

Annual Report
2023

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Intro

Focussing on people: Innovative solutions need many different bright minds

Pioneering developments in high technology, collaboration between scientific institutions and companies, health, further education, and internationality.

These are all issues that stakeholders at Adlershof consider to be the most important when it comes to their long-term success.

These are all issues that WISTA has been driving forward for years, both as the operator of the Science and Technology Park Adlershof and at all other locations where it operates. Whether new working environments, the WISTA Academy or innovative collaborate projects such as the "Berlin-Lausitz innovation corridor": WISTA builds bridges and supports companies from Berlin. It is dedicated to both complicated and complex business development projects in Berlin. Always with one eye on current challenges, such as labor and skill shortages, the climate crisis, and the necessary actions that follow from them.

However, we do not lose sight of wherein the source of our progress and success lies: people. Skilled workers and employees are the indispensable source that drives our science and industry in Adlershof, in Berlin, and in the Berlin-Brandenburg metropolitan area. Without their skills, creativity, perspectives and commitment, many of the breakthroughs we achieve would not be possible.

Products developed here, from solar cells to microchips and high-power lasers, are successful worldwide. But it is specialists who develop innovative ideas, solve complex problems, and drive technologies forward. They combine their knowledge with practical experience to create solutions that not only work in theory, but also in real life.

And ultimately, it is interpersonal relationships and collaboration that make up a large part of success. It is the much-cited "spark" that must be ignited. Teams and networks create synergies that individuals are often unable to achieve. The diversity of perspectives and the combination of different skills lead to innovative solutions and strengthen the competitiveness of both companies and research institutions.

With all of our economic development measures, we therefore want to support companies and, above all, their employees to get the best out of themselves in order to develop exceptional products and services on a sustainable basis. To enable this, we create the right working environments, the right networks, and tailored training opportunities. We get ideas done.

Roland Sillmann
CEO WISTA Management GmbH

Science and Technology Park Adlershof

Adlershof in Numbers

The Science and Technology Park Adlershof continued to develop positively in 2023. Turnover and budget funds grew by 7.1% to €3.9 billion (2022: €3.6 billion). The number of employees remained largely stable at around 28,000. Additionally, there are around 6,400 students (2022: 6,600). The Science Park Adlershof is divided into three areas, which developed differently in 2023:

In the core area, which is primarily home to high-tech companies, the turnover of around 590 businesses increased by 10% to €1.24 billion last year. Around 9,400 people were employed in the core area in 2023. This was 3.1% more than in the previous year, and the number of companies also grew slightly.

The turnover and budgets of the approximately 510 companies and institutions in the growth area increased by 6.1% in 2023 to a total of €1.77 billion. In contrast, the number of employees fell slightly by 1.4% to 11,300.

In the media city, the number of companies rose to 230 and their turnover increased by 1.2% to €462 million. The number of employees fell to 3,300, particularly with the number of permanent freelancers decreasing from 1,200 to 900.





The companies in the Science and Technology Park continue to take a positive view of business development for 2024. There were only slight shifts compared to the previous year: 45% expect turnover to increase, while around 41% expect it to remain the same. Only 14% of companies anticipate a decline in turnover.

In addition to the companies, the scientific institutions in Adlershof play a major role: the third-party funding of the Humboldt-Universität zu Berlin (HU) and its institutions located at Adlershof climbed to €41 million, with core funding rising to €66 million. For the non-university institutes, the core funding increased to €238 million, while their third-party funds decreased to €68.4 million. In total, all scientific institutions employed around 4,000 people.

