

Newsletter – project AIR, Rotterdam

Onderwerp	Newsletter– nr. 3
Datum	21 december 2022
Periode	Q4 2022

Dear entrepreneur, local residents,

On behalf of developer NEOO and building contractor Visser& Smit Bouw, we are sending you this information letter about the construction activities of AIR, the transformation of the former Hudson's Bay building in Rotterdam. We will keep you informed at least once a quarter by means of this newsletter until the completion of the building. This is the third information letter.

The Project

AIR is being transformed from an inward-looking department store into an outward-looking, sustainable building with a mix of functions including five floors of state-of-the-art offices, hospitality, retail such as C&A, Jumbo Supermarkets and a public bicycle parking facility. As general contractor, Visser & Smit Bouw is responsible for construction. Construction has now started and the project is expected to be completed by the end of 2023. More information and impressions can be found on the website: www.air-offices.nl

Progress and contractor planning.

The planning principles from the previous newsletter in Q3 have not changed. This means that we are making good progress and hard work is being done to achieve a great result. For the sake of completeness and clarity, a summary of the planning follows:

- Demolition work until mid Q2, 2023
- Facade work on Hoogstraat until approximately the end of Q1, 2023
- Facade work Rode Zand and Westewagenstraat until approximately the end of Q2, 2023
- Start of construction of additional two floors on current building Q1, 2023
- Scheduled opening of C&A Store March 1, 2023
- Scheduled opening of stores in basement, including Jumbo: Q2, 2023
- Completion offices: Q4, 2023
- Finishing offices: starting at Q1, 2024

Specific work in the coming months

- **Demolition work:** The demolition work is still in full swing until mid Q2, 2023. During the last period, hard work is being done to close the existing voids so that the new atrium can be created in the coming period. The demolition work in the next year will therefore be mainly focused on sawing in this atrium.
- **Face work:** Work is also taking place on the exterior facades. On Westenwagenstraat, openings are being sawed in the façade to get as much daylight into the building as possible and to install the new large window frames for the offices. At the side of 't Rode Zand, the openings have now been sawn and the frames will be installed in the coming period. On Hoogstraat, these window frames are now fully installed and the final touches are being made to repair the natural stone facade. The scaffolding on Hoogstraat will therefore be removed at the

beginning of the new year, so that the renovated facade will be fully visible and there will be a better view of the stores on Hoogstraat.

- As mentioned in the previous newsletter and as you have undoubtedly noticed, the work will involve noise and vibration nuisance. This is unfortunately unavoidable and we ask for your understanding once again. Of course we will do our best to limit this nuisance as much as possible, but as long as we still demolishing, it will continue for some time. By using sound level and vibration meters We are continuously tracking if acceptable levels are exceeded, and taking action based on this. Furthermore, safety during demolition is constantly monitored by the contractor, so that the underlying stores and catering establishments can open safely.



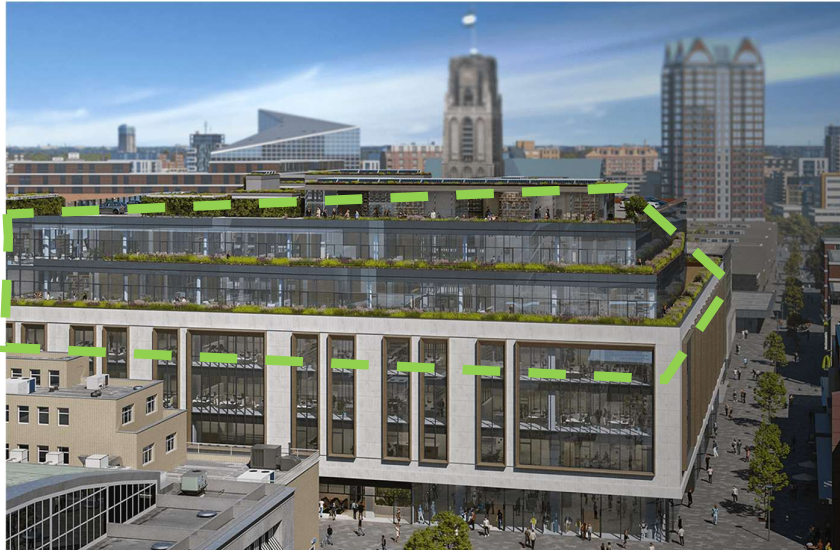
- **Construction work:** In addition to the demolition work, construction is also already in full swing on the floors. The places where the escalators were previously located are now being completed with floors. The installations are being applied and the first walls are being placed.



- **Start of construction of additional two floors:** In Q1 - 2023, construction of the two additional floors, the topping, will begin. These floors will be built with prefabricated

columns and in-situ poured floors. There will therefore be a considerable amount of concrete being delivered via the construction site on Westenwagenstraat during this period. This will be managed with traffic controllers. Once the topping has been realized, the top floor will have space for parking and a pavilion that will overlook the city.

- **Start construction of additional two floors:** In Q1 - 2023, construction of the two additional floors, the topping, will begin. These floors will be built with prefabricated columns and cast-in-place floors. Therefore, also during this period large amounts of concrete will be supplied via the construction site. This will again be managed with traffic controllers. Once the topping has been completed, the top floor will provide parking space and a rooftop pavilion with views of the city.



Questions or comments: Considerate Constructors

Visser & Smit Bouw is a considerate builder with respect for its environment. Conscious, safe, social, eco-friendly and precise. These are the pillars of Considerate Constructors: an independent foundation, code of conduct and hallmark of various initiators in the construction industry, including VolkerWessels. Limiting disruption is our aim. Have we overlooked anything? Report nuisance or tips via www.verbeterdebouw.nl.

Take a look inside the building

Would you like to take a look inside the building after its completion?

Take a virtual tour by scanning the QR code.

Curious to see what the building looks like during construction? We will be happy to give you a tour of the building under construction once the demolition work is completed. We will let you know about this in Q2 2023.



Happy holidays

For now, we wish you happy holidays and a happy 2023 as we work toward completion of the building.