

YVES QUARTER

BERLIN

BROCHURE





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WELCOME TO KÖPENICK

The Köpenick district lies within the greater Treptow-Köpenick district in the southeast of Berlin. Located at the confluence of the Dahme and Spree rivers, the neighbourhood offers expansive green spaces and lakes. It is especially popular with Berliners due to its central location, as well as the cultural and gastronomic offerings. The airport and Berlin's city centre can be reached in less than 30 minutes, whereas in the immediate vicinity residents can find the Bellevue park, the Erpetal nature reserve, and the relaxing Müggelsee lake. Numerous restaurants, bars and shops serve the area, amongst which are some of the best in Berlin. In addition, the campus of the HTW university as well as some major employers like Tesla Gigafactory are located in this district.



YVES QUARTER

BERLIN

Yves Quarter is a tasteful conversion with an added new build element in Berlin's Köpenick neighbourhood. The one & two bedroom apartments offer access to a communal landscaped courtyard, as well as the benefit of private balconies or terraces.

The development is ideally set along a tree-lined street just a few minutes from the S-bahn station, and close to local restaurants, bars, and shops.









Residents can enjoy the charming old town of Köpenick with its parks and open green spaces whilst reaching Berlin city centre in under 30 minutes.









TRANSPORTATION

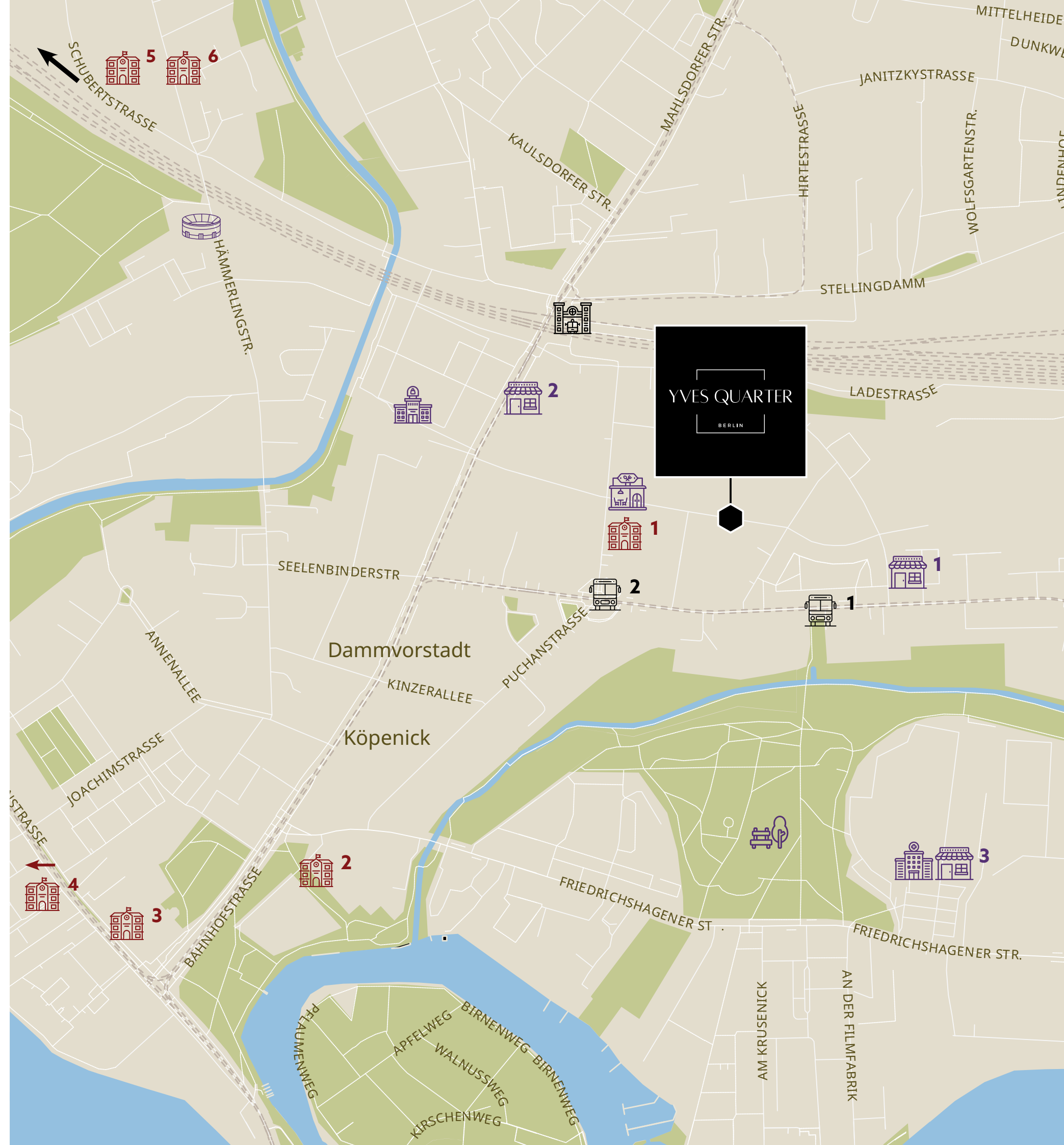
-  **1 Gelnitzstrasse bus stop**
4 min walk
-  **2 Mandrellaplatz bus stop**
3 min walk
-  **Köpenick S-Bahn, Bus Stop and Tram Station**
4 min walk

POINT OF INTEREST

-  **Restaurant**
2 min walk
-  **1 Supermarket**
4 min walk / 2 min cycle / 2 min drive
-  **Shopping Centre**
6 min walk / 3 min cycle / 3 min drive
-  **2 ALDI Supermarket**
6 min walk / 3 min drive
-  **Pharmacy**
10 min walk / 4 min cycle / 4 min drive
-  **Bellevue Park**
5 min walk / 2 min cycle / 2 min drive
-  **3 Supermarket**
12 min walk / 5 min cycle / 4 min drive
-  **FC Union Berlin**
13 min walk / 4 min cycle / 4 min drive

EDUCATION

-  **1 Elementary School**
3 min walk / 1 min cycle
-  **2 Kindergarten**
10 min walk / 4 min cycle / 4 min drive
-  **3 Secondary School**
15 min walk / 5 min cycle / 4 min drive
-  **4 HTW Berlin MBA & Engineering**
15 min cycle / 8 min drive / 19 min public transport
-  **5 Catholic University of Applied Social Sciences**
20 min cycle / 12 min drive / 25 min public transport
-  **6 HTW Berlin - University of Applied Sciences**
24 min cycle / 14 min drive / 21 min public transport



SPECIFICATION

External Details

- Windows manufactured according to fire, heat and sound insulation requirements
- Each unit has a balcony or terrace

Bathroom

- Tiled floors and wash areas
- Villeroy & Boch (or equivalent) cabinet white washbasin with Grohe (or equivalent) mixer
- Wall mounted Villeroy & Boch (or equivalent) toilet in white with TECE Square II (or equivalent) flusher
- Hans Grohe (or equivalent) shower set
- Where applicable, Villeroy & Boch Serie Avento Duo (or equivalent) rectangular white bathtub
- Washing machine connection available (depending on apartment layout, either in bathroom or kitchen)
- White towel heater

Kitchen

- All apartments are provided with a high-quality, modern fitted kitchen
- Soft-close doors / drawers
- Integrated oven with grill function
- Integrated microwave
- Induction hobs with touch control panel and extractor hood
- Integrated refrigerator and freezer
- Integrated dishwasher

General Area

- Floors in living room and bedrooms are covered in a high-quality prefabricated parquet flooring
- Wooden skirting boards

Common Areas

- Modern intercom system
- Storage for bicycles
- Communal gardens



Founded in 2011 as a family business, tti gruppe has completed a number of successful residential and commercial real estate projects over the past decade. Thanks to their wide-ranging expertise, tti gruppe are able to breathe new life into any project they take on, which benefits not only the development's future residents but also the regions' residents. tti gruppe focus on the acquisition, development and portfolio management of real estate and value the balanced relationship between awareness of tradition and openness to innovation.



