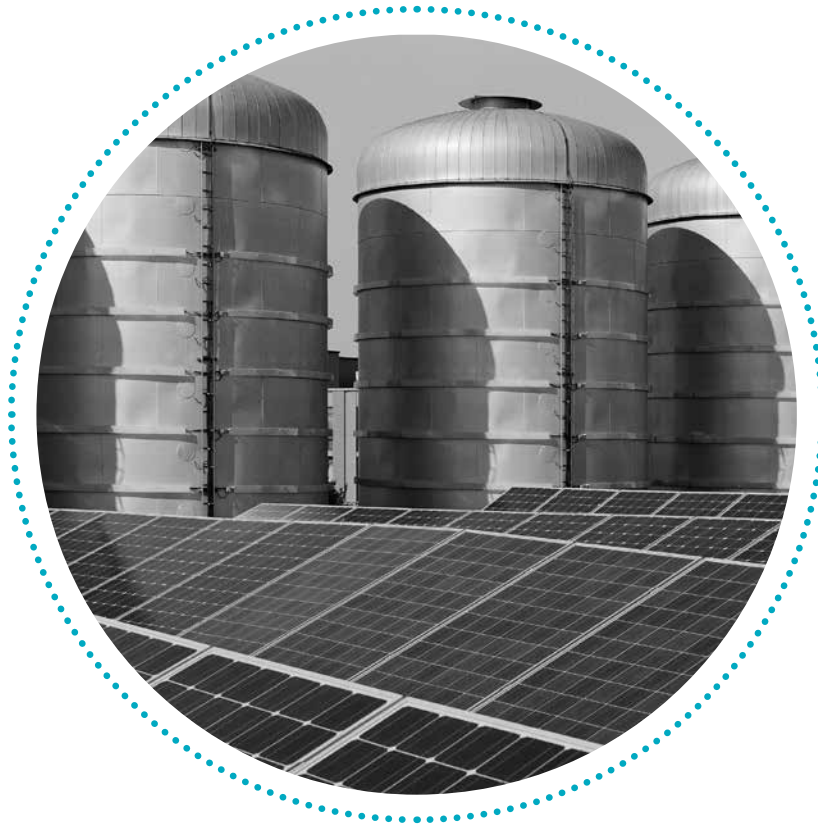


WISTA
we get ideas done

Annual Report
2022

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Shaping tomorrow today

Continuously tackling crises should not distract us from what is most important: focusing on people.

COVID-19, the war in Ukraine, and the energy crisis. Despite some recovery from the effects of the pandemic, 2022 was the third consecutive year of crisis. Many are now speaking of a polycrisis phenomenon, the parallel occurrence of many crises. For a short while, WISTA Management GmbH was busy dealing with the after-effects of said crises. Soon, however, the focus on long-term goals returned, namely, the promotion of economic development – at Technology Park Adlershof, in particular, but also, more generally, at the other WISTA sites.

More than ever before, we feel it is important to put people at the heart of our work. How do we do this? We create places where high-skilled workers enjoy being and where they find the conditions they require to successfully carry out their work.

For us, this includes: attractive workspaces and a future-proof infrastructure, but also offering people meaningful tasks.

We are continuously working on shaping the expanding Technology Park in Adlershof to make sure it stays an attractive location for companies and their employees. We are also working on further enhancing it. More concretely, we are creating additional opportunities for interacting and networking and offering people attractive and versatile workspaces with modern equipment and inspiring work environments. Adlershof is shaped by smart minds and high-skilled professionals who should enjoy coming to work and exchanging ideas with each other.

In addition, technology-oriented professionals find a tailored technical infrastructure in Adlershof, laboratories, and, increasingly, cutting-edge digital equipment. Adlershof's

outstanding digital infrastructure now also includes a 5G campus network with a range of 1,000 km.

The companies and research institutes in Adlershof are committed to developing solutions to the Grand Challenges that lie ahead of us, including issues like climate change or resource scarcity. Their work not only promises to produce pioneering progress but also concrete improvements for people and, with them, a strong sense of purpose. This also helps us to attract and retain talent on the site, who are looking for a meaningful occupation that they can identify with and find both at the companies and research institutes of Adlershof.

