

Press information

Hans Ruland Health and Hotel Centre
10 June 2005

**DREES &
SOMMER**

New development at Stuttgart's spa "Berg":

Hans Ruland Health and Hotel Centre

The clinic owner and operator Hans Ruland, in cooperation with the federal state capital Stuttgart, plans a health and hotel centre on the adjoining premises of the spa "Berg". After an 18-month development phase, participants concluded a development agreement on 2nd May 2005. Construction start is scheduled for late 2006. The 60-million Euro complex, with an overall floor space of ca. 18.500 square metres, is scheduled to start operations in late 2008. The new centre will offer ca. 250 new jobs.

The development agreement

According to the development agreement, Hans Ruland will take over the neighbouring property of the spa "Berg" (car park), which currently is owned by the federal state capital Stuttgart, with ca. 5.400 square metres as well as part of the property of the spa "Berg" of about 4.600 square metres. A total of ca. 10.000 square metres area are available for development. For the project, a development planning procedure relating to the project is devised – development plan modification is effected parallel to the building application.

The project

The building complex is divided into two main components: the health and therapy sector with a floor space of ca. 9.900 square metres and the hotel in the 4-star sector including congress facilities and wellness areas with a total floor space of ca. 8.600 square metres. The centre is directly attached to the spa "Berg" and overall will offer ca. 220 rooms.

The Health Centre focussing on ambulant and day-patient care will dispose of its own therapy sector including a kinesitherapy pool and therapy park. An additional competence centre will, in the first instance, serve rehabilitation of the musculoskeletal system.

The hotel, located in the surrounding urban green belt and in direct proximity to the spa, will, due to its proximity to the city, be attractive not only to congress visitors and clients of the health centre but also other visitors. An operator will be determined by the end of the year.

The fitness and wellness centre will be affiliated to the spa, and both establishments will cooperate. Shops and gastronomy will enhance plazas as well as therapy and hotel parks.

An underground car park will ensure ample parking space. The number of parking spaces is examined in close coordination with the authorising bodies.

Please send a specimen copy with publication. Many thanks.

Press contact: Drees & Sommer AG • Angelika Balz • Obere Waldplätze 11 • 70569 Stuttgart

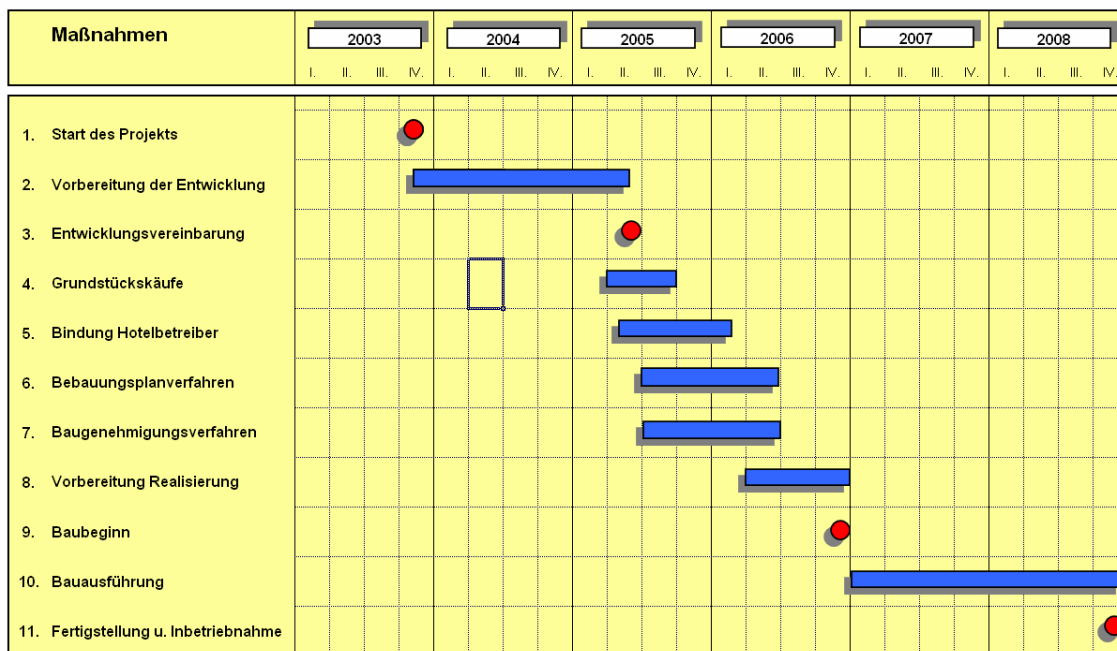
Telephone +49 711 1317-181 • Fax +49 711 1317-108 • Balz@stgt.dreso.com • www.dreso.com