Meineke Strasse

The listed building, which was formerly used as a hotel, was renovated to create 23 exquisitely restored apartments on the upper floors and commercial space on the ground floor.



Dortmunder Strasse

The luxurious building on Dortmunder street near the river Spree includes 19 beautiful residential apartments.



Marburger Strasse

The original 1915 nursing home was redesigned by tti gruppe into a new building with 62 apartments, 2 commercial units, and 23 underground parking spaces.

<https://tti-gruppe.de/>









WELCOME TO BERLIN





ALEXANDERPLATZ

One of Berlin’s major commercial hubs, housing various employers, shopping malls, department stores and other retail offerings.

1

Over 360,000 visitors come to this square daily, famous for its Fernsehturm, the Nikolai Quarter and the Rotes Rathaus.

MEDIASPREE

Since the 1990s the banks of the Spree, now known as Mediaspree were touted as the location of a new commercial hub broaching East and West Berlin.

2



Now it is one of Berlin’s prime office hubs with the lowest vacancy rates. Developments such as STREAM Tower by Signa and tenants such as the homegrown unicorn Zalando have made Mediaspree a world class office and residential location. Other notable tenants include the Universal Music HQ, Coca Cola, Porsche Digital Lab and Volkswagen Digital Lab.



EUROPACITY

Located next to Berlin Central Station, Europcity is a new office and residential district currently under construction in Mitte.

3

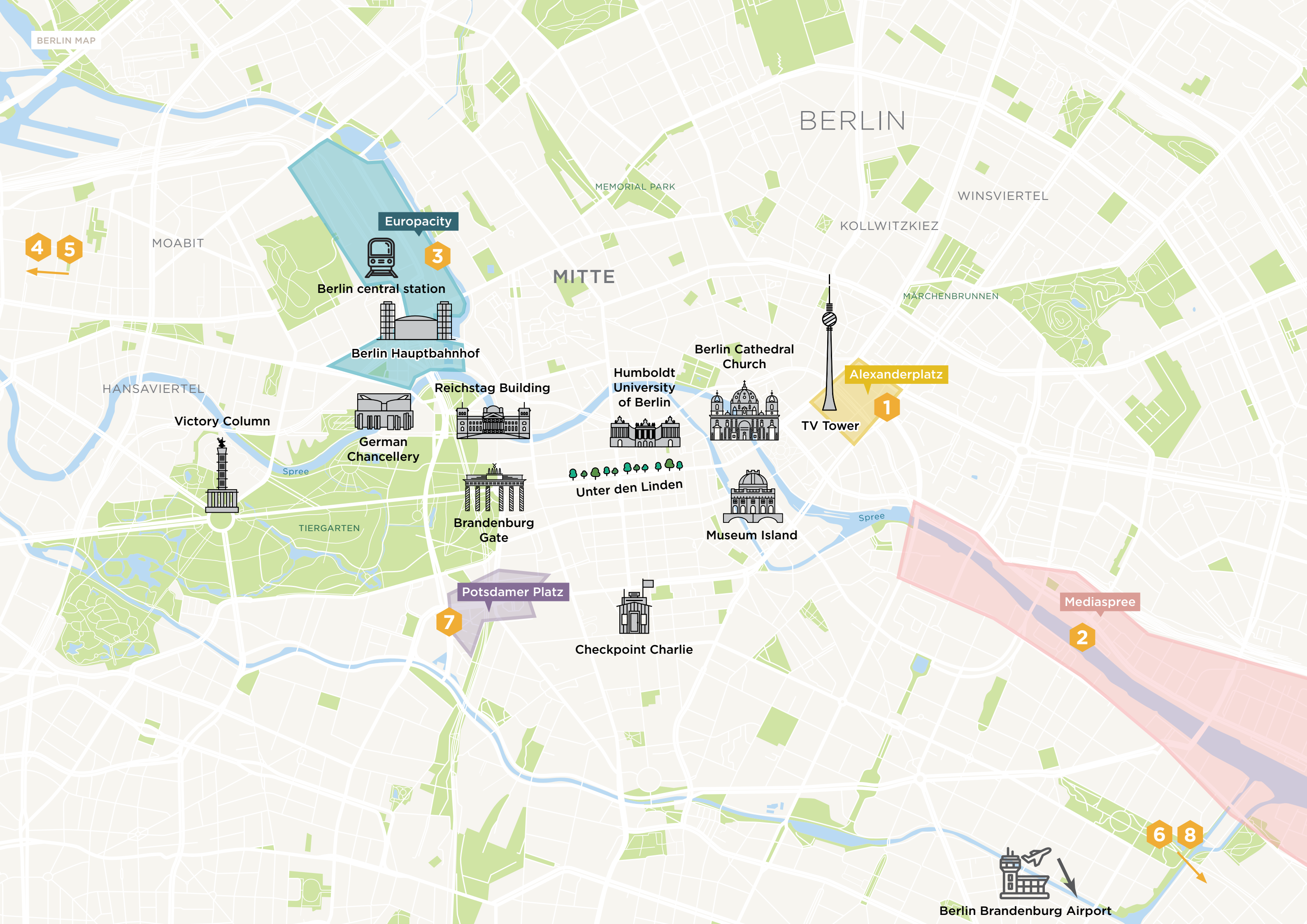
It will eventually be 7 times the size of Potsdamer Platz, with office space to accommodate 16,500 workers. As Europacity will ‘represent an urban attitude to life and living’, the 61 hectare site will include attractive architecture, 3,000 apartments, green city squares and waterfront promenades. Notable employers include KPMG, PwC, SAP and TOTAL.

SIEMENSSTADT

Siemensstadt is located to the north west of Charlottenburg in West Berlin.

4

It was originally built in 1897 to consolidate Siemens’ interests across Berlin. The new Siemensstadt 2.0 is a 700,000m2 EUR600 million regeneration plan to create a cohesive residential, commercial and research hub. The research hub will focus on technology such as electric mobility, Industry 4.0, the Internet of Things and artificial intelligence with the Innovation Campus expected to open in 2030.



TEGEL REGENERATION

The former Tegel Airport redevelopment commenced in mid-2021 after the opening of the new Berlin Brandenburg Airport. The regeneration is part of the EUR12 billion Master Plan Northwest and is due to complete in the late 2030s.

5

This research, production and housing hub centred around Reinickendorf-Tegel and Spandau will see Tegel Airport turn into the ‘Urban Tech Republic’, the ‘Kurt-Schumacher quarter’ and the ‘Gartenfeld Island’.

The 2.1 million square metre Tegel Urban Tech Republic will house over 1,000 companies and 20,000 jobs. It is also expected that up to 2,500 students from Beuth University of Applied Sciences will be based in this technology park. Empirica AG has suggested that an annual GVA of EUR1.3billion could be a realistic figure for this technology hub.

BERLIN BRANDENBURG AIRPORT

The new Berlin Brandenburg Airport serves up to 27 million passengers annually to 170 destinations. Since its opening in 2020, the airport has already become the third busiest airport in Germany by passenger volume. Conveniently connected to the city, the new airport enhances Berlin’s international connectivity.

6



The Berlin Brandenburg Airport will be one of the 15 busiest airports in Europe, with plans to see up to 53 million passengers per annum by 2040.



POTSDAMER PLATZ

After Germany’s reunification, Potsdamer Platz was known as Europe’s most famous building site.

7

Daimler Benz AG developed one quarter and Sony developed the now famous Sony Centre encompassing 27,000sqm of cinema, film museum, offices, and apartments.

