

FÜNF MORGEN

DAHLEM URBAN VILLAGE

PRESS RELEASE

EXCEPTIONAL QUALITY OF LIFE FINALLY
AWARDED:



STOFANEL'S FÜNF MORGEN DAHLEM
URBAN VILLAGE BECOMES FIRST RESIDENTIAL PROJECT IN BERLIN
TO BE AWARDED DGNB PRE-CERTIFICATION

Berlin, October 8, 2012. STOFANEL's project FÜNF MORGEN Dahlem Urban Village in Berlin-Dahlem has set a milestone in the sustainable future of Berlin, one with a particularly high living quality.

During the Expo Real 2012, the residential site of the STOFANEL project was the very first residential project in Berlin to receive silver pre-certification from the German Sustainable Building Council (DGNB). With this, the villas, houses and apartments, which have already been awarded the KfW 70 Standard, will not only be energy efficient but also sustainable in a much broader sense. This also particularly involves a very high living quality for residents.

The silver certificate was presented to the STOFANEL company founder and chairman of the supervisory board, Ludwig Maximilian Stoffel, in person by **Prof. M. Sc. Econ. Manfred Hegger, President of the DGNB. Sybille Mai, DGNB auditor from Drees & Sommer Berlin GmbH** who is overseeing the complete certification process right up to project completion, praised particularly the comprehensive assurance with view to the house qualities for owner and user. Quality assurance which results in benefits for the residents of certified projects. "The accompanying certification process and end measuring ensures the realisation of the planned qualities. A building which becomes a home for many subsequent generations and is in unison with its environment is the best possible form of sustainability."

Ludwig Maximilian Stoffel, founder of STOFANEL Investment AG and building owner of the project FÜNF MORGEN DAHLEM URBAN VILLAGE, was extremely pleased with the award: "Our company's philosophy places much emphasis on sustainability. With the DGNB certification of our project FÜNF MORGEN, we have been able to prove our ambition. We break new grounds within many areas of building culture and with our urban village, we create enduring quality of life, which the future inhabitants will be proud of."

Martin Linz, project manager of the residential part of FÜNF MORGEN, adds: "STOFANEL holds the certification in high regards, although most of the buyers are still not aware of its importance. DGNB does not only assess the energy efficiency but the overall sustainability. This is where we can score with our residential buildings as they



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STOFANEL TRUMAN PLAZA WOHNEN GMBH & CO. KG, UNTER DEN LINDEN 78, PARISER PLATZ, D-10117 BERLIN
T +49 (0)30 20 61 05-0, F +49 (0)30 20 61 05-29, info@5morgen.de, www.5morgen.de
Sitz: Berlin, Amtsgericht Charlottenburg, HRA 43152 B, Sparkasse Niederbayern-Mitte, BLZ 742 500 00, Kto 401 478 60

Persönlich haftende Gesellschafterin: STOFANEL Verwaltungsgesellschaft Truman Plaza Wohnen mbH
Geschäftsführer: Dr. Torsten Held, Andreas Hambach, Amtsgericht Charlottenburg HRB 122689 B

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are of stable value, designed for its users and offer a cosy living surrounding. Thus, sustainability also means: living in a community in well tempered, well composed and light flooded apartments with intelligent floor plans. We present our customers sustainability as quality of life without compromise.”

THE DGNB CERTIFICATE

DGNB certification is a process which analyses and evaluates the influence of a building on its environment and residents during its entire life cycle. Herby ecological aspects, for example the use of wood which has been sustainably grown, are taken into consideration as are sociocultural and functional qualities. The cost effectiveness of the buildings is also evaluated as a sustainability aspect as buildings can often create very high costs during their life cycle – from their building to the use e.g. electricity, water and cleaning costs right up to their demolition. The evaluation of these costs is an important element of DGNB certification.

THE QUALITY CHARACTERISTICS

DGNB certification spans from project planning right up to realisation and finalisation. An independent evaluation committee continually oversees the process and ensures the quality of the architecture. Not only this: besides the ecological quality, certification also incorporates the economic, sociocultural, functional and technical quality. Last but not least, the location is also evaluated – here FÜNF MORGEN did particularly well with, amongst other things, its direct tube connection.

