

Press release

Project development on Marieninsel

Frankfurt completed

Frankfurt, 23 October 2019

In the Frankfurt CBD, Marienturm, some 155 metres high, and Marienforum, 40 metres high, and the public Marienplatz plaza are now all commissioned. Both buildings went into operation on time. In this way, the project development measure on the so-called Marieninsel is completed. Today, Pecan Development GmbH together with the investor Aermont Capital and the project partners Müller Reimann Architekten and Studio Patricia Urquiola presented the exclusive office-ensemble to the public in Marienturm.

According to the project developer Pecan Development the primary aim behind the ensemble was to make a lasting, forward-looking contribution to Frankfurt as an international office hub. “For us, turnkey of Marienturm marks the final element toward strengthening the link between the district round the Main Rail Station and the CBD,” explains Markus Brod, Managing Partner at Pecan Development. With the CULTIVATING WORK concept, a working world is being created that firmly foregrounds user well-being, he adds. “The symbiosis of eye-catching architecture and extraordinary interior design, coupled with a usage concept that has been well thought through has enabled us to offer users and visitors alike a high-quality experience throughout the building ensemble,” Brod continued.

“The Marieninsel development perfectly symbolises Aermont’s investment strategy, which is geared to supporting change and the enhancement of downtown locations. In the form of the Marieninsel we are not just creating modern office zones that will ensure renowned global players remain loyal to Frankfurt. The supplementary usage mix also serves to open the CBD out to the general public while also offering high-end architecture to round out the appearance of the district,” comments Michael Sacher, Principal at Aermont.

Thomas Müller from Berlin’s Thomas Müller Ivan Reimann Architekten, which designed the building ensemble, attaches great importance to the urban context in which the Marieninsel came about: “Marienturm blends marvellously into the urban fabric by interacting with the high-rises in the CBD and expands Frankfurt’s skyline to include a new lodestar. Yet it also cuts a fine figure of its own, with its lean shape consisting of two slender slabs of different heights that interlock with

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each other and the characteristic, bronze-coloured façade made of metal, glass and anodised aluminium. Moreover, Marienforum's powerful and eye-catching volume lends the location a special aura of its own," is how Müller describes the design.

The interior design for both buildings has been masterminded by Milan's famed Studio Patricia Urquiola. The signature style of the architect and designer is particularly evident in Marienforum's 17-metre-high lobby with the impressive wooden wall installation and the Chez Marie restaurant. "The lobby of Marienforum is treated as a transit zone between the working environment and nature. Mixing materials such as natural wood, stone, marble, metals and combining unique patterns and textures, reflects the merging of these two environments. The wooden wall at the entrance is a strong focus point for people from the street and from inside the building. It's composed by ash wood timber blocks sticking out from the wall alignment and they are studied in modules which are deconstructed and recomposed in an enjoyable play of pixels", says Patricia Urquiola.

The food-counter concept used at the Chez Marie restaurant on the first floor is also reflected in the interior architecture. "The concept for this space is to represent the culinary diversity represented in the interior design, creating three thematic areas in different colour moods. The space is conceived as an inspiring environment to feel comfortable as at home, for a pause, to work while eating, to eat and to share time with others. This concept is reflected also in the materials and warm colours used. The three-dimensional terracotta bricks create more intimate areas in the main space, re-interpreting the idea of the traditional material with a warm touch," Urquiola explains.

The public lunch-restaurant and coffee bar is operated by Food Affairs, a brand of Compass Group, and recently opened its doors. The usage concept also includes a conference floor, a fitness club, and the public Marienplatz plaza with additional hospitality outlets in Marienforum.

