

Press Release

DRIVEN develops a new life science & tech real estate in Berlin-Moabit

- **Suitable for modern chemical, biological and physical laboratories**
- **Around 6,750 square meters of rental space**
- **BayernLB finances the project development**

Berlin, October 9, 2023: Real estate developer DRIVEN Investment GmbH is planning a new life science & tech property in Berlin. Around 6,750 square meters of rental space are to be built in Moabit, not far from the Technical University, by the fourth quarter of 2026. Around 70 percent of this will be laboratory space. A preliminary building permit has already been issued. Construction is scheduled to start in spring 2025 at the latest. The financing bank for the entire project is BayernLB.

"With this project, we have the opportunity to develop an exciting life science & tech property in a unique environment," says Toğrul Gön den, managing director and life science expert at DRIVEN. "We are observing a great demand for modern laboratory space, especially in Berlin."

"With BayernLB, we know we have a reliable banking partner at our side who, despite the challenging market environment, is conceptually convinced of our project and will underwrite the financing," adds Horst Weis, Managing Director and financing expert at DRIVEN.

Bernd Mayer, Head of Real Estate, says: "With the financing of this exciting project, we are pursuing our strategy of supporting professional clients in the realization of ESG-compliant properties despite the difficult market environment."

Michael Brumbauer, Head of Sales Berlin, adds, "I am very pleased to be able to gain a professional market participant in Driven Investment through our sales office in Berlin."

The spaces being developed are already available for pre-letting and offer a great deal of flexibility - for example, rental spaces from 300 square meters can be flexibly combined. Chemical, biological and physical laboratories in safety levels S1 - S3 are possible. Clean rooms, i.e. areas without airborne particles, are also possible depending on user requirements.

For the new building, DRIVEN relies on high ESG criteria. The aim is to achieve the DGNB sustainability standard in gold or better. Among other things, the building is to have a PV system, biodiversity roofs and a particularly high biotope area factor.

The site is located not far from Campus Charlottenburg, one of Berlin's eleven Future Places and also one of the largest inner-city university complexes in Europe. Covering an area of 90 hectares, Campus Charlottenburg is home to approximately 37.700 students, 12.200 employees and 80 companies.

DRIVEN's second life science development in Berlin

The project is already DRIVEN's second laboratory development in Berlin. In Berlin-Dahlem, Germany's first life science real estate in wood hybrid construction is being built with the "FUHUB" by the end of 2024. The building is intended to provide space for technology-oriented start-ups, young and already established companies - primarily from the life sciences, healthcare and information and communication technologies sectors. The "FUHUB" is being built according to plans by Bollinger + Fehlig Architekten GmbH on the site of the "FUBIC" innovation campus (Business and Innovation Center directly on the campus of Freie Universität Berlin) by WISTA.

DRIVEN Investment GmbH

DRIVEN Investment GmbH was founded in Berlin in December 2018. 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 "Think Campus" and "Paradome" in Potsdam and "Überseeinsel" in Bremen. Behind DRIVEN are shareholders with many years of management experience in the real estate industry. The founders of DRIVEN are Dr. Ingo Holz, Thorsten Krauß and Ingo Weiss. The management is carried out by Ingo Weiss, Toğrul Günden and Horst Weis. 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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