

---

We create  
urban spaces





Nikolas Jorzick,  
Managing Partner

Our mission  
is to make  
urban spaces  
and ecosystems  
more sustainable  
and life-enriching  
for future  
generations.

## The best values are achieved as a team

For the past 25 years, our corporate philosophy has been to make a positive contribution to improving urban ecosystems. We are actively involved in shaping work and living - the life of tomorrow - via our real estate projects. Central to our work are the needs of the users and residents of our properties. Working in partnership and on an equal footing, we develop contemporary and sustainable concepts that can respond to societal, political and economic transformation.

For our employees and partners, the values of trust, sustainability and transparency are paramount in our actions. We believe that a good team spirit creates added value for everyone and leads to enhanced results - results that make a holistically positive contribution to the built environment for the benefit of all generations to come.

Whether developing new urban neighbourhoods, actively managing the assets of our investment funds, or managing and leasing real estate, one key principle is clear to us: we can only be successful by working side by side. At HAMBURG TEAM, the skills of a wide variety of experts come together to create a synergistic collaboration. We are developers, architects, fund managers, asset managers, commercial experts, economists, engineers, construction technicians, IT specialists, property managers, finance, and marketing specialists. We see real estate from a wide variety of perspectives and can thus offer the entire spectrum of value creation over the life cycle of a property from a single source.

In our creating sustainable living spaces, we are active in the following sectors:



**Residential**



**Quarters**



**Healthcare**



**Commercial**

# The HAMBURG TEAM Group

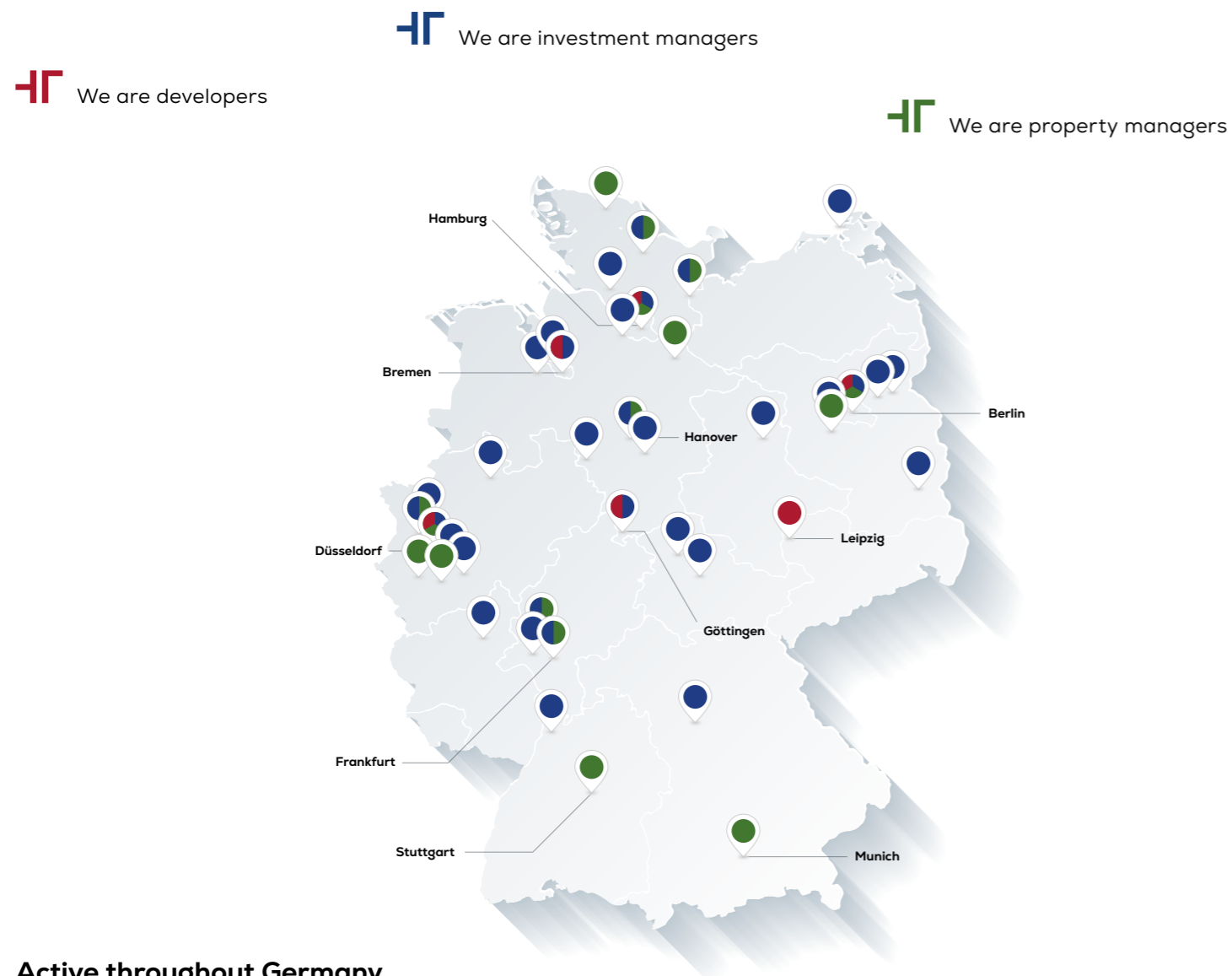
From the initial idea to managing the property - everything from a one-stop solution

