

Property

Plan

Eight Floors

Construction history – Size

Haus Gorbatschow 1900, Haus Oetker 1962, Haus Franklin 1982, full modernisation of all buildings 2015–2016

Rental area (NSA)
approx. 39,500 sq m

Surface area Haus Franklin (GSA)
approx. 43,100 sq m

Surface area Haus Oetker (GSA)
approx. 5,509 sq m

Surface area Haus Gorbatschow (GSA)
approx. 2,247 sq m

Surface area standard floor Haus Franklin (NSA)
approx. 4,500 sq m

Surface area standard floor Haus Oetker (NSA)
approx. 675 sq m

Surface area standard floor Haus Gorbatschow (NSA)
approx. 390 sq m

Divisible starting with
areas approx. 500 sq m in size

Features

New build of an architecturally impressive glass tower

Refurbishment of entrance areas - creation of a representative lobby with lounge character

Brand new servicing and maintenance facilities

Addition of ventilation and heating to all areas (optional air-conditioning or mechanical ventilation system)

Exterior sun and glare protection with automated controls

Generous ceiling heights of between approx. 2.85 - 3.20 metres

State of the art IT facilities (CAT 7) and climate-controlled server rooms in each unit

Representative entry and lounge area with reception, retail and service points (kiosks, dry cleaners, café)

In-house restaurant, canteen, café, kindergarten and gym

Courtyards and outdoor areas with seating and greenery

Rooftop terrace with conference rooms available for rental

Underground car park, outdoor parking lots and bicycle stands

Location

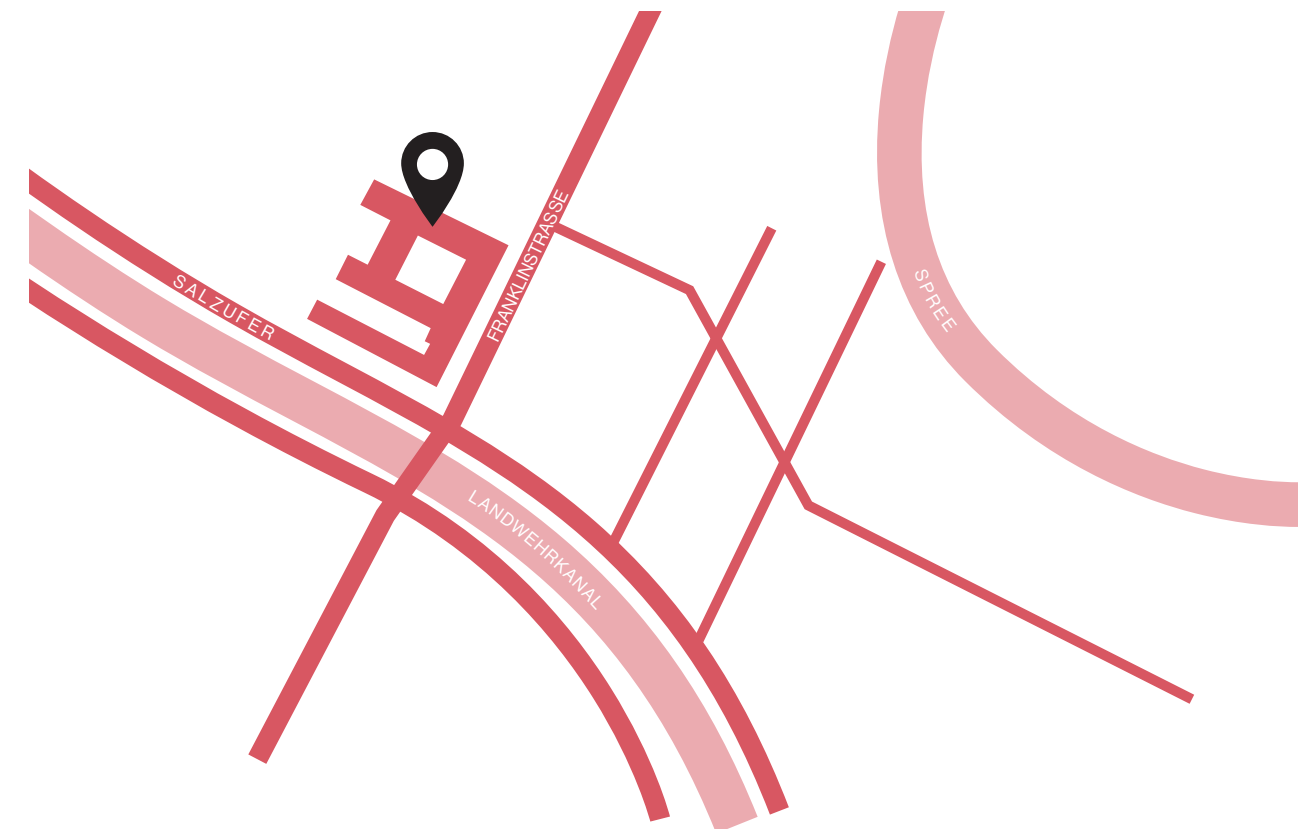
Directly adjacent to the TU and PTP institute campuses

In close proximity to the office locations Ernst-Reuter-Platz (Deutsche Bank Campus, Telekom) and the KPM Quartier am Tiergarten (Federal Medical Chamber, National Association of Statutory Health Insurance Physicians and the Joint National Committee)

Perfect travel connections (S-Bahn and U-Bahn, busses, car, bicycle)




Close to Berlin-Tegel Airport (TXL)

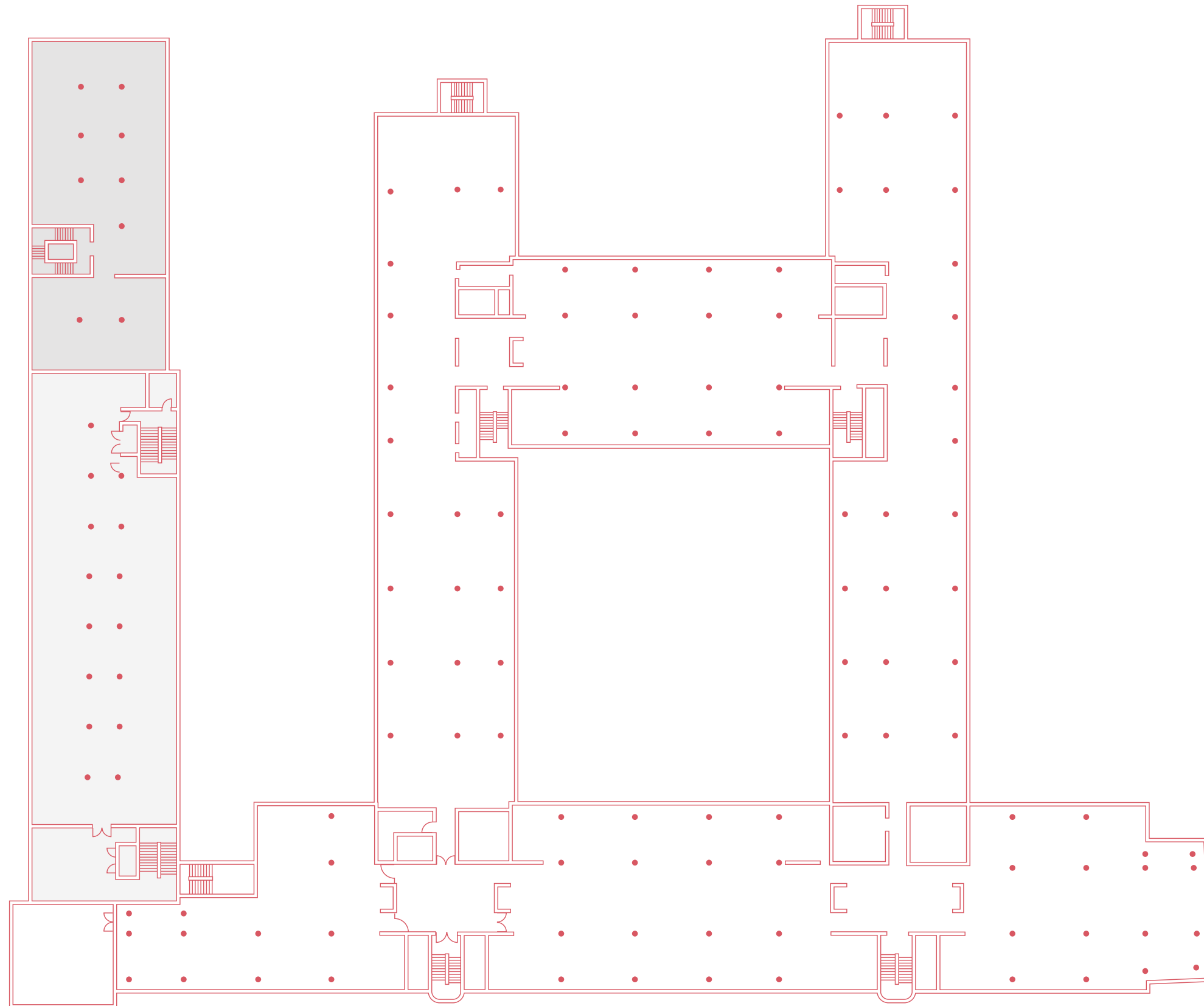
Diverse recreational areas and parks (Tiergarten, Zoo, Landwehr Canal and Spree River) are all within walking distance



