



GET INSPIRED BY THE RIVER.

WERFT HAUS

TIME TO EMBRACE
POSITIVE DYNAMICS.

DER INHALT



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INSPIRATION MEETS ITS SOURCE – WELCOME TO THE WERFTHAUS.



Quality workmanship redefined – welcome to the Werfthaus Frankfurt, the modern and attractive office building perched directly on the banks of the Main. An inspirational workplace with all the qualities your company wants and is keen to enjoy going forward.

Discover an unparalleled office location that makes it easy to play to your strengths. The Werfthaus communicates comfort and

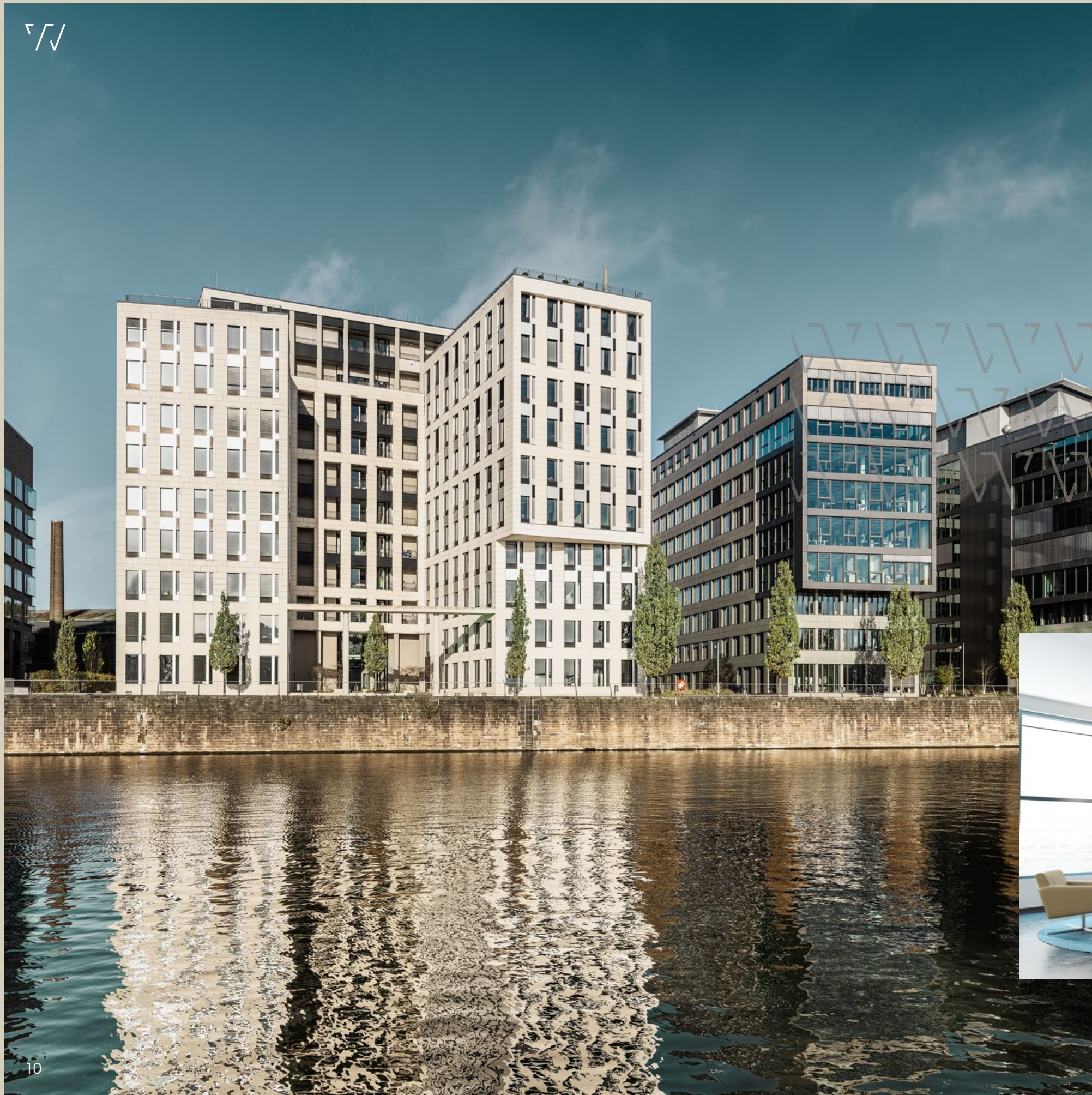
aesthetics more than almost any other property in this category, shaping a creative working environment that encourages personal networking as much as it inspires fresh ideas.

