

## Press Release

### Life Science Project Development "FUHUB" in Berlin-Dahlem: Project Developer DRIVEN Investment Celebrates Topping-Out Ceremony

- Completion expected by the end of 2024
- Already pre-leased to approximately 45 percent
- Germany's first sustainable life science property as a wood hybrid construction

**Berlin, May 30, 2024:** Real estate developer DRIVEN today celebrated the topping-out ceremony for its "FUHUB" project development in Berlin-Dahlem. The "FUHUB" is Germany's first life science property in timber hybrid construction and will offer laboratory, research and office space. The celebrations were attended by representatives of the companies involved as well as the district mayor Maren Schellenberg, the President of the FU Berlin Prof. Dr. Günter Ziegler and Dr. Ina Czyborra, Senator for Science, Health and Care.

"With the topping-out ceremony taking place one year after the foundation stone was laid, we are right on schedule. Everything points to completion on schedule at the end of 2024, for which I would like to thank everyone involved," says Toğrul Gönöden, Managing Director of DRIVEN.

Around 45% of the future rental space is currently pre-let. The tenants are Freie Universität with the Scale Up Lab, SimpliOffice, a provider of coworking and event space, a research institute and UNDKRAUSS, which will conduct research into innovative technologies for the construction industry at FUHUB. Further lease negotiations are in the final stages.

The sustainability certificate DGNB in platinum is being sought for the property. This sustainability concept includes a photovoltaic system, an exclusively electricity-based energy concept, green roofs to promote biodiversity and heat pumps and storage using geothermal probes.

The FUHUB is being built according to plans by Bollinger + Fehlig Architekten GmbH on the site of the "FUBIC" (Business and Innovation Center next to Freie Universität Berlin Campus) innovation campus developed by WISTA in the Dahlem district of Steglitz-Zehlendorf. Like FUBIC as a whole, the building will provide space for technology-oriented start-ups, young and established companies - primarily from the fields of life sciences, healthcare and information and communication technologies. Biological as well as chemical and physical laboratories can be set up in the laboratory areas. The FUHUB will be built on one of six sub-plots located in the immediate vicinity of the future FUBIC main building (former US military hospital). This main building is currently being converted into a sophisticated innovation center by WISTA.

In addition to the FUHUB, DRIVEN is currently developing another life science property in Berlin-Moabit. From spring 2025 at the latest, a modern life science & tech property with 7,000 square meters of rental space is to be built not far from the Technical University.

## **DRIVEN**

DRIVEN was founded in Berlin in December 2018. The company, which operates throughout Germany, sees itself as a risk-taking and risk-aware property developer. Trust, transparency and openness are the pillars of the company's philosophy. Driven is currently developing various office, laboratory and residential properties. Driven is backed by shareholders with many years of management experience in the property sector. The founders of Driven are Dr Ingo Holz, Thorsten Krauß and Ingo Weiss. The company is managed by Ingo Weiss, Toğrul Günden and Horst Weis, with Niels Berl responsible for the residential projects as Managing Director. In 2020, Driven took on Berliner Volksbank and Swiss Life Asset Managers as shareholders to support its long-term growth strategy.

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