The Science and Technology Park Adlershof is Germany's top-tier location for developing new technologies. What better place to research and develop solutions for mankind's Grand Challenges?

Does this imply that a site like Adlershof can work autonomously? The clear answer is no. Cooperation that extends beyond the boundaries of the Technology Park is important and meaningful to us. For this reason, we cooperate with other locations in Berlin that generate future innovation, what we call "Zukunftsorte", as well as with Lusatia Science Park, which is currently being developed in Cottbus, Brandenburg. Here, too, we are committed to creating excellent work environments for high-skilled workers and innovative companies and fostering networking between them.

If we are to overcome the challenges ahead of us, it is essential that we work together and retain the best talent in the Berlin-Brandenburg metropolitan region.

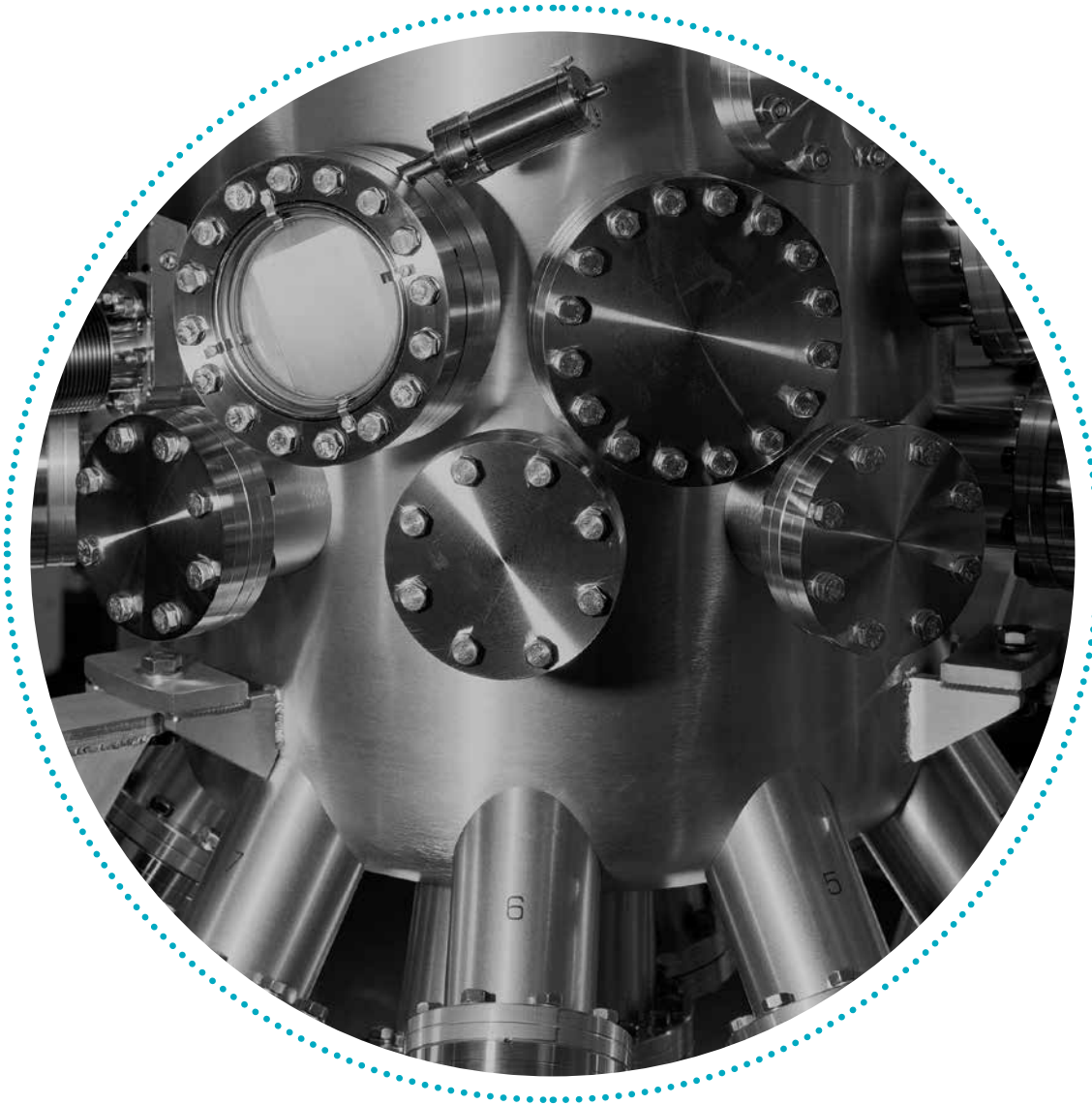
Science and Technology Park Adlershof

Despite several interlocking crises, the Science and Technology Park Berlin Adlershof was able to grow significantly in 2022. Revenues and budget funds rose to 3.63 bn. euros (2021: 3.21 bn. euros), which is a 13% increase compared to the previous year. It is particularly noteworthy that now more than 28,000 people work here (2021: 24,500). This is 14% more than in 2021. This increase in employment underscores that Adlershof-based companies are generally doing well attracting staff, despite a general shortage of skilled workers in Germany. The companies on the site continue to rate their access to qualified staff highly and were generally satisfied with their rental situation despite the strain caused by rising energy prices.

The development of Media City, too, moved in a positive trajectory compared to previous years. A decrease in subsidies received in 2022 and, simultaneously, an increase in the number of independent contractors working at Media City both indicate that the industry on the site is recovering from the effects of the coronavirus pandemic.

The companies of the Science and Technology Park continued to rate their business development prospects positively for 2023. About half of them are expecting an increase in revenues, while 41% of the companies are expecting revenues to remain the same. Only every tenth company is predicting a decline in revenues. In the previous year, 14% of companies had a pessimistic outlook.





Russia's offensive war against Ukraine also affected the Technology Park. Scientific institutions severed their research ties to Russia. Initially, the extent to which the war affected the activities of Adlershof-based companies and research facilities was not fully clear.

In the course of the year, the strain caused by broken supply chains and the availability of materials became increasingly apparent. However, rising energy costs had the biggest impact. People's readiness to help Ukrainian refugees and other individuals affected by the war was high. All across the site, donations were collected, amassing relief supplies that were brought to Ukraine and Poland by organisations like Internationaler Bund, among others. Moreover, WISTA launched a project with Türöffner e.V., a career network for refugees, opened a co-working space for refugees, and hosted a job fair for refugees.

Adlershof in numbers

(as of 31.12.2022)

