



I. General

General description of the construction

The construction project shall be executed as per the contractual agreements and also the plans in the division declaration, subject to instructions by public authorities to amend it. The parties are in agreement that Subject Matter is based on a separate architectural concept that influences the value of Subject Matter and whose implementation planning has not yet been definitively completed, so that Vendor may make minor changes if there is a good reason for so doing. Such a good reason arises in particular if such a change is required to preserve the overall architectural concept and thus at the same time to maintain the value of Subject Matter; and the quality, value and suitability for use as a result of this change are reasonable for Purchaser.

The technical items shall be selected by the construction principal pursuant to the building description, their colour and arrangement, the appearance of the external facilities, the communal systems and the appearance of the building facade. The implementation can change in particular because of the following reasons:

- a) Public authority conditions,
- b) Construction actions / technical necessity,
- c) Compliance with the overall architectural concept,
- d) Compliance with the design concept of Yoo Limited, London (Philippe Starck),

The following building description is definitive for the construction of the building. It shall determine the construction principal's supply and performance obligation and is the basis for the contract of sale.

The furnishings, additional components, plants etc. drawn into the floor outlines, site plans and views are for illustrative purposes only and are not part of the scope of supply or performance unless otherwise stated in the building description.

In so far as the following refers to a "design line", this shall be appended as an attachment to the individual contracts of sale and not to this building description.

The building shall be constructed as per the VOB Contracting Regulations for Construction Work, Part C. This stipulates that the "generally acknowledged rules of technology" shall form the basis for constructing the building. The sound insulation shall comply with VDI 4100 sound insulation category II, and the heat insulation shall comply with EnEV (Energy Saving Regulation) 2007. Furthermore, the requirements of DIN 18202 - Tolerances in Building Construction - shall be complied with.

Building description commercial units core and shell

The commercial units, which shall be constructed to the core and shell stage, shall be subject to a separate building description which shall be appended to the purchase offer deed as an individual building description. The said description shall replace the present general building description of the reference deed, in so far as separate ownership of the commercial units on the ground floor is involved.

II. The construction project

The site

A planning program was developed for developing the construction plot that envisages the erection of a 10-storey free-standing building. The construction plot is divided into 2 subplots each subject to the condition that (individual) buildings shall be erected that are constructionally largely independent but appearing from the outside as one unit.

The south-west part of the site borders Berthold-Brecht-Platz. Its north-west part shall have landscaping adjacent to the Berliner Ensemble. In the north east, the Am Zirkus street and the building development behind it border the site. The building project will result in:

- a) projected 78 condominium apartments on the 1st - 9th floors
- b) projected 8 townhouses on the ground floor/1st floor
- c) projected 3 commercial units on the ground floor, created as core and shell
- d) spa facility on the ground floor with an area of projected approx. 230m². The spa facility shall with be equipped training devices and sauna elements.
- e) underground garage, 1-storey with parking devices generally as triple or double parking units and 2 single parking units; size of the parking pallets approx. 5.0m length x 2.4m width x 1.75m minimum height with a max. load of 2.0 t, total number of parking spaces: projected 105

Site development

The costs of site development and other residents' charges for the site development of the property to be acquired are included in the purchase price. This shall also apply for the costs of supply and waste pipes, and also fees for connections to the public supply networks for electricity, gas, water and for the systems to be installed on the site for wastewater removal.

Construction ancillary costs

The scope of performance includes all costs necessary for planning and approval of the edifice, such as building application, static calculations and inspections, public authority acceptance procedures, surveying work, engineering services for heating/ plumbing/ electrics/ drainage. Construction principal liability, construction and building shell fire insurance policies shall be concluded for the project's construction period.

III. Building - constructions (shell construction and finishing)

Earthworks

Excavation for the construction pit, the foundations and the drains for all soil classes. Filling the working spaces and sealing the same, including drain trenches. Shoring work and foundation pursuant to the requirements of statics, soil expertises and DIN provisions.

Drainage/ sewer/drain work

The wastewater shall be channelled to the Berliner Wasserbetriebe sewerage network.

Foundation

The foundation shall be effected as per the prevailing soil conditions pursuant to the results of the construction site expertise and also the statics.

Concrete and reinforced concrete work / masonry work

Basement/ underground car park level

Floor slab, external walls and bearing interior building elements shall be produced in reinforced steel and/or masonry pursuant to the structural design. It shall be carried out with the necessary seals and including the necessary joints and connections. Basement storage rooms shall be produced in masonry.

