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Annexes:

General Contract Terms & Conditions of the Hamburg Port Authority governing the Lease of the Port Estate and Port Industry Estate (AVB-HI, General Policy Conditions-Port Industry),
Effective as of: 2010

1. Contents of the Request for Tender for a Plot of Land and Selection Procedure

With this exposé the HPA is inviting the interested public to tender for the long-term lease of a plot of land located within the area of the port to an investor or a lessee's own use.

The tenderer is given the opportunity to submit a binding offer based on the information provided in this exposé.

The tenderer who achieves the highest rating according to the criteria listed in the exposé will be awarded the lease.

According to the common provisions on the lease of plots of land within the area of the port ("Allgemeine Vertragsbestimmungen der Hamburg Port Authority für die Vermietung von Hafen- und Hafenindustrie-Grundstücken (AVB-HI)", Stand: 2010); [*General Contract Terms & Conditions of the Hamburg Port Authority governing the Lease of the Port Estate and Port Industry Estate (AVB-HI, General Policy Conditions-Port Industry), effective as of 2010*] areas may be leased for a maximum contract period of 30 years. Any lease conditions or wishes on the part of the tenderer that deviate from these General Terms & Conditions must be attached to the offer.

The address for lodgement of the tender is

Hamburg Port Authority
Mr
Manfred Christen / F311-1
Neuer Wandrahm 4
20457 Hamburg
Germany

Site viewings may, of course, be arranged on your own and at your own risk. To ensure equal treatment, any inquiries for clarification or information tenderers may have sent and the HPA's replies will be disseminated to all tenderers by electronic message. Tenderers may address inquiries by e-mail to the function mailbox

reiherstieg@hpa.hamburg.de.

The mailbox will receive mails until 14 May 2010, 00:00 a.m. local time. For building and planning law information please contact the authorities in charge.

The invitation to tender is addressed to interested companies that are engaged in activities which are permissible on port areas according to the provisions of the Port Development Act. Tenderers the main activities of who are waterside handling of goods, container depot or repair operations as well as high-emitting businesses will be eliminated from consideration. Tenders by manufacturing businesses are expressly welcome if the activities are port-related.

The HPA leases the plots of land as described in item 3.2. Special requests or additional area requirements are negotiable. If the lessee requires the construction of a quay wall, a separate lease fee will be charged.

The tender should be submitted on paper and contain the following information and/or attachments:

- 1) Tenderer (name, address, legal form, references if appropriate, other information such as e.g. excerpt from the commercial register)
- 2) Required term of lease (total possible term of lease is 30 years)
- 3) Proposed lease fee
- 4) Ancillary lease terms
- 5) Development concept (details, see item 4), possible expansion steps, schedule as regards the potential construction of buildings/structures & installations
- 6) Contact person, including e-mail address
- 7) Credit information
- 8) Confidentiality agreement covering the duration of the negotiations

Closing date to lodge your tender is

21 May 2010, 6.00 p.m. local time

Please post or deliver your tender to the address mentioned above.

Please note:

- We do not assume any liability for the completeness and correctness of the statements made and data provided in this exposé.
- The HPA explicitly warrants that it will treat the information and data contained in the tender submissions strictly confidentially.
- The HPA is not obliged to award the contract to the tenderer submitting the most economical or any other offer. It may stop the negotiations at any time without the need to state any reasons.