Take your time to browse through the following pages and see for yourself. We would then be delighted to discuss your personal office solution in the Werfthaus on the banks of the Main.



THE BUILDING





THE PERFECT PLACE TO MAKE WAVES.

Spread over 11 storeys, the Werfthaus is characterized by its two wings on the left and the right. A plush 2-storey lobby connects the two office wings and invites visitors and users to immerse themselves in the world and spirit of the Werfthaus.

The lobby provides access to the left and right wings, each with an elevator that whisks tenants up to their floors. All office units are designed to overlook the Main river and are therefore blessed with a direct view of the water.

The inner courtyard, also accessed via the lobby, faces the river as well. Laid out like a small, green oasis, it is an inviting spot to relax, recharge your batteries and communicate.



KEY FACTS



SUBMARKET

Westhafen
Frankfurt



ARCHITECT

KSP Jürgen Engel



BUILDING CLASS

Office building



CERTIFICATION

DGNB Gold



STOREYS

11 storeys
above ground



RENTAL SPACE

14.843 m²



YEAR OF CONSTRUCTION

2009



PARKING SPACES

208 units on
3 underground levels





ESG

As part of the Hines European Core Fund (HECF for short), the Werfthaus has been an Article 8 fund since 2022 (in accordance with the Sustainable Finance Disclosure Regulation (SFRD for short)). HECF reviews, invests and promotes properties in regard to their sustainability, prioritises environmental and social aspects and participates in transparent reporting to monitor and achieve ESG targets.

<https://www.hines.com/esg/reports>

AWARDS



7-TIME GRESB SECTOR LEADER
The Hines European Core Fund (HECF) was named GRESB Sector Leader for the seventh time in a row in 2023.



DGNB CERTIFICATE FOR SUSTAINABILITY
The Werfthaus was awarded the DGNB certificate for sustainable buildings in operation and seeks re-certification every three years.



SUSTAINABLE ENERGY



NET ZERO
In addition to using smart systems to reduce energy intensity in the properties, HECF is committed to the ambitious goal of achieving net zero carbon by 2030 (Scopes 1 & 2), even without offsetting.



GREEN ELECTRICITY
General electricity is obtained by means of direct energy purchases (offsite power purchase agreement) from an offshore wind turbine on Borkum.



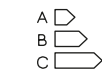
DISTRICT HEATING
HECF is using heat pumps to promote the electrification of heat supply, achieve its net zero target and become independent from district heating by 2030.



ENERGY MANAGEMENT
A smart energy management system enables transparent logging and optimisation of consumption for heat, cooling, electricity and water. Tenants can access an online platform to review their own consumption.



SMART BUILDING SOFTWARE
KODE Labs helps to reduce energy consumption and carbon emissions, analyses building operation and uses self-learning artificial intelligence for automation and regulation.



ENERGY PERFORMANCE CERTIFICATE
The demand-based energy performance certificate indicates highly positive primary energy requirements of 50.9 kWh/(m² - a), compared to the 129 kWh/(m²*a) stipulated by GEG

SUSTAINABLE MOBILITY AND ENVIRONMENTAL MEASURES



E-MOBILITY
Many of the parking spaces in the Werfthaus underground car park are already pre-equipped for the installation of wall boxes. The purpose here is to encourage low-emission means of transport at the site. Further expansion is possible in coordination with the tenants.