INDOOR CLIMATE AND AIR HYGIENE

Whether a resident finds the indoor climate agreeable or not depends on the thermal comfort, quality of air, noise level and lighting. In this way, for example, **thermal comfort** is tested by means of the room temperature, draft, surface temperature of floors and humidity. The use of materials which fulfil the highest possible quality level 4 ensures a particularly high indoor air quality. After the professional installation by certified partners, the quality of the indoor air is also tested with view to harmful emissions.

INTELLIGENT LIGHT PLANNING

Visual comfort also defines a good quality of life. Sufficient natural daylight not only saves energy but is also a decisive quality feature for living areas as natural light has a positive effect on our physical and emotional well-being and allows us to listen to our inner clock again. A floor plan which avoids the direct glare of the sun and gives residents the possibility to determine the light intensity themselves has a positive effect on residents. According to the DGNB, the FÜNF MORGEN buildings have exceptionally good natural lighting.

FEEL-GOOD FLOOR PLANS

With the aid of the “quality of life barometer” of the TU Darmstadt university, the **living qualities** were analysed in more detail. The units in the FÜNF MORGEN offer a high degree of living comfort with kitchens which offer sufficient natural daylight, an intelligent allocation of living space for diverse and flexible use and a flowing transition



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from outdoor to indoor space.

BARRIER-FREE FOR ALL GENERATIONS

An important aspect in the multi-generation project FÜNF MORGEN is **barrier freedom**. With the option of supervised living and converting flats to barrier-free flats, FÜNF MORGEN received a particularly high evaluation here. Planning included sufficient space for movement with firm, non-slip flooring, good accessibility of main entrances and flats as well as easy access to door bells and letter boxes.

COMMUNAL LIVING

Deigned as an Urban Village, FÜNF MORGEN with its landscape concept which combines communal and private areas as well as the piazza in the amenities centre, offers a meeting point for residents, neighbours and visitors. The integration of a project in its environment, the places where the people in a district can meet as well as accessibility are also evaluated during DGNB certification. Particularly here, FÜNF MORGEN exceeded the **social integration** expectations. With the supervised living facility and nursery, the development of the piazza, a public route through the site as well as further communal aspects, FÜNF MORGEN has succeeded in opening itself up to its environment. In addition, a residential mix of different flat sizes and room numbers enables a varied and multi-generation resident structure which, in turn, has a positive influence on the local community.

ABOUT THE DGNB:

The Deutsche Gesellschaft für Nachhaltiges Bauen (DGNB) (German Sustainable Building Council) was established in June 2007 by representatives from the building and property industry. Hereby their goal was to promote sustainable building, offer solutions for the realisation of this and raise awareness for buildings and their environment.

The DGNB's vision is to further develop a new quality of building. With this the certification system of the DGNB takes all life phases of a property into consideration from the economic, ecological and technical quality to the sociocultural, functional and site-specific quality. In its 5 year history, the DGNB has already been able to certify and register more than 750 projects.

Gold, silver and bronze: the certified projects from bronze upwards exceed the average of comparable projects by far. The council started with the certification of office and retail buildings. The first residential building certificates were awarded during the Expo Real 2010.

Further information:

www.dgnb.de

STOFANEL INVESTMENT AG

The project development company STOFANEL Investment AG is equally owned by Giovanna



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Stofanel-Stoffel and the principal shareholder of Stoffel Holding GmbH, Ludwig Maximilian Stoffel. STOFANEL develops national and international residential and commercial property projects which combine Italian creativity with German quality and reliability. Orientated to meet the needs of modern people and offering a high standard of living, STOFANEL develops “Urban Villages” and “Urban Homes” in top cities and “Living Resorts”, high quality property projects, in idyllic locations worldwide.

www.stofanel.com www.5morgen.de

Further references:

www.marthashof.de www.tilia-griebnitzsee.de www.bnau.de www.romeogiulia.de

PRESS CONTACT:

STOFANEL Investment AG

Anna-Maria Gerhart

Unter den Linden 78

10117 Berlin

P +49 30 206 105 27

F +49 30 206 105 29

M +49 171 4545219

E a.gerhart@stofanel.com

W www.stofanel.com



stofanel.

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