

Press release

Life science project development "FUHUB" in Berlin-Dahlem: Project developer DRIVEN Investment celebrates laying of foundation stone

- **First tenants SimpliOffice and a research institute together rent 1,430 square meters**
- **Construction already started at the beginning of March 2023, completion expected by the end of 2024**
- **Germany's first sustainable life science property as a timber hybrid building**

Berlin, May 12, 2023: Yesterday, the real estate developer DRIVEN Investment GmbH celebrated the laying of the foundation stone of its project development "FUHUB" in Berlin-Dahlem. The "FUHUB" is Germany's first life science real estate in wood hybrid construction and will offer laboratory, research and office space. Franziska Giffey, Senator for Economic Affairs, Energy and Operations of the State of Berlin, attended the celebrations alongside representatives of the companies involved and the nearby Freie Universität.

The building permit for the "FUHUB" has been available since 15.03.2023. Since a partial building permit had already been obtained, earthworks could already begin at the beginning of March. The first two tenants have also already been acquired. DRIVEN Investment expects completion at the end of 2024. The first of the new tenants is SimpliOffice, a provider of coworking and event space. The company has signed a lease for 1,100 square meters for ten years. In addition, a research institute has leased about 330 square meters for five years. A total of around 6,600 square meters will be created.

"With the building permit, the laying of the foundation stone and the first pre-leases, we were able to reach three crucial milestones of our project in a short period of time. In addition, we are seeing keen interest in the modern and sustainable life science space in the capital beyond the two leases," says Toğrul Gönden, Managing Director of DRIVEN Investment.

The DGNB platinum sustainability certificate is being sought for the property. This means that the "FUHUB" will have, among other things, a photovoltaic system, an exclusively electricity-based energy concept, green roofs to promote biodiversity, and heat pumps and storage using ground probes.

The "FUHUB" is being built according to plans by Bollinger + Fehlig Architekten GmbH on the site of the innovation campus "FUBIC" (Business and Innovation Center next to Freie Universität Berlin Campus) by WISTA in the Dahlem district of Steglitz-Zehlendorf. Like the "FUBIC", the building is intended to provide space for technology-oriented start-ups, young companies and already established companies - primarily from the fields of life sciences, health care and information and communication technologies. Both biological and chemical laboratories can be located in the laboratory areas. The "FUHUB" is to be built on one of six partial sites 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.

DRIVEN Investment Ltd.

DRIVEN Investment GmbH was founded in December 2018 in Berlin by Ingo Weiss, Dr. Ingo Holz and Thorsten Krauß. The company, which operates throughout Germany, sees itself as a risk-averse and risk-conscious real estate developer. 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 "FUHUB" in Berlin, "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 founder and managing partner Ingo Weiss, Toğrul Gönöden and Horst Weis complete the management of DRIVEN. Dr. Ingo Holz heads the Investment Committee and Thorsten Krauß the Strategy Board. In addition, in 2020 DRIVEN added 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 the development of residential real estate, together with Niels Berl.

Press contact

Daniel Hosie

PB3C Ltd.

+49 40 54 09 08 420

driven@pb3c.com