The area is now known as an urban model quarter and was awarded the silver certificate by the German Sustainable Building Council (DGNB) in 2011. Companies such as Bombadier, Bain & Company and start-ups such as Käuferportal are based here and the square also attracts up to 110,000 visitors every day.

TESLA GIGA FACTORY

Tesla’s Berlin Gigafactory opened in 2022, creating up to 12,000 jobs.

8

With a total investment value of EUR6 billion thus far, Giga-Berlin is on the way to become the most advanced high-volume electric vehicle production plant in the world, with potential to expand to a capacity of up to 40,000 employees in the future. In February 2023, Giga Berlin announced that it had reached a run rate of 4,000 vehicles per week.



THE CAPITAL CITY

Berlin, the capital of Europe's largest economy, is a global centre for commerce, innovation, and politics. Over the previous two decades, the city has been revitalised and is now Germany's centre for government, technology, education, and culture. Employment development in knowledge-based and future-oriented industries has provided Berlin with a solid basis for long-term, sustainable economic growth.

Culture

Berlin has long been recognized as a world city of culture and creative industries, with many internationally acclaimed cultural landmarks, institutions, and festivals. As a result, in 2005, Berlin was named “City of Design” by UNESCO and was invited to join the prestigious UNESCO Creative Cities Network (UCCN) .

This recognition further fuelled Berlin’s cultural industry, attracting a younger population, international artists, and entrepreneurs to the city’s already energetic, diversified, and trendsetting atmosphere. Today, Berlin is a global entertainment centre and boasts a highly innovative cultural, music, dance, and art scene that is home to over 170 museums, 440 art galleries and 44 theatres and stages. In addition, the city hosts many annual festivals, with the Berlin International Film Festival (Berlinale) being one of the most significant, with approximately 500,000 visitors, making it the world’s largest publicly attended film festival.



Sports

Berlin is Germany’s sport metropolis. Not only due to the many international events the city has hosted, such as the Summer Olympics, the 2006 FIFA World Cup final, and the UEFA Champions League Final in 2015, but for the various professional sports clubs and events that call Berlin home.

Hertha BSC is the city’s oldest and most popular first-division team. The team has been representing Berlin as a founding member of the Bundesliga since 1963. Since 2019, over USD400 million has been invested into the club, with further current negotiations going on for a deal which could potentially be the largest investment from a foreign company in a German soccer club.

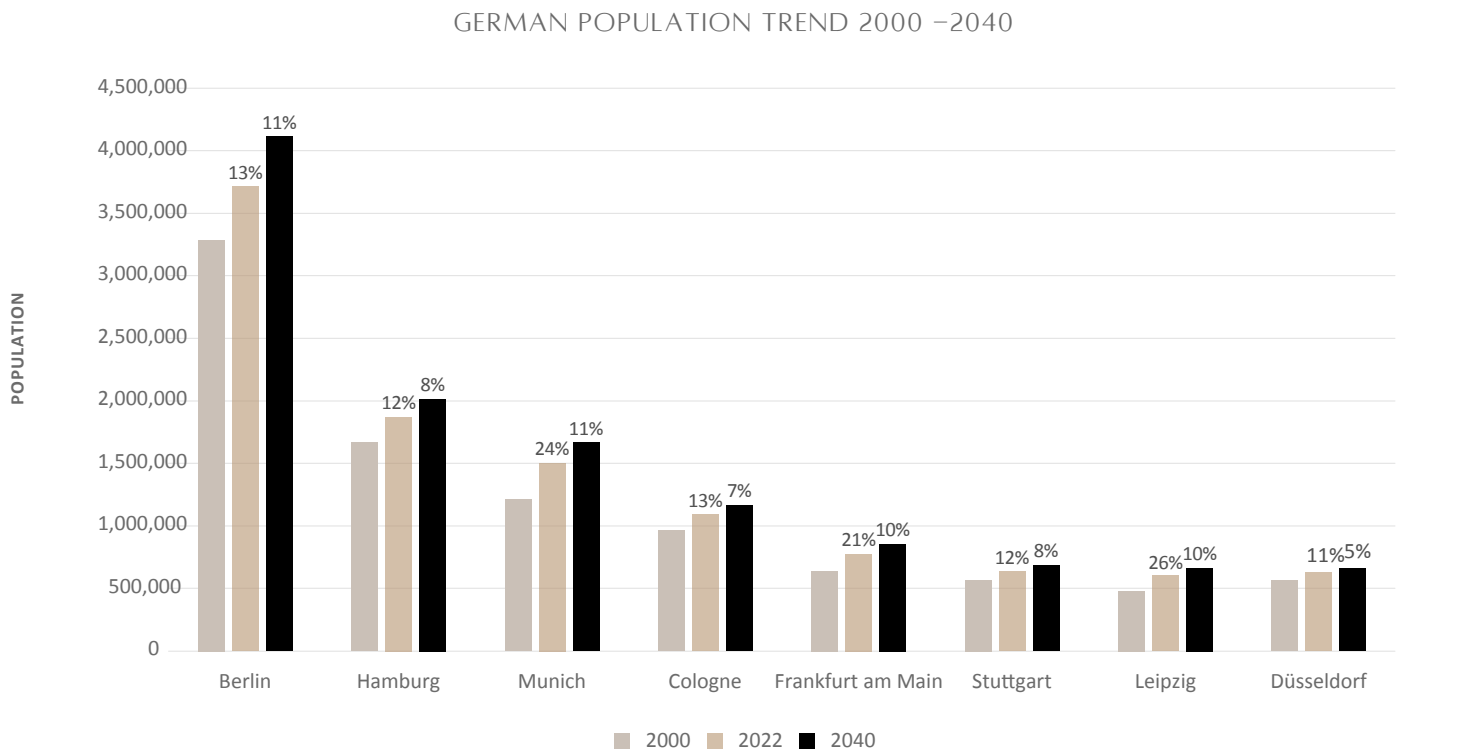
Other popular sporting events in Berlin include the Berlin Marathon, which hosts more than 45,000 runners each year, the ISTAF field athletics event, and The Fan Fest at Brandenburg Gate, which hosts thousands of spectators during international football competitions.



Source: Bloomberg , Oxford Economics

Demographics

Germany’s population is expected to reach 82.8 million by 2040, with Berlin, Hamburg and Munich remaining the most populous cities overall. Berlin is the most populous city not only in Germany but within the European Union with 3.7 million residents in 2022. The city’s population has been swelling by an average 19,500 newcomers per year over the last 20 years, a trend which is expected to continue now that travel restrictions have eased up. Berlin’s population is predicted to increase by 11%, reaching more than 4.1 million people by 2040. At this point, Berlin will have 2.1 million more citizens than Hamburg, Germany’s second most populated city.



Economy

Berlin has experienced extraordinary transformation since the German Reunification in 1990. Although Berlin experienced turbulence in the first decade after Reunification, the city’s economic resurgence can be accredited to numerous economic initiatives developed over the last 20 years that have focused on urban regeneration, social integration, environmental reclamation, and education.

Over the last two decades, Berlin’s economy has shown to be more recession-resistant than most European cities. Between 2005 and 2009, Berlin’s economic growth doubled that of Germany as a whole and more recently, with the COVID-19 pandemic, the city once again proved its economic persistence. Between 2019 and 2022, Berlin’s GDP increased by 13.17% compared to other cities such as Frankfurt (+10.16%) and London (+12.51%).

Berlin’s resilience is mainly attributed to the city’s robust service sector. Knowledge-based and future-orientated sectors such as energy technologies, transport, mobility and logistics, healthcare, media and creative and information and communications technology (ICT) form a robust foundation upon which Berlin’s diverse economy can innovate and grow sustainably.