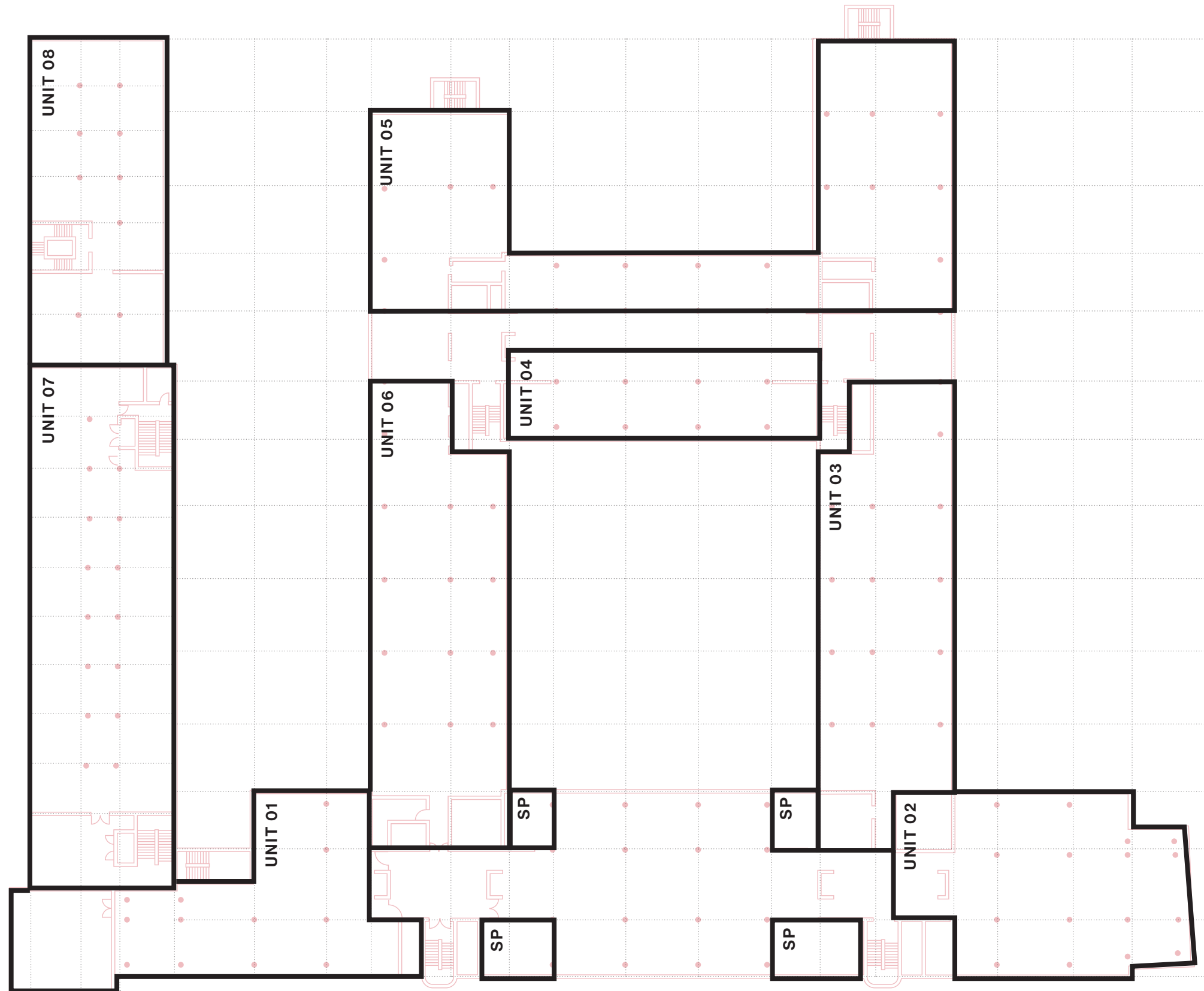
Ground floor

Franklinstraße 28–29
Salzufer 11–12
10587 Berlin

-  Haus Gorbatschow
-  Haus Oetker
-  Haus Franklin



Ground floor units



Stats

Unit 01
Haus Franklin
RA/T: approx. 490 sq m

Unit 02
Haus Franklin
RA/T: approx. 390 sq m

Unit 03
Haus Franklin
RA/T: approx. 590 sq m

Unit 04
— Café
Haus Franklin
RA/T: approx. 300 sq m

Unit 05
— Kindergarten
Haus Franklin
RA/T: approx. 835 sq m

Unit 06
— Restaurant
Haus Franklin
RA/T: approx. 395 sq m



Unit 07
Haus Oetker
RA/T: 650 sq m

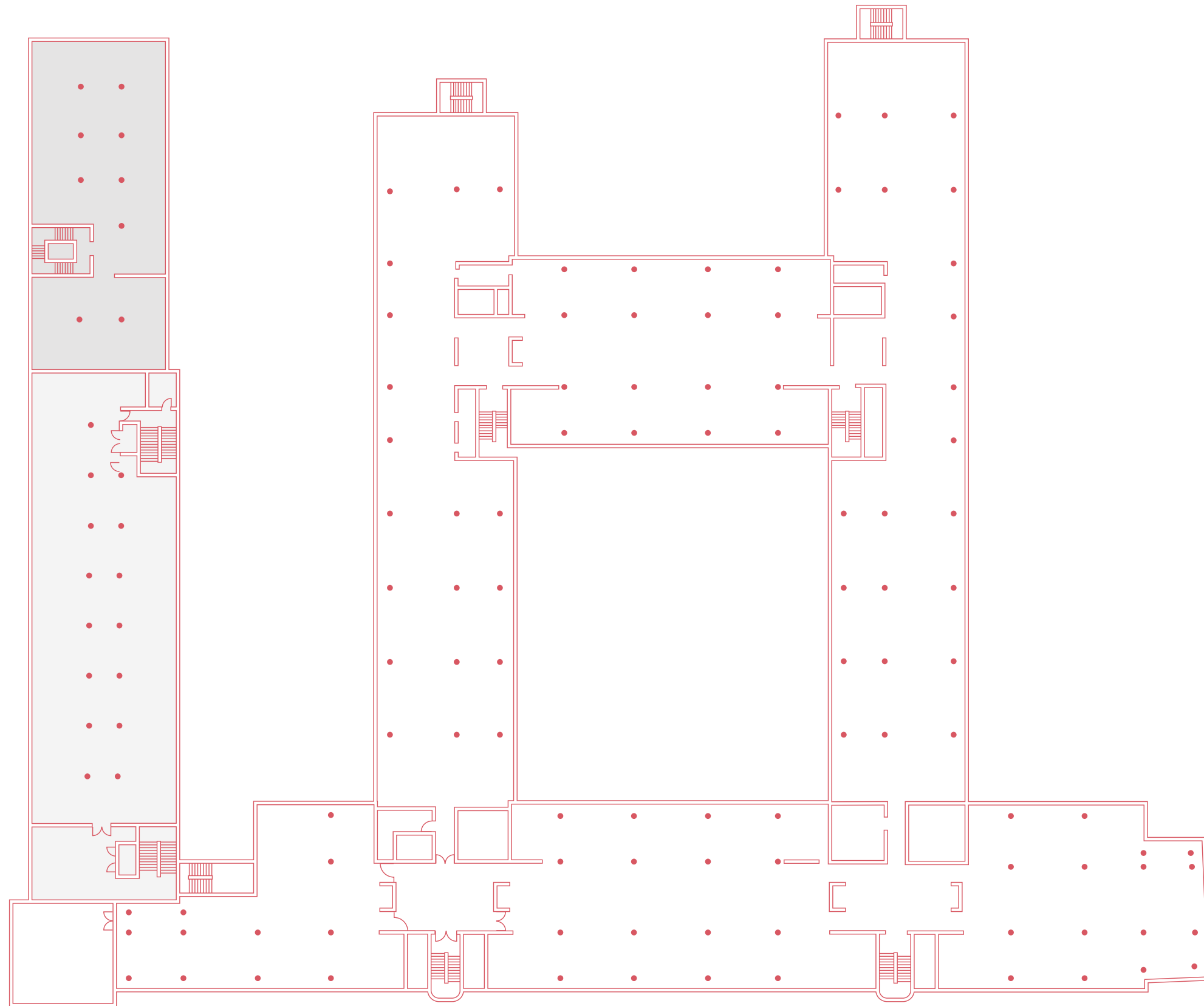
Unit 08
Haus Gorbatschow
RA/T: 335 sq m

Service Points
— Post / Café / Kiosk / Reception
Haus Franklin
RA/T: 28 sq m / 29 sq m / 45 sq m / 45 sq m

