

## **6B47: Laying of the foundation stone in Düsseldorf - "New H" office and commercial building to become the new neighbour of Deutsche Oper am Rhein**

- **More than 40 million euros to be invested in new building**
- **Completion scheduled for third quarter of 2022**
- **Mayor Dr. Stephan Keller praises partnership between developer, politicians and administration**

Düsseldorf, 08 July 2021. A new office and commercial building is currently being constructed at a prominent location on Heinrich-Heine-Allee in Düsseldorf under the direction of the Vienna-based internationally positioned real estate developer 6B47 Real Estate Investors AG. An important milestone was now celebrated in a small, corona-compliant gathering at the construction site directly adjacent to the Deutsche Oper am Rhein: In the presence of Mayor Dr. Stephan Keller, Kai-Uwe Ludwig, the 6B47 Board Member responsible for 6B47's German business, and Nils Köster, Managing Director of general contractor Köster GmbH, placed the traditional time capsule into the walls of the new building, named "New H," to mark the end of the ground-breaking ceremony.

Dr. Stephan Keller said: "I am very pleased that the "NEW H" project on Heinrich-Heine-Allee in the heart of our city is now taking shape step by step. During the development phase, the building project was the subject of intense discussion between the developer, the administration and the city district government, but, as the developer assured me, always in a spirit of partnership. I think this discussion is an expression of a lively urban society and helps to ensure that the best solutions prevail in the end.

6B47 Real Estate Investors AG acquired the property in the immediate vicinity of the Deutsche Oper am Rhein in 2017. After an intensive consultation with the local citizens' representatives, plans that were appropriate for the location and met the highest quality standards were drawn up under the direction of the Düsseldorf-based architectural firm HPP Architekten.

Kai-Uwe Ludwig comments: "We were happy to take on the challenge of developing a suitable property at this outstanding location in the city. We found the open and cooperative discussion with the political bodies and the

administration to be extremely purposeful and are now proud to be able to contribute to the further development of the center of Düsseldorf."

A seven-story office and commercial building will be constructed at Heinrich-Heine-Allee 20 - 22, with the floor above the fifth floor set back. This will accommodate the eave heights of the neighboring buildings and create perimeter terraces. The top floor will be converted into a roof and is also intended to blend in visually with the surrounding buildings. Railings in the same color scheme in front of the floor-to-ceiling windows reinforce the visual impression.

Gerhard G. Feldmeyer, representative of the office of HPP Architekten commissioned for the design development, says of the architecture: "We see the new office and commercial building as a visually reinforcing building block in a sensitive urban context, within sight of the Wilhelms-Marx-Haus and opposite the Deutsche Oper am Rhein."

6B47 Real Estate Investors acquired the property in 2017. The previous development, an unadorned building from the 1970s, was demolished last year. The investment sum for the new building, which comprises just under 3,000 square meters of usable space and 35 parking spaces, amounts to more than 40 million euros. Completion is scheduled for the third quarter of 2022.

### About 6B47 Real Estate Investors

6B47 Real Estate Investors is an internationally oriented real estate developer based in Vienna with offices in Düsseldorf, Berlin, Munich and Warsaw and focuses its business activities on metropolitan regions in Austria, Germany and Poland. The company currently manages a project volume of around EUR 1.8 billion, making it one of the leading providers in the sector in Austria, Germany and Poland. It covers the entire value chain, from project development to realization and commercialization. The company's business model also includes real estate financing as an integral part of project development. Today, 6B47 develops high-quality real estate in Germany's top cities, Düsseldorf, Berlin and Munich. The focus is on new construction and revitalization in the areas of residential and commercial projects as well as hotel developments. Current projects include the LITE Berlin project, the NewH office building in Düsseldorf and the exclusive Will No. 16 residential project in Munich. [www.6B47.com](http://www.6B47.com)

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