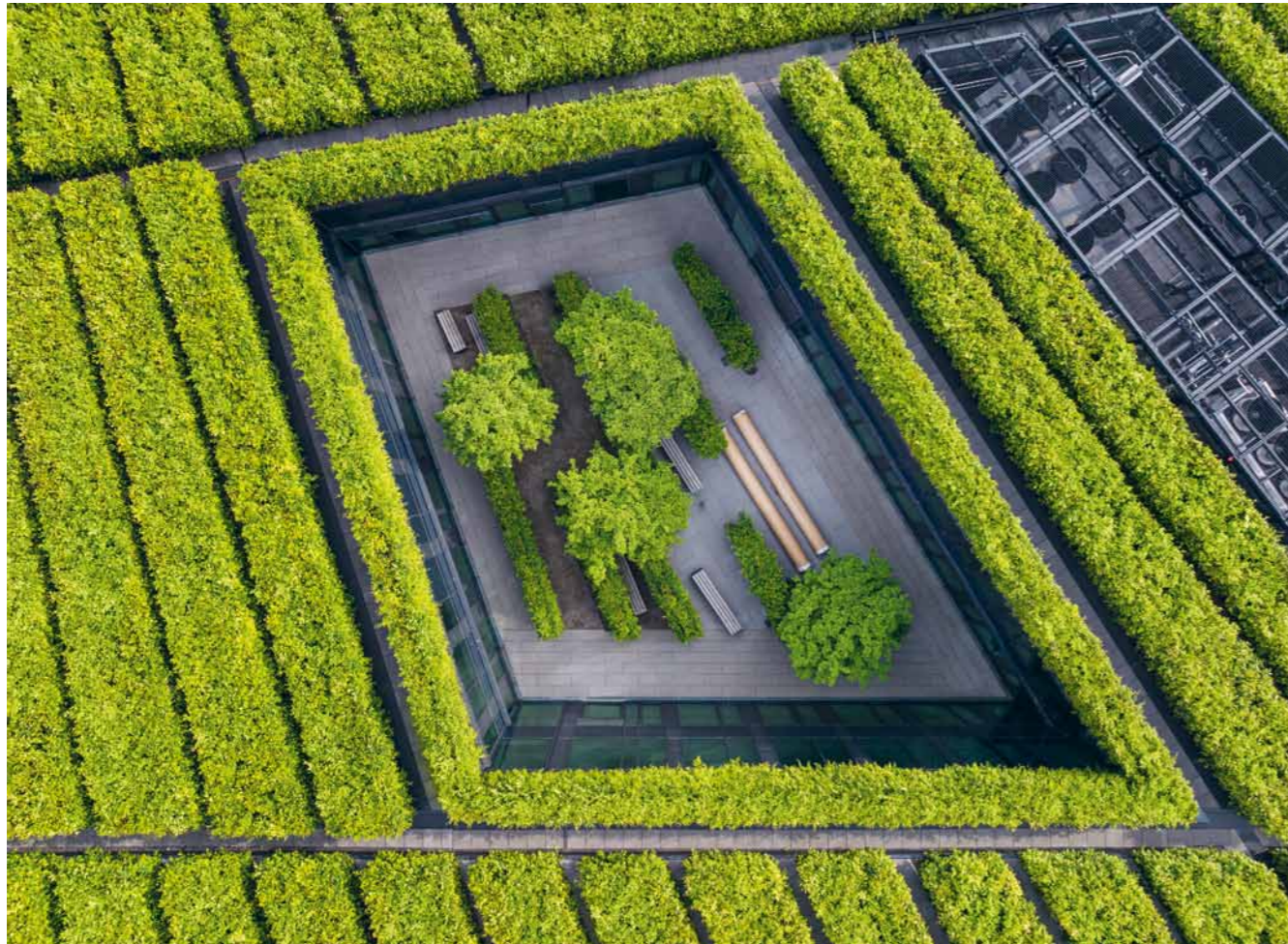


FACILITY MANAGEMENT SERVICES
Technical property management
Infrastructure management
Operations management, maintenance management
Technical budget planning
Warranty management
Construction project management
Tenant outfitting
Needs-based service concepts
Energy management



CENTRES UNDER MANAGEMENT

DAS ES! · Esslingen
FÜNF HÖFE · Munich
KRÖPCKE CENTER · Hannover



ESG

ESG@B&L

ESG, a core topic in the real estate industry, is also a top priority for the B&L Group. As one of the world's largest producers of greenhouse gases, our industry has a duty to live up to its responsibility to future generations. This can only be achieved by specifically promoting both the energy-efficient modernisation of buildings and socially and ecologically sustainable development of real estate which is fit for the future. We proactively develop all aspects of sustainability with a business unit set up exclusively for this purpose.

Environmental

Environmental protection plays a decisive role in connection with ESG considerations. We believe that one of our central tasks with regard to both new buildings as well as also the modernisation of existing buildings is to consider properties in terms of their entire life cycle. Correspondingly, we take into account not only the energy required for construction and for maintenance, but also user needs within the scope of operations. We are extremely proud to have already taken on a pioneering role with our landmark projects K11 in Düsseldorf and the Hafenspark district in Frankfurt.

Social

We place great value on the health and wellbeing of our employees. Flexible hours and options to work from home ensure that staff are able to combine their families and careers. For many years now, the B&L Group has been active as a training company, helping young people to take their first career steps. As an equal opportunities employer, we support diversity in our workforce. In addition to this, the B&L Group regularly organises informative events, such as a health day, to increase employees' health awareness.

Governance

The B&L Group has created an integrated, company-wide compliance code to ensure that our corporate values harmonise with the legal and social frameworks around us. It is binding for all employees, business partners and subcontractors. We have also drawn up guidelines dealing with sustainable management and environmental responsibility.



ESG examples

ANQR, FRANKFURT AM MAIN

The office complex in Frankfurt's Hafepark district, developed by the B&L Group, is implementing groundbreaking sustainability concepts and has a strong focus on integrating new working environments into the project. Both buildings have gained LEED Platinum, WiredScore and SmartScore pre-certification. Innovative drilling techniques and the use of green electricity made it possible to reduce the CO₂ emissions during excavation works by more than 50%. In addition to this, the remaining CO₂ emissions were offset by corresponding projects, such as woodland reforestation in Germany.



BESENBINDERHOF, HAMBURG

The B&L Group is planning to modernise the 86,000 m² "Besenbinderhof" office complex, located in central Hamburg. The realisation of EG70-standard modernisation instead of construction of a new building will allow us to take grey energy into a new era. Our goal is to cut CO₂ emissions by approximately 80% thanks to reducing the amount of materials used in comparison to a new building. Over and above this, a large-scale photovoltaic system will be installed on the roof. In addition to wide-ranging measures to achieve environmental sustainability, modern concepts for working environments will also be implemented.