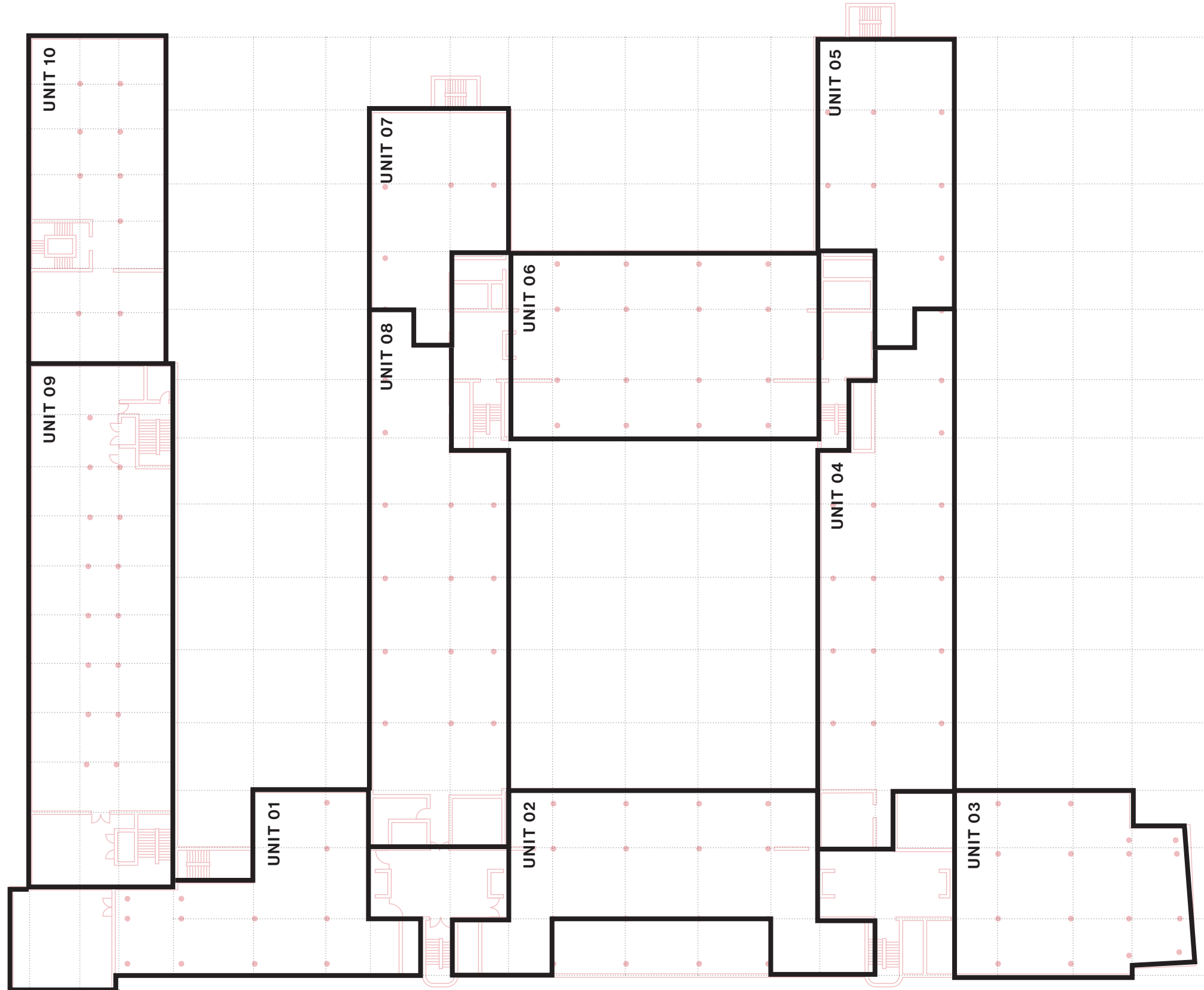
First floor 01

Franklinstraße 28–29
Salzufer 11–12
10587 Berlin

-  Haus Gorbatschow
-  Haus Oetker
-  Haus Franklin



First floor 01 units



Stats

Unit 01
Haus Franklin
RA/T: approx. 500 sq m

Unit 02
Haus Franklin
RA/T: approx. 540 sq m

Unit 03
Haus Franklin
RA/T: approx. 520 sq m

Unit 04
Haus Franklin
RA/T: approx. 650 sq m

Unit 05
Haus Franklin
RA/T: approx. 378 sq m

Unit 06
Haus Franklin
RA/T: approx. 600 sq m

Unit 07
Haus Franklin
RA/T: approx. 275 sq m




Unit 08
Haus Franklin
RA/T: approx. 675 sq m

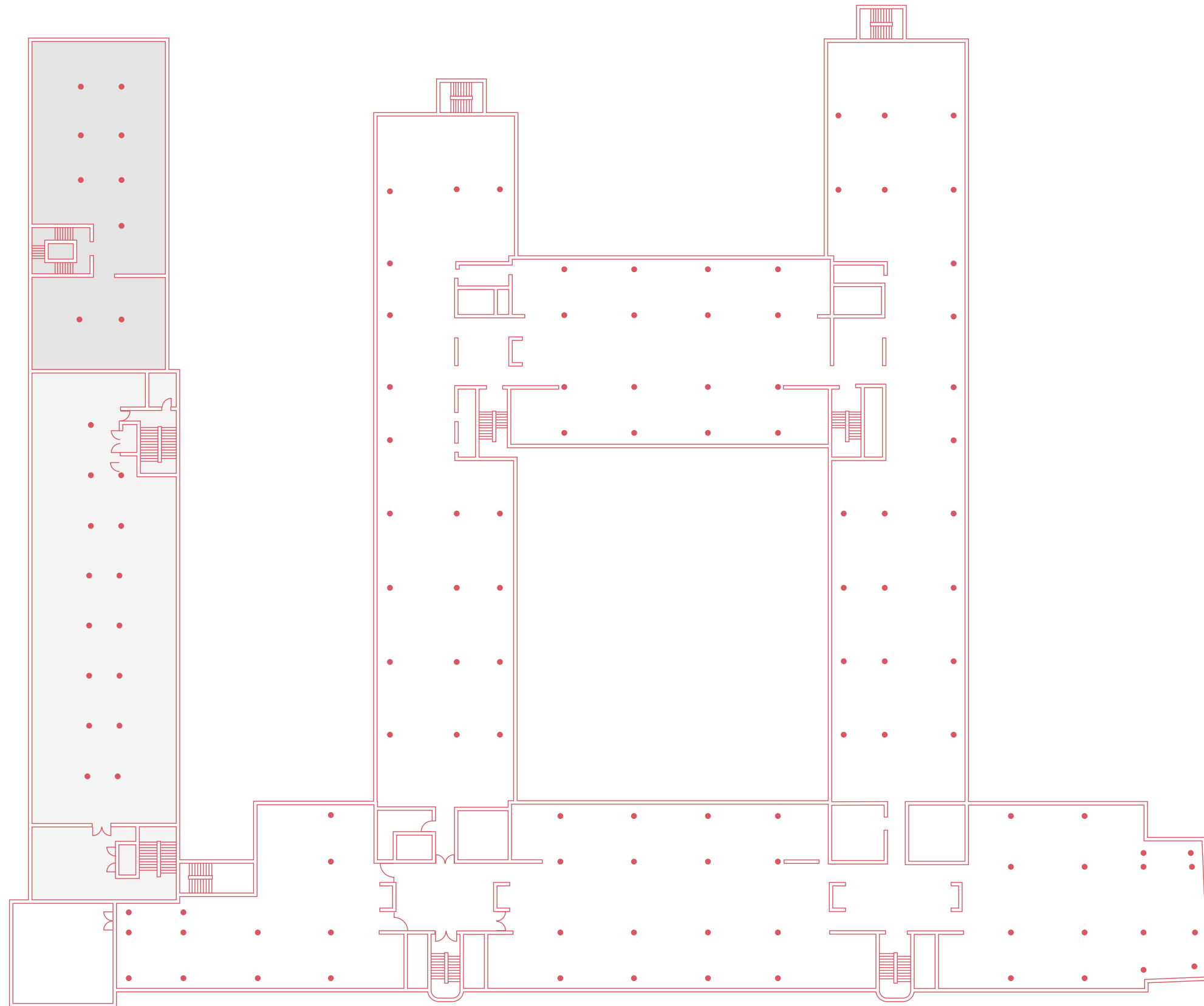
Unit 09
Haus Oetker
RA/T: approx. 675 sq m

