

Does our concept fit yours?

If you have any questions or would like to arrange a personal appointment on site, please get in touch by phone at +49 69 360095-100 or by email at info@gateway-gardens.de.

www.gateway-gardens.de

FrankfurtGatewayGardens

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Gateway Gardens

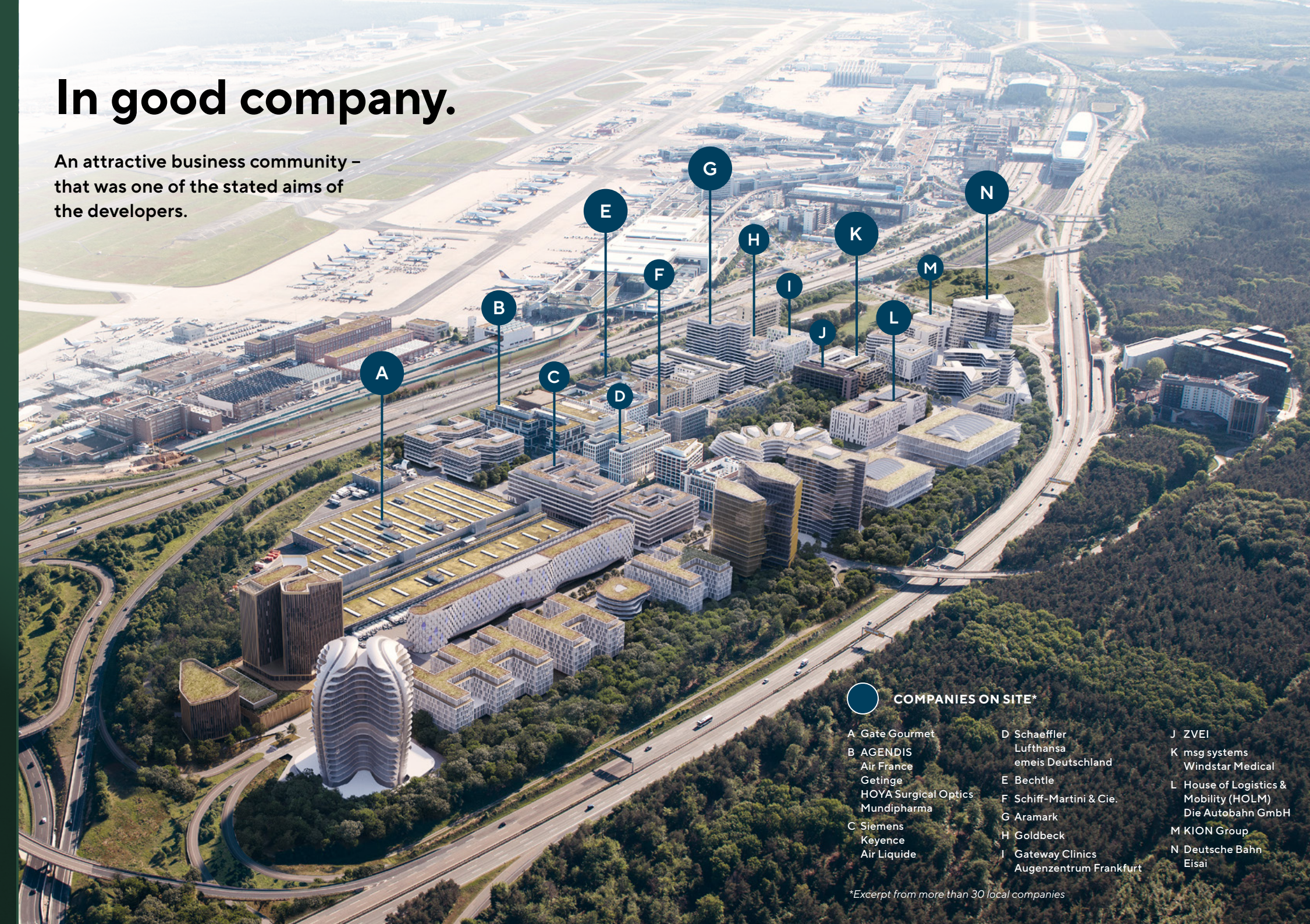
Gateway Gardens is a joint project of:

Fraport, Groß & Partner, OFB Projektentwicklung and the city of Frankfurt

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In good company.

