



VOLSUNG
Presents:

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BORNHOLM

49 Grüntaler Strasse,
13359 Berlin, Germany

B
Bornholm





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About Us:

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The Ten Brinke Group is the largest real estate developer in Germany

A family business for over 115 years, the company is now helmed by the fourth generation of the Ten Brinke name.

The Group is active in the Residential, Office, Healthcare, Retail, Logistics and Hotel spaces and brought in over 950 million Euro in revenue in 2018. This success comes from not only their prominence in Germany, but also from their additional development activity in the Netherlands, Portugal, Greece and Spain.

The Ten Brinke Group's proven past and wealth of expertise result in them being one of the most reliable counter-parties in the real estate development field globally.

As a Ten Brinke Group company, Volsung facilitates access to the Real Estate catalog of one of the largest developers in the Pan-European market

A core focus on Germany, the Netherlands, Spain, Greece and Portugal means our clients have their pick of today's most lucrative European markets.

The direct nature of the relationship between the Ten Brinke Group and our investors enables us to easily cater to each of our individual Clients. We pride ourselves in providing professional guidance through the acquisition process, ensuring access to financing, and guaranteeing successful handover and tenancy of the final Asset.

Ten Brinke:



Largest Real Estate developer in Germany.
Revenue: 950 Million Euro in 2018



Volsung:

is a Ten Brinke Group company offering exclusive real estate products



Guides investors through the acquisition process up to handover of keys

Ref.01: Schellingstraße

Hamburg

-

60 Apartments with UG Parking
Completion Date: 2017
Gross Development Value:
€25,200,000



Ref.02: Im Wörth

Frankfurt

-

42 Apartments with UG Parking
Completion Date: 2016
Gross Development Value:
€23,000,000



Ref.03: Brandenburgische Straße

Berlin

-

27 Apartments with UG Parking
Completion Date: 2019
Gross Development Value:
€20,100,000



**Why Invest
in Berlin?**
Investment case



In recent years, the German Real Estate market has undergone a dramatic transformation and no city has seen this more so than the capital, Berlin.

Population



3.7 million people

Living in Berlin, 2nd most populous city in the Europe Union

320,000 people

Moved to Berlin between 2006 – 2017

Growth:

Just under 1% growth per anum

200,000

additional people expected by 2030

Supply & Demand

-

55,000 Units

Built between 2012 and 2017

20,000 Units

Required until 2030

80,000 Unit

Backlog of apartments

1.1%

Residential Vacancy rate.

15,700 Units

Built in 2017.

18.4%

Owner Occupancy rate
(14.8% in 2015)

1.5 million SQM

Office Deficit in Berlin.

1.7%

Office Vacancy rate.

Office Vacancy Rate in Europe:



Q2 2019 VS Q2 2018			
London	- 10 bps	Warsaw	- 260 bps
Berlin	- 40 bps	Brussels	- 80 bps
Paris	- 40 bps	Dublin	- 180 bps
Amsterdam	- 190 bps	Munich	- 80 bps
Madrid	- 70 bps	Luxembourg	- 30 bps
Milan	- 110 bps	Bucharest	+ 240 bps