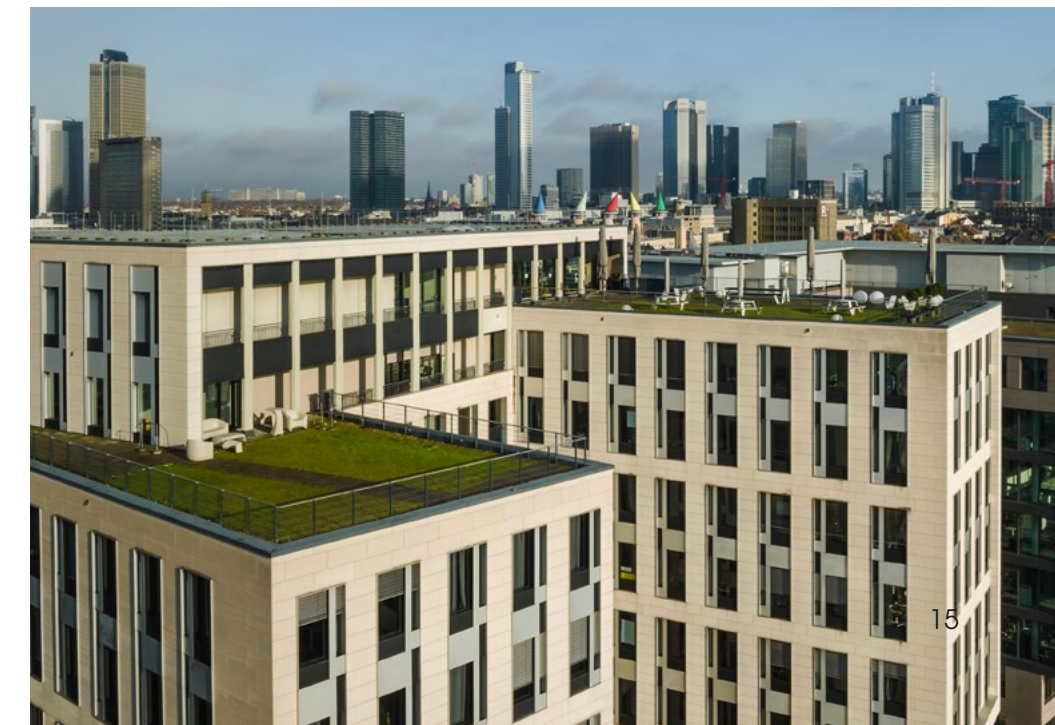
BIODIVERSITY
We house two bee colonies on the roof terrace of the Werfthaus as a means of increasing biodiversity. Aside from that, our cultivated areas favour typical regional vegetation that suit the location.



GREEN LEASE AGREEMENT
This clause sets out the obligations of tenants and landlords to ensure efficient and economical use of resources, to avoid emissions and to work together constructively.



SOCIAL RESPONSIBILITY
A strong sense of community positively impacts the satisfaction and commitment of tenants. Events such as beekeeping workshops for tenants and regional school classes create and promote this togetherness.





THE SPACES





The Werft Haus is the ideal office building for anyone looking for an exclusive workplace perched directly on the banks of the Main in Frankfurt. Airy, light-flooded spaces allow tenants from a wide variety of sectors and company sizes to enjoy highly individual and attractive layouts. What is more, with its modern and upscale features and premium location, the Werft Haus possess the quality to offer its tenants exactly the workspace they need to grow their business.

ENJOYING INDIVIDUALISED QUALITY.



