



Today's large international airports have evolved into highly dynamic hubs and steadily expanding centers of business that perform a host of functions. To ensure their future success, major metropolitan centers everywhere can no longer afford to ignore the need to expand their air traffic capacities. A location's opportunity of attracting business to drive economic growth and turn it into a prime real estate location increases in proportion to its transportation offerings. Frankfurt Airport meets all of the prerequisites.

Ranking among the world's top ten airports, Frankfurt enjoys the best connections and the best access – right at the heart of Europe. More than anywhere else in Germany, the economic structure of the region is based on the knowledge economy. And these days, the combination of knowledge and mobility is crucial for successfully competing on a global scale.

The area around the airport is developing into a vibrant base for doing business. In fact, it is already one of Europe's largest such centers – fast-growing, internationally ambitious companies in a wide spectrum of industries are eager to settle there. They all benefit from a unique, centralized network, from strong neighbors, and from a multifaceted, smoothly functioning infrastructure.

Frankfurt Airport has already advanced to become Germany's largest place of employment and the economic powerhouse of the area known as FrankfurtRhineMain. Over the next few years, Fraport AG will invest several billions of euros here, working with partners to systematically expand and upgrade the site into an Airport City. This will generate a large supply of premium space to meet any and all requirements.

Welcome to Frankfurt Airport!

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Geographically
Central

Intermodal
Connections

Frankfurt Airport:

the **Hub** Where All Paths Cross

A Center of Business at Europe's Heart

FrankfurtRhineMain, one of Europe's most prosperous and fastest-growing regions and ideally located at the continent's heart, exerts a magnetic attraction on businesspeople around the world, as well as on highly qualified people looking to shape the future in success-oriented enterprises.

Frankfurt Airport is the center of gravity to which they are all drawn. Embedded in an intermodal transportation network, it ensures optimum accessibility from all directions and first-rate connections to the entire world.

Geographically Central



A Center of the Future

FrankfurtRhineMain is one of Europe's leading metropolitan areas. Open to the world, economically strong, blessed with excellent infrastructure and a central location at Europe's heart, it boasts a uniquely advantageous profile.

Countless high-tech enterprises and research facilities make the area one of the world's most dynamic centers of cutting-edge knowledge. Some 5.5 million people from 195 nations live in FrankfurtRhineMain. The services sector employs 73 percent of the working population. Frankfurt also plays a dual role as a financial and trading center, hosting the European Central Bank and many other domestic and foreign financial institutions as well as the Frankfurt Exhibition Grounds, where many leading trade shows take place.

Companies of all industries reap benefits from these excellent conditions – in a living and working environment that is in direct, vibrant touch with the pulse of the times.



Intermodal Connections

A Symbiosis of Air, Rail and Road Transportation

Frankfurt Airport is without a doubt one of the world's most important air traffic hubs. A regional and a long-distance train station plus extensive on-site parking help ensure optimum reachability. Direct access is also ensured to the regional rail network, the high-speed connections of Deutsche Bahn (German Rail), the European rail network, and Germany's most important motorway intersection, where the A3 and A5 motorways meet.

Strong partners have pooled their resources and capabilities at Frankfurt Airport to provide seamlessly interfacing transportation offerings. This unrivalled concentration of transportation links and the high availability of bus, train and air connections enable fast, easy intermodal changes without any detours or inconvenience.

The AIRail service offered at the railway stations of Cologne, Siegburg/Bonn, Stuttgart and Frankfurt is just one example of collaboration in a spirit of partnership: it lets passengers check in for flights at the train station to reduce subsequent waits at the airport.

Facts

Metropolitan area with about 5.5 million residents
2.8 million employed persons with a per-capita GDP of over 70,300 euros
(Figures for September 2010, source: www.planungsverband.de)



Frankfurt Airport: a Magnet for International Business



Optimum
Connections

Ideal
Neighbors

Where the World Comes Together

Nowhere else in Europe is it as easy to make international contacts as in FrankfurtRhineMain. The concepts of "neighborhood" and "proximity" are redefined at Frankfurt Airport.