Ceilings

The ceilings shall be produced in reinforced steel pursuant to the structural design.

Supporting structure

Implementation as reinforced concrete skeleton construction pursuant to statics with 3 utility service shafts.

Flights of stairs and landings

Implementation in reinforced steel pursuant to the structural design with sound absorption, underside / outer side in exposed concrete and/or smoothly plastered or filled.

Balconies

As per the architect planning, and also planning and building law requirements. The supporting construction is of reinforced steel and/or steel.

Roof covering/roof waterproofing work

The sealing of the flat roofs shall be pursuant to the flat roof guidelines.

Facade

In the vicinity of the atriums, the facades shall be produced as per the architect planning in parts as heat insulation composite system with finishing plaster suitable for the system.

The building facade shall be produced from facade elements of extruded aluminium profiles with filling elements pursuant to architect design concept.

Plaster and stucco work

Solid stair party walls and apartment ceilings, apart from in the bath and WC, shall have a plaster finish.

Corners and connections shall be reinforced with galvanized and/or light metal rods.

Undersides of stairways and landings shall not have plaster finish if the concrete surface is comparable to properly implemented plaster finish or is smoothly plastered or filled.

Screed work

All apartments shall have floating screed, implemented as heating and cooling screed. The requirements of the heating and sound insulation regulations shall be complied with. In rooms with floor drains the screed shall be produced with an incline to the drains. Cellar rooms shall have screed as per the architect planning. The underground garage shall have an asphalt covering.

Natural / artificial stone work

Master bathrooms/ shower bathrooms / WCs

The master bathrooms, shower bathrooms, WCs and utility rooms with connections for washing machines shall have large-format floor tiles corresponding to the features of the design line, format 40x40cm, laid with cross joints.

The master bathrooms and shower bathrooms shall have large-format wall tiles, laid room high, corresponding to the features of the design line. Format 40x40cm laid with cross joints.

Installation of rigid foam tub supports with inspection access and tiled tub skirt.

The showers shall have an incline to the floor drain and a sill as a divide from the rest of the bathroom. All master bathrooms, shower bathrooms and WCs shall have a wash table top of artificial or natural stone corresponding to the features of the design lines.

All floor coverings shall have dividing rods in stainless steel or separating joints in the transition area to other floor coverings.

Stairways

All stairways shall have a floor covering of natural or artificial stone /fair faced concrete /fine stoneware.

The stairway entrance areas shall have a cleanwalk zone suitable for the building.

Spa

The spa facility shall have a floor covering of natural or artificial stone /fine stoneware.

Floor covering work

Parquet

The residential and ancillary rooms of apartments shall have real wood parquet on a baseboard (suitable for underfloor heating) corresponding to the features of the design line. The parquet shall be laid using adhesives, ship-style laying method.

Skirting boards

The living and ancillary rooms and also the WCs and building utility rooms shall have wooden skirting boards, painted matt white, continuous as right-angle profile, as per the architect planning.

Textile floor covering

As an alternative to the wood parquet the purchaser can choose building-suitable fitted carpet, manufacture and colour corresponding to the features of the design line.

Balcony/loggia/roof terrace covering

The balconies, loggias and roof terraces shall have an upper coating of weather-resistant hardwood.

Carpentry work

All doors shall have a height of approx. 2.26 m above upper edge finished floor level, doors in the underground car park level in parts with a height of approx. 2.01 m above upper edge finished floor level

Interior apartment doors

As tubular core doors corresponding to the features of the Wirus brand with matt white painted surface. The doors shall have door handles Olivari Lama brand, chrome plated, 3- dimensionally adjustable, chrome

plated bands and warded locks. All door frames shall be produced as block frames with shadow groove. Width of interior doors as per the architect planning.

Apartment front doors

The apartment front doors shall be produced as tubular core doors corresponding to the features of the Wirus brand to a sufficient sound insulation category. On the apartment interior side, the doors shall have a matt white painted surface. On the exterior side, the doors shall have a uniform real wood veneer, appropriate for the overall concept of the stairways. The doors shall have handle sets with round rosette, inside door handles model "Apriti" Kleis Design Philippe Starck, chrome plated, outside handles model "Sesamo" Kleis Design Philippe Starck, chrome plated, integrated upper door closer, cylinder lock, triple locking mechanism, continuous seal and wide-angle spy hole. Fire and smoke protection requirements pursuant to building inspection specifications.

