



Catella invites you to the Seestadt Festival

Progress in neighbourhood development

20/09/2024 – Catella is using the newly approved development plan as an opportunity to invite people to the Seestadt Festival on 25 September 2024. The public, press, politicians, administration, tenants and neighbours, project participants, etc. will gather in the marquee - all eagerly awaiting the next steps in the neighbourhood development that will shape the cityscape.

Now that the first 248 flats in the Südviertel district have already been completed using innovative modular construction methods and have created a new home for tenants of all ages, the largest KlimaQuartier.NRW in the state has a newly approved development plan - paving the way for the next construction phases. The neighbourhood development comprises a total potential of 2,000 flats and commercial space for around 2,000 jobs.

The development plan originally adopted by the city was criticised by the Münster Higher Administrative Court in November 2023 for being incorrect. On 28 August 2024, the city council almost unanimously approved the amended development plan and cleared the way for the next construction phases.

Klaus Franken, Catella Project Management: ‘A lot has been written and talked about Seestadt - now is the time to get a first-hand impression of what has already been achieved and what lies ahead.’

On 25 September, Catella invites you to the site of the event: The event location in the form of a Circus tent will soon be erected on the site on Breitenbachstrasse, so that even in rain or heat the party will be a success, with several hundred people expected to attend. From 5.00 p.m., there will be an informal get-together with drinks and snacks and the opportunity to talk to the Catella team and partners from business and politics about current developments in the Seestadt, before it's time to clear the ring from 6.00 p.m. onwards!

After a welcoming address by Lord Mayor Felix Heinrichs, Catella will report on the current status and outlook for the Seestadt: What has been created so far, what are the next steps, what is the situation regarding the lake, how is the sustainable energy concept being further developed? As a special encore, all participants will be treated to the current highlights of Circus Freiwald's artistic show.

At a glance:

- Wednesday, 25 September 2024
- Seestadt-Areal, entrance Breitenbachstraße
- 17:00 - 18:00: Get-together with drinks and snacks
- 18:00 - 19:00: Seestadt update with Lord Mayor Felix Heinrichs, Catella and the show highlights of Circus Freiwald



Seestadt will create a new living space that combines life, living and working in a mixed user community.

About Seestadt

With Seestadt, Catella is building a so-called ‘10-minute city’ on an area of over 14 hectares, where all areas of life - living, working, leisure, sport, shopping, culture, etc. - are interwoven within walking distance. The location directly next to the main railway station and city centre favours the new, attractive and urban city quarter for young and old, for larger and smaller budgets and for an incomparable lifestyle. In addition to around 2,000 new flats for all age and income groups, modern office space, catering and service facilities are being created, which will provide space for a total of around 2,000 new jobs.

The centrepiece of the project is a newly created lake measuring around 20,000 m², which will help to improve the microclimate, serve as a retention basin, contribute to species protection and offer residents an attraction with a unique quality of stay close to the city centre with its near-natural shore zones and promenades.

Seestadt is part of the Federal Ministry for Economic Affairs and Climate Protection's ‘Real-world laboratory for the energy transition’ and has been certified as the largest climate protection settlement in the state by the NRW Ministry of Economic Affairs and the EnergyAgency.NRW. The award was given for the holistically convincing energy concept, based on the triad of energy generation, supply and consumption and the attractive urban design. In December 2023, the neighbourhood was also certified as the largest KlimaQuartier.NRW by the state government.

The use of renewable energy sources, heating networks with lower flow temperatures and, of course, modern building concepts combine to create a neighbourhood development geared towards optimised climate protection. However, the use of innovative technologies not only offers benefits

Dusseldorf, 20/09/2024

for the environment, but also for residents: The long-term capping of heating costs and the reduction in energy consumption bring tangible monetary benefits for all users of Catella projects.

About the Südviertel in Seestadt

Südviertel is the first construction phase of Seestadt and initially comprises 12 apartment blocks with 248 rental and owner-occupied flats. All flats have been completed since September 2023.

Second largest KlimaQuartier.NRW follows

While Seestadt is the largest KlimaQuartier.NRW in North Rhine-Westphalia, Catella is also developing the second largest in parallel - the Düssel-Terrassen, a project with around 750 residential units.

About Catella Project Management

Catella creates living spaces: Catella Project Management develops new neighbourhoods with a long-term perspective. The Swedish company implements the concept of the '10-minute city', with a mix of commercial and residential uses, attractive living space for everyone, a sustainable working environment and diversity that ensures the sustainable value of the neighbourhood. New mobility concepts make it possible to give people back the open space in the city; the areas between the buildings are greened and designed for people to stay and meet. The neighbourhoods developed by Catella are in central locations, are planned to be both car-friendly and car-poor and are designed to be forward-looking overall. The ICG's Social Impact Investing Initiative guidelines, which Catella Project Management helped to develop and finance, won the imAward in the Social Responsibility category in 2022.

Previous projects include Living Circle in Düsseldorf, Living Lyon in Frankfurt and various commercial projects, such as the C&A headquarters and Telekom's largest service centre. The Seestadt and Düssel-Terrassen neighbourhood developments are the two largest certified KlimaQuartiere.NRW projects in NRW. Around 4,000 new flats are currently being built in the Rhineland alone, including 147 subsidised flats in Grand Central at Düsseldorf Central Station, which will be completed in autumn 2023. Catella Project Management is part of the Catella Group, Stockholm, a leading specialist in property investment and fund management with offices in 12 countries. The group manages assets totalling around 13 billion euros. Catella is listed on Nasdaq Stockholm in the Mid Cap segment.

Press Contact

Klaus Franken

+ 49 211 90 99 35 10

+49 172 3181210

klaus.franken@catella-pm.de