WERFT HAUS

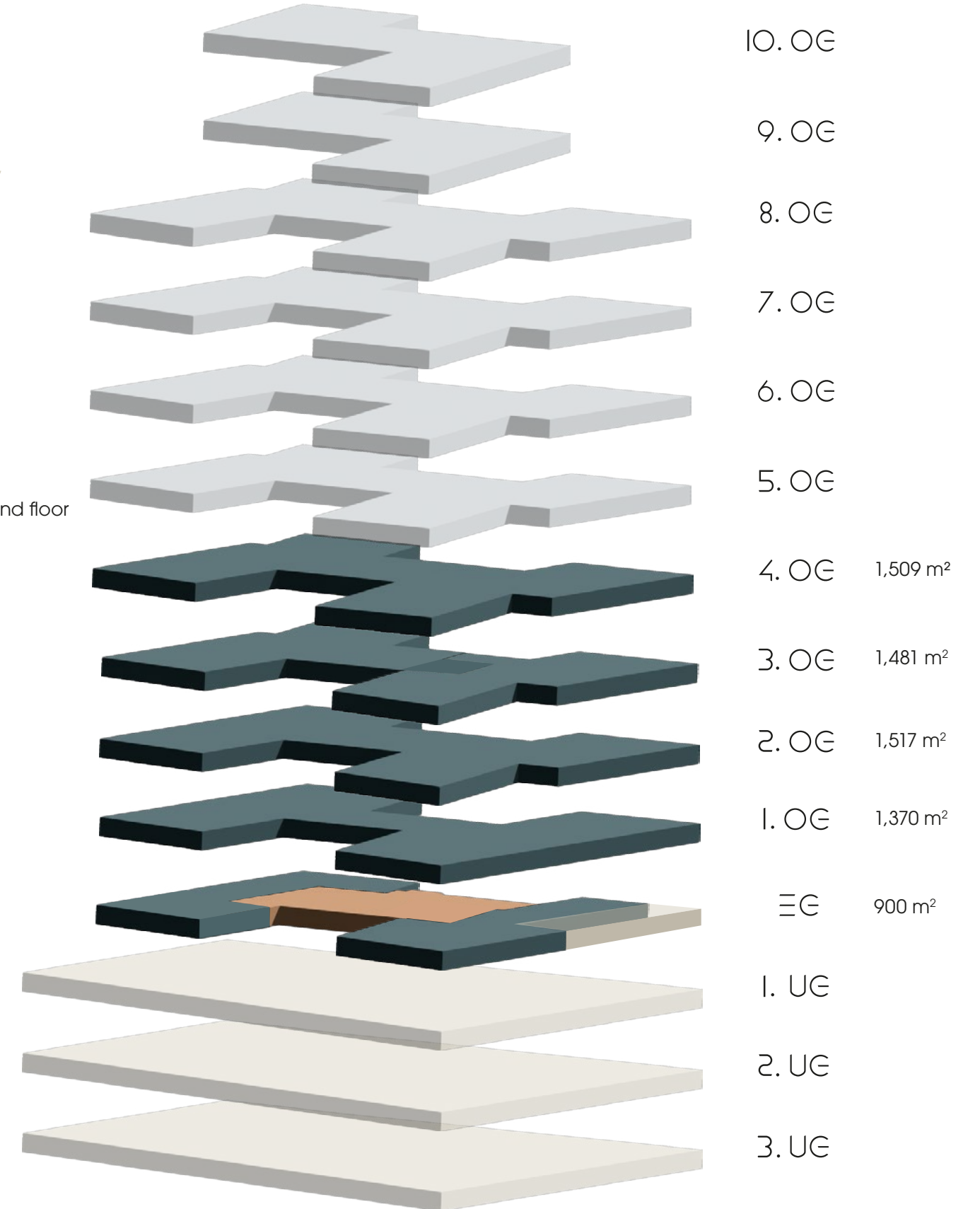
TOTAL AVAILABLE OFFICE SPACE

6,777 m²

PARTITIONING

From approx. 400 m² on the ground floor

- Available spaces
- Leased spaces
- Lobby
- Underground garage



m² figures refer to exclusive tenant spaces + communal spaces.

FROM PORT TO STARBOARD, ONE COHERENT CONCEPT ALL ROUND.

Welcome to the bridge, or rather, to your new workspace with a view. In the modern Werfthaus offices, bright rooms with generous window fronts and a direct view of the river-side await you – an inspiring panorama for clear thoughts and fresh ideas. All areas can be flexibly adapted to your needs – whether open team zones, quiet meeting areas or elegant individual workstations – here you can design your office atmosphere to suit your style. Fine materials, well thought-out details and a contemporary ambience create the ideal setting for productive work and a prestigious appearance.



