

PRESS RELEASE

Games Developer Wooga relocates to DOCKYARD on the Spree riverbank

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In October 2023, Pecan Development celebrated the topping-out ceremony of Dockyard, an office building in sustainable wood hybrid method, located in Berlin's former "Osthafen". Since then, Wooga GmbH, a German games software developer, has been secured as the first tenant in the building. The company specializes in the development of story-driven casual games for mobile devices and is the market leader for hidden object games. Wooga has signed a long-term lease contract for approx. 6,700 square meters and is expected to move into its new premises on the Spree riverbank in Q4 2024.

"We're delighted to welcome Wooga as our tenant; the company is a perfect fit for Berlin's former "Osthafen", a hub for the creative industry, and our building," comments Jan Kunze, Managing Partner at Pecan Development. "Dockyard picks up the atmosphere of this special place, not only beautifully staging the attractive waterfront location but also creating an inspiring working environment. The high demand for the rental spaces indicates how well its concept resonates with prospective tenants."

Jens Brückmann, Vice President Finance at Wooga, which is currently based in Berlin's Prenzlauer Berg district, confirms that: *"At Dockyard we found optimal conditions fulfilling all the criteria we have set ourselves. The location on the Spree riverside and the option to structure spaces individually to meet our hybrid work methods are a strong argument in Dockyard's favor. Moreover, in the framework of our long-term sustainability strategy, we were convinced by the innovative energy concept. We feel certain that at Dockyard we will be able to create a space that stimulates the creativity of our staff to continue developing games that enable players to immerse themselves deeply in the stories and worlds of our games."*

Dockyard is realized by Pecan Development on behalf of Aermont Capital Real Estate Fund IV. The architectural design was developed in collaboration with Berlin-based architecture Tchoban Voss. In addition to office, the use concept also foresees gastronomy and retail spaces on the

ground floor. The outdoor areas will be designed in accordance with the requirements from the monuments office and will open up the publicly accessible promenade towards the east.

Dockyard is setting new standards in terms of sustainability, during both the construction phase and its operations. Key aspects are the wood hybrid construction method and the specific use of “green” steel in certain areas of the building. Thanks to its innovative energy concept, which is based on Germany’s largest ice-storage system and the utilization of regenerative energy (geothermal, solar and ambient-air sources), Dockyard will operate on a net-zero basis (as per LEED Zero Carbon) post completion. To ensure the efficient operation of the innovative system, a long-term contract was signed with energy contractor impact GmbH, a specialist for holistic energy systems. Moreover, through the contract, attractive heating and cooling prices have been secured for Dockyard’s future users.

Sebastian Rühl, Managing Partner, impact GmbH explains: *“By utilizing heat pumps and a mix of different heating sources, the building will be supplied with 100% fossil-free energy from day one. The combination of PVT modules, which simultaneously generate heat and electricity, on the roof, and the ice-storage tank in a revitalized, abandoned railway shaft, makes the operation highly efficient. This is state-of-the-art energy generation and a best-practice example for the ongoing energy transition from fossil fuels to renewable sources.”*

The targeted LEED Platinum, WELL Platinum and LEED Zero Carbon building certifications prove the high sustainability standards; for its high level of digital connectivity, the building has already been awarded the WiredScore Platinum certification. Dockyard’s completion is scheduled for the fourth quarter of 2024.

Wooga was advised by real-estate consultancy Donn Kono real estate GmbH. With legal counsel for the landlords provided by SammlerUsinger law office.

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.
www.pecan.de

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.
www.aermont.com

Wooga

Founded in 2009, Wooga (the name is derived from the words ‘World Of Gaming’) is a market leader for story-driven casual games. Based in Berlin, over 300 employees from 50 different countries develop high-quality games with engaging stories at the core of the experience. Wooga’s aim is to play a memorable and positive part in people’s lives and create joyful moments they look forward to everyday anew. Since late 2018 Wooga has been part of Playtika.
www.wooga.com

Impact

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