



VOLSUNG  
Presents:

-  
HANDJERY

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Berlin, Germany

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HANDJERY







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## WHO ARE TEN BRINKE

- Largest Real Estate Developer in Germany
- Additional development activity spanning the Netherlands, Spain, Portugal and Greece
- 950 Mio Euro in Revenue over 2019
- Active in Residential, Office, Healthcare, Retail, Logistics and Hotel sectors
- 115-Year-old Family Business with the fourth generation of the Ten Brinke Family now at the helm.

## WHO ARE VOLSUNG

- Joint Venture Partnership with the Ten Brinke Group
- Ten Brinke Group's International Sales Channel mandated with approaching Retail and Institutional Investors in search of exposure to Real Estate in the European Market
- Guide Investors through the acquisition process, ensuring access to financing, successful handover and tenancy of the final Asset



**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.



## WHY INVEST IN BERLIN?

Investment case



## POPULATION

- **3.74 million people**  
Living in Berlin, the most populous City in the Europe Union
- **175,000 people**  
Moved to Berlin between 2015 - 2019
- **Growth**  
Population expected to grow by 140,000 by 2025 and 177,000 by 2030
- **3,925,000**  
Residents in Berlin expected by 2030

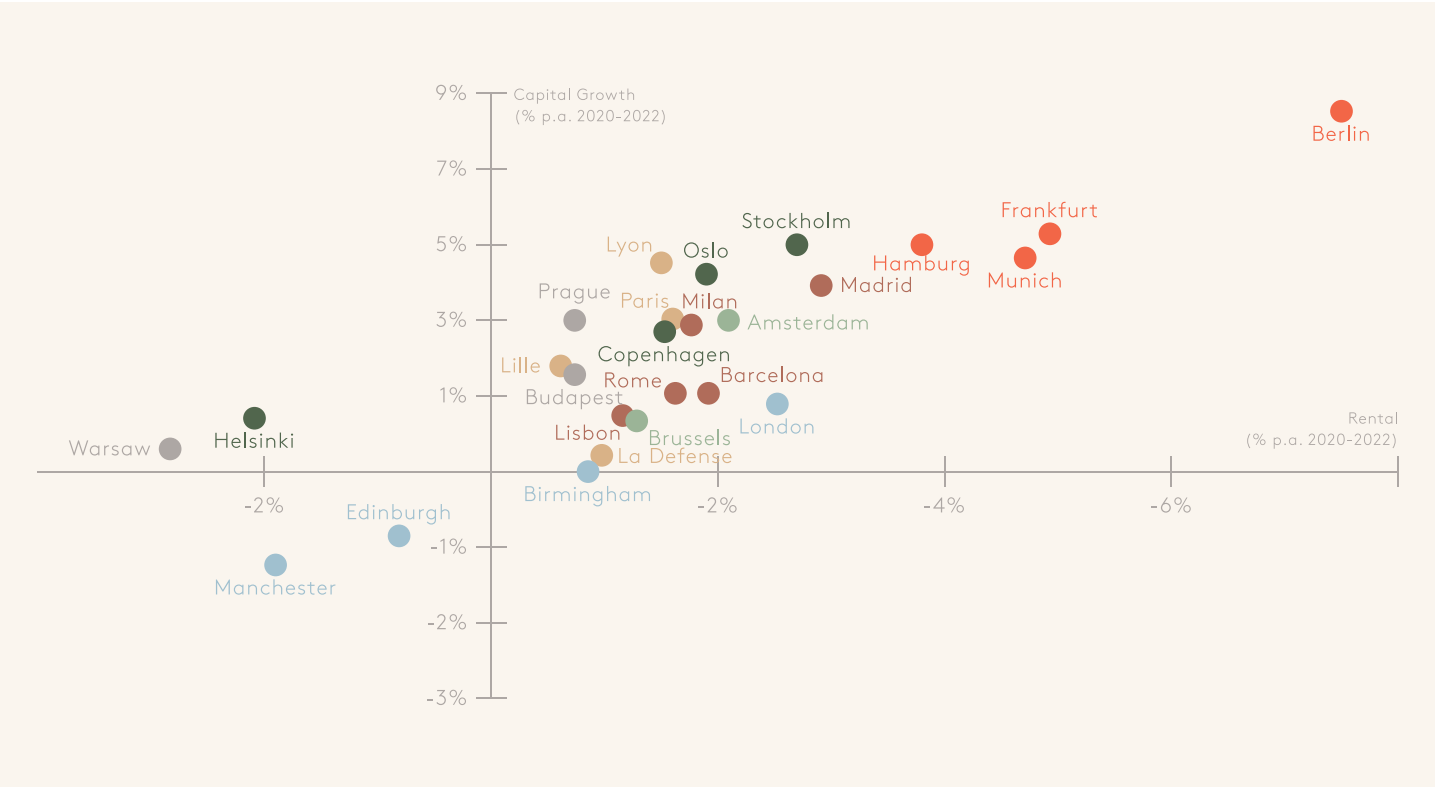
WHY INVEST  
IN BERLIN?  
-  
Investment case

# SUPPLY & DEMAND

—

16,700 Units	1.7%
Built in 2018	Lowest Office Vacancy Rate in Europe. (City of London at 3.5%)
20,000 Units	20%
Units required from now until 2030 to meet current demand	Uplift in the past 5 years from 14.2% in 2014
83,000 Unit	1,5 million sqm
Backlog in apartments	Office deficit in Berlin
1.1%	17.4%
Residential Vacancy rate	Owner Occupancy Rate (2018)

European Office Market Momentum  
Expected change in rents and prices (2020 - 2022)



BNP Real Estate

WHY INVEST  
IN BERLIN?  
-  
Investment case

# ECONOMY & EMPLOYMENT

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**7,8%**  
Unemployment rate as of  
September, 2019.  
Fallen from 19% since 2004