FREE SPACE & FLEXIBILITY

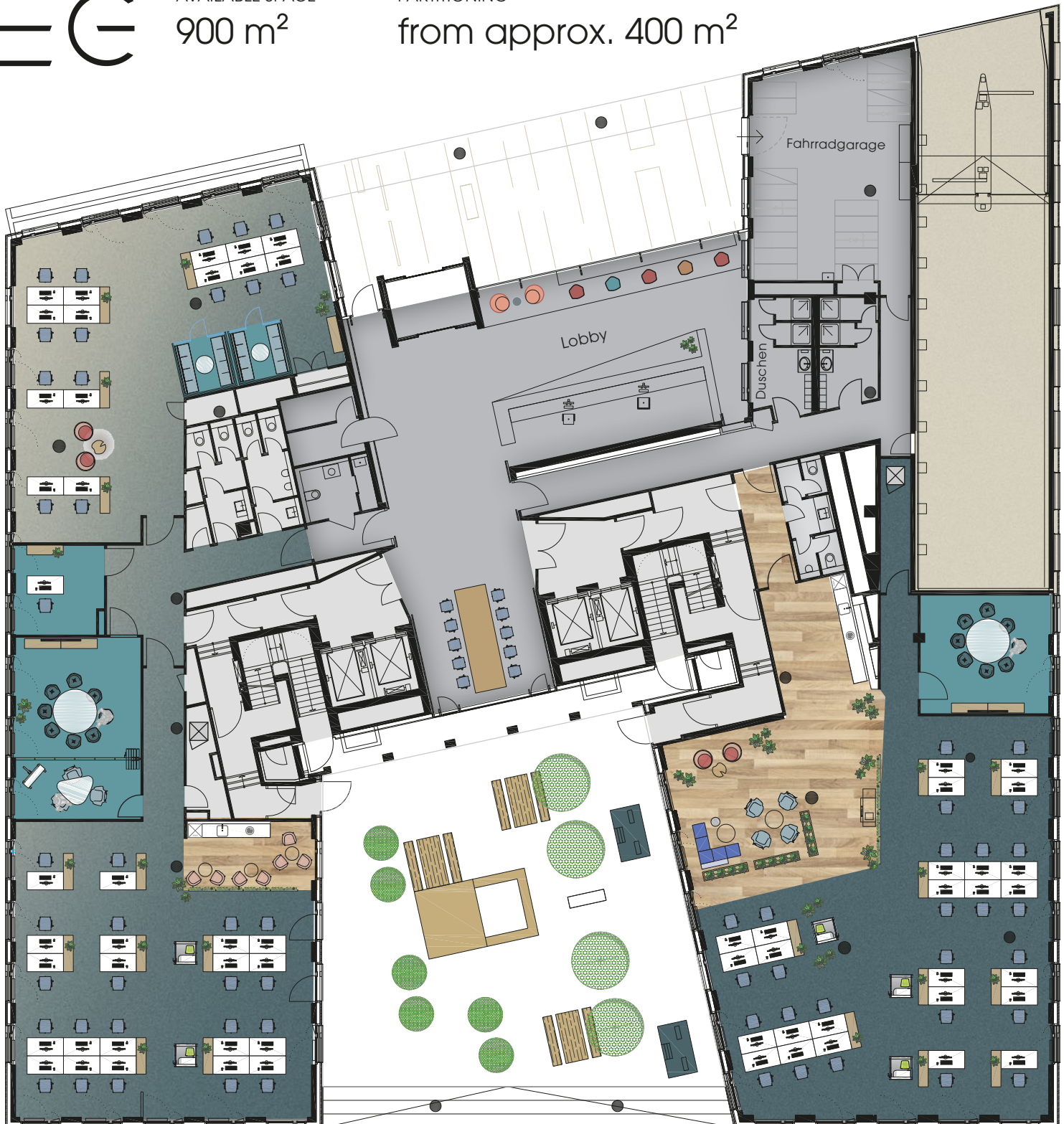
At the Werfthaus, architecture meets flexibility. A hallmark of all floor spaces is their easy partitioning, which enables optimised layouts. From open plan to personal offices, the Werfthaus brings modern and intelligent office spaces to life

and creates an unbeatable working environment. With its sheer variety of possible layouts, the Werfthaus is a dynamic place for productive and innovative work.



