

Press Release
Investor Information

Major contract at Berlin Südkreuz: ZÜBLIN to build sustainable mixed-use development

Berlin/Vienna, 9 February 2026

- **Contract as general contractor for B'Ella at Südkreuz in Berlin**
- **Mixed-use urban development with 300 residential units, day-care centre, and office, commercial and communal space**

STRABAG subsidiary ZÜBLIN has secured a major contract for the construction of a pioneering mixed-use urban development, B'Ella Berlin, situated at Berlin Südkreuz. ZÜBLIN is building the project on behalf of Hines. The development will comprise around 300 residential units, including subsidised housing, a day-care centre, and modern office, commercial and communal space spread across approximately 75,000 m² of gross floor area. STRABAG itself will be a tenant of the office space.

The project ranks among the most outstanding current mixed-use developments in the German capital. Hines is developing the project on behalf of RONDUS DRITTE Immobilienbesitz GmbH & Co. KG. The design was created by Tchoban Voss Architekten and Noefer Architekten.

▮▮ B'Ella Berlin combines a high level of construction expertise with consistently applied sustainability standards and underlines our competence in responsible building. We look forward to realising a defining piece of urban development at Südkreuz together with our client and to providing our teams with a modern working environment there in the future.

Jörg Rösler

Member of the Management Board of STRABAG SE responsible for the North + West segment

Exemplary mixed-use development

The new urban development is defined by a clear, urban architectural language: two commercial buildings enclose a spacious inner courtyard, complemented by residential buildings on both sides. The development thus integrates seamlessly into the urban fabric around Südkreuz.

Particular emphasis is placed on ecological and social sustainability standards. The development will operate entirely without fossil fuels, instead relying on energy generated from geothermal sources and photovoltaics. Health and well-being are also integral components of the project, with features such as quiet rooms and ample bicycle parking.

DGNB Platinum certification is being targeted for the entire development. The residential buildings will also qualify for so-called KFN funding for climate-friendly new builds.

New STRABAG location in Berlin

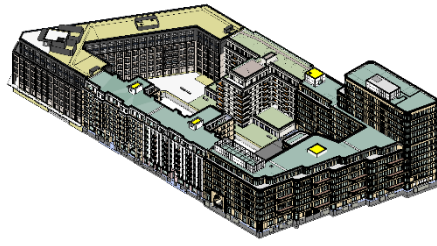
Once completed, the STRABAG units will move into their new Berlin location within the development. B'Ella Berlin combines a modern working environment for around 700 employees with high ecological, social and corporate standards. The sustainable site contributes to STRABAG's goal of achieving climate neutrality by 2040. Thanks to its prime location at Berlin Südkreuz, the site offers excellent access to public transport connections and promotes sustainable mobility for employees, tenants and residents alike.

Factbox

STRABAG company	ZÜBLIN Subdivision North-East
Segment	North + West
Construction period	Q1/26–Q4/28
Client	Hines



Courtyard view, B'Ella Berlin
© Image Source: EVE



Caption left: street view, B'Ella Berlin © Image Source: EVE

Caption right: schematic illustration B'Ella Berlin © Image Source: ZÜBLIN Zentrale Technik

About STRABAG SE

STRABAG SE is a European-based technology group for construction services, a leader in innovation and financial strength. Our activities span all areas of the construction industry and cover the entire construction value chain. We create added value for our clients by taking an end-to-end view of construction over the entire life cycle – from planning and design to construction, operation and facility management to redevelopment or demolition. In all of our work, we accept responsibility for people and the environment: We are shaping the future of construction and are making significant investments in our portfolio of more than 250 innovation and 400 sustainability projects. Through the hard work and dedication of our approximately 86,000 employees, we generate an annual output volume of around € 19 billion.

Our dense network of subsidiaries in various European countries and on other continents extends our area of operation far beyond the borders of Austria and Germany. Working together with strong partners, we are pursuing a clear goal: to design, build and operate construction projects in a way that protects the climate and conserves resources.

🔗 Further information at www.strabag.com.

🔗 Visit our newsroom at newsroom.strabag.com.

About Ed. Züblin AG

Stuttgart-based Ed. Züblin AG, with approximately 16,000 employees and an annual output of around € 4.6 billion, is one of Germany's largest construction companies. ZÜBLIN, which has been successfully realising challenging construction projects in Germany and abroad since 1898, is the STRABAG Group's leading brand for building construction and civil engineering. The range of services covers all construction-related tasks – from complex turnkey construction, civil engineering and tunnelling to construction logistics, structural maintenance, ground engineering and timber and steel construction. Supported by the expertise of its Zentrale Technik competence centre, ZÜBLIN also offers integrated design-and-build services from a single source. We take an end-to-end view of buildings over their entire life cycle, with a focus on collaborative construction using our TEAMCONCEPT® partnering model while constantly promoting and advancing the topics of digitalisation, sustainability and innovation. Together within the STRABAG Group and with our external partners, we are working systematically to make the design-and-build processes resource-friendly and climate-neutral.

🔗 Further information at www.zueblin.de.

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