KII, DÜSSELDORF

The "KII" high street property in the heart of Düsseldorf was built by the B&L Group. It has Europe's largest living façade. The striking beech hedge which surrounds the building is eight kilometres long. It not only absorbs CO₂ and functions as natural insulation, but also improves the microclimate in the vicinity of the property. The project was subsequently awarded the highest DGNB Platinum certificate in its class to date, achieving a rating of 93.2%. It was also awarded the DGNB Diamond award for its high design and architectural quality.

EXISTING PROPERTIES

All existing B&L Group properties undergo sustainability inspections which form the basis for planning modernisation measures. We are also testing a variety of solutions to optimise operations, such as AI-assisted intelligent steering of building control systems. Over and above this, the installation of e-mobility charging facilities and photovoltaic systems is also a key aspect of our sustainability strategy. The B&L Group has been a member of the ECORE (ESG Circle of Real Estate) Initiative since early 2022 and is planning to have ESG scoring of its existing buildings carried out in 2023.



Real estate know-how in all asset classes

Over the course of its long company history the B&L Group has gained profound expertise in almost all real estate asset classes. This know-how enables us to react flexibly to market changes and respond efficiently to specific requirements for each use case and in different locations. We belong to the small group of German developers who have the ability to realise projects of any size, from compact retail properties to urban development projects.



Residential properties

When developing residential properties our goal is to create the perfect framework for the best possible quality of life. From city villas to apartment buildings and even entire districts. Our target groups are as diverse as the residential property market itself. Whether private residential construction for rent or purchase; publicly funded housing or the demanding luxury property segment, for five decades the secret of the B&L Group's success has been to deliver properties which remain attractive for many years.

Office properties

The B&L Group has built numerous multi- and single tenant buildings in prime locations in major German cities. These projects are characterised by the high quality of construction; flexible-use units and a perfect balance of prestigious surroundings and efficiency.



Hotels

The special challenges of this market segment lie in focusing consistently on operations and the specific facilities available at each hotel. When planning hotels, the B&L Group concentrates on sustainable profitability and high-end facilities, ensuring a long-term market perspective.



High street properties

High street properties are the calling cards of chain store retailers. Whether as a newly constructed building or a modernised existing building worthy of preservation, the B&L Group delivers customised projects in prime pedestrian locations in medium-size and major German towns and cities. Usage concepts which are tailored to tenants' needs ensure that we exploit the potential offered by high-traffic shopping areas to the full.

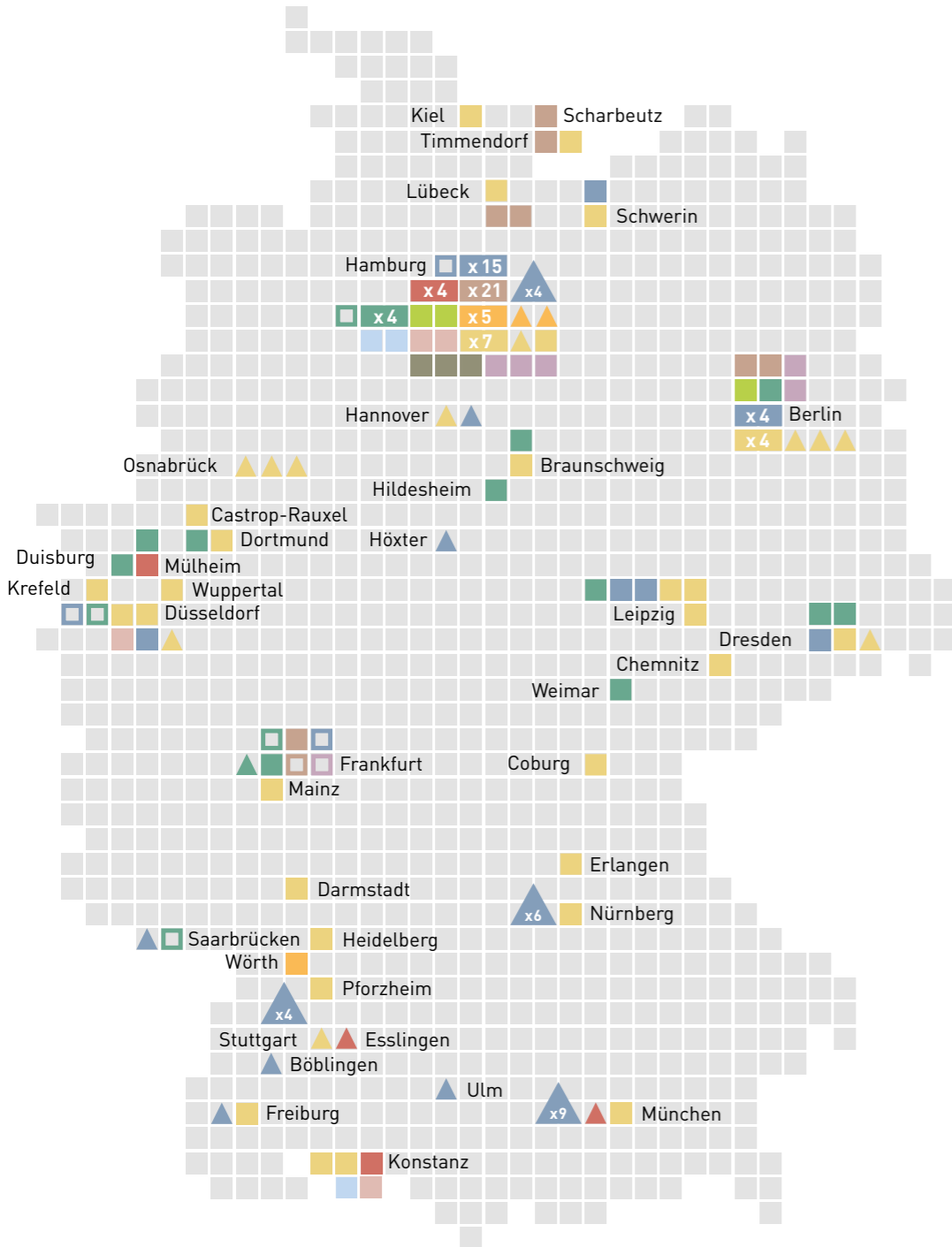
Shopping centres

The B&L Group has decades of experience in the development and management of modern shopping centres. Our centre management is characterised by cooperative relationships with tenants, investors and local representatives as well as by a consistent focus on the needs of our clients. The result is shopping centres which attract consumers and have a local character, thus gaining them a high degree of acceptance from surrounding communities and ensuring their long-term success.



