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PRESS RELEASE

Pecan Development celebrates the topping-out ceremony for “Dockyard” on the banks of the River Spree in Berlin.

The shell of the “Dockyard” office building on the site of the former Berlin Osthafen is complete. Project developer Pecan Development celebrated the topping-out ceremony today in the presence of Alexander Slotty, State Secretary for Construction in the Berlin Senate Department for Urban Development, Building, and Housing. Located direct on the Spree riverside, the “Dockyard” completes the waterfront development of the Osthafen site to striking architectural effect.

The architectural concept was developed together with Berlin-based architecture practice Tchoban Voss using a sustainable timber hybrid structure that is climate-friendly and saves resources. Encompassing around 30,000 square metres, the “Dockyard” offers ultra-modern office spaces as well as restaurant and retail areas on the ground floor. The outdoor areas will be upgraded in line with heritage guidelines, resulting in an extension to the publicly accessible promenade along the North bank of the River Spree. Pecan Development is realizing the project on behalf of Aermont Capital Real Estate Fund IV.

The “Dockyard” sets the benchmark in the area of sustainability – both in terms of its construction and its operation. Key aspects are the timber hybrid structure as well as the use of “green” steel and concrete with recycled aggregates in certain places. Thanks to the innovative energy concept with one of Germany’s largest ice storage facilities as a central element and the use of renewable energy sources such as geothermal, solar, and ambient air, the building will be climate-neutral in its operation. Its compliance with the highest sustainability standards will be proven by LEED Platinum, WELL Platinum, and LEED Zero Carbon certifications. The building’s digital connectivity has already been awarded WiredScore Platinum. The “Dockyard” is scheduled for completion in Q4 2024.

At the topping-out ceremony Alexander Slotty, State Secretary for Construction in the Berlin Senate Department for Urban Development, Building, and Housing, commented: “The

development of former inland port sites always calls for very special architectural and usage concepts. With the “Dockyard”, the waterfront along the Spree is gaining a new building that meets the demands of the modern working world. At the same time, though, the building impresses with an integrated sustainability concept that sets new standards. What began here at the Osthafen with a port the loading and unloading of cargo barges will in future continue with a hub for economic innovation in our city.”

Jan Kunze, Managing Partner of Pecan Development, remarked on the project’s special location: *“What sets this location apart is, above all, the inspiring waterfront location, but also the immediate surroundings boasting numerous opportunities for activities, culture, gastronomy, and clubs. Dockyard complements these advantages for day-to-day work: from hangouts on the promenade to meetings in the Ufercafé to morning yoga on our large roof terrace.”*

Sergei Tchoban of Tchoban Voss Architekten took the occasion to outline the architectural features of the building: *“Our goal was to bring a new and striking accent to this very visible location and at the same time to stage the waterfront location in an inviting way with the arcade under the glass connecting building as a public space. Our design focuses on high transparency while at the same time emphasising the sustainable timber hybrid construction by allowing the timber truss structure to be visible.”*

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Pecan Development

Pecan Development has set itself the task of realizing attractive living spaces and future-oriented work environments. The company sees itself as an initiator and co-designer of urban developments, acting with people and their needs in mind. Whether it’s a new build or a revitalisation, an individual property, or a whole neighbourhood – Pecan develops projects with responsibility for society and the environment. From its locations in Frankfurt/Main and Berlin, Pecan Development focusses on the following asset classes: offices, residential properties, and hotel projects as well as full neighbourhood developments. In the process it covers the entire life cycle of a piece of real estate. With a project volume of around 1.5 billion euros to date, Pecan Development works in dialogue with municipalities, investors, and users to create real estate projects complete with their own identity and lasting value.

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Aermont Capital

Aermont Capital is an independent asset manager focused on real estate and real estate-related investments in Europe. The company takes a proactive, user-centric approach with an accent on investments that provide long-term value creation opportunities for properties and businesses.

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Tchoban Voss

Tchoban Voss Architekten designs, plans, and builds for national and international clients in the public and private sectors. With more than 180 highly qualified, interdisciplinary employees and many years of experience across its offices in Hamburg, Berlin, and Dresden, the firm offers architecturally and functionally sustainable solutions for a wide variety of construction projects both at home and abroad. Alongside residential and commercial buildings, the firm is also involved in the planning of hotels, shopping centres, office complexes and industrial sites, recreational, educational, and social facilities, and conversions and renovations of heritage buildings. For these projects, Tchoban Voss Architekten has always provided all architectural services up to and including general planning. Tchoban Voss Architekten is a member of the Association of German Architects (BDA), the architectural associations in Hamburg, Berlin, and Saxony, and the European Architects Network (EAN) as well as the IDEa network.

www.tchobanvoss.de