Unit 10
Haus Gorbatschow
RA/T: approx. 390 sq m

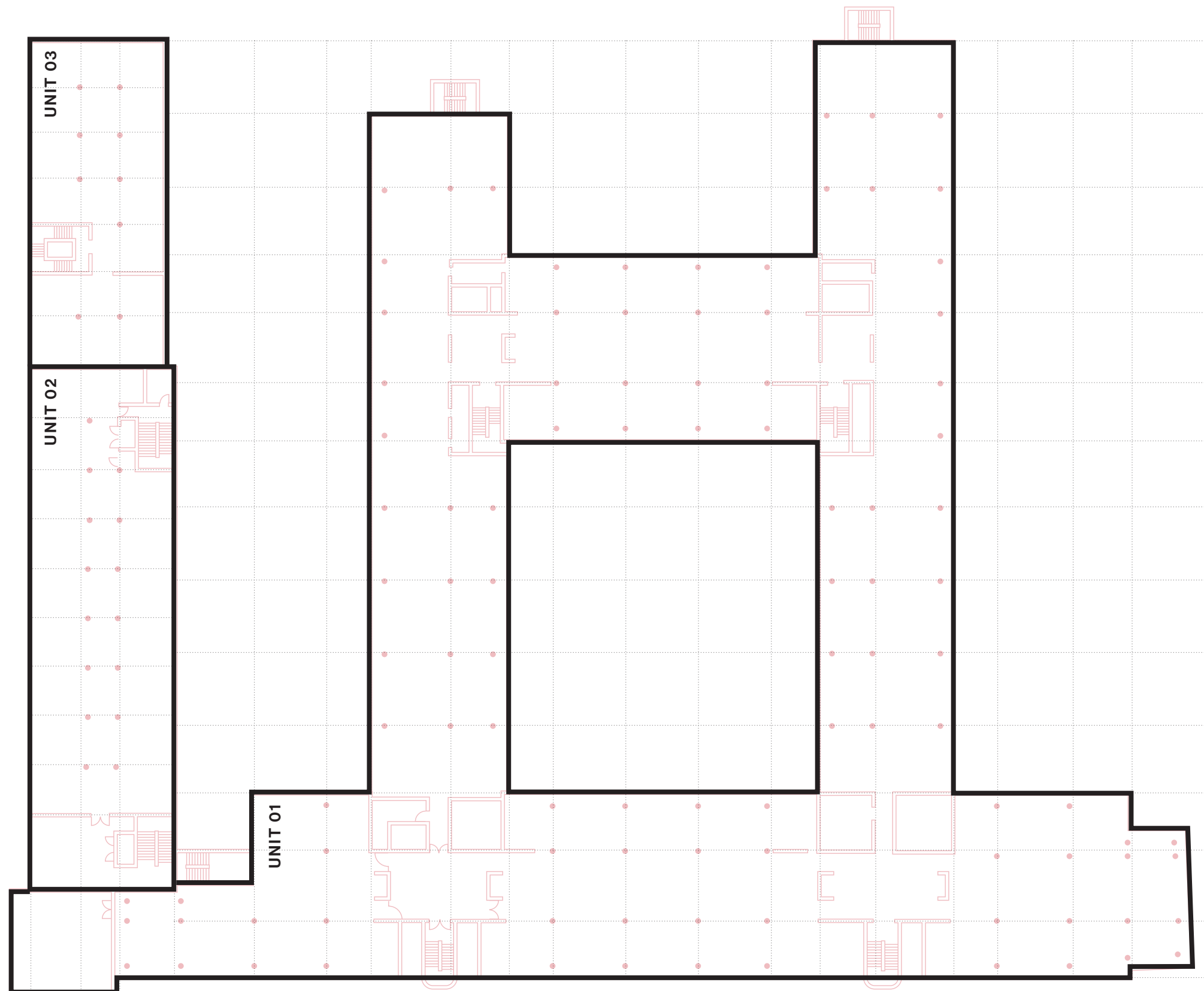
Second floor 02

Franklinstraße 28–29
Salzufer 11–12
10587 Berlin

-  Haus Gorbatschow
-  Haus Oetker
-  Haus Franklin



Second floor 02 units



Stats




Unit 01
Haus Franklin
RA/T: approx. 4,500 sq m

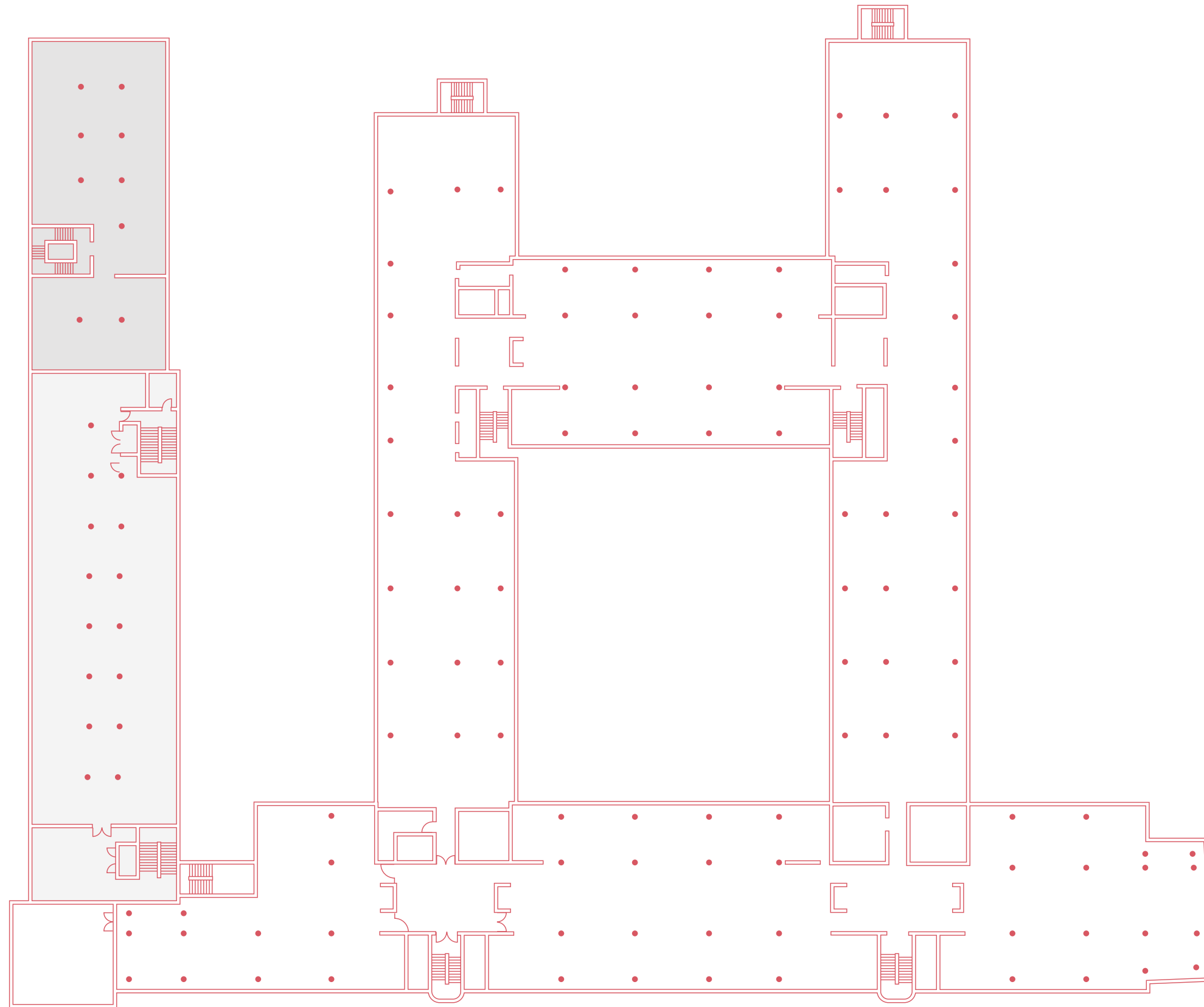
Unit 02
Haus Oetker
RA/T: approx. 675 sq m