Urban development

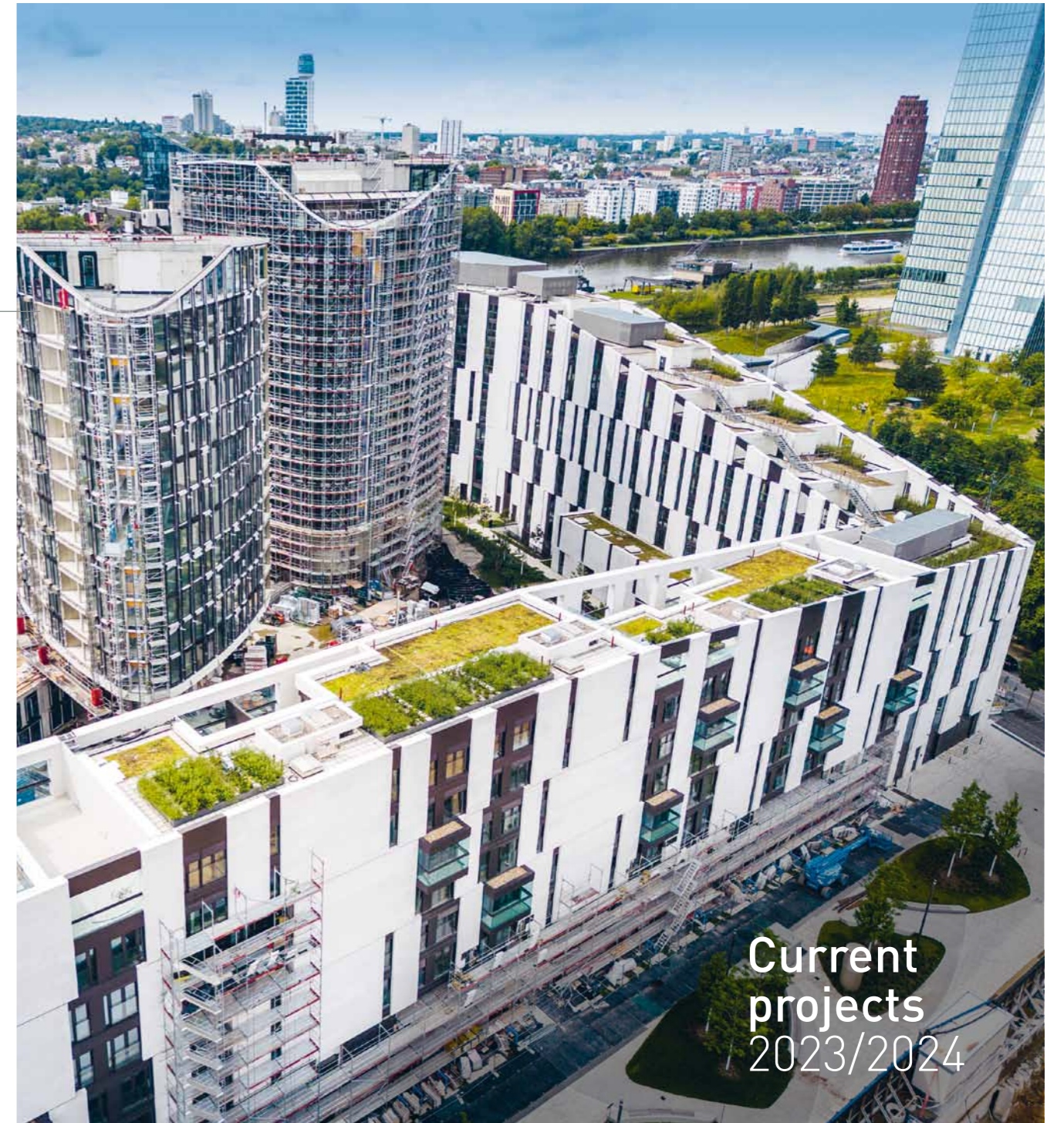
The development of an urban area is the most challenging task which can be given to a real estate professional. Local circumstances must be taken into consideration. A well-considered usage concept which anticipates long-term trends is a must and the ability to competently manage complex construction activities spanning several years is essential. The B&L Group has wide-ranging experience with such demanding challenges and has created successful projects with unique characters.



Projekte der B&L Gruppe

- realisiert
 - in Planung / in Bau
 - ▲ im Management
-
- Shoppingcenter
 - Fachmarktcenter
 - Highstreet Immobilie
 - Hotelimmobilie
 - Clipper Boardinghouse
 - Büroimmobilie
 - Parkhaus
 - Kino
 - Wohnen
 - Seniorenwohnen
 - Quartiersentwicklung

HPQ LIVING, Frankfurt am Main
→



Current
projects
2023/2024



Apartment building

Budapest Mosonyi utca

Budapest is a major European city and, correspondingly, international tourism is becoming an increasingly important economic factor. Budapest's IntercityHotel, located adjacent to Keleti Station and in direct proximity to the new underground hub, opened in spring 2022. Built by the B&L Group, the hotel has 231 guest rooms. In addition to this, a serviced apartment building with 45 units was built at the rear of the plot. It went into operation under the management of Munich, Germany-based hospitality brand Limehome in 2023. Guests arriving by car can use the on-site underground car park, which has 230 parking spaces. Keleti Station is the Hungarian capital's hub for local and long-distance rail travel, making it the perfect starting point to explore this attractive city on the banks of the Danube.

Address
Mosonyi utca 4
Budapest, Hungary



Plot size

3 400 m²

Gross floor area

18,000 m²

Planning consortium

prasz buken partner architekten, Hamburg

Femezelyi Basa Iroda építészmuiterem, Budapest

Lessee

Limehome GmbH, Munich



Hotel guest rooms

231

Limehome apartments

45

Limehome foyer

127 m²

Parking spaces

230

Completion

2023



Urban development

Düsseldorf Steinstrasse

The B&L Group is developing a striking ensemble of buildings which will create a new urban gateway to this up-and-coming area of Düsseldorf's city centre. The plans include an office tower with modern shopping areas at ground level plus an upper-upscale conference hotel directly opposite. Future users of these high-quality commercial areas will benefit from both the prestigious architecture as well as also the central location with optimum transport links.



Office property

Düsseldorf Steinstrasse

The 12-storey office tower creates an architectural link to the German Central Bank's high-rise building, which is located across the street. In addition to this, the new building's roof-top gardens will create a visible landmark for greater sustainability in the heart of Düsseldorf. The prime city-centre location between Königsallee and the main railway station will include some 10,000 m² of high-quality office space and an approximately 600 m² retail area.