BNP Real Estate

Economy & Employment

7.8%

Unemployment rate as of September, 2019. Fallen from 19% since 2004

85%

of the Berlin Economy is encompassed by the Service Sector

70%

Of all Venture Capital invested into Germany flows into Berlin

Digital Economy

200,000 jobs Added to the Digital sector over the past 5 years

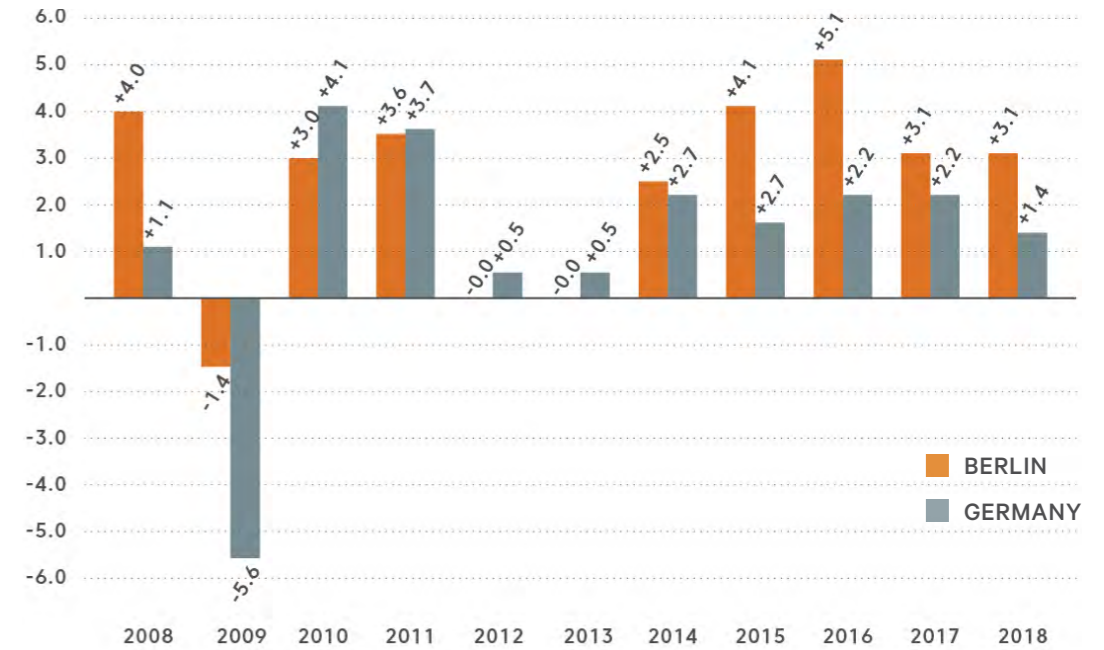
390,792 new jobs

In the past 10 years

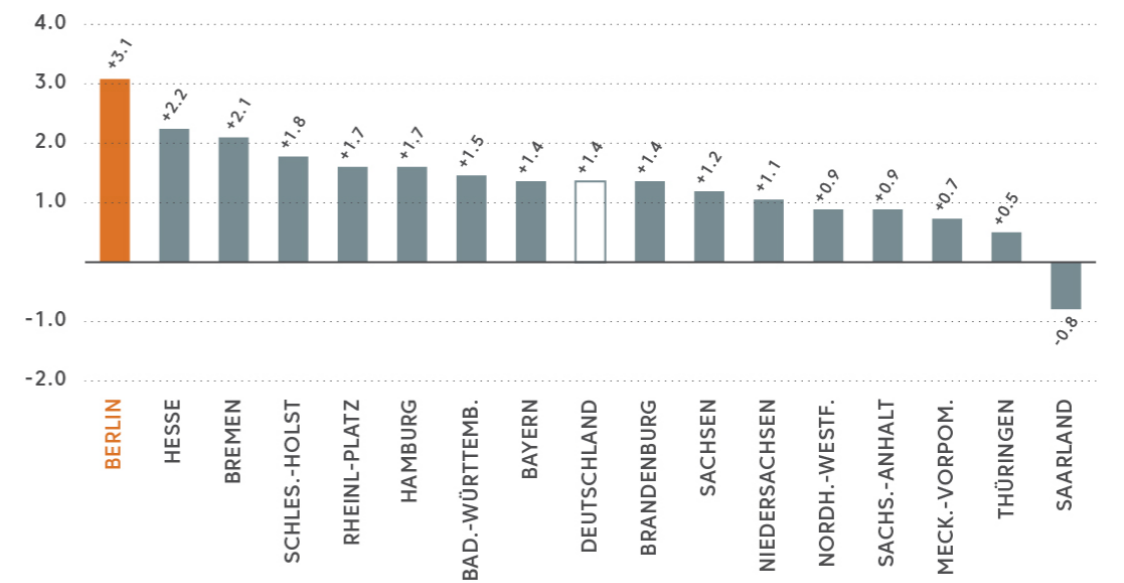
1 in 7 jobs

In the digital and IT sectors

GDP Growth compared to German Average over the past 10 years:



GDP Growth compared with all other States in Germany as well as Germany as a whole:



Infrastructure

1,800 trains and 1,900 km of Rail lines

Comprehensive network of underground (U-Bahn) and overground (S-Bahn) Network throughout Berlin