579 Companies
Core area, Science and Technology Park

210 Companies
Media City

7 Institutes
Humboldt-Universität zu Berlin

10 Non-university research institutions
Scientific institutions

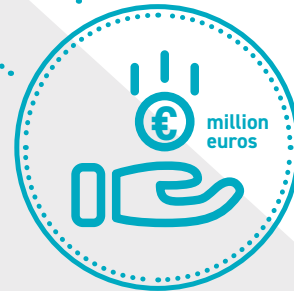
476 Companies
Growth area



1.108 Revenues
Core area, Science and Technology Park

455,2 Revenues
Media City

1.623 Revenues
Growth area



34 Third-party funding

52 Core funding
Humboldt-Universität zu Berlin

74,8 Third-party funding
213,8 Core funding
Scientific institutions

9.095 Employees
Core area, Science and Technology Park

3.612 Employees (incl. freelancers)
Media City

2.762 Employees
Scientific institutions

11.422 Employees
Growth area



6.600 Students

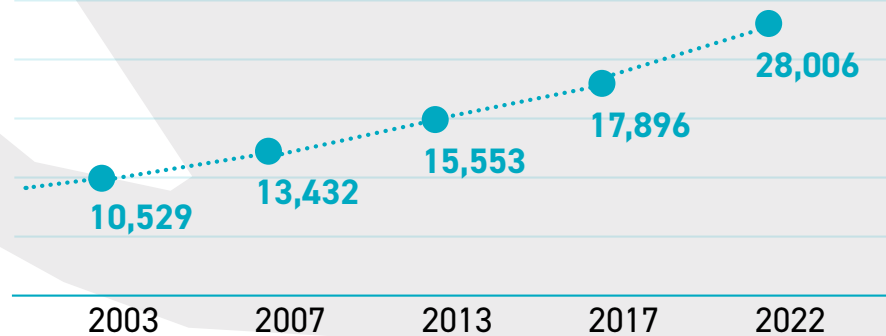
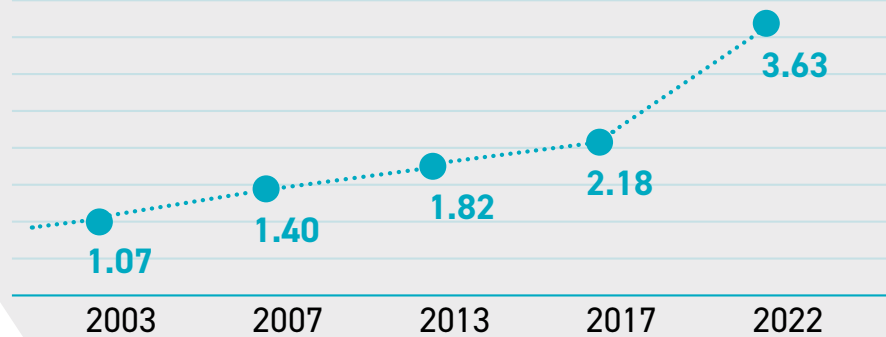
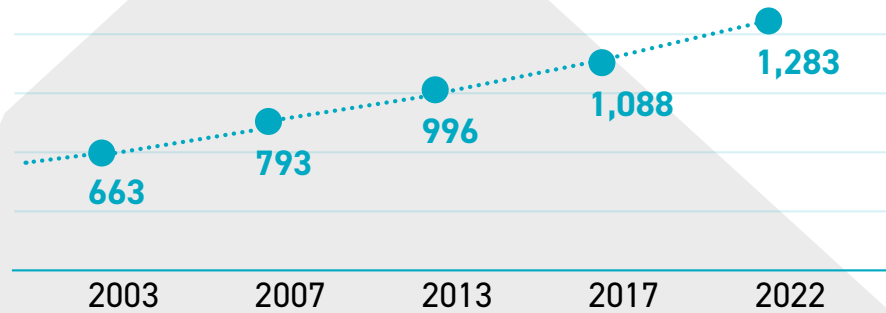
1.115 Employees
Humboldt-Universität zu Berlin

Area:	4,6 km ² *)
Employees:	28.006
Number of companies and scientific institutions:	1.283
Revenue and budget funds:	3,63 Mrd. Euro

*) 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 Landscaped Park")

Adlershof in numbers