Address
Steinstrasse
40210 Düsseldorf

Plot size

Approx. 1,500 m²

Gross floor area

Approx. 13,000 m²

Office area

Approx. 10,000 m²

Retail

Approx. 600 m²

Parking spaces

Approx. 45

Completion

2028

Architects

ingenhoven associates, Düsseldorf



Hotel property

Düsseldorf Steinstrasse

The architectural language of this upper-upscale conference hotel is closely linked to the language of the office tower opposite, which is also being developed by the B&L Group. Approximately 290 guest rooms and suites plus a ballroom are planned. An innovative mobility concept including car sharing and e-mobility is being developed to supplement the optimum tram and underground transport links. With its high-end facilities and central location between Königsallee and the main railway station, this property is certain to become a top venue in the prime segment of Düsseldorf's hospitality market.

Address
Steinstrasse
40210 Düsseldorf



Plot size

Approx. 3,300 m²

Gross floor area

Approx. 16,000 m²

Guest rooms + suites

Approx. 290

Parking spaces

Approx. 88

Completion

2028

Architects

ingenhoven associates, Düsseldorf



High street property

Düsseldorf KII

This multiple award-winning high street property in one of Düsseldorf's most popular shopping areas was built by the B&L Group in cooperation with a joint venture partner. It has retail and office space, a separate food and beverage area and an underground car park. The spectacular façade is made of up more than 30,000 plants which form an eight-kilometre long beech hedge – a European record. The German Sustainable Building Council (DGNB) awarded the building Platinum certification, the highest category possible, for its combination of ecology, economy, innovation and sustainability. Its score was the highest ever for a building in its class. In 2023 the KII was also awarded the DGNB Diamond award for its outstanding architecture.

Address
Schadowstrasse
40212 Düsseldorf



Architects
ingenhoven architects,
Düsseldorf

Plot size
Approx. 13,800 m²

Gross floor area
Approx. 66,000 m²

Retail and food & beverage
Approx. 24,000 m²

Office area
Approx. 6,000 m²

Parking spaces
668

Overall completion
2023



Urban development

Frankfurt am Main Hafenpark District

The B&L Group is developing the “Hafenpark District” with approximately 600 apartments, offices, a Scandic Hotel and the Waterfront, a spectacular 21-storey hotel in the “contemporary luxury” segment, in Frankfurt’s trendy Ostend district. The site is located directly on the Main river, next to the headquarters of the European Central Bank. The project has accelerated the Ostend district’s extremely dynamic development, turning it into an attractive urban area with a unique combination of workspaces, residential housing and leisure facilities.



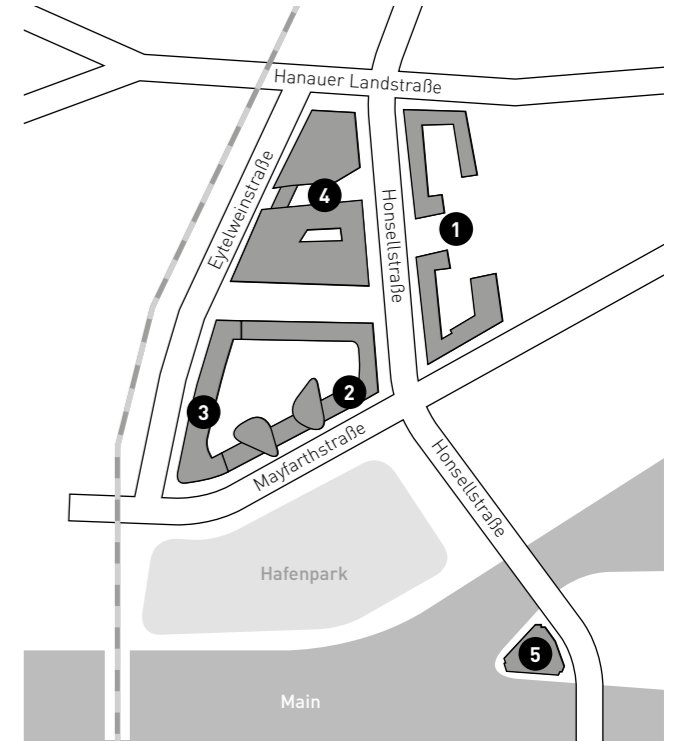
The distinctive new European Central Bank building, where some 2 800 employees work, was the catalyst for the Ostend district's dynamic development. The Hafepark district, an urban development with an international reputation, is being created in direct proximity to the bank. The project delivers a perfect combination of workspaces, housing and attractive leisure amenities.

Urban development
Hafepark District
Hanauer Landstrasse /
Honsellstrasse
60314 Frankfurt am Main



HPQ HAFEN PARK QUARTIER

- 1 Max & Sophie
Rental apartments
- 2 HPQ Living
Owner-occupied apartments
- 3 Scandic Hotel
Conference hotel
- 4 HPQ Offices
Offices
- 5 Waterfront
Hotel