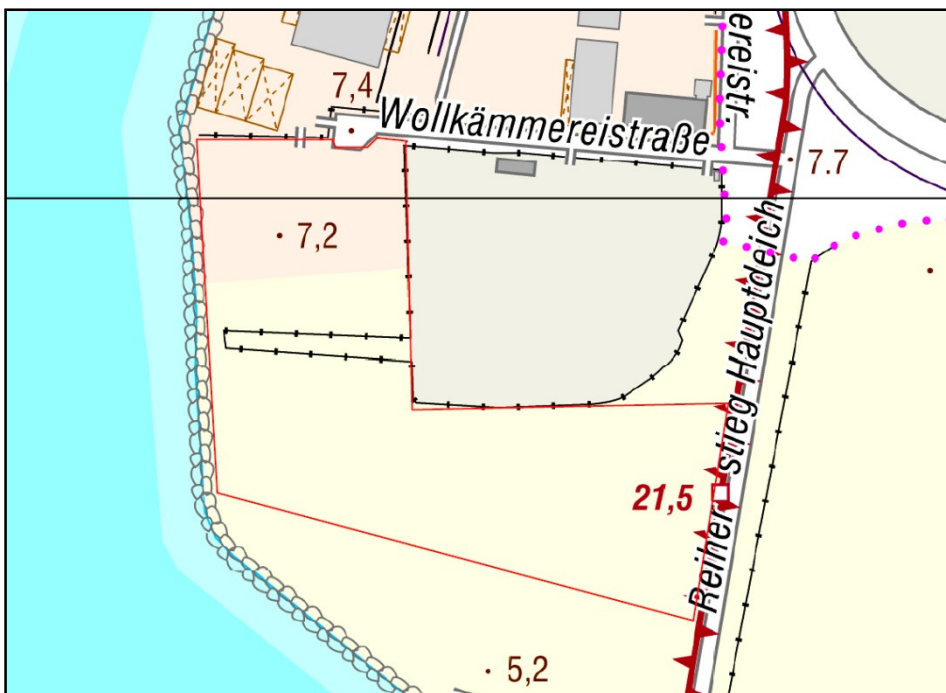
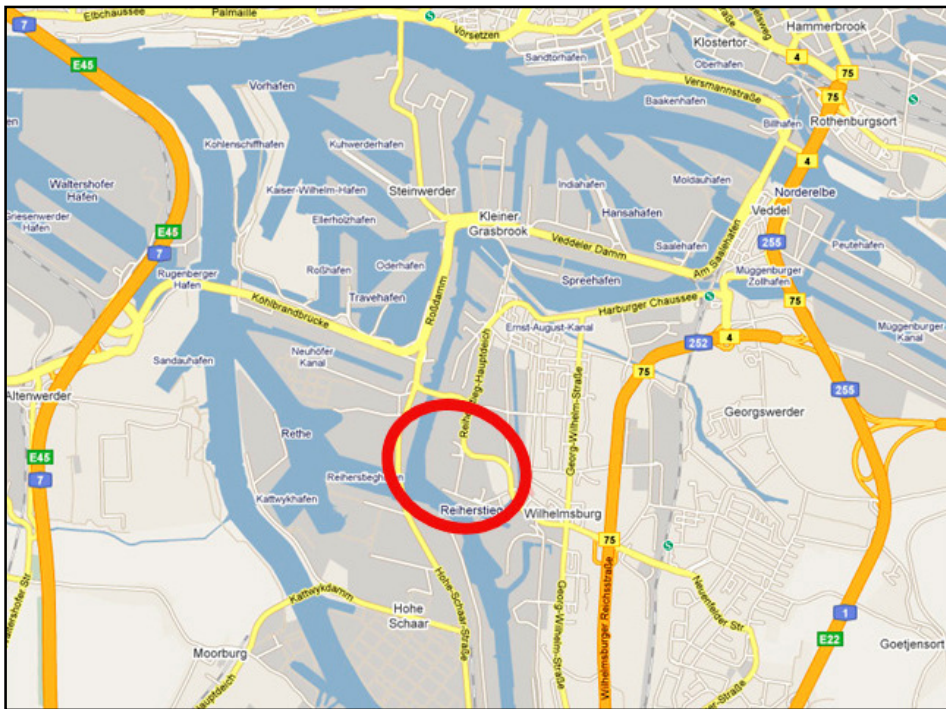
2. Criteria to evaluate the Tenderer's Concept Plans

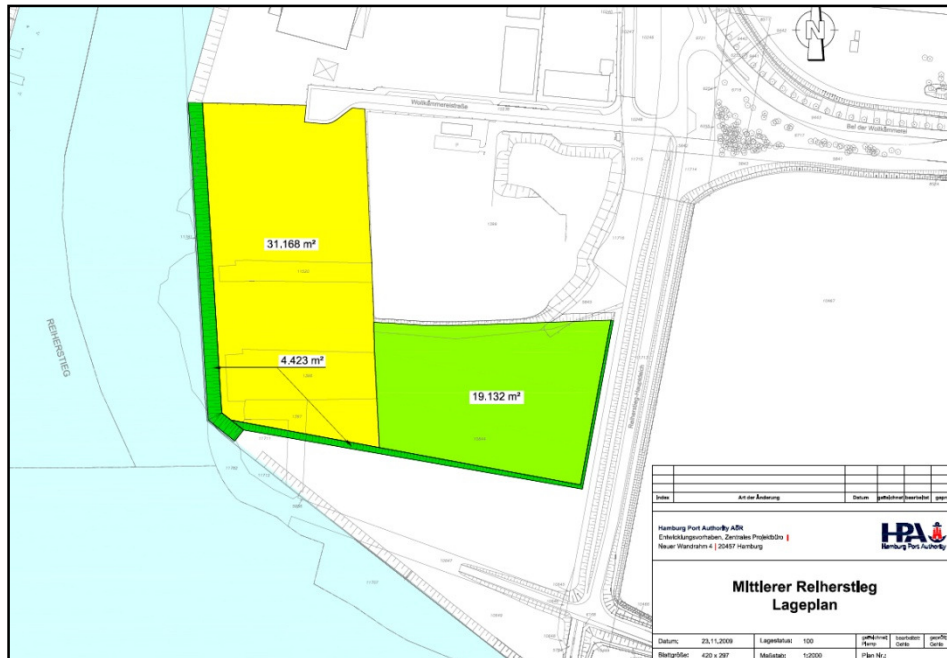
The HPA will assess the tenderer's concept plans based on the following criteria in particular (weighted as stated below):