Source: Britannica, Oxford Economics

BERLIN'S KNOWLEDGE-BASED AND FUTURE-ORIENTATED SECTORS

ENERGY TECHNOLOGIES

NOTABLE EMPLOYERS:

Siemens
Tesla
Vattenfall



6,500
Employees



22,500
Companies



EUR29 bn
Annual revenue

TRANSPORT, MOBILITY AND LOGISTICS

NOTABLE EMPLOYERS:

BMW
Daimler
Volkswagen



223,000
Employees



18,140
Companies



EUR34 bn
Annual revenue

HEALTHCARE

NOTABLE EMPLOYERS:

Bayer
Pfizer
Thermo Fisher



400,000
Employees



22,500
Companies



EUR32 bn
Annual revenue

INFORMATION AND COMMUNICATIONS TECHNOLOGY (ICT)

NOTABLE EMPLOYERS:

Microsoft
IBM
SAP



102,000
Employees



10,700
Companies



EUR16 bn
Annual revenue

MEDIA AND CREATIVE

NOTABLE EMPLOYERS:

Paramount
Netflix
Zalando



300,000
Employees



55,000
Companies



EUR40 bn
Annual revenue

EUROPE'S STARTUP HUB

In addition to its thriving service sector, Berlin has established itself as the startup capital of Europe. The total volume of venture capital investments in Germany in 2021 reached over EUR17 billion, surpassing the total for 2018, 2019 and 2020 combined. Berlin is the leading startup hub in Germany, representing 43% of all financing rounds in Germany. In 2021, over EUR10.5 billion was invested in 503 Berlin-based startups, representing 60% of the total funding in Germany.

FinTech/InsurTech, E-Commerce, and Software & Analytics are the largest funding recipients, with incredible growth rates of 582%, 280% and 245% in total investment volumes between 2020 and 2021. With more than 80,000 jobs created by startups, Berlin offers an attractive international talent pool, a favourable investment climate, a relatively affordable cost of living and a strong creative environment with robust networks and supportive infrastructure.

There are countless accelerators, incubators, and technology and research centres located throughout Berlin, notable names include:

Incubators



Startupbootcamp Digital Health Berlin is a dedicated accelerator for global startups supporting and scaling companies innovating and disrupting the health industry. Their three-month boot camp program provides mentorship, funds, offline space, extensive support, and access to the startups' global network of corporates and investors.



APX is an early-stage investment firm backed by Axel Springer and Porsche that supports early-stage entrepreneurs and business startups working on digital business models. APX invests up to EUR500,000 in each startup and provides them with premier mentors and industry professionals.



Next Big Thing (NBT) is a venture studio for deep-tech economy startups. NBT supports novel technologies, ideas, and processes throughout the life-cycle of new business ventures that aim to create a sustainable and prosperous future for all. They assist entrepreneurs and startups through a network of mentors, leaders, and experts by sharing business knowledge, hosting events with high-level industry officials and company founders, and providing other strategic and educational content.

Sources: EY Startup Barometer, Berlin Startup Monitor, APX, NBT, Startupbootcamp

BERLIN START-UP HUB

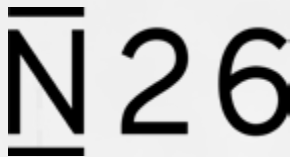


Established in 2020

Total funding: EUR1.2 billion

Number of Employees: 10,000

Gorillas is an innovative grocery delivery service that operates in 6 different countries. Founded during the spring lockdowns of 2020, it provides extremely efficient and convenient service at a low price. Recently acquired for EUR1.2 billion, Gorillas has become a top unicorn in Berlin in under two years and was titled fastest unicorn in Europe.



Established in 2013

Total funding: EUR1.6 billion

Number of Employees: 1,500

N26, the most highly valued FinTech startup in Germany, is a digital bank that offers mobile banking solutions to customers in the European Union. Valued at EUR7.8 billion, the online bank offers mobile banking services that allow customers easily manage and control their banking details via a smartphone application. The service provides international money transfer, investment, overdraft, and cash withdrawal and even deposits at stores.



Established in 2013

Total funding: EUR324 million

Number of Employees: 350

Valued at over EUR3 billion, Contentful is a large Berlin unicorn. It has become a global leader in headless content management, serving 28% of the Fortune 500 companies and thousands of leading global brands. The service enables businesses to provide highly effective ecommerce tools, that enable seamless shopping experiences for consumers.



Established in 2013

Total funding: EUR440 million

Number of Employees: 300

With over 1,000 suppliers operating in 35 countries, Omio is the largest platform in Europe and North America that connects transportation providers to customers. Among its two brands, Rome2Rio is used for global discovery and Omio for ticketing and journeys. Together they attract over 600 million users annually.

Source: N26, Crunchbase, Gorillas, Financial Times, Omio, Contentful



ECONOMIC GROWTH

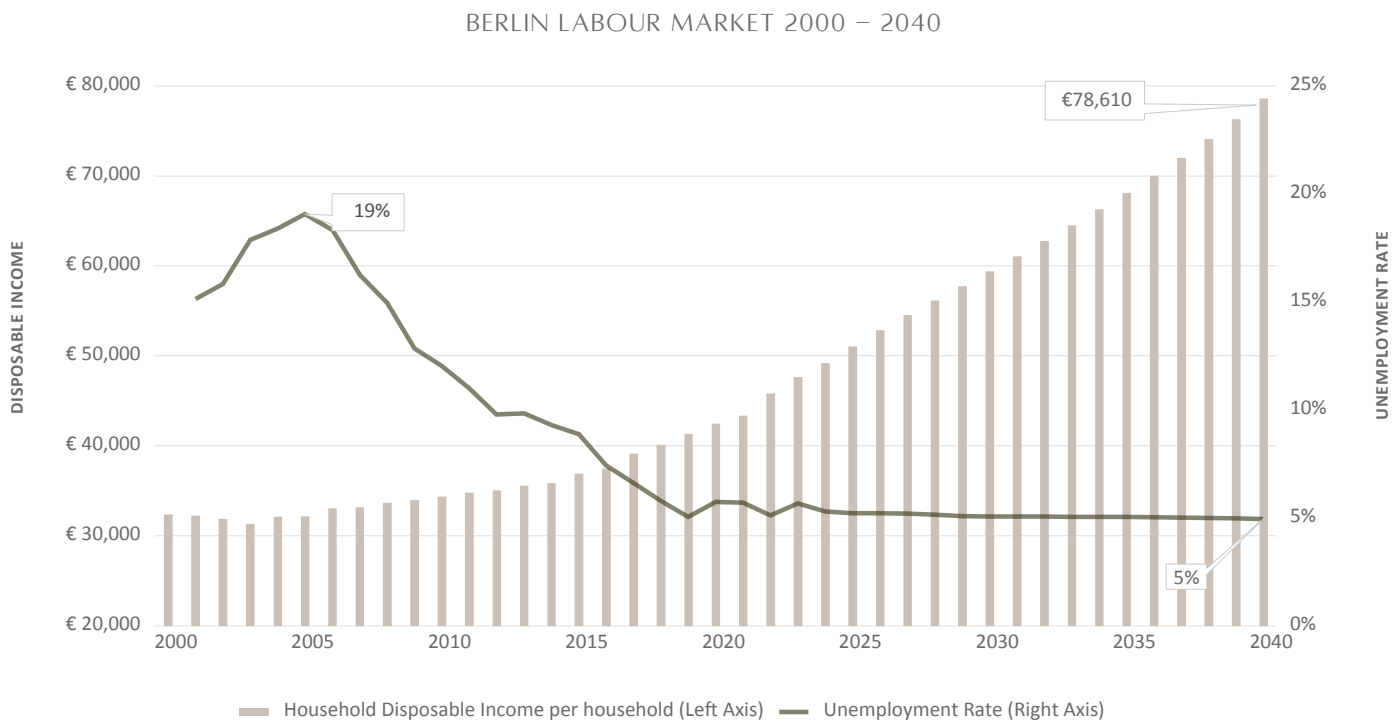
Following the German Reunification, Berlin’s economy has seen phenomenal growth (+109%) since 2000, totalling EUR179 billion as of 2022. This trend is expected to continue, with Berlin’s economy reaching EUR348 billion by 2040 (+94%). At the same time, the average GDP per capita, a proxy for the standard of living in the city, is expected reach EUR84,690 by 2040, a total increase of 225% from the year 2000, the highest growth rate of any German city.



