

WORK'N'PLAY CAMPUS MUNICH



VIERTEL FOUR

BY CA IMMO

TOMORROW
PROOF
by CA IMMO





- > **FOUR IMPRESSIVE INDIVIDUAL BUILDINGS**
- > **SPACIOUS SQUARES AND GREEN AREAS**
- > **EXTENSIVE DIGITALISATION PROGRAMME**
- > **1,000 SQM OF ROOF DECKS AND BALCONIES**
- > **VERY GOOD TRANSPORT CONNECTIONS**

VIERTEL FOUR – AN ISLAND FOUR BUSINESS WITH PLEASURE

WELCOME TO THE WORK'N'PLAY CAMPUS MUNICH.

VIERTEL FOUR makes a great impression with its large number of innovative and future-centric ideas – starting with the expressive character of the individual buildings designed by renowned architects and ending with its consistent compliance with sustainability. Not least thanks to its targeted use of sensors and digital components. You won't regret your decision to go for VIERTEL FOUR tomorrow either, as this campus is tomorrow-proof.



CAMPUS FOUR NETWORKERS

FOURMIDABLY FRIENDLY AND PROFESSIONAL

Thanks to the uniquely designed campus architecture with plenty of green spaces, large roof decks and exclusive balconies, VIERTEL FOUR provides its tenants and visitors with a superior level of quality and an environment for lively communication.

> WORKPLAYS > PLAYGROUND



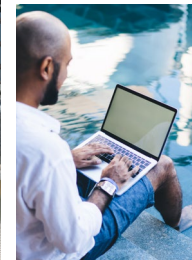


COMFORTABLE WORKGROUND

The light-flooded Townhall – a central meeting point with ideal conditions for contemporary staff catering.



VIERTEL FOUR's ambitious approach to use and design, with its extensive green areas and ponds and impressive Townhall, not only promotes lively togetherness, but its flexible floorplans also provide plenty of space for a creative and convenient workplace – especially on its 1,000 sqm of roof decks and balconies.

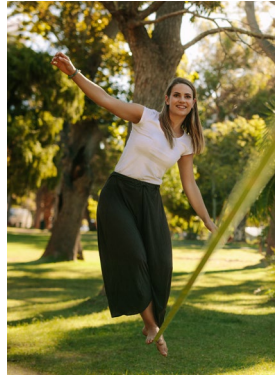




URBAN PLAYGROUND



The interaction of exceptional architecture with a variety of designed open spaces, as well as different arrangements of usage and space, enable new encounters and boost well-being at VIERTEL FOUR in no time at all. All in the spirit of a contemporary attitude to a productive and healthy working atmosphere.



Whether slacklining, basketball, bouldering or yoga – the large outdoor area has space for many of your favourite activities.



FOUR YOU TO NOTE

CONSTRUCTION PHASE 1 | OANS AND ZWOA
Buildings OANS and ZWOA comprise a total of 26,125 sqm of rental space.

CONSTRUCTION PHASE 2 | DREI AND VIERE
Buildings DREI and VIERE will have a total of approx. 25,000 sqm of rental space.



- PARCEL STATION
- FOOD TRUCKS
- TOWNHALL WITH POSSIBLE STAFF CATERING
- PONDS WITH LOUNGE AREA
- CLIMBING WALL
- SLACKLINE
- CROSSFIT FACILITY
- BASKETBALL COURT



FOR FOUR-RUNNERS ONLY

OFF TO THE NORTH OF MUNICH

The ideal set-up in terms of businesses and transport connections, Munich's north provides new generous space for development. You'll find BMW here as well as the very popular Motorworld – a highlight in terms of car culture, lifestyle and events. The best requirements for getting actively involved as a Four-runner in the development of Munich's north.

