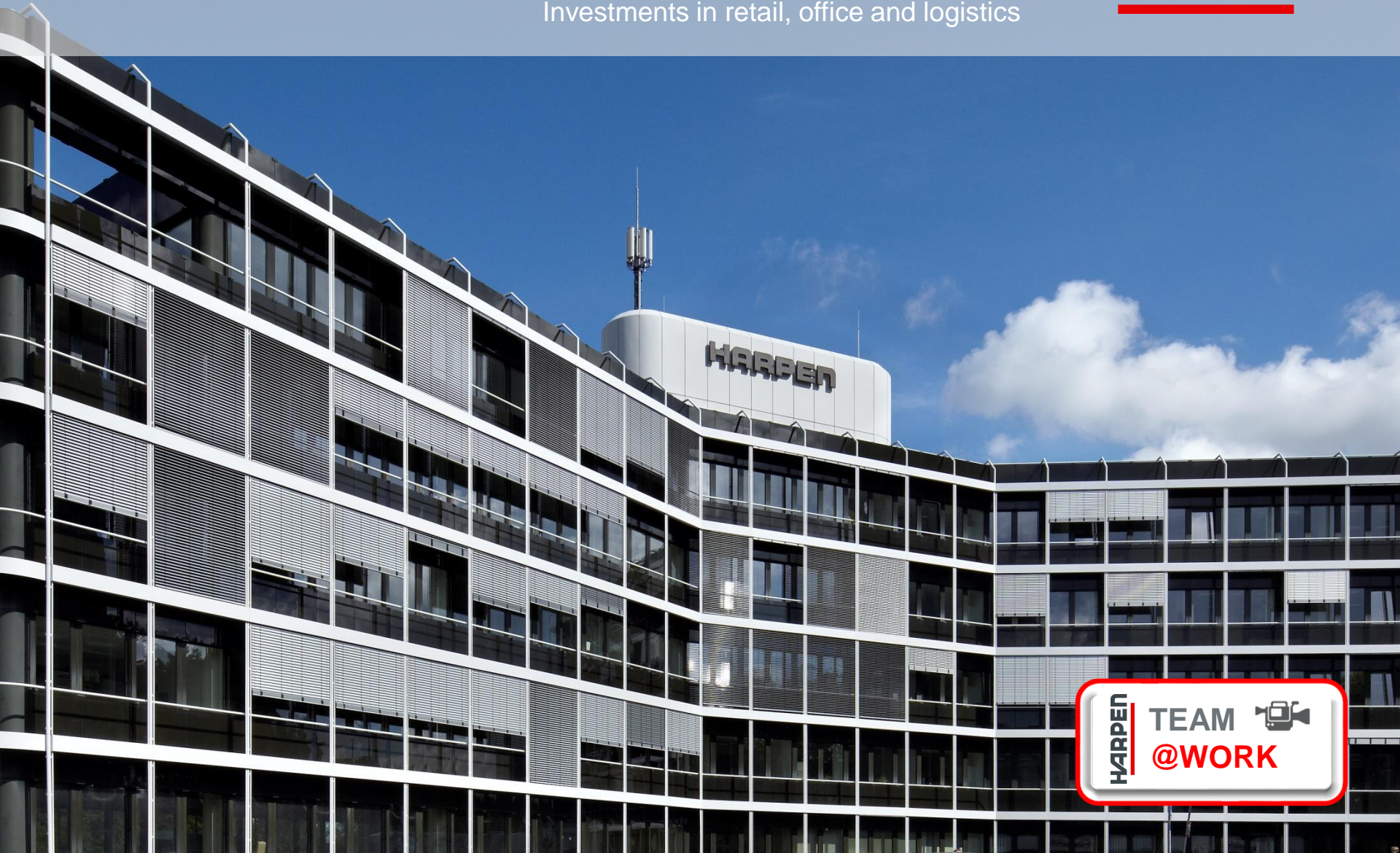


Property. Value. Development.
Investments in retail, office and logistics

