

ADLER Real Estate AG investing in Saarbrücken - Feuring Group has been commissioned as advisor on the project right from the concept-stage up to the hotel's opening

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Congress Plaza Saarbrücken opposite Congress Centre Saarbrücken
Modern office and hotel project
40 million EURO investment volume

Hamburg, April 27th, 2007. ADLER Real Estate AG, a project development company, seated in Hamburg and quoted on the stock exchange, is to create a new office and hotel centre in the heart of Saarbrücken, the provincial capital of the Saarland in Germany. The Congress Plaza Saarbrücken is being planned in the immediate vicinity of the city's congress hall not far from the banks of the river Saar. Barbara Yaltrak, member of the executive board, says, „we are planning a four star hotel with about 200 rooms, operated by an internationally known hotel chain for this excellent location“. Negotiations with the hotel group in question have reached the final stage. The Feuring Group from Mainz, has been commissioned as advisor on the project right from the concept-stage up to the hotel's opening. Additionally, Adler is planning a separate building complex with a total of around 7,000 m² of modern office space. The projected investment volume will be around 40 million Euro.

„We are currently negotiating the office space with a number of potential tenants in and around Saarbrücken but also from the rest of Germany“, Ms. Yaltrak continues. AFP Agentur für Projektmanagement GmbH, Merzig, respresented by Michael Schamper, will be responsible for marketing the office space in Saarbrücken. The offices will be on a total of four storeys, the ground floor of the building will be reserved for a number of upmarket retail stores and some shops providing various other services. „The excellent location right next to the congress hall is of great interest to potential tenants“, Ms. Yaltrak continues. Both the main railway station in Saarbrücken and the main pedestrian area are only about 300 metres away and can be reached on foot within just a few minutes.

According to Ms. Yaltrak, the new hotel will also arouse great interest as the city does not offer enough hotel capacities of this standard aimed at business travellers. A comprehensive feasibility study by Feuring Hotelconsulting GmbH, Mainz confirms this as according to the study, demand for hotel capacities in Saarbrücken has been on a constant increase for the last ten years, whereby demand by visitors from the neighbouring Benelux-countries, but also from France is particularly contributing to the upward trend.

About ADLER REAL ESTATE AG:

ADLER Real Estate AG is a real estate company, specialised in project development, administration of existing projects and asset management. The company's main strength lies in the realisation and marketing of upmarket real estate projects, both on

a national and international scale. Adler Real Estate AG has emerged from the Frankfurter Adlerwerke, a company with a long tradition and a history which reaches back to the 19th century. Today, the US real estate investor Mezzanine XI holds the majority of ADLER Real Estate AG.

About Feuring – Visionary Hotel Development

Feuring – Visionary Hotel Development is also responsible for the development of the very successful Steigenberger Hotel de Saxe in Dresden opposite the famous Frauenkirche, which opened its doors in the spring of 2006. Feuring – Visionary Hotel Development consults institutional and private investors as well as international hotel operators when it comes to developing new hotels or buying and selling existing hotel properties. It is known for the successful consulting and development of – amongst others - the Le Méridien hotels in Hamburg, Munich and Vienna. Further current projects include a golf resort in Greece, a resort in Garmisch-Partenkirchen as well as some city hotels in Mainz, Dusseldorf and Saarbrücken.

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