> CONNECTION > SYNERGIES > NEIGHBOURHOOD

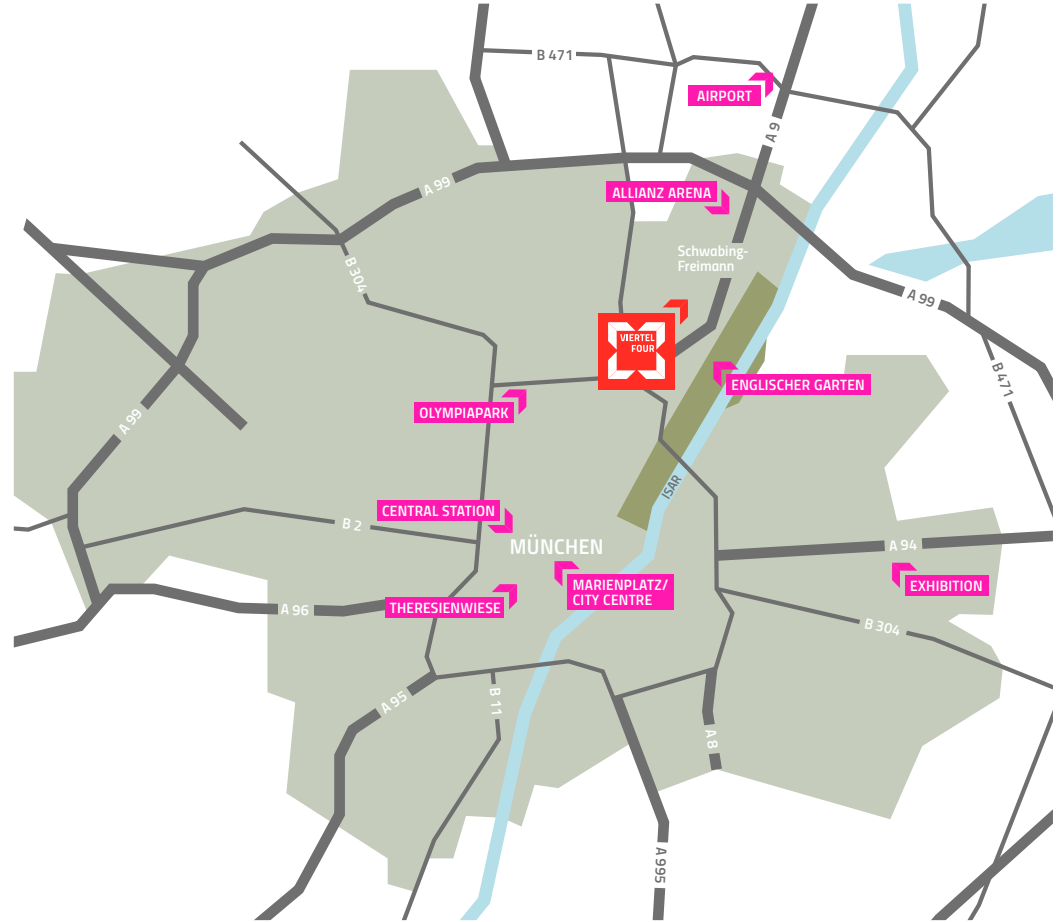


FOURWARD AROUND THE CLOCK

BY CAR

VIERTEL FOUR is surrounded by major transport connections on all sides. You can reach the A 9 autobahn in around five minutes and the airport in 25 minutes. In the north, south and west there are two main roads and a trunk road for fast access to the city centre. You can get to Odeonsplatz in about 16 minutes.

The VIERTEL FOUR app with its integrated parking space management feature, guides motorists conveniently to a free parking space in VIERTEL FOUR's own underground car park.





FOUR YOUR CONNECTIONS

SERVICE

Monitors in the lobby of each building keep you updated about the fastest transport connections to your destinations at all times – no matter what means of transport you wish to use.

Ten percent of the 415 parking spaces (Oans 268 spaces, Zwoa 147 spaces) are equipped with an e-charging station.



H U WITH PUBLIC TRANSPORT

VIERTEL FOUR has ideal connections. The Freimann metro station on the U6, Munich's most important north to south route, is only a few minutes' walk away. From here you'll be in the city centre in just 12 minutes. The extension of tram line 23 (being planned) will make the connection even better in future.

BY BICYCLE

Thanks to the new cycle expressway between the city centre and Munich's north, you can reach VIERTEL FOUR from the city centre in less than 30 minutes. In addition, there is an optional and comprehensive service for everything centred round bicycles, such as secure bicycle parking spaces for cargo bikes as well as showers and changing facilities for cyclists.