Even enormous geographical distances can be quickly overcome. Markets, customers and suppliers are right at the doorstep. Frankfurt Airport is the network that links them all together.

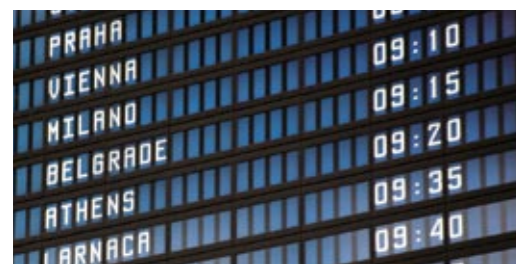
Optimum Connections



Optimum Connections to the Entire World

One of the world's leading airports, Frankfurt is the home base of the Star Alliance and the principal destination of many international airlines. No other European airport offers as many nonstop flights to Seoul or Shanghai, for example. And thanks to its intermodal links, Frankfurt stands out as one of Europe's main transportation hubs in every sense of the term.

The figures speak for themselves: every week, 119 airlines operate 4,635 direct flights to 300 destinations in 110 countries. Madrid, London, Moscow and Athens can be reached in three hours or less; Mumbai or Guangzhou in under 11 hours. Day after day, about 150,000 passengers pass through Frankfurt Airport, nearly 30 percent of whom arrive by train. Many of these passengers transfer at the airport's two train stations to one of 397 trains that efficiently connect Frankfurt Airport with the region and the rest of Europe. Over 174 ICE trains a day ensure direct connections.



The Best Connections

- Cologne's main railway station in only 57 minutes, 12 times a day
- Stuttgart's main railway station is just 73 minutes, 5 times a day
- Paris Gare de L'Est in only 3 hours and 57 minutes
- Shanghai and Seoul in 10 and a half hours by air



Ideal Neighbors

The Best Company Right Next Door

In the FrankfurtRhineMain area, companies benefit from being very close to prospective collaborators and a high concentration of capabilities of all kinds. Innovative high-tech companies engaged in cutting-edge research rub shoulders with product suppliers, service companies, creative idea tanks, logistics operations, financial service providers and banks.

World-class corporations of all sectors have established bases here: Procter & Gamble, Nestlé, Sanofi and PwC, to name just a few. Samsung, Honda and Kia have their European headquarters in the area.

Because practically all global players are present in this environment, companies find themselves among ideal neighbors. It's easy for them to make contacts that lead to successful networks and synergies. Over 500 companies of all sizes and industries have already chosen to set up shop at Frankfurt Airport because of the outstanding conditions it offers.





A Center
for Offices

Leading
Logistics

Frankfurt Airport:

a Center for **Services, Trade,
Retailing** and **Logistics**

Space to Meet Every Need

Another reason why companies of all sectors and sizes can be found here is the supply of appropriate space. Ideally located office, logistics and retail properties of all types and sizes are available.

Where logistics is concerned, Frankfurt Airport has been convincing customers for years with its innovative range of services and expertise.

A Center for Offices



A Location That Guarantees Ultrashort Paths and High Mobility

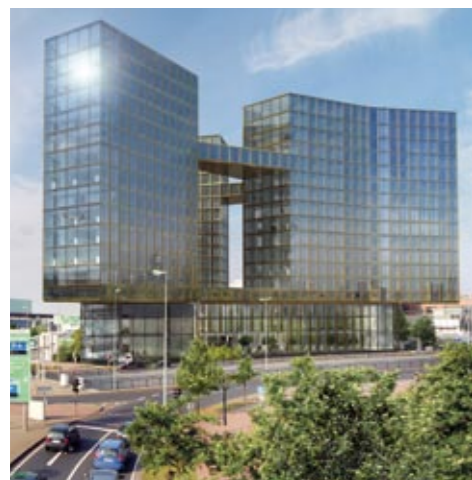
The supply of space is impressive: offices are available throughout the airport premises, naturally also right alongside the terminals. Whether you're looking for individual, open-plan or combination offices, every wish can be met here.

