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DEAR READERS!



Some of you have been planning to travel to Mipim in Cannes this month for some time. After all, it has been three years since the last Mipim. Now the lift of many Corona restrictions are making the comeback of the international real estate fair possible.

As if the global fight against Covid-19 and climate change were not enough, a few days ago the war in Ukraine was added to the already dangerous mix. Military hostilities in Europe no longer seemed conceivable to many, me included. We were wrong. Warlike and therefore murderous violence has become reality. The unthinkable has occurred and leaves us stunned. War as a means of politics is back in Europe.

The pandemic alone demonstrated the fragility of us as human beings, now, to make matters worse, there is war in Ukraine and the threat of war elsewhere in Europe. Added to this climate change and its natural disasters, it is difficult to retain even a certain optimism in this fatal triad. Nevertheless, or even because of this, meetings such as the Mipim remain important.

I wish everyone, as difficult as it may be, to keep a clear head. In Cannes it is “only” about real estate and investments. But with both topics there is generally always more to it than that.

Yours,

Andreas Schiller

NEWS FROM CEE/SEE



R70 office building in Budapest with 19,200 sqm GLA was completed in 2002 and has now been sold to the Hungarian construction company Épkar Zrt.

CA IMMO SELLS OFFICE PROPERTY IN HUNGARY

CA Immo has signed and closed the sale of R70 in Budapest. The sale of the property, which was completed in 2002 and comprises 19,200 sqm GLA, has closed in line with the book value as of Q2 2021. The property was acquired by the local construction company Épkar Zrt. The purchase price was not disclosed.

CA Immo has been invested in Hungary since 1999. As at 30 September 2021, the Hungarian office portfolio totals a rentable area of approximately 215,000 sqm of lettable space with a book value of about EUR 500 million.

IULIUS GROUP PLANS A MULTIFUNCTIONAL PROJECT IN THE ROMEXPO AREA

Iulius Real Estate is planning a mixed-use project in the Romexpo area in Bucharest, between the hotel Crowne Plaza, the future project of the Tiriac Group and Romexpo. The project includes a multifunctional complex, which will comprise a business centre, retail area and services on a plot of land of about 10,500 sqm.

The land was purchased from Globe Trade Center in 2017. GTC planned in 2006 through the company Green Dream to build a residential project with seven blocks of seven storeys each and a total of 225 apartments.

MINT INVESTMENTS BUYS OFFICE PARK IN PRAGUE

A fund managed by the Real Estate Group of Ares Management Corporation and local partner Portland Trust have sold the Coral Office Park in Prague 5 to Mint Investments. Coral Office Park comprises over 31,000 sqm of lettable office space and around 3,000 sqm of retail space in four independent buildings. The purchase price was not disclosed.

PARTNERS GROUP AND PEAKSIDE ACQUIRE WAREHOUSE PORTFOLIO IN WARSAW

A joint venture between Partners Group and investment manager Peakside Capital Advisors AG, with a group of additional third-party co-investors, has acquired a portfolio of warehouse properties. The purchase price is not being disclosed.

The portfolio is located in and around Warsaw. The JV is planning to refurbish and redevelop the properties. Once redeveloped, partly densified and upgraded, the three sites will have a total GLA of nearly 150,000 sqm.

The assets will be rebranded and include: City Point Targówek, a logistics park at 14 Matuszewska Street in the Warsaw district of Targówek; Logistics Point Raszyn, a logistics park at 10 Sokołowska Street in Raszyn ; and Logistics Point Piaseczno, a facility at 13 Raszyńska Street in Piaseczno.



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Fuzja Office is built on a former industrial site in the immediate vicinity of the Karol Scheibler textile factory and offers 22,000 sqm of rental space.

KGAL EXPANDS POLISH PORTFOLIO

KGAL Investment Management has acquired the office property Fuzja Office I in Lodz. The building offers 22,000m² of rental space. It is currently under construction and is scheduled for completion in the second quarter of 2022. The vendor is Echo Investment.

The Fuzja Office I office complex is part of a large-scale redesign on a former industrial site not far from the city's key institutions. The district development includes a total of 23 buildings consisting of six office properties, retail space and over 700 apartments. The acquired complex, which comprises three office buildings, also offers a total of 150 underground parking spaces and 139 parking spaces in a multi-storey car park.

PORTIVA BUYS PRAGUE OFFICE BUILDING

Brno-based investment group Portiva has acquired the SmíchOFF office building in Prague from Penta Real Estate for more than CZK 1 billion (EUR 41 million). The complex, located on the left bank of the Vltava River, offers a total of 10,090 sqm of office space, 362 sqm of warehouse space and 91 parking spaces in two basements. The transaction was financed by UniCredit Bank.

WING ACQUIRES AIRPORT CITY LOGISTICS PARK

Wing has bought Airport City Logistics Park located in the neighbourhood of Budapest Liszt Ferenc International Airport in Hungary. The business park comprises a 12-ha area offering almost 44,000 sqm of warehouse buildings and 8,000 sqm of office space spread over six buildings in use and one under construction. Seller of Airport City Logistics Park is CPI Property Group. The purchase price was not disclosed.