(as of 31.12.2022)



New companies and acquisitions in Adlershof

While the momentum in construction and attracting new companies to the site had subsided somewhat during the pandemic, 2022 saw several notable (and planned) new acquisitions to the Technology Park Adlershof:

Siemens Mobility will move its research and manufacturing site from Kieffholzstrasse in Berlin Treptow to Berlin Adlershof. For this purpose, a modern new building will be built on Wagner-Régeny-Strasse. The corresponding hereditary ground lease for the 26,000 m² lot was concluded in February 2022. BEOS AG will be responsible for the development of the entire construction project. Siemens Mobility's development department, which is already based in Adlershof, will move into the new building with ca. 150 employees so that the future branch will be home to a total of 1,200 employees.

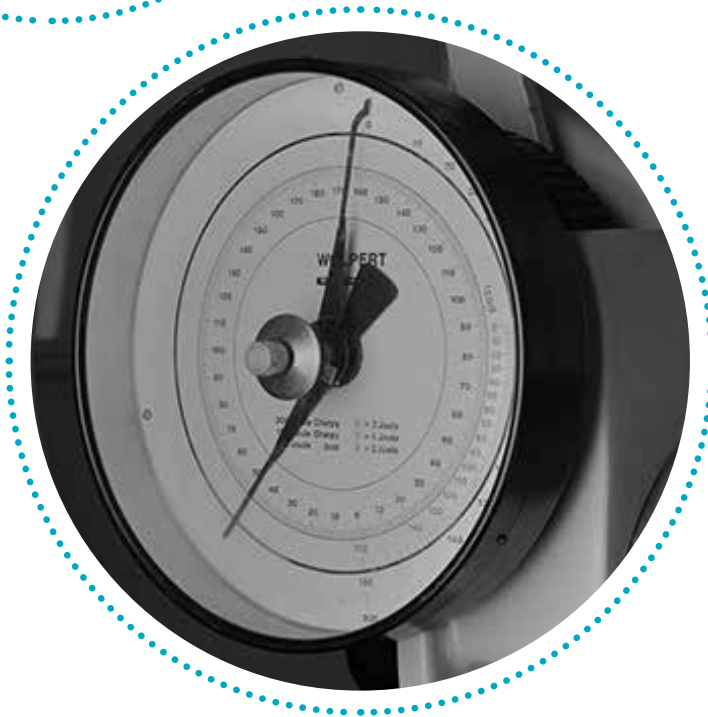
The high-profile announcement of this endeavour was made in the second quarter of 2022 together with WISTA Management GmbH in the presence of Berlin's then-governing mayor Franziska Giffey.