AVAILABLE SPACE
900 m²

PARTITIONING
from approx. 400 m²



RENTAL AREA WEST
505 m²

RENTAL AREA OST
395 m²

MODEL LAYOUT PLAN

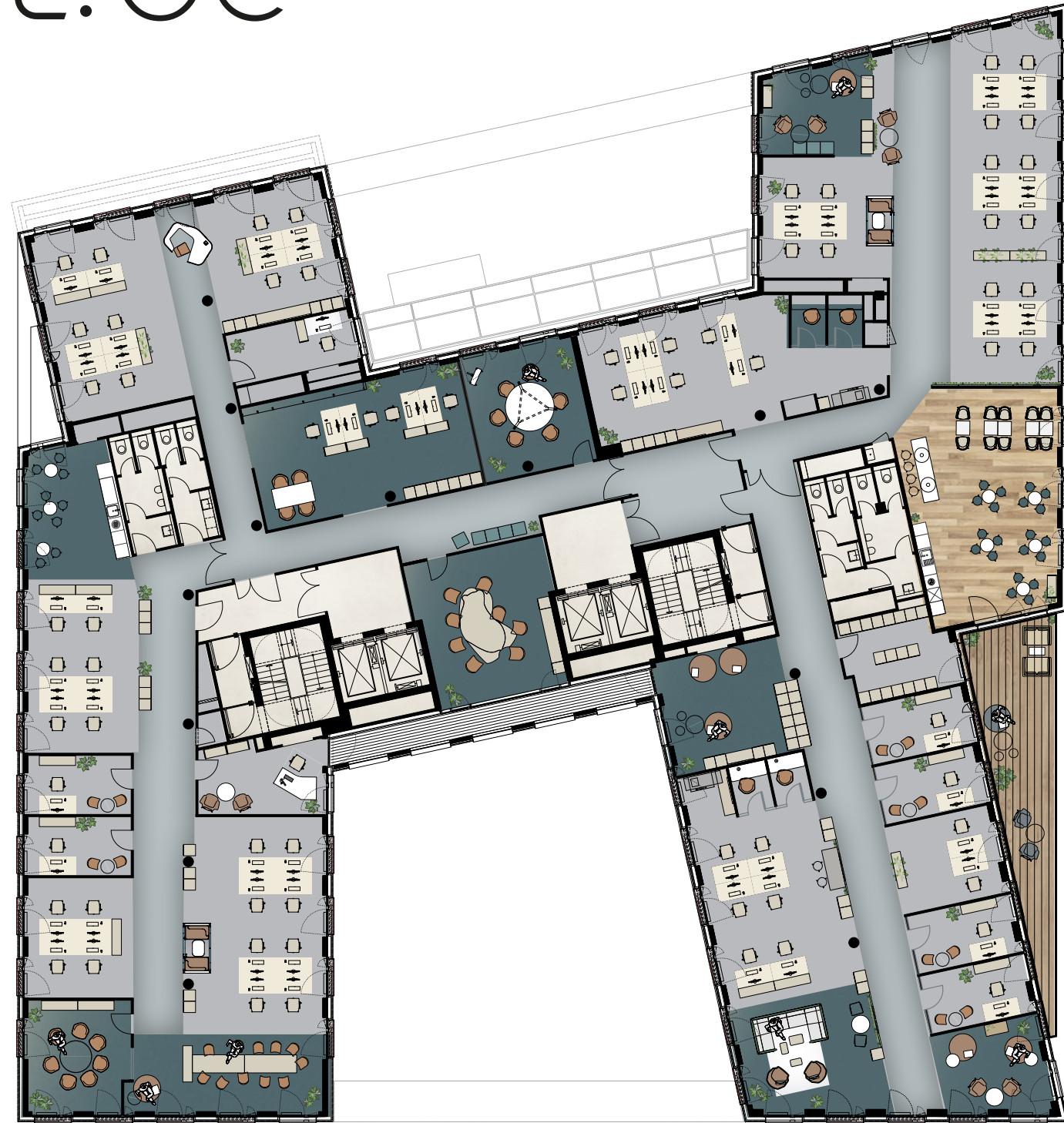
m² figures refer to exclusive tenant spaces + communal spaces.

2.0€

AVAILABLE SPACE
1,465 m²

WORKPLACES
64

MAXIMUM OCCUPANCY
112



MODEL LAYOUT PLAN

m² figures refer to exclusive tenant spaces + communal spaces.





EXPERIENCE A NEW INSPIRING JOURNEY EVERY DAY.

A glance out of the window is worth a thousand words in the Werfthaus. So it's not uncommon for a meeting to become extremely quiet, quickly transforming the view into new perspectives. Come on board and embark on a journey that will take your working world to a new level.



FEATURES & ATTRIBUTES

BUILDING DETAILS



FAÇADE
Perforated façade with aluminium windows, natural stone facing



CLEAR ROOM HEIGHT
approx. 3 m



ON-CENTRE SPACING
1.35 m



HEATING
District heating



RECEPTION
Staffed from 7:00 am to 7:00 pm



COOLING
Concrete core activation with cooling ceiling elements, ventilation system with heat recovery and windows that can be opened



ELEVATORS
4 elevator cabins



SUN BLINDS
Exterior, electric sun blinds



OUTDOOR AREAS
Inner courtyard and loggias on the floors



PARKING SPACES
208 parking spaces in total, which is equivalent to approx. 1 parking space per 70 m² of rented space. It is also possible to rent e-charging stations.



