

Press information, 17. September 2025

Sustainability meets tradition: Berlin Hyp opens new "B-One" office building

- **New architectural reference point at the gateway to Berlin's City-West**
- **Sustainability and modern working environments as guiding principles**
- **Sustainable office building with flexible space concept**
- **Common location for all LBBW employees in Berlin**
- **Development process with the active participation of staff**
- **Use of digital planning tools across all project phases**

Berlin Hyp's new office building at Budapester Strasse 1 has been completed. "B-One" - as the name suggests - offers space for all Berlin employees of the commercial real estate financier as well as LBBW employees based in the capital.

The innovative new building at Berlin Hyp's traditional location in Berlin-Tiergarten is characterized by a special focus on sustainability and modern working environments. The building at the intersection of the Landwehr Canal and Cornelius Bridge combines modern corporate architecture with urban sensitivity and makes a visible contribution to the surrounding area. At the same time, "B-One" is a commitment to Berlin as a business location and part of the LBBW Group's multi-location strategy.

"We believe in the future of the office as a cultural anchor point, a space for exchange and inspiration," says Sascha Klaus, Chair of the Board of Management of Berlin Hyp and member of the Board of Managing Directors of LBBW. "With "B-One", we have therefore created a pioneering building in the middle of the capital that provides our employees with optimal working conditions at the Group's important location in Berlin. It also offers maximum flexibility in terms of space and meets the highest standards of sustainability in line with our corporate values."

Sustainability is an important goal for Berlin Hyp, also in its own business operations. The dismantling of the old building, which was awarded a platinum certificate by the German Sustainable Building Council (DGNB), focused on environmentally friendly disposal. The new building itself can boast at least 50% lower energy consumption than its predecessor. This is made possible by photovoltaic systems built into the façade, geothermal energy and concrete core temperature control in the storey ceilings, among other things. Green roof terraces, a rainwater infiltration system, biodiversity elements and a charging infrastructure complete the picture. DGNB Platinum and additional Diamond certification is being sought.

Modern working environments - in "B-One" this means short communication channels and a well thought-out space concept. The building has just under 500 workstations and 250 open-space workstations. The architectural concept is

based on flexibly adaptable floor plans that offer contemporary communication zones, group work areas and retreats for concentrated work, phone calls and virtual meetings. The central organizing element is the multi-level "Town Hall" with a prominent open staircase and integrated seating. This is both a social meeting place and a creative workspace and facilitates company events such as customer receptions.

To maximize user-friendliness, a participatory approach was chosen in which employees were able to get involved in a variety of ways throughout the entire process, from the demolition of the old building to the move into the new one. A digital communication format served as a central platform for exchange, in which the project managers reported on construction progress, employees were able to ask questions and give feedback and were involved in equipment issues. Multipliers and guides from the workforce supported the various relocations to the transitional quarters and the new building. All employees were able to view the building under construction during site visits offered by the project management.

"B-One" was realized together with C.F. Møller Architects (architect), Ed. Züblin AG (general contractor) and bdp real estate GmbH (client representative). Digital technologies such as BIM (Building Information Modelling), a central project server and a LEAN-scheduled construction site were used across all phases to optimize the exchange of information and coordinate the various trades.

With a building height of 44.79 meters and 13 floors (two underground, eleven above ground), "B-One" has a gross floor area of around 19,000 m². The demolition phase of the old building began in 2020 and ended in December 2022 after special underground construction with 60 geothermal boreholes, while the construction of the new building took place from January 2023 to July 2025.

Press contact

Nicole Hanke

Head of Communication & Marketing

T +49 30 25 99 91 23

nicole.hanke@berlinhyp.de

About Berlin Hyp:

Berlin Hyp is the centre of expertise for commercial real estate financing within the LBBW Group. With a direct presence in Germany and the core markets in Europe and North America, comprehensive expertise, and modern processes, we support investors and real estate companies in realizing their goals. We combine the agility of a specialist financier with the stability and broad range of services of a leading mid-tier universal bank. We provide German savings banks with a broad range of commercial real estate financing products. With our comprehensive range of services and driven by our commitment to being the most modern and sustainable real estate financier, we create new opportunities.