**85%**  
Of the Berlin Economy  
is encompassed by the  
Service Sector

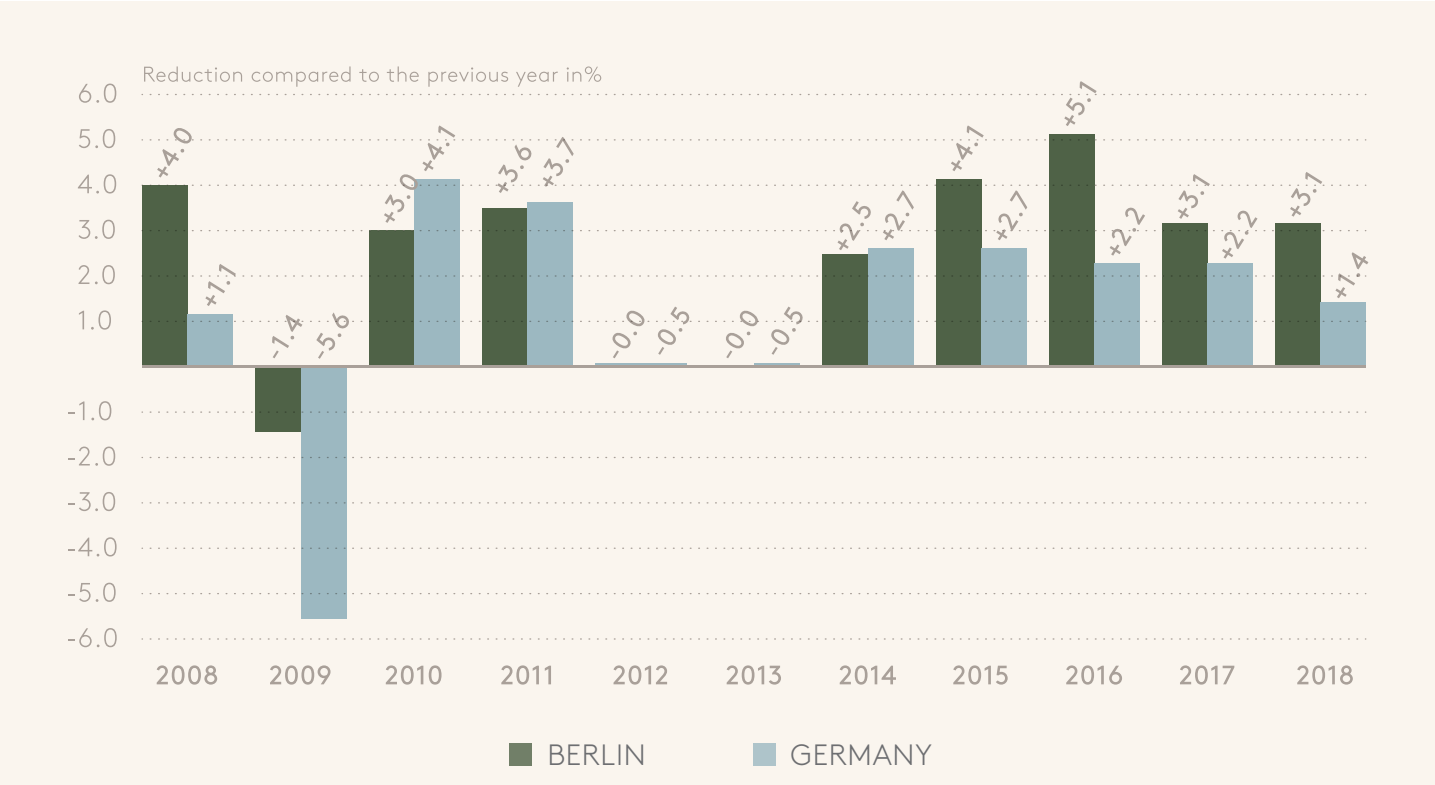
**390,792 new jobs**  
In the past 10 years

**1 in 7 jobs**  
In the digital and IT sectors

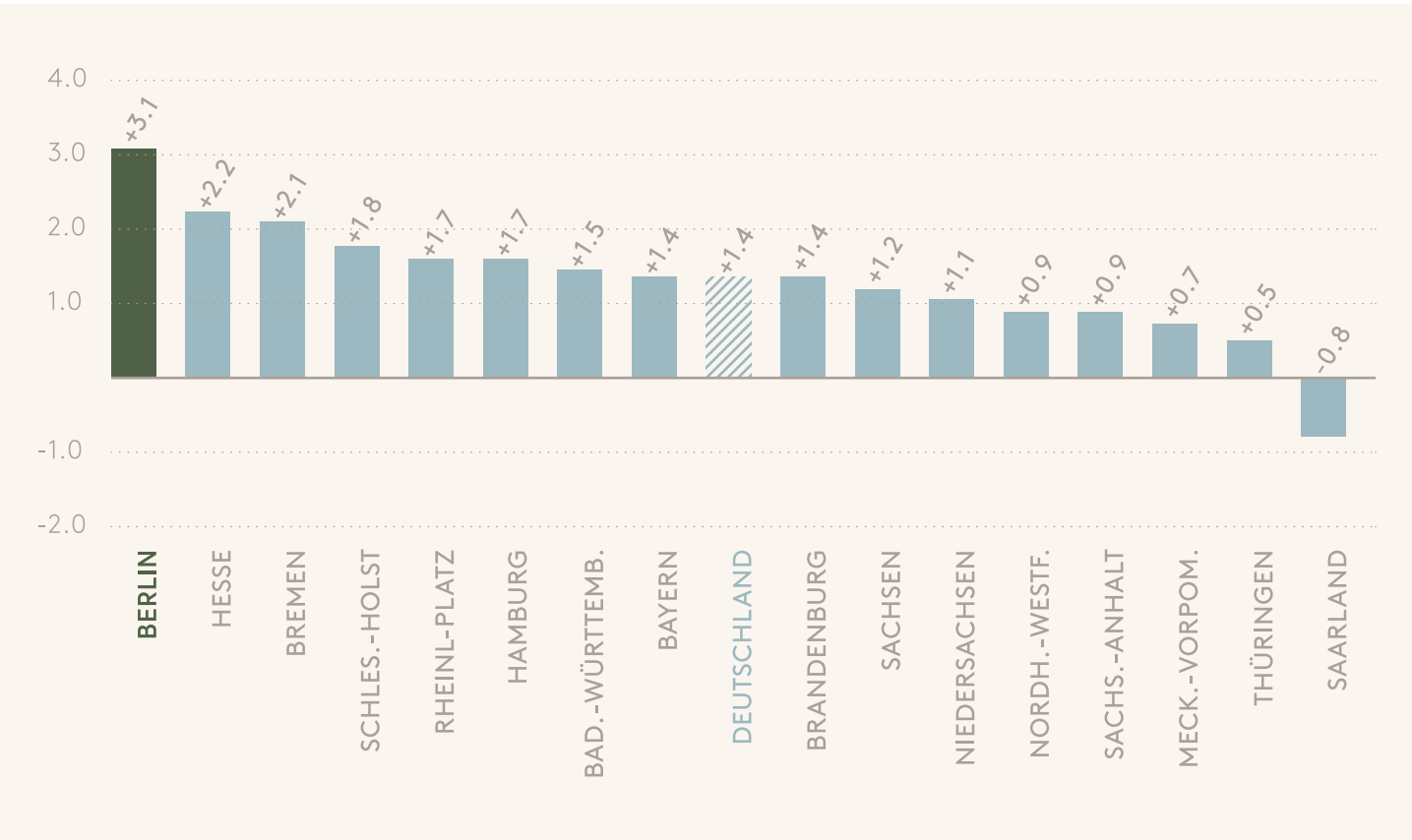
**200,000 jobs**  
added in the Digital Sector  
over the past 5 years