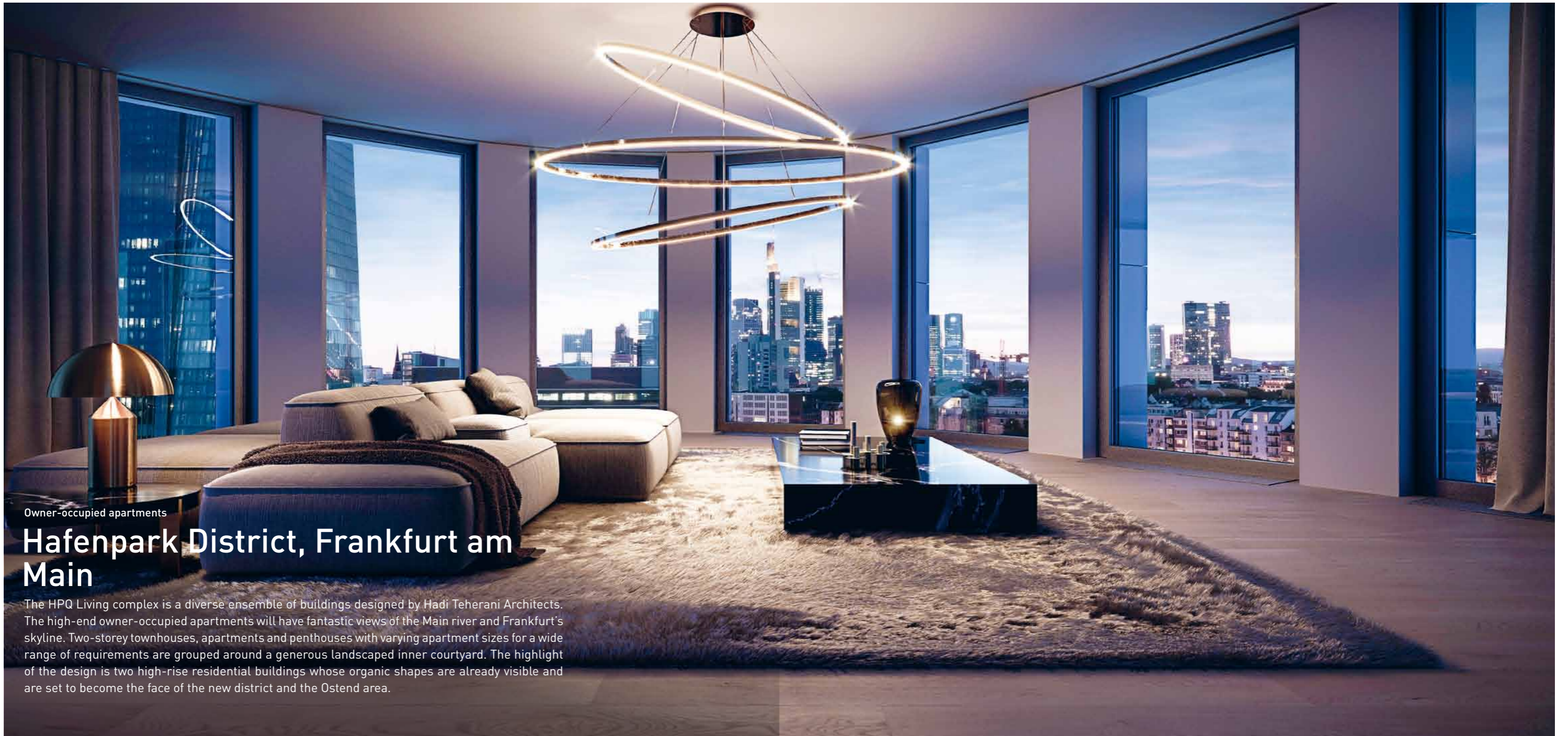


Master plan
AS+P, Frankfurt am Main

The Hafenpark district's usage concept was developed in response to growing demand in Frankfurt. It includes 316 rental apartments; 288 exclusive owner-occupied apartments, many with river views; a conference hotel for Scandinavian market leader Scandic and the HPQ Offices complex, which will provide around 62,000 m² of high-quality office space spread across an atrium building and a distinctive tower. The Waterfront, a spectacular hotel with some 280 guest rooms and 95 serviced apartments, will occupy a prominent position on the tip of the breakwater.



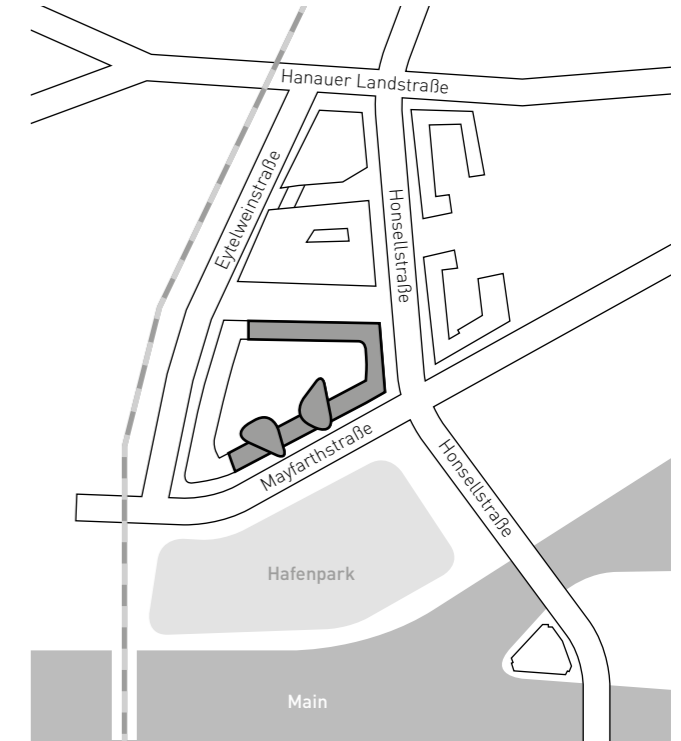
Plot size	Gross floor area	Residential	Office
Approx. 34,000 m ²	Approx. 184,000	Approx. 72,000 m ²	Approx. 62,000 m ²
Scandic Hotel	Waterfront Hotel	Retail	Child daycare centre
Approx. 22,500 m ²	Approx. 26,500 m ²	Approx. 2,000 m ²	Approx. 1,000 m ²
Parking spaces	Completion		
Approx. 1,240	2020– 2028		



Owner-occupied apartments

Hafenpark District, Frankfurt am Main

The HPQ Living complex is a diverse ensemble of buildings designed by Hadi Teherani Architects. The high-end owner-occupied apartments will have fantastic views of the Main river and Frankfurt's skyline. Two-storey townhouses, apartments and penthouses with varying apartment sizes for a wide range of requirements are grouped around a generous landscaped inner courtyard. The highlight of the design is two high-rise residential buildings whose organic shapes are already visible and are set to become the face of the new district and the Ostend area.



Architects
 Hadi Teherani Architects, Hamburg
 AS+P, Frankfurt a. M.



Owner-occupied apartments
 HPQ Living
 Mayfarthstrasse /
 Honsellstrasse
 60314 Frankfurt am Main



Gross floor area	Residential units
Approx. 39,500 m ²	288
Parking spaces	Completion
Approx. 245	2024



Conference hotel

Hafenpark District, Frankfurt am Main

The upscale conference hotel is characterised by its consistent application of sustainable principles as well as its direct proximity to the European Central Bank and the short walk into the city centre. In addition to 505 guest rooms and suites, the hotel has a conference area which is around 2,000 m² in size and one of the largest ballrooms in Frankfurt. In June 2023 the Scandic Hafenpark was awarded the DGNB Gold certificate for sustainable hotels. In addition to ecological and economic criteria, the assessment was based on socio-cultural, functional, technical and location-related factors. This award confirms the Scandinavian market leader's credentials as a hospitality provider with the highest ESG standards.