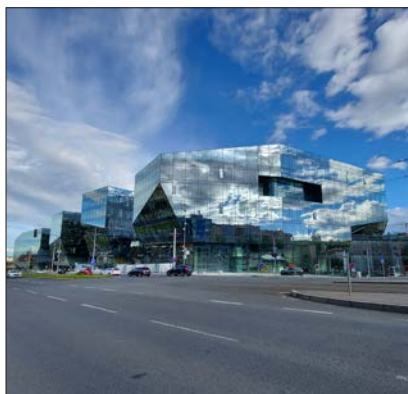
SPEEDWELL AND BALTISSE SELL RECORD PARK OFFICES IN CLUJ-NAPOCA

Speedwell and Baltisse closed the deal for the sale of Record Park Offices in Cluj-Napoca. The commercial component of the Record Park mixed-use project has been bought by Aya Properties Fund, a Belgian based real estate investment fund. The transaction's value is EUR 35 million.

Record Park Offices have been finalized and delivered at the end of 2020. The project comprises 15,000 sqm of office and retail spaces (including a historical refurbished building) and a 2,000 sqm stand-alone sports centre with pool. Speedwell's project is also the company's first mixed-use development in Cluj-Napoca. The ensemble also integrates 236 apartments, alongside the above-mentioned buildings.

PROLOGIS ACQUIRES ADDITIONAL LAND FOR THE LOGISTICS PARK NEAR OSTŘEDEK

The development company Prologis acquired additional land for a logistics park near the D1 motorway near Ostředek in the Benešovsko region, 40 km south of Prague. The new land with an area of 7.15 ha allows for potential construction with an area of 27,000 sqm. Thanks to this, the total area of the park will increase to 196,000 sqm. Prologis is now developing the first building with an area of almost 9,000 sqm.



The Bořislavka Centrum at Evropská 866 in Prague's District 6 was designed by the Czech architectural firm Aulík Fišer.

REICO ACQUIRES PRAGUE'S BOŘISLAVKA CENTRUM

REICO Česká Spořitelna Real Estate Fund (Nemovitostní fond České spořitelny) is buying the Bořislavka Centrum shopping and office complex from KKCG Real Estate Group. The parties didn't disclose the transaction price.

The complex consists of four interconnected buildings in the shape of irregular glass crystals. The total leasable area reaches over 40,000 sqm. Three-quarters of this is office space, the rest is retail space. The complex was opened in June 2021.

MITISKA REIM SELLS POLISH RETAIL PARK TO AB TEWOX

Mitiska REIM announced that it has completed the sale of Retail Park Mlyn in Wroclaw to AB Tewox, an investment company managed by Lords LB Asset Management. The retail park was originally acquired by Mitiska REIM in July 2015 on behalf of the First Retail International fund (FRI).

Retail Park Mlyn has a gross leasable area of 10,567 sqm and offers parking for 250 cars. The site is anchored by a Lidl supermarket.

Mitiska REIM first entered the Polish market in 2014 and, following a joint venture agreement with Karuzela Holding in December 2018, has accelerated its expansion to create a portfolio of 5 income-generating convenience retail schemes and 8 development projects, with a combined gross leasable area of approximately 160,000 sqm. This year, 3 new convenience retail developments will be completed, located in the Polish cities of Pulawy, Wagrowiec and Kolobrzeg.

IULIUS MALL SUCEAVA TO BE EXPANDED

Romanian developer Iulius will invest EUR 40 million to expand Iulius Mall Suceava project by 14,000 sqm. The extension will be delivered as a retail park with direct access to the mall. Another 10,000 sqm of existing spaces will be reconfigured. Following the expansion and overhaul works, the mall will have a leasable area of more than 65,000 sqm and Iulius' total investment in the project will climb to EUR 110 million.

The project is in the process of obtaining approvals for authorization. Construction is scheduled to begin in the second half of this year, and the investment will be completed by the end of 2023.

Iulius Mall Suceava opened in 2008 with a total leasable area of 51,500 sqm. Since 2017, Iulius and Atterbury Europe jointly own 50% stakes in the project.

FLE BUYS MOKOTOW PLAZA BUILDING IN WARSAW

M7 Real Estate has sold Mokotow Plaza, an office building in the Mokotow Business District of Warsaw, to Vienna-based FLE GmbH. By this purchase FLE is entering Warsaw office market.

Mokotow Plaza, which comprises circa 15,600 sqm of office space across five floors, is situated at 6 Postępu Street. M7 acquired the property in 2019. The purchase price was not disclosed.



The Tischnera Office building in Krakow has been developed by Cavatina and was completed in 2020.

CAVATINA HOLDING OBTAINS REFINANCING LOAN FOR TISCHNERA OFFICE IN KRAKOW

A subsidiary of Cavatina Holding obtained an investment loan of EUR 50 million from the German bank Deutsche Hypo – Nord/LB Real Estate Finance. The money will be allocated, inter alia, to the refinancing of expenditure incurred on the construction of the Tischnera Office building in Kraków. Tischnera Office, completed in 2020, offers almost 34,000 sqm lease area.

EUR 34.25 million of the loan obtained will be allocated to the repayment of the loan taken from Alior Bank, and the remaining amount, about EUR 15.5 million, for the current investment activities of the Cavatina Holding Capital Group. The loan is to be repaid over a five-year period.

