

SPH newsletter

news

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preview

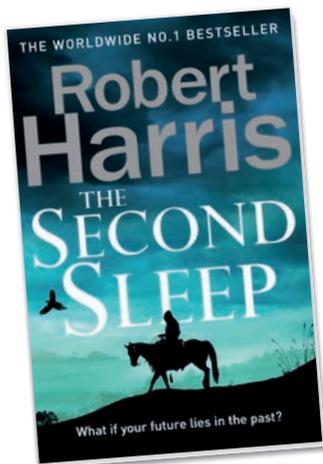
After a year of Corona-related hiatus and a much smaller event last year, Expo Real will once again take place from October 4-6, 2022, this time with more exhibitors and without all the restrictions.page 12

construction

Clay is a building material used all over the world and for centuries. It is currently experiencing a renaissance, not only in the preservation of historic buildings, but also in new construction.page 18

book review

Good entertainment with a serious background: Is progress followed by a "second sleep", the regression into the late Middle Ages?page 20



DEAR READERS!



From Tuesday, October 4, to Thursday, October 6, 2022, it's that time again: Expo Real will take place in seven halls at the Munich Trade Fair Center. Particularly, the number of exhibitors is impressive in these difficult times. The statement that Expo Real is more important than Mipim, which I heard from investment managers and others more than once, also speaks in favour of the event. But it was also interesting to note the statement that the real estate industry is proving resilient to pretty much anything. That's probably true, by and large. At Expo Real, a number of events in the past two years have been about resilient cities. Perhaps this time the industry is particularly demonstrating its own resilience.

There are numerous external factors that affect not only real estate and investments, but also people and the economy in general. No one remains unaffected. Not even during the discussions, talks and presentations on the three days in Munich. It is exciting to ask how much is only happening because it has to be done now, i.e. out of necessity, or whether there is insight behind it, i.e. whether changed actions are really taking place out of conviction. If Expo Real offers impressions and exchange in this regard, a lot would already have been achieved.

Marianne Schulze and I are looking forward to the course of the event and wish all of you attending Expo Real a good and fruitful time at the fair.

Yours,

Andreas Schiller

NEWS FROM CEE/SEE



NR7 is a historic building on Namesti Republiky (Republic Square) in the centre of Prague. The property, built in 1905, is now to be revitalised and modernised.

HELABA IS FINANCING PRAGUE'S NR7

Helaba is providing long-term financing for the Czech project developer Crestyl for the revitalization of the office building NR7 in downtown Prague.

With a total loan amount of almost EUR 41 million, the historic premium property, built in 1905, will be upgraded into a modern building. The renovation will include the restoration of the facade, installation of two passenger elevators, the complete air conditioning of the premises, the creation of a flexible room layout according to the latest standards and the creation of an attractive roof terrace.

NR7, with a total area of approximately 5,600 sqm, is located on Namesti Republiky (Republic Square) opposite the Palladium shopping centre.

LOUIS DELHAIZE GROUP SOLD ALL ITS REAL ESTATE ASSETS IN ROMANIA

Louis Delhaize Group signed the contract for the sale of Cluj Napoca Estate SRL, the company that owns the Cora hypermarket space in Cluj-Napoca, to Studium Green, a real estate developer in Cluj.

The transaction follows the one at the end of December 2021, when the Louis Delhaize Group signed the contract for the sale of the Romanian real estate portfolio to the Austrian company Supernova, which bought the six Cora hypermarkets in Romania – Bucharest: Cora Alexandriei, Cora Lujerului and Cora Pantelimon; Bacău: Cora Bacău; Constanța: Cora Brătianu; and Drobeta: Cora Drobeta in Turnu Severin.

The retailer does not sell its core business, but will continue to operate cora hypermarkets.