HAMBURG TEAM Group covers the entire value chain in the real estate sector through its three business units Project Development, Investment Management and Property Management.

Thanks to more than 25 years of experience in the German real estate market, we have comprehensive expertise in the field of sustainable residential and commercial construction as well as in the development of mixed-use neighbourhoods.

We offer sophisticated fund products and high-quality property management to complement the offering of our owner-managed company.

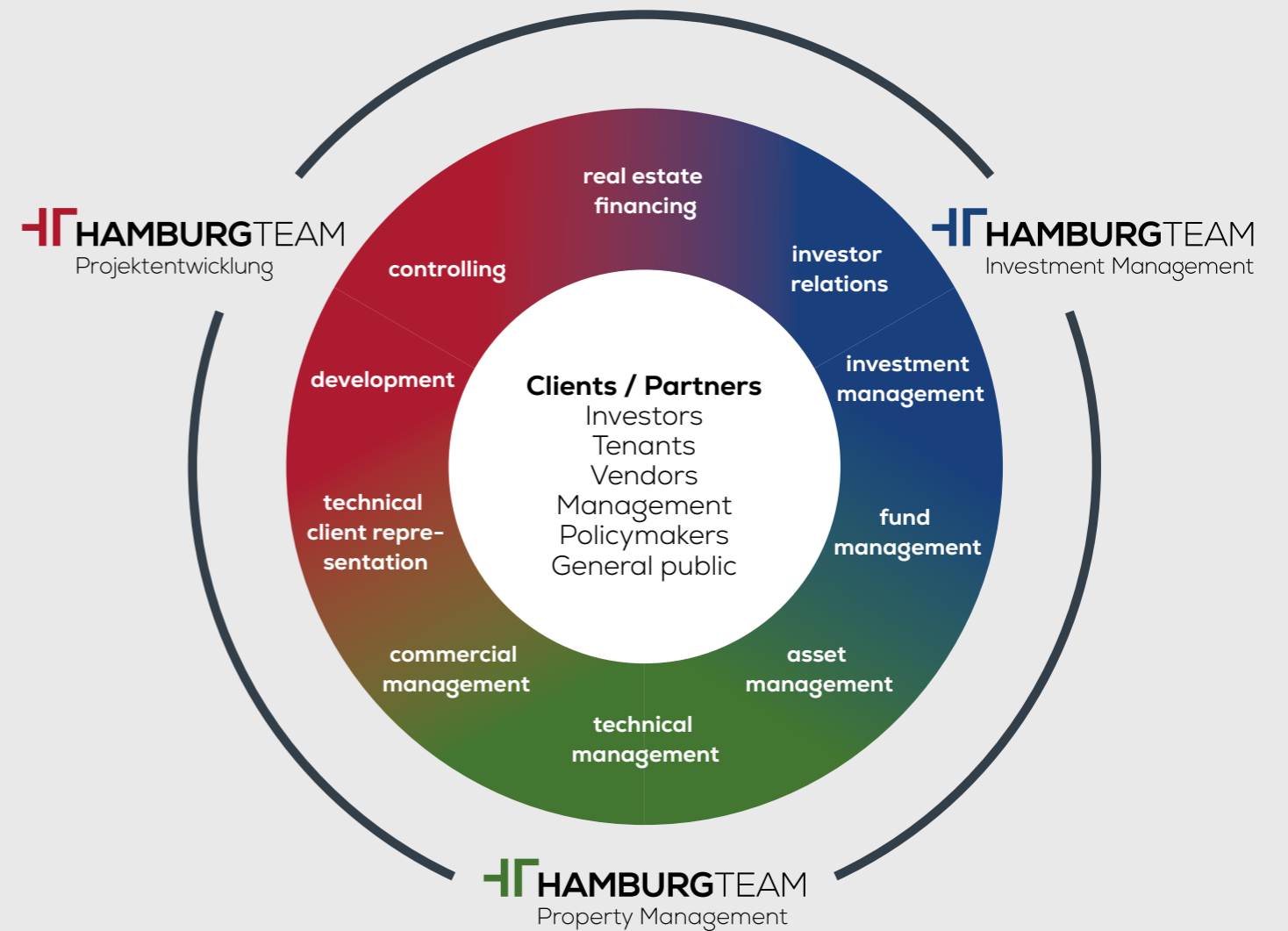
More than 80 employees work at our locations in Hamburg and Berlin. Our corporate philosophy is characterised by flat hierarchies and values such as trust, responsibility and a spirit of partnership.