350,000 passengers daily

The Central station of Berlin (Hauptbahnhof) is the busiest station in Europe

New Airport opening in October 2020

Berlin Brandenburg Airport will offer direct flights internationally

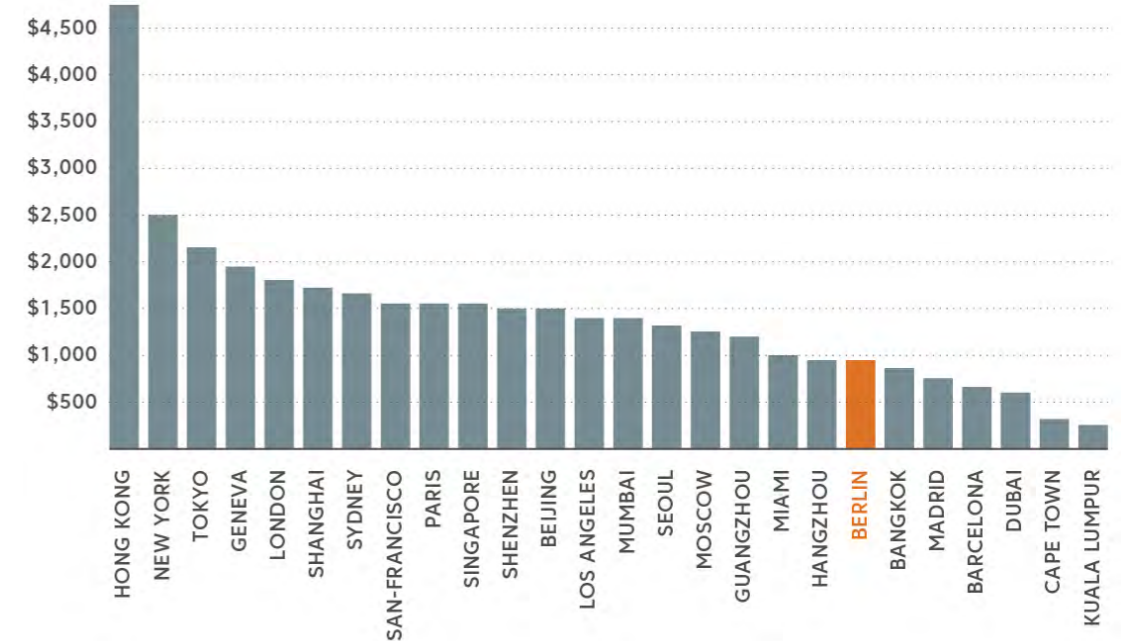
33 million passengers per annum

The new Airport will be able to handle 33 million passengers per annum increasing gradually to 55 million in 2040

Affordability

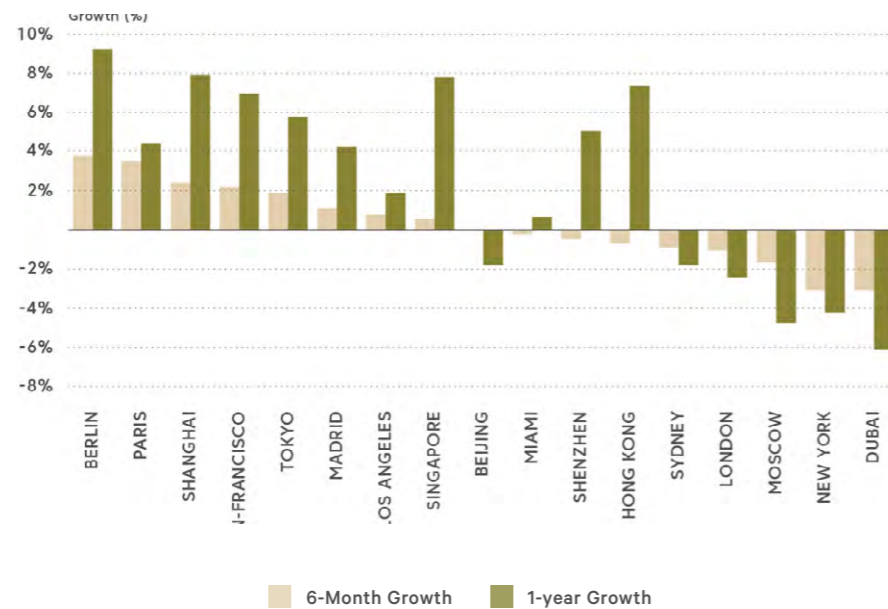
Despite being the fourth largest economy in the world and Europe's largest, property prices remain substantially lower than both European and Global peers.

Prime Residential values in June 2019:



Berlin remains one of the strongest performers globally in terms of capital growth

Savills Prime Residential Growth of the year 2018:



Transaction volumes:

As of end of year 2018 residential transaction volumes were the largest in Berlin compared to any other city in Europe at a record 3.11 Billion Euros leapfrogging the likes of London and Paris.

- | | | | |
|-----|---|-----|---|
| 1. | BERLIN
3.11 Billion Euros | 11. | MANCHESTER
3.30 Million Euros |
| 2. | KOPENHAGEN
2.43 Billion Euros | 12. | DÜSSELDORF
710 Million Euros |
| 3. | PARIS
2.24 Billion Euros | 13. | MÜNCHEN
590 Million Euros |
| 4. | LONDON
2.03 Billion Euros | 14. | AMSTERDAM
450 Million Euros |
| 5. | FRANKFURT
1.27 Billion Euros | 15. | LEEDS
400 Million Euros |
| 6. | WIEN
1.24 Billion Euros | 16. | BIRMINGHAM
330 Million Euros |
| 7. | MADRID
1.09 Billion Euros | 17. | BRIGHTON
325 Million Euros |
| 8. | HAMBURG
960 Million Euros | 18. | BARCELONA
270 Million Euros |
| 9. | ILE-DE-FRANCE
910 Million Euros | 19. | STOCKHOLM
270 Million Euros |
| 10. | DUBLIN
840 Million Euros | 20. | GLASGOW
250 Million Euros |

Neighbourhood
Key locations



District Introduction & Key locations

Neighbourhood

Key locations

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Mitte

-

Mitte is the geographical centre and political heart of Berlin.

The Word “Mitte” literally means “centre”. The district contains many of Berlin’s major infrastructural and cultural landmarks, such as Potsdamer Platz, a conglomerate Mecca that began as the largest building site in Europe, the Reichstag, home of Germany’s Parliament, and the Hauptbahnhof, Europe’s busiest train station.