Window sills

The window sills shall be in wood, painted matt white.

Town house/maisonette apartments stairs

The interior apartment steps shall have steps and risers of wood, painted matt white as per the architect planning.

Metal construction work

Windows

Window casements and French doors as per the architect planning. The implementation shall be in aluminium, access doors to terraces and loggias shall have in part parallel sliding elements as per the architect planning.

Building entrance

The building entrance doors to the stairways shall be produced as aluminium frame door with laminated safety glazing, with Siedle Vario bell

panel or a different panel with comparable features. The letter boxes will be located in the lobby area.

Railings

Loggias, roof terraces and balconies shall have railings as per the architect planning

Doors basement

The access doors in the underground garage to the stairways and the cellar room doors shall be produced as sheet-steel doors.

Glazing work

All windows and French doors in apartments and stairways shall have insulating glazing pursuant to heating and sound-proofing regulations. Windows in the apartments on the west and south facade shall have external, power-driven sun protection elements as per the architect planning. On the north facade and on all facades of the two atriums, external sun protection shall be installed only in parts as required for the summer-time heat protection.

Dry construction work

The non-bearing hall and apartment party walls shall be produced as dry walls with twofold boards and also a sheet steel insert in each apartment party wall.

The partition walls in the apartments shall be produced as dry walls with twofold boards.

Some areas shall be produced with dry construction facing formwork in single boards so as to integrate wall bases, underbeams or installations in the design concept.

All bathrooms, WCs and utility rooms shall have suspended dry ceilings with single boards. Cable ducts and also kitchen extract shall be cof-

ferred off as per the requirements and/or in some areas produced as a suspended ceiling.

Stair railings and gallery balustrades in the maisonette apartments in dry construction with single boards.

All dry construction elements shall be trowel filled. Trowel filling will not be applied if tiles and/or natural stone are laid.

Painting and decorating work

In the apartments

All wall and ceiling surfaces shall have an undercoat and two coats of matt white dispersion paint. Some walls shall have colour paint (max. 5 walls per apartment) as above, however in the hue of the corresponding design line.

Apartment front doors inside, interior apartment doors, wooden floor profiles and window sills shall be painted matt white.

General areas / basement / stairs

Generally accessible areas, such as corridors, stairways and foyers shall also be painted as described above. However, the implementation shall be with abrasion-resistant paint.

Stair and landing underside views in exposed concrete, alternatively plastered or filled and with a white dispersion coating.

The walls and ceilings of cellar and communal rooms shall be painted in a washable matt white. Screed surfaces in the cellar corridors and communal rooms/plant rooms shall be painted with a single coating of wear-resistant, dust-binding and damp-resistant paint.

IV. Building - technical systems

Heating and central raw water heating systems/heat insulation work

The residential units shall have district heating. The central water heating system with the necessary circulation shall be produced in the form of a storage charging system.

All residential floor spaces shall have underfloor heating with individual room controls in the living rooms. The bathrooms shall also have an adjustable electrical towel radiator, white.

Additional radiators are envisaged for areas where the heating requirements cannot be ensured via the underfloor heating.

Each apartment shall have shut-off devices. There is a change-over valve in each apartment for switching the underfloor heating to cooling. This provides max. 15 W/m² load at 26 °C room temperature. The cold water shall be supplied via a central cooling system with a recooling unit on the roof.

The heating and cooling consumption shall be metered separately for each unit. Only the fittings for electronic, remote-reading heating/cooling volume meters shall be installed for measuring consumption. The meters shall be supplied by the billing enterprises. All pipes branching from the main distribution pipes shall have line stop-cocks in easily accessible areas, with corresponding labelling.

In areas such as stairways, WC facilities (commercial) plate radiators are envisaged, equipped with thermostat valves and also return pipe fittings with draining and air bleeding valve.

Plumbing installations

Taps

All taps are chrome plated and all metal, Hansgrohe, Axor Starck brand. Bath accessories Phillippe Starck as per the architect planning.

The wash tables shall have single-lever mixing taps; bath tub with chrome plated drain and overflow fitting combined with bath filler and single lever bath mixer with shower hose.

The showers shall have a single lever shower mixer with rod and hose; in the master and shower bathroom the showers shall also have a plate overhead shower d = 180 mm and selector switch.