## Active throughout Germany

HAMBURG TEAM carries its origins in its name. Today, we are active all over Germany by means of our business divisions.

# HAMBURGTEAM



## More than the sum of our parts

The successful implementation of our projects requires a combination of institutional competence, in-depth technical and construction expertise and operational efficiency. The HAMBURG TEAM Group bundles these competencies in three interrelated business units.



# Challenging concepts

**HAMBURGTTEAM**  
Projektentwicklung

**At the beating heart of the city**  
HAMBURG TEAM Projektentwicklung is active throughout Germany as a self-investing developer. The focus of our work is the creation of sustainable urban living spaces for living and working.

Long-standing knowledge of the real estate market, a distinct sense for, and understanding of, development potential as well as profound expertise in the field of residential construction, act as a guarantor for individual and high-quality real estate products, the design of which being meticulously conceived down to the last detail.

Developed residential and commercial space

**750,000**  
square metres

Completed projects

**> 80**

Current volume of developments

**€ 1.3 billion**



**Sartorius Quarter**  
**Residential and commercial quarter**  
The former factory site of Sartorius AG has become Göttingen's new quarter with a sophisticated mixed-use concept. The redeveloped historic core has been combined with various new building features such as a hotel and smart apartments.

[sartorius-quartier.de](http://sartorius-quartier.de)



# Growing value for the future



Properties

# 59

Investment volume

# € 2.5 billion

Funds

# 12

**We invest into good partnerships**  
HAMBURG TEAM Investment Management is a strategic partner for institutional investors. The company has comprehensive real estate and capital market knowledge and follows a holistic approach to service that spans the entire real estate cycle.

Its activities focus on tailored investment concepts and active asset management of real estate portfolios Germany-wide. Investors benefit from excellent access to sustainable and attractive real estate projects.



**Neu-Schöneberg**  
**Sustainable quarter with distinction**  
Located in Berlin, the residential property of the Urbane WohnWe fund has been awarded the DGNB platinum certificate. The development's innovative energy concept has reduced the property's CO<sub>2</sub> emissions by around 40 percent.

# Fund concepts upon which you can build

HAMBURG TEAM Investment Management is there where demand and return opportunities grow. This means we respond to market changes and invest in contemporary residential and commercial properties in urban and sustainable locations. Urban density stands for diversity and is the basis for the implementation of a wide range of individual living concepts. It is therefore no surprise that we are primarily active in major cities and their metropolitan regions. Our projects have high potential for value appreciation, and we set our focus on the following asset classes:



## Residential

A mix of privately financed, moderately priced and subsidised housing, coupled with conservative rent determination and purchase pricing, leads to sustainable asset values and stable dividend returns. Early involvement in new construction projects gives us the opportunity to respond quickly to changes in market conditions. When purchasing properties, we utilize attractive development loans with additional repayment subsidies and KfW (Credit Institute for Reconstruction) programmes, thereby minimizing financing risks and bringing stability to the portfolio.