The combination of so many enticing factors has made for a booming commercial and residential real estate scene where property prices are on the rise.



Brandenburg Gate



Prenzlauer Berg

-

Shouldering the bustling Mitte is Prenzlauer Berg, one of Berlin’s fastest-growing districts.

Called home by young professionals and wealthy families, the highly-walkable neighbourhood is brimming with street-side cafes and boutiques housed inside picturesque antique architecture. Much of the area’s charm comes from its revamped historic sites. A prime example is Mauerpark - once a part of the divisive Berlin Wall, the site is now home to a vibrant weekly farmer’s market that serves patrons from all over the city.

Bornholm offers an affordable way to enjoy the plentiful attractions of Prenzlauer Berg without paying the area’s sky-high prices. Our project sits just within the confines of Mitte, in Gesundbrunnen, a neighborhood yet to be gripped by the gentrification that has spread through the surrounding districts. Every day, more Berliners and foreign investors take notice of the locale’s compelling situation and this attention is sure to bring about the price spike experienced by the rest of Mitte. This transitional period is the perfect time to invest in order to take advantage of one of Berlin’s most coveted pockets at its most accessible.

Europacity

The largest regeneration project underway in Berlin today

With over EUR 5 billion investment centred around the Hauptbahnhof (Central Station) servicing over 350,000 passengers per day.

61 Hectares designed to address the major office supply deficit

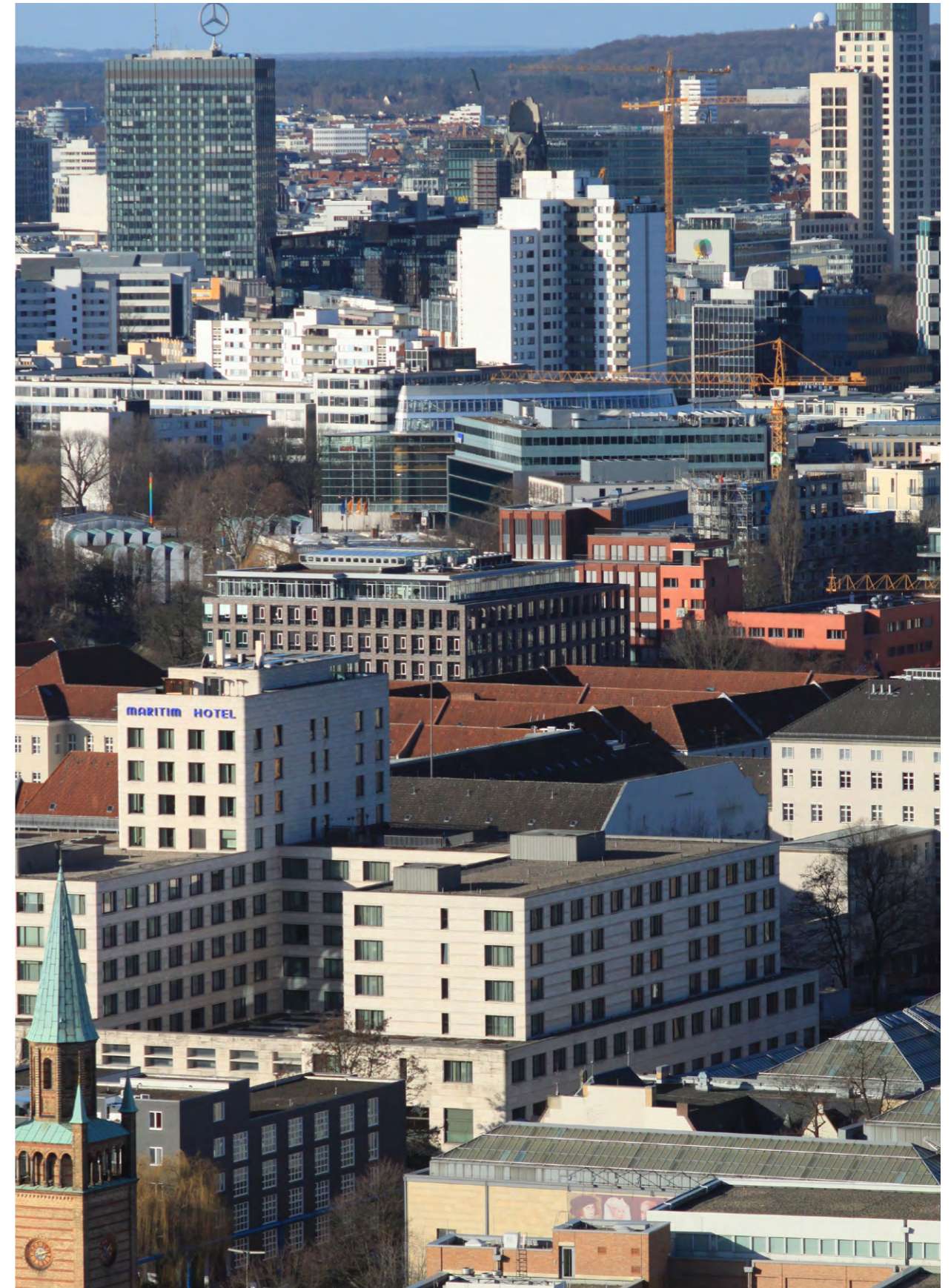
Underpinning the capital with office vacancy rates now at all-time lows recording the lowest rate amongst all major European cities at 1.7%* According to data from BNP Paribas