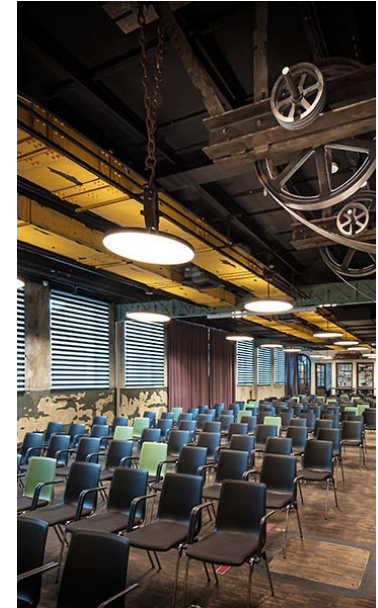




SYNERGISTS FOUR SYNERGISTS

You can benefit from the various synergistic effects of Munich's Schwabing-Freimann district – with its international businesses, Motorworld with its hotel, a variety of restaurants and conference areas for up to 2,000 people as well as the Euro-Industriepark as a shopping precinct. Numerous residential developments with day-care centres and schools complete the expansion of this part of the city.

The automotive event locations at Motorworld provide events of all sizes and extremely impressive and entertaining backdrop.



EXHIBITION, EVENT AREAS AND HOTEL

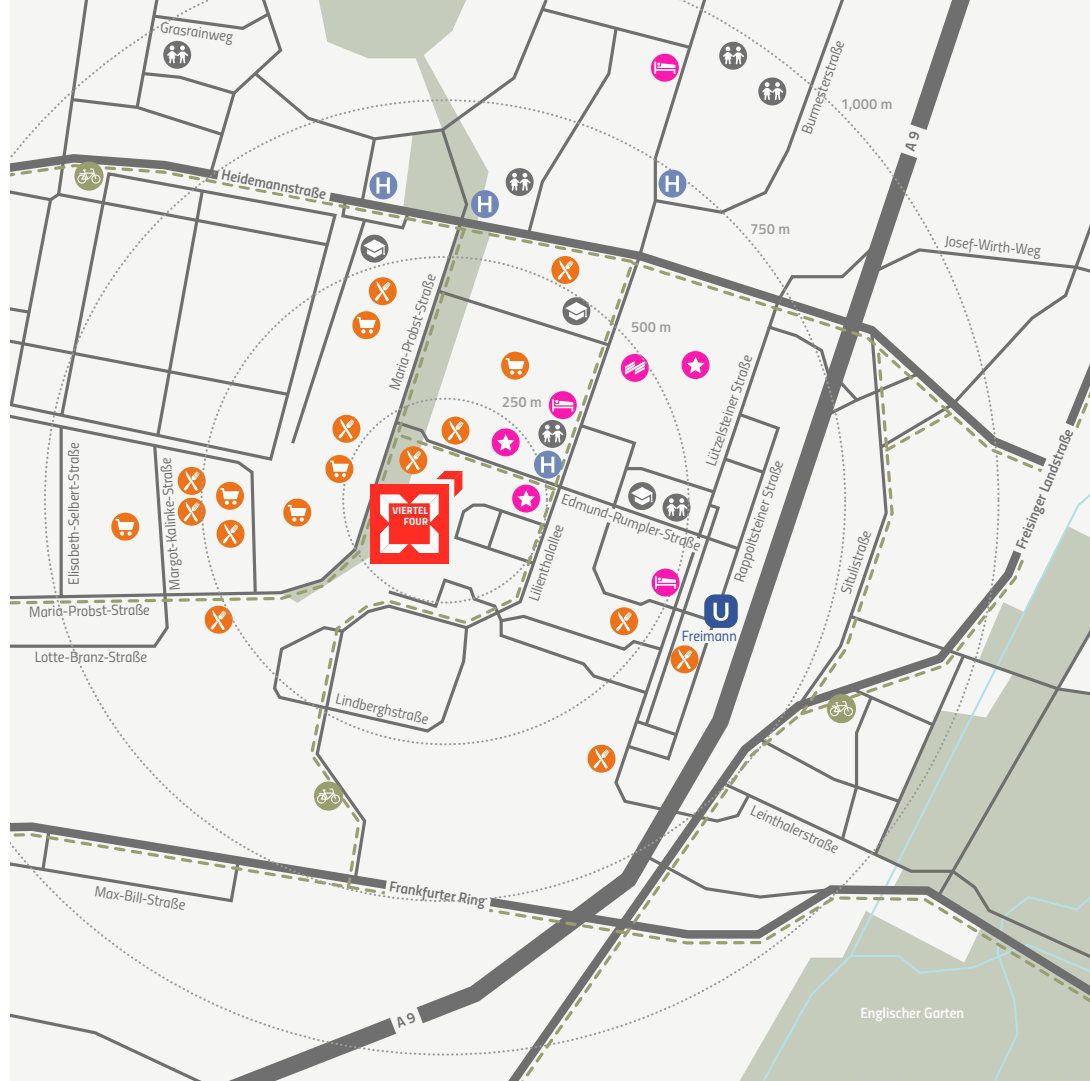
In the immediate vicinity of VIERTEL FOUR is where you'll find the first-class AMERON Hotel as well as event spaces at Motorworld, the Zenith cultural hall and the Kesselhaus, which you can also conveniently use. The trade fair and event centre of Messe München is not far away.