In December 2021, companies from the Cavatina Holding Group concluded loan agreements worth EUR 82 million and PLN 44.3 million (EUR 9.6 million) with banks Berlin Hyp and Pekao for the financing of Global Office Park in Katowice. In the same month, PLN 116.8 million (EUR 25.5 million) was obtained from one of the non-public funds, PZU, for the purpose of financing the construction of building D in the Quorum complex in Wrocław.

SCALLIER DEVELOPS ITS FIFTH RETAIL PARK IN THE ROMANIAN CITY OF VASLUI

The Polish company Scallier will build a retail park in Vaslui, a city in eastern Romania with a population of around 50,000 inhabitants. The company has obtained a building permit for a retail park with a leasable area of 9,975 sqm. The facility is scheduled to be put into service in 2022.

The retail park in Vaslui will be the fifth property developed by Scallier in Romania: Two retail projects opened last year in Rosiorii de Vede and Focsani, two others are under construction in Turda and Timisoara.

For next year, the company wants to open three more retail parks under the FunShop brand and is actively looking for new land for projects. The investment in a retail park is between EUR 5 million and EUR 10 million.

7R EXPANDS ITS LOGISTICS FOOTPRINT IN SILESIA

Polish developer 7R is once again expanding its portfolio in Silesia with the construction of 7R Park Myslowice near Katowice. When finished the logistics park will have two buildings with a total rentable area of over 59,000 sqm. The first stage of the project will be completed in July 2022. 7R Park Myslowice is located close to the S1 expressway and the A4 highway

Mysłowice is the next location in the Silesian voivodship chosen by 7R. There are two logistics centres in Czechowice-Dziedzice: 7R Park Beskid I and 7R Park Beskid II. In Sosnowiec, 7R has put into operation the city warehouse 7R City Flex Sosnowiec. In Sosnowiec, 7R has also developed a logistics park, delivering a BTS (Build-to-Suit) facility for logistics operator No Limit and dedicated space for InPost.

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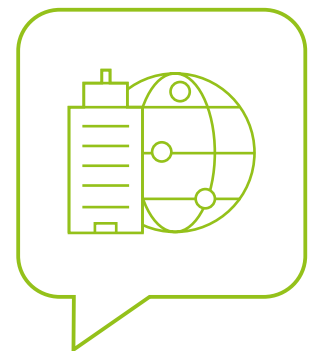
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STAFFING



left: Daniela Boytcheva
right: Laura Hines-Pierce



left: Oana Stamatina
right: Ewa Zawadzka

DANIELA BOYTCHIEVA became new Business Development Director at CTP Bulgaria. Daniela Boytcheva started her business career in 2004 as a member of the Marketing Department of Colliers International where most recently she had been Manager Logistics & Industrial Services and Manager Key Accounts Office Services. Before joining Colliers, she completed several internships in governmental and financial institutions in the sphere of communication. Daniela Boytcheva holds an BA in International Finance and Trade of University of Portsmouth in Sofia.

LAURA HINES-PIERCE has been promoted to Co-CEO of Hines. She joins her father Jeff Hines as co-leader of the global real estate company. Laura Hines-Pierce has served as Hines' senior managing director in the office of the CEO since 2020. Prior to that, she was the firm's transformation officer. She also served as project manager for River Point development in Chicago and was part of the grassroots team that established the OneHines Women's Network, which was the catalyst for the company's focus on diversity and inclusion. Prior to joining Hines, Laura Hines-Pierce worked for Sotheby's in New York. She graduated from Duke University with a BA in Economics and Art History and received her MBA from Harvard University.

OANA STAMATIN has been appointed ESG (Environmental, Social and Governance) Chief Officer of Colliers in Central and Eastern Europe (CEE). In her new role, she will cover the markets in Bulgaria, Czech Republic, Hungary, Poland, Romania, and Slovakia and will be responsible for the implementation of global ESG goals in the CEE region. Oana Stamatina previously worked as Deputy Head of Green & Healthy Buildings Certifications and Building Surveying of Colliers in Romania. She was also involved in consultancy services related to project monitoring activities and technical due diligence in the last 15 years.

EWA ZAWADZKA became Director, Head of Development at MDC². Ewa Zawadzka has over 15 years of commercial real estate experience. Before joining MDC² she was Development Director at Panattoni responsible for new land and development opportunities in Southern Poland. Ewa Zawadzka also led the Land and Development team at Prologis where she was responsible for development management activities for Poland. Prior to joining Prologis, she gained over 10 years' experience as Head of Logistic Service Centre in FagorMastercook S.A. – a part of Fagor Group. Ewa Zawadzka graduated with a degree in Master of Economy at International Relations from the Wrocław University of Economics. She also completed postgraduate studies of Master of Business Administration at the Wrocław University of Economics and completed a Certified Commercial Investment Member course.

LETTINGS



PARK ATRIUM, BUDAPEST

HUNGARY 

Egon Zehnder Knowledge Center moves to Park Atrium in Budapest. The advisory firm will occupy 800 sqm in the recently refurbished office building. Park Atrium, on Dózsa György út in Budapest VI, comprises 23,400 sqm of leasable space. Owner of the building is a Luxembourg-based property fund managed by REInvest Asset Management.