Adlershof in Numbers – Overview I

(as of 31/12/2023)

586 Companies
Core area, Science and Technology Park

228 Companies
Media City

7 Institutes
Humboldt-Universität zu Berlin

11 Non-university research institutions
Scientific institutions

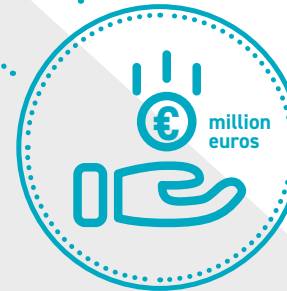
509 Companies
Growth area



1,108 Revenues
Core area, Science and Technology Park

460.2 Revenues
Media City

1,732 Revenues
Growth area



41 Third-party funding

66 Core funding
Humboldt-Universität zu Berlin

68.4 Third party funding
238.1 Core funding
Scientific institutions

9,381 Employees
Core area, Science and Technology Park

3,325 Employees (incl. freelancers)
Media City

2,909 Employees
Scientific institutions

11,262 Employees
Growth area



6,400 Students

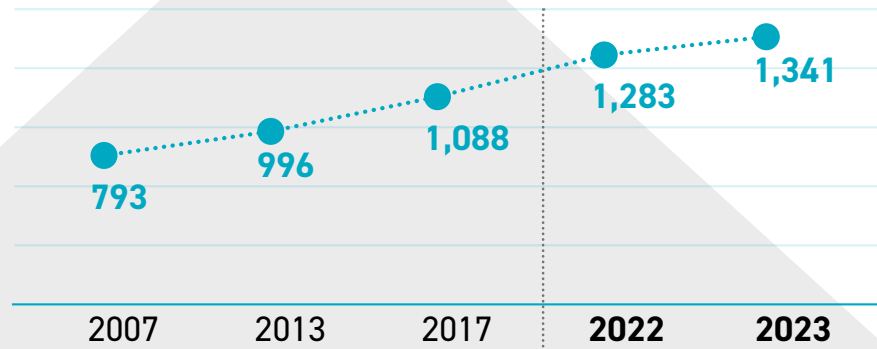
1,139 Employees
Humboldt-Universität zu Berlin

Area:	4.6 km ² *)
Employees:	28,016
Companies and scientific institutions:	1,341
Revenue and budget funds:	3.89 billion euros

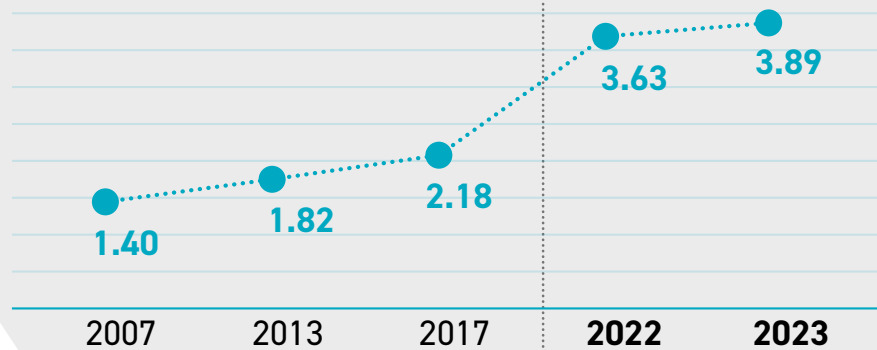
*) including the Science and Technology Park, Media City, "Gleislinse" as well as the adjacent retail and services area, including the landscaped park ("Airfield Johannisthal"), and the residential areas "Wohnen am Campus" ("Living on Campus") and "Wohnen am Landschaftspark" ("Living at the Landscape Park")

Adlershof in Numbers - Overview II

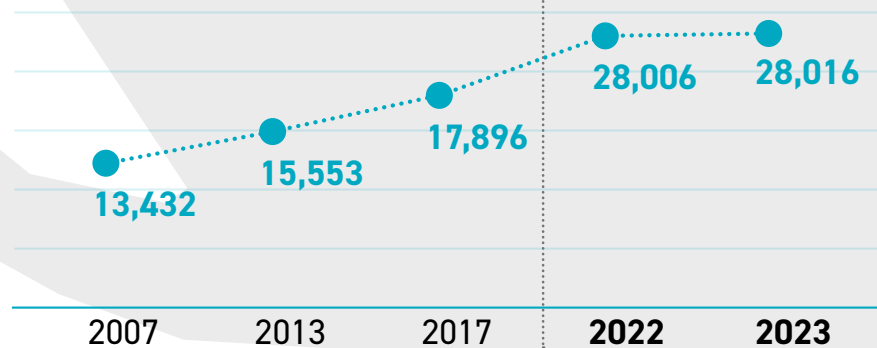
(as of 31/12/2023)