Unit 03
Haus Gorbatschow
RA/T: approx. 390 sq m

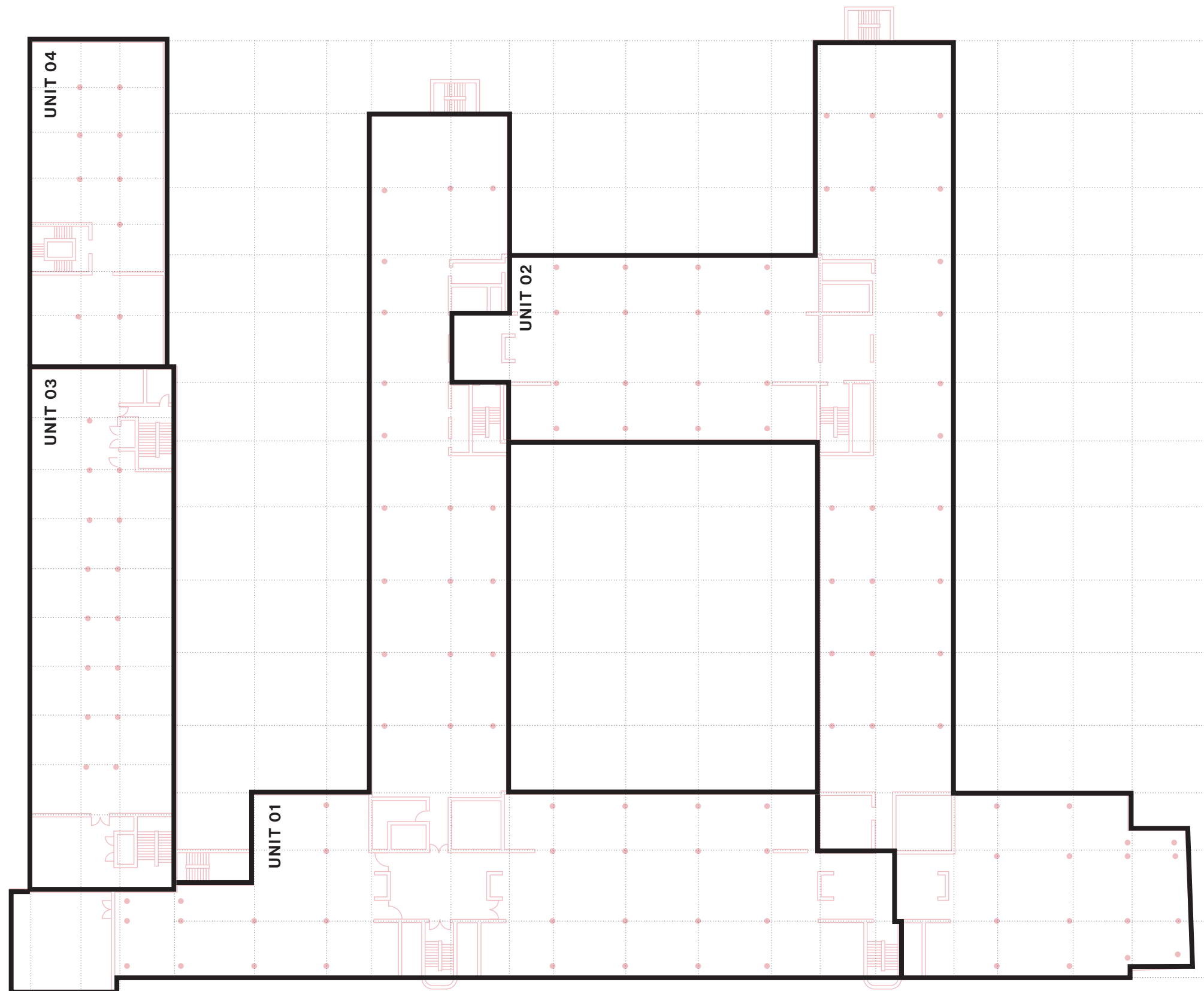
Third floor 03

Franklinstraße 28–29
Salzufer 11–12
10587 Berlin

-  Haus Gorbatschow
-  Haus Oetker
-  Haus Franklin



Third floor 03 units



Stats

Unit 01
Haus Franklin
RA/T: approx. 2,180 sq m




Unit 02
Haus Franklin
RA/T: approx. 2,175 sq m

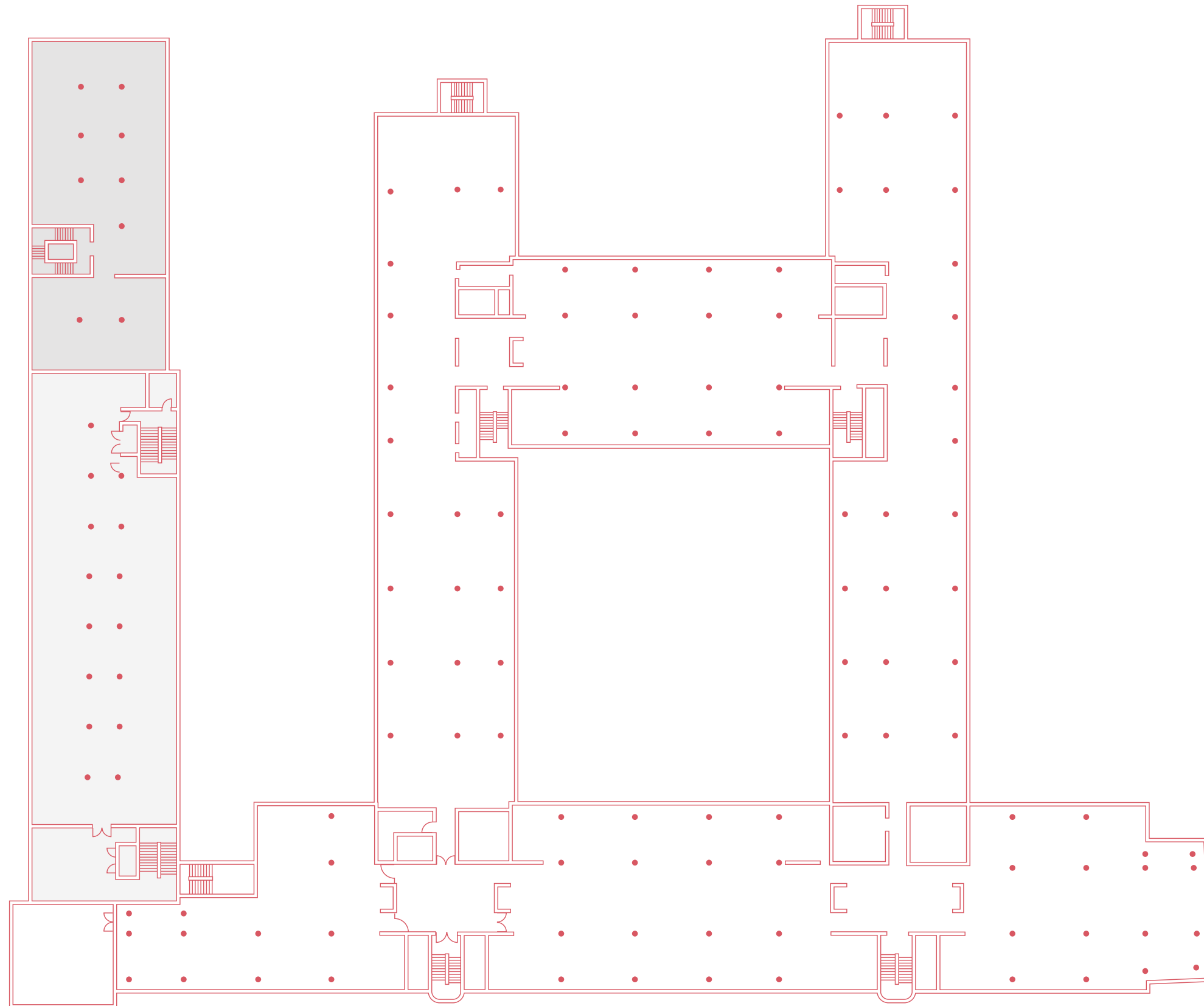
Unit 03
Haus Oetker
RA/T: approx. 675 sq m