Other new arrivals to Adlershof were announced in 2022: Berlin's Natural History Museum intends to renovate and expand its location on Invalidenstrasse in Berlin-Mitte. The museum's need for space cannot be met with the existing facilities. For this reason, it is planning to set up a second branch at Technology Park Adlershof, where its collections will be researched and opened up. The planned location is a 12,000 m² lot owned by the State of Berlin on Wagner-Régeny-Strasse.





There were also some successful acquisitions in the start-up sector. Among those that moved into WISTA's technology centres was **C1 Green Chemicals AG**. Using quantum-chemical simulations, it is investigating chemical processes from the ground up. The findings from this are being translated into the optimised production technologies that the company is working on. In doing so, C1 is developing new chemical production processes from the atomic level to the production scale. All technologies are based solely on renewable resources and energy. The production process is designed in a way that creates a closed methanol cycle. The company's first innovation is its self-developed C1 methanol technology, which facilitates environmentally friendly methanol production.



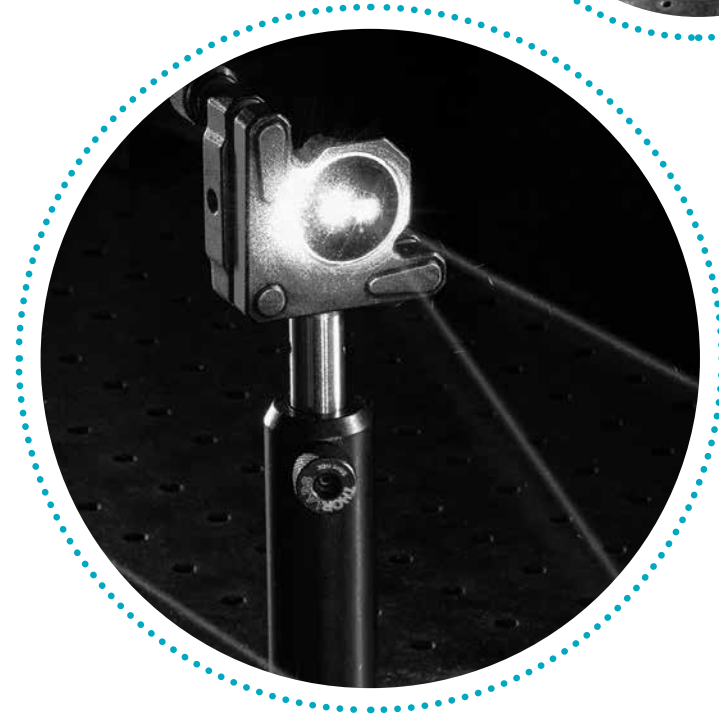
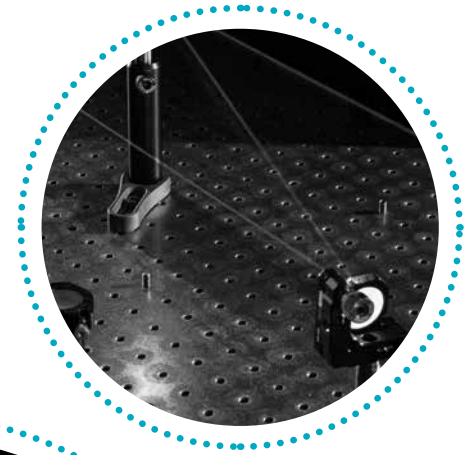
Nephrolyx GmbH is also a new arrival to the Adlershof site. The company is developing easy-to-use technology for quick and precise kidney function measurement, thus closing an early detection gap. Acute kidney injury (AKI) is a frequent clinical event that occurs in up to 20 % of all hospital patients and causes 1.7 million global deaths per year. With the current standard of care for AKI detection in clinical routine, it takes two to three days to get the results, leading to considerable delays in therapy. Nephrolyx GmbH uses a database, a protocol for contrast agent measurement, and proprietary software to diagnose ANV within two to seven hours. The technology can be easily integrated into everyday clinical work processes and, due to the low costs of its components, promises a leap in improvement both of the therapy success for patients and the performance of the healthcare system. Nephrolyx GmbH was founded as a university spin-off of Charité Universitätsmedizin in Berlin with a staff of four in March 2022.