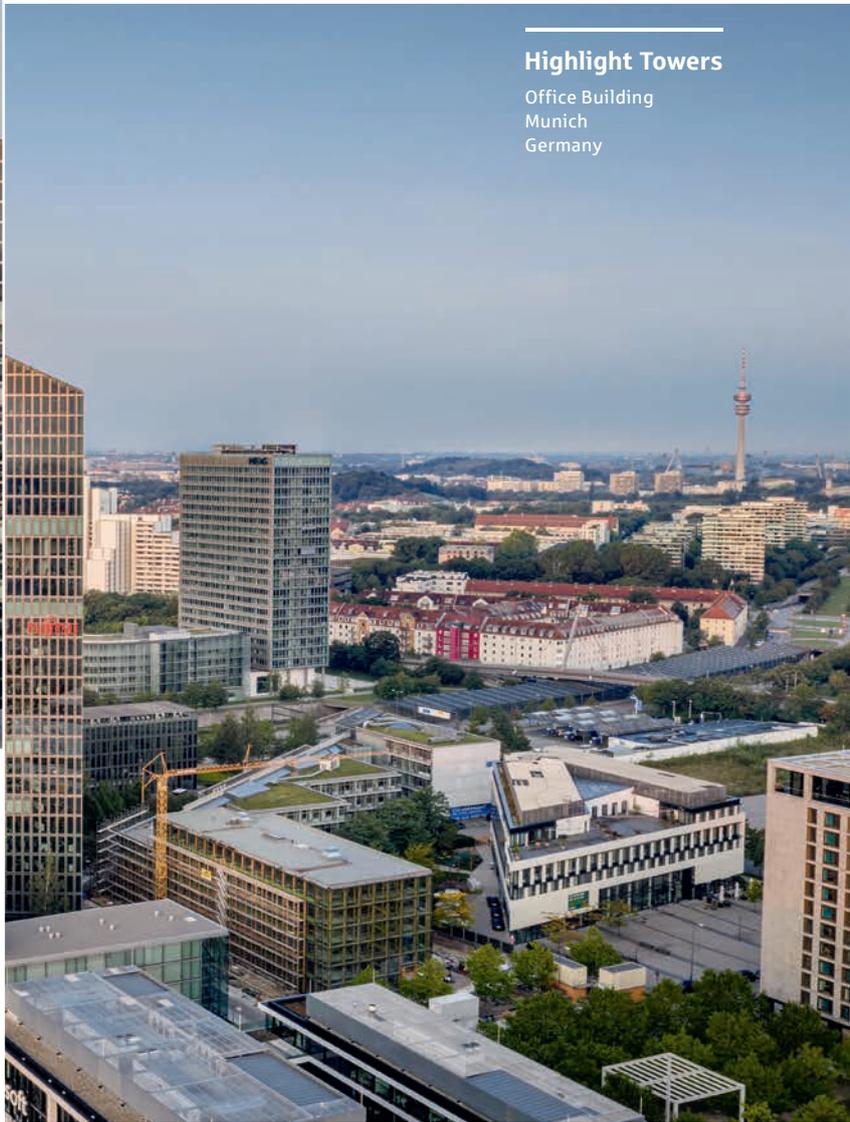
PANATTONI SELLS TWO POLISH LOGISTIC PARKS

Panattoni has completed the sale of two Polish logistics parks, one in Lublin and the other in the Silesia West region, to a North American private equity investor. The two properties have a combined GLA of about 65,000 sqm.

The 35,000 sqm GLA logistics warehouse in Panattoni Park Lublin City IV in south-eastern Poland is located on Lublin's ring road and along the Pan-European Transport Corridor II corridor (Berlin-Nizhny Novgorod).

The second asset is a 30,500 sqm GLA logistics warehouse at Panattoni Park Silesia West, near the town of Zabrze. It is not far from the city of Katowice in the Silesian urban conurbation of southwestern Poland, which is also the largest industrial and manufacturing region in Central Europe.

The logistics park has quick access to the A1 and A4 motorways, providing connections to the rest of Poland and to Germany.



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The owner of the Miro office building in Bucharest is Baneasa Real Estate SRL. Hili Properties from Malta has now acquired 75% of the shares in this company.

SELLS 75% SHAREHOLDING IN MIRO OFFICE BUILDING TO HILI PROPERTIES

Speedwell has finalised an agreement with Hili Properties plc of Malta for the sale of 75% of the shareholding in Baneasa Real Estate SRL, the owner of the Miro office building in the Baneasa area of Bucharest. The remaining 25% shareholding will remain in Speedwell's ownership for a further two years.

The Miro building was delivered at the end of 2021. The property has 23,000 sqm of leasable area spread over five floors with a 1,700 sqm outdoor plaza.

ONE UNITED PROPERTIES ACQUIRES ONE VICTORIEI PLAZA OFFICE BUILDING IN BUCHAREST

Romanian developer One United Properties has completed the acquisition of One Victoriei Plaza office building in central Bucharest for around EUR 28 million. The building with a leasable area of approximately 12,000 sqm is located at 29-31 Nicolae Titulescu Boulevard and currently hosts the HQ of First Bank. The acquisition was financed with a loan of around EUR 19 million granted by Garanti Bank.

IULIUS OPENED ITS FIRST CONVENIENCE RETAIL PROJECT "FAMILY MARKET MIROSLAVA"

Specialized in urban regeneration projects, Iulius company opened Family Market Miroszlava, its first convenience retail project launched to address the needs of booming communities in the metropolitan area of Iași. Family Market was created in partnership with the Miroszlava Town Hall. The investment in the project is approximately EUR 12 million.

Family Market Miroszlava has a leasable area of approximately 7,000 sqm, and proposes a diverse mix of services, mostly by national and local entrepreneurs and producers. The Family Market anchor is retailer Auchan România, a partner of Iulius in its retail projects.

CROWN HOLDING BUYS OFFICE BUILDING IN BUCHAREST

Hungarian Crown Holding Kft. Has purchased Cascade Office Building in central Bucharest for EUR 10.1 million. The project with a leasable area of 4,210 sqm was completed in 2005 and was purchased by GTC in 2017.

SQUARE 7 PROPERTIES STARTS WORK ON GIURGIU SHOPPING PARK

Square 7 Properties announced the start of construction works for a 7,000 qm retail park in Giurgiu in Romania. The project is developed in partnership with the Belgian investment fund Mitiska REIM. The general contractor of the project is the Austrian company Strabag.

Giurgiu retail park is centrally located on Academician Miron Nicolescu boulevard. The opening is planned for the first quarter of 2023.

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- Commitment to climate neutrality
- EPRA Sustainability Gold Award 2021 for exemplary sustainability reporting





The Green Point office building was completed last year and offers around 7,500 sqm of lettable space.

WOOD & COMPANY BUYS PRAGUE OFFICE BUILDING

A sub-fund of Wood & Company has acquired the Green Point in Prague's Smíchov district for an undisclosed sum. The building, which has 7,500 sqm of leasable office space, is the tenth office building and the third in Prague to be added to the sub-fund's portfolio.

The seller of the property, which was completed last year, is Hampshire Green Point Investments.

ACCOLADE AND PANATTONI PLAN CZECH MARKET'S LARGEST LOGISTICS HALL

The largest logistics hall in the Czech Republic will rise near Cheb in the westernmost region of the country. Accolade and Panattoni are already preparing its construction in the local industrial zone. According to the Industrial Research Forum (IRF), an association of consultancy firms, this is the largest domestic transaction in Q2 2022, with the pre-lease of logistics space in the area of about 233,700 sqm. The name of the tenant has not yet been disclosed by either party. Completion is scheduled for 2025.