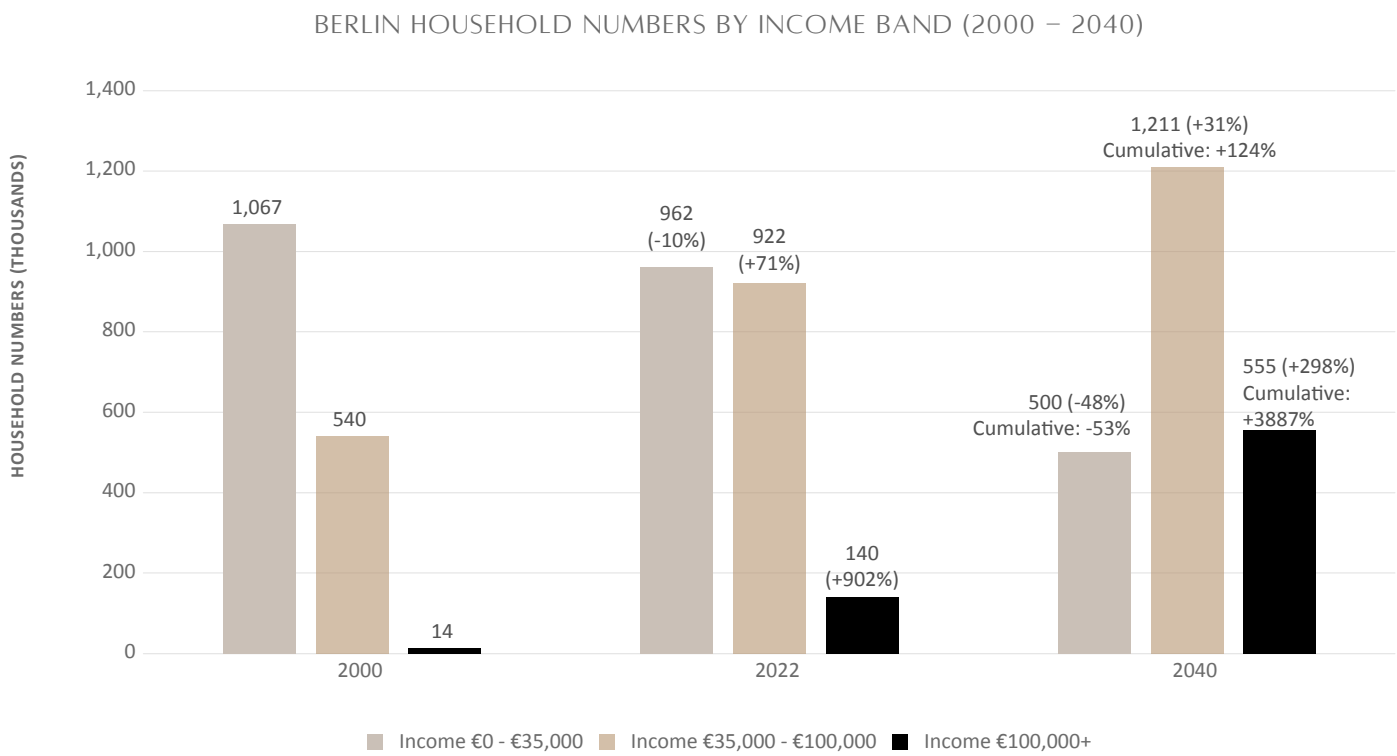
Source: Oxford Economics

LABOUR MARKET

Berlin has experienced extremely high levels of employment growth since the early 2000s, resulting in the unemployment rate falling from a high of 19% in 2005, to a low of 5% as of 2022. The outstanding quality of the jobs created in Berlin over the last decade has been a key factor driving the economy.



Between 2000 and 2022, the middle-income band increased by 71% totalling 922,000 households (2022). This band is forecast to grow to 1.2 million households by 2040, an increase of 124% from 2000. At the same time, the top income band has grown ten-fold from 14,000 to 140,000 households and is forecast to grow by a further 415,000 households by 2040. As a result, the average household disposable income is expected to reach EUR78,610 by 2040, an increase of 143% from the year 2000.



Source: Oxford Economics

LARGE-SCALE INVESTMENT

With the arrival of the long-awaited Berlin-Brandenburg Airport in 2020, the municipalities of southeast Berlin are becoming the fastest growing locations in the greater city region. The new airport began stimulating economic activity long before it opened its doors, and many of the investments are now completed and fully operational including the airport itself, while others are still in the works.



Berlin-Brandenburg Airport (BER)

With a total investment value of EUR7 billion, the Berlin-Brandenburg Airport is now open and fully operational. While COVID-19 has stifled demand for aviation and air travel services globally, the airport is expected to reach its maximum capacity of 27 million passengers per annum in the next few years. Expansion plans are already underway, aimed at increasing annual capacity to 47 million passengers. BER estimates that 20,000 jobs have been directly created by the airport, and market research institute Conoscope, forecast this number to reach 40,000 jobs by 2035. The airport offers 170 direct routes across Europe, North America, Africa and Asia. The establishment of the airport provides excellent cooperation opportunities to companies in the area, creating first-class industry and scientific networks, which has appealed to many innovative sectors, such as mobility, healthcare, ICT, and energy.



Rolls-Royce (Aviation)

In 2019, Rolls-Royce completed the construction of its EUR20 million German HQ in Dahlewitz, southeast Berlin. The firm first began production of aviation engines at the site in June 1995, and recently delivered its 8,000th engine. Today, over 3,000 people are employed in highly skilled roles at the Dahlewitz site, aptly named the Rolls-Royce Centre of Excellence. The firm invested over USD2 billion in research and development in 2019 alone, positioning its engineers at the forefront of scientific research.



Berlin Adlershof Science City

Founded in 1754, this area is the birthplace of German aviation and the original site for research, film and television in Berlin. Today, Berlin Adlershof Science City is one of the most successful high technology sites in Germany and Berlin's largest media site. Home to 1,200 firms and 16 scientific institutions, the area employs over 24,500 people and hosts almost 8,000 students and trainees at Humboldt University's 6 scientific institutes.

The park is ranked as one of the top 15 science parks worldwide, and the most important business location in the Berlin-Brandenburg capital region with a total annual turnover of EUR2.8 billion. The modern innovation centres focus on 4 key sectors of technology:

1. Photonics / Optics
2. Microsystems / Materials
3. IT / Media
4. Biotechnology / Environment

Technology and Science Region Dahme-Spreewald



Technology and Start-up Centre Wildau (TGZ)

TGZ is a renowned centre for successful start-ups and sustainable business development in the region. Working closely with the Aerospace Technology Centre and the Wildau Technical University of Applied Sciences, the Centre provides support for innovative start-ups.



Deutsches Elektronen-Synchtron (DESY)

As part of the Helmholtz Association, DESY is one of the world's leading accelerator centres for the study of matter. The site in Zeuthen is one of the largest scientific institutions in Brandenburg and is developing into a national centre for astroparticle physics.



Wildau Technical University of Applied Sciences

With 100 full-time professors, approximately 4,000 students per annum are trained in more than 30 study programmes. This is the largest university of applied sciences in the state of Brandenburg.