Companies and scientific institutions



Performance (in billion euros)



Employees

New Companies and Acquisitions in Adlershof

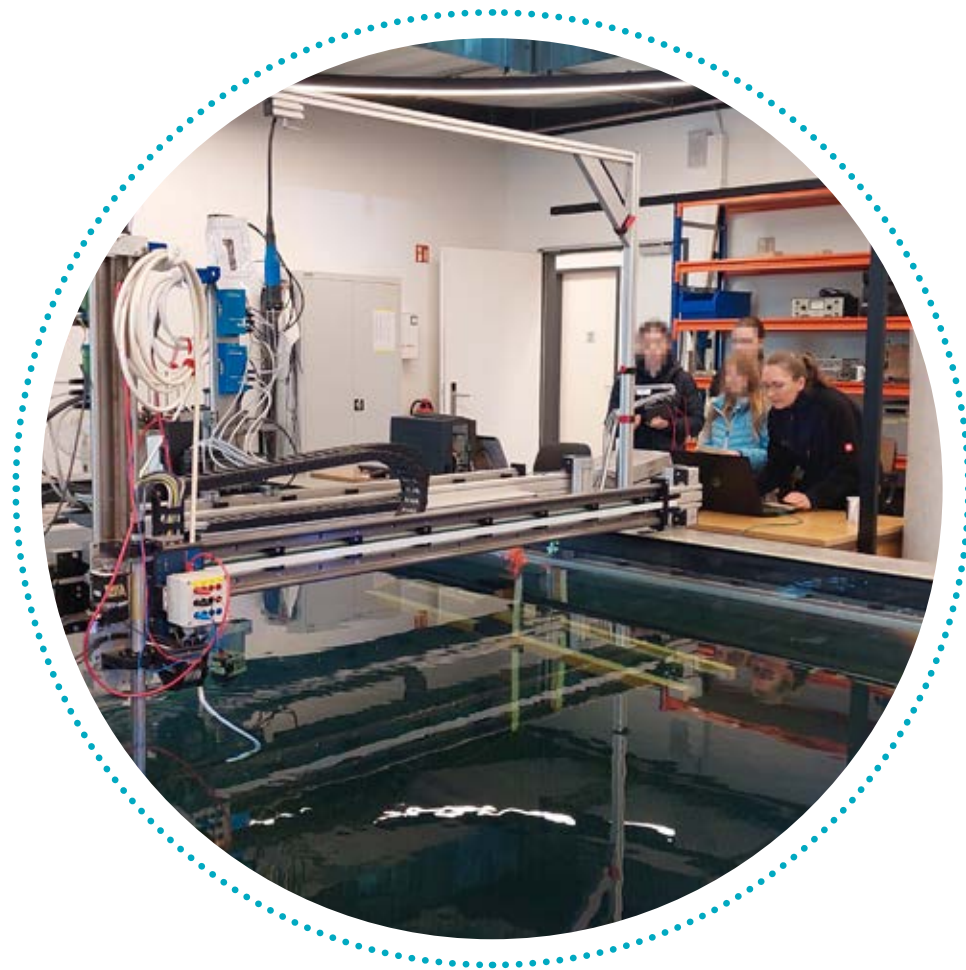
2023 saw a number of interesting new settlements in the Technology Park Adlershof:

Jenoptik expanded its activities in Adlershof and moved into a factory building on Groß-Berliner-Damm with its subsidiary **Jenoptik Optical Systems**.

Evologics, a family business that develops and manufactures underwater communication technology and underwater robots, moved into its newly built company building on Wagner-Régeny-Strasse in June.

In the immediate vicinity, **Sciension GmbH**, a BICO company, was also able to relocate to its newly built headquarters. The company has been based in Adlershof for more than 20 years and is a provider of precision liquid technologies that advance life sciences and diagnostics for the future of healthcare.

