

Press release

## Full occupancy achieved: ABG's landmark VoltAir building in Berlin becomes the representative office location for biotech company

- Most recent leases – to a leading biotech company and an international music publishing house – add to ABG's success story
- 90,000 sqm of commercial space let in top locations over the last seven months

Frankfurt am Main/Berlin, 25 July 2022 – ABG Real Estate Group has let approx. 90,000 sqm of commercial space in the last seven months – despite a challenging economic environment. Leases included prime locations in the top cities of Berlin, Hamburg, Frankfurt am Main and Dusseldorf. Adding to its successful track record, ABG, together with its joint venture partner Felix Gädeke, has now signed a lease with a leading German biotech company for space in the VoltAir office and commercial building complex in Berlin's Mitte district. The listed company will establish its representative office for the German capital in the landmark property. Another future tenant for VoltAir will be the market-leading international music publishing house Hal Leonhard Europe. With the conclusion of these two leases, VoltAir's office space is now fully let even before the property's completion.

With a number of successful leases signed in recent months, ABG Real Estate has been making a sizeable contribution to the German real estate market, where letting figures for the top 7 and top 8 locations thus far in 2022 have reached 1.35 million square metres and 1.8 million square metres respectively. ABG's leases include distinctive landmark properties: Central Parx in Frankfurt am Main's historic Rothschildpark, the Deutschlandhaus on Gänsemarkt in Hamburg, and the YORCKS building on Dusseldorf's "Knowledge Mile" ("Wissensmeile"). Every lease in the top locations has been concluded on a long-term basis.

The most recent successful agreements concern the VoltAir landmark property in Berlin. VoltAir already counts as one of Berlin's most attractive and state-of-the-art office complexes: it is situated in Berlin's Mitte business district (bordering Alexanderstrasse, Voltairestrasse, and Dircksenstrasse), which is rapidly growing in stature in terms of the city's economy and where a number of renowned companies are located. The first new tenant is a leading German biotech company, which is leasing 1,700 sqm to establish its representative office for the German capital and is scheduled to move in at the end of 2023. The second new tenant is the leading international music publishing house Hal Leonhard Europe, which will move in at the beginning of 2023 and occupy around 250 sqm. Colliers Berlin (for the biotech company) and BNP Berlin (Hal Leonhard Europe) acted as real estate agents. Three renowned companies – Seven Senders, BIT Capital and TomTom – secured space in the VoltAir property as early as December 2021, followed by digital bank N26 in January 2022, which will establish its German headquarters there.

**Ulrich Höller, Managing Partner at ABG Real Estate Group, said:** "It is not only the sheer amount of square metres let out, but also the quality of the leases where

ABG's team has achieved excellent results in the past months. Full occupancy of the VoltAir property in Berlin adds to this successful development."

**About VoltAir:**

With its distinctive architecture, the new building marks an important and attractive office location between Alexanderplatz and the Mediaspree development. 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 storeys 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, offer 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. Completion is scheduled for summer 2022.

**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. Current project development volume amounts to more than €2.6 billion, while ABG's new business line ABG Capital has assets under management worth more than €670 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.

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