



BerlinEstates

INVEST IN BERLIN



www.BerlinEstates.co



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“Berlin combines the culture of New York, the traffic system of Tokyo, the nature of Seattle, and the historical treasures of, well, Berlin.”

Hiroshi Motomura, US Law professor.

Discover

Berlin Property Market
through **BerlinEstates**

Our philosophy

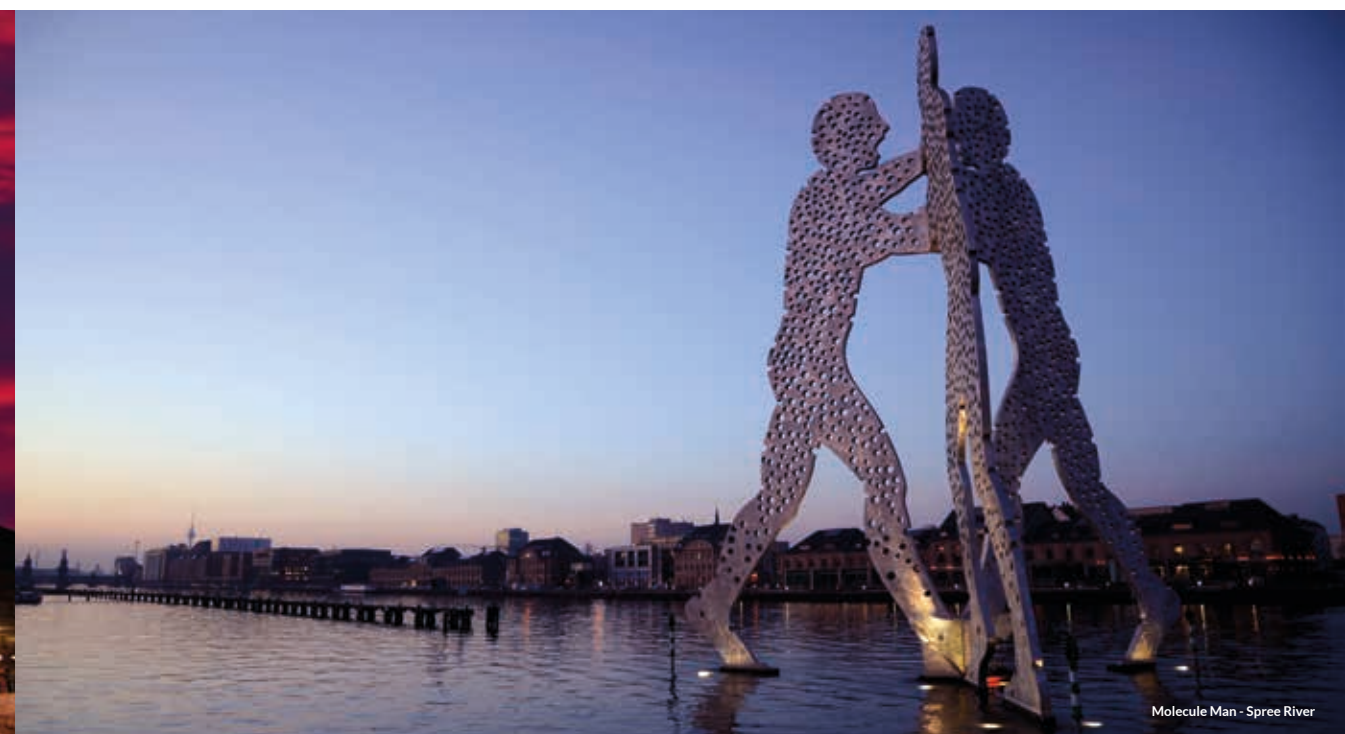
Methodical analysis, market expertise and a hand-picked team of professionals covering all necessary fields to ensure the perfect transaction, are the core points of the philosophy behind the success of "Berlin Estates".



The Company

Through long-standing cooperation with trustworthy and well established Berlin-based companies we aim to provide our clients a full range of services covering all aspects of Berlin property investment.

Our property portfolio consists of residential, commercial, logistics and hotel properties. Our client base includes wealthy individuals/family offices/trusts and institutional investors from Europe, Russia and the Middle East/Gulf region.



Services Offered

“Berlin Estates” covers the whole spectrum of real estate investment in Berlin, Germany.

