



# Allianz Arena

## Football Stadium



**Vojtěch Petřík**

[vpetrik@deloittece.com](mailto:vpetrik@deloittece.com)

**Allianz Arena** is a football stadium in Munich which serves as a home stadium for two football clubs: FC Bayern Munich and TSV 1860 Munich. It was officially opened in 2005 and a year later, it already hosted selected matches of the World Cup and the Champions League. In terms of capacity, Allianz Arena is the second largest stadium in Germany. The stadium's unique technical and architectonic nature made it one of the city's most distinguished buildings immediately after its opening.

In 2001, a referendum was held in which the citizens of Munich determined that a new football stadium should be built on the outskirts of the city in the Fröttmaning district. The foundation stone was laid down on 21 October 2002 and construction work was already completed in April 2005. The arena was officially opened on 30 May 2005 when TSV 1860 Munich played an exhibition match against 1. FC Nürnberg.

Only two projects out of eight advanced to the final phase of the tender procedure. The winning project was created by the Swiss architect firm Herzog & de Meuron which also designed another iconic building of modern Germany, the Elbe Philharmonic Hall. The Swiss architects developed the concept of the



stadium made of 2,748 transparent trapezoid ETFE-foil panels that can be lit from the inside with various colours. The architects primarily aimed to create a modern building working with light to express emotions. The stadium panels are lit for each game with the colours of the respective home team – red for Bayern Munich and blue for Munich 1860. If the stadium hosts the German national football team, the arena is lit with the German tricolour.

The roof membrane covering the area of 66,500 sqm resembles an inflatable boat (“Schlauchboot” in German) which is also the stadium’s nickname. The façade round panels surround the football pitch, three-storey grandstand with various facilities, such as gastronomic facilities, the Hall of Fame, club stores, newsrooms, office premises and conference halls. This ultra-modern football stadium is an example of innovative techniques and materials and represents a symbiosis between professional football and high-tech architecture. The arena is designed as an enormous illuminating solid located along the motorway leading to the Fröttmaning district on the boundary between urbanised areas and free landscape. The stadium capacity is 75,000 and 70,000 visitors for league and international matches, respectively.

The stadium is owned by a newly formed company, Allianz Arena München Stadion GmbH which was originally owned by FC Bayern München AG and TSV München von 1860 GmbH & CO. KGaA, each holding a 50% share. Total construction costs amounted

to EUR 340 million. Due to financial turbulences, TSV München von 1860 GmbH & CO. KGaA had to sell its share to FC Bayern München AG which has been the sole owner since then. The development project was funded by an association of four entities: Eurohypo AG, Dresdner Bank AG, a closed fund of the KGAL group and FC Bayern München AG. The construction of the stadium also entailed infrastructure developments in the area amounting to EUR 210 million which were solely funded from public resources. Until 2041, the right to the arena’s name has the Allianz financial holding which contributes EUR 20 million in the form of sponsoring on an annual basis. In 2014, the Allianz financial holding also purchased an 8% share in FC Bayern Munich in the amount of EUR 110 million and became the third major shareholder.

It is remarkable that in 2014, ie nine years after the construction had been completed, FC Bayern Munich already settled all of its liabilities related to the stadium construction. The last payment was originally anticipated in 2030. Early repayment was enabled by high proceeds of the arena which, for instance, amounted to EUR 56 million in the 2014/2015 season. On average, the proceeds of Allianz Arena account for 15% of the total income of FC Bayern Munich. Pursuant to Deloitte Football Money League 2016, which is a report prepared by the UK office of Deloitte on an annual basis focusing on the sports segment, the budget of FC Bayern Munich amounted to EUR 474 million in this season. In terms of income, FC Bayern Munich placed fifth in the global ranking.



## Allianz Arena in Numbers

**75,000** is the total capacity of the arena for league matches

**9** is the time period in which the construction costs of the stadium were fully settled

**2,748** is the number of “inflated” panels covering the façade

**171,000** square meters in the total usable area of the stadium

**66,500** square meters is the total surface area of the façade and the roof covered with “inflated” panels

**EUR 340** million were total construction costs

**EUR 56** million were total proceeds of the stadium in the 2014/2015 season

**75** km is the maximum distance from which the lit arena is visible