BIG SHOPPING CENTERS ACQUIRE TWO POLISH RETAIL PROPERTIES

BIG Shopping Centers has acquired two shopping centres in Poland for EUR 65 million. The deal marks the company's debut in the Polish market.

The first commercial centre is located in the city of Andrychow and has 23,300 sqm GLA. The second commercial centre acquired is in Lubin, north of Legnica. It includes 13,300 sqm GLA and is expected to be open to the public in September 2022.

ZEITGEIST AM SECURES REFINANCING FROM ČESKÁ SPOŘITELNA

Zeitgeist Asset Management has obtained a loan from Česká spořitelna for the largest ever refinancing of its portfolio in the amount of EUR 113 million (CZK 2.7 billion). In total, it concerns 23 properties with a total value of EUR 220 million, located in various Prague locations. These are mainly residential properties with apartments for rent and private campuses for student accommodation.

FIRST PROPERTY GROUP INVESTS IN BLUE TOWER IN WARSAW

First Property Group plc has acquired a further 7,171 sqm (or 32.1%) in Blue Tower, an office building in Warsaw, taking its ownership in the building to 17,937 sqm or 80.3%.

First Property already owned 90% of the management company tied to managing Blue Tower. The company, therefore, now has effective total control of this property. The consideration for this new investment amounts to EUR 8.5 million (£7.2 million) and is payable in seven instalments over a six-year period. The first instalment has been paid and ownership of the property transferred to the group.

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Reduction in **energy** intensity by 2030

10%

Reduction in **water** consumption by 2030

10%

Increase in **waste diversion** rate by 2030

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- Respond to changing market dynamics for **greater levels of engagement and transparency**

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*There is no guarantee targets will be achieved.



Corso Karlín is a historic factory building that was converted into an office building in 2000.

NEMO FUND EXPANDS ITS PORTFOLIO WITH CORSO KARLÍN OFFICE BUILDING

The Nemo real estate fund has finalised the purchase of the Corso Karlín office building in Prague 8 from Revetas Capital Advisors. The four-storey building in Prague's Karlín district is the reconstruction of a former tin factory hall built in 1890 that was part of the erstwhile ČKD engineering complex. In 2000 it was converted into an office building as part of the Nový Karlín plan to revitalise the entire area, according to a design by Ricardo Bofill Levi and Jean Pierre Carniaux. Corso Karlín now offers 9,340 sqm of leasable space and 148 parking spaces.

PANATTONI ACQUIRES A SITE FOR A NEW LOGISTICS PARK IN ŻARY

Panattoni is launching a new project in Western Poland, close to the border with Germany. The developer has just purchased a plot in Żary. Panattoni Park Żary will comprise 15,000 sqm, of which 8,000 sqm is to be built as a BTS project. This has already been leased by an international producer of polyurethane foam for (among others) the furniture industry. The company will begin operations in its new premises in the second quarter of 2023.

Panattoni Park Żary will be situated 30 minutes from the border with Germany, near European road E36, which connects Lubuskie province with Berlin. The park is also just 2 hours from the border with the Czech Republic. The project is to be built within the Żary Commune Investment Zone.

ADGAR BUYS RENAISSANCE TOWER IN WARSAW

Adgar Poland has acquired the Renaissance Tower office building in Warsaw's Wola district from Octava Property Trust. The price has not been disclosed. Renaissance Tower, a 15-storey office building located at ul. Skierniewicka 10A, comprises 18,000 sqm. It was completed in 2001 and underwent extensive renovations in 2013.

TREI OPENED ITS 30TH VENDO PARK IN POLAND

Trei Real Estate Poland has opened its thirtieth Vendo Park in Poland in Otwock. The retail park in Otwock with an area of over 9,000 sqm is the second project implemented under the joint venture agreement signed at the end of 2021 between Trei and the investor Patron Capital. The value of the investment was EUR 12.1 million.

7R PARK LUBLIN TO EXPAND TO NEARLY 110,000 SQM

7R has obtained financing for expanding the logistics complex 7R Park Lublin. The loan agreement has been signed with a syndicate of banks – Santander Bank Polska and mBank. Ultimately, the park will consist of five buildings with a total GLA of nearly 110,000 sqm.

Currently, two out of five planned buildings have been completed. The investment location close to the Lublin ring road offers convenient access to expressways and good connection for sectors such as FMCG and transports and logistics in general.

STAFFING



left: Michał Nawrot
right: Anca Simionescu



left: Dirk Sosef
right: Patrick Zehetmayr

MICHAŁ NAWROT has been promoted to Head of Investments CEE at Peakside Capital Advisors. Michał Nawrot began his work with Peakside as an investment analyst, then as he gained experience he took on more positions through internal promotions. He has 12 years of experience gained at Cushman & Wakefield and Colliers International, among others. He graduated from Poznań University of Economics with a degree in Investment and Real Estate Management.

ANCA SIMIONESCU is new General Manager at Niro Investment Group in Bucharest. With over 15 years of experience in the commercial and residential real estate investment market, asset management, and business development, Anca Simionescu is a graduate of the Faculty of Robotics of the Polytechnic University of Bucharest and holds a master's degree in the same field from Osaka University, as well as an MBA in real estate mergers and acquisitions from Harvard Business School. At the beginning of her career, Anca Simionescu was part of the Niro Investment Group team, coordinating the development of Central Residential Park, the first condominium residential real estate project in Romania. As a member of the management teams of companies such as Skanska Romania, Forte Partners, and Lion's Head, Anca Simionescu has coordinated real estate projects in Bucharest.