Hirsch & Lorenz has been based on Groß-Berliner Damm since 2016 and operates a small commercial yard there. The company has now expanded its space with an additional new building, which was completed in 2023.



New Companies and Acquisitions in Adlershof



Numerous smaller companies and start-ups also moved into WISTA's technology centres. One example is **Tacalyx GmbH**, a spin-off of the Max Planck Institute of Colloids and Interfaces in Potsdam-Golm. Tacalyx's goal is a next-generation antibody therapy.

In September 2023, **Leap**, a new innovation hub and co-working space for quantum technologies in Berlin, opened its doors on the top floor of the Innovation and Start-up Center (IGZ). Leap is part of the "Berlin Quantum Alliance" ecosystem, which aims to pool the expertise of Berlin's universities and research institutions as well as collect and establish collaborations between science and industry in order to create a competitive ecosystem for quantum technologies. Another goal is to strengthen both the fundamentals of quantum research and its transfer into practical applications.

In addition, a new scientific institution, the **bbw University of Applied Sciences**, has moved to Adlershof: In April 2023, the business university began teaching at OFFICE LAB CAMPUS at Wagner-Régeny-Straße 21. It was previously based in Charlottenburg and has relocated from there to the south-east of Berlin.



New Companies and Acquisitions in Adlershof

In addition to new companies and facilities, infrastructure for everyday needs, from housing to childcare facilities, continues to be built in the Technology Park.

The **“Wohnen am Campus”** quarter was completed right at the start of the year, along with a daycare center that offers space for 90 children on Hermann-Dorner-Allee. The car-free residential quarter of the state-owned Howoge has a total of 612 one- to five-room apartments, 252 of which were built as subsidized housing and 107 as furnished micro-apartments for students and trainees.

One of the largest upcoming construction projects in the Adlershof/Johannisthal development area is being realized with the **“Quartier am Segelfliegerdamm”** (formerly the “Müller-Erben” site): 1,800 apartments, communal facilities, commercial and public spaces are planned on the site, which has been largely derelict since the mid-1990s. The district is intended to form another gateway to the Adlershof Technology Park. The development plan adopted in December 2022 was approved in March 2023. This created the legal planning requirements for the development of the “Quartier am Segelfliegerdamm”. Since then, the land has been cleared and the buildings dismantled.

The immobilien-experten-ag celebrated a key milestone in its **“Am Oktogon”** construction project in March with the topping-out ceremony for the B9 office building.

Progress was also made on **Eisenhutweg**: in September, the state-owned Degewo AG and KW-Development celebrated the topping-out ceremony for the quarter, in which 83 apartments and a daycare center will be built by 2027.



Digital Infrastructure and the Adlershof Network

The construction and expansion of the 5G campus network in Adlershof was completed in 2023 and in the process the network coverage was tested and visualized. Following the successful launch, activities focused on bringing potential users and use cases into the network. Various information events and workshops were held for this purpose, primarily for companies and universities at Adlershof.

Together with urban energy GmbH, WISTA is developing a digital twin for the Technology Park Adlershof. This is a software platform that brings together and maps the technology park's energy flows. The initial goal is to identify the efficiency potential of WISTA's own buildings. Later on, the aim is to define measures, where necessary, and support other companies in improving the energy efficiency of their buildings. The joint development of the digital twin was finalized in the second quarter of 2023, so that it now records, visualizes, models, and forecasts energy data.

The Humboldt Universität zu Berlin is one of the most important network partners in Adlershof. In November, it celebrated the 20th anniversary of its Adlershof campus in the presence of Governing Mayor Kai Wegner and Senator for Higher Education and Research, Health and Long-Term Care Dr. Ina Czyborra. In 2003, the HU successfully completed the relocation of its mathematics and natural sciences institutes with the move into the new buildings for physics, geography, and psychology as well as the Erwin Schrödinger Center. Together with the Institutes of Computer Science, Mathematics, and Chemistry, the Integrative Research Institute for the Sciences (IRIS Adlershof) and the Integrative Research Institute on Transformations of Human-Environment Systems (IRI THESys) as well as the newly founded Center for the Science of Materials Berlin (CSMB), they form the Adlershof campus of the Humboldt University.