- Amount of lease payment proposed - 50 %
- Number and value of the jobs - 20 %
- Type of activity under special consideration of value-adding processes in the metropolitan region of Hamburg - 15 %
- Qualitative environmental protection measures with sustainability in mind (key words: clean production, green building, carbon footprint and others) - 10 %
- Design of the building and the premises - 5 %

3. Site Information

3.1 Site Plans





The sizes of the plots of land are:

31,168 sq. m. (partial areas of parcels 11520, 1399, 1396, 1397)

19,132 sq. m. (partial areas of parcel 10644)

4,423 sq. m. (partial areas of parcels 11711, 11781)

54,723 sq. m. in total, of it 4,423 sq. m. embankments

3.2 Site Details

Location	Wollkämmereistraße, 21107 Hamburg
Ground level.....	capping layer at +7.0m above mean sea level ± 20cm; expected residual subsidence <30 cm
Flood protection	responsibility of the lessee; expenses as per lessee's requirements
Site quality	upon transfer to lessee virtually free of contamination and munitions; +5m above mean sea level chemically safe sand ground suitable for construction
Availability	probably from end of April 2010 onwards in slices
Size of plot 1	about 31,168 sq. m. plus embankment portion
Size of expansion.....	about 19,132 sq. m. plus embankment portion
Expansion possibility.....	yes, negotiable
Planning right	port area, land must be used for port purposes; the port area is the subject matter of special planning as defined by § 5 (4) of the Baugesetzbuch [<i>Federal Building Code</i>]
Purchase/lease	purchase not possible, lease only; amount of lease payment is negotiable; the above-mentioned Allgemeine Vertragsbestimmungen der HPA für die Vermietung von Hafen- und Hafenindustriegrundstücken (AVB-HI, Stand: 2010) will form an integral part of the lease agreement
Ground loading capacity.....	30 kN/sq. m. standard; negotiable
Greening	on about 10% of the lease area greenery is to be planted
Road connection	from the Wollkämmereistraße hammerhead turnaround
Rail connection.....	private siding from the north can be installed; rail connection agreement with the HPA/port railway

- Water connection: the plot borders on Reiherstieg with an embankment; connection for ocean-going vessels can be installed; water depth is -11.0m below mean sea level; quay wall can be constructed by HPA (max. about 250m long); lease must cover costs
- Ship size: model ship for planning so far: 210m (l) x 32m (w)
- Media: various connection points in Wollkämmereistraße; details to be agreed upon between the lessee and the service provider

4. Development Concept

4.1 Planning Studies

The tenderer should attach to the written offer a planning study on the proposed use which also shows operational procedures. When doing the planning the tenderer should take into account that the site is well visible from the Reiherstieg main dyke. Furthermore, public events such as concerts or exhibitions may occasionally take place on the neighbouring area to the south (which is why the land will, in the short term, increase in value). Qualitative measures with regard to the area up for lease that help make the city and the port more attractive are therefore expressly welcome and will be considered accordingly in the tender selection procedure.

4.2 Building Description

The building qualities should, as a minimum requirement, conform to current market standards. The concept of use should provide a long-term perspective, and a brief description of the coverage type and planned qualities – also with regard to sustainability as mentioned above – as well as of the materials used should be attached to the tender.

If a quay wall is required, features such as length, water depth, load-bearing capacity and function should be stated to enable the HPA to do a reasonable pre-calculation.

Approximately 10% of the land leased must be designed as green areas and maintained as such on a permanent basis. Parts of the (landside) embankments as well as building facades or roofs can be planted with greenery and calculated towards the minimum requirement.

4.3 Supplementary Data

The tenderer is requested to elaborate on the type of activities planned – if appropriate, value-adding processes or similar – and their relation to the port. Furthermore, the tenderer is expected to furnish information on, for instance, construction and installation costs, industrial and commercial jobs, single or multiple-shift operation, traffic load/week (passenger cars, lorries, railway, ships), if applicable: handling volumes (in t and/or TEU), types of commodities, goods flows, customer relationships, etc. Step-by-step concepts containing all data as mentioned before may also be submitted.

4.4 Marketing Concept

Should the tenderer intend to sublet the leased object, its buildings/structures & installations or parts thereof to third parties, a marketing concept has to be attached to the tender. The concept must indicate both how the tenderer intends to proceed and the economic benchmark data based on which third parties are meant to set up business and, if required, mention the relationship to the subtenant as defined under company law, etc.

5. Chronology

The tender process is scheduled as follows:

Timing	Activity
By 31 April 2010, 00:00 a.m. local time	: Release of tender documents – opportunity to take part in the tender process by requesting for the tender documents (in writing, by phone or via e-mail)
By 21 May 2010, 6:00 p.m. local time	: Lodgement of tenders
By 11 June 2010	: Analysis and evaluation of the tenders submitted; notification of the assessment results to all tenderers
By 30 July 2010.....	: Contract negotiations with the short-listed tenderers who submitted the most economical offers
By 31 August 2010.....	: Conclusion of the contracts
From 01 September 2010 on...	: Possible effective date of the contract