SKYLINER, WARSAW

POLAND 

The US-based technology company iTechArt has leased the 29th floor of the Skyliner office building at the Daszyńskiego Roundabout in Warsaw. The Skyliner office building, where iTechArt has rented nearly 1,500 sqm of space, is the latest investment project of the Karimpol Group. It offers 49,000 sqm of rentable space on 42 floors. The lowest levels are dedicated to services, retail and food. The Skyliner's five-level car park is designed for 428 cars, has charging stations for electric vehicles, as well as parking spaces for 330 bicycles.

SKYSAWA, WARSAW

POLAND 

PKO Bank Polski has concluded a long-term lease agreement for the entire space in the Skysawa office building in Warsaw, the investor of the facility – Polski Holding Nieruchomości (PHN) announced. The office complex will be the new headquarters of PKO BP. A lease agreement for approximately 35,000 sqm of space is the largest transaction of this type on the commercial real estate market in Warsaw in the last several months. Skysawa is an office and commercial complex, consisting of two buildings. The higher part of the complex is a 155-meter tower, consisting of 40 floors. The construction work began at the end of June 2019. The handover of the subject of lease is planned for the fourth quarter of 2022. Skysawa is located next to Rondo ONZ, in the quarter of Świętokrzyska, Twarda, Mariańska streets and Jana Pawła II avenue.

VARSO TOWER, WARSAW

POLAND 

Cloud content management company Box has leased almost 16,000 sqm of office space in Varso Tower in Warsaw. Varso Tower is the final piece of Varso Place, HB Reavis' mixed-use development that combines offices, a hotel, and an innovation hub with retail. It is located in close proximity to Warsaw Central Station. Its completion is scheduled for mid-2022.

WARSAW UNIT, WARSAW

POLAND 

The biotech company and producer of the vaccine against COVID-19, American Moderna, has chosen the Warsaw Unit skyscraper as its new office in Poland. Moderna will occupy 4500 sqm of the high-rise building. Warsaw Unit is Ghelamco's latest investment, located in Warsaw's Wola district.



From blueprint ...



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MIPIM: AS ALWAYS ... OR NOT?



This is what it looked like during Mipim 2019. This year's event is likely to be a little smaller.

Mipim, which traditionally takes place in Cannes in spring, was cancelled twice due to the pandemic. There were smaller “replacement events” in September. Now it’s supposed to be Mipim business as usual, but maybe not quite?

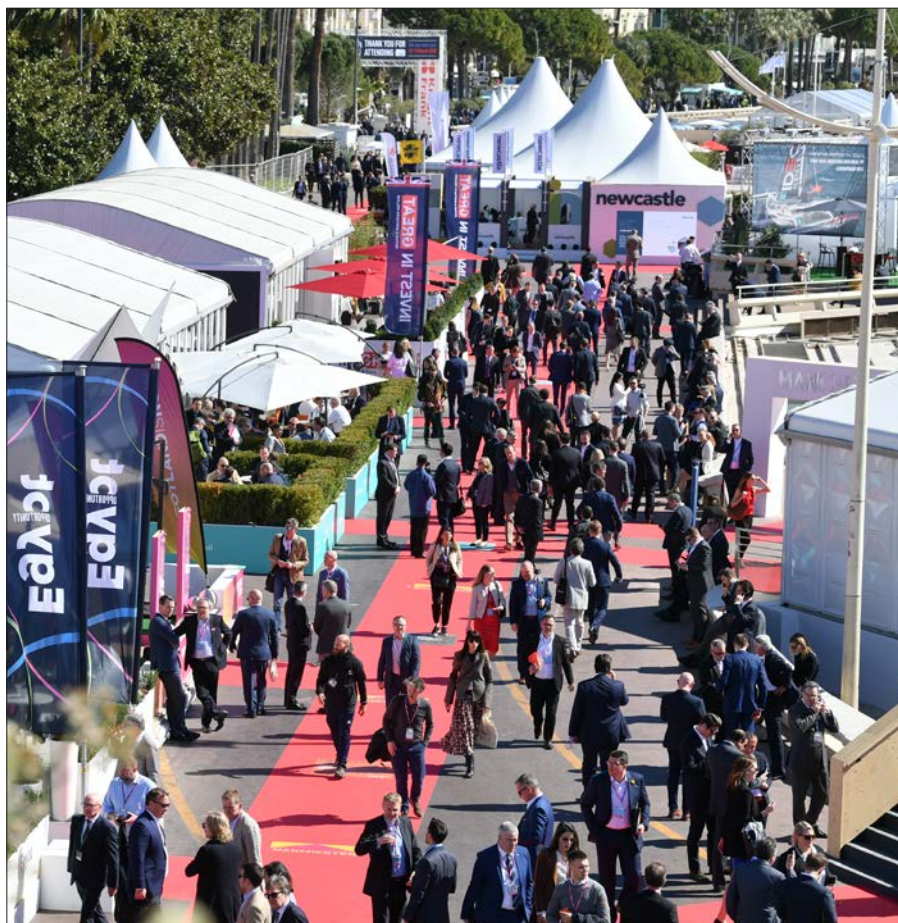
Spring on the Côte d’Azur? That has always been an additional lure to go to Mipim. In the past two years, however, spring was the time when the pandemic became more widespread. But since last year there has been vaccines, moreover the current variant seems to be more con-

tagious but less severe, so from 15 to 18 March 2022 Mipim will take place in its usual form and at its usual venue, the Palais des Festivals in Cannes. So everything as before the pandemic? Not quite!

