

Press release

First investor found for "FUBIC" campus

DRIVEN Investment plans office and laboratory building "FUHUB" on Berlin Innovation Campus in Dahlem

Berlin, March 03, 2022: On March 01, 2022, the real estate developer DRIVEN Investment GmbH signed a ground lease agreement with the state-owned WISTA Management GmbH (WISTA) with a term of 65 years. DRIVEN Investment plans to build the "FUHUB" on the site of the innovation campus "FUBIC" (Business and Innovation Center next to Freie Universität Berlin Campus) in Berlin-Steglitz. This is a laboratory, research and office building in which both biological and chemical laboratories can be located. For this project Bollinger + Fehlig Architekten GmbH could be won as architects. The "FUHUB" is to be built on one of six partial plots located in the immediate vicinity of the future "FUBIC" main building (former US military hospital). This main building is currently being converted by WISTA into a sophisticated innovation center. It is the centerpiece of the future innovation campus, which is owned by WISTA.

The "FUHUB" will have a total of around 6,300 square meters of rental space, around half of which is earmarked for laboratory use. Like the "FUBIC," the building is intended to provide space for technology-oriented start-ups, young companies and already established high-tech companies as a whole - primarily from the life sciences, healthcare and information and communications technologies sectors.

"We are on fire for this project, where everything is simply right. This is because we can develop a life science property at an optimal research location whose sustainability will also serve as a model," enthuses Toğrul Gönden, Managing Director of DRIVEN Investment. "We expect to receive the building permit by the end of 2022 and are confident that we will be able to complete the development in the second half of 2024. There is already a huge demand for life science space in Berlin. We are already in talks with several prospective tenants from the research sector for a combined total of just over half of the space."

"We are pleased to have found a competent partner in DRIVEN Investment to develop the FUBIC innovation campus into a life science campus with international appeal," said Roland Sillmann, Managing Director of WISTA Management GmbH.

"With this project, we can continue to drive our growth. Having previously developed mainly modern office buildings in Potsdam and various properties in other locations in Germany, we will now for the first time construct a laboratory building directly in Berlin," says Ingo Weiss, Managing Partner at DRIVEN Investment. "Although purchase prices in Berlin are already at a high level, more complex projects such as in this case due to the heritable building right, the high targeted building quality and due to the demanding target group definitely offer attractive conditions."

With the "FUHUB", DRIVEN Investment wants to create a particularly sustainable property. The building is to be constructed using a so-called timber hybrid construction method and will have a system for rainwater recovery. In doing so, DRIVEN Investment is aiming for the sustainability certificate of the German Sustainable Building Council (DGNB) in platinum. (DGNB) in platinum. The investor also aims to integrate the "FUHUB" into the innovative energy concept of the "FUBIC". WISTA, as the owner of the site, will build an "electricity-only quarter" there that is unique in

Germany to date. The complete energy supply of the future innovation campus is to be ensured exclusively with electricity that comes from renewable energy sources. This concept of a CO2-neutral and emission-free technology quarter is being promoted by the German Federal Ministry for Economic Affairs and Energy and will serve as a blueprint for other quarters throughout Germany in the future.

About FUBIC

Berlin-Dahlem has been a traditional science location for more than 100 years and is still one of the four largest science locations in Germany. Many start-ups - especially in the life science and biotechnology sectors - have developed from the many renowned scientific institutions such as Freie Universität Berlin, the Federal Institute for Materials Research and Testing, and the Helmholtz Center for Materials and Energy. In the coming years, the innovation center "FUBIC" will be completed at the future location "Berlin SÜDWEST" and will offer start-ups as well as established companies a campus and space for synergies, communication, further development and growth on an area of 30,000 square meters. Berlin's eleven places of the future are a project of the Senate Department for Economics, Energy and Operations. The locations are intended to serve as a hub for Berlin's innovative power and bring science and business together.

DRIVEN Investment GmbH

DRIVEN Investment GmbH was founded in Berlin in December 2018. The company, which operates throughout Germany, sees itself as a real estate developer who is willing to take risks and is aware of them. Trust, transparency and openness are the pillars of the company's philosophy. After the sale of a repositioned logistics portfolio, DRIVEN is currently developing the sensational projects "Think Campus" and "Paradome" in Potsdam and "Überseeinsel" in Bremen. Behind DRIVEN are shareholders with many years of lead experience in the real estate industry. In addition to the founders and managing partners Dr. Ingo Holz, Thorsten Krauß and Ingo Weiss, Toğrul Gönden and Horst Weis complete the management of DRIVEN. In addition, in 2020 DRIVEN took on Berliner Volksbank and Swiss Life Asset Managers as shareholders to support its long-term growth strategy. In 2021, DRIVEN Investment founded Driven Living, a joint venture specializing in residential real estate development, together with Niels Berl.

WISTA Management GmbH

WISTA Management GmbH, a state-owned company in Berlin, is an experienced economic developer, location developer and service provider. As an initiator and catalyst, it strengthens the capital's economic foundation at the interface of science and business. WISTA not only builds, operates and leases technology centers, but also allocates land by granting heritable building rights. Above all, it supports start-ups, links science with business and promotes cooperation. WISTA operates the Science and Technology Park Berlin-Adlershof and, in Berlin's City West, the Charlottenburg Innovation Center (CHIC) in Berlin's City West. It is building the FUBIC innovation campus in Berlin-Dahlem and has taken over site marketing for the Cleantech Business Park Marzahn industrial park.

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