Press information

Hans Ruland Health and Hotel Centre
10 June 2005

The architects Michael Weindel & Junior of the Architekten gbr from Waldbronn-Karlsruhe effect project design and planning. Roland Huber, Managing Director of Drees & Sommer Development Management, will assume holistic management and support of the project.

Fixed dates



(Measures: Project start/ Preparing development/Development agreement/Purchase property/ Engagement of hotel operator/ Development planning procedure/Building application procedure/ Preliminary realisation/Construction start/Execution/Completion and operation

Please send a specimen copy with publication. Many thanks.

Press contact: Drees & Sommer AG • Angelika Balz • Obere Waldplätze 11 • 70569 Stuttgart

Telephone +49 711 1317-181 • Fax +49 711 1317-108 • Balz@stgt.dreso.com • www.dreso.com

Press information

Hans Ruland Health and Hotel Centre
10 June 2005

**DREES &
SOMMER**

The partners:

Experienced management and premium architecture

Development management

Drees & Sommer Development Management, under the supervision of Managing Director Roland Huber, has been supporting the project Health and Hotel Centre Spa "Berg" since early October 2003. Particular focal points were to prepare the project in terms of contents and economics and to support negotiations between the investor, the city of Stuttgart, and the Stuttgart Mineralbad Berg AG (operators of the spa "Berg"). Development management, on behalf of Hans Ruland, is responsible for organisation of the measure as a whole and for secured realisation of the health and hotel complex.

The Drees & Sommer expert centre specialises in the development of urban properties and former industrial and military locations. The team boasts longstanding experience in developing and realising demanding investor projects. Currently, the company supports more than 30 national and international development projects. Examples thereof are the location development for the company Nestlé in Ludwigsburg and Singen, a conversion development at Petrisberg in Trier, railway premises for Aurelis and development of the exclusive residential area Bao Yang in Shanghai.

Architecture

For decades, the architects Michael Weindel & Junior have been supporting Hans Ruland with planning his modern health establishments and high-grade architecture. The most extensive joint project was the Falkenburg Centre in Bad Herrenalb, which was completed in 1997 and includes a rehab clinic, spa hotel, doctors' practice, residential area and cable railway. The complex is currently expanded to also house a congress centre.

The office's main focus lies on holistic support of project development and also includes management of constructions in the health and research sector, hotel business, administration, teaching and housing sector.

Further recently completed projects are the new Thuringia Parliament in Erfurt, the main administration of MLP AG in Wiesloch, the Astron Hotel in Heidelberg, the Veterinary Institute of the University of Leipzig, the BMZ Institute (Institute for Economic Cooperation and Development) of the University of Freiburg and the Audimax of the Technical University of Karlsruhe. The "House of Architects" popularised the architects Michael Weindel & Junior Architekten in Stuttgart.

Please send a specimen copy with publication. Many thanks.

Press contact: Drees & Sommer AG • Angelika Balz • Obere Waldplätze 11 • 70569 Stuttgart

Telephone +49 711 1317-181 • Fax +49 711 1317-108 • Balz@stgt.dreso.com • www.dreso.com