Participants need proof of vaccination and mouth and nose protection is mandatory on the exhibition grounds. But mouth and nose protection will be the weak point, as we know from other events: at the latest at the stand receptions or even just in conversation at the stand, the masks will fall off. And it is doubtful whether the abundant disinfectants provided are of much use.

On the other hand, after a two-year break, many people want to meet and exchange ideas “normally” again, to see business friends and partners again, to discuss developments with others and simply to boost business again.

Ultimately, however, everyone has to decide for themselves whether they consider the health risk of going to Cannes and taking part in a trade fair with all the usually linked events – from conferences to receptions and dinner invitations in a larger circle – to be manageable or not and whether the trip to the fair is really worth it.



Mouth-nose protection on the exhibition grounds? Will that always work?

However, to decide the question, if it is worth to go to Mipim, is not exactly easy. If you want to find out on the homepage who is represented as an exhibitor in Cannes, you won't get far unless you have at least purchased a digital pass for EUR 590, which allows access to the online platform.

Without this option, the best you get is a list of the participating companies, at least sorted by country and then alphabetically. The exhibiting companies are highlighted in bold.

According to this list of 22 February 2022, almost 4,500 companies are represented at Mipim, either as exhibitors or by at least one company representative taking part in the fair. Around 1,800 companies from 70 countries are registered as exhibitors, including CEE/SEE and Turkey.

Poland, the Czech Republic and Hungary are not only the most developed markets, but also the three strongest exhibitor groups from CEE: Poland (51 exhibitors) is represented by the majority of the country's cities and regions, but also by large real estate companies like Echo Investment, Golub Gethouse, Skanska, Unibail-Rodamco and Vastint.

From the Czech Republic (24 exhibitors), the Central Bohemian Region with the capital Prague and the Moravian-Silesian Region with Ostrava will present themselves. In addition, AFI Europe, CTP Invest, P3 Logistic Parks and Panattoni, among others, have also registered as exhibitors from the Czech Republic.

Hungary (15 exhibitors) is represented by its capital Budapest and Debrecen, as well as the Hungarian subsidiary of

Atenor and Wing, probably the country's largest project developer and also the majority shareholder of Echo Investment in Poland.

From Romania (5 exhibitors), Ilfov County will present its development project Magurele, a science park in the immediate vicinity of the Institute of Nuclear Physics and Engineering with the world's most powerful laser.

Slovenia (4 exhibitors) is represented by Spirit Slovenia, the state economic development agency. Slovakia (3 exhibitors), Serbia and Montenegro (1 exhibitor each) are also registered.

In the past, Turkey showed a strong presence at Mipim. Also this year the country will be represented in Cannes with 23 exhibitors.

Russia (14 exhibitors) and Ukraine (2 exhibitors) have also registered, but under the given circumstances it is more than doubtful that these exhibitors will be present in Cannes.

Since Mipim advertises on its homepage with the figures of 2019, the last fair "before Corona", and speaks there of 3,800 exhibitors, the coming event is likely to be significantly smaller. However, this is not necessarily a disadvantage, at least not for the participants, because Cannes will be less crowded. **I Marianne Schulze**



From Europe, almost all countries are represented in Cannes.

OUR BET ON SCIENCE

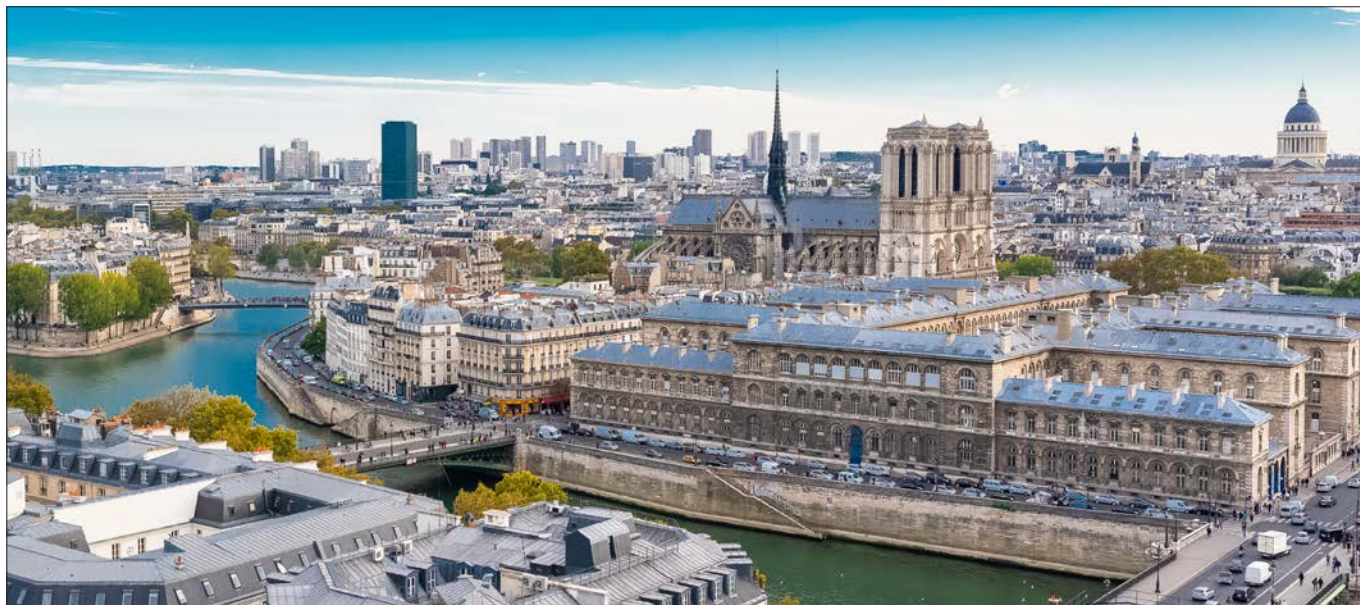
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À LA FRANCAISE