Multinational corporations

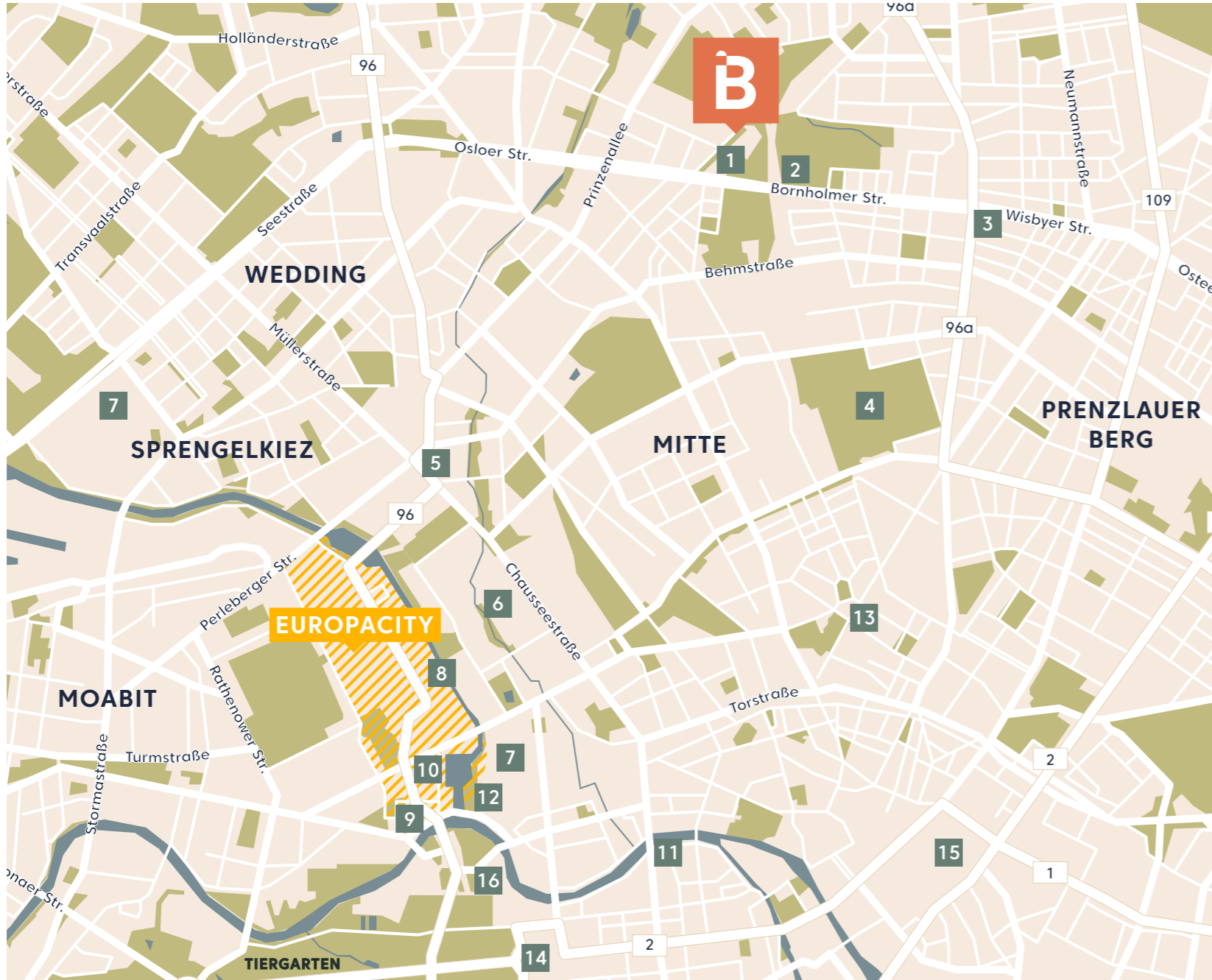
Numerous projects have been completed over the past 5 years and have seen multinational corporations move such as KPMG, JLL, Expedia and Total.

232,000 SQM Office

5,560 SQM Food & Retail and 3,000 apartments.