**HI 2019 Top 5**  
Venture Capital raises were  
out of Berlin alone totalling  
over 1.1 billion Euro

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:





## WHY INVEST IN BERLIN?

Investment case



## INFRASTRUCTURE

### 1,800 trains and 1,900 km of rail lines

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

### 350,000 passenger daily

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

### New International Airport to begin flights November 8<sup>th</sup>, 2020

The first flight out of Berlin Brandenburg can now be booked through Lufthansa. This will realise Berlin's potential to offer international flights to business hubs globally.

### New Airport will be able to handle 33 million passenger per annum

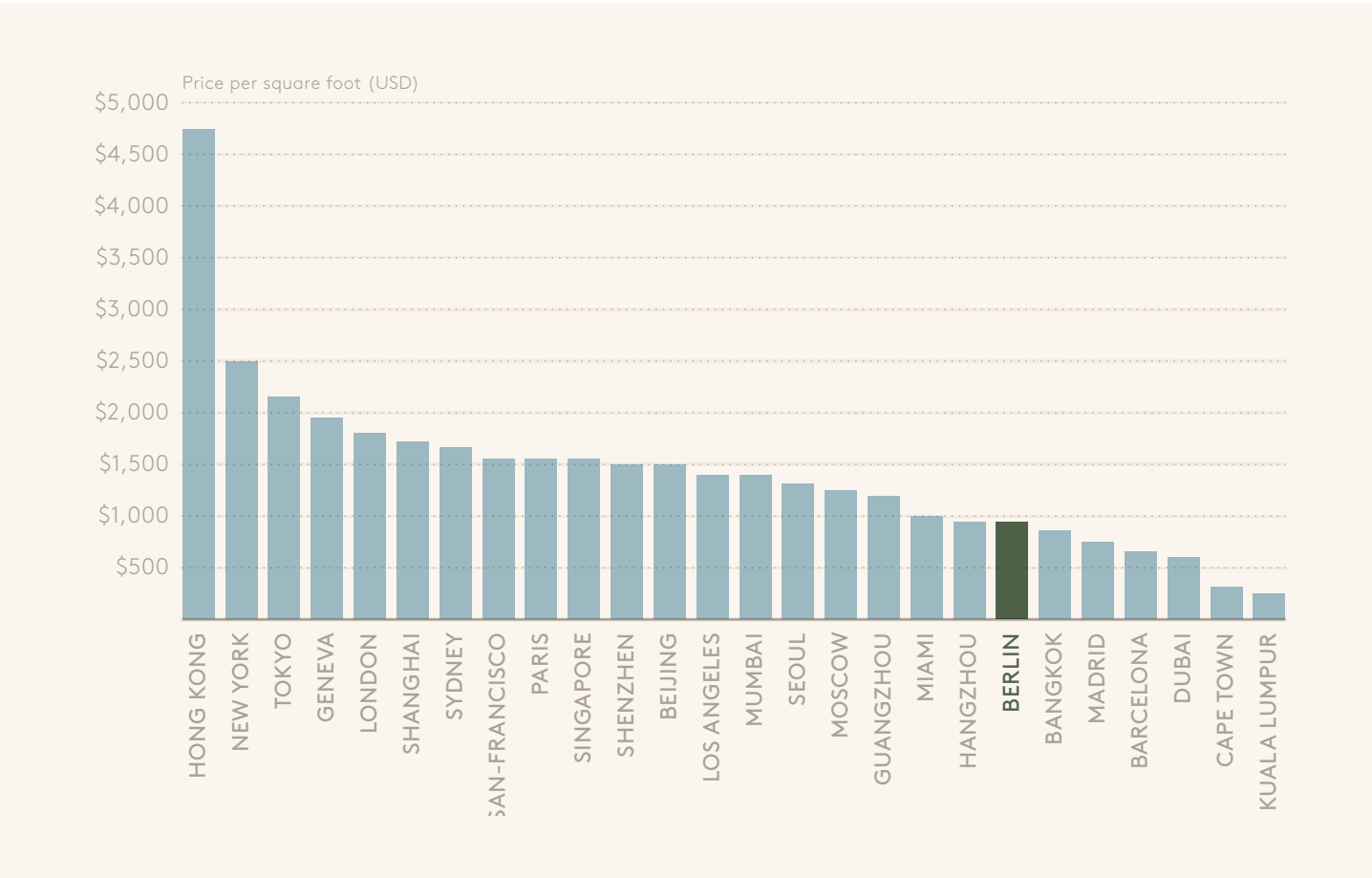
Increasing gradually to 55 million by 2040. By contrast the total maximum capacity for Berlin's current airports is 33 million passengers per annum



