

Press release

## **ABG sells VoltAir in Berlin to Swiss Life Asset Managers and Norges Bank**

**Frankfurt/Main / Berlin, 9 September 2022 – ABG Real Estate Group, in cooperation with its joint venture partner Felix Gädeke, has sold the “VoltAir” office complex in Berlin’s Mitte district to a joint investment vehicle of Swiss Life Asset Managers and Norges Bank Investment Management. The purchase price amounts to approximately €457 million.**

**Ulrich Höller, Managing Partner at ABG Real Estate Group, said:** “The sale of this outstanding landmark property in the challenging current market environment is testament to VoltAir’s top quality in terms of architecture, equipment, structure and sustainability – strong arguments in convincing first-class investment houses.”

BNP Paribas Real Estate and CBRE advised on the transaction. Legal and tax advice was provided by Wagensonner Rechtsanwälte and ALR Treuhand.

### **A reminder:**

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 most recent tenants are a leading German biotechnology company, which will establish its representative office for the German capital in VoltAir, and Hal Leonhard, a leading music publisher. Previously, digital bank N26, which will locate its German headquarters there, secured space at VoltAir – as did renowned corporate tenants Seven Senders and TomTom.

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 property comprises around 30,000 sqm of state-of-the-art rental space on the ground floor and seven upper storeys. 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” 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.  
[www.abg-group.de](http://www.abg-group.de)

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