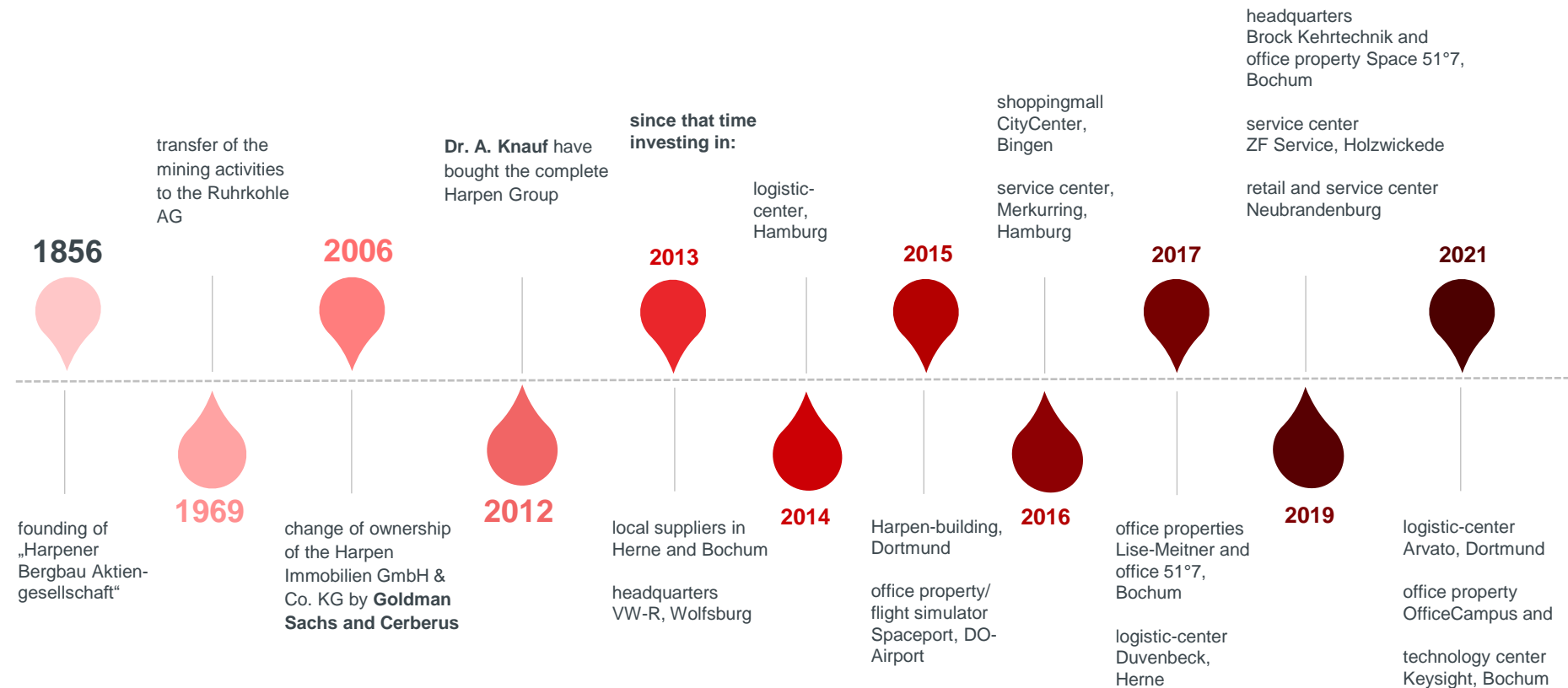
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@WORK