Aerospace Technology Centre

The Aerospace Technology Centre - where innovation is at home - is one of the largest aviation technology locations in Brandenburg. The centre is geared towards fast-growing young companies with select engineering expertise and international market operations.

RENEWABLE ENERGY

In the science and technology park there are 532 commercial enterprises and 10 scientific institutions, with further retail shops, hotels, restaurants, and Media City with its 195 companies as part of the Science City.

Tesla

Berlin was chosen by Tesla’s chief executive, Elon Musk, as the location for the firm’s first major European Gigafactory. Musk cited Germany’s engineering prowess as a key reason for selecting the location -also famously tweeting “Berlin rocks”. A testament to the city being at the forefront of cutting-edge global trends and innovation.

With a total investment value of EUR6 billion thus far, Giga-Berlin is on the way to become the most advanced high-volume electric vehicle production plant in the world, with potential to expand to a capacity of up to 40,000 employees in the future. The plant was opened in March 2022 and currently employs 8,500 people out of the 12,000 that is expected for the site. In December 2022, Giga Berlin announced that it had reached a run rate of 3,000 vehicles per week - roughly 150,000 annually.

Moreover, Giga-Berlin has also begun the construction phase of a battery cell plant that Tesla CEO Elon Musk says could be the largest on the planet, with a capacity to produce 500 million cells totalling 50 gigawatt hours (GWh) a year. It will be the first European location to manufacture batteries in-house together with cars. Up to EUR5 billion in subsidies from the German Federal Ministry of Economics have been approved, along with EUR2.9 billion under the European Battery Innovation project. This project aims to support “research and innovation in the battery value chain” –, reducing dependency on battery makers outside the EU.



SUSTAINABILITY: GREEN BERLIN

Berlin is one of the most sustainable cities in Germany, evidenced by its continual over performance of national objectives with regards to renewable energy consumption.

Berlin is expected to source 100% of its energy requirement from renewable energy sources by 2025, with the national target at 40%. With the city's climate protection targets and the strategies to achieve them anchored in the Berlin Energy Turnaround Act, the city's aim of being climate-neutral by 2050 is enshrined in its statutory framework.

At a ratio of 350 cars per 1,000 residents, Berlin has the lowest reliance on automobiles as a method of regular transport of any German city. The city's residents can easily make their way around via underground and overground trains, tram, bus or by utilising the city's 620km of dedicated cycle paths.

As part of its climate protection strategy, Berlin is also highlighting e-mobility and the successful linking of different energy sectors. The city currently has the highest number of electric vehicle charging stations out of any Germany city, and has plans to add thousands more charging stations in the coming years. Its pioneering role in this sector is underpinned by over 270 projects providing locally generated energy, more than 1,500 communal heating/power stations or micro power plants, and around 6,000 photovoltaic power plants. From 2023, the government will look to further promote green energy by advocating that all new developments include sustainable features such as solar panels.



Source: Tesla

Sources: Sustain Europe, Berlin Business Location Centre

URBAN TRANSFORMATION

The city's 'Berlin Strategy' provides city-wide development strategies focusing on specific selected urban locations. To account for the city's economic and population growth, specific transformation areas have been designated by the Senate Department for Urban Development and the Environment in the Urban Development Concept Berlin 2030. Its major redevelopment areas include Siemensstadt 2.0, former Tegel Airport, Europacity, and Köpenick rail station.



Siemensstadt 2.0

Located to the northwest of Charlottenburg in West Berlin, Siemensstadt was originally built in 1897 to consolidate Siemens' interests across Berlin. Initial construction began in 2022 for the High-tech, EUR600 million regeneration plan that will span across 700,000 square metre (70 hectares), creating a cohesive residential, commercial and research hub. The redeveloped research hub will focus on technologies such as electric mobility, Industry 4.0, the Internet of Things and artificial intelligence. This represents the largest development project in the history of the Siemens Group and is expected to open in 2030.



Tegel Airport Redevelopment

The former Tegel Airport redevelopment commenced in mid-2021 as part of the EUR12 billion Master Plan Northwest and is due to complete in the late 2030s. The EUR8 billion futuristic redevelopment project of the former Tegel Airport will be a research, business, production and housing hub centered around Reinickendorf-Tegel and Spandau will see the former Tegel Airport transformed into 3 distinct districts; 'Urban Tech Republic', the 'Gartenfeld Island' and the 'Kurt-Schumacher quarter', of which the latter is already well underway. The 5 million square metre (500 hectares) area will include 5,000 homes, office space for 20,000 employees, offer space for 5,000 university students, and a 200-hectare nature reserve. This landmark project will be the biggest redevelopment project in Berlin since the fall of the wall in 1991.



Berlin-Köpenick Train Station

The Köpenick regional railway station in Southeast Berlin is undergoing a EUR154 million renovation. The new station, which is part of the upgrade of the west-east corridor from Berlin to the Polish border, is an important link in Berlin's transportation network. A section of track and five railway bridges will be replaced, as well as two new tracks to accommodate regional rail traffic. The new railways, which are expected to be completed in 2027, will reduce travel times between other cities such as Potsdam and Frankfurt and travel times from Kopenick to Berlin's city centre, as well as improve connectivity within the European rail network.

Europacity

The Quartier Heidestrasse development once completed in 2024, will be a multi-faceted, urban city neighbourhood stretching 8.5 hectares directly across Berlin's city centre. The six project elements in the Quartier will comprise of a total of 199,600 square metres of floor space for offices and commercial activities, including a hotel, a child day-care centre as well as 940 rental apartments. The heart of this quarter, QH Core, was the first to be completed and occupied in January 2021, with the entire quarter to be finished by the beginning of 2024. The area will be a true neighbourhood, one that combines living, working, and leisure, in the middle of Berlin Quartier Heidestrasse is part of the wider Europacity development, a new office and residential district currently under construction in Mitte located next to Berlin Central Station. Europacity will eventually be 7 times the size of Potsdamer Platz, with office space to accommodate 16,500 workers. As Europacity will 'represent an urban attitude to life and living', the 61-hectare site will include attractive architecture, 3,000 apartments, green city squares and waterfront promenades. Notable employers that have already established a significant footprint here include KPMG, PwC, SAP and TOTAL.



EDUCATION

Berlin boasts a top-class academic environment on a national level, with universities that are well positioned in the Times' Education global rankings. Humboldt Universität, Charité and Freie Universität Berlin are in the top 10 in Germany, while the Technische Universität Berlin ranks 16th. Humboldt University is Berlin's oldest and most highly rated university with one of its most famous past professors being none other than Albert Einstein. These 4 universities account for over 100,000 students and 20,000 educators and researchers. All in all, there are more than 250,000 people working, researching, and studying in Berlin's higher educational institutions.

Furthermore, Berlin's student population is as diverse as the rest of the city, consistently ranking as the best city for international students, who make up about 20% of the student population.

Berlin is also a hub for technological development into sustainable futures, and is a science and research leader. More than 300 research groups are working on projects in Berlin for a sustainable city, looking into topics like renewables, energy networks and storage, turbomachinery and energy efficiency. Clean energy technology companies employ 60,500 people in Berlin, turning over EUR29 billion annually.

Humboldt University



- **Total students:** 37,920
- **Foreign students:** 6,494 (17%)
- **Academic staff:** 440 professorships, 1,968 lectureships and research assistantships
- **Faculties:** 9
- **Degree programs:** 171
- **German ranking:** #5

Charite University



- **Total students:** 9,030
- **Foreign students:** 21%
- **German ranking:** #4

Freie Universität Berlin



- **Total students:** 33,000
- **Foreign students:** 13% undergraduate / 29% master's
- **Academic staff:** 379 professors
- **Departments:** 11
- **Degree programs:** 178
- **German ranking:** #8



TRANSPORTATION INFRASTRUCTURE

Berlin has developed highly efficient inner-city infrastructure and strong connections to wider Germany and Europe. It has the most sophisticated underground and overground service of any German city. 5,334km of roads run through Berlin, of which 73km are motorways. However, compared to other cities, Berlin has a significantly lower rate of vehicle ownership (34%), compared to proximately 58% of Germans owning a car. The number of routes covered by bicycle, train and bus continues to grow, while the use of cars has slowly declined since the late 90s.