## Urban quarters

The asset class "quarters" combines different types of real estate that are situated in a spatial context. A broad spectrum of residential uses brings vitality to the neighbourhood and offers stability in terms of earnings. Commercial buildings benefit from this environment and can simultaneously assume local supply functions for the entire neighbourhood. We combine this with holistic neighbourhood management, which leads to an increasing quality of life for all residents and users, and ultimately leads to the creation of an individual community.



## Contemporary office concepts

The past few years have fundamentally changed the world of work and the demands placed on sustainably attractive buildings. Modern office space concepts must focus on communication, corporate culture and the well-being of employees. Sustainability requirements necessitate the transformation and refurbishment of existing buildings. Whilst this requires massive, targeted investment and a high level of technical expertise, it also offers our investors significantly rising initial yields and risk premiums for a very attractive risk-return ratio within the new market cycle.



## Healthcare

Demographic change is driving demand for suitable housing for seniors. As a result, stable rental income is secured over the long term and the asset class is crisis-proof and independent of economic cycles. In our investments, we attach importance to energy-efficient building structures, concepts that are close to the quarter and oriented toward living, and operators who live up to their responsibility as employers. We focus on outpatient forms of care, such as assisted living or inpatient-ambulatory mixed care arrangements.

# Property and tenants in safe hands



**HAMBURGTTEAM**  
Property Management

Units under management

2,100

Properties

64

Net rental income p. a.

€ 38 million

## More than just management

HAMBURG TEAM Property Management provides commercial and technical administration as well as leasing management for properties throughout Germany.

Befitting the expertise of the HAMBURG TEAM Group in the field of high-quality residential construction and the development of functionally mixed urban quarters, the focus is on the management of inner-city property portfolios.



## Vogelweide

### Central living with mobility appeal

In the immediate vicinity of Hamburg's Dehnhaide subway station, this project comprises of 147 new apartments - around 30 percent being subsidized housing. We also manage the property, which was subsequently transferred to one of our funds.



# Sustainability at HAMBURG TEAM

## Environmental, Social, Governance

With our projects, we actively participate in the further development of cities and are very conscious of the fact that in doing so, we also assume responsibility for people and the environment. For those who live in them, but also for those with whom we work together on our projects. We therefore ensure that all our actions are guided by the criteria of environmental, social and governance (ESG) - all processes and aspects of our work are ESG-compliant.

Buildings account for approximately 40% of energy consumption and emissions in the European Union. The **responsibility** we have as developers, investment managers and property managers is therefore considerable, and we strive to uphold this in every action we undertake.

This begins with efficient planning of our projects, continues with green or retention roofs and rainwater management, and ultimately finds expression in the use of renewable energy sources and stringent energy standards.

To ensure that we are always at the forefront of ESG developments, we have established a **cross-group task force** specifically for this purpose. Experts from different fields contribute their valuable expertise to further advance sustainability issues at company and project level.

We attach the utmost importance to taking **social aspects** into account. The safety, health and diversity of our employees are our top priorities. In our housing funds, we invest at least 30% in subsidized and affordable housing. With our two funds for age-appropriate housing, we are addressing the increasing importance of **demographic change**. All purchases are subject to ESG due diligence in accordance with agreed assessment criteria.



Signatory of:



In addition, we only initiate ESG strategy funds in accordance with Article 8 or 9 of the EU Sustainable Finance Disclosure Regulation. Since 2019, we have also been a partner of the investor initiative PRI - Principles for Responsible Investments and participate in multiple committees at the ESG Circle of Real Estate initiative, in short ECOPE.

We became a member of the German federal initiative **Impact Investing** in July 2023. In working groups and within the scope of various projects, we are actively involved in the expansion and deepening of impact investing in Germany. The initiative pursues the vision of regenerative investing and economic activity that respects both ecological limits and social standards.



## Gasstraße

### Innovative new office building in Hamburg

As a partially timber hybrid building with facade and intensive roof greening, the new office building on Gasstraße in Hamburg-Bahrenfeld has a great deal to offer in terms of sustainability. Furthermore, rainwater harvesting and photovoltaic systems are planned, as well as the use of geothermal energy.



The **exchange of ideas** in a spirit of partnership with other market participants is likewise of particular importance to us. With our membership in the Coalition for Timber Construction and through our innovation partnership with Madaster, the platform for circular construction, it is precisely here that we are taking action.

Availability and collection of data, such as by means of software-based building information modelling, are essential in the implementation of ESG measures, so the issue of **digitalisation** is also of major importance in the fulfilment of ESG strategies. We are currently in the process of implementing a digital consumption data collection system for all HAMBURG TEAM properties.