A reliable brand for 166 years

Harpen-History

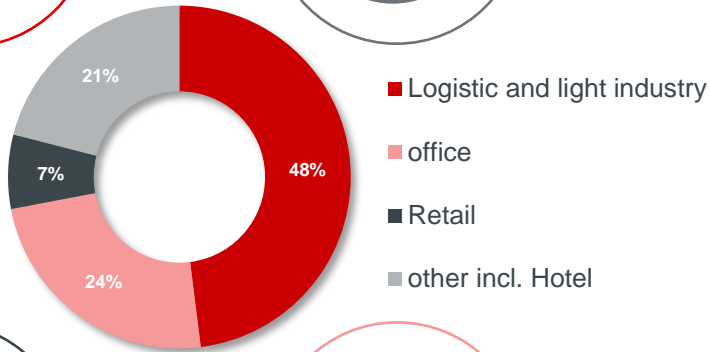


Harpen Group facts and figures

approx. 40
employees



> 300.000 m²
rental space

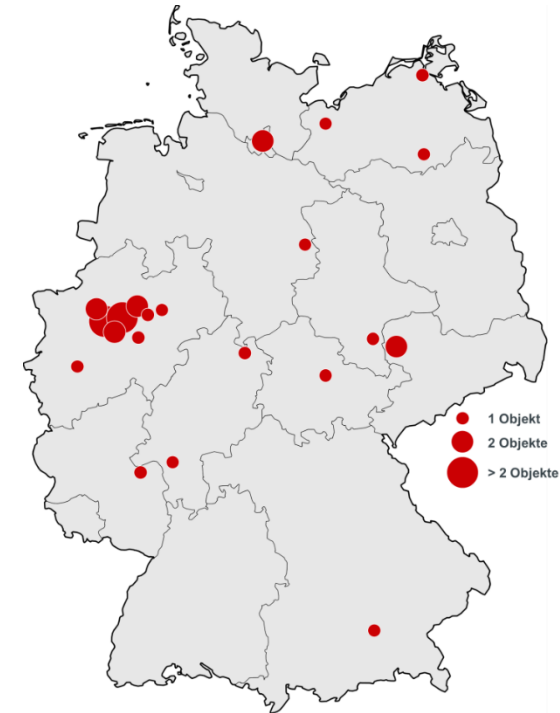


- Logistic and light industry
- office
- Retail
- other incl. Hotel

approx. 60
objects



95,7%
occupancy rate



tenant structure



Harpen Group

Core Business

- We are a real estate investor and developer, focusing the acquisition of commercial properties and projects with value creation potential.
- We are looking for investments for the sustainable enlargement and development of our own portfolio in Germany.
- We use the whole value creation process in real estate management – from development to commercial and technical management

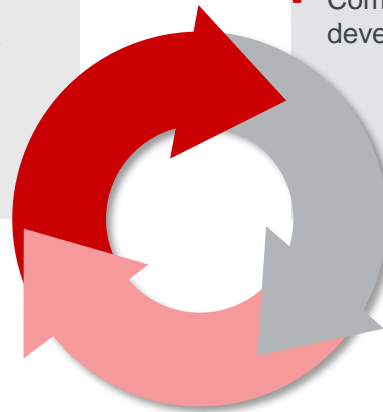
Investment focus

- Commercial properties (Core-Plus, Value-Add, Opportunistic) with additional redevelopment and upside potential.
- Asset- or share deals as well as portfolio deals
- Project developments (in all levels of completion) and commercial building land enabling the realization of following types of properties

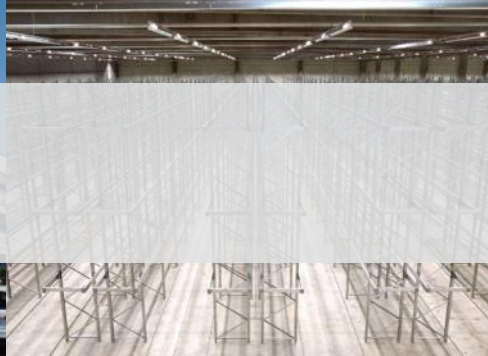
Types of properties

- Retail
- Office
- Logistics and „light industry“
- Commercial building land and projects, with short- to mid-term development perspectives
- No „pure“ residential or special use properties (e.g. leisure, care facilities or hospitals)

**Detect value.
Create value.**



**Maintain value.
Enhance value.**



References

Retail, office and logistics.