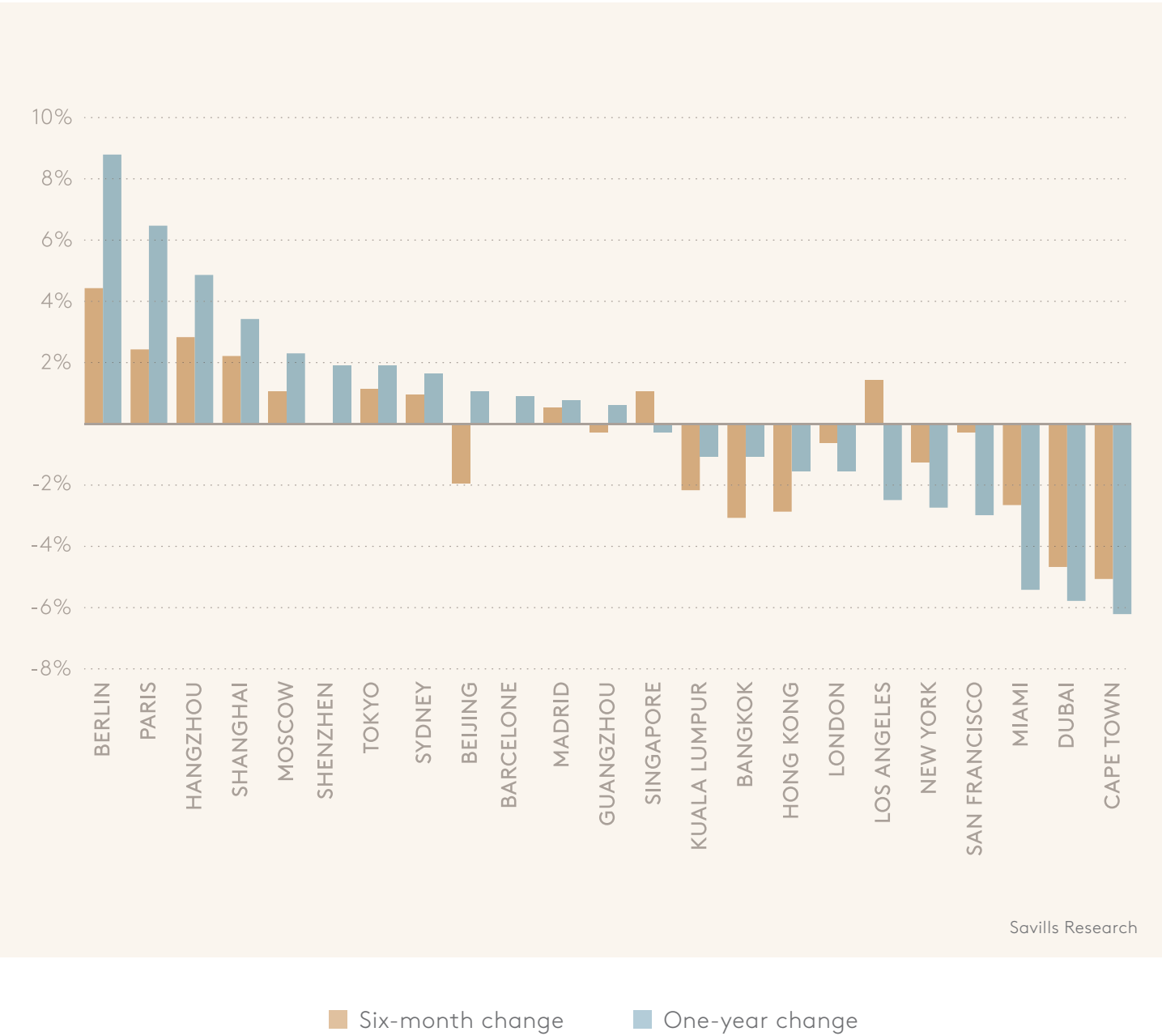
# AFFORDABILITY

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

Prime Residential values in June 2019



Capital Value Growth (December 2019)



