

Newsletter – project AIR, Rotterdam

Onderwerp	Newsletter – nr. 5
Datum	June 6, 2023
Periode	Q2, 2023

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 fifth information letter.

The Project

AIR is being transformed from an inward-looking department store to an outward-looking, sustainable building with a mix of functions including five floors of state-of-the-art offices (partly leased to office tenant 'Spaces'), hospitality, retail such as C&A and Jumbo Supermarkets and a public bicycle parking facility. As building contractor, Visser & Smit Bouw is responsible for the construction. The construction is in progress, the first new stores on the ground floor have already opened and the offices will be delivered in the first quarter of 2024.

In this newsletter, among other things, we invite you for a tour at the construction site.

More information and impressions can be found on the website: www.air-offices.nl

Progress and contractor planning

Visser & Smit bouw has started the construction of the two new floors and the expectation is that this main work will be completed by the end of 2023. In addition, the finishing contractors have started the first work to finish the offices. Because there has been some delay in the structural work, it is now expected that the finishing of the offices will be completed in the first quarter of 2024.

Meanwhile, on the first floor and in the basement, the first work has also been completed and C&A and Schoonenberg have now opened their doors to the public. The scaffolding on Hoogstraat has also been removed, so that the office facade with prominent window frames and lots of glass is now clearly visible.

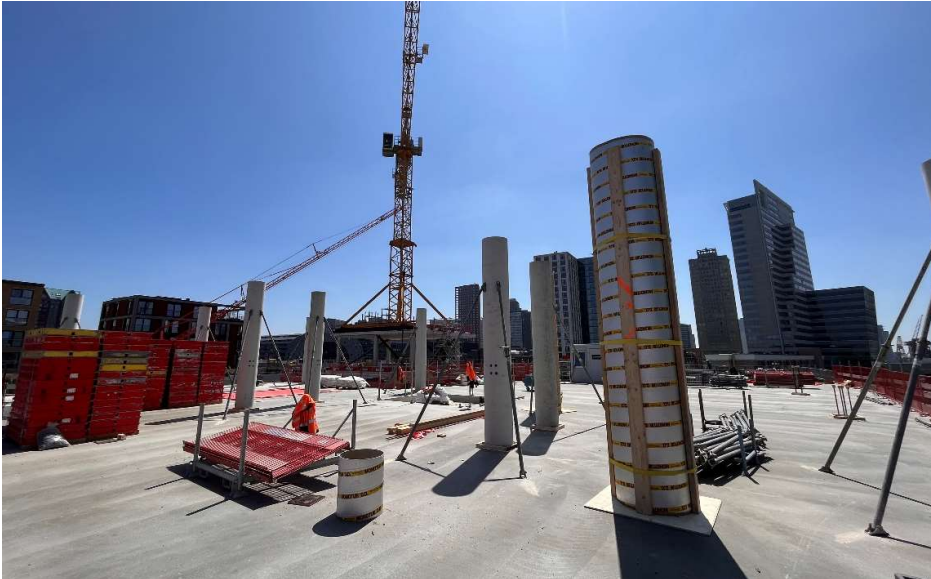
Here is a short summary of planned work in the coming period:

- Demolition work (cutting in voids) until the beginning of Q3, 2023
 - Facade work Rode Zand and Westewagenstraat until the beginning of Q3, 2023
 - Pouring of the remaining parts of the 5th and roof floors (the additional two floors) in Q3, 2023
 - Planned opening of stores in the basement, including Jumbo: Q3, 2023
 - Completion building contractor: Q4, 2023
 - Finishing offices: from Q1, 2024
- The work to connect parking garage and AIR: Q3-Q4, 2023

Specific work in the coming months

In the coming period, the scaffolding on Westewagenstraat will be further removed and the spaces in the basement will be delivered to the Jumbo and the municipality (bicycle storage), who will then begin with their finishing work.

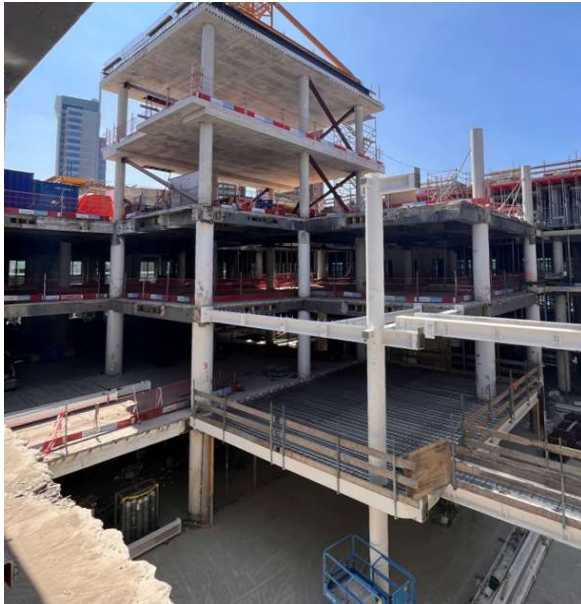
The additional two floors: Last week the first part of the new 5th floor was poured. This means that the addition is taking its shape. The other floor parts will follow in the coming period. As soon as the 5th floor has dried, the columns will be placed on top of it so that the roof can be poured. The columns on the first quadrant of the 5th floor have already been started as you can see in the picture below.