HARPEN



Arvato / Bertelsmann, 2nd stage - expansion logistic-center

Schleefstraße 1a, Dortmund



- Tenant: Arvato / Bertelsmann
- Rentable Space: about 8,400 sqm (2nd stage) / Total rental area: approx. 30,930 sqm
- Start of construction: August 2020
- Completion: May 2021

Technology center

Suttner-Nobel-Allee, Mark 51° 7, Bochum



- Plot size: 12,000 sqm
- Rentable space: about 7.500 m²
- Car park: about 125 parking lots
- Start of construction: Mid-2022
- Completion: Autumn 2023

SKOffice – Project planning Office complex

Freie-Vogel-Str., Dortmund



- Plot size: 13,400 sqm
- Rentable space: about 18,200 sqm
- Parking spaces and underground parking: about 300 parking lots
- Start of construction: Mid-2022
- Completion: Beginning of 2024

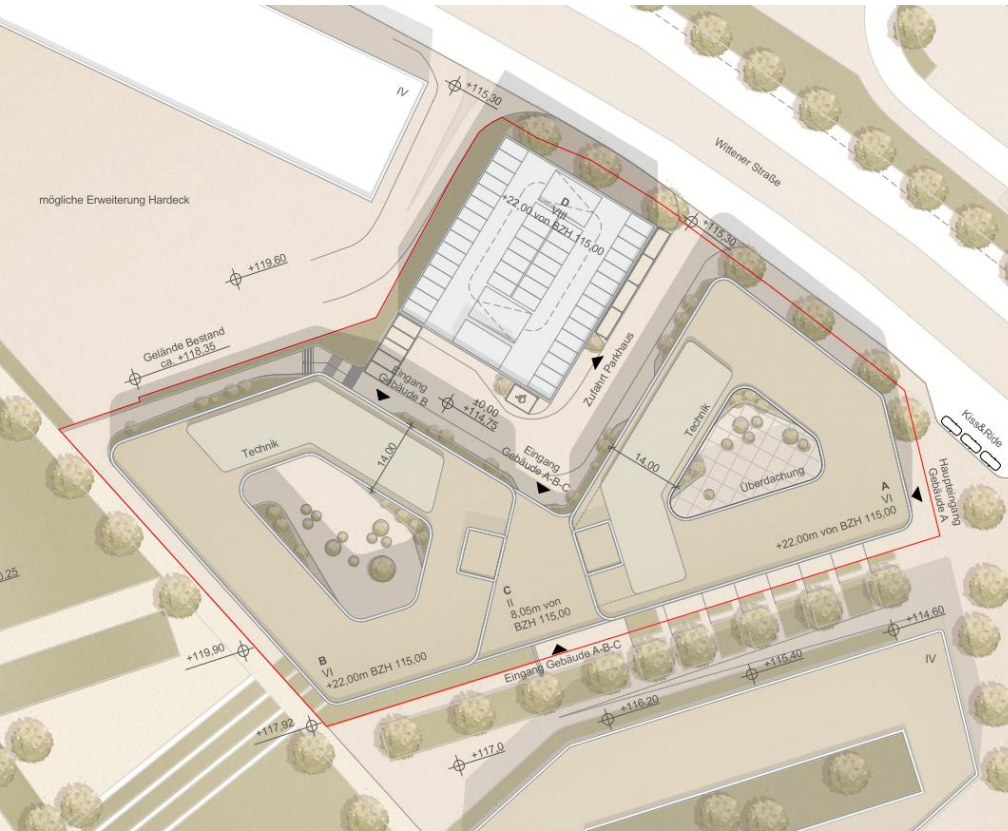
LOOP 517 – Project planning Office complex