Frankfurt Airport offers enormous advantages to companies and their staff. One of the most significant is fast, direct accessibility. Thanks to

optimum connections in all directions, employees can easily commute over virtually any distance between home and work. By ICE or regional express, metropolitan train or bus, or of course by car. Right on site, a vast range of solutions for organizing space enable flexible, needs-oriented offices. State-of-the-art systems make the buildings energy-efficient and sustainable.

A diverse range of shopping opportunities as well as food and beverage outlets create an optimum working environment. And the surrounding region – including the Taunus and Spessart, Rheingau and Odenwald areas – offers a rich variety of recreational and leisure activities.

All in all, Frankfurt Airport ideally meets the prerequisites for an image-enhancing, practical corporate location.



Leading Logistics

Another Good Reason To Be Here: On-Site Leading Logistics Companies

Frankfurt Airport is a mega cargo hub and one of the leading cargo handling locations in Europe and worldwide.

The key to its success has been the innovative, intelligent concept it has applied for organizing the site.

CargoCity Frankfurt has many different cargo handling facilities for any kind of air cargo (as an all-cargo airport). At the CargoCity North Perishable Center, for example, more fish changes hands every day than in the Hamburg harbor.

Europe's most high-tech air cargo handling facility for perishable goods offers 18 different climate zones. And right next to it is the continent's most advanced airport animal station.

The Airmail Center, which specializes in the competent, fast processing of mail of all kinds, is another extremely important facility here. And CargoCity South contains freight and forwarding centers. All prominent service providers have pooled their capabilities here to make sure that even the most difficult and sensitive shipments reliably reach their destinations in good shape.

Germany's Leading Cargo Airport

More than 2 billion tons of air cargo per year and about 5,000 tons daily

About 240 leading logistics companies and cargo airlines are located in CargoCity Frankfurt

Around 11,000 employees work at CargoCity Frankfurt

Up to 200,000 tons of fresh and refrigerated goods a year



Exciting
Shopping Worlds

Trendy Events &
Restaurants, Bars
and Cafés

Frankfurt Airport:

a Feast for the Senses

Lively, Cosmopolitan, Multifaceted

Frankfurt Airport provides a spectacular setting for successful retailing: every year more than 51 million passengers from all over the world land and take off here, defining a thoroughly cosmopolitan ambiance. Another 15 million or so people visit the airport each year. And 73,000 people work for the many companies operating here, making it Germany's largest place of employment.

What you have here is an international clientele with above-average purchasing power. Even better, passenger volumes and the number of people working here are increasing. These factors make the airport a very profitable place for retailers to do business. Employees of on-site companies benefit from special deals, recreational opportunities and tailored services. This adds up to an attractive environment – and not only for working.

Exciting Shopping Worlds



A Paradise for Retailers and Shoppers

The heavily trafficked terminals are an ideal setting for presenting brands and innovative retail concepts to an international public. Airport shopping is an impulse-driven experience in a place thronging with prospective customers with time on their hands and money to spend. And caught up in the thrill of traveling, they are in the right mood for it.

At the airport, the throbbing vitality typical of the world's great cities is palpable around the clock. Stores of big-name designers and international makers of branded goods offer fashions, accessories and entertainment products. The spectrum is rounded out by articles and services to meet everyday needs: in pharmacies, a supermarket, hair salons and many other establishments.

Projects to modernize existing retail locations and plans to add more are continuing to increase the site's attractiveness.



Discover Worlds of Experience

- 250 shops, bars and restaurants
- Landside marketplaces: Shopping Boulevard, Shopping Avenue, Airport City Mall
- Retailing and shopping will grow to 42,500 square meters by 2015.

