



Edge enters German residential market, joining forces with Catella for Berlin flagship

Berlin, November 11th, 2025 – European real estate leaders Catella and Edge announced – subject to antitrust approval – the launch of a joint venture to develop Edge's first build-to-rent (BTR) residential project in Germany. The partnership marks a strategic step for both companies: for Edge, it represents its entry into the German residential sector; for Catella, it strengthens its position as a key partner in innovative, sustainable urban living.



SILBERlin ©Anne Lampen Architekten

Located in Berlin's vibrant Neukölln district, the project with the working title SILBERlin will deliver approximately 92 high-quality residential units and 1,600 m² of retail space, providing new homes and amenities in one of the capital's most dynamic neighbourhoods. Just a few hundred metres from the Hermannstraße U- and S-Bahn station, the development will benefit from excellent transport links and its central location.

Within walking distance of Tempelhofer Feld, Europe's largest inner-city park, and close to the cultural center of Kreuzberg, the project has been designed with long-term sustainability and a positive impact on the surrounding area in mind. Once completed, the building is expected to be one of Germany's most energy-efficient residential properties. Building approval is anticipated at the turn of the year, with construction scheduled to begin immediately thereafter.

The Berlin development is the first in a broader residential pipeline that Edge and Catella plan to deliver together in the German capital. The move builds on Edge's established reputation for



pioneering sustainable office buildings, expanding its impact on the urban real estate landscape. The project is part of Catella's nationwide investment programme CILG (Cooperative Innovative Living Germany), which has redefined residential construction by planning, building and implementing the process differently.

Jan Salzmann, Managing Director of Edge Germany, said: "This Berlin project demonstrates Edge's strong conviction in the potential of the German residential market. Our joint venture with Catella lays the foundation for a long-term partnership and underlines our ambition to bring innovative, sustainable, and high-quality residential developments to one of Europe's most dynamic real estate markets."

Klaus Franken, CEO of Catella Project Management, emphasises: „Affordable, sustainable and profitable housing construction – this can be achieved through strong cooperation and effective innovation. The SILBERlin project is a good example of how the industry is powerfully tackling market changes and reviving housing construction across the board.“

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About the SILBERlin project

SILBERlin is the first joint build-to-rent (BTR) project in Germany by leading European real estate companies Catella and Edge. The joint venture marks Edge's entry into the German housing market and strengthens Catella's position as an innovative partner for sustainable, urban living concepts. At the Silbersteinstraße/Eschersheimer Straße location in Berlin's Neukölln district, in the immediate vicinity of Tempelhofer Feld, a forward-looking building complex with around 92 high-quality rental apartments, including 24 publicly subsidised units, and 1,600 m² of retail space for a modern local supplier will be built by 2027.

The project is being implemented in accordance with ESG standards and EU taxonomy and, once completed, will be among the most energy-efficient 1.5% of residential buildings in Germany. The architecture was designed by Anne Lampen Architekten GmbH and combines urban redensification with a high quality of life thanks to a green inner courtyard and clearly separated residential and commercial uses. SILBERlin is part of Catella's nationwide investment programme CILG (Cooperative Innovative Living Germany), which sets new standards for socially balanced, economically viable and sustainable urban development.

About Edge

Edge puts people and the planet at the heart of developing, investing in and managing sustainable real estate for global companies and institutional investors. As one of Europe's leading sustainable real estate platforms, Edge combines proven development expertise with comprehensive investment and asset management capabilities to create and optimise future-proof assets that prioritise health, productivity and environmental performance.

With offices in the Netherlands, Germany, the United Kingdom and France, as well as joint ventures in the United States, Edge currently has approximately €5.88 billion in development and management assets. The company serves a diverse client base, including multinational corporations and institutional investors such as



pension funds, delivering integrated solutions across the entire property lifecycle, from initial development and brown-to-green conversion to ongoing asset management and investment strategies.

By continuously learning from the people who use its buildings and applying the latest innovations in sustainable technology, Edge ensures that the healthiest, most inspiring and highest-performing workplaces on the market are created and managed.

For more information, visit edge.tech.

About Catella Project Management

Catella creates living spaces: Catella Project Management develops new neighbourhoods with a long-term perspective. The company implements the concept of the “10-minute city”, with a mix of commercial and residential uses, attractive living space for everyone, a sustainable working environment and diversity that ensures the sustainable value of the neighbourhood. New mobility concepts make it possible to give people back the open space in the city; the areas between the buildings are landscaped and designed for people to stay and meet. The districts developed by Catella are in central locations, are planned to be both car-friendly and car-poor and are designed to be forward-looking overall. The guidelines of the ICG’s Social Impact Investing Initiative, which Catella Project Management helped to develop and finance, won the imAward in the Social Responsibility category in 2022. With the Catella program “Cooperative Innovative Living Germany” (CILG), Catella developed a construction kit with 12 tools - innovation and cooperation are the keywords here.

Previous projects include Living Circle in Düsseldorf, Living Lyon in Frankfurt and various commercial projects, such as the C&A headquarters and Telekom’s largest service centre. The Seestadt and Düssel-Terrassen district developments are the two largest certified KlimaQuartiere.NRW projects in NRW. Around 4,000 new apartments are currently being built in the Rhineland alone, including 147 subsidised apartments in Grand Central at Düsseldorf Central Station, which were completed in autumn 2023. In the office segment, Catella is focussing on top CBD locations such as the green lighthouse project KöTower, the only high-rise project on the elegant Königsallee in Düsseldorf.

Catella Project Management is part of the Catella Group, Stockholm, a leading specialist in property investments and fund management, with operations in 12 countries. The group has over EUR 14 billion in assets under management. Catella is listed on Nasdaq Stockholm in the Mid Cap segment. Read more at catella.com.

More about Catella Project Management at www.catella.com/en/germany/project-management

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