Wittener Straße, Bochum



LOOP 517

Wittener Straße, Bochum



- Plot size: 9,800 sqm
- Rentable space: about 20,400 sqm
- multi storey car park: about 330 parking lots
- Start of construction: Beginning of 2023
- Completion: End of 2024

office campus 51°7 – 3rd space, project planning Office complex

Alte Wittener Straße, Bochum



office campus 51°7

Alte Wittener Straße, Bochum



- Plot size: about 10,200 sqm
- Rentable Space: rd. 10,500 sqm
- multi storey car park: rd. 250 parking lots
- Start of construction: Mid-2021
- Completion: End of 2022

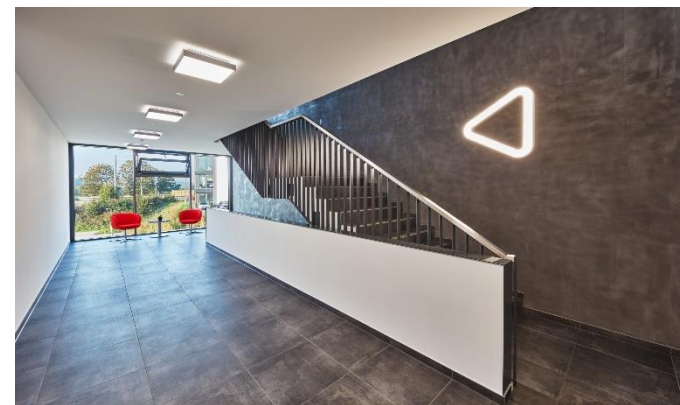
SPACE 51°7 - 2nd stage, office building

Alte Wittener Straße 56, Bochum



SPACE 51°7

Alte Wittener Straße 56, Bochum



- Tenant: CGI (SCISYS Deutschland GmbH)
- Rentable Space : about 2,900 sqm (fully let)
- car park: 66 parking lots
- Start of construction: April 2019
- Completion: April 2020

office 51°7

Alte Wittener Straße 50, Bochum



- Tenants: Goldbeck West GmbH, eggheads GmbH, AVEVA GmbH
- Rentable space: about 3,200 sqm (fully let)
- Start of construction: October 2016
- Completion: December 2017

Brock Kehrtechnik

Arnoldschacht 14, Bochum



- Tenant: Brock Kehrtechnik GmbH
- Industrial space: about 15,300 sqm (+ office areas and social areas)
- Office space: about 2,300 sqm
- Start of construction: April 2019
- Completion: April 2020

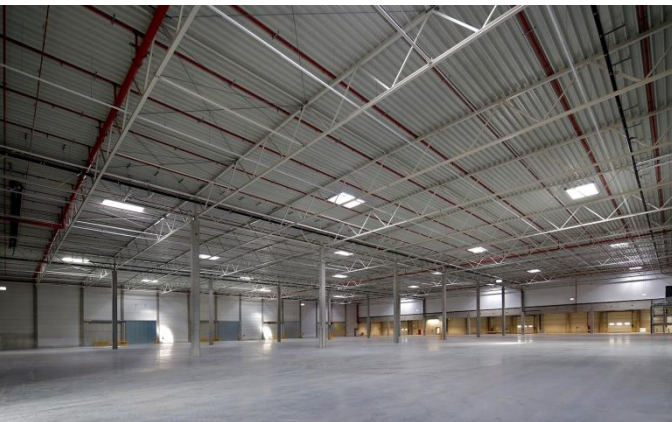
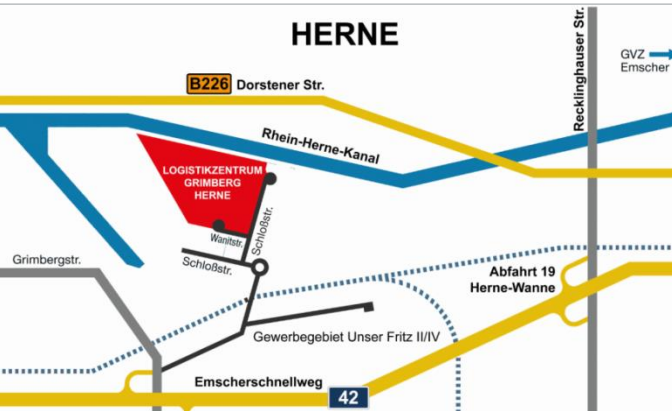
Development logistic-center Grimberg