An attractive business community – that was one of the stated aims of the developers.



COMPANIES ON SITE*

- | | | |
|----------------------|-------------------------|--|
| A Gate Gourmet | D Schaeffler | J ZVEI |
| B AGENDIS | Lufthansa | K msg systems |
| Air France | emeis Deutschland | Windstar Medical |
| Getinge | E Bechtle | L House of Logistics & Mobility (HOLM) |
| HOYA Surgical Optics | F Schiff-Martini & Cie. | Die Autobahn GmbH |
| Mundipharma | G Aramark | M KION Group |
| C Siemens | H Goldbeck | N Deutsche Bahn |
| Keyence | I Gateway Clinics | Eisai |
| Air Liquide | Augenzentrum Frankfurt | |

*Excerpt from more than 30 local companies

In a nutshell: This is Gateway Gardens.



A3/A5/B43 in direct proximity with dedicated highway ramps



A more scenic commute Bike through the city forest to the office



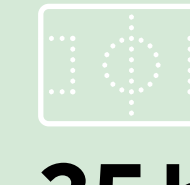
OWN TRAIN STATION (S8 / S9) 1 minute to Airport, 10 minutes to Central Station



Work-life balance Right next to the city forest, with lots of sport options



Park At the heart of the quarter: a 2.2-hectare park with beautiful old trees



35 ha AREA Supplemented by avenues, an oak forest in the east and a planned ring forest **≥ 100 soccer fields**



Easy parking: Plenty of spaces in the quarter parking garage



Dedicated bus station Take the bus to the Terminals or the surrounding region



ICE high-speed train station (at the airport) 175 connections per day



Regional station 266 regional and express trains per day



Environment All buildings meet or exceed the requirements of the German Energy Saving Ordinance (EnEV)



18x CAFÉS & RESTAURANTS 6 restaurants, 3 public canteens, 4 cafés/bistros, 1 snack bar, 3 bars, 1 beachclub following completion, this will rise to as many as 27



Hotels in the Area Hotels with over 2,400 rooms. Following completion: with up to 2,900 rooms



Shopping Rewe supermarket, bakery, Luggage Gallery @Koffer.de following completion: up to 10 stores



Bilingual day care center for children A supplementary kindergarten is planned



Community 7,500 people work in Gateway Gardens Following completion, the number will be as high as 25,000.



30 COMPANIES are currently based in Gateway Gardens (over 60 if you include representative offices)



WIFI in the park Outside working made easy



Healthcare Outpatient surgery center, eye center, physical therapy, optician



What's next? Plans for the near future: Gym, additional medical practices



Space to evolve The gross area following completion will be approx. 800,000 m²

306

DESTINATIONS IN 98 COUNTRIES

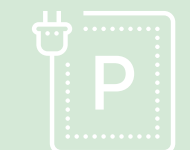
All terminals can be reached on foot or by public transport



Airport City Over 200 stores and amenities, open 7 days a week, including on public holidays / Over 70 cafés and restaurants of all kinds / Airport clinic and pharmacies



Airport City Card Available for all companies based in Gateway Gardens / Up to 50% off in restaurants, fashion and drug stores, perfume stores and car rental services



ELECTRIC CHARGING STATIONS

Quick-charging stations for electric vehicles with 4 charging stations at the west entrance and 65 in the quarter parking garage



Planned: expansion of e-mobility options: e-bikes, e-cars, e-scooters

Nice to meet you.

Site overview – as of October 2024



Gateway Gardens

Enjoy the green surroundings. Your location at Frankfurt Airport.

Everything a modern location needs. And a little more besides.