New companies and acquisitions in Adlershof

The biotechnology company **SCIENION**, which has grown strongly on the Adlershof site since it was founded in 2001, plans to expand with a four-storey building of around 3,000 m² soon. The groundbreaking ceremony for its new corporate headquarters on Wagner-Régeny-Strasse in Berlin Adlershof took place with numerous guests from politics, industry and research in April 2022.

Construction commenced for two additional projects in 2022: In spring, the foundation stone was laid for **Campus Square 1** in Berlin-Johannisthal. An ensemble of six office buildings, small shops, cafés, restaurants, and a daycare centre will be created in the immediate vicinity of the Johannisthal S-Bahn station. The total rentable area comprises ca. 140,000 m². Berliner Sparkasse will be the anchor tenant, among others.

In June, the foundation stone was laid for a new residential quarter in Adlershof. The "**Wohnen am Eisenhutweg**" quarter will cover an area of 32,000 m² between the landscaped park Johannisthal and Eisenhutweg. More than 580 apartments will be created here by 2027. Construction is managed by the project developer KW-Development and commissioned by degewo, a state-owned property company. Additionally, there will be a daycare centre with spaces for 100 children.





In December 2022, the Berlin House of Representatives approved of the development plan "9-15^a" ("Müller heirs area"). With that, the planning law requirements for developing the quarter have been created, meaning that the realisation of the new residential quarter on the "Müller heirs area" can begin in 2023. Here, in the north of the Technology Park Adlershof, it is planned to create 1,800 apartments as well as community amenities and properties for commercial and public use. The land has been largely derelict since the mid-1990s (previously "VEB-Kühlautomat", an East German socialist enterprise producing fridges). Here, WISTA.Plan GmbH acts as the development agency on behalf of the State of Berlin.

Steinbeis celebrated the topping-out ceremony for its new office and administration building in Berlin Adlershof in March 2022. It features spaces for rent for companies from the Steinbeis network as well as start-ups. Modern and flexible seminar and office spaces are planned for the university portion of the building.

Digital infrastructure and the Adlershof network

By the end of 2022, both indoor and outdoor coverage of the Technology Park's core area with the 5G campus network had been established.

The 5G campus network is now available to all companies and scientific institutions on the site to test and implement various applications. The basic version is free of charge. The 5G cellular network standard facilitates new applications in areas such as augmented and virtual reality, digital manufacturing (Industry 4.0), robotics, but also healthcare or the transport infrastructure.

WISTA Management GmbH wants to enable the companies on the Adlershof site to engage with 5G technology at an early stage so that they can test out individual use cases and use this knowledge to make their business models and products fit for the future. To this end, Logicalis GmbH has established the a:head area, a digital workshop at Forum Adlershof. The a:head area aims at driving initiatives for new development ideas for products, services, and processes. Those interested can test selected 5G applications, including AR/VR applications and the use of a self-driving car. Interested visitors at a:head area can experiment with moving a robot based on the new wireless standard or enter a machine room wearing a virtual reality headset.

Moreover, WISTA initiated a network for securing skilled workers (Fachkräftenetzwerk, in cooperation with the Federal Employment Agency Berlin South East) last year. Fachkräftenetzwerk Adlershof is working on developing concepts for further training and schooling across the Adlershof site as well as fostering networking between human resources managers to jointly develop important new strategies to attract and retain employees.