Unit 04
Haus Gorbatschow
RA/T: approx. 390 sq m

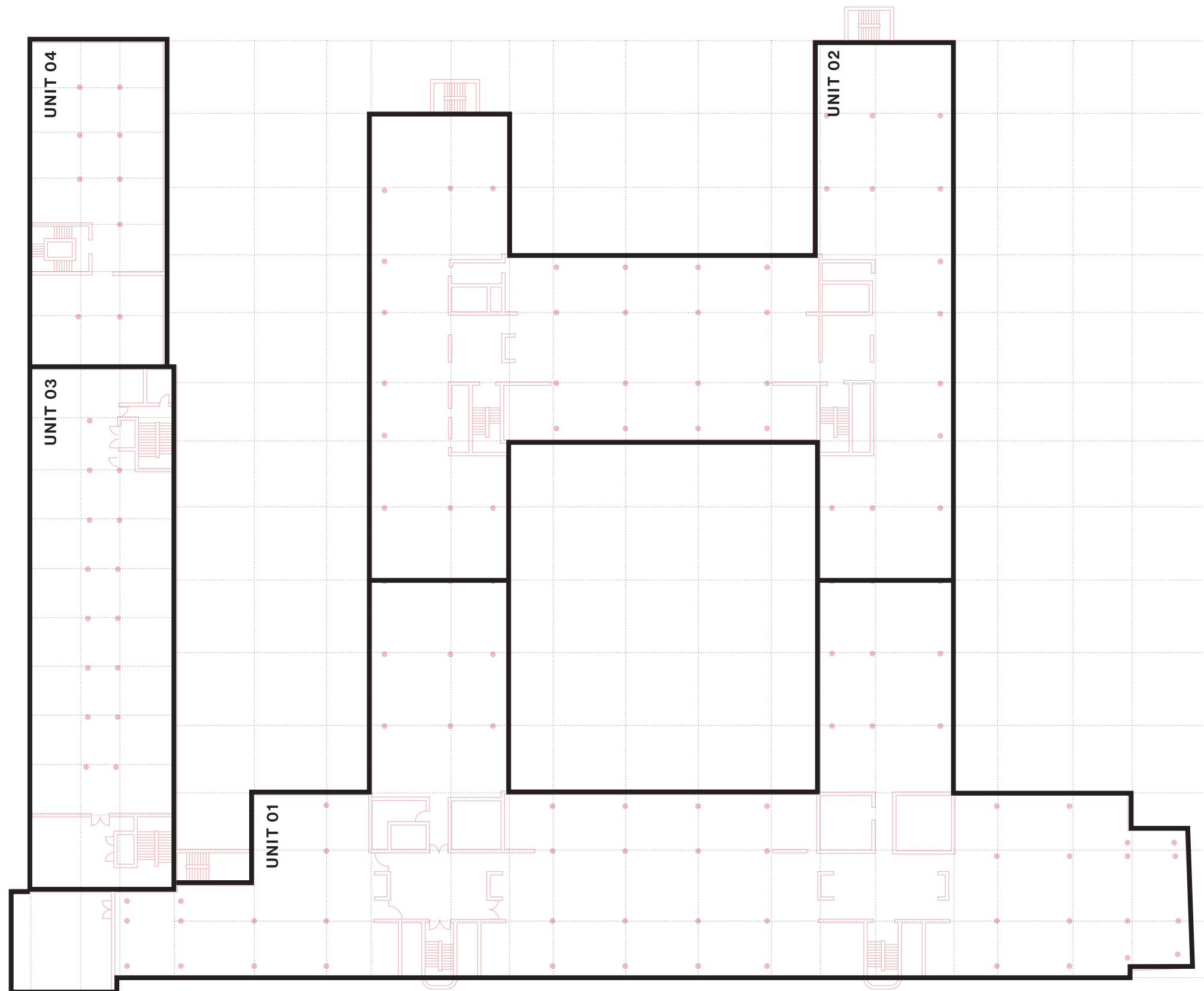
Fourth floor 04

Franklinstraße 28–29
Salzufer 11–12
10587 Berlin

-  Haus Gorbatschow
-  Haus Oetker
-  Haus Franklin



Fourth floor 04 units



Stats

Unit 01
Haus Franklin
RA/T: approx. 2,500 sq m



Unit 02
Haus Franklin
RA/T: approx. 1,950 sq m

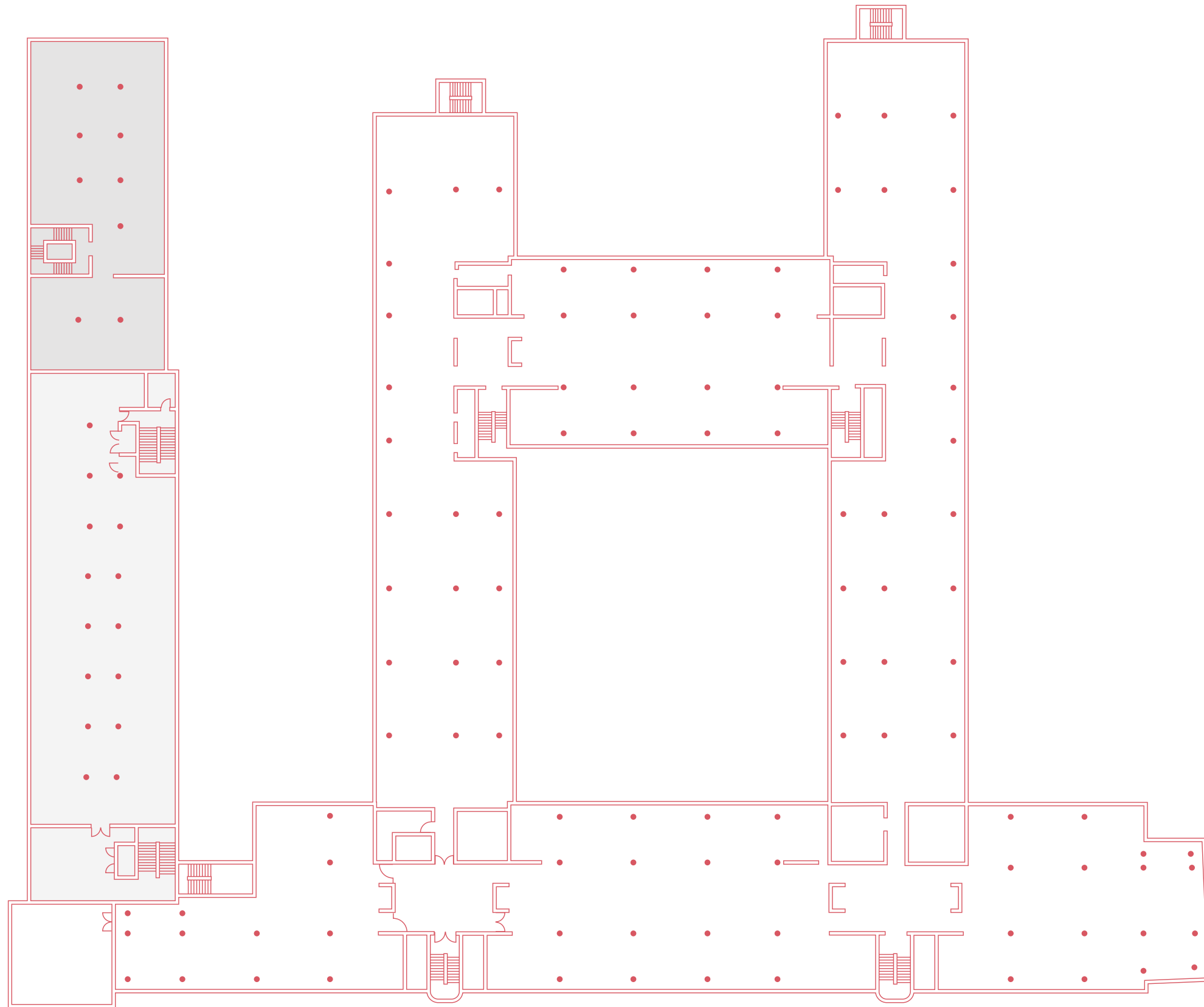
Unit 03
Haus Oetker
RA/T: approx. 675 sq m