DIRK SOSEF has become Head of Research at CTP. Dirk Sosef was previously Research and Strategy Vice President for Prologis Europe, a division of the world's largest industrial REIT. He was responsible for all Prologis' market research and communications in Europe, developing research papers and special reports on key trends in the industry.

PATRICK ZEHETMAYR has been appointed Chief Financial Officer of CTP. Current CFO Richard Wilkinson will now focus on his previous dual role as Deputy CEO primarily overseeing the Company's Central and Eastern European markets. Patrick Zehetmayr joins CTP Group from Austria's Erste Group Bank in Vienna, where he was formerly the Head of the Commercial Real Estate Division. He brings over twenty years of experience in Central and Eastern European markets, in all aspects of property financing, controlling, financial reporting, treasury and funding.

LETTINGS



NORBLIN FACTORY, WARSAW

POLAND 

The gynaecology and obstetrics clinic Dębski Clinic, the Dr Irena Eris Cosmetic Institute, the hairdressing salon Magia Blondu, and the Barber Garage are new tenants of Norblin Factory who will occupy a total of over 700 sqm of space in a dedicated zone on level +1 in the Plater building. Norblin Factory is a multifunctional complex in the heart of Warsaw's Wola district. After a years' long revitalisation of the former Norblin, Buch Brothers and T. Werner factories completed by the Capital Park Group, it has reopened to the city with its historical buildings integrated with modern architecture. Norblin Factory has a total area of 65,000 sqm – 41,000 sqm of office space and 24,000 sqm retail and service area.

SKYLINER, WARSAW

POLAND 

The manufacturer of flooring and sports surface solutions Tarkett has leased 1,000 sqm of office space in Warsaw's Skyliner high-rise building owned by the Karimpol Group. Skyliner offers 49,000 sqm of rentable space on 42 floors.

WARSAW SPIRE, WARSAW

POLAND 

Warehouse developer Panattoni will remain a tenant of Warsaw Spire office building in Warsaw's Wola district located next to Rondo Daszyńskiego. Panattoni's existing space will grow from 2,900 sqm to 4,500 sqm. The more than five-year contract will be in effect from August 2023.

WARSAW UNIT, WARSAW

POLAND 

Ghelamco has signed an agreement with multinational IT service and consulting company NTT. The organisation will occupy a total of 1,000 sqm in the 20th floor in the over 200-meter-high Warsaw Unit skyscraper. Also, Shopee, a global e-commerce platform connecting shoppers, brands and sellers, opened its local Shopee Poland office in Warsaw Unit. The skyscraper is located in Warsaw's Wola district next to Rondo Daszyńskiego. With 46 floors and a height of 202 m, Warsaw Unit offers approximately 55,000 sqm of office space.

WOLA CENTER, WARSAW

POLAND 

Hines European Value Fund (HEVF 1) has signed two more contracts for the lease of office space covering approximately 770 sqm at the Wola Center in Warsaw. Wola Center will become new headquarters for the companies JIT Team Sp. z o.o. from the IT industry and Mytaxi Polska Sp. z o.o., dealing with urban mobility. The Wola Center complex consists of four office buildings offering a total of 34,930 sqm office and commercial space. The facility is located at ul. Przyokopowa 33 in Warsaw's Wola district, in the immediate vicinity of the Daszyńskiego roundabout and the Warsaw Rising Museum.



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ALMOST AS USUAL: EXPO REAL 2022



Expo Real will take place in Munich from 4 to 6 October 2022 – this time without restrictions due to Corona measures.

After a year’s hiatus due to the Corona pandemic in 2020 and a significantly smaller event last year, Expo Real is back on track for success and growth. So everything as before and as always?

Around 1,900 exhibitors in seven halls – that is what Messe München announced in August for Expo Real 2022. That is almost 60% more than last year. Not only German but also international exhibitors are increasingly returning. If the general number of participants shows similar growth, the “trade fair feeling” should be very similar to the time before the Corona pandemic.

Corona? Was there something? Like everywhere else, there are only “recommendations” at the fair, such as wearing a mask and keeping your distance, but

it is only recommendations. There are no more restrictions like last year, you can invite people to stand receptions again, you can have stand parties, and on the Sunday before the fair starts, you can spend the last evening at the Oktoberfest if you like. So, everything as usual?

Yes, almost, because there is still a now quite contagious form of the Covid-19 virus that, despite a “milder course”, still poses longer-term health risks and spreads rapidly wherever large numbers of people gather. A little caution may therefore be appropriate, but that is what everyone decides for themselves.

It is more than understandable that people want to meet again and that Expo Real attracts the real estate industry as a crystallisation point. But it is not only about seeing and being seen, about

“real” meetings with business partners, about advertising new products and ideas, about networking and about “socialising”, which should not be underestimated.

It is above all the changed political and social conditions that cause uncertainty in general and therefore also within the real estate industry and make people look more cautiously than euphorically into a future of which nobody knows exactly what it will bring. In this respect, the need for exchange, information and orientation is probably greater than ever.

The Expo Real conference programme also takes this uncertainty into account. Five forums are available for this purpose – the Expo Real Forum (Hall A2), the Planning & Partnership Forum (Hall A1), the Grand Plaza (Hall C2) as well as



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the Real Estate Innovation Forum and the Tech Talk Stage, both in Hall A3, which focuses on the area of innovation. In addition, there are two stages – the Discussion & Networking Forum (Hall B1) and the Exhibitor Stage (Hall C2) – where exhibitors present and discuss their topics.