WISTA was also involved in networking for companies, particularly to strengthen and support the issue of skilled workers. The first Diversity Festival Adlershof took place in June under the motto "Everyone counts". With this event, WISTA raised awareness of the topic of diversity in society, particularly in the context of companies, among stakeholders at the Adlershof site. Keynote speeches, panels and workshops with interesting personalities and stakeholders explored the challenges and solutions in terms of diversity.

Since fall 2023, the WISTA Academy has also been supporting companies in the Technology Park in developing and expanding the skills of their employees through qualification and further training. WISTA provides these partly through its own employees and partly in cooperation with external partners such as the Steinbeis Center of Management and Technology, the Federal Employment Agency Berlin-Süd and the Adlershof Health Network.

Finally, WISTA has set up a Young Professionals Board for the Science and Technology Park Adlershof. The aim of the group is to make the voices and ideas of young professionals from science and business more audible and visible. The focus is on issues such as how WISTA can reach young people, how networking, cooperation and the infrastructure at the site can be improved. The Young Professionals Board consists of seven members, from entrepreneurs to postdocs. They responded to a call from WISTA and were selected from the applications received. In future, the Young Professionals Board will meet three times a year to exchange ideas. The results of the meetings will be forwarded to the WISTA Supervisory Board as recommendations and a basis for discussion.

Innovation Campus FUBIC

In Dahlem, WISTA is currently building the FUBIC innovation center with a surrounding campus, on which further office and laboratory buildings are being constructed.

The tree felling necessary for the development of the site was carried out by the end of February 2023. In addition, the remediation of pollutants was completed in September, the gutting of the remaining areas was completed by the end of October, and the demolition work in the basements was completed in December. The construction of additional support beams and the strengthening of existing ones created the basis for the upcoming addition of two more storeys to the existing building. The underground car park access road and the structure for the future battery storage facility were newly constructed.

With the FUBIC innovation campus, WISTA is implementing an innovative electricity-only project for energy supply based on renewables. This project was selected from 70 district projects and received the ODH-Quartier Award 2023 in the Innovation category.

A public competition was held in summer 2023 to find a name for the private road running across the FUBIC innovation campus. The call was very well received: more than 160 people took part with around 350 suggestions. In the end, the decision was made in favor of the name "Rabinowitsch-Kempner-Ring" in reference to Berlin's Lydia Rabinowitsch-Kempner, who made important contributions in the field of tuberculosis research.

The "FUBIC open construction site" in September was also met with great public interest. 120 residents took the opportunity to take a look at the site and take a guided tour.

The laying of the foundation stone for the FUHUB office and laboratory building, the first building constructed by a private investor (Driven Investment GmbH) on the FUBIC campus, was celebrated in May in the presence of Berlin's Senator for Economic Affairs, Energy and Public Enterprises. The construction work progressed according to plan. Driven Investment GmbH was also able to announce that one of the future tenants will be the "Scale UP Lab" of Freie Universität Berlin.



Charlottenburg Innovation Centre CHIC

The new co-working space at CHIC was completed in the second quarter of 2023. It is equipped to a very high standard to encourage exchange and networking in an appropriate working atmosphere. It is a "test balloon" for other co-working spaces and new working environments that WISTA is also planning at other locations.

In 2023, the maximum eight-year retention period for some companies expired at CHIC. As a result, the successfully established companies have moved out and various young start-ups have moved into the premises at Bismarckstrasse to grow.

WISTA has reached an agreement with the start-up Conbotics GmbH based at CHIC, which is developing a painting robot, to have painting work carried out by the robot if required.

In addition, the canteen at CHIC has a new operator who will offer Eastern European specialties in the future.