The Paris metropolitan area is the economic centre of France and the country's largest real estate market.

Mipim is a good opportunity to focus on the real estate market in France, which in the centralized country is heavily concentrated on Paris and the region around the capital.

Experience shows that it is helpful to know where you are. Anyone travelling to Mipim in March at least knows the place and country: Cannes and France. And if you're flying in, Nice as well.

With a certain probability, you will also come across the phrase Alpes-Maritimes. That makes sense. The Alps are not far away, and Nice and Cannes are located right on the Mediterranean. Alpes-Maritimes is the name of the département.

France is divided into a total of 101 départements, which in turn are territorial authorities within a region. The region is the largest administrative unit in the country. France has 18 regions – 13 in Europe and 5 overseas. Cannes and the

Alpes-Maritimes département belong to the Region Provence-Alpes-Côte d'Azur.

The contrast between the south of France and the capital Paris with the Île-de-France region could hardly be greater – by landscape and by mentality, but also in terms of population as well as economic importance.

Those who think of France when it comes to real estate and investments usually have Paris and its surroundings in mind. A closer look reveals the dimensions, the special features and also the many activities.

Around 2.17 million people live in the urban area of Paris, and even more than 12.5 million in the metropolitan region. This means that the city itself ranks behind Berlin, Madrid and Rome in terms of population, and looking beyond the EU, behind Istanbul, London and Moscow. But the Paris metropolitan region is one of the most important in Europe in terms of both population and economic power.

Paris, the core at the heart of France, is characterised by great diversity. Around the historic centre, the Île de la Cité in the Seine with Notre-Dame Cathedral, there are 20 arrondissements – each with a different appearance. Within these arrondissements, the urban quarter is the smallest administrative unit. The traditional student quarter Quartier Latin is popular far beyond Paris, although in terms of administrative units it does not belong to the total of 80 quarters within the 20 arrondissements. So the term 'quarter' currently used in connection with the German term 'Quartiersentwicklung' (neighbourhood development) in an almost inflationary manner can also be found in the administrative structure of the French capital in a recognisably more original way.

The metropolitan region, also known as "Greater Paris" and represented at Mipim under the motto "United Grand Paris", adds more than 120 smaller cities and municipalities. Most of them are located in the Île-de-France region surrounding the capital. This conurbation is

home to around 15% of France's inhabitants and it accounts for around one third of France's total GDP.

The importance for real estate investments is therefore obvious. Holger Herb, Head EMEA, Global Real Estate at Credit Suisse Asset Management, says: "France is the third largest real estate market in Europe in terms of investment volume. In the last three years, we have invested in eight logistics and office properties with a clear focus on attractive locations. The Paris office market is the largest in continental Europe in terms of space, reflecting Paris' status as a gateway city."

Given the size, diversity and importance, it is not surprising that the two important listed French real estate companies Gecina and Société Foncière Lyonnaise – the latter despite its name – are almost exclusively invested in the greater Paris area. Inevitably, the strategy of many internationally active investors differs from this, but Paris is nevertheless a part of pan-European diversification for most of them.

This is also confirmed by the study *Emerging Trends in Europe*, which is compiled annually by PwC and the Urban Land Institute ULI. In this study Paris regularly occupies one of the top places in the "Overall real estate prospects" category in the chapter "Markets to watch". In the most recent survey in 2021, Paris came in third after Berlin and London.

Paris also ranks third in the "European Thematic Cities Index" by Swiss Life Asset Managers. This index offers a ranking of 137 European cities in 29 countries. The key topics are dynamics, health, networks, cosmopolitanism and accessibility. In the 2021 index, London, which scores highly in terms of dynamics, networks and cosmopolitanism, is followed by Amsterdam with a very high health score and then Paris. With very solid economic fundamentals, Paris even has the second highest value for dynamics.

According to initial calculations by the French statistics institute INSEE, in 2021,

GDP increased by 7% percent compared to the previous year. This figure is clearly above what many other European states report.

According to the international real estate consultancy BNP Paribas Real Estate, the investment volume in the commercial real estate market in France in 2021 totalled EUR 26.7 billion, EUR 1.5 billion less than the previous year's total of 28.2 billion. Although the office and retail segments recorded some declines, logistics investments rose strongly and transaction volumes grew in regional centres – above all in the cities of Lyon, Bordeaux and Lille. But the lion's share of investments is still taking place in Paris and the Île-de-France despite some declines.

