



Official start for the KöTower - Green High-rise Office Building on Düsseldorf's High Street Boulevard

Dusseldorf, 23/01/2025 – The “who's who” of the real estate industry came to Königsallee 106 yesterday, Wednesday, January 22, 2025, where the existing building from the 1960s is currently being demolished and where a 17-storey office building will rise in the future. Investors Catella and WPV as well as Laarakkers as the contractor invited guests to the construction site; Lord Mayor Dr. Stephan Keller and Head of Building Cornelia Zuschke gave the official go-ahead for the pioneering high-rise project on Düsseldorf's Kö.

At the invitation of the Versorgungswerk der Wirtschaftsprüfer und der vereidigten Buchprüfer im Lande Nordrhein-Westfalen (WPV) and Catella Project Management as investors and Laarakkers as the executing company, more than 150 project partners, financiers, representatives from politics, administration and the neighbourhood came to the construction site at Königsallee 106 yesterday - despite the icy temperatures - to get a live impression of the ongoing work on site.

Lord Mayor Dr Stephan Keller emphasised the importance of the KöTower for the district and the state capital of Düsseldorf: *‘The green KöTower will completely reshape the silhouette of our city. The neighbourhood will also benefit from the creation of a new forecourt as part of the new building. Catella has managed to bring a large group of stakeholders into the dialogue in order to define measures for upgrading the interface between the Kö and the neighbouring district to the south. I very much welcome and support this initiative.’*

Cornelia Zuschke, Councillor for Planning, Building, Housing and Property of the state capital of Düsseldorf, praised the good cooperation: *‘The KöTower shows that things can happen quickly if everyone pulls together. Thanks to the good preliminary coordination between Catella and the city administration, we were able to obtain planning permission in less than a year. The KöTower is a stepping stone and milestone between the city centre and the core city and has been developed with high standards of urban planning and architecture.’*

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Wiljan Laarakkers, owner of the Laarakkers Group, emphasised the focus on sustainability as early as the demolition phase: *‘We are delighted to be making an important contribution to the sustainability of the new KöTower with our experience in sustainable demolition. In order to achieve the desired DGNB Platinum certification, materials from the existing building will be professionally reused. The use of an electric excavator and electric lorries will also reduce environmental and noise pollution in the city centre. We are delighted to have Catella as a client who, like us, has recognised the importance of the construction industry for climate change and is*

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committed to sustainable deconstruction and project development. This puts the company at the forefront of the industry.'

ESG criteria are also a top priority in the fit-out of the new office tower. 200 different plant species will characterise the diverse façades and roof surfaces. At the same time, almost 2,000 m² of PV systems will be installed, of which around 1,650 m² will be integrated into the green façade, supplemented by additional systems on the roof areas.

In the run-up to the celebrations to mark the launch of the KöTower, a good 50 committed representatives from politics and administration, neighbours, business people, representatives of the Chamber of Industry and Commerce, IG Kö and others met at the same location to discuss further impetus and improvements for the area of the upper Königsallee, Friedrichstrasse and Friedrichstadt in a stakeholder dialogue.

The 'upper Kö' has clear deficits from Grünstraße onwards and the densely populated Friedrichstadt (no. 3 in Germany) has no quiet places to spend time at all. With a view to 2027, however, there will be some impulses that will have a positive influence on this area. In addition to the KöTower, the finally completed Friedrichstraße and the new Motel One will strengthen the attraction and purchasing power in this area. In terms of urban development, this is a good opportunity to make structural improvements in this area and, among other things, to make better use of the public space. The city, investors, business people and residents are all pulling in the same direction.

Königsallee has long since become one of the most important workplace locations in the state capital and this is precisely where its strength lies; the Kö is not just a shopping centre.

About the “KöTower”

Located directly on Königsallee, the KöTower is a visionary project that transforms the legacy of an existing property from the 1960s into a sustainable and contemporary high-rise office complex. The KöTower not only focuses on modern and sustainable architecture, but also integrates impressive “green” and social elements. With 1,800 m² of green roof gardens, the KöTower offers a unique green oasis right in the heart of the city. Native trees, shrubs and grasses create an inspiring atmosphere and contribute to the creation of a pleasant microclimate. DGNB Platinum certification is being sought.

Its use is diverse and trend-setting - from innovative office space to gastronomic experiences and local supplies for the residents of the adjacent district, everything is available on site. From creative open spaces to prestigious offices, there are a variety of options for renting units on different levels; floor plans can be designed according to individual requirements.

The KöTower not only offers excellent working conditions, but also impressive views thanks to the quality of its amenities and facilities. At a height of over 60 meters, the publicly accessible roof terrace offers a fantastic panoramic view over Königsallee, Düsseldorf and the Rhine. Each rental unit in the KöTower has its own balcony, a roof terrace or offers direct access to the roof gardens. In addition, the structural setback and the provision of private land for public use will create a new public square with a welcoming atmosphere that encourages communication.

The KöTower project is being developed as a joint venture between Catella and the Versorgungswerk der Wirtschaftsprüfer und der vereidigten Buchprüfer im Lande Nordrhein-Westfalen (WPV).



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More at www.koetower.de

About Catella Project Management

Catella creates living spaces: Catella Project Management develops new neighbourhoods with a long-term perspective. The 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 landscaped and designed for people to stay and meet. The districts 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 guidelines of the ICG's Social Impact Investing Initiative, which Catella Project Management helped to develop and finance, won the imAward in the Social Responsibility category in 2022. With the Catella program “Cooperative Innovative Living Germany” (CILG), Catella developed a construction kit with 12 tools - innovation and cooperation are the keywords here.

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 district developments are the two largest certified KlimaQuartiere.NRW projects in NRW. Around 4,000 new apartments are currently being built in the Rhineland alone, including 147 subsidized apartments in Grand Central at Düsseldorf Central Station, which were completed in autumn 2023. Catella Project Management is part of the Catella Group, Stockholm, a leading real estate investment and fund management specialist with offices in 12 countries. The group has assets under management of around 13 billion euros. Catella is listed on Nasdaq Stockholm in the Mid Cap segment.

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