

Newsletter – project AIR, Rotterdam

Subject: Newsletter – nr. 6
Date: September 6, 2023
Period: Q3 2023

Dear Entrepreneur, Local residents,

On behalf of Developer NEOO and construction contractor Visser& Smit Bouw, we are sending you this information letter regarding the construction activities of AIR, the transformation of the former Hudson's Bay building in Rotterdam. Every quarter, we release an information letter, and this is a sixth edition.

The project

AIR is being transformed from an inward-looking department store into an outward-facing, 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. Visser & Smit Bouw is responsible for the structural construction. The construction is in progress, with the new stores already open, and the offices scheduled for completion in the first quarter of 2024.

In this newsletter, we invite you, among the other things, to join us for a second guided tour at the construction site.

For more information and visual impressions, please visit the website: www.air-offices.nl

Progress and contractor planning

Last week, in accordance with the schedule, Visser & Smit Bouw completed the pouring of the final sections of the fourth and fifth floors. Additionally, all major demolition work has now been completed, allowing for the formation of the canals in the heart of the building. This transformation has resulted in an atrium surrounding a building-within-a-building, creating a spectacular sight that we would like to showcase during a guided tour. The scaffolding around the building has been removed, revealing the new facade with its large glass openings, and reused natural stone cladding.

By the end of 2023, the contractor will have completed the remaining facade and roof work, delivering the building's structural shell. As the developer, we will continue to oversee and complete the interior finishes.

The interior finishing work for the offices is progressing according to schedule and is expected to be completed in the first quarter of 2024. However, this timeline is subject to any necessary adjustments that may arise once a tenant is secured.

Here is a summary of the planned activities for the upcoming months:

- Façade work on the fourth and fifth floors: Q3, 2023
- Scheduled opening of Jumbo Supermarket: Q4, 2023
- Completion by the construction contractor: Q4, 2023
- Office interior finishing: From Q1, 2024
- Work on the connecting road between the parking garage and AIR: Q3-Q4, 2023

Specific work in the upcoming months

In the coming period, we will continue with the interior finishing work for the offices, which includes installing the systems, walls, raised floors, and suspended ceilings.

The unit in the basement was recently completed, which means that once Jumbo finishes its work, part of the basement floor will be opened to the public. The municipality will start the finishing work of the bicycle parking area a bit later, so it won't be operational until Q1 of next year. Pedestrians will have access to Jumbo and later to the bicycle parking area via an escalator from the side of "Rode Zand" and "Koopgoot". The entrance for bicycles will be located on "Westenwagenstraat".



The two additional floors:

In the upcoming period, the contractor will continue preparing the two additional floors, the fourth and fifth floors. As mentioned earlier, the final part of the roof extension was recently poured. This means that the top floor can now be further furnished to serve as a parking level with a rooftop pavilion. The steel framework for the rooftop pavilion is already visible. Below is an impression of how it will ultimately look.

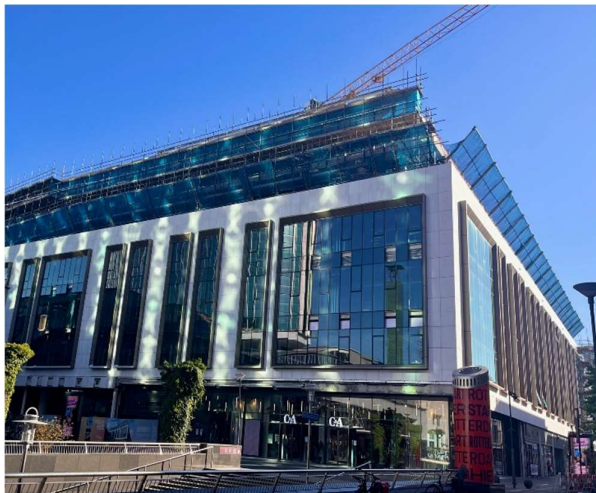


Skylights:

In addition to the above-mentioned work, the contractor will install wooden beams on the top floor to support the glass canopies. These glass canopies will be placed over the openings of the created canals, also serving as the roof of the atrium. These glass canopies will maximize the use of natural daylight, allowing it to penetrate deep into the building.

**Façade work:**

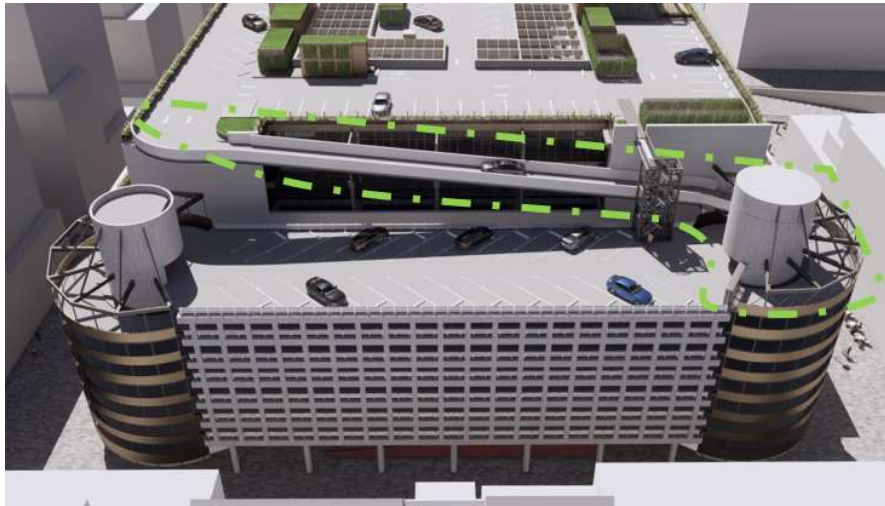
The scaffolding on the outside has now been mostly removed up to floor level. Only a section on the Westewagenstraat side remains, as it is used for the logistical transport of materials and equipment. Additionally, work has begun on the facades of the roof extension and the interior atrium facades within the building.



Images: *On the left, an image shows the current status of the facade during construction phase, and on the right, an image presents the artist impression of the final situation.*

Parking garage:

As may have already been noticed, the owner of the WTC-Beursplein garage has now commenced work on the garage itself. In week 37, we will begin our own activities. Initially, the so-called 'spiral' (the twisted ramp leading upwards) will be raised, followed by the creation of a connection to AIR via a ramp (highlighted in green below). On certain days, traffic marshals will be deployed to guide traffic in Leeuwenstraat, ensuring the safe and responsible execution of this plan. The garage will also be temporarily closed on some days during the construction, and this will be clearly indicated at those times.



Questions or Comments: Conscious Builder

Visser & Smit Bouw is a conscious builder with a focus on its surroundings. Conscious, safe, socially responsible, environmentally friendly, and well-maintained – these are the principles behind Conscious Builders, an independent foundation, code of conduct, and certification involving various stakeholders in the construction industry, including VolkerWessels. Our goal is to minimize inconvenience. If you notice anything we may have overlooked, please report any disruptions, or provide tips through www.verbeterdebouw.nl.

Take a look inside the building!

Would you like to have a virtual sneak peek inside the building after completion? Scan this QR code to take a digital tour. Curious about the building's progress during construction? We invite you to join us on October 19th for a guided tour. Please RSVP for the tour by Thursday, October 5th, by sending an email to air@neoo.nl.