Sanitary items

Master bathrooms/shower bathrooms

Wash tables as mounted basins, Duravit Starck Series 1 brand, d=53 cm, on artificial or natural stone slab corresponding to the design lines, wall-mounted WC Duravit Starck Series 1 brand with behind-plaster flush unit and chrome plated control panel; bath tubs as tiled built-in tub, Duravit Starck 1 brand, oval, shower partition walls as glass partitions with laminated safety glazing with chrome plated hinges as per the architect planning.

WCs

Wash tables as mounted basins, Duravit Starck Series 1 brand, d=33 cm, on artificial or natural stone slab, wall-mounted WC Duravit Starck Series 1 brand with behind-plaster flush unit and chrome plated control panel;

All sanitary items shall generally be in white.

Water and wastewater installation work within buildings

Drain pipes shall be produced from authorized plastic piping, down pipes, underground pipes and building connection pipes from cast pipes. Potable water pipes including hot water system shall be produced from authorized plastic piping. The apartments shall have a central hot water system.

The potable water and wastewater pipes in the kitchen shall be surface mounted.

Each apartment shall have a connection for a washing machine and a condenser dryer.

Each apartment from the 6th floor and higher shall have an outside tap on the roof terrace. Position as per the architect planning.

Only the fittings for behind plaster meters for recording the consumption shall be installed. The meters shall be supplied by the billing enterprises.

Ventilation

The interior rooms such as WCs, bathrooms, utility rooms and office kitchens shall have central extraction systems via pressure-controlled roof fans. The exhaust air from the aforementioned rooms shall be channelled via an adjustable exhaust air controls. The kitchens shall be ready for connecting a kitchen extractor hood (max. 600 m³/h per kitchen) without separate fan. The exhaust air shall also be channelled via a pressure-controlled roof fan.

Basic ventilation shall be provided for the interior bathrooms and WCs. Activating the light switch will switch to ventilation on demand with run-on period. The utility rooms shall only have basic ventilation.

External air supply can be provided for example via the Regel-air window frame ventilators or other air vent openings selected by the architect. The air flow must be ensured by opening the window prior to activating the kitchen exhaust hood.

Electrical fittings

The electrical works shall be planned and carried out corresponding to the VDE provisions and also the stipulations of the energy utility company. Each apartment shall have a secondary connection with electricity meter in the basement. The sub-distribution with automatic circuit breakers shall be in the apartment.

The installation within the apartments and stairways shall be behind plaster. The installations in building connection, cellar rooms and garage shall be "above plaster" in cable ducts. Cable routes, comprising

several individual cables, shall be laid on cable trays of galvanized sheet steel.

The feed cables to distribution points and devices shall be laid behind plaster.

The apartments shall have switches, sockets, TV and telephone sockets and also distribution boxes behind plaster, as high-quality surface range (German branded product, corresponding features of Gira E2, colour alpine white matt).

The stairways shall have switches in high-quality surface range (e.g. Gira E2, or comparable, colour alpine white). Bell push and name panel for later engraving by the administrator chrome plated on panel beside the apartment front door.

Stairways and building entrances

High-quality lamps with features corresponding to the Flos brand

Apartment access / stair well

Apartment front doors with Flos brand suspension lamp, Romeo Babe K S model or comparable, external illumination and building number illumination via twilight switch

All ceiling outlets shall be produced with flush-mounted sockets. The electric installations shall be positioned as per the detailed planning.

Apartment anteroom/hall/corridor

1 ceiling outlet with change-over or cross wiring

1 socket

1 intercom; see bell/intercom system below

Master and shower bathrooms

Per hand basin 1 lamp Flos brand, Romeo Babe Soft S as suspension lamp model, separately switchable with one on/off switch

Per hand basin 1 socket

Downlights in sufficient number, 2-4 pieces; the downlights shall have a touch dimmer.

WC

2 downlights; the downlights shall have a touch dimmer.