Unit 04
Haus Gorbatschow
RA/T: approx. 390 sq m

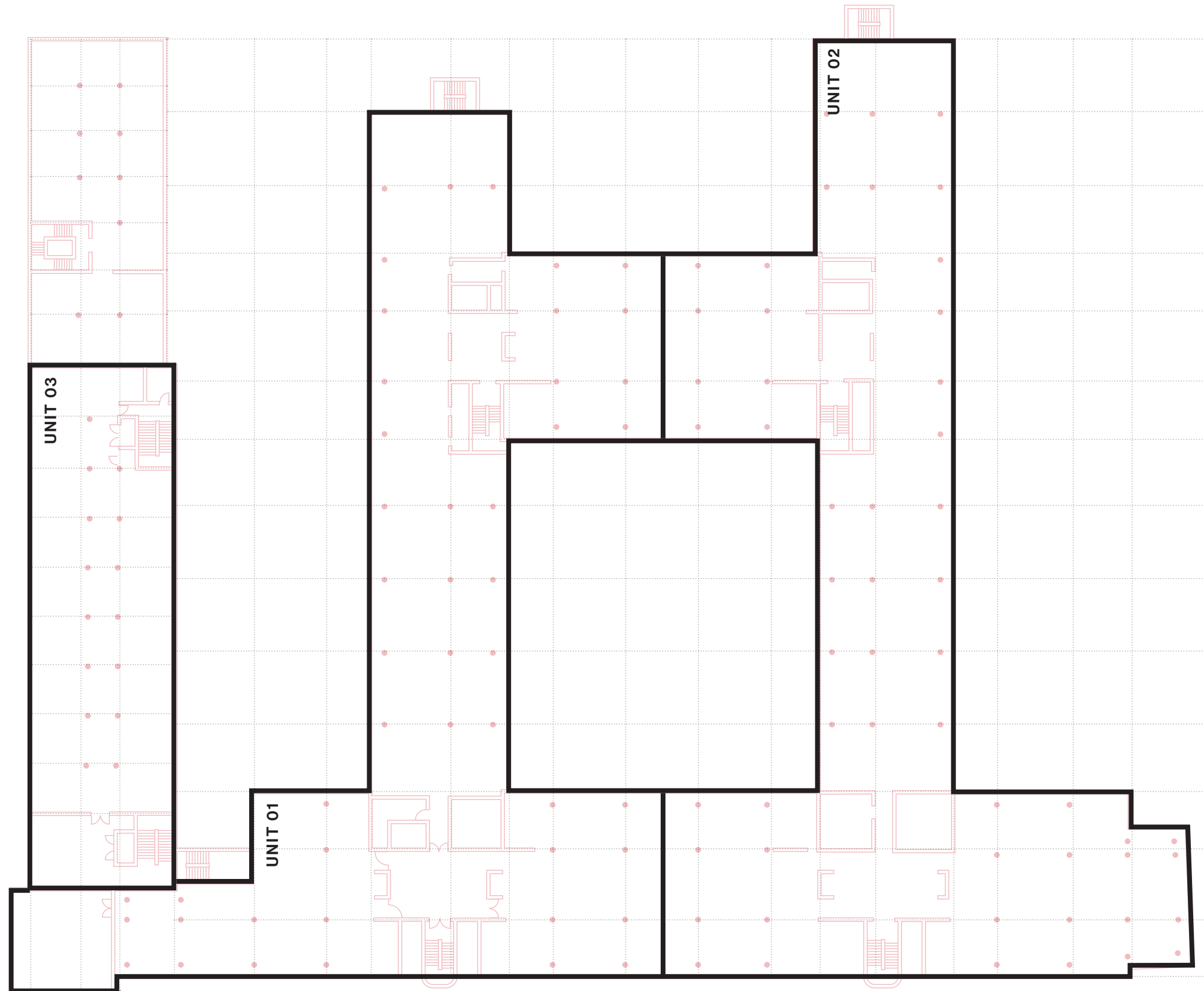
Fifth floor 05

Franklinstraße 28–29
Salzufer 11–12
10587 Berlin

-  Haus Gorbatschow
-  Haus Oetker
-  Haus Franklin



Fifth floor 05 units



Stats




Unit 01
Haus Franklin
RA/T: approx. 2,180 sq m

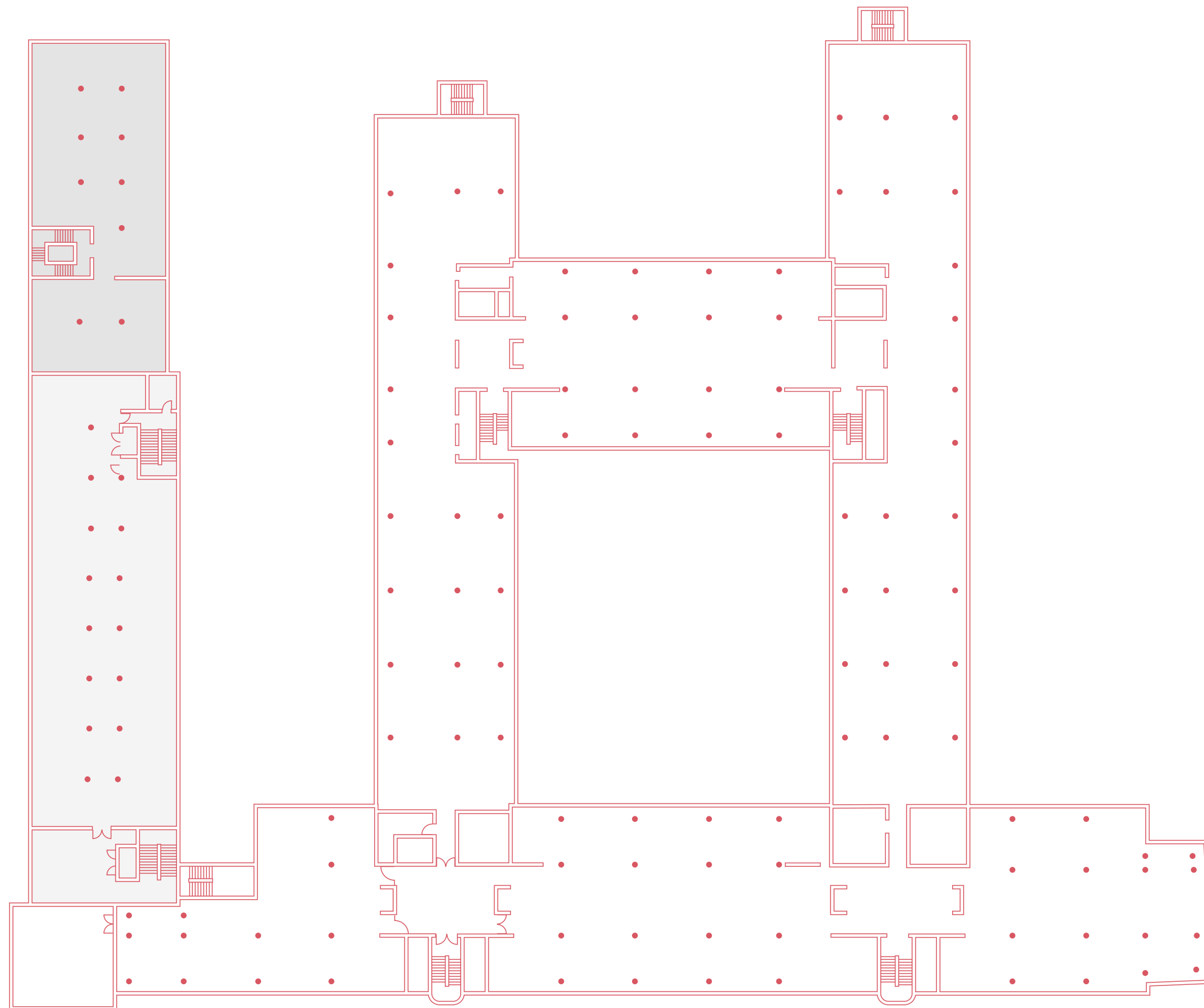
Unit 02
Haus Franklin
RA/T: approx. 2,270 sq m

Unit 03
Haus Oetker
RA/T: approx. 675 sq m

Sixth floor 06

Franklinstraße 28–29
Salzufer 11–12
10587 Berlin

-  Haus Gorbatschow
-  Haus Oetker
-  Haus Franklin



Sixth floor 06 units






Stats

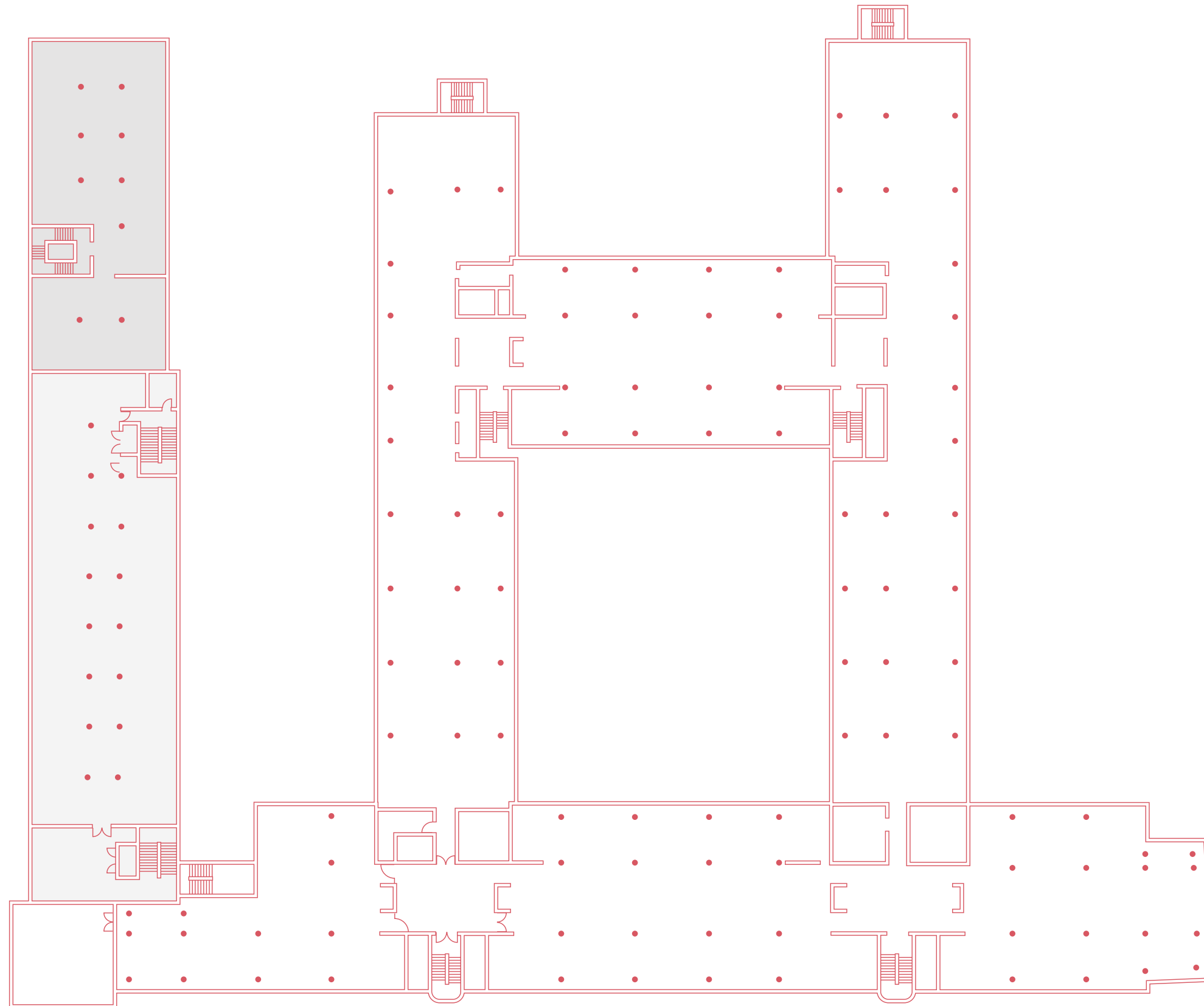
Unit 01
Haus Franklin
RA/T: approx. 2,100 sq m