Delicious, Varied and Exciting

A large number of food and beverage outlets in both terminals ensure the wellbeing of passengers, visitors and employees. Trendy coffee shops, first-class restaurants with flair, bars, tasty snacks – the offerings are as international and diverse as the guests and their wishes.

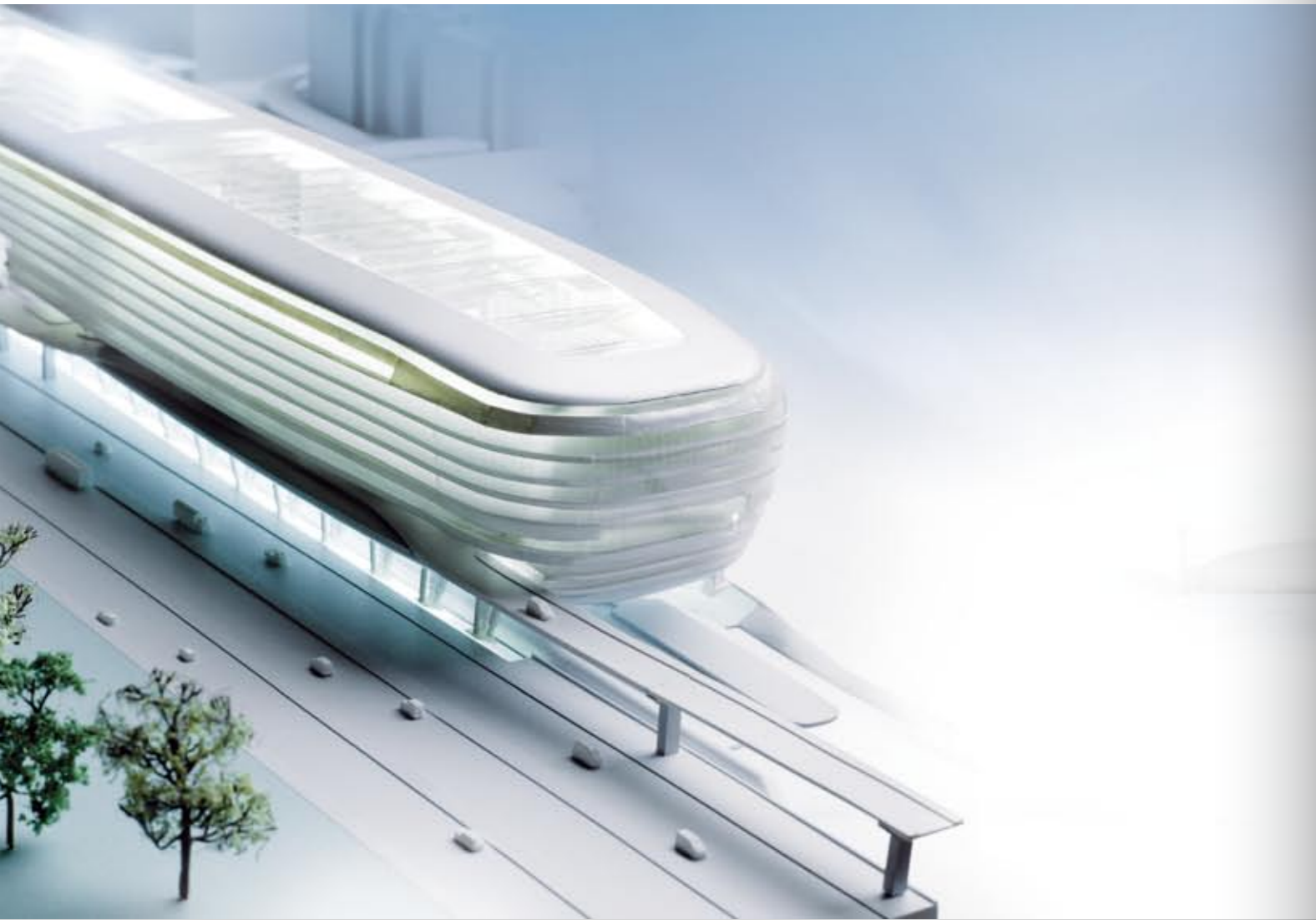
Whatever the occasion – lunch with a client, a short break for refreshments, or a pleasant evening with friends or coworkers – Frankfurt Airport meets every need.