The different forums are dedicated to different focal points. The Expo Real Forum focuses on the more general topics influencing the real estate industry: the increasing requirements due to ESG and climate protection, the effects of inflation and interest rate development on the real estate industry, developments in the area of financing as well as the topic of affordable housing, which has been hotly debated for some time. However, some of these topics also appear in the other forums.

What the E (Environment) means in ESG is not a question in times of necessary climate protection. Increasing requirements for climate protection determine the strategies of real estate companies, but also of investors, who are now increasingly looking out for “green assets”.

The greatest challenge in climate protection is to significantly reduce energy consumption and thus CO₂ emissions. This is less an issue for new buildings – they are usually energy-efficient. The task is more challenging for the elder building stock.



ESG requirements continue to be a dominant theme of the real estate industry.

Especially these elder buildings need to become more energy-efficient more quickly.

But the ESG requirements also have an eye on the areas S (Social) and G (Governance). Here, there is already considerably more uncertainty, both in terms of implementation and the question of whether and to what extent they are measurable.

Inflation and interest rate developments have an impact on the real estate markets. Do both mean an end to the real estate boom or is the ECB’s moderate interest rate hike “bearable”? What further developments can be expected and what does this mean for yields and market values? The outlook on the last day of the fair is likely to be of particular interest.

Topics from the financing sector are, on the one hand, that loans are increasingly not coming from banks, but are also seen as investment opportunities, and, on the other hand, that there is more and more talk of “green loans”. Just like “green assets”, the latter harbours the danger that some things are only “green washed”. In both cases, clear instruments are needed to measure the “green” and make it comprehensible.

The issue of housing markets is by no means limited to Germany – here the focus is mainly on the question of affordable housing. Germany’s federal government’s goal of building 400,000 new homes a year is hardly achievable given the shortage of labour and materials. Nevertheless, housing is currently more in demand than ever, only for many it is hardly affordable any more. It is perhaps worthwhile to look at other countries and how they deal with the housing problem.

The Planning & Partnerships Forum focuses on the asset classes of office, logistics and hotel properties as well as senior citizen facilities, while the Grand Plaza is dedicated to the topics around retail, but also deals with future urban development. This is no longer just about the

question of how inner cities in particular can become more attractive again, it is also about making cities more resilient against climate change on the one hand – this year’s summer foreshadows what we can expect in the future – and on the other hand, it is about redesigning cities so that their inhabitants can reach everything they need within the much-cited 15-minute radius comfortably and in a pleasant way. Since this massive transformation of cities cannot be achieved with the existing means, all those involved must rethink and find new ways.

That leaves the Real Estate Innovation Forum in hall NovA3, which is once again dedicated primarily to start-ups and increasingly also to those that have now grown up. In the Real Estate Innovation Forum the main focus is on innovative approaches in the most diverse areas of the real estate industry. It is not only about digital developments and possibilities as well as applications and solutions that facilitate the tasks of the real estate industry and can help to cope with the growing external demands on the industry. Those who want to find out more about digital solutions in particular may be in good hands at the Tech Talk Stage, also in Hall NovA3, where the Tech Alley’s start-ups will be presenting their projects.

The conference programme at Expo Real is one thing, another is which exhibitors you can meet in the halls. The strongest exhibitor group from CEE are the Polish cities and regions together with some Polish companies.

With two exceptions, they can all be found in Hall A2. The centrepiece is the City of Warsaw (A2.121), joined by BBI Development, cmt Group, Echo Investment, Ghelamco, Griffin Partners, Karimpol, and Yareal Polska, as well as the City of Poznan. In the neighbouring aisle are Krakow Nowa Huta (A2.021), Greater Poland Energy Valley and the City of Konin (A2.022), Bydgoszcz Metropolitan Area (A2.024) and the economic development agency Invest in Lodz (A2.030).

