



HOTEL PROJECT AT AIRPORT BER Berlin Brandenburg



Location

- Albert-Kiekebusch-Str., 12529 Schönefeld at BER
- Defining characteristic: directly next to S-Bahn station Waßmannsdorf (40 m), the final stop before BER (3 min. ride time), Guest transport directly to BER terminal without shuttle
- Frequency through BER and large commercial developments in immediate vicinity:
 - ▶ TESTA CAMPUS <https://testa-campus.de/>
 - ▶ NXT.COLLABORATION <https://nxt.eco/>

Hotel

- Property size: approx. 5,183 m²
- GFA above ground approx. 10,029 m² (total 16,763 m²)
- 271 rooms and 196 parking spots in 2 underground garages
- Building permit granted 02/20, modification 07/21
- Hotel launch: foreseeably Q1/2024



Rental contract

We have formed a rental contract with an experienced tenant for the hotel:

- Rental contract for 271 rooms and 196 parking spots
- Tenant has years of experience with hotel operation, incl. new openings
- Renowned brand RAMADA Encore
- Contractual inclusion of des international franchise partner WYNDHAM
- Long-term rental (20 years + 2 x 5-year option)
- Rent collateralised and indexed
- Conventional market support for future tenant via reduced rent in starting phase, allowance for set-up costs and pre-opening
- Rental contract considers lessor's potential trade tax benefits





Straight from the hotel to BER terminal in just 3 min. (opposite S-Bahn station Waßmannsdorf)



Project milestones

Achieved project milestones

- ✓ Purchase of the property
- ✓ Building permit
- ✓ Rental contract with hotel operator / Owners Agreement with franchiser
- ✓ execution planning/construction design
- ✓ Renowned architects for executing and controlling (supervisor)
- ✓ General contractor agreement concluded (cost security)
- ✓ Funding request (KfW 463), if approved approx. € 3 million inflow of funds

Upcoming project milestones

- Building construction
- interim construction financing



Project partners

- Planning architect (Seeger Müller: <http://www.smap.berlin> with > 20 years of hotel experience)
- Renowned architects for controlling (Aukett & Heese: <http://www.aukett-heese.de/>)
- General contractor: <https://sbg-general.de> (cost security for all investment costs, guarantees)

Project LLC

- 75.1 % operative shareholders (Harro Lein und Jan Ossenkop)
- 24.9 % capital shareholders

Exit

- After completion of the major milestones as a forward deal in the share deal

Aerial view and visualisation



Planning



Project film

Presentation of the project
location

<https://youtu.be/WkkUy5M9niU>



Presentation of the project and
the project partners

<https://youtu.be/Fe-GqGTuPiM>



Visualisation airport hotel and
future neighbourhood

<https://youtu.be/W4fP15DrUpc>



The multimedia presentations of the project and site are also available at

<http://airporthotel-ber.de>

Contact:

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