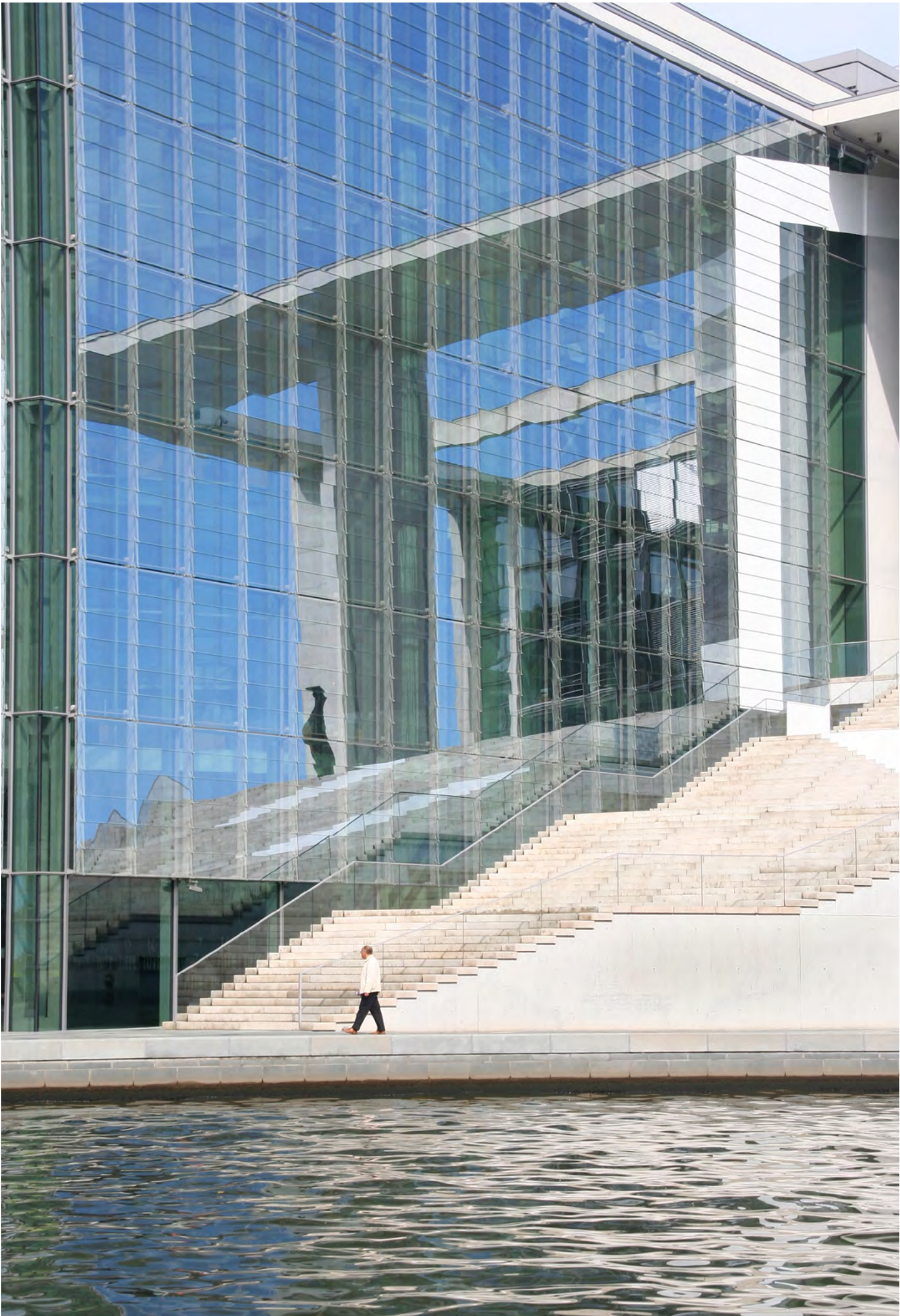
Savills Research



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.	<b>Berlin</b> 3.11 Billion Euros	11.	<b>Manchester</b> 715 Million Euros
2.	<b>Kopenhagen</b> 2.43 Billion Euros	12.	<b>Düsseldorf</b> 710 Million Euros
3.	<b>Paris</b> 2.24 Billion Euros	13.	<b>München</b> 590 Million Euros
4.	<b>London</b> 2.03 Billion Euros	14.	<b>Amsterdam</b> 450 Million Euros
5.	<b>Frankfurt</b> 1.27 Billion Euros	15.	<b>Leeds</b> 400 Million Euros
6.	<b>Wien</b> 1.24 Billion Euros	16.	<b>Birmingham</b> 330 Million Euros
7.	<b>Madrid</b> 1.09 Billion Euros	17.	<b>Brighton</b> 325 Million Euros
8.	<b>Hamburg</b> 960 Million Euros	18.	<b>Barcelona</b> 270 Million Euros
9.	<b>Ile-de-France</b> 910 Million Euros	19.	<b>Stockholm</b> 270 Million Euros
10.	<b>Dublin</b> 840 Million Euros	20.	<b>Glasgow</b> 250 Million Euros





## NEIGHBORHOOD

-  
Key locations



## District Introduction & Key locations



## TEMPELHOF SCHÖNEBERG

-

Tempelhof-Schöneberg stretches from Berlin's most high-end department store, the KaDeWe to Berlin's southern outskirts.

The northern sections of Tempelhof-Schonberg neighbouring the Kurfürstendamm encompass the Bavarian Quarter. This section of the city was established in the early 1900s catering predominantly to the bourgeois and today boasts some of the most beautiful streets and architecture in Berlin still with good proportion of the buildings well preserved attracting residents with some of the highest purchasing powers of Berlin. Central Schöneberg also offers some of the most diverse range of eateries, coffee shops and bars that Berlin has to offer with a thriving arts scene to boot having been home to a number of famous artists over the years.

Over 2018, Tempelhof – Schöneberg saw the second lowest number of newly built apartments out of any Berlin's 10 districts at only 634 from the 16,700 built in total in Berlin. Due to the low construction figures and high quality of life there is a consistently high demand for both renters and owner occupiers.





## NEIGHBORHOOD

–  
Key locations



## FRIEDENAUER HÖHE

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Friedenau boasts some of the most beautiful buildings in Berlin and is renowned for its artistic-intellectual flair.

Many of these buildings were untouched by bombing during the second world war making it increasingly in demand due to both its proximity to the Bavarian Quarter and well-connected transport links throughout the city. Tempelhof-Schöneberg itself boasts 15.6 square meters of green space per inhabitant making it one of the greenest districts in Berlin with the Tempelhofer Feld, the decommissioned airport being one of the most popular parks Berlin has to offer.