Rail

In 2020, the German government announced a record breaking EUR86 billion investment program for the national rail network. The decision was based on Germany's commitment to reducing transport sector CO2 emissions by up to 42% by 2030. The program aims to see regular high-speed connections operating between larger cities, with long-distance rail passengers increasing from 148 million in 2018 to 260 million (+76%) by 2030. Moreover, Train Operator Deutsche Bahn invested a record EUR13.6 billion in 2022 to renovate and expand its network.

"We have the task of creating a modern rail network that is more punctual, more reliable, more efficient, with more passengers and freight travelling by rail."

- Andreas Scheuer, Germany's Transport Minister



Air

The new Berlin Brandenburg Airport serves up to 27 million passengers annually to 170 destinations. Conveniently connected to the city, the new airport enhances Berlin's international connectivity. Since its opening in 2020, the airport has already become the third busiest airport in Germany by passenger volume.



BERLIN PUBLIC TRANSPORT NETWORK

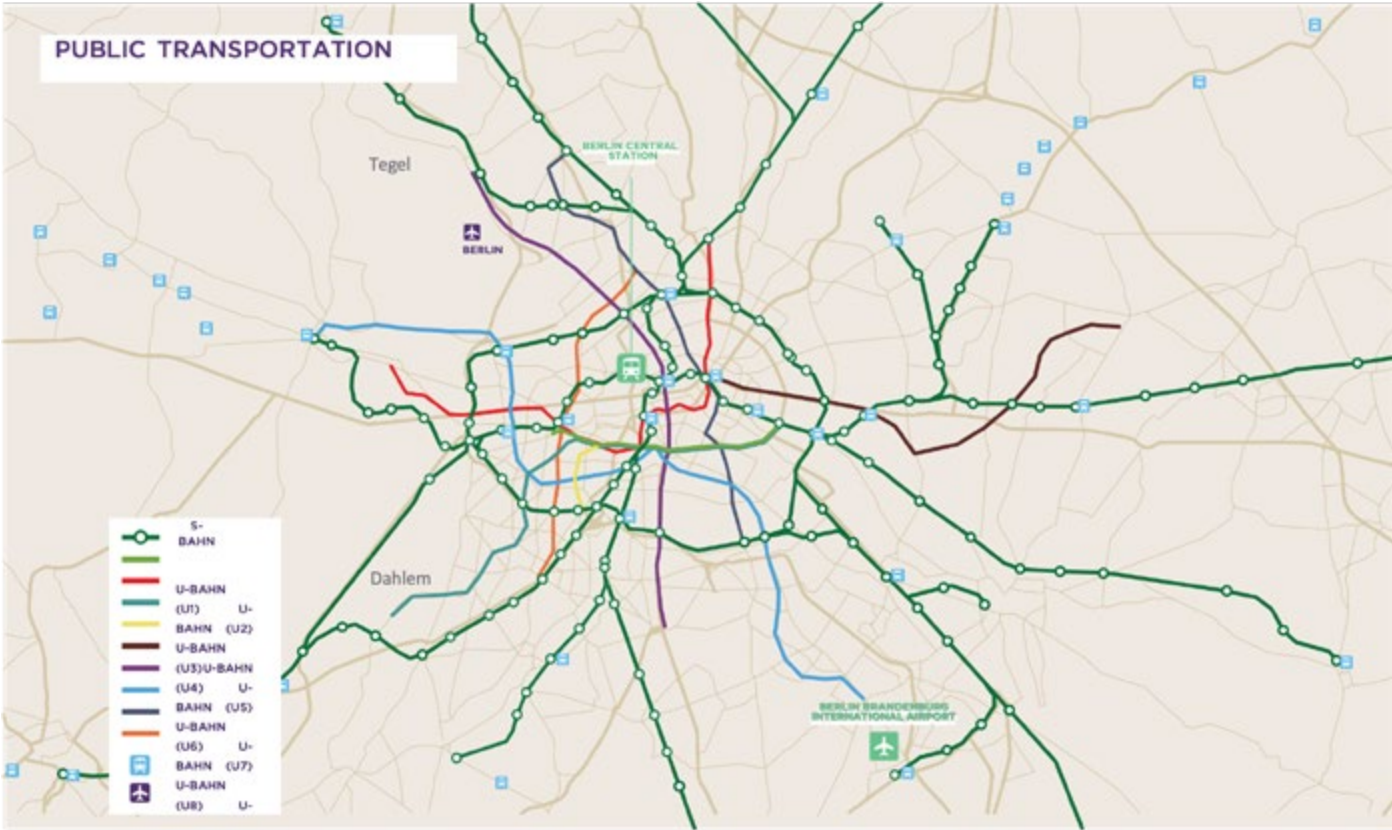
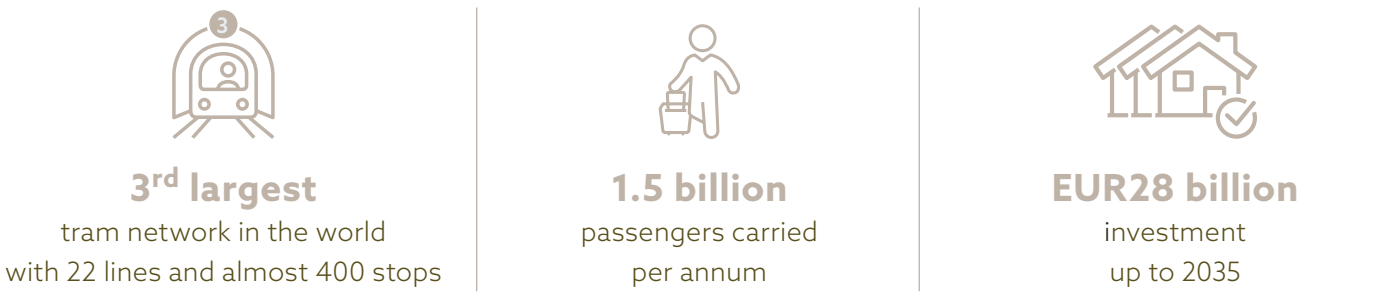
Berlin has the most sophisticated public transport system in Germany, with more than 1.5 billion passengers using Berlin's suburban and underground trains, trams and buses each year. Berlin is currently investing a staggering EUR28 billion in the transportation network between 2020 and 2035. The large scale of this project can be seen by comparing the project to the UK's EUR24 billion Crossrail project and The Grand Paris Express costing, EUR28 Billion, covering far wider metropolitan regions.

The headline item from this master plan is a massive expansion of the city's tramcars and lines. Major lines are due in of Kreuzberg, Schöneberg, and Spandau

districts. According to the master plan, the city's tram network will be 28% more extensive, covering 267 kilometres by 2035. An accompanying major fleet expansion will increase the number and frequency of tramcars by 38%.

A significant extension of the S-Bahn city rail network is also planned, specifically in the north of the city, where old unused rail lines will be reinvigorated. The bus service will additionally receive a complete overhaul, with every bus in the city electric by 2030 and running every ten minutes.