Demolition work: In the coming period, the remaining demolition work will be completed. Unfortunately, this will also involve some noise pollution. The demolition is going step-by-step to maintain the stability of the building. During the demolition, the safety is constantly monitored by the contractor, so that the stores and catering establishments below, which are operating as usual, can continue to be opened safely.

To reduce noise pollution as much as possible, 'hydraulic' cutting will be used from now on during shopping hours as much as possible. This technique will reduce the noise pollution. Of course, this does not mean that there will be no more noise, but it does reduce the peaks in noise pollution. We will, of course, continue to use noise and vibration meters to monitor noise pollution and act if standards are exceeded. We will do our absolute best to reduce the nuisance as much as possible but ask for understanding for the nuisance that (unfortunately) will come with the construction work.

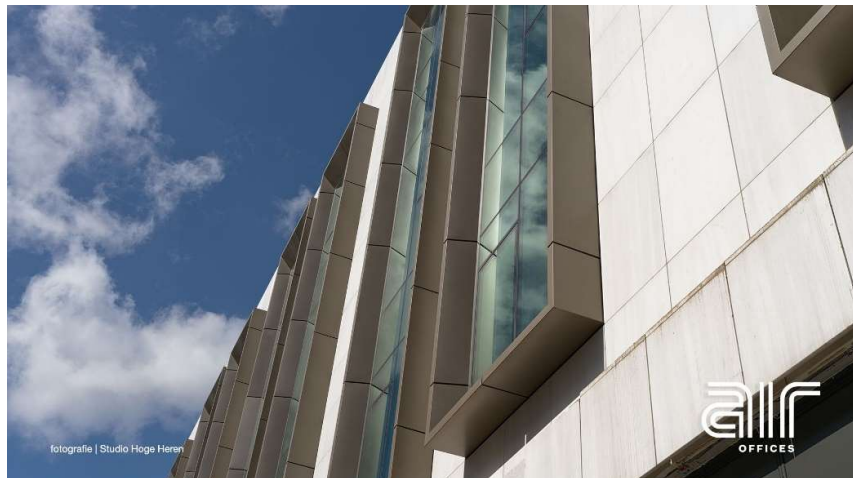
As for the work progress: currently, the last floors and beams are being removed in the building, to create the voids that are needed to bring enough daylight into the building and create the building-within-a-building effect.



Images: On the left image the current status of the building-in a building during construction phase-and on the right image the artist impression of the final situation.

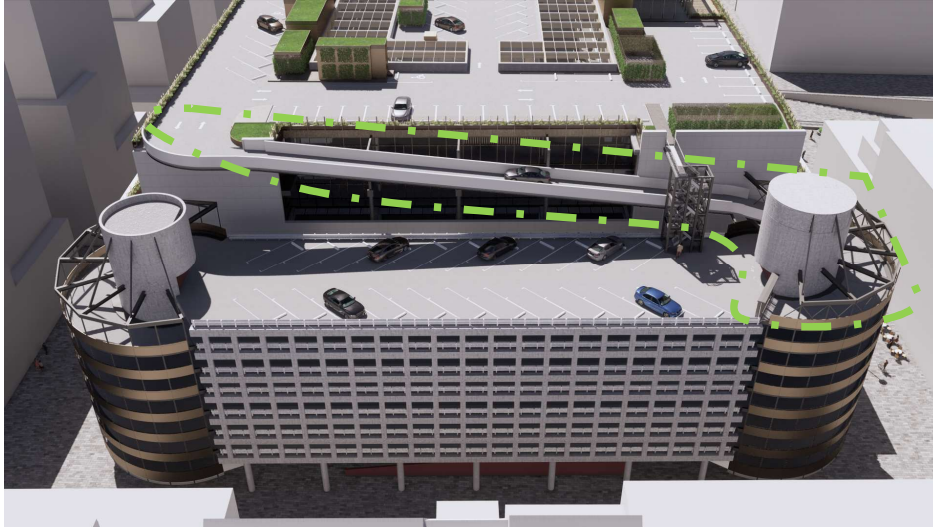
Face work: During the last period, the scaffolding on Hoogstraat was removed. This has now made the modified facade clearly visible. By creating large windows, it has been possible to ensure that, in line with the style of the surrounding buildings, a large amount of light is brought into the building.

Work will continue during this quarter to complete these façade modifications also on the Rode Zand and Westewagenstraat sides, after which the scaffolding will be removed here as well.



Parking garage: On the roof of AIR there will soon be parking for the office tenants. To ensure that the cars can get onto the roof, a connection is being made by a ramp between the existing WTC-Beursplein garage and the AIR building. For this it is important that the so-called "wokkel" (the twisted lane upwards) is raised one floor, so that the cars can get from the garage to the roof of AIR. To implement this plan, Leeuwenstraat will be closed

off several times for several days or traffic controllers will be used to guide traffic on this street. This will probably take place in Q3-Q4 in consultation with the owner of the garage.



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 on Thursday, July 13th from 5 p.m.

Sign up for the tour before Thursday, July 6th by sending an email to info@air-offices.nl.



If you are unable to attend July 13, we would be happy to welcome you after the summer vacation for a second tour. We will inform you about this date later.