RESTAURANTS AND SHOPPING

VIERTEL FOUR is surrounded by a well-appointed locally based and varied range of catering outlets. Whether it's cake shops, cafés, snack bars, restaurants or the Euro-Industriepark close by – you can quickly and easily reach all these destinations on foot, by bike or by car.

HOUSING, SCHOOLS AND DAY CARE

The current residential development and social infrastructure with numerous day-care centres, schools and sports facilities will be supplemented in future by the development of a new residential district on the site of the former Bayern-Kaserne.





GO FOURWARD!



VIERTEL FOUR responds to the challenges of future working environments – from planning to completion in a consistently sustainable way. As such, the focus is on providing a healthy and flexible work environment for all employees.

High-quality technology, bright rooms bathed in natural light and comprehensive digitalisation serve to enable tenants to operate safely, efficiently and comfortably. For example, there are intelligent and customised access controls or conference rooms, there are parking spaces and catering can be conveniently booked using the VIERTEL FOUR app or the tenants' own apps.

> [VIERTEL FOUR APP](#) > [AWARDS](#) > [TOMORROW-PROOF](#)





BE SMART!

Feel connected. With the Viertel Four app or your own app, you're always informed about the latest meets and greets on the campus.



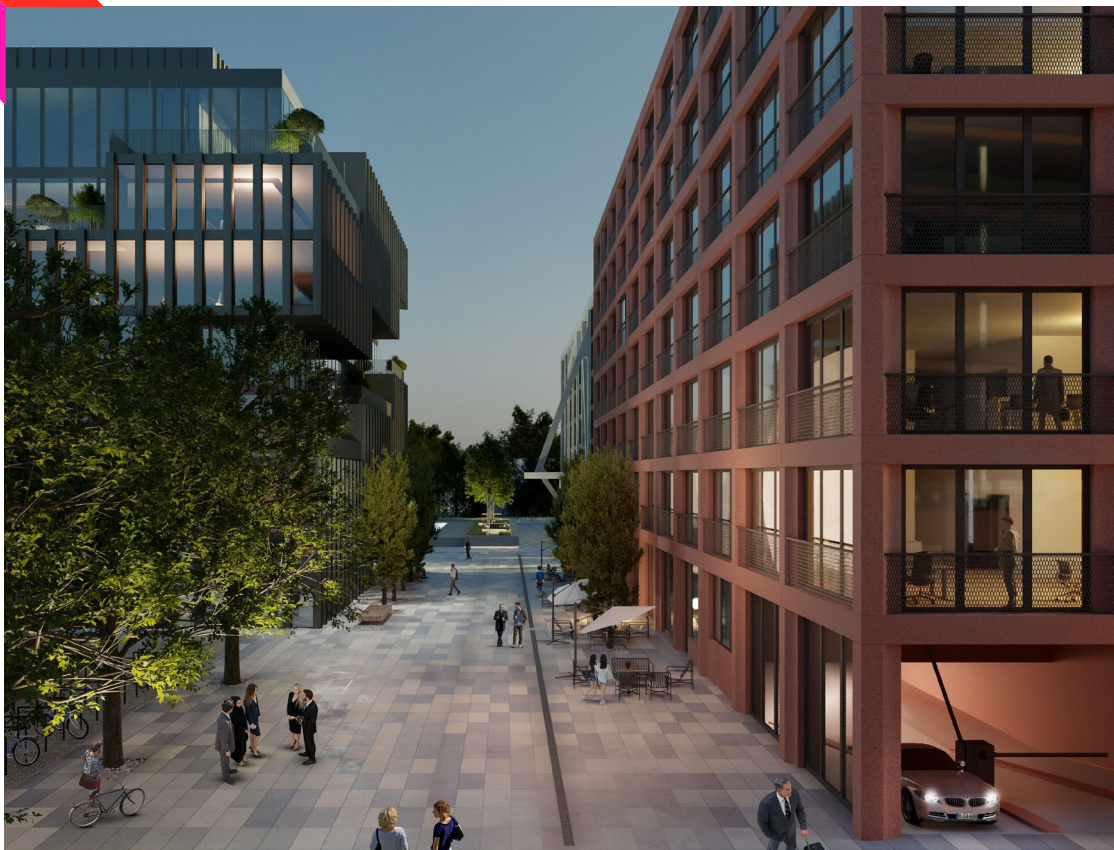
VIERTEL FOUR offers extensive smart services. VIERTEL FOUR's tenants have the choice between the comprehensive Campus app or their own app. The digitalisation programme enables both in a simple way. It means the tenants and their staff can use extensive features to structure their office

