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Frankfurt-Hoechst
Industrial Park Newsletter

Editor: Infraser/Hoechst

Issue 2-2002



On Location

The ideal framework for your research activities

The new multi-purpose laboratory facility impresses thanks to its high flexibility and state-of-the-art technical infrastructure.

- Multi-functional laboratory facility with roughly 27,000 m² of rental space for biotechnology, pharmaceutical and chemical research in the southern part of the industrial park (70% rented out)
 - Can be equipped for all safety requirements from S1 to S4
 - Laboratory areas can be completed according to tenants' individual needs, building can be extended by three more modules
 - Energy-saving and flexible facility concept, digitally auto-controlled systems, building equipped with state-of-the-art building control technology
- Contact: Dr. Andreas Brockmeyer, head of site marketing, phone: +49 69 3 05-46 300, email: andreas.brockmeyer@infraser.com

Promotion News

2nd Frankfurter "Real Estate Symposium"

Its own special mixture of the economy, the arts, culture and sports is what makes Frankfurt one of Germany's and Europe's most interesting business locations.

Mayor Petra Roth will be confirming the city of Frankfurt's intention to further intensify its infrastructure and urban development measures in the future. The aim now as ever is to provide unequalled overall economic conditions and to maintain and further develop historically-evolved urban structures.

These plans are supported above all by the groups invited to the 2nd Frankfurter "Real Estate Symposium": investors, real estate agents, construction industry representatives and last but not least the organizer,

Sozietät Fritze Paul Schmitt, an estate and building law practice group.

Infraser/Hoechst is also a guest at the symposium and, as the operator of the Frankfurt-Hoechst Industrial Park, an integral part of the greater Frankfurt area's real estate industry. For the chemical and pharmaceutical manufacturing industry as well as young and established companies from the high technology sector, the Frankfurt-Hoechst Industrial Park is the number one address to turn to in the region.

Events

2002

October 1-3, 2002

CpHI Worldwide,
Paris, France

October 28-30, 2002

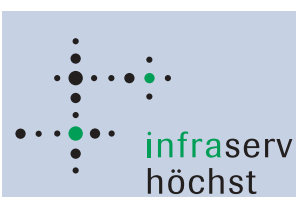
5. Expo Real -
Commercial real estate
exposition,
Munich

November 11-13, 2002

BIO Europe 2002 -
Partnering Conference,
Stuttgart

November 13-14, 2002

Cooperation stock exchange -
new materials,
Aschaffenburg



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Winning with the right Site!

Sehr geehrte/r Frau/Herr Personalisierung!

Your prize

Today we're going into the second round of our big industrial park prize game. As you know: You can only win with the right site - if you know it's coordinates.



You'll find the second quadrant of the earth in this issue, once again with a part of the industrial park's coordinates. After four issues of complete, you can put together these four portions of the earth and thus establish the exact location of the Frankfurt-Hoechst Industrial Park - in longitude and latitude. So join us, collect and keep at it!

A high-quality attaché case or an exclusive ladies' business bag from Goldpfeil will be given away per lottery among all the participants with the right answer. An elegant ladies' handbag for your "good spirit of the office" is also included in the winnings.

No legal recourse.

Editorial

Prospects are excellent for the year 2002

Last year, the Frankfurt-Hoechst Industrial Park's development surpassed all expectations by far.

And the first months of this year show:

We're well on the way to continued and even greater success in the year 2002.

If one takes willingness to invest as an indicator, then we reached entirely new dimensions last year. Companies invested over 450 million euro in the Frankfurt-Hoechst Industrial Park - a record level and at the same time an acknowledgement of the quality of our concept. In addition, 13 companies have recently settled at the industrial

park, among them renowned firms such as the textile dye company DyStar and the American Cabot. Certainly a positive development of which we can be proud and which we will continue to promote with all our energy.