Neighbourhood
Key locations



- | | |
|--|---|
| <p>1. Bornholmer Str. Station
8 mins walk (650m)
-</p> <p>2. Place of 9th November, 1989
9 mins walk
-</p> <p>3. Schönhauser Allee
7 mins by bike / 7 mins by train
-</p> <p>4. Mauerpark
Park on former East/West Border
9 mins by bike
-</p> <p>5. Bayer
8 mins by car / 12 mins by bike
-</p> <p>6. Federal Intelligence Service
9 mins by car / 15 mins by bike
-</p> <p>7. Charité University Hospital
10 mins by car / 16 mins by bike
-</p> <p>8. Total
10 mins by car / 17 mins by bike</p> | <p>9. Expedia/Jones Lang LaSalle
12 mins by car / 21 mins by bike
-</p> <p>10. Berlin Central Station
13 mins by car / 18mins by train
-</p> <p>11. Ernst & Young
13 mins by car / 19 mins by train
-</p> <p>12. Price Waterhouse Coopers
14 mins by car / 21 mins by bike
-</p> <p>13. Rosenthaler Platz
19 mins by train
-</p> <p>14. Brandenburg Gate
21 mins by train
-</p> <p>15. Alexanderplatz
22 mins by train
-</p> <p>16. Reichstag
German Parliament
23 mins by train</p> |
|--|---|

The Development
Bornholm

B Bornholm





At Bornholm, we find ourselves on the cusp of Mitte and Prenzlauer Berg with a boutique 35-unit scheme

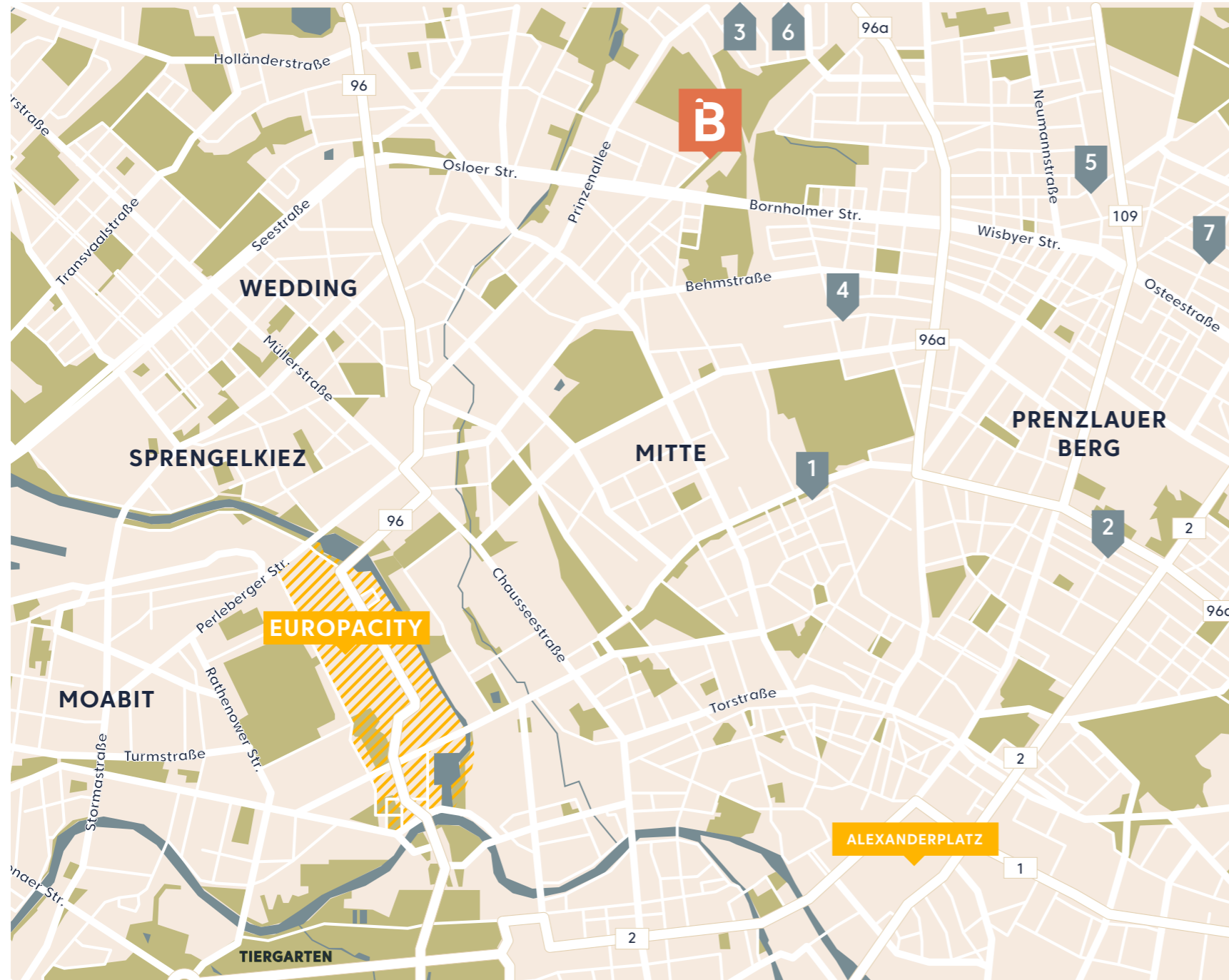
A mix of studios, one-bedrooms and two-bedrooms, our site sits just off Bornholmer Strasse, famous for being the first border crossed after the fall of the Berlin Wall. In fact, the surrounding few kilometers are steeped in more culture than most cities can fit in their entire limits. Along with Bornholmer Strasse, there is the Cherry Blossom Park, a tranquil promenade dotted with trees gifted by Japan after the city's reunification; Mauerpark, Berlin's most popular public park and host to sensational weekly farmers markets; Schönhauser Allee, lined with one-of-a-kind fashion shops and cafes housed inside breathtaking 19th century architecture; Kulturbräuerei, an old brewery repurposed as a leisure arcade for all ages.