Address

Eytelweinstrasse
60314 Frankfurt am Main



Architects

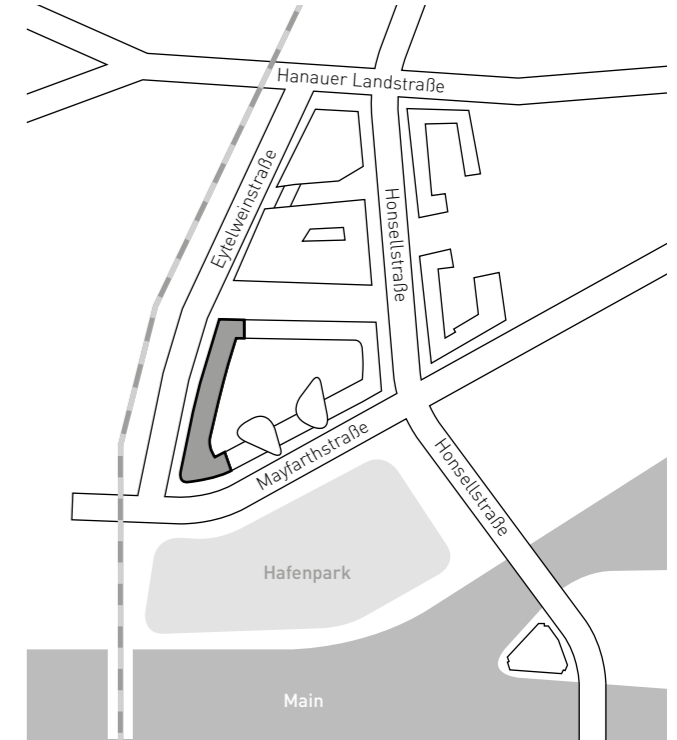
Hadi Teherani Architects, Hamburg

AS+P, Frankfurt am Main

prasch buken partner architekten, Hamburg

Lessee

Scandic Hotels Deutschland GmbH



Gross floor area

Approx. 22,500 m²

Guest rooms + suites

505

Conference area

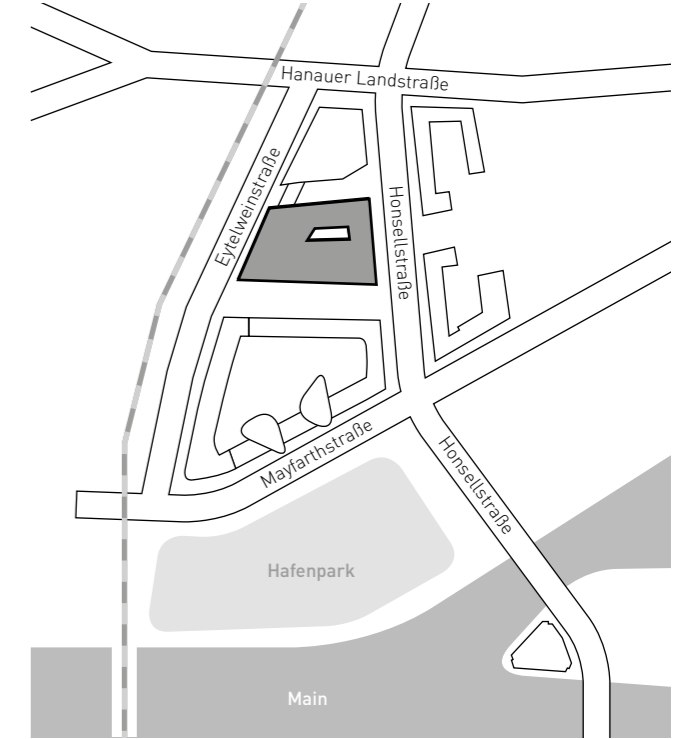
Approx. 2,000 m²

Parking spaces

150

Completion

Early 2023



Office property

Hafenpark District, Frankfurt am Main

Designed by Frankfurt architects Meixner Schlüter Wendt, the ensemble consists of two buildings which are linked by a bridge and provide state-of-the-art working environments. Both buildings have gained LEED Platinum, WiredScore and SmartScore pre-certification for their interior quality concept and for criteria including energy and atmosphere; water efficiency; materials and raw materials. The ANQR House building has a distinctive spacious and bright atrium. A smart zoning concept creates numerous multifunctional lounges, meeting areas and workspaces, providing the users with innovative options for their daily work routines.

Address
Hanauer Landstrasse /
Honsellstrasse
60314 Frankfurt am Main



Gross floor area (above ground)

Approx. 31,500 m²

Office rental area

Approx. 27,500 m²

Floors

7 (ground floor + 6

Car parking spaces
(District garage)

Approx. 620

Bike parking spaces
(District garage)

Approx. 900

Completion

2027/2028

Architects

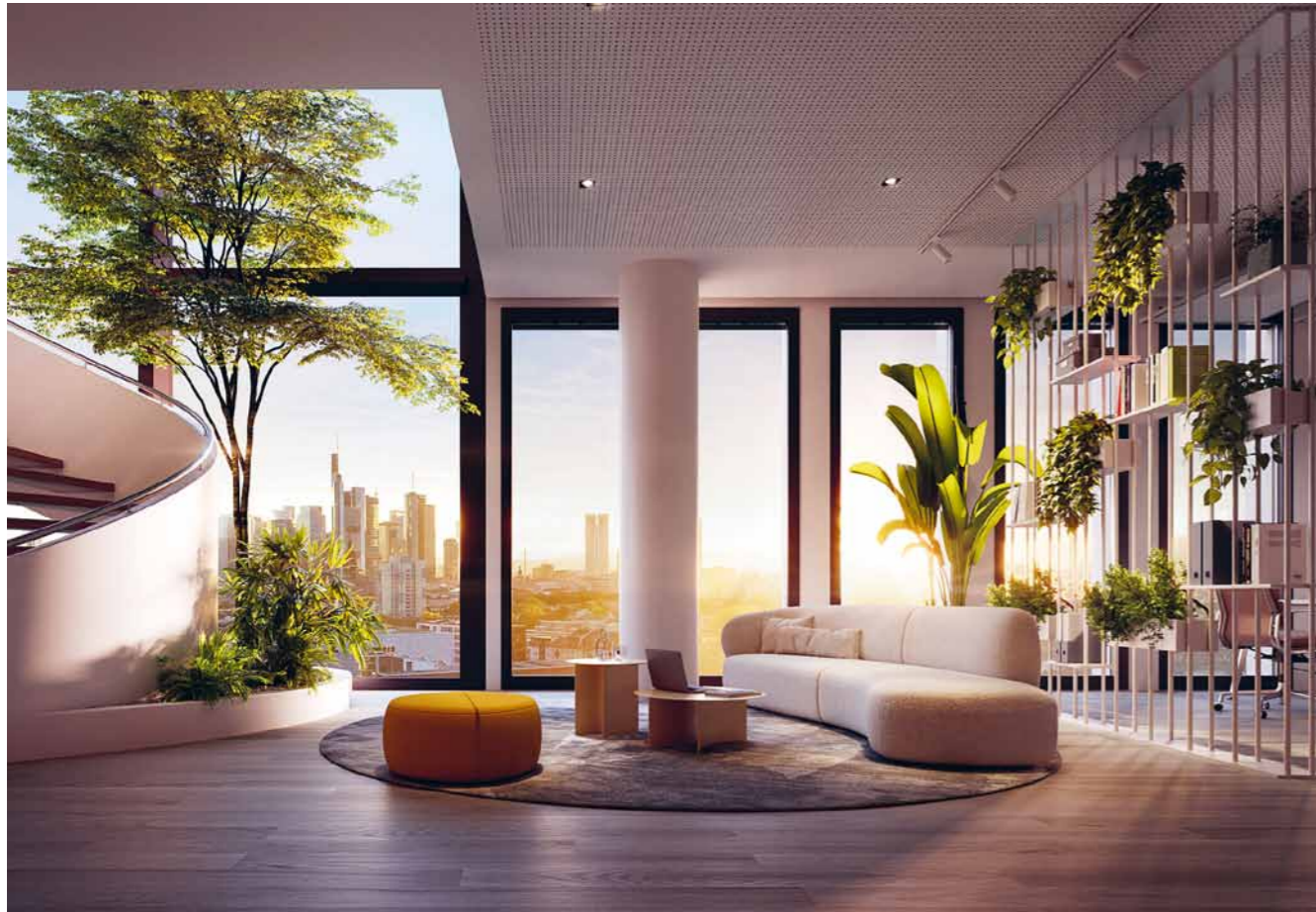
Meixner Schlüter Wendt Architekten, Frankfurt a.M.