THE LOCATION





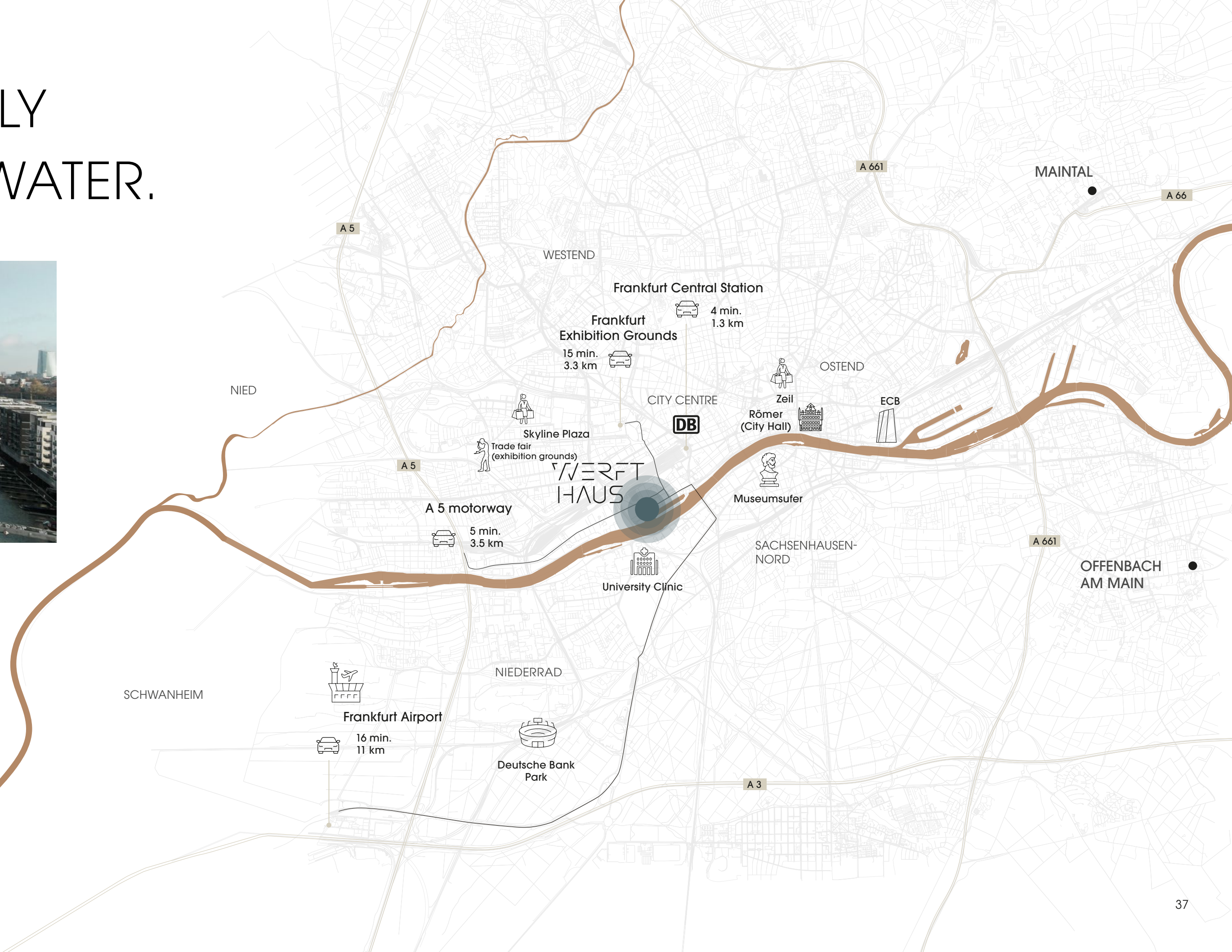
STYLE AND CLASS
AT WESTHAFEN.

BUILT PLEASINGLY CLOSE TO THE WATER.



The Werfthaus in Frankfurt's Westhafen district blends living and working environments with its ideal location right on the waterfront. It is therefore not only an inspirational place, but also a prestigious business location with excellent connections and infrastructure. For instance, it is just a few minutes' drive away from the main railway station, exhibition grounds or Frankfurt Airport.