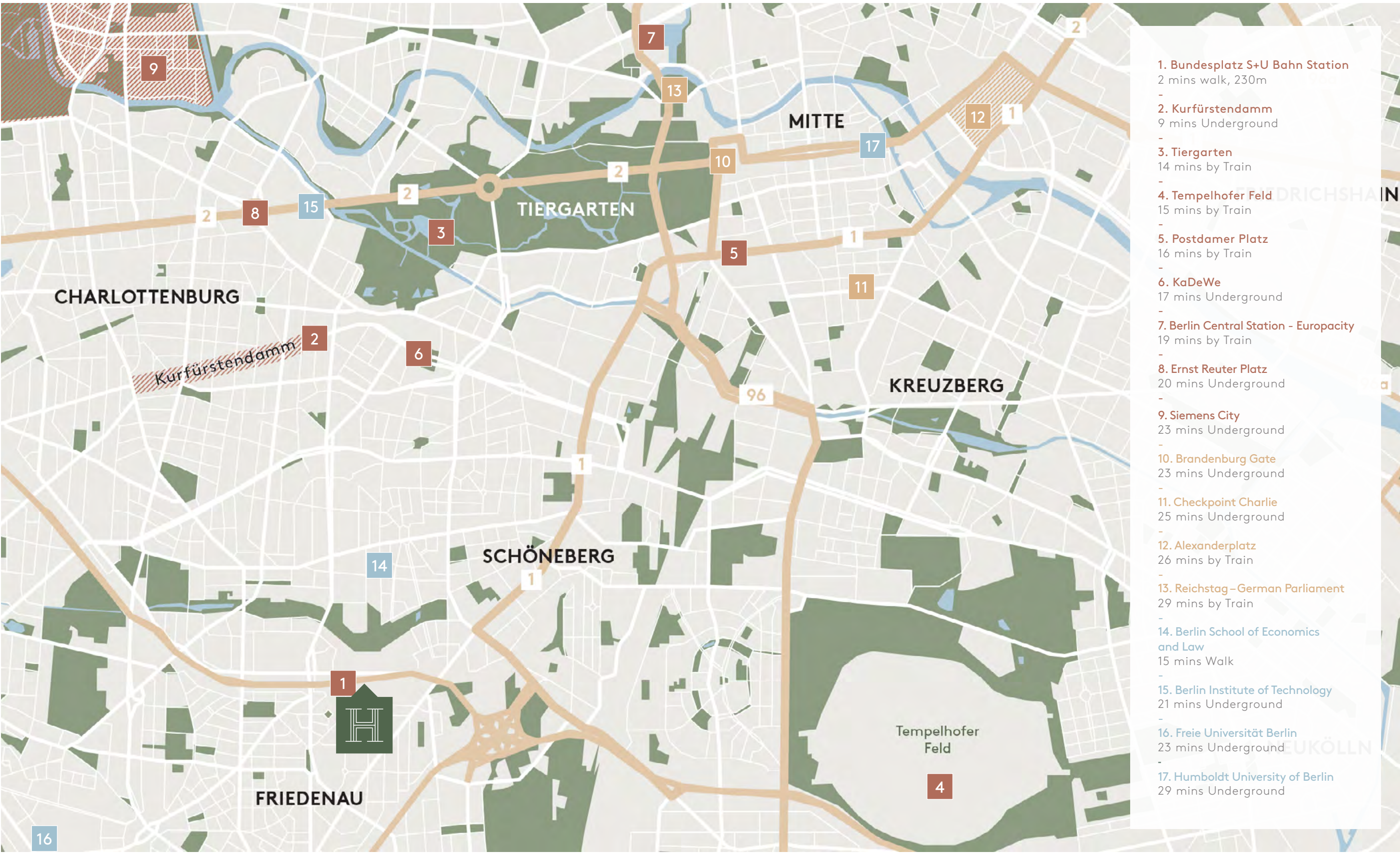
### About Friedenauer Höhe

- To become one of the largest newly built mixed-use with the size of the plot measuring 60,000 Square meters
- Over 1,150 rental Apartments and 20,000 square meters of space allocated for Office, Gastronomy and Retail
- Kindergartens, open parks, playgrounds and a cycle path will cover approx. 6,900 square meters of the development
- Planning Permit for over 90% of the development has been granted with completion for various sections to range between end of 2022 to end of 2023.



NEIGHBORHOOD

-  
Key locations







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## THE DEVELOPMENT

### - Introduction



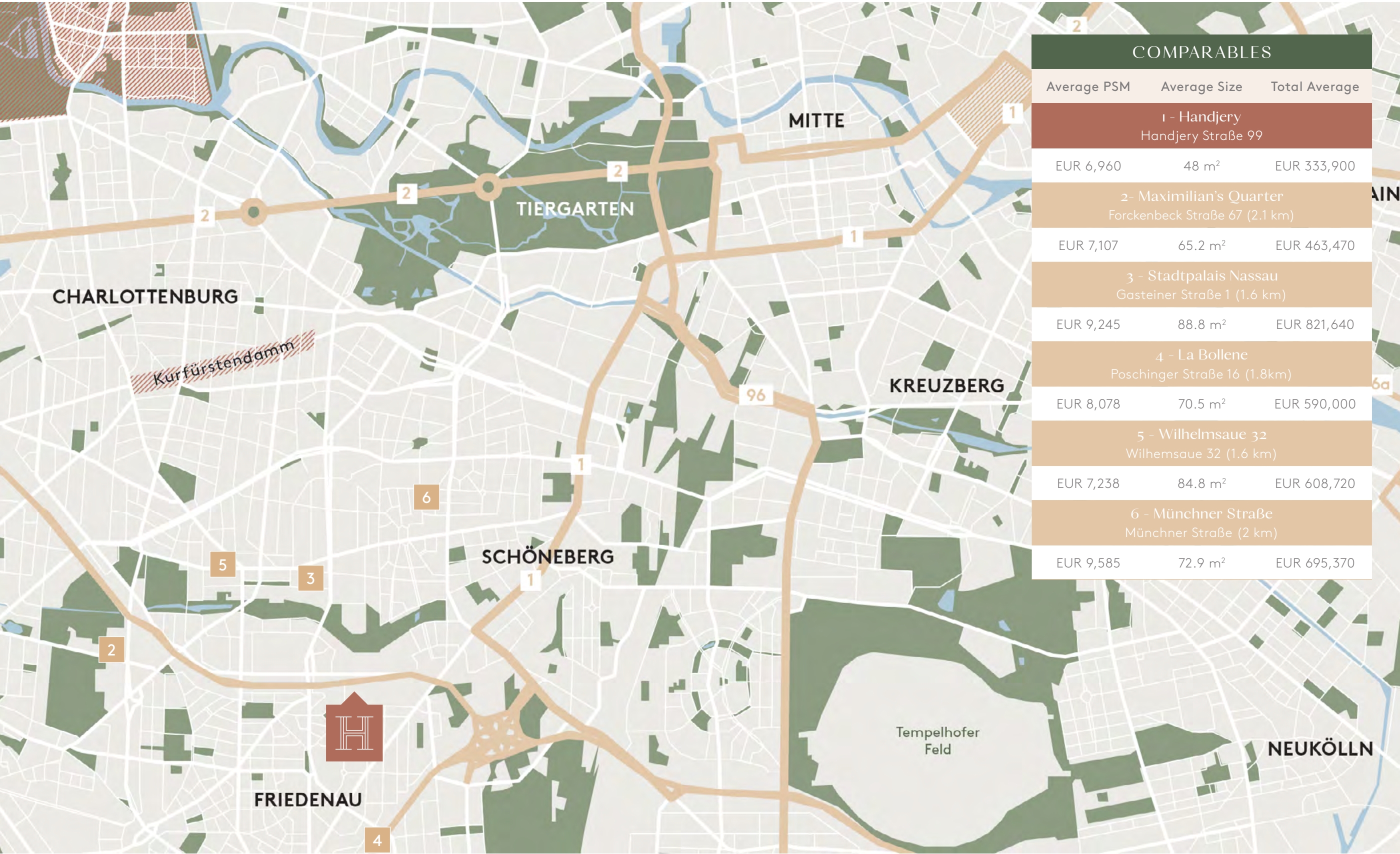
## Handjery is a 64-unit development situated in the small locality of Friedenau, part of Schöneberg.

