

Press release

FU Berlin locates its "Scale Up Lab" for startups in DRIVEN Investment's life science project development "FUHUB" in Berlin-Dahlem

- **Third tenant already - a total of 1,930 square meters have already been pre-let**
- **Foundation stone laid in May 2023, completion expected by the end of 2024**
- **Germany's first sustainable life science property as a timber hybrid building**

Berlin, 22. August 2023: The real estate developer DRIVEN Investment GmbH has won the FU Berlin as a tenant for its life science project development "FUHUB". The "FUHUB" is Germany's first life science real estate in wood hybrid construction. It will offer its future users state-of-the-art laboratory, research and office space.

The FU Berlin has now leased around 830 square meters for ten years for its "Scale Up Lab," which is intended to support startups from the university's environment. In addition to the university, SimpliOffice, a provider of coworking and event space, and a research institute have already opted for the property. Thus, 1,930 square meters of the total of approximately 6,600 square meters have already been pre-leased. DRIVEN Investment celebrated the laying of the foundation stone in May and expects completion at the end of 2024.

"We see the lease by FU Berlin as an accolade for our new concept," says a delighted Toğrul Günden, Managing Director of DRIVEN Investment. "After all, with the proximity to the FU campus in Berlin-Dahlem, we want to offer an optimal environment for research and networking."

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, the healthcare industry 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 Günden 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.

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