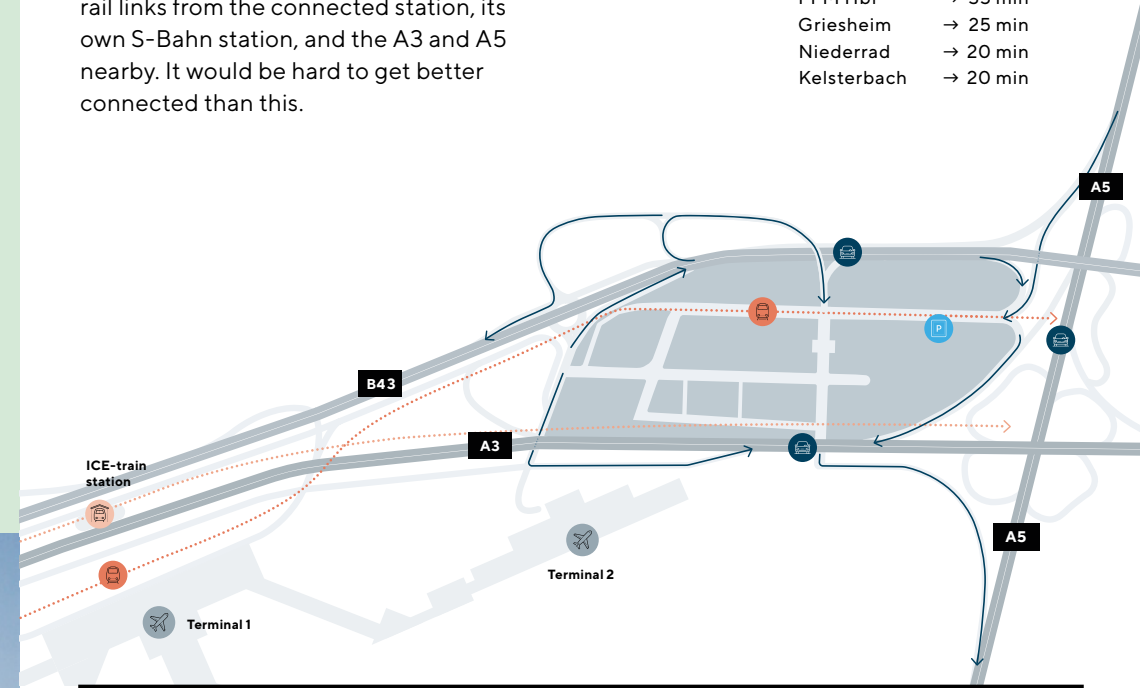


We believe the quality of an environment affects people's well-being – and the way they work. This is why we have created a location that combines various benefits in one holistic concept. Gateway Gardens actively puts people and their needs at the heart of its philosophy.



Gateway Gardens, one of the best-connected locations in Europe.

Germany's largest aviation hub on its doorstep with regional and long-distance rail links from the connected station, its own S-Bahn station, and the A3 and A5 nearby. It would be hard to get better connected than this.