CleanTech Business Park Marzahn

In January 2023, WISTA and HH2E AG signed a letter of intent for parts of the land in the CleanTech Business Park Marzahn (CBP) to be reserved for HH2E. On this basis, the company can advance the possibility of building a power plant that could produce climate-neutral heat from green hydrogen to supply the neighboring companies and apartments.

With regard to the CBP, there were different legal opinions in 2023 regarding necessary nature conservation and species protection measures as part of the legally established development plan (zoning resolution), which is the basis for the development of the site. The clarification of this issue lasted the entire year. A decision by the Berlin administrative court, that measures on the site are basically possible, gave hope that development and planning could proceed. In the second half of the year, a plot of land was sold to Aucoteam, which also received a building permit from the district of Marzahn-Hellersdorf. The Pankow-based company is active in the field of electric battery technology and planned to settle in Marzahn in order to set up a battery test center there. Due to the unclear requirements regarding nature and species conservation measures, the company has now (February 2024) withdrawn from the project.



Local Business Parks for Craft and Trade

The planning of service phases 1 and 2 of the Business Park for Craft and Trade in Lichtenberg (Bornitzstrasse) has been successfully completed. WISTA is working with the Adlershof-based architectural firm kba Architekten und Ingenieure for this project.

Based on the plans to date, the Supervisory Board has conditionally approved the next steps for the realization of the commercial property at Bornitzstrasse 101.



Berlin-Lausitz Future Corridor

With regard to the Berlin-Lausitz Future Corridor in 2023, WISTA on the one hand leveraged innovation potential, particularly through cooperation between stakeholders from science and industry in Berlin and Brandenburg. On the other hand, the focus was on developing the corridor's profile: potential focal points were examined, including the areas of "batteries", "energy transition solutions" and "pharma/health". As part of the profiling process, various stakeholders and experts from businesses, science, and politics were involved. The resulting recommendation for the states of Berlin and Brandenburg is a profile of the Future Corridor in the area of "energy transition solutions".



WISTA Working Environments

WISTA has been committed to setting up new working environments at various locations in Berlin since 2023. The first two are in the Technology Park Adlershof at Rudower Chaussee and in the Ludwig-Ehrhard-Haus of the Berlin Chamber of Industry and Commerce (IHK) in Charlottenburg.

In Adlershof, WISTA is renting two floors from Steinbeis Immobiliengesellschaft in order to create new working environments in a central location: a place where employees can find everything they need to do their work and be successful in the long term. In addition to flexible office workstations and a maker space, there will also be quiet and meeting zones as well as event rooms, which will be used for further training events, among other things. The corresponding rental agreement was concluded at the end of 2023 and the first tenders for furnishing the rooms were published.

In Charlottenburg, WISTA will be renting space from the Chamber of Industry and Commerce in order to jointly create a new space for Berlin companies to work, network, and innovate. Around 1,400 m² of space in the Ludwig-Erhard-Haus will be redesigned for this purpose over the next few months. WISTA plans to offer start-ups and SMEs a suitable atmosphere for working, exchanging ideas, and networking. The central location in the heart of Berlin and the immediate proximity to the Technical University of Berlin, the Center for Entrepreneurship (CfE) and the University of the Arts (UdK) play a key role here. The aim is to promote and expand knowledge transfer, innovation, and cooperation between Berlin companies and start-ups. The new workspaces are scheduled to open in 2024.



Supervisory Board

WISTA Management GmbH

(as of 31/12/2023)

Michael Biel

Head of Supervisory Board; State secretary, Berlin Senate Department for Economics, Energy and Enterprises

Karoline Beck

Deputy chair; CEO & Owner, in.wendt Management GmbH

Stephanie Bschorr

CEO, Nexia GmbH

Harald Fuchs

Department Head, Berlin Senate Department for Finance

Klaus Gendner

Jan Herzberg

Procurator, Messe Berlin GmbH

Petra Kahlfeldt

State Secretary, Berlin Senate Department for Urban Development and Housing

Dr. Henry Marx

State secretary, Berlin Senate Department for Science, Health, Care and Equality

Advisory Council

for Adlershof

(as of 31/12/2023)

Prof. Dr. Ulrich Panne

President, BAM Federal Institute for Materials Research and Testing, and Spokesperson, IGFAFA e. V.