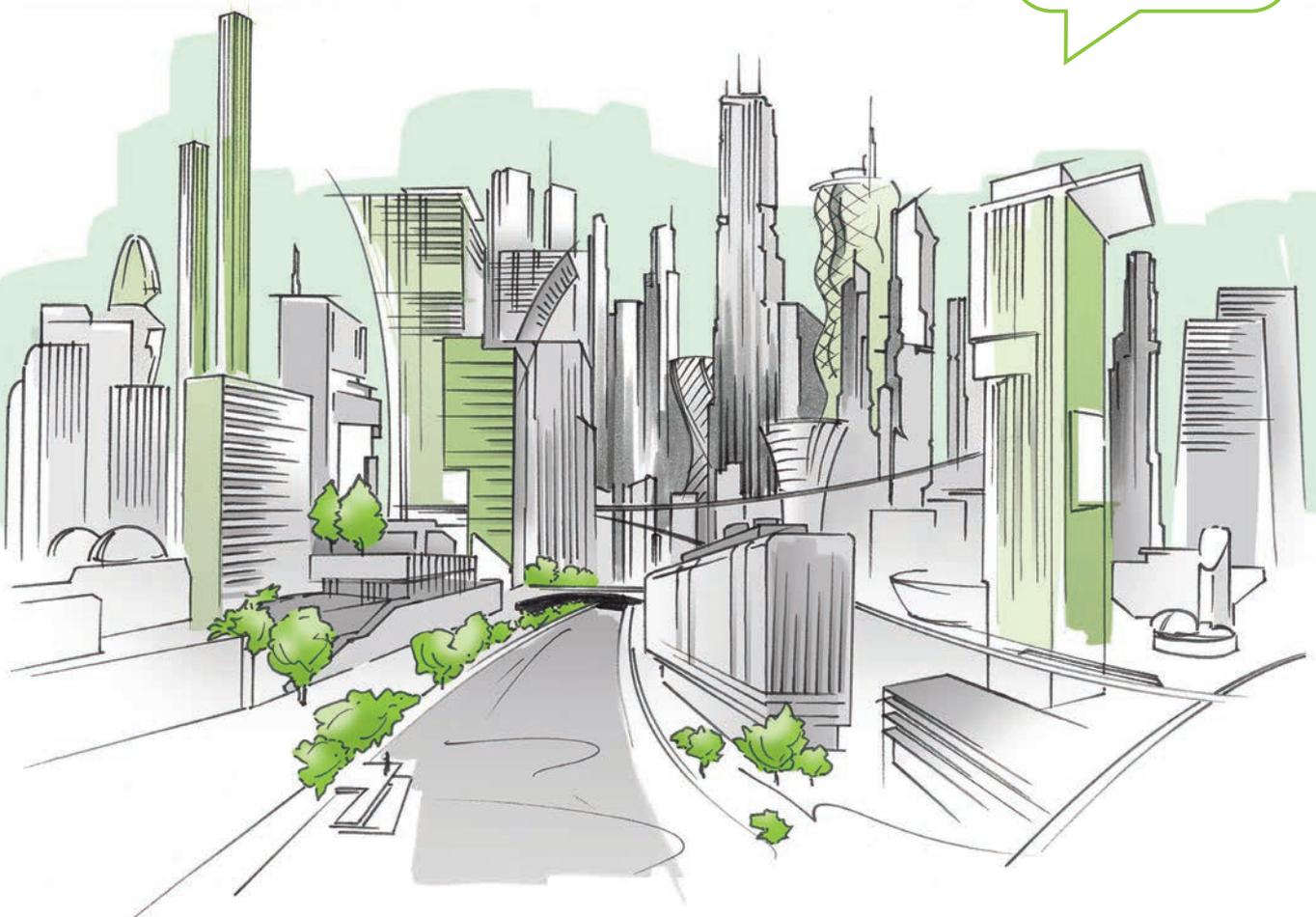
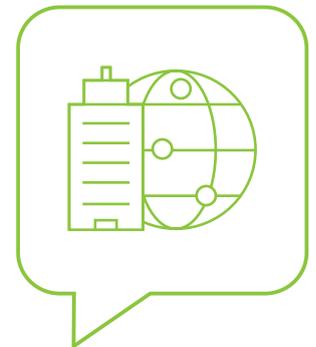
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This year, there will be again many lounges and seating areas in the halls.

Registered from Poland but also active in Slovakia, the Czech Republic and Hungary is White Star Real Estate (A2.222).

One aisle further down you will find Try-City, the cities of Gdansk, Sopot and Gdynia with the Gdansk Economic Development Agency, the Pomeranian Development Agency, and Pomeranian Special Economic Zone (A2.332). Also still in Hall A2 with a stand is the Krakow housing company Urba (A2.422). They are right next to the Silesia Region with Katowice, the Górnośląsko-Zagłębiowska Metropolia, a municipal association of 41 cities and municipalities in the Katowice Metropolitan Area, and the Katowice Special Economic Zone (A2.423).

Hall A3 features the Kujawsko-Pomorskie voivodeship with the City of Torun, which Panattoni has also joined (A3.130).

A solitaire in Hall B1 is the Polish project developer Cavatina with the residential leasing company Resi Capital, which works closely with Cavatina (B1.322).

Also in Hall A2 are the Croatian exhibitors Brijuni Rivijera Ltd, Region of Istria and the Ministry of Physical Planning, Construction and State Assets (A2.335).

The Czech exhibitors have also moved here this time. They have joined forces to form the joint stand Czech Cities and Regions, with Ostrava, Prague and the Moravian-Silesian Region as well as a number of Czech developers, the law firm PRK Partners and the architecture firm Casua taking part (A2.430).

CTP Invest (A3.320) and P3 Logistic Parks (B1.432) have also registered from the Czech Republic. Although both companies have Czech roots, they have long been internationally active.

Also in Hall A2 you will find the joint stand of Slovakia organised by SARIO Slovak Investment and Trade Development Agency (A2.333), which is joined by the city and region of Presov, the developers Besico Holding and Dynamik Holding, the real estate broker Holland and Company, by Krosiak, developer and owner of the industrial park Nitrianska Blatnica, Penta Real Estate, the developer of industrial real estate Pro Finance and the residential developer R.E.M.D.

Another focal point for exhibitors from CEE/SEE is Hall A1. Invest Moldova Agency presents the Republic of Moldova right at the first aisle of the hall (A1.012).

Further into the hall and down one aisle you will find Romanian exhibitors on a joint stand organised by AHK Romania (A1.241), among them AFI Europe, general contractor DeRom Total, Olympian Parks Management, the Romanian branch of REC Partners, which has specialised in the revitalisation of schools and educational facilities, developers Speedwell and WDP Warehouses de Pauw as companies. Also represented here are the Cities of Galati and Resita, as well as the Regional Development Agency Center of Alba Iulia and the Business Park Maramures. Right next to it the Romanian city of Brasov is playing a solo with its Agency for Sustainable Development (A1.245). While Brasov is represented at Expo Real for the first time, Transylvania Evolution from Cluj Napoca (A1.520) is more of a "regular exhibitor".

Not far from Romania you will find the joint stand of AHK Bulgaria (A1.247) with Business Park Sofia, East Ring Logistics Park, I&B Real Estate, developer of Telus Tower in Sofia, the City of Plovdiv, the real estate portal Real Estates BG and the Sofia Investment Agency.

Serbia, or more precisely Vojvodina (A1.240), will also be presenting itself in Hall A1. Here the Vojvodina Development Agency is bringing together the Cities of Kikinda, Novi Sad, Sombor, Subotica, Sremska Mitrovica and Zrenjanin.