Afterwork offerings and a never-ending parade of events also attract employees and visitors to this pulsating airport. For example, the "Airport Nights" draw large numbers of people from all over the area. Frankfurt Airport never sleeps. In the future as well, you can count on it to remain exciting and kaleidoscopically changing.



Trendy Events & Restaurants, Bars and Cafés





Future-Oriented
Growth

Outstanding
Projects

Frankfurt Airport:

at the **Heart** of the Airport City

A Place That Never Stops Growing

Fraport AG, which operates Frankfurt Airport, is successively developing the available space on the airport premises. Together with partners, it is investing in the future by systematically expanding and upgrading the site to create an Airport City. Thus, space is becoming available to optimally meet any need.

What makes the difference is the airport at the core of the Airport City: its excellent connections to the entire world guarantee unlimited mobility. That is why Fraport is continuing to develop real estate and steadfastly expand the site's transportation infrastructure.

Future-Oriented Growth



A Dynamic, Expanding Site – Outstanding Prospects

An additional runway, a third terminal and the new A 380 maintenance hangar will meet the prerequisites for Frankfurt Airport to participate in the growth of air traffic in the long-term. Soon it will have capacity for 88 million passengers a year to take off, land and transfer here.

The developed space is being expanded and restructured to boost the site's attractiveness with modern office offerings. The ongoing projects to modernize Terminals 1 and 2 will double the number of retail outlets to create an even more varied ambiance for passengers and staff. The planned expansion of CargoCity South will cover another 27 hectares. This will provide opportunities for cargo specialists to grow with the site.

Fraport AG and its partners are turning Frankfurt Airport City into a premium address. Here, a dynamic site is growing in the middle of an attractive region – unique and forward-striving.



Outstanding Projects

Projects That Ideally Complement One Another

The Airport City offers the right kinds of space to meet every need. All the development projects will provide office space to meet a wide range of expectations, with each of them unique in its own way.

The distinctive architecture of the **The Squire** is set to be a new landmark of the Airport City. This premium complex offers an exclusive working environment with seminar rooms, shops, restaurants and two Hilton Hotels.

Directly opposite Terminal 2, **The Propeller** is being planned. It is to be constructed in line with new energy standards to become a new paragon of advanced energy-efficient architecture.



Not far from it in the eastern part of Frankfurt Airport City, with convenient access to central Frankfurt and the terminals, the new borough of **Gateway Gardens** will constitute a lively island of urbanity amid soothing green.

The **Mönchhof property** in the northwest of Frankfurt Airport City will become the Frankfurt-RhineMain area's largest contiguous commercial park for logistics companies, companies that provide products and services directly related to operation of the airport, and small trading and retailing operations.

What follows is an overall plan of expanding real estate projects at Frankfurt Airport.

Outstanding Projects



Building 570

- Utilization:**
- > Freight hall with office annex
 - > 6,000 sq m of land
 - > Hall with 3,700 sq m of floor space including 300 sq m of offices and sanitary facilities
 - > Located very close to the Frankfurt motorway interchange (where the A3 and A5 motorways meet)
 - > Optimally connected to the national road network

Completion:
September 2010

Dimensions:
Rental space of approx. 3,000 + 3,700 sq m, clear ceiling height of 9.5 m



Lot H

- Utilization:**
- > Individually shapeable office space
 - > Central reception with waiting area, cafeteria, conference and events rooms and retail areas
 - > Designated for Gold Certification by the German Sustainable Building Council (Deutsche Gesellschaft für Nachhaltiges Bauen)
 - > Central location between Terminal 1 and Terminal 2
 - > Connection to the A3 and A5 Motorways

Completion:
2012

Dimension:
19,250 sq m useful area (86% of the total floor area)



Airport City West

- Utilization:**
Ideal conditions for all kinds of industrial communities: logistics, research, production, management among many others.