This area of Berlin is especially well known for its high quality of living and architecture featuring 185 buildings that are protected as cultural heritage sites. Much of the area was untouched by bombing during the second world war therefore the vast majority of buildings built in in the early 20th century have been well preserved. The appeal of Friedenau is further enhanced by the narrow streets filled with greenery whilst the S Bahn/U Bahn Station of Bundesplatz a mere 2 minutes' walk away from Handjery means you can be at one of Berlin's premier business and shopping locations, the Kurfürstendamm in Charlottenburg in only 9 minutes by Underground (U Bahn) whilst the Europacity in Mitte, the heart of Berlin can be reached in 19 minutes via the train (S Bahn). This makes it a perfect location for Berliners that want to take of advantage of the high quality of living that west Berlin has to offer whilst also being able to reach all the major business nodes the capital has in under 20 minutes by public transport.

The project also neighbours one of Berlin's largest planned mixed-use developments, Friedenauer Höhe. The residential portion of this development will add 1,150 rental apartments along with several open parks, kindergartens and a cycling path to cover 6,900 square meters and an additional 20,000 square meters allocated for Office, Gastronomy and Retail. The completion dates for the different sections of Friedenauer Höhe are all between 12 to 18 months after the completion of Handjery resulting in a prime opportunity invest in what will become one of the top new quarters of West Berlin with some of the best transportation links via Bundesplatz in the capital.

\* Computer Generated Images are intended for illustrative purposes only.









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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

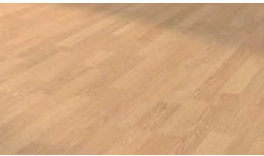
Kitchen Furniture (Burger Küchen)

- Inventory listed in Purchase Contract

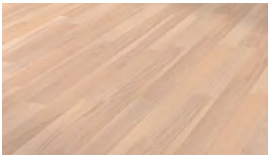
Floors: Living room & Bedroom

Laminate floors of solid wood (oak), including the associated skirting boards with a value of 40 Euro per square meter

Options:



Eiche Classic



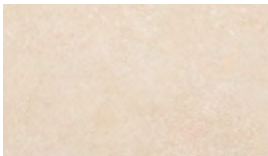
Kernbuche



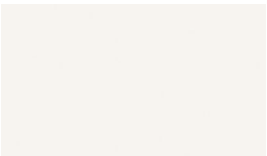
Floors: Bathroom

Floor tiles (Colours may change slightly upon completion)

Options:



