

Press release

GARBE Institutional Capital launches new Science & Technology development brand THE SODA and selects Potsdam as its first destination

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GARBE Institutional Capital, a vertically integrated real estate investment manager and developer, has launched THE SODA, its new Science & Technology development brand. THE SODA is committed to bringing science to life by developing cutting-edge, high-tech Research & Development (R&D) facilities within European innovation clusters. This aligns seamlessly with the surging space demand from R&D companies operating in high-growth sectors such as life sciences, chip technology, or photonics. Seizing on the scarcity of R&D space in the region, THE SODA Potsdam will be the brand's inaugural development.

THE SODA builds on the growing momentum within the Science & Tech lab space market while redefining the traditionally more functional R&D environment as a multifaceted work, live, play concept. THE SODA developments exemplify the highest technological and construction standards, emphasizing sustainability, usability, and digitalization. These attributes are complemented by an occupier-centric approach that fosters community building and well-being, encourages interaction and networking among users, employees, visitors, and the local community.

Remco van der Mije, European Science & Tech Lead of GARBE Institutional Capital, explains: "Since the inception of our Science & Tech platform in 2022, we have successfully sourced opportunities to invest capital into assets that define our future. The market is in a relatively early stage of the cycle in continental Europe. It supports scientists, researchers, and engineers with critical infrastructure to develop products and solutions that are crucial to addressing megatrends such as societal change, healthcare transformation, and climate change. Science & Technology are undeniably integral parts of our lives. Under our new brand, THE SODA, our objective is to deliver top-notch R&D facilities to our occupiers, accompanied by amenities that will enhance the ecosystem and the broader science park community. It is our ultimate goal to expand the footprint of THE SODA to other cities such as Berlin, Munich, Hamburg, and the relevant German university cities as well as international markets such as Leiden, Amsterdam, Paris, Vienna, Milan, and Barcelona."

THE SODA at Potsdam Science Park – First asset under the new brand

In an initial step towards realizing this vision, a Science & Technology site is set to be developed at Potsdam Science Park. The property's concept envisions a three-story building encompassing approximately 8,400 m² of GLA. The property is designed to accommodate laboratories (S1/S2), cleanrooms for high-tech manufacturing, and office spaces. Sustainability features include hybrid-timber construction, a green facade,

renewable energy supplied through an on-site PV-system, and a geothermal heat pump. Social considerations encompass amenities such as padel courts and a public café, aiming to support the well-being of occupants and fostering a sense of community. GARBE Institutional Capital targets a DGNB sustainability certification of at least Gold standard for the building.

Nina Stoller, Investment Manager Real Estate at GARBE Institutional Capital and project lead for Potsdam, says, "Potsdam Science Park emerges as a leading hub for Science & Technology in Germany. Established around 30 years ago, the park now houses leading research institutes, including the Fraunhofer-Gesellschaft, the world's leading applied research organization, and the Max Planck Society, the renowned University of Potsdam and a business incubator and an innovation center. Potsdam's strategic location within the Berlin-Brandenburg region, the largest life science cluster in Germany, provides occupiers access to a great talent pool."

JLL has been appointed as the lead broker for the leasing of THE SODA Potsdam.

About GARBE Institutional Capital

GARBE Institutional Capital GmbH is a fully integrated investment and development platform for science & technology, commercial and convenience retail real estate. The company invests in mature and emerging real estate markets across Europe. GARBE Institutional Capital builds bridges between institutional investors and long-term real estate values. For in-depth value creation, the company relies on its active asset management approach as well as its property management, development and refurbishment expertise. The firm offers its institutional partners access to investment opportunities including regulated real estate funds, club deals and separate accounts.

GARBE Institutional Capital has local expert teams based in Hamburg, Frankfurt am Main, Cologne, Amsterdam, Paris, Prague, Milan, London and Madrid.

GARBE Institutional Capital is part of GARBE, a family-run real estate company based in Germany, with c. 500 employees across 16 offices in eleven countries and approx. 13 billion assets under Management.

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