work as efficiently but also as conveniently as possible. In addition, monitors, which can be prominently installed in the lobbies of each building, provide information about the best and latest transport connections.



VIERTEL-FOUR-APP – A CUSTOMER JOURNEY

7.00 AM	 BOOKING SYSTEM	Before the start of my working day, I book the resources I will need in the office today: a workplace and a conference room, including catering and a flipchart.
	 E-PARKING SPACE BOOKING	As I drive to the office in my e-car, I reserve a parking space with an e-charging bay in advance from my home. So I can be sure my car will also be charged.
7.30 AM	 VEHICLE IDENTIFICATION	At the entrance to the underground car park, I am recognised immediately: whether it's via my smartphone or my number plate that is on file.
7.45 AM	 INTELLIGENT ACCESS CONTROL	My smartphone and my app are my key for Viertel Four. I can use it to open all the doors I have authorisation for.
	 INTELLIGENT LOCKER	I have my sports gear to use the bouldering wall during my lunch break. It's stored in my locker, which I can easily lock and unlock with my smartphone.
3.00 PM	 ROOM CONTROL VIA APP	During my meeting, I find it too cold and I feel there's too much glare. No problem. With my smartphone, I can adjust all the room controls such as the light, temperature and blinds. And of course, I have the option to include my presentation equipment as well.
5.30 PM	 DIGITAL PIN BOARD	A look at the event calendar in the app shows me that an interesting after-work event will take place in the Townhall today. A great opportunity to network and exchange ideas with my co-workers but also other tenants on the campus.
7.30 PM	 PAY PER APP	At the end of my working day, I go to my e-car, which has been charging during the day. I complete the charging process with automatic payment via the app and leave the car park.



MUCH MORE THAN ARCHITECTURE

VIERTEL FOUR is being developed and implemented in compliance with strict sustainability criteria. This begins with the planning and is executed in its implementation and operation. The aim is to place as little stress on our environment as possible and to conserve our natural resources. Accordingly, upon completion, each building will go through the certification process of the German Sustainable Building Council (DGNB), and we are looking to achieve gold certification at the least.



This building aims to achieve a DGNB certificate.



OUTSTANDING MODELS FOUR US

As a founding member of the German Sustainable Building Council (DGNB), CA Immo has been one of the pioneers of sustainability in Germany. All project developments have since been implemented as green buildings, and most of the existing building stock has gone through a certification process in accordance with DGNB, LEED or BREEAM.

ONE, Frankfurt

The first high-rise building in the city that not only combines several uses but also interlinks them – a hotel with restaurant and conference area, office and co-working area, a shared lobby and sky bar at a height of 185 metres. DGNB platinum pre-certified.

John F. Kennedy Haus, Berlin

A sustainable office building with expressive architecture, in which regional materials were the preferred option. DGNB platinum certified.

Skygarden, Munich

One of the most striking office buildings in the Arnulfpark district developed by CA Immo. The building's particularly impressive feature is also its intelligent air conditioning design. LEED gold certified.



John F. Kennedy Haus, Berlin



SKYGARDEN, Munich



ONE, Frankfurt



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