WiredScore
PRE-CERTIFIED



SmartScore
PRE-CERTIFIED



Office property

Hafenpark District, Frankfurt am Main

The impressive, 16-storey office tower will function as a highly visible landmark for the new district. Its approximately 32 700 m² of premium office space will provide the perfect location for innovative new work concepts. Several of the upper storeys are broken up by “green sections”, two-storey vertical open spaces with plants. In addition to this, spacious roof terraces are planned and will offer excellent recreational opportunities. Some of them will also have spectacular views of the European Central Bank and Frankfurt’s skyline. Just like the ANQR House building, the ANQR Tower building has gained LEED Platinum, WiredScore and SmartScore pre-certification.

Address
Hanauer Landstrasse /
Honsellstrasse
60314 Frankfurt am Main



Gross floor area (above ground)

Approx. 32,500 m²

Office rental area

Approx. 32,700 m²

Floors

16 (ground floor +

Car parking spaces
(District garage)

Approx. 620

Bike parking spaces
(District garage)

Approx. 900

Completion

2027/2028

Architects

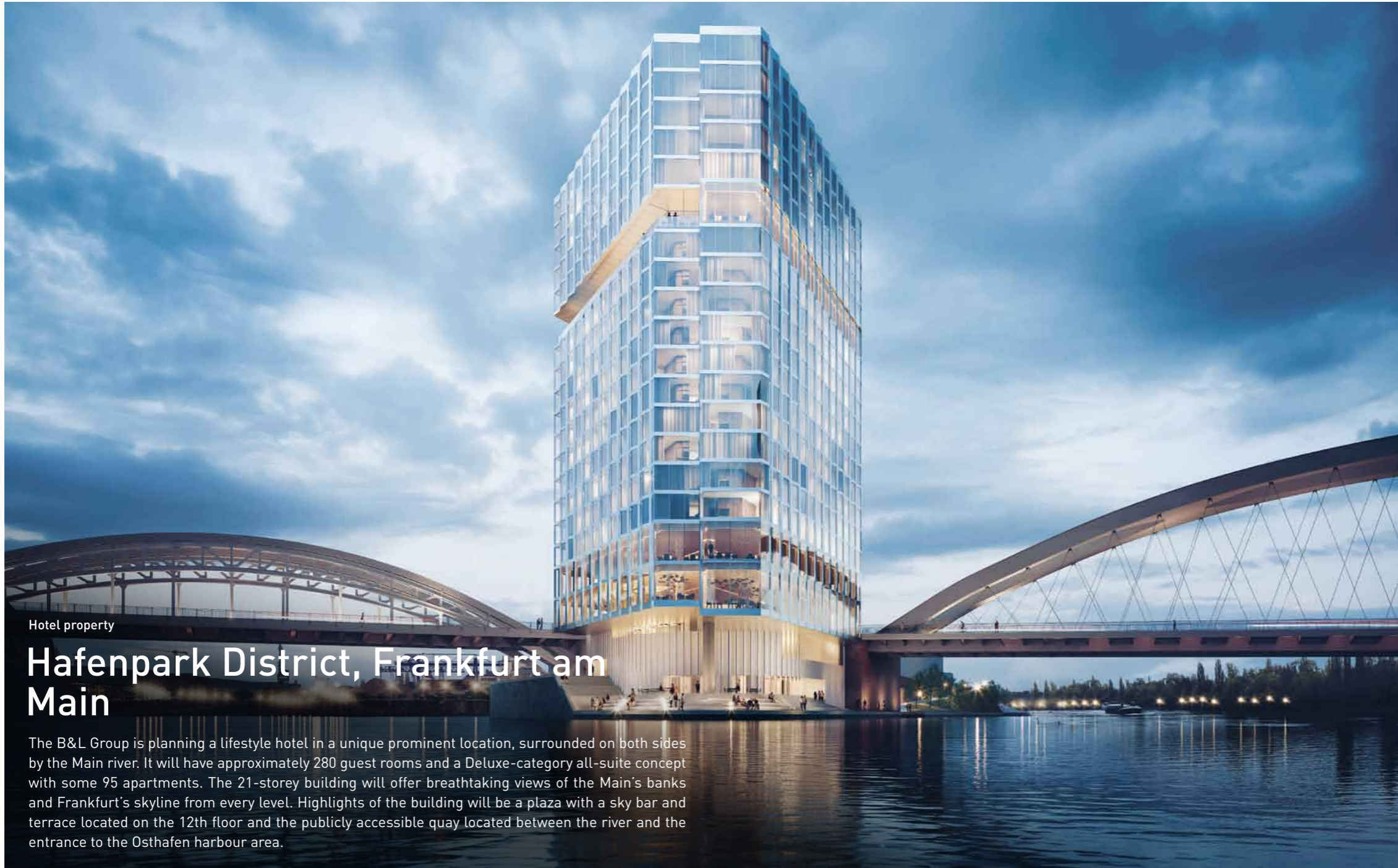
Meixner Schlüter Wendt Architekten, Frankfurt a.M.



WiredScore
PRE-CERTIFIED



SmartScore
PRE-CERTIFIED



Hotel property

Hafenpark District, Frankfurt am Main

The B&L Group is planning a lifestyle hotel in a unique prominent location, surrounded on both sides by the Main river. It will have approximately 280 guest rooms and a Deluxe-category all-suite concept with some 95 apartments. The 21-storey building will offer breathtaking views of the Main's banks and Frankfurt's skyline from every level. Highlights of the building will be a plaza with a sky bar and terrace located on the 12th floor and the publicly accessible quay located between the river and the entrance to the Osthafen harbour area.



