

# Fürst & Friedrich

## Responsible Property Investment in Action

November 2020

The value of investments will fluctuate, which will cause fund prices to fall as well as rise and you may not get back the original amount you invested. There is no guarantee the fund will achieve its objective. Past performance is not a guide to future performance.

In central Düsseldorf, Fürst & Friedrich marries the old and new to create an exceptional place to work with a unique identity. The 16,072 sq m office building integrates a historic façade with modern design and has been developed to a high environmental standard, as recognised by Leadership in Energy and Environmental Design (LEED) Gold certification. Tenants benefit from a contemporary, efficient workplace in a dynamic location, based opposite Kirchplatz square, close to the city's museum district.

The building reached completion in October 2019; the culmination of an off-market deal with one of Germany's biggest developers, Art-Invest. In committing to forward fund the development, we were able to gain early access to high quality product in a competitive investment market, whilst benefiting from a share in the upside as the building secured a full roster of tenants on long-term leases.

Fürst & Friedrich embodies the nature of investment that we believe will stand the test of time. Situated in a robust economic hub with low office vacancy, just South of Düsseldorf's Central Business District, the building is well connected from a transport perspective. Strong property fundamentals are matched by innovative design, with the ability to adapt floorplates to accommodate tenants' needs. The building is also distinct in offering a large number of charging points for electric vehicles, enhancing sustainable use for the long-term.

### Environmental excellence

Several features of the building's design promote efficient energy use. A good indoor environment is maintained through a heating and ventilation system that heats incoming air through exchange with outgoing air, as opposed to the creation of heat through a fuel burning boiler system.

The building benefits from the use of a district heating network, whereby heat is produced by a central plant and supplied to buildings throughout a borough, allowing for improved efficiency over a series of localised boilers. The purchase of carbon neutral electricity further serves the building's energy needs.

In addition, the building is fitted with efficient fixtures including windows of a high standard and LED lighting that can detect people movement.

Fürst & Friedrich



## Health, well-being and occupier experience

For tenants, Fürst & Friedrich offers a unique working environment which promotes productivity and innovation. Regular break out zones and a coffee bar on each floor provide space for flexible working and informal collaboration. Meeting rooms and conference areas support creativity and modern learning, while a roof top lounge and spacious terrace can be hired for events, with three further terraces available to single tenants.

An in-house espresso bar and restaurant function as a social hub, while tenants' practical needs are serviced by facilities including bicycle storage and shower facilities, 131 underground parking spaces and 70 electric car charging units.

The building is easily accessible by public transport, situated just a two-minute walk from the nearest underground station at Kirchplatz and a ten-minute walk from Düsseldorf's main train station. Several bus routes also serve the location.

## Contribution to society

The development of Fürst & Friedrich has helped to upgrade the area around Kirchplatz, whilst preserving a historic feature of the city's heritage. The building retains the original stone facia of the former common bank of the provinces in the Rhine region. In incorporating efficient technology, the building also offers the benefit of electric car charging points to members of the local community.



## Our approach to RPI across our global funds under management



**26%** reduction in global energy intensity since 2012/13

**23%** reduction in absolute global carbon emissions since 2012/13

**31%** of buildings worldwide have a green building certificate

**A rating** in the Real Estate Module of the Principles for Responsible Investment (PRI)

**10** funds received Green Stars in the 2019 GRESB survey

Source: M&G Real Estate data for 2019 unless stated otherwise.

For over a decade we have played an active role in the industry in the development of RPI:

Signatory of:  
**PRI** Principles for Responsible Investment

**IPF** Investment Property Forum

**BBP** BETTER BUILDINGS PARTNERSHIP

**Revo** Retail. Property. Community.

**IIGCC** Institutional Investors Group on Climate Change

**BPF** BRITISH PROPERTY FEDERATION

[www.mandgrealestate.com](http://www.mandgrealestate.com)

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