"Paris has always been one of the top city investment markets in Europe, because this market is highly liquid and transparent. From an allocation perspective, Paris is an important part of an

investments in different risk profiles, and the city's strong economic fundamentals are mainly driving the performance of Paris' office and retail sectors. In addition, Paris' ambitions to become a green city are accelerating its environmental transformation, providing excellent opportunities for responsible investing."

Since 2019, in the open-ended real estate fund Swiss Life Living + Working, four properties are located in Paris – two of them on Rue la Boétie in the 8th arrondissement, one on Boulevard Sebastopol in the 1st arrondissement and a fourth one near the Triangle D'or, which is considered a luxurious location, between Avenue Montaigne, the Arc de Triomphe and Place de la Concorde in the 16th arrondissement.

Union Investment Real Estate announced three acquisitions in the second half of last year. At the beginning of September, it was an office building in the city cen-



In 2021, Union Investment Real Estate acquired this office building on Avenue du Coq.

international portfolio with low volatility in core office returns," says Christine Bernhofer, Chief Operating Officer Swiss Life Asset Managers, Germany, and CEO of Swiss Life KVG.

And she continues: "The size of the Paris market offers many opportunities for in-

tre at the end of the private street Avenue du Coq near the Gare du Saint-Lazare railway station. The seller was Invesco Real Estate, the purchase was made for the UniInstitutional European Real Estate fund. The property, built in 1900, has a rental area of around 4,500 sqm and is fully let to the law firm Fromont Briens.



The plans for the former Renault building include residential units and a school.

Only two weeks later, the Hamburg-based investment manager announced the acquisition of the office property 59 Boulevard Haussmann/34 Rue des Mathurins in the immediate vicinity to Avenue du Coq. The building, constructed in 1927 with an impressive Art Deco façade, offers around 10,800 sqm of lettable space. The seller was the French bank Crédit du Nord, which has leased the space back.

But Union Investment does not only buy rented buildings in Paris. In November 2021, it announced the acquisition of a currently vacant property at 60B Avenue d'Iéna for the DEFO Immobilienfonds 1 special real estate fund portfolio.

"This is a rare opportunity to refurbish, extend and reposition a historical Hôtel Particulier as a state-of-the-art Grade A office building. Products of this quality are few and far between in Paris and therefore have excellent letting prospects," explains Martin Schellein, Head of Investment Management Europe at Union Investment Real Estate.

In the 8th arrondissement, the Corestate subsidiary STAM Europe invested in real estate. But the property at 49 Boulevard

de Courcelles, close to Parc Monceau, has around 3,000 square metres of mainly residential and only some commercial space. Accordingly, it will belong to the Opera residential real estate fund. Launched in December 2018 and managed by STAM France Investment Management, the fund focuses on properties in the Core/Core-Plus investment strategy and invests in apartment buildings mainly in Paris and the surrounding area.

The first acquisition announced in 2022 is also for a residential property. BNP Paribas Real Estate Investment Management has acquired the building 61 Rue des Cloys in the 18th arrondissement, already bordering the Seine-Saint-Denis department of the Île-de-France region.

It is the first purchase in France for the European Impact Property Fund EIPF, which was launched at the end of 2020 and aims to meet the requirements of the Paris Climate Agreement of 2015. The building in typical Haussmann style comprises 30 residential units and two retail shops on the ground floor.

Residential use is also the name of the game on the banks of the Seine in the

most populous 15th arrondissement. Just less than an kilometre from the Eiffel Tower, the Euronext-listed project developer Capelli, together with Imm'Extensio, acquired the property at 29 Quai de Grenelle in a tender process for the former car showroom and industrial property organised by the seller Renault and the city of Paris. Instead of cars, the focus in future will be on flats with high energy standards in the 7,310 sqm property. Around two-thirds of the space will be dedicated to private and social housing and one-third to a school on the first and second floors. The completion of the conversion is planned for 2024. Edmond de Rothschild REIM is financing the acquisition and conversion via its European Real Estate Debt Fund.

The conversion of the former Renault property into a residential building with a school is part of the city government's "Réinventer Paris 3" programme led by Mayor Anna Hidalgo. This third step of the programme is about converting vacant properties whose previous uses cannot be continued into residential buildings.

But the "reinvention" of Paris also includes other aspects, especially in the city centre, such as the strong reduction of car traffic and, since 2004, the purchase of vacant shop spaces and their letting at reduced prices to small local traders and service providers by the company Semaest.

"Reinventions" are not only necessary in Paris, but also in other cities. This has been generally known in France for some time. Back in 2017, the government launched the National Action Plan Coeur de Ville, or Heart of the City, which aims to revitalise city centres across the country with funding of around EUR 5 billion.

Grasse, near Cannes, is among the 222 municipalities that will be supported by funds from the action plan. For Mipim participants, a visit may therefore be worthwhile not only for the perfumeries in Grasse. | **Andreas Schiller**



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SEISMOGRAPH OF URBAN DEVELOPMENT



The conference roundtables delve into specific aspects of the development of cities and regions.

For the 10th time, “Cities of Tomorrow” will take place in Bucharest from 5 to 12 April 2022. The event organised by AHK Romania (German-Romanian Chamber of Industry and Commerce) is not only a mirror of the development of Romanian cities, the topics and issues are increasingly similar to those of all European cities.