Schloßstraße 41, Herne



Development logistic-center Grimberg

Schloßstraße 41, Herne



- Tenant: Duvenbeck Kraftverkehr GmbH & Co. KG, Bocholt
- Rentable Space: about 25,000 sqm handling warehouse in 3 units
about 2,200 sqm office space in separate office building
- Start of construction: October 2016
- Completion: September 2017

CityCenter Bingen

Basilikastraße 3, Bingen

www.citycenter-bingen.de



CityCenter Bingen

Basilikastraße 3, Bingen

www.citycenter-bingen.de



KEYDATA

- Tenants: Rewe, Müller, Intersport, Olymp & Hades, Deichmann, Görtz, Esprit, Apollo Optik
- Rentable space: about 8,200 sqm
- Underground parking garage: 244 parking lots
- Opening: March 17th, 2016



IZB Bochum

Lise-Meitner-Allee 2, Bochum



- Tenants: Direct Call, Brunel, Caverion, phi Consulting
- Rentable space: about 5,460 sqm
- Purchase: May 2017

Development retail center with hotel

Stubengasse, Münster



KEYDATA

- Tenants: H Hotel, Esprit, Telekom, Karstadt sports, Tom Tailor, E-Plus, Deutsche Bank, Café & Bar Celona, WBI
- Rentable space: about 16,800 sqm (additional 320 underground parking space)
- Hotel: 140 rooms
- Completion: September 2009
- Awards: Deutscher Städtebaupreis 2010; Nationaler Preis für integrierte Stadtentwicklung und Baukultur 10/2012

„Dortmund Spaceport“, High-End-Flight-Simulator

Dortmund-Airport



KEYDATA

- Tenant: StarWings Dortmund
- Completion: Spring 2015

Harpen-Building

Voßkuhle 38, Dortmund



- Tenants: ThyssenKrupp Industrial Solutions, Postbeamtenkrankenkasse
- Rentable space: about 6,400 sqm
- Completion: Spring 2015

VW-R Headquarters

Hannoversche Str. 2a, Wolfsburg


KEYDATA

- Tenant: Volkswagen R GmbH
- Rentable space: about 12,100 sqm
- Car park with 346 parking lots
- Completion: Spring 2014

Logistic-center „Hamburger-Hafen“

Andreas-Meyer-Straße 45+47, Hamburg



- Tenant: B+S GmbH Logistik und Dienstleistungen
- Rentable space: about 5,535 sqm
- Completion: July 2014

Citycenter Lünen

Willy-Brandt-Platz 6, Lünen


KEYDATA

- Tenants: Stadt Lünen, Cineworld, Saturn, Café Extrablatt, Parkhaus Südwest
- Rentable space: about 21,600 sqm
- Multi-storey car park with 400 parking lots

Bezirksverwaltungsstelle Hörde

Hörder Bahnhofstraße 16, Dortmund



KEYDATA

- Tenants: Stadt Dortmund, additional office and retail tenants
- Rentable space: 3,200 sqm

Brownfield development and recycling

Werner Hellweg, Bochum



Colliery and coking plant „Robert Müser“, 1968



Resettlement „Robert Müser“: Brock Kehrtechnik, Spitzke Gleisbau, Hartmann Automobile, flaschenpost etc., 2021

- Commercial area „Robert Müser“
- Reuse of a former mining site to a commercial area in Bochum-Werne
- Revitalization: 300.000 sqm for Brock Kehrtechnik, Spitzke Gleisbau, Hartmann Automobile and flaschenpost (see right)

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We fix up your assets!



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Investments in retail, office and logistics.

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