

PRESS RELEASE

Senate Building Director Regula Lüscher tops out Humboldthafen residential and office development

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In a topping-out ceremony this afternoon for two residential and office buildings at Humboldthafen, Berlin's Senate Building Director Regula Lüscher joined in the hoisting of a garland of grain atop the development. The buildings, situated opposite the Hamburger Bahnhof and Berlin's main station, are being built to award-winning plans by Hadi Teherani Architects.

A total gross floor area of around 43,000 m² is being created in this top-class waterside location opposite the government quarter. The development comprises 188 rental apartments, about 9,200 m² of office accommodation – already fully let – and around 5,600 m² of retail and catering space. There will also be 170 underground parking spaces. The orientation of the apartments and bar and restaurant areas towards the harbour basin guarantees a spectacular view across the water of the Reichstag building and Federal Chancellery. Meanwhile the development's office and retail areas on Invalidenstrasse face the cultural and museum district around Hamburger Bahnhof.

Completion of the two buildings is scheduled for the first half of 2019.



In her address, Senate Building Director Regula Lüscher emphasised the building's particular location and architecture. "It's not just a matter of filling an important gap site in the new Berlin this is also a location of considerable representative importance for the city. Given the central station opposite and the sightlines to the government quarter, the architecture of the building plays an important role. We're delighted that visitors to Berlin in future will be greeted by appealing architectural design."

Ludger Inholte, Managing Partner of LIP Ludger Inholte Projektentwicklung, said: "The border between East and West once ran down the middle of Humboldthafen. There's no trace of that to be seen today, and it certainly can't be felt any more. On the contrary, the area around Berlin's main station is getting more lively and exuberant by the day. We're delighted to be contributing to the successful and forward-looking development of the Europacity location with these two buildings."

"The particular structural quality on a premium site coupled with the balanced mix of residential, work, retail and catering uses make both properties especially interesting for us," said Dr Michael Leinwand, Chief Investment Officer of Zurich Gruppe Deutschland. "The two residential and office buildings at Humboldthafen were an ideal fit for our portfolio even when they were still on the drawing board."

"Despite a few teething troubles, we're still within the planned timeframe and budget for this construction project. Its success is evident both in the major interest from tenants and the fact that, in Zurich Gruppe Deutschland, we were able to secure a first-class, appropriate final investor at a very early stage," said Dr Rainer Sticken, Managing Partner of ABG Allgemeine Bauträgersgesellschaft mbH & Co. KG, summarising the status of the project.



LIP Ludger Inholte Projektentwicklung is responsible for planning, project management and construction of ambitious property developments throughout Germany. LIP's services cover the whole property development value chain. The group's core expertise lies in reconciling efficiency and cost-effectiveness with sophisticated architecture and high quality. LIP's focus is on complex, mixed-use commercial property and residential property with an emphasis on development in the major German cities of Hamburg, Berlin, Cologne, Düsseldorf, Frankfurt and Munich.

Since it was founded in 1967, ABG Allgemeine Bauträgersgesellschaft mbH & Co. Kommanditgesellschaft, with offices in Munich, Cologne and Hamburg, has built major office, residential and retail developments for a sophisticated group of private and company investors in top locations in Berlin, Frankfurt, Hamburg and Munich as well as in other large regional centres in Germany. Planning is always driven by the goal of combining contemporary sophisticated architecture with the highest degree of functionality and profitability. The actions of the ABG Group are always characterised by profound knowledge of the market, great experience and the highest degree of professionalism – the deciding factors when it comes to creating properties of lasting value and continuing potential for growth. As an owner-operated company, the ABG Group benefits from short decision-making processes and considerable room for manoeuvre, enabling it to put its strengths to the test time after time, major high-capital projects included.

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