Mariensiel Office Ensemble: Marienturm and Marienforum

The Mariensiel development in Frankfurt's CBD expands the range of high-end office space on offer in the city as well as the leisure time and local qualities for users, neighbours and the general public. In the form of Marienturm, there's now a new, central eye-catcher in Frankfurt's skyline. The 155-metre-high building houses about 45,450 square metres of area for tenants across 38 floors and is located at Taunusanlage 9–10 just across from the Deutsche Bank twin towers. The range of office space is meaningfully rounded out by other usages, such as a public lunch restaurant, a coffee bar, a conference floor, a fitness club and a childcare centre. The 40-metre-high Marienforum has been realised in the immediate vicinity, at Mainzer Landstrasse 1; across 10 stories it provides total rental space of 11,950 m². The Marienplatz with its attractive design creates a new attractive meeting place in the CBD and boasts hospitality and retail spaces that bring the new plaza to life.

Furthermore, the project contributes to improving the housing on offer in downtown Frankfurt: around 10,000 m² of substitute housing has already been created among others with the "TwentySeven" project by the former HOCHTIEF subsidiary formart GmbH & Co. KG, Rhine-Main branch. Another 5,000 m² of subsidised housing construction are also planned.

Berlin-based Thomas Müller Ivan Reimann Architekten designed the architecture. The interior design was masterminded by Milan's renowned Studio Urquiola. Marienturm and Marienforum were developed by Pecan Development on behalf of Perella Weinberg Real Estate Fund II (PWREF II) together with Aermont Capital as the investment adviser.

www.mariensiel.com

Pecan Development

Pecan Development stands for the development of a residential and work world with a strong future. The focus is on realising office, residential and hotel projects and developing new quarters, as well as revitalising existing ones. The company aspires to help stimulate and shape urban development, always on the basis of interaction with the city, the users and the investors. The experienced team led by the managing partners Markus Brod, Jan Kunze and Rüdiger Lehmann brings together long-standing expertise in developing projects inside and outside Germany.

www.pecan.de

Aermont Capital / PW Real Estate Fund II

PW Real Estate Fund II (PWREF II) focuses on investments in real-estate and real-estate related investment activities in Europe. PWREF II is capitalised with over €1.3bn of equity facility agreements from a group of investors that includes some of the world's most prestigious institutional investors. Aermont Capital is the investment adviser to PWREF II.

www.aermont.com

Thomas Müller Ivan Reimann Architekten

Thomas Müller Ivan Reimann Architekten was founded in Berlin in 1988 by Thomas Müller and Ivan Reimann. At present, the payroll of 70 staff have realised a series of major projects and construction plans within and outside Germany. The spectrum ranges from private residences through to urban planning. Alongside the new build for the Federal Foreign Office and the Federal Ministry of the Interior in Berlin, Müller Reimann Architekten have also designed a large number of office and business premises, such as at Leipziger Platz or Hackesche Quartier in Berlin, as well as public facilities such as faculties for Goethe University Frankfurt at the Westend Campus. Several of the office's designs have won awards, including the BDA's Deutscher Architekturpreis in 2000, Deutscher Fassadenpreis FVHF in 2015 and Deutscher Naturstein-Preis in 2011, 2015 and 2018.

www.mueller-reimann.de

Patricia Urquiola

Patricia Urquiola studied architecture and design at Madrid Polytechnic and Milan Polytechnic, graduating with Achille Castiglioni. She has received the Gold Medal of the Arts and the Order of Isabel the Catholic in Spain. Her work is displayed in various museums and collections, such as MoMA in New York, Musée des Arts décoratifs in Paris, the Museum of Design in Munich, the Vitra Design Museum in Basel, The Design Museum in London, the Victoria & Albert Museum in London and the Stedelijk in Amsterdam, Philadelphia Museum of Art. Patricia Urquiola has been a guest lecturer in various universities such as Harvard University, University of Michigan, Bocconi University. She is part of the advisory board of The Milan Polytechnic.

The Studio is working in the sectors of product design, architecture, art, artistic direction, strategic consulting, exhibitions, installations, graphics and concept creation.

She is the Art Director for Cassina. Collaborates with global clients, among others: BMW, Ferrari, Boeing, Louis Vuitton, Missoni, Panerai, Mandarin Oriental Hotels, Four Seasons, Marriott Group, Starbucks, Swarovski, Haworth.

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