WISTA Management GmbH is increasingly having an impact beyond the Adlershof site.

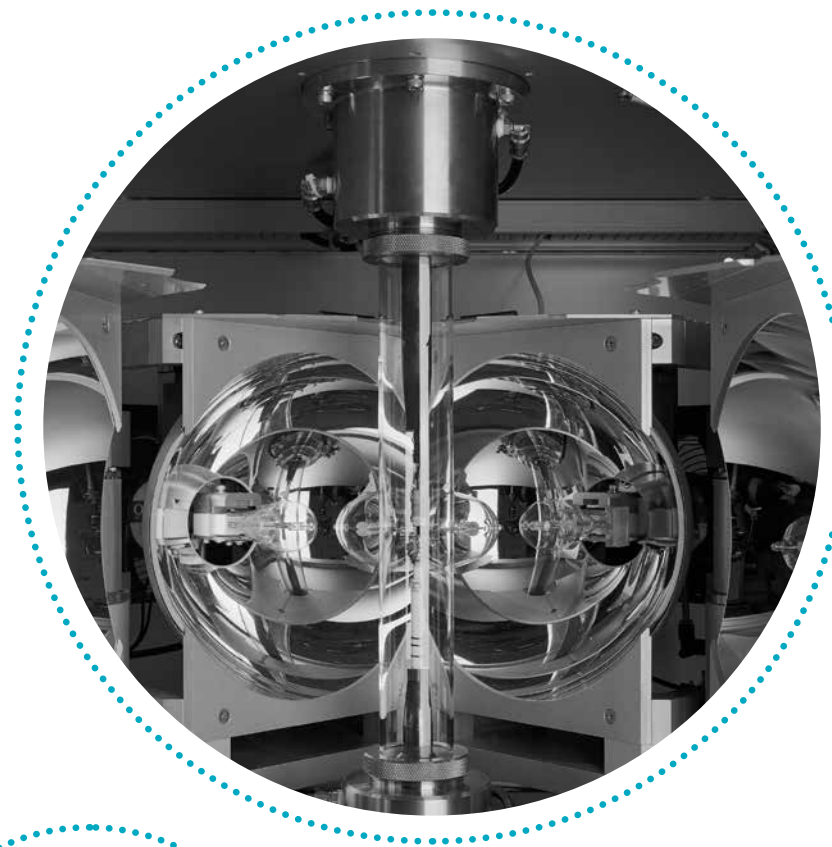


Innovation Campus FUBIC

In Berlin Dahlem, WISTA is establishing the FUBIC Innovation Centre and the surrounding Innovation Campus. On 1 March 2022, the real estate developer DRIVEN Investment GmbH signed the hereditary ground lease with the state-owned WISTA Management GmbH (WISTA) for a duration of 65 years. DRIVEN Investment plans to establish "FUHUB" on the premises of the Innovation Campus FUBIC.

The building permit for the Innovation Centre FUBIC was granted by Berlin's Senate Department for Urban Development and Housing on 23.03.2022.

Demolition works for the unused buildings on the premises were completed in spring 2022. The hazardous substance remediation in the interior of the future FUBIC Innovation Centre began in June 2022.



Charlottenburg Innovation Centre – CHIC

WISTA is planning to adjust the use of space at CHIC to meet the new requirements of changing forms of work, especially mobile work.

In 2022, a shared office concept was realised and furnished. The target group is companies who predominantly work from home but wish to use an office on a set of days. This way, a company's employees can work from their home offices most days but meet at a physical office, say, once a week. On the remaining days, teams from other start-ups can use the shared office for their joint office day.

In addition to the shared office, a co-working space will be set up at CHIC to meet the demand for flexible office space. A 140 m² area has been identified as a suitable space for this purpose. The necessary conversions are already being planned. The co-working space is scheduled to be finished in 2023.

The first CHIC tenants, who moved in in 2015, are now approaching the end of their funding periods. The result is that many long-term tenants and established businesses are moving out of CHIC. This is creating more space for young, up-and-coming companies. For example, the start-up Conbotics moved into CHIC in 2022. The company won the Berlin Brandenburg Innovation Award in 2022 for developing a wall painting robot, which aims at lessening the burden on workers in the skilled trades.