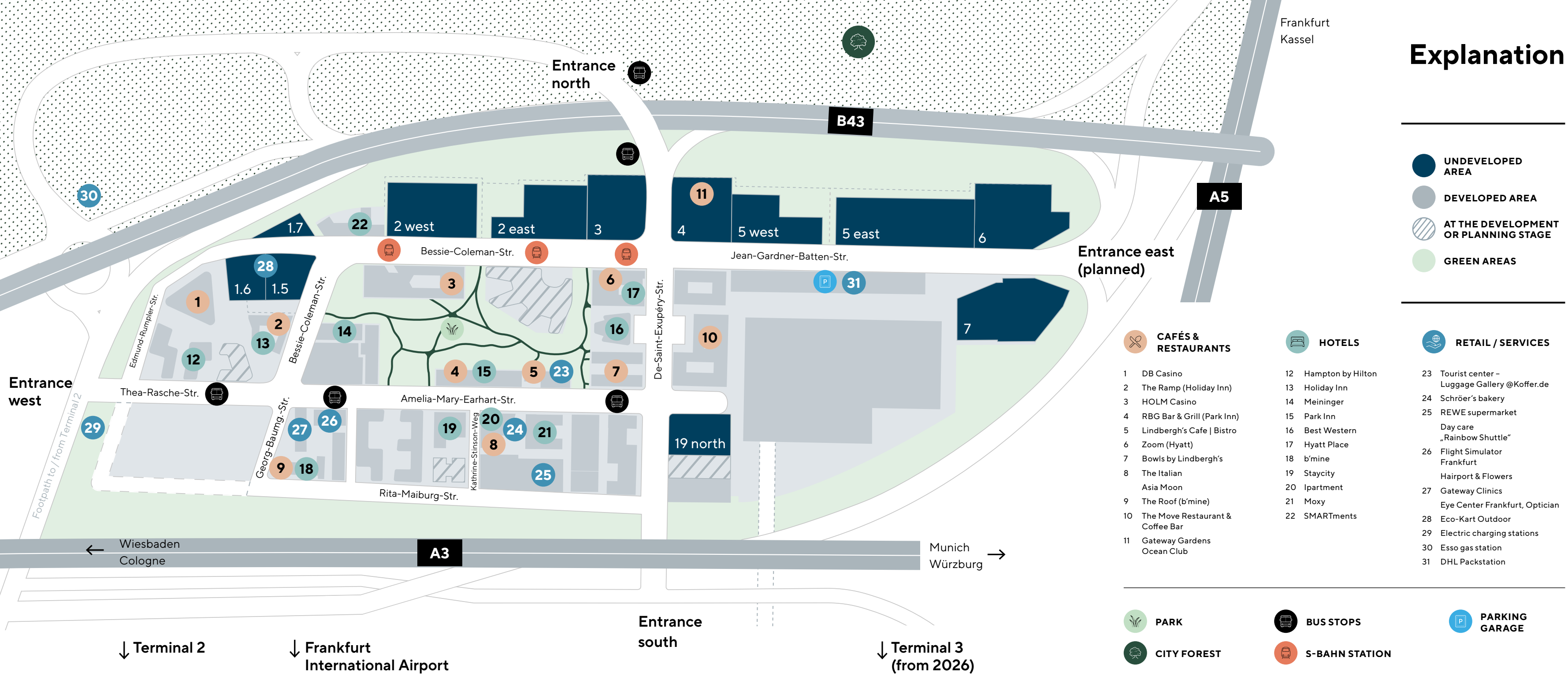
S-BAHN (S8/S9)
 Terminal 1 → 2 min
 FFM Hbf → 10 min
 Wiesbaden → 37 min
 Niederrad → 6 min

DISTANCE BY CAR
 FFM Hbf → 15 min
 Wiesbaden → 25 min
 Mainz → 30 min
 Hanau → 25 min
 Bad Homburg → 20 min

DISTANCE BY BIKE
 FFM Hbf → 35 min
 Griesheim → 25 min
 Niederrad → 20 min
 Kelsterbach → 20 min

Area	Plot ca.	FAR	GBA ca.
1.5	3.306 m ²	4.0	13,224 m ²
1.6	3.140 m ²	4.0	12,560 m ²
1.7	1.184 m ²	2.0	2,366 m ²
2 west	7.213 m ²	4.5	32,459 m ²
2 east	6.254 m ²	4.5	28,143 m ²
3	5.256 m ²	4.0	21,024 m ²
4	5.638 m ²	4.0	22,552 m ²
5 west	5.353 m ²	4.5	24,089 m ²
5 east	9.852 m ²	4.5	44,334 m ²
6	7.811 m ²	4.5	35,150 m ²
7	9.483 m ²	4.5	42,674 m ²
19 north	3.927 m ²	-	15,870 m ²

All data without warranty



Explanation

- UNDEVELOPED AREA
- DEVELOPED AREA
- AT THE DEVELOPMENT OR PLANNING STAGE
- GREEN AREAS

RETAIL / SERVICES

- Tourist center – Luggage Gallery @Koffer.de
- Schröder's bakery
- REWE supermarket
- Day care „Rainbow Shuttle“
- Flight Simulator Frankfurt
- Hairport & Flowers
- Gateway Clinics
- Eye Center Frankfurt, Optician
- Eco-Kart Outdoor
- Electric charging stations
- Esso gas station
- DHL Packstation

PARKING GARAGE

- PARKING GARAGE