Clearly, there's no shortage of activity in Prenzlauer Berg. Our project puts you just off-center of the action, close enough to enjoy and far enough removed for a quiet night in. With Bornholm, we are offering a prime opportunity to get involved in Berlin's new hotspot before it matures into the investment haven it is quickly becoming.



* Computer Generated Images are intended for illustrative purposes only.

Comparables



1 - A Space Kremmener Str 10 (2.4km)		
AVERAGE PSM	AVERAGE SIZE	TOTAL AVERAGE
EUR 11,125.8	151.15 m ²	EUR 1,680,450
2 - Wins 30 Winsstrasse 30 (4.3km)		
EUR 8,227.7	96.7 m ²	EUR 831,045
3 - Kiez & Gloria Kreuzstrasse 11 (1.5km)		
EUR 5,913	63.96 m ²	EUR 366,500
4 - Livingstone KopenhagenerStr 57 (1.9km)		
EUR 7,677.6	64.96 m ²	EUR 498,000
5 - Immer Grün Talstraße 4 (2.4 km)		
EUR 5,760	72.66 m ²	EUR 416,000
6 - Florahöfe Wollankstraße 116 (1.3km)		
EUR 6,575	95.80 m ²	EUR 550,300
7 - May & Nielsen Goethestraße 26 (3.5km)		
EUR 6,216.5	49.00 m ²	EUR 286,500

-

Kitchen

-

AEG Electric Goods

- Oven & Hob - Einbauherd
Stainless Steel; Glass Ceramic Hob, 60cm wide
- Flat Screen Extractor Fan, Carbon (Charcoal) Filter
Type 60, Front Panel BF 6070-M
- Fridge / Freezer SDB 41211 AS integrated A+
- Dishwasher, 45cm, Fully Integrated, max. 47 dB

Faucet & Mixer Tap - (Blanco or equivalent)

- Stainless steel, 1 basin/drain, 3.5 Sieve Basket
Valve, Reversible, TIPO 45/60 S Mini
- Chrome Single Lever Mixer Tap, Blanco Bravon
(or equivalent)

Washing Machine

- ca. 7kg capacity / 1400 U per min
- AEG, Bauknecht or equivalent Position dependent
on each apartment

Kitchen Furniture (Burger Küchen)

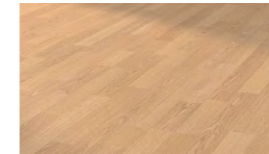
- Inventory listed in Purchase Contract

Floors: Living room & Bedroom

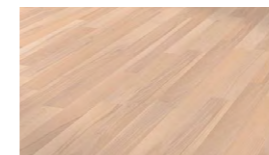
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Laminate floors of solid wood (oak), including
the associated skirting boards.

Options:



Eiche Classic



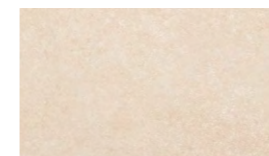
Kernbuche

Floors: Bathroom

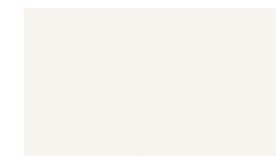
-

Floor tiles (Colours may change slightly upon completion)

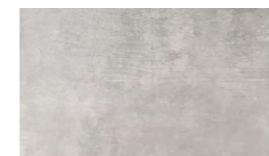
Options:



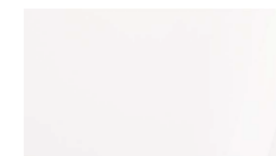
Beige matt



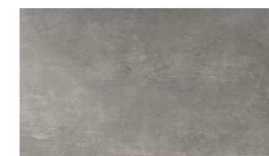
Hellgrau
gestreift matt



Grau



Weiß matt glatt



Anthrazit



Weiß glänzend
glatt

-

Painting & wallpapering work

-

The walls and ceilings are wallpapered with fine woodchip wallpaper and painted white.

Sanitary objects

-

Wash table

Geberit Renova - no.
85 x 48 cm (WxD)

Wall-mounted toilet

Geberit Renova
35 x 54 cm (WxD)

Sink

Geberit Renova
45 x 32 cm (WxD)

Sanitary hardware

-

Single-lever shower mixer
top-mounted

options:

Hansgrohe - Metris
Hansgrohe - Talis E

Unica `S Puro shower rail

Single-lever tap
top-mounted

options:

Hansgrohe - Metris
Hansgrohe - Talis E

Electrical Devices

-

Towel Heater

The bathroom is additionally equipped with an electrically operated towel heater.