Public Transport Network:

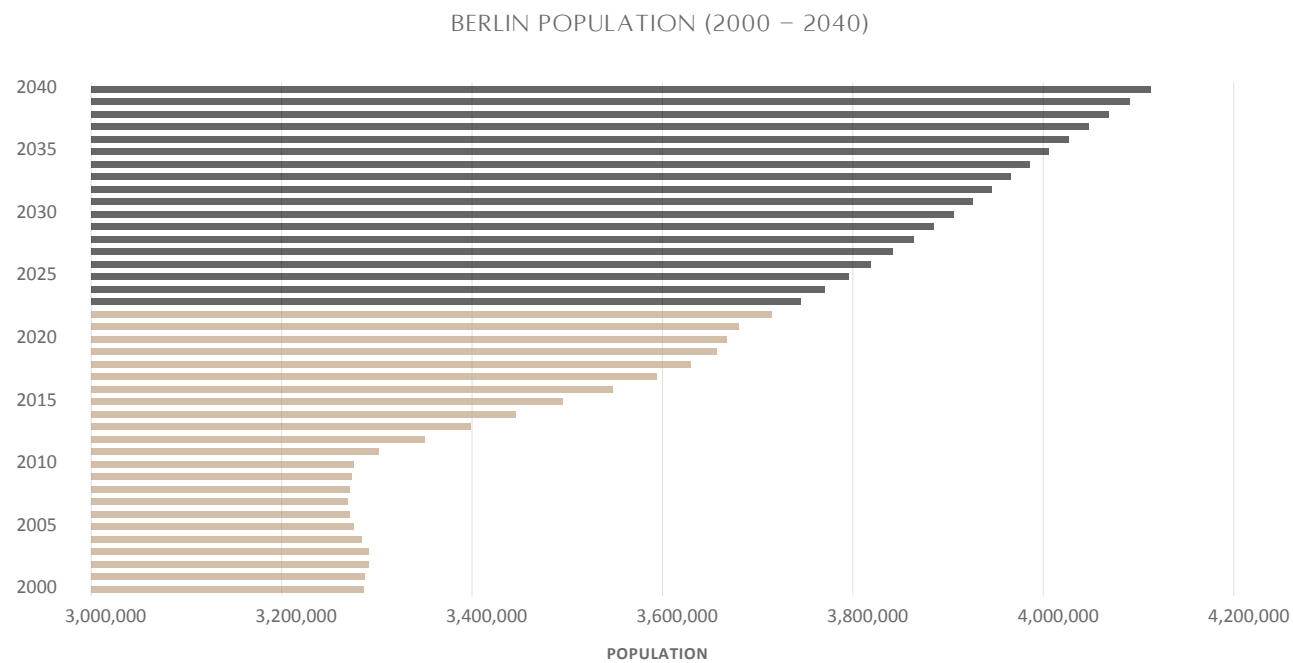


Source: Bloomberg

BERLIN HOUSING MARKET

DEMAND

Economic growth and sustained population growth remain the key drivers of the Berlin’s housing market. The city’s modern, green, affordable, and vibrant metropolis has attracted an average of 19,500 newcomers per year over the last two decades, a trend that is expected to continue for the foreseeable future. By 2040, Berlin’s population is estimated to have exceeded 4.1 million people, although a huge boost for the economy, will put immense pressure on the already undersupplied housing stock.

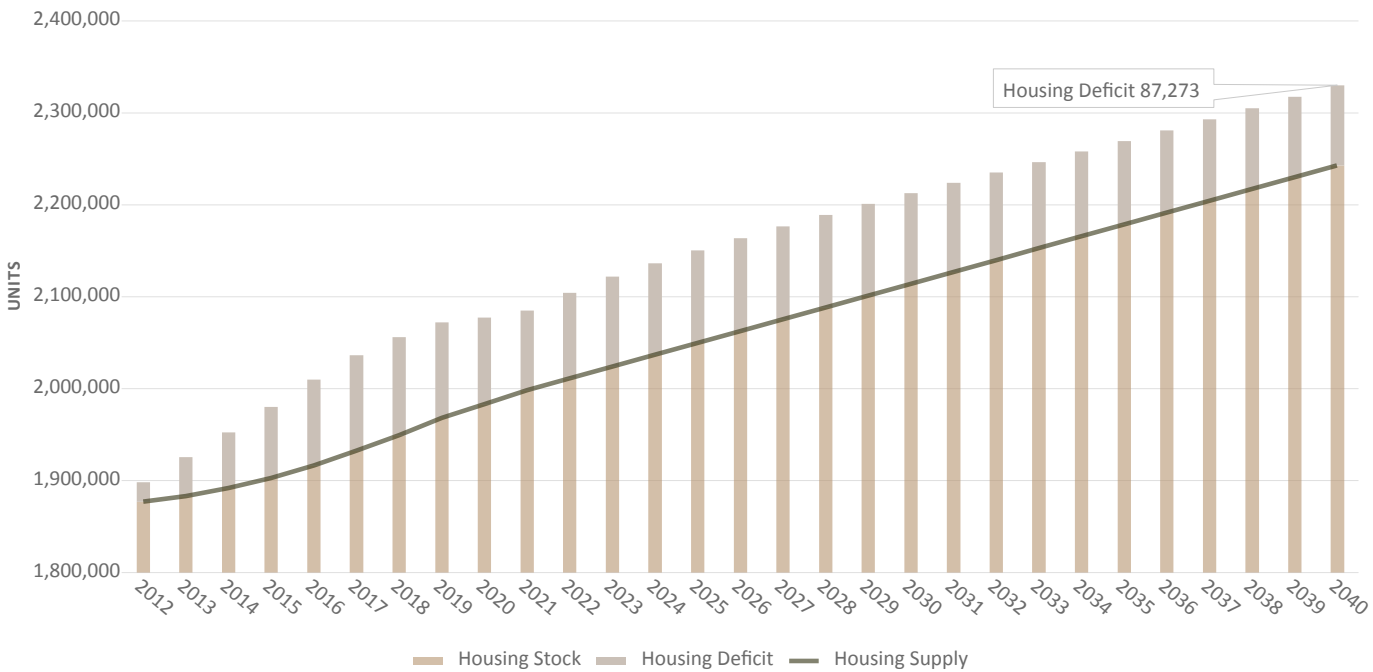


SUPPLY

Berlin's construction activity has failed to keep up with the rising demand for housing over the last decade. From 2012 to 2021 an average of 12,876 apartments were completed each year, while annual household growth stood around 18,700 households per year over the period. The key contributing factors to subdued construction activity are laborious planning procedures, increasing scarcity of zoned land in urban areas and a skilled labour shortage in the construction industry.

While Berlin's population has continued to grow, its housing supply has lagged. Berlin's population has increased by almost 430,000 since 2000, necessitating the construction of around 242,555 additional dwelling units, although only less than 200,000 flats have been refurbished or built during this period. Considering the projected housing demand and assuming that house completions would remain at their 10-year average, an undersupply of over 87,000 units might exist by 2040.

BERLIN HOUSING SUPPLY & DEMAND 2012 – 2040



SALES AND RENTAL MARKET

As demand continued to rise and supply levels struggled to keep up, Berlin's vacancy rate has gradually fallen from 3.5% in 2011 to less than 1% today. With average prices for newly built apartments in Berlin increasing by 33.8% in the first half of 2022, cumulative median price growth now exceeds 50% since 2017.

With increased investor demand for prime assets in global cities since the pandemic and 2022's runaway inflation, Berlin's prime market saw the second-highest price increase in Europe, at 3.3%, in the first half of 2022. Moreover, according to Savills Prime Index: World Cities, the city has the second-highest rental increase in Europe for the first half of 2022, at more than 4%, due to its strong fundamentals and international appeal.



8.1%*
CAPITAL GROWTH

*5-year average as of H1 2022 (JLL)



8.0%*
RENTAL GROWTH

*5-year average as of H1 2022 (JLL)



0.9%
VACANCY RATE

(CBRE 2022)



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