Our list of reputable associates includes:

- Top Berlin Real Estate Companies / Developers
 - Specialized Real Estate Law Firms
 - Banks / Mortgage Financing
- Accounting / Tax Consultancy Firms
- Property Management Companies



Importance of Berlin

Capital and largest city of Germany

World center of politics, culture, media and science

One of Europe's most prolific centers of higher education and research

Major international companies with headquarters in Berlin

New main airport opening soon

Europe's biggest convention center

Incredible art scene, home to 420 art galleries

12.5 million tourists in 2017

(highest visited city in Europe after London and Paris)

Home to the European film festival and host of Berlin film festival

Famous for its diverse and vibrant nightlife

One third of Berlin's area is composed of forests, parks, rivers and lakes

Host of major international sporting events

Invest

Why Invest in Berlin's Property Market?

Capital of Europe's strongest economy

Huge multi-sector investment from some of the world's
biggest venture capital funds

Secure legal environment

Berlin is the government and educational center of Germany

Major international and local companies are relocating to Berlin

Demand for residential accommodation hugely outstrips supply

Home ownership in Berlin is by far the lowest in Europe (17%)

Attractive yields

Easy financing with low interest rates



New Synagogue



“Paris is always Paris and Berlin is never Berlin!”
Jack Lang, French former culture minister.

Prospects

Berlin Real Estate Market Prospects

Berlin - “Fantastic”, “thriving”, “the hottest market in Europe”. Emerging Trends Europe’s interviewees crown Berlin their Number 1 investment destination for the fourth year in succession.

Europe’s 10 most active real estate markets, Q4 2016-Q3 2017 (billions)



Source: Real Capital Analytics

Emerging Trends in Real Estate - Europe 2018

by Price Waterhouse Coopers and the Urban Land Institute

According to the latest edition of the yearly survey **Emerging Trends in Real Estate Europe for 2018**, published by Price Waterhouse Coopers and the Urban Land Institute, German cities take four of the top 10 spots in Emerging Trends Europe’s scorecard of prospects this year. Berlin retains its billing as the most desirable city for investment and development in Europe, with Frankfurt next; Munich and Hamburg are close behind.

“Germany has been steady state for a long time now. With Berlin, people truly believe it’s going to become a major city,” says a pan-European financier.

Prices have rocketed, and interviewees observe yields as low as 3 percent for office and retail property. “It is the most expensive German city, according to yield levels – even more expensive than Munich – something that never happened in the past.”

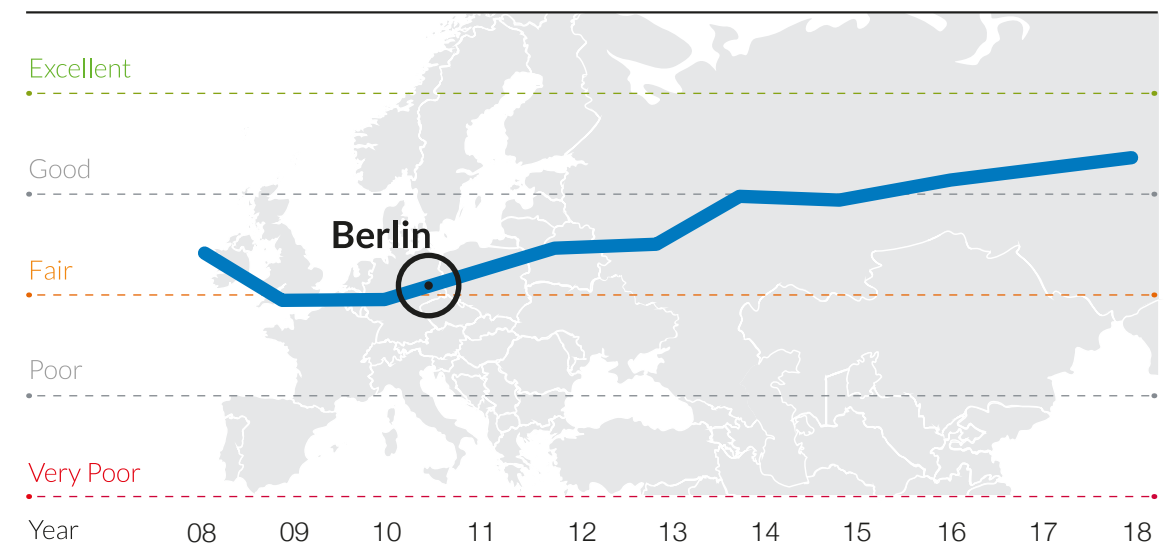
The cornerstone of the German capital’s appeal is that while values are high in all of the main European cities, in Berlin they are widely considered to be sustainable, buoyed by rapid population growth and vigorous business expansion, with the technology sector at its forefront.