1 lamp Flos brand, Romeo Babe Soft S model as suspension lamp, separately switchable with an on/off switch

1 socket

Living rooms / dining rooms

1 ceiling outlet in each of the living area and the dining area

Living room three double sockets, of which at least 1 socket with an on/off switch

1 TV and radio aerial socket in combination with a triple socket

Bedrooms

1 ceiling outlet, switchable at room door and both sides of the bed as per the architect planning

2 wall outlets at head end of the bed pertinent each with on/off switch on the same side of the bed, h = approx. 1.40 m

1 telephone socket

1 TV and radio aerial socket in combination with a double socket

Dressing room

1 ceiling outlet

1 on/off switch

Kitchen (apartments):

1 ceiling outlet, switchable

1 wall outlet, switchable

1 socket for connecting a kitchen exhaust hood

Connections for each of cooker, oven, fridge-freezer unit and dish washer

3 double sockets as workplace sockets h = approx. 1.15 m

Utility room/store room

1 ceiling outlet

1 on/off switch

1 double socket

Separate connection for washing machine and condenser dryer in the utility room or at envisaged position as per architect plan

Balcony / loggia / terrace

1 switchable socket per apartment

Wall-mounted lamp and/or floor-mounted lamp as per the architect planning

Cellar rooms and underground garage:

The cellar/communal rooms shall be provided with sufficient lamps, sockets and connections for the communal fittings. The underground garage shall be equipped with sufficient illumination including emergency lighting as per the garage regulations. This shall be activated via buttons, inside via movement sensors.

Bell/intercom and video system

With privacy feature, call distinction (building entrance, apartment door)

Building entrance

Door intercom per building entrance comprising: 1 microphone/loudspeaker for installation in a panel to be provided by the construction principal, 1 video camera for installation in panel to be provided by the construction principal, illuminated bell push as per the requirements, 1 light switch illuminated.

Apartment front door

1 intercom with press-to-talk button and door opener in the apartment entrance, 1 colour monitor in each apartment for camera on building entrance

Town house entrance

1 intercom with press-to-talk button and door opener in the entrance.

Antenna system:

Connection to the broadband cable network operated by the City of Berlin. 1 antenna connection each for TV and radio in living and bed rooms. The transfer point for the commercial units shall be at the electrics sub-distribution.

Telephone system:

Per apartment, 1 connection socket in each living and bed room from transfer point in the apartment with data cable CAT 7, prepared line network without active components.

Per commercial unit: only transfer point. Feed and telephone terminal in the building connection room.

Safety power supply:

For the forced ventilation systems in the safety stairwells as per fire protection expertise with a generator-based back-up power supply, safety illumination in the underground garage and the escape stairs, In the rescue routes (corridors, landings, underground garage stairs) safety illumination, supplied by a battery-based back-up power supply. [The emergency electricity generator shall probably be installed in the office section on the east side, subject to consent from the owner Deutsche Immobilien - ING Real Estate. If this consent is not given, the generator shall be installed on the roof of the western section. There shall be a monthly test operation of the emergency electricity generator.](#)

Warning system, fire alarm system in stairways and underground garage

To be implemented as per fire protection expertise.

Lift systems

Lift systems as cable lift pursuant to DIN provisions. Comparable to the features of the Hütter brand. External shaft doors in mirror polished stainless steel. Glass panel as per fire protection concept
Interior cabin fittings as per architect planning, floor covering as stair well floor.

External facilities

The access paths and other paths shall be produced as per landscape architect planning on suitable foundation. The garbage bins shall be located in the underground car park level, with ventilation via roof. Garden design and plants as per landscape architect planning.

Security package

All entrance doors shall be equipped with handles with round rosette, cylinder lock and a triple locking mechanism. The entire building shall have a door locking system with registration document and lock plan. The profile cylinders shall be equipped with core drilling and extraction protection (German branded product: corresponding to features of Zeiss-Ikon, DOM).

The ground floor and 1st floor shall be prepared for a burglar alarm system with broken glass sensor and opening contacts (laid to a central point in the sub-distribution). On the ground floor and 1st floor the windows shall also be equipped with key-lock handles and/or lockable and with anti-lift protection and shall have external glazing with laminated safety glass.

Sundry

The entire residential complex and also the underground garages shall have fire-fighting equipment as stipulated by the public authorities.

The underground garages shall be ventilated as stipulated by the public authorities and as per the garage regulations.

Building connection rooms for connection to the public supply and disposal facilities.

Special wishes differing from this building description, in particular in the bath and kitchen may not result in changes of the underlying technical building equipment concept (distributing mains/ riser shafts), and also the relevant floor planning.

Parking units

The parking devices permit horizontal and vertical movement of the platforms enabled by a space on the entrance level. The relevant parking space is positioned by pressing a button on the automatic control unit.