The new multi-purpose laboratory facility for biotechnology,



Dr. Dieter Kreuziger
CEO Infraser/Hoechst

pharmaceutical and chemical research went into operation as planned at the end of 2001. Here the newest energy-saving technology, modern facility protective measures for in- and outside safeguarding of the

laboratories are available to future tenants. As in 2001, the Infraser/Hoechst will invest heavily in the site this year as well. On the one hand, this will go toward existing facilities and new construction for customers, and on the other, toward improving the infrastructure yet further. Particularly the site's life science companies will profit from the extension of the purification plant. So the prospects in Frankfurt-Hoechst are splendid: up until now, high-tech firms could only find comparably excellent overall conditions in the USA. Our site offers them here and now - in the middle of one of Europe's leading economic regions, the Rhine-Main area.

The Triatrium Office Complex

New expansion in the industrial park

Construction began less than one year ago, the roofing ceremony took place just recently, and now it's already completely rented out:

The new Triatrium is yet another symbol of the breathtaking dynamism at the Frankfurt-Hoechst Industrial Park.

The three star-shaped wings grouped around a central core stretch nine stories into the sky. Impressive, striking, with its very

own aesthetics - the new Triatrium points the way into the future on the southeastern side of the industrial park.

But not only the office complex's architecture is impressive. Approximately 15,800 square meters of rental area means space for up to 600 workplaces - and this with a maximum in flexibility and efficiency. The whole complex is already rented by Aventis. The building was constructed in keeping with advanced facility management criteria: variable utilization of space, innovative energy concepts, high security standards, state-of-the-art IT and telecommunication equipment. "Everything was already geared toward an economical overall cost of operation in the planning phase. The entire floorspace can be flexibly subdivided to accommodate single

or combined offices," explains project leader Roger Schwarz. The technical equipment in the different parts of the building was tailored precisely to tenants' needs. For example, one wing of the Triatrium is completely equipped with suspended ceilings and data cables, and is thus also prepared for air conditioning. This wasn't necessary in another wing: here cabling took place according to the individual needs of the users. Roger Schwarz and his colleagues from the Infraser/Hoechst look forward to putting the building into operation in late June with optimism. The Triatrium is expected to operate smoothly even at "full load."



News

*New paths in
power generation*

High-tech in the high technology park: The new fuel cell block-type thermal power station uses hydrogen to supply power and heat.

Thinking ahead, setting trends, anticipating the future – this pertains not only to the high-tech companies residing in the Frankfurt-Hoechst Industrial Park. The operator of the site, Infracore Höchst, is consistently pursuing new approaches as well, for example in power generation. Thus an ultra-modern fuel cell block-type thermal power station, which was built with an investment volume of roughly 750,000 euro, has been using hydrogen to supply the industrial park with power and heat since July 2001.

The technology is as efficient as it is innovative. A phosphoric acid fuel cell is fed with hydrogen, which is then converted directly into electric power and heat by electrochemical means. The Hoechst Industrial Park affords the ideal preconditions for this. Namely, a hydrogen gasometer continuously provides the fuel cells with the required fuel, which is a by-product of a chemical manufacturing process. Because of the great amount of hydrogen available, Infracore sees good chances of developing the Hoechst site into the first hydrogen center for the entire surrounding region. The construction of a trailer hydrogen-filling-station has been completed. Further projects are to follow.

Fact File

*Hans-Juergen Anthes, Site Marketing,
Project Manager High Technology*



"When a customer gets to be more and more of a partner in the course of a project, we've done a good job."

Personal data:

50 years old, married, one daughter.

Job at Infracore Höchst: with the company for over 30 years, project manager in site marketing since September 1998.

Short Notes

Kuraray celebrates its move to the Hoechst Industrial Park.

The Kuraray Specialities Europe GmbH (KSE), founded in January, is the first company from the high-tech country of Japan to take up its activities at the Frankfurt-Hoechst Industrial Park. KSE is Europe's leading provider of PVA and PVB, generating roughly 130 million euro in revenues with a total of 260 employees.

Degussa Bank has two branch offices at the Hoechst Industrial Park.

The service offers of the two new branch offices of the Degussa Bank, located in the company restaurants south and west, have met with positive response. So now all industrial park employees have the opportunity to use banking services near their workplaces. "We are continuously extending our service offerings and are happy to be there for you," emphasizes Joerg Gerstacker, Director of Marketing and Sales at the Degussa Bank.

