



PRESS RELEASE

Implenia wins five building construction contracts in Germany

General contracting and planning skills prove decisive | New office, hotel and residential projects worth around EUR 140 million overall

Dietlikon, 9 March 2021 – Implenia has started the year successfully in Germany, acquiring five building construction contracts. The Group is building real estate projects with a combined value of EUR 140 million in Karlsruhe in the southwest, in Berlin and in Jena in the eastern German state of Thuringia.

Implenia won the contracts thanks to its cooperative contract models, its proven planning and management expertise, and its reputation as a partner that realises projects reliably and on time. Implenia experts were already involved in most of the projects at a very early stage, meaning they could work in partnership with the clients on developing and planning the buildings right from the start.

Karlsruhe train station – the ka3 hotel, office and retail development

Implenia has been asked by Qcoon Real Estate GmbH and FORTOON Development GmbH to build the new ka3 office and hotel complex. On a site directly next to the main train station, Implenia is handling turnkey construction of two office buildings with a gross floor area of approximately 21,500 m², a hotel with 194 rooms, plus retail space and an underground car park with 121 spaces. Construction begins in the first quarter. Future tenants of the office buildings can use the space in many different ways, choosing anything from cubicles to open-plan layouts, and can arrange their office units either horizontally or vertically across the building. Access to Office Building 1 is via an outdoor staircase that lends the building ensemble a unique character, as do the sheltered forecourt and the imposing roof terrace. Implenia developed a BIM model during the tendering phase, and then used this to plan the execution of the project and implement Lean methods.

BahnStadt Bruchsal – residential and commercial development in the Kompass district

BahnStadt Bruchsal is a key part of urban development plans in the town of Bruchsal. Implenia, commissioned by Grundwerte Verwaltungs GmbH, is turning a site of around 10,000 m² into a turnkey residential and commercial district with a single-level underground car park. Construction of the eight new buildings with 126 residential units, commercial units and shared underground car park, plus a neighbourhood piazza, begins in the autumn. Hand-over to the client is scheduled for August 2023. The development will provide homes for all generations in apartments ranging from 2 to 5 rooms in size. The buildings are being constructed to the KfW55 standard. Implenia impressed the client with its comprehensive knowledge management and reliability during the contract negotiation. In addition to

architectural and exterior planning from service phase 3, as defined under the HOAI, Implenia is also coordinating planning for the supporting structure, technical building equipment and electrical installations from service phase 1.

Berlin – Implenia builds gold standard office and retail building

Investa Real Estate has asked Implenia to build an office and commercial development in Berlin-Wilmersdorf as part of a joint venture. The new building, located at Meierottostraße 8 / Pariser Straße 1, will offer 10,000 m² of rental space and an underground car park with around 40 spaces. With six full storeys and a mezzanine, the building at Spichernstraße underground station - directly opposite the Investment Bank on Bundesallee - is being built according to plans by renowned architectural practice Eike Becker_Architekten. The finely structured facade, made of fibre concrete and aluminium profiles, is inspired by textile weaving patterns and complemented by generous glass frontages. The building scores very highly in terms of flexibility and sustainability: the aim is to achieve certification under the DGNB Gold environmental standard.

Jena - “Gut miteinander” community centre

The Wandlungswelten charitable foundation has asked Implenia to build a new inclusion centre in Jena-Lobeda. The contract includes turnkey construction of a mixed-use building with shared housing for seniors, assisted living, individual apartments, day care rooms, a café and service facilities to support integration. The five-storey complex is designed to provide communal living and support for care-dependent seniors, tenants with physical and mental illnesses, and multi-generational shared homes. Construction has already begun and the finished building, complete with outdoor areas, should be handed over to the client in May 2022.

Jena – high quality offices in a historic location

A new office building is being built to the highest quality on the site of the former “Halle 10” of the Zeiss plant in Jena. Working as general contractor, Implenia is creating flexible office space across seven storeys on the campus axis between Westbahnhof and Ernst Abbe High School. Covered by an attractive aluminium and glass facade, the offices can be tailored to individual user requirements. The development, which includes offices, production areas and outdoor space, including parking for cars and bicycles, has been commissioned by a private investor and is being built to designs by Waldhelm Architekten, Jena. The project was developed in close partnership between the investor, architect and Implenia. Construction has already begun. Handover to the client is scheduled for June 2022.



Implenia, as turnkey contractor, is building the new ka3 office and hotel complex by Karlsruhe railway station (image: ©Visualisierung Raumgleiter AG). [Link](#) to project page



BahnStadt Bruchsal – Implenia is building residential and commercial properties in the Kompass neighbourhood (image: ©Peter + Paschen GmbH). [Link](#) to project page



The office and commercial building in Berlin-Wilmersdorf is designed to meet the DGNB Gold Standard (image: © Konzeptvisualisierung | Eike Becker_Architekten, Aesthetica Studio).

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Investors' diary:

30 March 2021: Annual General Meeting

17. August 2021: Half-year Report 2021

As Switzerland's leading construction and real estate service provider, Implenia develops and builds homes, workplaces and infrastructure for future generations in Switzerland and Germany. It also plans and builds complex infrastructure projects in Austria, France, Sweden and Norway. Formed in 2006, the company can look back on around 150 years of construction tradition. The company brings together the know-how of its highly skilled consulting, planning and execution units under the umbrella of an integrated leading multinational construction and real estate service provider. With its broad offering and the extensive experience of its specialists, the Group can realise complex major projects and provide customer-centric support across the entire life-cycle of a building or structure. It focuses on customer needs and on striking a sustainable balance between commercial success and social and environmental responsibility. Implenia, with its headquarters in Dietlikon near Zurich, employs more than 8,500 people in Europe and posted revenue of almost CHF 4 billion in 2020. The company is listed on the SIX Swiss Exchange (IMPN, CH0023868554). More information can be found at implenia.com.