CleanTech Business Park Marzahn

WISTA is in talks with several companies seeking to set up shop at Cleantech Business Park Marzahn. Already during the first quarter of 2022, a planned sale of a plot of land had been acknowledged by the subcommittee on asset management of Berlin's state parliament. This acknowledgement was extended to two more plots of land in the second quarter of 2022. This has paved the way for three plots of land to be sold. The development concept will be further coordinated with those three companies.

In addition, a future-proof energy concept will be developed for CBP.



Local hubs for the skilled trades of the future

WISTA has been commissioned by the Senate Department for Economic Affairs, Energy and Public Enterprises to develop so-called Gewerbehöfe across Berlin, local hubs for the skilled trades. At the end of 2022, WISTA concluded a letter of intent with the district of Lichtenberg to develop Bornitzstrasse 101 under §34 BauGB. Consequently, Berlin's Senate Department for Economics, Energy and Public Enterprises asked WISTA to begin with the relevant planning steps for setting up the first of these skilled trade hubs at Bornitzstrasse 101. The costs for the initial planning (HOAI-LPH 1-2 as well as a dedicated financing concept) are estimated at a maximum of 2 million euros and have been confirmed by the WISTA supervisory board.

In December 2022, WISTA and the Senate Department for Economics held a joint press conference to announce the project.



Berlin-Lausitz Future Corridor

In spring 2022, WISTA was officially commissioned by the State of Berlin to develop the Berlin-Lusatia Future Corridor. On the Brandenburg side, the state government, too, has commissioned a state structure development company, "Wirtschaftsregion Lausitz GmbH". Both companies hired the staff responsible for this last summer. In the past months, the first steps included developing and setting up a structure for managing collaboration. Currently, stock is being taken of the relevant actors located along the corridor, how they could cooperate in future, and which role they wish to play in shaping the corridor. Moreover, a profile for the corridor is being developed to facilitate attracting relevant companies and scientific institutions later. In Adlershof, we had positive experiences with attracting companies from similar industries and technology fields because they benefit most from regional interlocking and cooperation. The aim is to then establish entire value chains. One of the fields that are currently being investigated for the development of a corridor profile is renewable energy.



Supervisory Board of WISTA Management GmbH

(as of: 31.12.2022)

Michael Biel

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

Karoline Beck

Deputy chair; CEO of in.wendt Management GmbH

Stephanie Bschorr

Managing director, HTG Wirtschaftsprüfung GmbH and HTG
Rechtsanwaltsgesellschaft mbH

Barbro Dreher

State secretary, Berlin Senate Department for Finance

Klaus Gendner

Jan Herzberg

Procurator of Messe Berlin GmbH

Petra Kahlfeldt

Department head, Berlin Senate Department for Urban Develop-
ment and Housing

Armaghan Naghipour

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

Advisory Council for Adlershof

(as of: 31.12.2022)

Prof. Dr. Ulrich Panne

President of the BAM Federal Institute for Materials
Research and Testing

Mike Krüger

Managing director, Studio Berlin-Adlershof GmbH

Dr. Nicole Münnich

Managing director, Forschungsverbund Berlin e. V.

Dr. Christine Wedler

Managing director, ASCA GmbH; chair of the board, T
echnologiekreis Adlershof e. V. (TKA)

Prof. Dr. Christoph Schneider

Vice-President for Research, Humboldt-Universität
zu Berlin

Oliver Igel

Mayor of Berlin's Treptow-Köpenick district

Dr. Stefanie Molthagen-Schnöring

Vice-president for Research & Transfer of HTW Berlin -
University of Applied Sciences

Facts and figures

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	Land Berlin
Share capital	11,776 million euros
Employees (end of 2022)	66
Revenues 2022	29,356 million euros
Investments 2022	6,603 million euros
Committees	Shareholders' meeting, Supervisory Board, Advisory Council

WISTA.Plan GmbH, urban development agency and trustee of the State of Berlin

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 euros
Employees (end of 2022)	43
Revenues 2022	3.4 million euros
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 euros
Employees (end of 2022)	113 (excluding management)
Revenues 2022	20,656 Mio. Euro
Committees	Shareholders' meeting