An international pension fund investor says: “We like cities like Frankfurt and Munich, but they are expensive. Berlin on a cost basis and future upside basis has got the most to offer. Real pricing is materially below other world cities. It’s got an educated work force, creative people and culture, as well as the government sector and the benefits that brings.”

Nevertheless, Frankfurt, Germany’s financial centre, is also starting to see tangible benefits from the UK’s decision to leave the European Union. Some international banks, like Standard Chartered and Nomura, will base their EU headquarters in the city; others, like Citi and Deutsche Bank, plan to beef up their operations there.

Berlin

Investment prospects 2008-2018



Source: Emerging Trends Europe survey 2018

Berlin: The start-up Capital of Europe

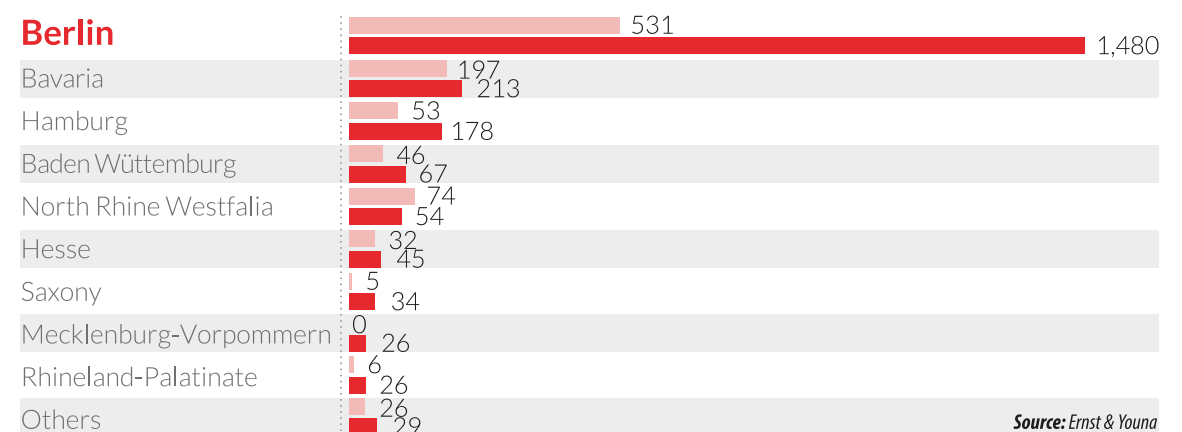
Booming Berlin is also an amazing startup hub in Europe. Every week hundreds of start-up events are hosted. Startups are practicing their pitches on startup networking events before presenting for the big fish.

Yearly, roughly **44,000 new companies are founded in Berlin**, thus remaining the unequivocal start-up capital of Germany and gaining even more ground in comparison with other German states. The capital is particularly appealing for founders in the creative sectors and technology. On average, one new technology-related start-up is founded in Berlin every 20 minutes. With around **500 new tech startups per year**, Berlin is Germany’s capital city also for startups. The starting conditions are advantageous: office and location expenses are much lower than in other major cities. Berlin attracts young, highly qualified people from all over the world. According to a nationwide comparison, Berlin start-ups are the most international, having a share of 33.7% of foreign employees. The high life quality at comparably low living costs, the vital scene life and international environment are the reasons for young entrepreneurs to implement their business ideas here.

Berlin is **leading in private investments** in start-ups: In the first 6 month of 2017, venture capitalists invested around 1.5 billion euros risk capital into 114 startups in Berlin. This accounted for 68 percent of the total venture capital that flowed into Germany, says the “Startup Barometer” by Ernst & Young.

Venture capital investments in German start-ups (million euro)

1st half of 2016 1st half of 2017



Source: Ernst & Young



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