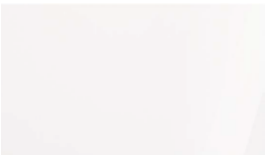
Beige matt



Hellgrau gestreift matt



Grau



Weiß matt glatt



Anthrazit



Weiß glänzend glatt



## THE DEVELOPMENT

### - Specifications

## 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

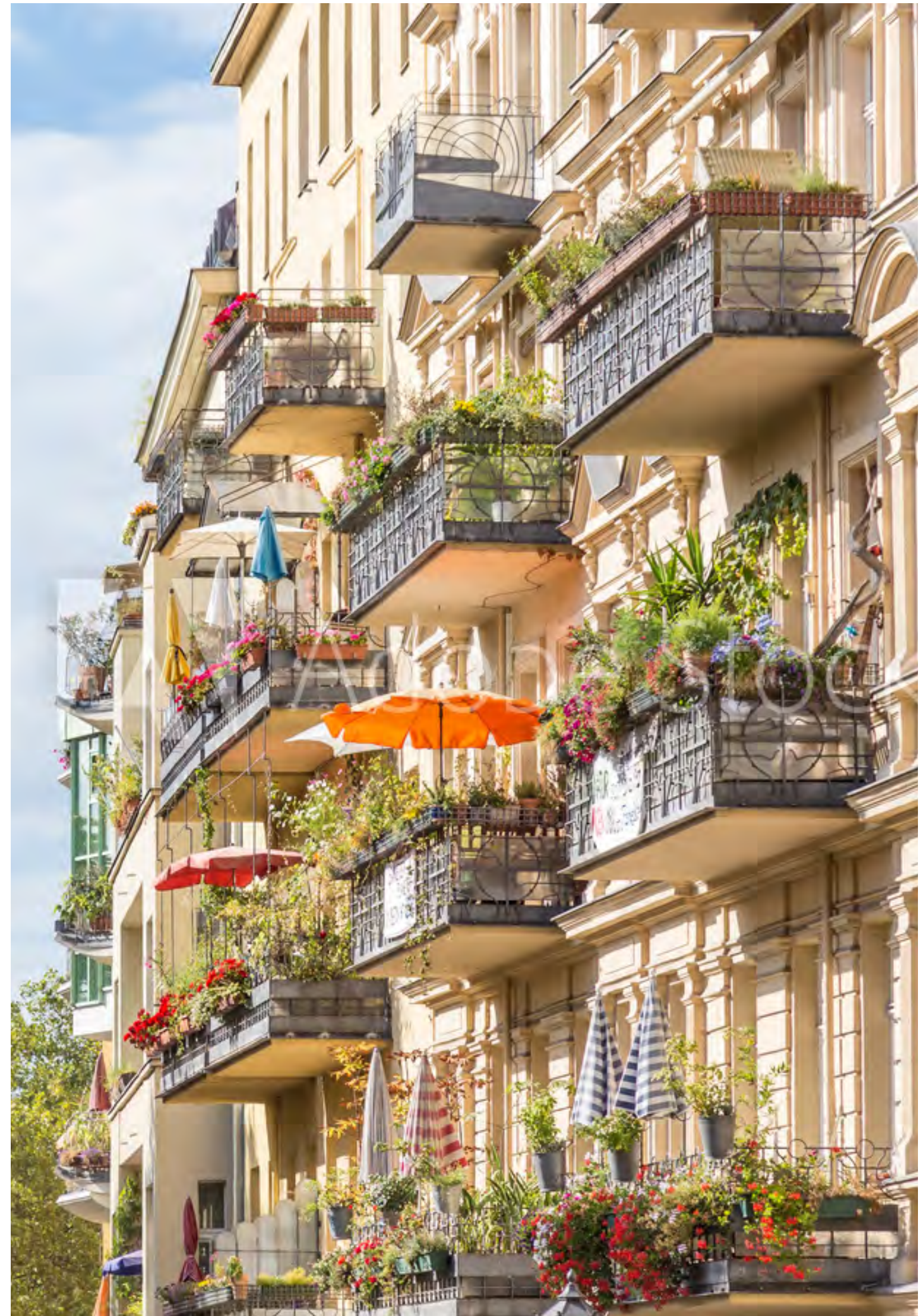
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**Towel Heater**

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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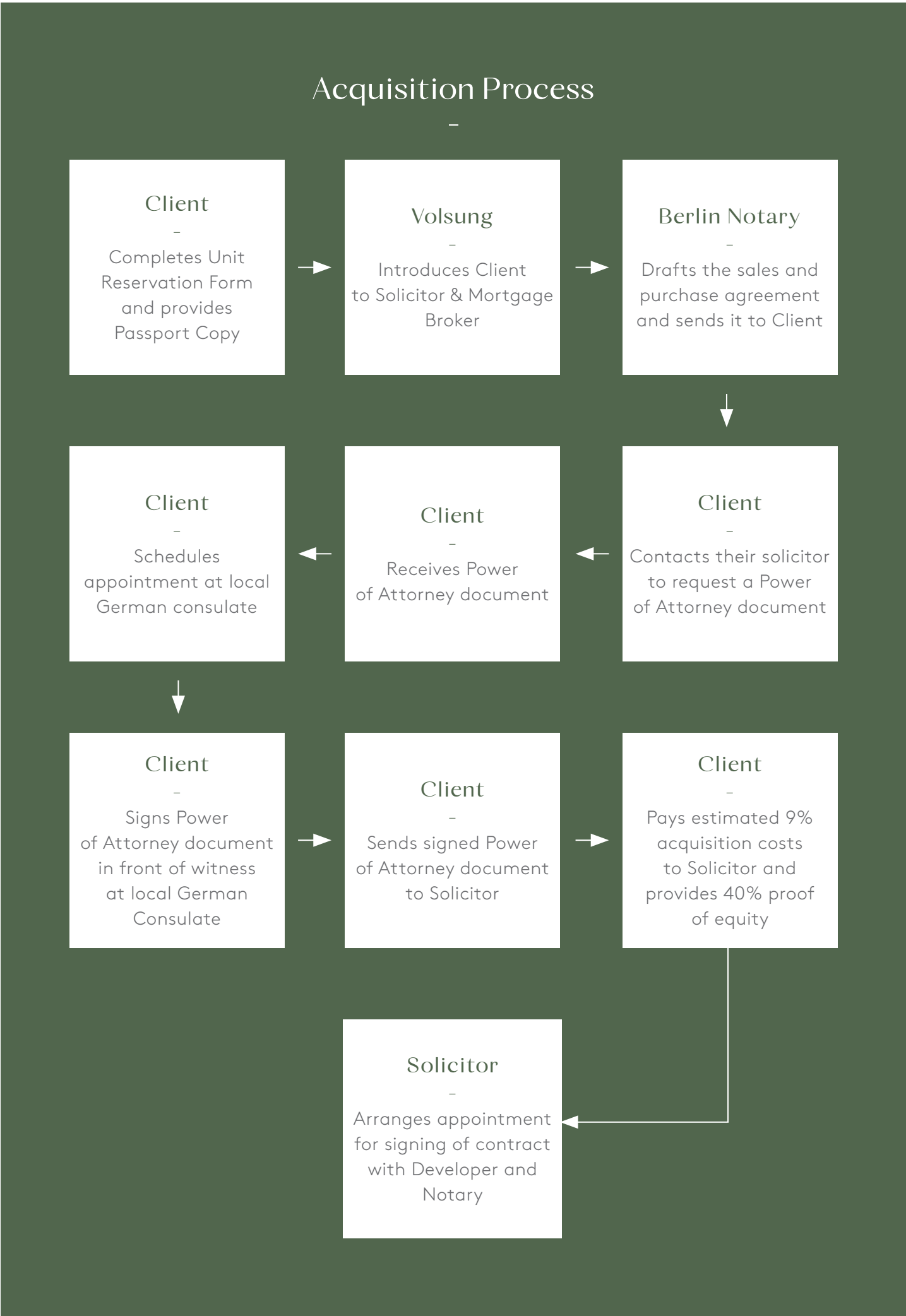
Berlin Finance

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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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