

Press release

Hamburg Commercial Bank finances repositioning of property complex “OSRAM-Höfe” in Berlin

HAMBURG/GERMANY – Hamburg Commercial Bank AG (HCOB) is providing the investment company Esas Holding with funds to reposition the “OSRAM-Höfe” in Berlin as a life sciences campus. The parties have agreed not to disclose the amount of the five-year loan.

The historic “OSRAM-Höfe” commercial centre comprises seven listed buildings in a courtyard and was once the headquarters of the light bulb manufacturer OSRAM. Today, the property comprises around 65,000 square metres of commercial space in Berlin’s Wedding district and is ideally suited to use in the life sciences sector. Its main tenants include Charité University Medicine Berlin, the German Heart Centre, the Kirchhoff Institute and the State of Berlin. Other renowned research and scientific institutions, such as the Robert Koch Institute, and the Berlin University of Applied Sciences, are located in the immediate vicinity. The building complex is well connected to Berlin’s road network, including the A100 motorway, and public transport. A total of 400 underground and outdoor parking spaces are available for cars.

The repositioning of the OSRAM Höfe began in 2024. Since then, retail and commercial space has been continuously converted into modern, flexible laboratory and technical space to further strengthen the location for scientific use. The buildings offer excellent conditions for this purpose: generous ceiling heights, load-bearing floor slabs, integrated freight elevators, and existing exhaust air systems make them particularly attractive for tenants from the areas of biotechnology, pharmaceuticals, medical technology, diagnostics, as well as for research institutions and laboratory service providers.

Feldberg Capital is an investment and asset management company that is transforming the commercial complex into a modern life sciences hub in accordance with comprehensive ESG standards. Rodney Bysh, CEO of Feldberg Capital, said: “We will modernise and optimise the OSRAM Höfe with our sustainable approach, tailoring it specifically to the needs of its users. The repositioning of the property has been made possible by long-term refinancing from Hamburg Commercial Bank. We would like to thank the bank’s team of experts for their trust and cooperation.”

“We recognise the expertise of everyone involved and the great potential of the OSRAM Höfe. With this refinancing, we are supporting the sustainable transformation of the property and strengthening its position as a location for scientific use in the city centre,” said Stefan Hoenen, Co-Head Real Estate Clients at Hamburg Commercial Bank.

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Management Board: Luc Popelier (Chairman), Ulrik Lackschewitz (Deputy Chairman), Christopher Brody, Marc Ziegner

About Hamburg Commercial Bank

Hamburg Commercial Bank AG (HCOB) is a private commercial bank headquartered in Hamburg, Germany, that provides customized financing solutions for German and European companies. HCOB has a strong position in structured real estate and project finance and is a reliable financing partner for the shipping sector. Efficient and secure payment transaction services as well as innovative products for foreign trade complete the range of services. The bank is guided by established ESG criteria and operates from several locations in Germany as well as in Amsterdam, London, Luxembourg and Piraeus. For more information, please visit www.hcob-bank.com.

About Esas Holding

Esas was established in 2000 by first and second generation members of the Sabancı family, led by the late Şevket Sabancı. As a multi-asset investment firm, Esas invests in various asset classes globally, including private equity, real estate, venture capital, and liquid assets with offices in Istanbul, London and Frankfurt. Esas portfolio spans diverse sectors, including aviation, food, logistics, healthcare, retail, and leisure.

Über Feldberg Capital GmbH

Feldberg Capital GmbH is an owner-managed real estate investment manager with offices in Frankfurt am Main, Berlin, and London. Its clients include institutional investors, family offices, and high net worth individuals. Its services cover investment, development, asset and portfolio management.