

Press release

VoltAir Berlin to become digital bank N26's headquarters

- **ABG Real Estate Group and its joint venture partner Felix Gädeke will let around of 17,300 sqm to Europe's market-leading digital bank**
- **VoltAir, one of Berlin's most attractive and state-of-the art office complexes, achieves almost full occupancy even before completion**

Berlin/Frankfurt, 20 January 2022 – ABG Real Estate Group, together with its joint venture partner Felix Gädeke, welcomes digital bank N26 as a new tenant to the VoltAir office and commercial building complex in Berlin's Mitte district. The landmark property in the heart of Germany's capital will become the new headquarters of Europe's market-leading digital bank. N26 will rent a total of around 17,300 sqm of office space on a long-term basis and is scheduled to move in at the end of 2022. Thus, VoltAir Berlin achieves almost full occupancy even before its completion.

With Seven Senders, BIT Capital and TomTom, three renowned companies have now recently secured space in one of Berlin's most attractive and state-of-the art office complexes, renting a total of around 10,000 sqm of office space. The VoltAir property is situated in the highly developed business environment of Berlin Mitte (bordering Alexanderstrasse, Voltairestrasse, and Dircksenstrasse), which is rapidly growing in stature in terms of the city's economy. The unique and striking new building marks another important office location next to Alexanderplatz and the Mediaspree development. Total investment volume for the landmark property amounts to over €460 million; its completion is scheduled for mid-2022.

Ulrich Höller, Managing Partner at ABG Real Estate Group, stated: "With its state-of-the-art equipment and unique architecture, VoltAir will offer digital bank N26 a dynamic working environment in the heart of Berlin. That it has been let so quickly is a clear proof of the attractiveness of this landmark property."

Felix Gädeke: "As a native Berliner, I am very happy to see that the city has become so attractive for future-oriented companies and their staff. Berlin's economy, whose potential has been historically under-represented, is being revived whilst social and cultural diversity and performance are enriched and the authentic character of the city preserved. VoltAir has been designed to meet the requirements of tenants like these. It is great to share a roof with a company so valuable to Berlin as N26."

Aengevelt Immobilien acted as real estate agent.

About VoltAir:

Covering an area of 6,500 sqm, VoltAir is a landmark property with five separate entrances and two imposing lobbies that open out onto the spacious, verdant inner courtyard. The ground floor offers around 3,000 sqm of rental space for retailers, food outlets and restaurants while the seven upper floors provide around 27,000 sqm of office and commercial space. The interior's open-plan loft-style design, with its exposed concrete surfaces and technical installations, offers huge scope in terms of architectural flexibility. Numerous balconies and terraces, covering an area of over 2,000 sqm, wrap around the outer and inner courtyard facades. Three roof terraces, each with an area of 100 sqm, provide impressive views of the surrounding area, adding an elegant finishing touch to the architecture. The underground car park provides parking space for more than 90 vehicles. A number of suburban railway and underground stations as well as bus stops can be easily reached within a radius of just 200 metres. 21,000 cubic metres of concrete and 4,000 tonnes of steel were used in the construction of the complex.

Construction works started at the end of 2018 VoltAir has been awarded a LEED "Gold" pre-certificate and a WiredScore "Gold" certificate.

About ABG Real Estate Group:

ABG Real Estate Group, founded in Munich in 1967, looks back on a success story spanning more than 50 years. With its ABG Development, ABG Immobilienmanagement and ABG Capital business lines, the Group is a one-stop shop covering the entire real estate cycle – from project development and construction management to renting, financing and investment management. ABG's focus is firmly on Germany, with offices in Hamburg, Frankfurt am Main, Berlin, Cologne and Munich. With more than 80 staff, it plans and implements mainly commercial properties, but also residential projects and entire urban districts or quarters. The current project development volume amounts to more than € 2.8 billion, while ABG's new business line ABG Capital has assets under management worth more than €550 million. ABG's reference sites comprise renowned properties such as the Skyper and Garden Tower skyscrapers in Frankfurt am Main, the Ericus-Contor/SPIEGEL publishing house in Hamburg, and the combined residential and office building at Pariser Platz in Berlin. The list of most recent ABG projects includes the new Deutschlandhaus in Hamburg, the VoltAir building in Berlin, the Living Isar residential project in Munich, as well as various developments in Cologne and Dusseldorf.

www.abg-group.de

About N26:

N26 is building the first mobile bank the world loves to use. Valentin Staf and Maximilian Tayenthal founded N26 in 2013 and launched the initial product in early 2015. Today N26 has welcomed more than 7 million customers in 24 markets. N26 has a 1,500-strong team of 80 nationalities based across the globe. It has 10 office locations: Amsterdam, Berlin, Barcelona, Belgrade, Madrid, Milan, Paris, Vienna, New York and São Paulo. With a full European banking license, state-of-the-art technology and no branch network, N26 has redesigned banking for the 21st century and is available on Android, iOS, and desktop. Valued at more than US\$9 billion, N26 has raised close to US\$ 1.8 billion from the world's most established investors, including Third Point Ventures, Coatue Management LLC, Dragoneer Investment Group, Insight Venture Partners, GIC, Tencent, Allianz X, Peter Thiel's Valar Ventures, Li

Ka-Shing's Horizons Ventures, Earlybird Venture Capital, Greyhound Capital, Battery Ventures, in addition to members of the Zalando management board, and Redalpine Ventures. N26 currently operates in: Austria, Belgium, Denmark, Estonia, Finland, France, Germany, Greece, Iceland, Ireland, Italy, Latvia, Liechtenstein, Lithuania, Luxembourg, Netherlands, Norway, Poland, Portugal, Slovakia, Slovenia, Spain, Sweden and Switzerland.

Media contact ABG Real Estate Group:

Hausmann Strategic Advisory
Dr Daniel Hausmann
Pariser Platz 6a
10117 Berlin, Germany
Phone: +49 173 3015911
E-mail: hausmann@hausmann-advisory.de