Video intercom

All apartments are fitted with intercoms installed with a video screen, doorbell and door opener function.

Partners

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Berlin Finance

Berlin Finance is an independent mortgage brokerage firm under the leadership of Martin Bonnet and has been providing competitive mortgage options for both international and local buyers in the German market since 1999.

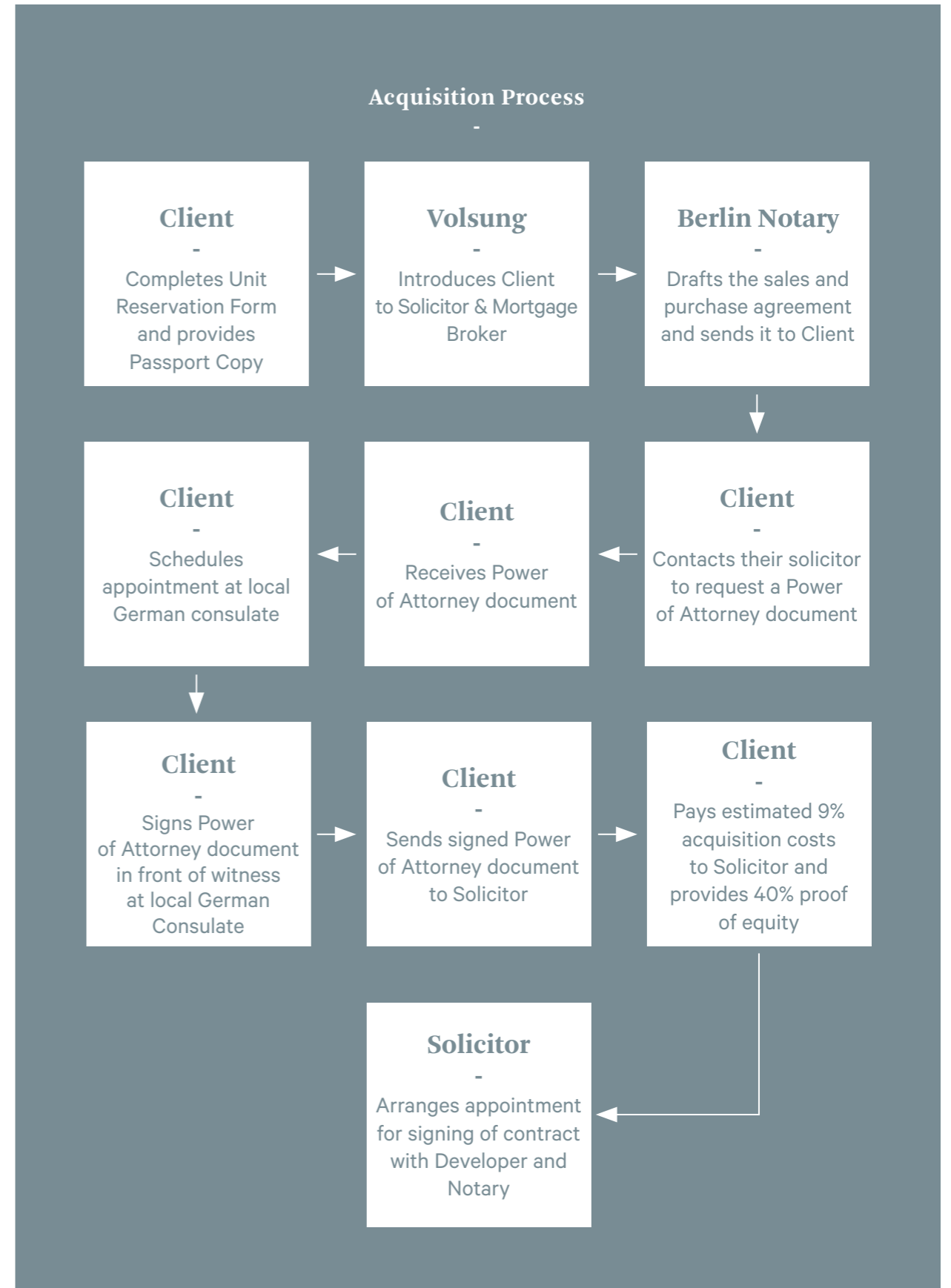
In collaboration with a breadth of Banks, Funds and other Financial Institutions, Berlin Finance guides you through the entire mortgage process providing direct access to financing options. As is standard practice in the mortgage market in Germany, Berlin Finance do not charge clients for their services.



Berlin 99

Berlin99 have over 10 years' experience renting to international professionals and students in Berlin and London.

They offer affordable, and fully equipped, furnished apartments directly to you on flexible, fair and transparent tenancy agreements. This means dealing directly with tenants and owners alike cutting out the need for expensive letting agents.



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