

Press Release

Three Horizons – one crown: topping out ceremony for “Three Horizons”, Deutsche Wohnen’s new-build project in the Ostend district of Frankfurt

Berlin/Frankfurt am Main, 18 August 2021. The building shell is finished. In placing a crown atop this structure, Deutsche Wohnen SE celebrated the topping out ceremony today for the construction of 208 rental flats in the growing Ostend district of Frankfurt. Together with its strategic partner Isaria Project Development, a subsidiary of QUARTERBACK Immobilien AG, the residential property company is creating urgently needed housing in close proximity to Frankfurt’s city centre.

The project at the corner of Ferdinand-Happ-Straße and Gref-Völsing-Straße involves the construction of three buildings, which have been designed by three different architects. Up to now, the ensemble had been called “Great East” and, before that, “Schwedler Trio”. Now it has been given the promising name “Three Horizons”. The striking centrepiece of the ensemble is a 16-floor residential tower.

Henrik Thomsen, Chief Development Officer (CDO) of Deutsche Wohnen SE: “We can only address housing shortages in major cities by building new homes. But this is not just about building more flats. It is primarily about creating good-quality, sustainable and healthy living environments that also meet the needs of future generations. We are especially delighted that, with “Three Horizons”, we are making a visible contribution here in Frankfurt – the city where Deutsche Wohnen was founded - to the further development of the city.”

The project consists of:

- an 8-floor building with 51 flats, designed by Stefan Forster Architects
- a high-rise residential tower with 16 floors and 123 flats, designed by the firm of architects Ortner & Ortner Baukunst Berlin
- a 7-floor building with 34 flats, designed by the Frankfurt-based architect Karl Dudler

The flats under construction on the plot of around 3,000 square metres have between one and four rooms, have barrier-free accessibility and have either a balcony or a loggia. This is ideal housing for people who work in Frankfurt am Main and who don’t want a long journey to work. The office tower that is the headquarters of the European Central Bank (ECB), for example, is just a few minutes’ walk away. Common to all three buildings is a basement garage with 80 parking spaces.

Mark Seifert, leader of the Three Horizons project with Isaria Project Development:

“Not only are we building to a high standard, we are also attaching importance to sustainability. Accordingly, we are aiming with this new build for the Gold certification of the

German Sustainable Building Council.” Indeed, electric charging points in the basement garage and solar cell panels on the roof are as much part of the sustainability concept as smart building solutions that improve efficiency. Examples of such solutions are smart heating controls and digital, keyless door entry systems.

This new-build ensemble by Deutsche Wohnen is part of the neighbourhood development project Schwedler Carré in the Ostend district of Frankfurt. The former railway site measures approximately 40,000 square metres. It runs alongside Ferdinand-Happ-Straße from Schwedler Bridge in the direction of the city’s Ostbahnhof and is equivalent in size to 5½ football fields. There will not just be residential buildings here, but also companies and shops. And it is this mix that will make the Carré an integrated and liveable neighbourhood in Frankfurt. The “Three Horizons” are due for completion in July 2022.

With its commitment to new building, Deutsche Wohnen is responding to the high demand for housing. Together with its strategic partner QUARTERBACK Immobilien AG, it plans to build approximately 18,000 flats in the next few years, particularly in the metropolitan regions of Berlin, Dresden/Leipzig, Munich and Stuttgart. Around 9,000 of these flats are intended for Deutsche Wohnen’s own portfolio and represent an investment volume of EUR 4.3 billion in total. Deutsche Wohnen was founded in Frankfurt am Main in 1998. Today, its headquarters are in Berlin. Currently, the company manages approximately 4,900 flats in Frankfurt.

Deutsche Wohnen

Deutsche Wohnen is one of the leading publicly listed residential property companies in Europe. The business focus of the company is on managing its own portfolio of residential properties in dynamic metropolitan regions and conurbations in Germany. Deutsche Wohnen sees itself as having both a social responsibility and a duty to maintain and newly develop good-quality and affordable housing in vibrant residential neighbourhoods. As at 30 June 2021, the portfolio comprised a total of around 158,000 units, of which 155,000 were residential and around 3,000 commercial. Deutsche Wohnen SE is listed in the Deutsche Börse’s DAX and is also included in the leading indices EPRA/NAREIT, STOXX Europe 600, GPR 250 and DAX 50 ESG.