Project reference

# Schreibfederhöfe

## Prime neighbourhood location in central Berlin

A former quill factory, which is under heritage protection, was consolidated with the addition of an office building and a partial increase in the building's height. Around 216 new rental and owner-occupied apartments were created between Weserstrasse and Boxhagener Strasse, being supplemented by large-scale retail.

**LOCATION** Berlin-Friedrichshain, Boxhagener Strasse 76-78 / Weserstrasse 44-45

**PROPERTY** approx. 8,600 m<sup>2</sup>

**PROJECT VOLUME** approx. 28,500 m<sup>2</sup> GFA

**USAGE** approx. 14,600 m<sup>2</sup> living space, 2,200 m<sup>2</sup> retail/local amenities, 7,600 m<sup>2</sup> office space, 92 parking spaces in two underground garages

[schreibfederhoeefe.de](http://schreibfederhoeefe.de)





Project reference  
**maxfrei**



## Quarter development in Düsseldorf-Derendorf

Realisation of a mixed-use, green quarter on the former site of the Düsseldorf juvenile detention centre. Flanked by two five-story office buildings, the neighbourhood entrance on Ulmenstrasse is characterised by the former prison chapel, which will be used for residential purposes in the future. Located behind the chapel on Metzger Strasse, more than 500 new apartments are to be built, some of which will be subsidised, and others which will be student apartments or owner-occupied apartments. A daycare centre is also planned, as well as retail space and restaurants in the ground-floor areas.

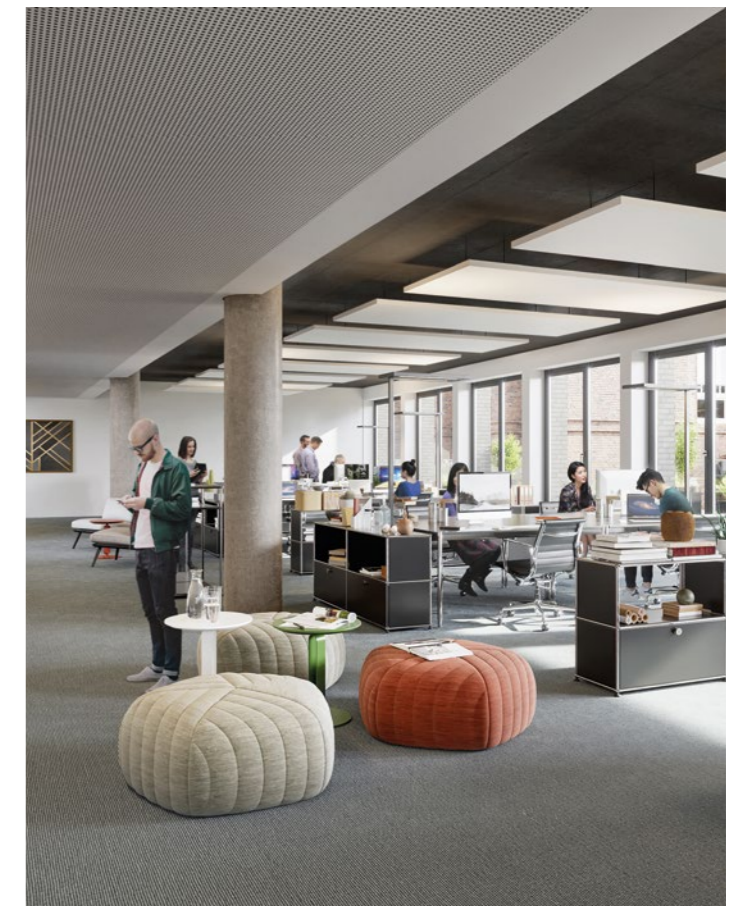
**LOCATION** Düsseldorf-Derendorf, Ulmenstrasse 95-101

**PROPERTY** approx. 32,800 m<sup>2</sup>

**PROJECT VOLUME** approx. 61,600 m<sup>2</sup> GFA

**USE** approx. 32,200 m<sup>2</sup> residential space, approx. 15,600 m<sup>2</sup> office and commercial space, approx. 509 underground parking spaces

[maxfrei-quartier.de](http://maxfrei-quartier.de)



# HAMBURGTEAM

 We are developers

 We are investment managers

 We are property managers

