

Annual Report 2021

Our headquarters: Sustainable deconstruction and new construction for even better cooperation.

In 2021, we said a final goodbye to our old headquarters at Budapester Strasse 1 in the Berlin-Tiergarten district and the gutting and deconstruction process is almost complete. In 2022, we will lay the foundation for our new Berlin headquarters at a location with a long tradition.

We see the DGNB platinum pre-certification that we received in 2021 for our deconstruction as a great success. This is only the second time that this award has been given for a building deconstruction in Germany. To this end and in keeping with the spirit of a sustainable circular economy, we made sure to donate furniture to schools and associations, auction off old furniture and technical equipment, dispose of waste in an environmentally-friendly way and recycle a high proportion of material from the deconstruction, at around 88 per cent.

Our new building also received DGNB pre-certification at the EXPO REAL trade fair in October. This was in recognition of our building's sustainable architecture which is highly energy-efficient and focused on long-term value retention in construction AND operation. The noticeable energy savings expected thanks to geothermal energy as well as integrated large-scale photovoltaic elements in the façade of our new building are particularly worth mentioning here.



“Berlin Hyp places particular emphasis on realising goals that are focused on sustainability. The ‘sustainability of architecture’ should represent a balance of economic, ecological and social concerns while preserving the long term value of the building during the construction and operation”, says Sascha Klaus, Chair of the Board of Management Berlin Hyp AG. “With the construction project, we want to make it clear that highly energy-efficient buildings can also be constructed with due consideration for economic and design requirements. In doing so, we aim to make a contribution to climate protection in addition to a high level of user comfort and careful use of construction materials to conserve resources.”

Madaster: From a building to a reservoir of materials

We are proud to be the first Bank Kennedy member of Madaster, an online platform for (construction) materials that was founded in 2017. The platform has established an ecosystem with marketplaces that bring together products, architects, project developers, banks, asset managers and public-sector agencies. Every building registered with Madaster is issued a so-called material passport that contains information about material amounts, circulation potential, intrinsic value and residual value. This new type of transparency with regard to material values and material properties ensures a reliable source of data, which in turn establishes a foundation for long-term planning of the re-utilisation of recycled building components and materials in future projects.



With its membership, Berlin Hyp is supporting, amongst other things, transparency about the materials used in its new building, thereby creating the necessary conditions for its materials to be reused in the future. At the same time, this accelerates the move towards buildings that can be recycled. As a Kennedy member, we are also supporting the network with our knowledge and expertise in the field of banking and financing.

Sascha Klaus, Chair of the Board of Management, Berlin Hyp: "I'm very pleased that Berlin Hyp will now be able to support Madaster in Germany by contributing its knowledge and expertise as a Kennedy member. Berlin Hyp is committed to a sustainable future in a world that focuses on resource conservation and climate protection. The real estate sector faces several challenges as it seeks to achieve a transition to a circular economy. We will actively support the Madaster network by contributing our extensive knowledge and experience, and we too view buildings not only as fixed capital but also as a potential source of materials for new construction projects."

New work: How will we work tomorrow?

In parallel, we are intensively testing out our new working environments and attempting to figure out which forms best meet our needs. This includes the question of what office furniture we want to use, how we want our offices to look, and how it feels to go from having a "personal" desk to desk sharing with colleagues. With these changes, we also manifest – and

drive forward – our cultural development. The values which we formulated in 2021, in parts completely new, will then also be reflected in our working environment. Partnership and networked collaborations in an environment that is focused on sustainability in inspiring spaces where innovation can flourish.

With the focus on mobile work as a result of the current pandemic, we are also taking a close look at the role that "the office" will play for us in our future headquarters. Will we really go back to going into "the office" as often as we did in 2019? Or will we only use the new building for networking and special events in the future [...]?" The upheaval in the workplace will affect us all and it's up to us how we want to deal with it. The new building will give us the flexibility we need to be able to respond to future changes in the workplace.



Any use of the generic masculine form naturally also includes individuals of all other genders.