Slovenia, in turn, can be found in Hall B2.240, represented by SPIRIT Slovenia Business Development Agency.

Who is missing this year is Hungary. And the changed times are also evident at Expo Real, when the Ukrainian colours now shine out at trade fair participants in the place where the stand of the City of Moscow used to be in Hall B1, right at the entrance (B1.110). Kiev is Munich's twin city, so it made sense to offer not only the capital but the country as a whole a platform at Expo Real to provide information on possibilities for future reconstruction. **I Marianne Schulze**



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TRADITIONAL BUILDING MATERIAL REDISCOVERED



The new Alnatura Campus in Darmstadt is a modern clay construction that attracted general attention.

Clay as a building material is experiencing a renaissance, not only in the preservation of historical buildings, but now also in new construction. Above all, ecologically conscious architects, builders and companies are discovering an almost forgotten construction material.

How did people actually build before they knew concrete and steel? Apart from the fact that sand and gravel suitable for concrete production is slowly becoming scarce, concrete production is considered one of the main emitters of climate-damaging greenhouse gases. If the construction industry in particular has to reduce its CO₂ emissions, then other building materials will have to be considered.

Anyone who lives in an old half-timbered house or an ordinary house from the beginning of the 20th century knows the problem: if you drill a hole in the wall, a

sandy substance trickles towards you: dry mud mixed with fillers such as straw and – of course where you don't expect or need it – small stones. Such houses have an amazingly good indoor climate and are cool in summer and warm in winter, which has to do with the insulating qualities of clay as a building material, but also with the usually thicker walls.

All over the world and for centuries, earth and mud has been used as a building material – dried or burnt, as bricks or rammed earth, for walls, floors and plasters.

The ecological advantage of earthen material is that clay buildings require significantly less grey energy on the one hand, and produce less construction waste on the other. Clay can be easily separated from other materials and reprocessed with water, which is possible with concrete only to a limited extent and with significantly greater effort.

For a long time, the "art of building with clay" was mainly in demand in the field of monument preservation. With a growing ecological awareness, however, it is no longer just individual architects and earth building specialists who are dealing with this building material and its possibilities, but private building owners and even the public sector are also asking for clay constructions. One example that attracted attention was the new Alnatura Campus in Darmstadt. The company, specialised in organic food, wanted to make its ecological commitment clear in its new corporate headquarters as well and commissioned the Stuttgart-based architectural firm haas cook zemmrich STUDIO2050 with the design. Lehm Ton Erde Baukunst GmbH from Schlins in Austria was responsible for the earthen construction work.

It is not surprising that it is an Austrian and, more precisely, a Vorarlberg company that worked here. Vorarlberg has long

been a pioneer in energy-efficient and ecological building. Behind Lehm Ton Erde is Martin Rauch, who has been involved in the conception, planning and realisation of earthen building projects since 1990. Since 2010, he has been an honorary professor of the UNESCO Chair of Earthen Architecture and since 2014, together with the German "Pope of Clay" among architects, Anna Heringer, a guest

vated material can be used as a starting material for rammed earth construction.

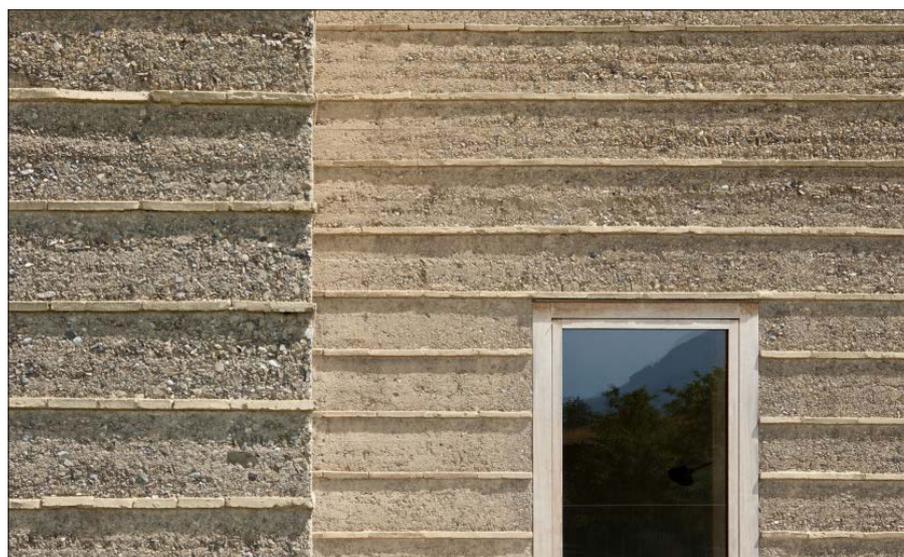
With rammed earth, the moist mud mass, mixed with straw and/or gravel, is poured into the formwork in layers and compacted by tamping. In the past, people did this with their bare feet – hence the name 'rammed earth' – but today machines are used for this. Today, rammed earth walls

The speed at which the water flows along the wall is decisive for erosion. The faster it flows, the more material it carries away. The aim is therefore to slow down the flow speed of the water, for example by means of slightly protruding horizontal stone layers. However, the material itself also has a protective quality, so that only one to two centimetres erode. When the rain has washed out the top fine layer of clay, the included little stones emerge and the wall becomes somewhat rougher. The stones, in turn, slow down the water, and the deeper clay in the interstices swells so that the water cannot penetrate further into the wall. These characteristics of an earthen wall can be calculated and included in the planning.

