

PRESS RELEASE

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Art-Invest Real Estate gives global architecture practice, HWKN its UK debut at Canada Water Dockside

Art-Invest Real Estate UK (Art-Invest) is pleased to reveal that HWKN Architecture (HWKN), led by Matthias Hollwich, as the designer for one of the three buildings at Canada Water Dockside, its 4.5-acre development that is set to become the commercial quarter at the heart of the wider Canada Water regeneration area.

HWKN, which is making its UK architectural debut at Canada Water Dockside, is working in collaboration with Art-Invest, the scheme's master planner, BIG – Bjarke Ingels Group, and the local community to design a building that blends an innovative workspace with a new publicly accessible ground floor providing spaces, places to eat, drink, sit and relax.

Renowned for its 'future forward' design, HWKN Architecture (HWKN) is on Fast Company's ranking of the world's Top 10 Most Innovative Architects. The practice combines years of experience with technologically informed design to find building typologies that anticipate the complex needs and challenges of the future. Combined with HWKN's approach of shaping buildings with a unique mix of familiarity, emotion, and novelty, value is added beyond the physical real estate enabling a deep emotional connection for all.

HWKN's recent projects include an all-timber building in Washington DC, the tallest timber building in the American northeast and Die Macherei, a collection of revolutionary, urban office buildings in Munich, developed with Art-Invest Real Estate. Die Macherei has transformed a former industrial neighbourhood into up-and-coming new city district. Awarded the LEED Gold award for sustainable neighbourhood development, the scheme complements employee satisfaction and workplace environment, by promoting diversity and encouraging creativity with its carefully curated mix of uses.

The building HWKN is designing is part of Canada Water Dockside's collection of three exceptional headquarter buildings. The scheme will provide c.1.5 million square feet of grade A, sustainability-certified workspace for up to 10,000 people, including over 100,000 square feet of affordable offices for small businesses, alongside community spaces, and other amenities across the ground floor.

HWKN's design principles have emerged from the post-pandemic shift in the requirements of our workspaces. The building draws on the area's unique surroundings; easy access to a mix of green open spaces with frontage onto the water, to deliver a space that will meet the demands of our rebalanced relationship with work, enables its occupiers to become 'stewards' of the place and facilitates a connection with the local community.

The building, which will neighbour Decathlon's UK flagship store, has active frontages on all four sides which respond to the surrounding local context. Biophilic design has been applied both inside and out of the building to complement the scheme's new public spaces that draw on the area's abundance of green open spaces.



Art-Invest secured resolution to grant outline planning permission for the scheme in March 2022, and is currently working on a series of reserved matters applications. It is anticipated that Art-Invest will start enabling works in Spring 2023.

Luka Vukotic, Development Director, Art-Invest Real Estate UK said: "Having worked with Matthias and his team previously we knew his visionary and innovate approach would be well suited to Canada Water Dockside, and we're delighted to be bringing his architecture to the UK for the first time.

"We know that new places thrive around architecture that is able to make them authentic, unique and, importantly valued by their communities. At Canada Water Dockside we are applying these principles to ensure the development will meaningfully integrate into the existing local context and transform area for the benefit of all."

HWKN's founder, Matthias Hollwich, added: "We are thrilled to be a part of the master development of Canada Water Dockside, designing the one of the first future-forward office buildings in London post-covid. HWKN designs to inspire the people and companies in their buildings to be more productive and excited by their career, home, and for neighbours, and visitors, to gain a new destination. Our goal is a future informed by people's needs and desires, shaped to create a more social, engaging and satisfying way to live, work and engage."

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About Art-Invest Real Estate

Art-Invest Real Estate (AIRE) is an experienced investor, developer and asset manager operating across key gateway cities in Germany, Austria and the United Kingdom.

Established in 2010 and headquartered in Cologne the business operates as a private partnership with the Zech Group and the managing partners as shareholders. The group invests and manages on behalf of its proprietary capital, regulated institutional funds and select separate accounts and actively pursues a "manage to sustainability" investment strategy across the risk spectrum.

Sector focus is principally the office, retail, hotel, residential and data centres. Since 2012, the company has been licensed to operate as a regulated fund manager in accordance with German investment law (KAGB). During this period Art-Invest Real Estate Funds has successfully launched more than fifteen regulated funds for a variety of institutional investors. The group has more than EUR 7 bn AuM with more than EUR 2bn invested equity for a range of institutional investors as long-term partners.

About HWKN

HWKN is a global architectural design firm led by Matthias Hollwich. Founded in 2008 and based in New York City, we have projects across the US, Europe, and the Middle East. We work on buildings, art galleries, neighborhoods, cities, and new forms of architecture, we participate in the art world. Witness our exhibition of 'Wendy' at MOMA's PS 1, and last year, 'Shape Tomorrow', where HWKN's prototypes for 'future buildings' were exhibited at the Aedes Architecture Gallery in Berlin. Founder



Matthias Hollwich brings a dual perspective to all of HWKN's designs, combining German precision with New York aspiration. He sees museums in particular as a core component to creating vibrant, prosperous, and exciting cities. But they can do more. From the art inside to welcoming exteriors where entrances must be designed as spaces to create encounters, facades as a vivid tableau of action, and rooftops as a way to foster new

social connections with the wider city. Our designs anticipate future needs and the need for greater transformation across functions. We provide designs that create more communication, inspiration, contemplation, longevity, and sustainability.