Unit 02
Haus Franklin
RA/T: approx. 2,250 sq m

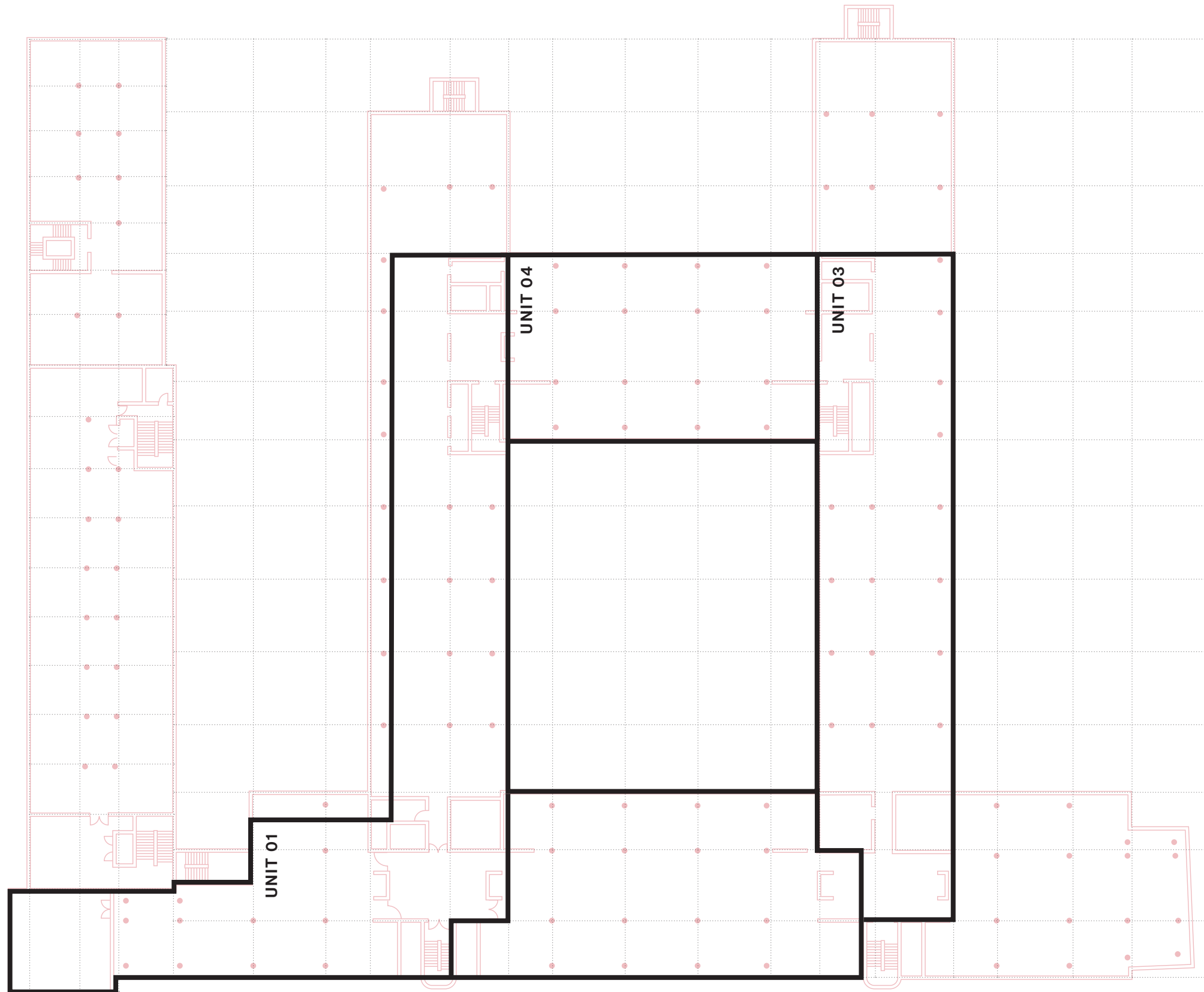
Seventh floor 07

Franklinstraße 28–29
Salzufer 11–12
10587 Berlin

-  Haus Gorbatschow
-  Haus Oetker
-  Haus Franklin



Seventh floor 07 units

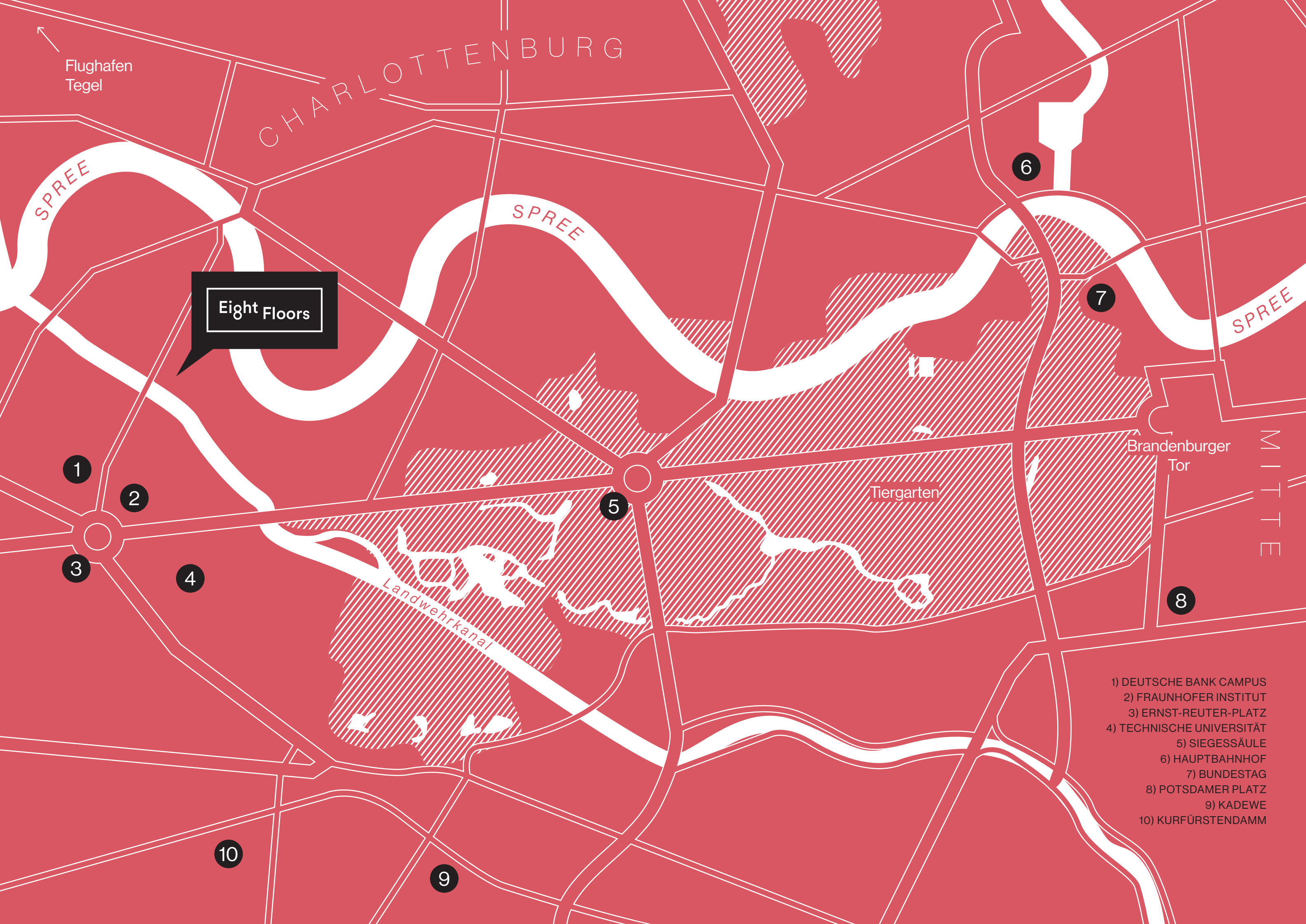


Stats

Unit 01
Haus Franklin
RA/T: approx. 1,615 sq m

Unit 03
Haus Franklin
RA/T: approx. 760 sq m

Unit 04
Haus Franklin
RA/T: approx. 600 sq m



Flughafen
Tegel

CHARLOTTENBURG

Eight Floors

SPREE

SPREE

SPREE

1

2

3

4

5

Tiergarten

Brandenburger
Tor

8

Landwehrkanal

M
I
T
T
E

- 1) DEUTSCHE BANK CAMPUS
- 2) FRAUNHOFER INSTITUT
- 3) ERNST-REUTER-PLATZ
- 4) TECHNISCHE UNIVERSITÄT
- 5) SIEGESSÄULE
- 6) HAUPTBAHNHOF
- 7) BUNDESTAG
- 8) POTSDAMER PLATZ
- 9) KADEWE
- 10) KURFÜRSTENDAMM

10

9

Disclaimer

The contents of these documents are intended as general information. Changes or additions to these documents and the information therein can be made at any time. The floorplans and measurements shown herein are provisional. Where measurements are supplied, particularly with respect to commercial spaces, they are approximations. We reserve the right to make changes in accordance with any necessary planning regulations. Floorplans and measurements as well as size, number, arrangement and design of the windows may therefore deviate from the images shown in these documents and may vary in accordance with construction requirements. The decisive factor will be the conditions pertaining after completion of construction. Similarly, individual floors may differ from one another in terms of their floorplan and measurements. The image representations, the fittings and fixtures of the rooms, technology and equipment etc. serve purely illustrative purposes. No assumptions should be made about specifications or quality based solely on the representations in these documents. The representations are for promotional purposes only. They do not constitute an offer to conclude a contract. All texts, images

and graphics in these documents are copyrighted.

The reproduction, dissemination or any other usage of content or data, especially the use of texts, text passages or image material, as well as the use of logos, is not permitted without the express permission of the individual copyright holder.

Despite careful checks we assume no responsibility for the content of external links. The operators themselves are exclusively responsible for the content of linked pages. All information offered here – even in excerpt form – can only be utilised or otherwise published with express written consent by Suprema Immobilienverwaltung GmbH. It is by no means permitted to disseminate the information online or via other media or to use it commercially. The user of the pages does not have the right to any content or data offered for download. Links to our website pages are only permitted with the prior consent by Suprema Immobilienverwaltung GmbH. All content on our online presence was carefully compiled and is regularly updated. Nevertheless errors or falsifications by third parties are possible. We therefore assume no liability for the completeness, currency and accuracy of content supplied.

Data Protection

Suprema Immobilienverwaltung GmbH takes the protection of your personal data very seriously and respects your privacy. We assure you that your personal data will be treated with the utmost confidentiality and will not be shared with third parties. You can retrieve substantial amounts of information from our websites without providing any personal information. If you choose to provide your personal details, Suprema Immobilienverwaltung GmbH will use this information only in relation to your requests. In so doing, you consent to Suprema Immobilienverwaltung GmbH saving your details with the option of future use to inform you of upcoming events or current information.

The legal principles of our data protection policy are stated in the Federal Data Protection Act (BDSG) and the Telemedia Act (TMG).

Contact

Suprema Immobilienverwaltung GmbH

Management executives:

Daniel Cukierman, Ariel Cukierman

Rosenthaler Straße 13

10119 Berlin

Tel. (030) 611 28 920

Fax (030) 611 28 922

— info@suprema.de

Commercial Register of the

District Council Charlottenburg

HRB 77992 B

VAT Id. No. DE 212078842