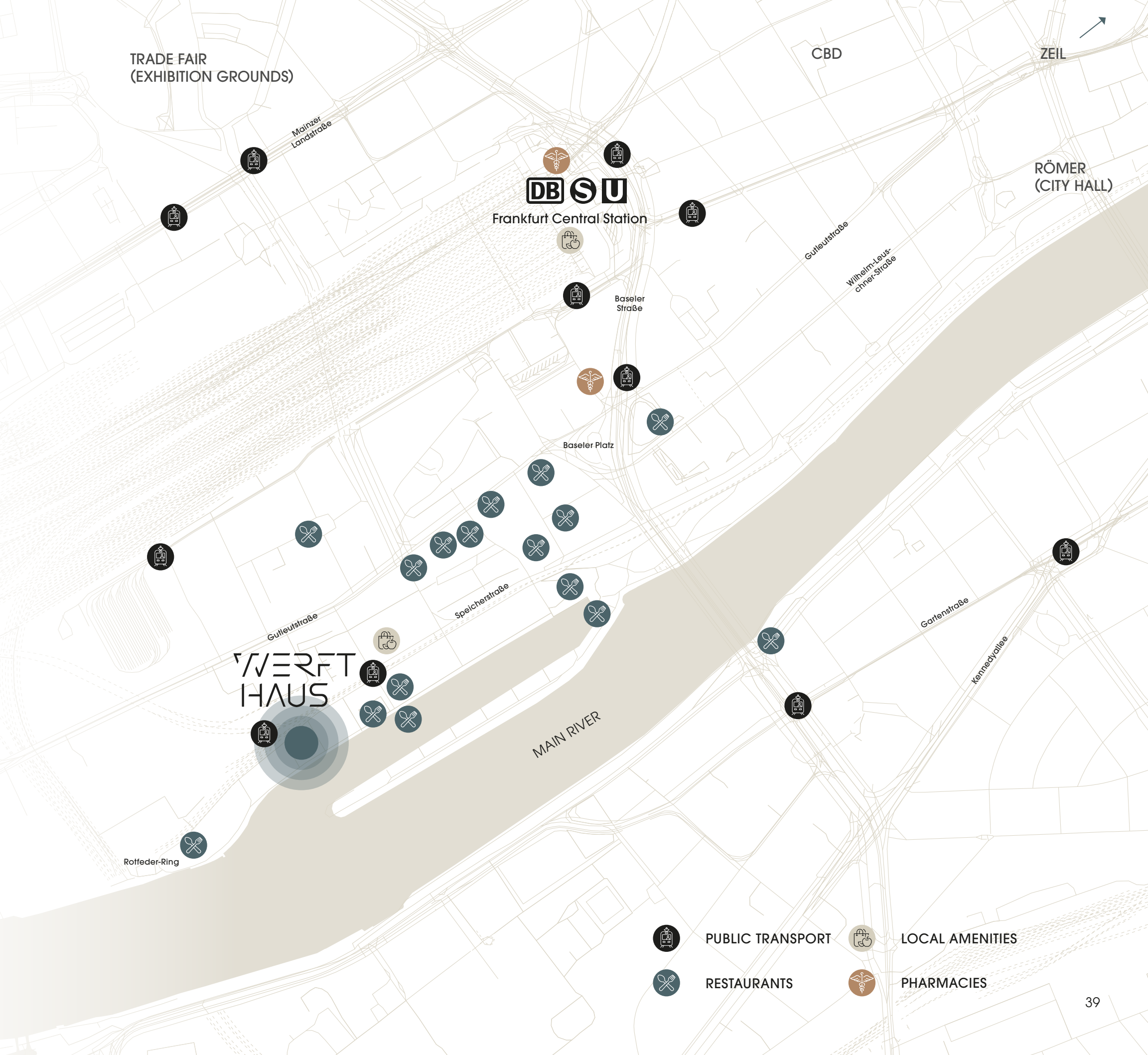
The A 5, A 3 and A 66 motorways also provide quick access to local and long-distance destinations throughout Germany. Underground, tram or bus lines are within walking distance to bring you into the city centre or to many other hotspots in the Main urban centre in just a few minutes.



THE WESTHAFEN QUARTER – REFRESHINGLY DIVERSE AND LIVEABLE.

The Westhafen Quarter is a lively neighbourhood and a great place to work with excellent quality of life. A diverse residential and business district, it is shaped by its location close to the water and its broad range of eateries and leisure facilities. Modern, upscale residential buildings, combined with jetties and private berths, are flanked by innovative office and commercial buildings with eye-catching architecture.

With its almost maritime charm, the Westhafen Quarter is also an outstanding event location, e.g. for meetings, conferences and functions. From international business to creative leisure activities – be inspired by a place where life and work merge into a harmonious and unique symbiosis.



GET INSPIRED BY THE RIVER.

YOUR CONTACT

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