Mike Krüger

CEO, Studio Berlin-Adlershof GmbH

Dr. Nicole Münnich

CEO, Forschungsverbund Berlin e. V.

Dr. Christine Wedler

CEO, ASCA GmbH Angewandte Synthesechemie Adlershof; Chair of the Board, Technologiekreis Adlershof e. V. (TKA)

Prof. Dr. Christoph Schneider

Vice President for Research, Humboldt-Universität zu Berlin

Oliver Igel

Mayor, District Berlin Treptow-Köpenick

Dr. Stefanie Molthagen-Schnöring

Vice President for Research & Transfer, HTW Berlin – University of Applied Sciences

Facts and Figures

WISTA Group

WISTA Management GmbH

WISTA Management GmbH, a state-run company in Berlin, is an experienced business promoter, site developer, and service provider. As an initiator and economic catalyst, WISTA strengthens the economic foundation of the German capital on the interface of research and industry. WISTA builds, operates, and lets out technology centres in addition to selling leasehold properties. Above all, it supports new businesses, brings together research and industry, and fosters national and international cooperation. WISTA operates the Science and Technology Park Berlin Adlershof. Germany's largest high-technology location and Berlin's largest media location are embedded into an overall urban development concept. Covering an area of 4.6 km², the site is home to more than 1,200 companies and scientific institutions that employ more than 24,500 employees. Adding to this number were 6,650 students as well as 1,000 apprentices. WISTA also runs the Charlottenburg Innovation Centre (CHIC) in Berlin's City West. It is also building the FUBIC Innovation Campus in Berlin-Dahlem and has recently taken over marketing for the Cleantech Business Park Marzahn, an industrial estate. On behalf of Berlin's Senate Department for Economics, Energy and Public Enterprises, it is operating the business office for Berlin's places of future innovation ("Zukunftsorte"). Lastly, WISTA will soon start to build so-called Gewerbehöfe, backyard hubs for skilled trade businesses, where the skilled trades can come together with advanced technology.

Shareholder	State of Berlin
Share capital	€11,776 million
Employees (end of 2023)	67
Revenue 2023	€32.1 million
Investments 2023	€8.5 million
Committees	Shareholders' meeting, Supervisory Board, Advisory Council

WISTA.Plan GmbH

As an urban development agency of the State of Berlin, WISTA.Plan GmbH's tasks include developing the already established technology park in Adlershof in line with its technology profile. WISTA.Plan is also active in Berlin beyond Adlershof. Additionally, the company develops other important "Zukunftsorte", places generating future innovation, together with WISTA Management GmbH.

Shareholder	WISTA Management GmbH
Share capital	€25,000
Employee (end of 2023)	54
Revenue 2023	€3.7 million
Committees	Shareholders' meeting

WISTA.Service GmbH

WISTA.Service GmbH is a 100-percent daughter company of WISTA Management GmbH and is active on the premises of the Science and Technology Park Berlin Adlershof as well as other sites across Berlin. The company is responsible for performing business, technical, and infrastructure management tasks for buildings and properties of WISTA Management GmbH and other affiliated companies. Additionally, WISTA.Service GmbH provides services in IT and cartography. It also provides its services to other companies and institutions outside of the site's core area.

Shareholder	WISTA Management GmbH
Share capital	€150,000
Employees (end of 2023)	116 (excluding management)
Revenue 2023	€22.013 million
Committees	Shareholders' meeting

Imprint

Publisher: WISTA Management GmbH

Editors: Cindy Böhme (V. i. S. d. P.), Vincent Halang,
Stefanie Reichardt

Overall production and layout: Britta Frenzel
Berlin, 2024

Image credits:

Valentin Paster (pages 1-5; 9 top; 13 bot.;14),
Stefanie Reichardt (pages 8; 13 top),
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