Available at short notice: temporary offices at the Hoechst Industrial Park.

Infracore Höchst is offering completely furnished offices at the industrial park, with one or two workplaces, on attractive terms. The workplaces can be rented on a daily, weekly or monthly basis at a set price, upon request equipped with PC, fax and basic office supplies.

Contact: Wolfgang Kessler, Director of Marketing and Sales, Division Sites and Facilities, phone: +49 69 3 05-2 48 99, email: wolfgang.kessler@infracore.com.

His area of responsibility:

project manager for customers from process industries and the high technology and service provider area. Relationship management with respect to companies at the site, consultants, project developers, real estate agents, engineers, associations and other institutions.

What he likes about his job?

That the tasks change daily. Being able to combine manifold possibilities, process and engineering know-how, construction, contract design and marketing. That the successes resulting from one's work become visible.

How the team describes him:

very customer-oriented, communicative, attentive, ready to lend a helping hand.

His private interests:

family and home, motorcycle riding, vacationing in Scandinavia.



Company Portrait

Roofing ceremony for DyStar's new headquarters at the Frankfurt-Hoechst Industrial Park

Infracore invested roughly 20 million euro in the new DyStar headquarters. Now, the global player in textile dye manufacturing is housed in a – with its unusual color scheme – real eye catcher in the northern part of the park.

A further chapter of a suspense packed success story ended as the carpenter presented his good wishes for the new building on March 21, 2002. Dr. Dieter Kreuziger, Infracore's CEO, emphasized the importance of the company being located at the Frankfurt-Hoechst Industrial Park: "We were able to win acceptance of our concept in competition with other sites. And we're proud to have realized this building complex in such an extremely short period of time."

Only three quarters of a year passed between the start of construction and the premises being ready for occupancy – an unusually fast pace even for industrial park standards. With DyStar, one has succeeded in bringing a real global player to Frankfurt-Hoechst. This joint venture of BASF, Bayer and Hoechst is a worldwide leading provider of textile dyes, represented in over 70 countries by a total of around 4,100 employees. In 2001, DyStar produced roughly one billion

euro in revenues with its innovative range of products. 600 employees in marketing, sales, development, the laboratory and administration will take up their work in DyStar's new headquarters as of July. Thus the textile dye specialist will be concentrating a number of activities that were previously distributed among locations in Germany and Great Britain in Frankfurt-Hoechst. Alfred X. Rad, chairman of the DyStar management committee, expects an increase in

communication and a motivational boost for his employees thanks to the new, attractive work environment. Through the turnkey construction of this facility, the Infracore Höchst has underscored its exceptional competence as a service provider for high technology companies. The new DyStar headquarters has been equipped with the latest facility management systems and can be completely operated and controlled over the Internet.



Interview

*Prof. Uwe Faust, Infracore Höchst,
Head of Division Sites and Facilities*

"A network that makes valuable synergy effects possible is evolving at the Frankfurt-Hoechst Industrial Park."

To what extent has the site of the former Hoechst AG changed in recent years?

Uwe Faust: What was once the Hoechst AG's main plant has become an open network of 70 different companies. Corporations from the pharmaceutical, agricultural, special and basic chemical, food additive and IT sectors bring completely new impulses to the industrial park. 3,000 people work here in research and development alone.

The industrial park is in the process of becoming a real "think tank."

What does the site's vision of the future look like?

Uwe Faust: The four-square-kilometer area is divided into four segments with different points of emphasis. In the southeast, the center for research and development, research-oriented services and finishing; in the southwest, the extension of logistic activities with the Tri-Modal Port, transportation and storage of hazardous goods as well as final filling/packaging. In the northwest, classic chemical manufacturing; in the northeast, administration and a wide variety of service offerings.



What makes the industrial park an attractive workplace for employees?

Uwe Faust: The industrial park is a work and thus living space for several thousand well-qualified employees. They will find a diverse infrastructure with restaurants, shops, cafés, travel agencies, medical care and on-site bus service here.

We'll be building up this urban flair in the future. Fitness offers and hairdressers, even more emphasis on green areas and niches for relaxing: visionary concepts for a modern working world will be taken up and realized at the industrial park.