

PRESS RELEASE

90,000 square metres of commercial space – AVENTOS unveils master plan for new LUXWERK technology campus in Berlin’s Siemensstadt

- **Outcome of an innovative workshop-style process involving various stakeholders**
- **Historical GLASWERK complex to be thoroughly renovated**
- **Six new mixed-use buildings to be constructed**
- **New highrise to be built**
- **David Chipperfield Architects and Eike Becker_Architekten are commissioned with the work**

Berlin, 1 December 2022 – Together with David Chipperfield Architects and Eike Becker_Architekten, the independent investment manager AVENTOS unveiled the master plan for the first stage of its new LUXWERK urban technology campus in Berlin’s Siemensstadt. Overall, more than 90,000 square metres of sustainable commercial space will be created in Berlin-Siemensstadt that will be ideal for research, development and laboratory use as well as light manufacturing and offices.

The plans are the result of a comprehensive workshop-style process that involved five architects plus Spandau district council, the Berlin state office for the preservation of historical monuments and other public-interest groups. The process was supported by [phase eins], a project consultancy and competition manager for architecture and urban development.

“With the master plan now before us, we’ve reached a major milestone in LUXWERK’s development,” says Viktor Schulte, Development Partner at AVENTOS. He went on to add: “The workshop process was geared towards getting all stakeholders on board with the ambitions that we shared for developing this key area of Siemensstadt. We’d like to thank everyone whose participation and dedication made that process a success.”

Master plan accentuates the location’s industrial yet innovative character

The workshop process produced some ambitious objectives, especially for sustainability, traffic management, the preservation of historical monuments and flexibility in the use of space. The next few years will see the emergence on the western construction site (“Baufeld West”) of a new twelve-floor high-rise building boasting some 15,000 square metres of

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space, plus six further buildings covering 60,000 square metres in all. The historical GLASWERK is to be renovated and modernised in keeping with its listed status and will offer a further 16,000 square metres once building work is finished. All the measures envisaged for Baufeld West, which the master plan is to develop, will comply with the applicable in place building laws, enabling the new space to be offered for rent with a high degree of certainty.

“The transformation of the former OSRAM factory premises is a fantastic opportunity to tap into the innovative strength of a glassworks that has been here for nearly 100 years and to set standards in industrial architecture and construction, a typology that was new to us,” says Christoph Felger, Partner and Design Director at David Chipperfield Architects Berlin, describing the plans for the site. His work to date includes building the extension to the Kunsthaus Zürich and planning the Georg-Knorr-Park social housing project in Berlin-Marzahn, as well as being responsible for the Elbtower in Hamburg and the Nobel Centre in Stockholm.

“The highrise along Nonnendamm, where it meets Otternbuchtstraße, will create a reference point for the site and beyond and link the listed buildings to their surroundings. It will showcase the location in its broader context and give it a prominent landmark and entry point that will be visible from miles around,” adds architect Eike Becker, who is in charge of designing the high-rise building together with his colleagues. His designs have included the headquarters of the *Frankfurter Allgemeine Zeitung* newspaper in Frankfurt as well as the Spreeturm and The Garden buildings in Berlin.

The LUXWERK story

The Baufeld West makes up part of the 116,000 square metre plot along Nonnendammallee in Spandau, which AVENTOS acquired from OSRAM in summer 2021 in a sale-and-lease-back transaction. The rest of the LUXWERK space will be used long-term by OSRAM while also providing additional land for potential future development.

The historical GLASWERK in Berlin’s Siemensstadt district was built for OSRAM in 1927/28 to designs by the architect Waldemar Patti and was used for the first fully automatic mass production of light bulbs. The plant, which made machine-drawn glass, was the first of its kind in continental Europe and was regarded as groundbreaking. Most of the glassworks – including the bulb huts, batch house, machinery and boiler house, tube hut, generator house, offices and welfare building – has been preserved. There could be as many as 2,000

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people working on the site at busy times. AVENTOS expects the area covered by the Baufeld West to offer space for around 2,500 new jobs in future.

Siemensstadt was constructed in the space of just a few years in the early 20th century. Besides a large-scale industrial complex, it included modern housing estates as well as a generous amount of open and green space for the workers at the Siemens factories. Mobility was also taken into account, with the plant's own goods railway and a first tram line. Nowadays, the neighbourhood's excellent transport links are ensured by services including U-Bahn line 7, whose Paulsternstraße station is right next to the LUXWERK site. The huge Siemensstadt housing estate, which was built in the New Objectivity style, is now a UNESCO World Heritage Site.

About AVENTOS

AVENTOS is an investment manager operating in two areas of business: development and capital markets. For its Development business unit, the company acquires offices, commercial buildings, corporate property and logistics facilities with the potential for development, primarily in Germany's top seven locations and growth regions. It pursues a value investment approach, aiming to leverage value through active management. In its Capital Markets business unit, meanwhile, AVENTOS has launched an actively managed real estate equity fund – the “AVENTOS Global Real Estate Securities Fund” – which invests worldwide in 20 to 25 real estate stocks with a focus on four usage types: offices, retail, healthcare and industrial/logistics. Dr Karim Rochdi is Founder and Managing Partner of AVENTOS.

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