Architects
Barkow Leibinger Gesellschaft von Architekten, Berlin

Plot size	Gross floor area
Approx. 1,400 m ²	Approx. 26,500 m ²

Guest rooms	All-suite concept suites
Approx. 280	Approx. 95

Parking spaces	Completion
Approx. 40	2028



Waterfront
Frankfurt am Main
Sky Bar



Office property

Hamburg Besenbinderhof

The B&L Group has started revitalisation of one of Hamburg's largest office complexes, located in the up-and-coming district of St. Georg. By continuing to use the grey energy contained in the structural elements and carrying out energy-oriented modernisation of the buildings, the project will create a groundbreaking offering of energy-efficient, modern working environments. The project is designed to appeal to price-conscious large-scale tenants who also expect their future office premises to meet the highest sustainability standards. In addition to this, the building's direct proximity to the main train station and bus station ensure that it offers optimum transport links.



Address
Besenbinderhof 43 + 52/
Norderstrasse 101
20097 Hamburg, Germany

Plot size	Gross floor area (above ground)	Total rental area	Office area	
Approx. 19,700 m ²	Approx. 86,000 m ²	Approx. 75,000 m ²	Approx. 67,000 m ²	
Canteen	Storage area	Car parking spaces	Bicycle parking	Completion of revitalisation
Approx. 4,000 m ²	Approx. 4,000 m ²	400	Approx.	2025/2026



Hotel & high street property

Saarbrücken Bahnhofstrasse

The B&L Group built a high-street property in a prime city-centre location. The site is located opposite the Europa-Galerie shopping centre at the beginning of the popular Bahnhofstrasse shopping area. A modern "mid-scale" H2 hotel is being built on the plot, which is within walking distance of the main train station and the exhibition centre. The ground floor and the 1st floor provide approximately 2 600 m² of modern retail space, which will be occupied by the well-known Müller retail chain.

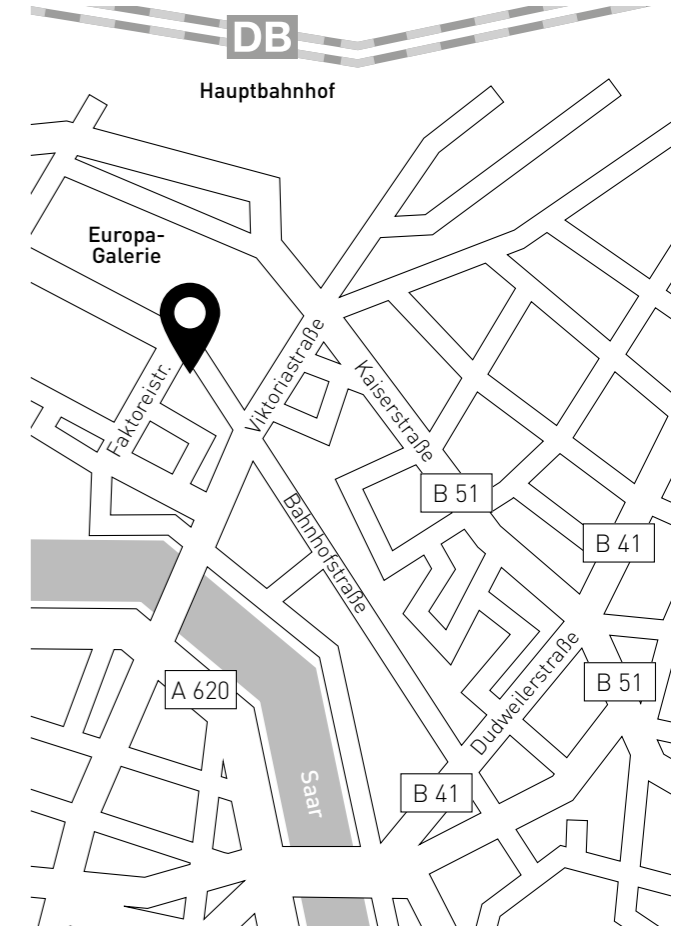
Address
Bahnhofstrasse 111
66111 Saarbrücken



Architects
Kunst + Herbert, Hamburg

Tenant
H-Hotels / H2

Müller Drogerie



Plot size

Approx. 1,400 m²

Gross floor area

Approx. 10,960 m²

Hotel

Approx. 5,800 m²

Guest rooms

Approx. 202

Retail

Approx. 2,600 m²

Completion

2023



Hospitality Hamburg Southern Überseequartier District

The Nordsüd Hotelbetriebsgesellschaft company, a strategic partnership between the B&L Group and travel and lifestyle corporation Accor SA, is taking on management of three planned hotel projects in Hamburg's Überseequartier, which is being developed by Unibail-Rodamco-Westfield. The excellent river-bank location in the Hafencity district in combination with direct proximity to the Hamburg Cruise Centre ensure that the site will be a highly attractive destination for international guests. Accommodation will consist of some 820 guest rooms, offered by Accor's Pullman, Novotel and ibis Styles hotel brands, and be designed to appeal to a range of target groups.

Address
Chicagokai
20457 Hamburg



Project development/ Investor
Unibail-Rodamco-Westfield Germany

Architects
Christian de Portzamparc, Paris
Hild und K Architekten, Munich
Böge Lindner K2 Architekten, Hamburg

Project partner
Accor SA

Hotel lessees
ibis Styles (approx. 400 guest rooms)
Novotel (approx. 170 guest rooms)
Pullman (approx. 250 guest rooms)



Guest rooms

Approx. 820

Hotel openings

2024



References (selected)

01 Hotel Schillerhof, WEIMAR · 02 Neue Flora, HAMBURG, musical theatre · 03 Clipper Boardinghouse HAMBURG-MICHEL · 04 Clipper Boardinghouse HAMBURG-HOLZHAUSEN · 05 Katharinenstrasse, DÜSSELDORF, hotel · 06 St.-Petersburger Strasse, HAMBURG, hotel · 07 Alte Freiheit, WUPPERTAL, high street property · 08 Kristall, HAMBURG, residential property · 09 Bodanstrasse, KONSTANZ, high street property & hotel · 11 World Trade Center DRESDEN, Multi-tenant building · 12 OASIS Berlin, BERLIN, urban development · 13 Max & Sophie, FRANKFURT AM MAIN, residential property · 14 Westenhellweg, DORTMUND, high street property · 15 Hainsspitze, LEIPZIG, high street property · 16 Mercado, HAMBURG, shopping centre · 17 Mercatorstrasse, DUISBURG, hotel · 18 Lago, KONSTANZ, shopping centre · 19 Nürnberger Strasse, ERLANGEN, high street property · 20 Baross tér, BUDAPEST, hotel





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Concept & layout

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