Mud can have many earthy hues – it is the minerals in the clay that provide the respective colouring. The scale ranges from white to pink and red to brown and grey. These colours are very lightfast, which means they hardly fade over time.

From an ecological point of view, clay is an ideal building material – endlessly recyclable without any loss of quality and with high insulating capacities. The value of thermal conductivity is between 0.64W/mK and 0.93W/mK – for comparison: normal concrete has a thermal conductivity between 1,510 and 2,300 W/mK. The lower the value, the better the thermal insulation. In addition, clay is not susceptible to micro-organisms such as fungi and is optimal for a healthy indoor climate.

The fact that building with earth is significantly more expensive than conventional building methods is not a problem of the material, as the architect Anna Heringer explains in an interview. It is related to the fact that earth buildings are very labour-intensive and labour is a high-cost factor. Another aspect is that the ecological costs of conventional building methods are largely disregarded. So if the ecological "turnaround" is to succeed also in the building sector and the construction industry is to reduce its CO₂ emissions, a rethink will be necessary here as well. | **Christiane Leuschner**



Horizontal stone layers protect earthen walls from erosion by rain.

lecturer in the Department of Architecture at ETH Zurich.

The fact that earth building is gaining in importance is also evident from the examples listed by the umbrella organisations in Germany (Dachverband Lehm e.V.), Austria (Netzwerk Lehm) and Switzerland (IG Lehm). Clay building has long since ceased to be a "niche topic" and is being used more and more often.

But what makes mud a building material that was and is used all over the world? Mud is a mixture of sand and clay and is formed by weathering of solid and loose rock or by deposition. The decisive factor for the building properties is the proportion of sand and clay and the type of clay. The higher the clay content, the stickier the material is when wet. Only when it dries out does clay become hard. Often the exca-

are also available as prefabricated components that only need to be erected. The advantage of clay is that when it is moistened again or spread with moisture, it allows for visually seamless connections.

Rammed earth is very solid, its compactness corresponds to that of concrete, so it can also be used for load-bearing walls. However, clay is water-soluble and correspondingly susceptible to moisture. This means that the underground on which the clay wall is erected must be insulated against rising damp. With exterior walls, on the other hand, it is to ensure that the material is weatherproof. Roof overhangs and a protective exterior rendering as well as a sufficiently high plinth above the top edge of the terrain made of water-insensitive material to protect against splash water are one possibility; another is to build erosion brakes into the rammed earth wall.

WHAT COMES AFTER THE PROGRESS?

Holiday time is often reading time which can sometimes be light entertainment. This light entertainment includes Robert Harris' *The Second Sleep*, almost a crime novel, but set in different times.

The year 1468 is written in the very first sentence – but this does not mean the end of the Middle Ages, even if the descriptions initially suggest this.

However, one stumbles again and again over strange anachronisms – the most conspicuous is the mention of plastic – which initially is irritating by an author who has demonstrated very precise historical knowledge in his historical novels about Cicero or the Dreyfus Affair, for example. Step by step, however, the reader comes to realise that the counting of the years was restarted after a literally apocalyptic event in 2025 and that we are now in England several hundred years later.

This England no longer has 60 million inhabitants, rather the population has shrunk to about ten percent. The island is sealed off from all outside influences, the church and the king rule and determine not least what may be thought. And in other respects, too, the conditions resemble those of the late Middle Ages.

In this situation, a young priest gets caught up in the maelstrom of some kind of archaeological studies and is increasingly

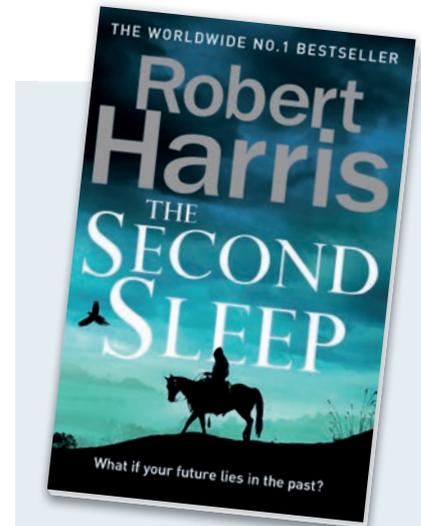
shaken in his belief in the biblical apocalypse that is supposed to have taken place. However, any search for the reasons for the "turn of time" is forbidden.

A document that emerges in the search for the past is revealing – a scientist's letter from 2022 that lists six possible disaster scenarios "that could threaten the existence of our modern knowledge-based way of life": climate change, nuclear war, eruption of a super volcano and impact of an asteroid that would accelerate climate change, general failure of computer technology due to cyber war, an uncontrollable virus or solar activity, and pandemic antibiotic resistance.

What exactly triggered the apocalyptic catastrophe of 2025 remains largely vague – there are only some hints.

At the very least, climate change must be clearly advanced, because jacaranda trees, which are normally native to tropical and subtropical latitudes, are now blossoming in England. The recurring heavy downpours are also more reminiscent of monsoon rains than of a classic English climate.

It is also obvious that at some point the digital world as well as all kinds of mobility collapsed – the relics of the "pre-apocalyptic time" can be found as well as remains of cars and trains – all things



Robert Harris
The Second Sleep
414 pages
Arrow / Random House 2020
ISBN 978-1-787-46097-3
Price: EUR 8,99

that by now nobody knows anymore. Every form of energy use and electricity – a prerequisite for the digital world, for mobility and industrial production – are now as unknown as most of the knowledge from the 21st century.

Yes, it is a novel, yes, it reads excitingly, but it also makes the reader think and wonder how endangered our current way of life is and whether and to what extent the look into the future that the book dares to take is realistic.

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