- Land:**
- > 45 hectares gross of building land
 - > Connections to the A3/A67 roads: approx. 4 km
 - > Approx. 5 km to the airport
 - > Connection to rail transport possible

- Prestigious office building:**
- > Office space is located in both outer wings
 - > Reception hall and conference rooms in the middle part of this H-shaped building



Mönchhof Property

- Utilization:**
- > The largest contiguous industrial area in the Rhine-Main region
 - > Concentration on logistics, offices and commerce for large-scale industrial use
 - > Plot sizes: 5,000 to 130,000 sq m

Partner/developer:
Fraport Immobilienservice und -entwicklungs GmbH und Co. KG (100% Fraport subsidiary)

Completion:
In stages until 2019

Size:
110 Hectares of land



Expansion CargoCity South

- Utilization:**
- > 27 Hectares of additional freight area
 - > Hall areas of 3,000 to 25,000 sq m possible
 - > Projection of around 30,000 sq m hall area in the first development stage

Completion:
Commissioning of the first third by 2014

Dimension:
Altogether around 100,000 sq m hall area



Terminal 3

- Utilization:**
- > 4 new boarding gates, over 75 aeroplane positions
 - > Capacity for around 25 million additional passengers
 - > Office space and conference options
 - > New shopping and restaurant facilities

Completion:
From 2015 onwards



Terminal 2

- Utilization:**
- > A central office and retailing site with flexible floor plan options
 - > Very close to the departure halls
 - > Linked to Terminal 1 by the "SkyLine" train running at 2-minute intervals
 - > Direct access to the A3 and A5 motorways
 - > Underground parking
 - > Diverse offerings with a visitors' terrace and Food Plaza



Gateway Gardens

- Utilization:**
- > Office and service centers
 - > Hotels, food & beverage outlets, trade shows and exhibitions, conferences and conventions
 - > Shops, recreational activities and entertainment
 - > A lively, urban district with a park and noise abatement zones

Partner/developer:
City of Frankfurt am Main 50 %
Fraport AG, Groß und Partner GmbH, ING GmbH, OFB GmbH each time 12,5 %

Completion:
In stages until 2016

Size:
35 hectares overall



The Propeller

- Utilization:**
- > Flexibly configurable office space
 - > Three separate buildings linked by bridges
 - > Directly connected to underground parking
 - > Access to the A3 and A5 motorway

Dimension:
> 41,000 sq m of usable space
> 60 m high, clear ceiling height of 3 m, width: 13.5-19 m



Building 201

- Utilization:**
- > Centrally located office space and conference facilities
 - > Just 3 minutes from Terminal 2 by bus or SkyLine
 - > Direct access to the A3 and A5 motorways
 - > VIP area with landside and airside connections
 - > Part of Terminal 1

Size:
20,000 sq m of rental space



Terminal 1

- Utilization:**
- > Central office and retail location in the heart of the airport
 - > In close proximity to the departure areas
 - > Direct connection to long-distance and regional rail transport
 - > 89 Shops for fashion and travel requirements
 - > 31 service offerings (banks, car hire and hairdressers)
 - > 18 Duty Free and Travel Value Shops
 - > 42 restaurant facilities
 - > Airport Conference Center, Hotel
 - > Multi-storey and underground car parks



The Squire

- Utilization:**
- > 94,500 sq m of office and 34,500 sq m of hotel space
 - > 5,900 m2 of retail and restaurant space
 - > An innovative building with a wide variety of types of use and futuristic architecture

Completion:
Planned opening of the entire building early 2011

Size:
Length: 660 m, Width: 65 m

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