Ten years of „Cities of Tomorrow” is cause for celebration, not least because the annual conference has attracted more participants year after year. After two issues in digital formats due to the pandemic all those involved and participating regularly hope that they will be able to meet again personally this year and celebrate the anniversary together. However, to be on the safe side the event is also offered in an hybrid format.

Those who, like the SPH Newsletter team, have been participating in this annual

conference for a long time, see not only constants but also developments. From the beginning, the focus was not only on the cities but also on the regions of Romania. The leading question was how to increase the quality of life of the people. The conference was not only about economic issues and how to compete with other cities and regions (the motto of the 2017 conference), but also about how to deal with abandoned industrial sites (Conversion & Revitalisation 2018), about the topic of participation (2019), but also about how the now prosperous cities deal with the “New Waves of Migration” (2020) and what this means for rural regions. And in keeping with the EU Commission’s Green Deal last year’s event was held under the motto “Green Cities”. These are issues that are not only of concern to the cities and regions of Romania, but to all cities across Europe. Some of them may already be a little further along in their development – and “Cities of Tomorrow” is happy to draw on their expertise, not least to pro-

mote exchange between those responsible for urban development and perhaps to avoid some of the pitfalls that may arise.

What makes the conference even more valuable for its participants are the workshops (called Roundtables), which have grown to a total of nine and deal with certain aspects of the general topic.

Since 2019, the AHK Romania has also announced a competition for innovative projects in three categories: Public Administration, Business Environment, and Civil Society. Between 30 and 40 projects have been submitted every year since then. What is surprising is how much creative potential there is not only in private companies and civil society, but also in municipalities and regions. The effort to improve the quality of life and to find sustainable solutions is very high in all areas. And many an idea would also be worth considering elsewhere and outside Romania. | **Marianne Schulze**

A THRILLER OF A DIFFERENT KIND

Lovers of good crime novels think first and foremost of this genre when they hear the name Fred Vargas. The French author, who has a doctorate in archaeozoology, has been writing widely read and multi-award-winning crime novels since the early 1990s. Her books are known far beyond France's borders.

In 2019, before the outbreak of the Corona pandemic, in France another book of Fred Vargas was published that her readers would not have expected from this writer. The German title *Klimawandel – ein Appell* (Climate Change – An Appeal) does not quite do it justice, the French title *L'humanité en péril* (Humanity in Peril) is more appropriate to the content.

For it is not only about climate change, but also about the immense consumption of resources, including those that are ultimately indispensable for life on earth, about the destruction of biodiversity, about the depletion of the soil, the pollution of food with pesticides through industrial agriculture and, last but not least, about our ruinous lifestyle.

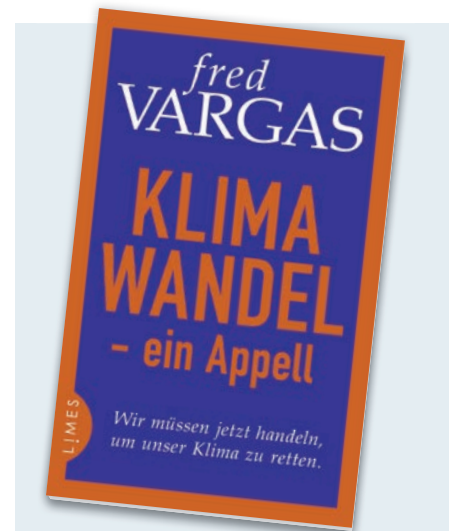
As a scientist used to working in this way, she has dug through all kinds of sources and substantiates her statements accordingly. The fact that much of this is related to France does not prove to be a limitation, as the situation is not really any different in other industrialised countries.

Her thesis is clear: it is primarily economic interests that prevent a sensible approach to nature and the basis of (not only) human life on earth.

Her appeal is unambiguous: "We must act now to save our climate", whereby – as said – it is not only about the climate, it is about preserving life on earth for the next generations. She therefore addresses "ordinary people" and shows what possibilities each individual has, despite lobbyists and economic primacy, to counteract the danger to life on earth. Here too, the French subtitle *Virons de bord, toute!* is clearer: "Let's change course, all of us!"

Generally, such calls to save the basis of life on earth are not necessarily a pleasant reading, not to say: rather dull in many cases. Here, however, the author manages to maintain the narrative style of her detective novels even with this topic. As frightening as many of the findings and developments are that she presents – Fred Vargas managed to write a book that is almost entertaining. Surprisingly, this makes it even more haunting, but at the same time easy to come to terms with the often repressed subject. Moreover, she repeatedly succeeds not only in picking up on individual phenomena, but in drawing connecting lines and in putting things in their context.

What also shines out again and again and was probably deliberately included:



Fred Vargas
Klimawandel – ein Appell
 286 pages
 Limes Verlag 2021
 ISBN 978-3-8090-2725-6
 Price: EUR 14

positive developments that are emerging and that can steer some already foreseeable undesirable developments back in the right direction.

Even if this time it is not a classic, but a somewhat different kind of crime novel, one can only recommend reading it – also and especially because it makes it much easier than many other treatises to deal with the topic of "climate and environment" in the broadest sense.

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