



Edition 7 – Version dated: October 2025
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Hamburg's future



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HafenCity Hamburg GmbH

Integrated Development of the City of Tomorrow

A livable and sustainable Hamburg is what drives us, as the urban development company of the Free and Hanseatic City of Hamburg.

We create value that benefits the city and its people in the long term: real estate, infrastructure, neighborhoods, and innovative concepts. This is how we are helping to shape the future-proof transformation of the city in a forward-looking approach, even beyond the HafenCity area. Today, we are also responsible for the urban development projects Billebogen, Grasbrook, and Science City Hamburg Bahrenfeld.

We are developing vibrant, inclusive urban spaces, productive business locations, and inspiring innovation hubs. We are paving the way and creating connections—for all stakeholders from politics, civil society and the private sector.

We always focus on sustainable, resilient, innovative urban development—ecological, economical, social and flexible. We are working on this as a collaborative and interdisciplinary effort. We are taking on a pioneering role, developing new standards, and are open to dialogue. We see ourselves as a real-world laboratory and a reliable partner for everyone who is working with us to build the city of tomorrow.

Grasbrook

Green City by the Water

With Grasbrook, Hamburg is taking the development of former industrial and logistics areas to a new level. The city and the port come together here.

In two different neighborhoods, work, living, leisure and culture are being reimagined for the 21st century in a location directly on the waterfront, with around 16,000 jobs and 3,000 apartments. This includes a forward-looking mobility concept and Hamburg's first subway line across the Elbe.

The **Moldauhafenquartier** is characterized by a variety of housing types, green parks and promenades, and new facilities for education, childcare and sports. The German Port Museum with the museum ship Peking will be an iconic location and cultural center.

The **Hafentorquartier** offers a wide range of spaces for urban production, start-ups and creative companies in the immediate vicinity of the harbor. Listed buildings are being revitalized as memorial sites.

Grasbrook consistently draws on experience gained from the HafenCity real-world laboratory, particularly with regard to the conversion of partially sealed areas into new urban space and the coexistence of business location and living space. Grasbrook follows the principle of the 10-minute city: all important everyday destinations, from daycare centers and shopping facilities to leisure activities, are within walking distance. The extension of the U4 subway line provides a direct connection to the city center.

Quality green spaces and open areas make an important contribution to the urban climate and become multifunctional meeting places. Intelligent rainwater management makes the district future-proof and resilient. This creates a place that offers sustainable prospects – ecologically, economically, and socially.



www.grasbrook.de/en/



A view of the future Grasbrook district, nestled between HafenCity, Veddel, and the port area

Area

- 47 ha

Water Area

- 18 ha

Gross floor area

- 900,000 m²

New jobs

- 16,000

New residential units

- 3,000

Residential development types

- subsidized housing construction
- building associations
- building cooperatives
- privately financed housing construction (rental and ownership)

Mobility

- new Moldauhafen subway station (U4; operating begin in 2031)
- public bus lines
- attractive bike paths and footpaths
- bike & ride, bike rental stations, car sharing

Profile

- 10 ha of public open spaces, sports and play areas
- extensive social infrastructure and cultural uses
- sustainable building concepts and repurposing of existing warehouses
- holistic approach to water cycles and the urban climate
- resilient, climate-friendly infrastructure
- intense social mix

Moldauhafenquartier

Urban Living by the Water



A glimpse of the Moldauhafenquartier with its spacious central park

Area

— 28 ha

Gross floor area

— 460,000 m²

New jobs

— 5,000

New residential units

— 3,000

Essential uses

- residential units
- elementary school and daycare centers
- central park (6 hectares)
- sports fields
- German Port Museum with museum ship Peking

Planning status

- functional planning completed
- 2026: preliminary approval of the "Kleiner Grasbrook 2" development plan
- 2028: construction of the first new buildings can begin

Hafentorquartier

Innovative Commercial Location with High Potential for Added Value



The Hafen Boulevard

Area

— 19 ha

Gross floor area

— 440,000 m²

New jobs

— 11,000

Essential uses

- forward-looking business (e.g. low-emission port-related uses, research and development, digital business activities, production)
- ground floor uses (e.g. showrooms, exhibition and retail spaces, canteens)
- uses in public spaces
- memorial

Billebogen

Hamburg's Most Central Commercial Location

The Billebogen strengthens Hamburg as a business location with highly attractive new properties and up to 10,000 jobs.

In a central location with excellent transport links, space is being created for modern production and development, as well as for sports, events and leisure activities. Three quarters with individual focal points are growing together thanks to green corridors, new bridges and tunnels for cyclists and pedestrians. Spacious waterfront areas are being revitalized. The Rothenburgsort district is growing and moving closer to the city center.

Area

- 75 ha

New jobs

- 10,000

New residential units

- 500

Use categories

- laboratories and lab offices
- light industrial and logistics
- commercial yards and parks
- office, hotel, data centers

Mobility

- rapid transit station Rothenburgsort (S2)
- proximity to Elbbrücken rapid transit station and subway station (S3, S5, U4)
- public bus lines
- new bridges for cycling and walking
- bike rental stations

Profile

- modern production site
- proximity to the city center and optimal transport connections
- open spaces and waterfront locations with recreational and leisure value
- planned arena for sports and events
- places for district-related and creative uses



Bird's-eye view of Hamburg's new city gateway, looking toward Billebogen



Ideal business location

The Billebogen is the ideal location for any manufacturing, processing, or development company.

Close to the city center — like nowhere else in Hamburg

Visibility — at the gateway to Hamburg's city center

Best accessibility — by all means of transportation

Short delivery routes — even to Germany's largest port

Attractive surroundings — with public parks and restaurants

Sustainable — from the infrastructure to the building

Dynamic development — from HafenCity and Grasbrook to Billebogen

Reliability — through property and environmental development



Centrally located and with direct access to the water, the Billebecken offers ideal conditions for businesses

Billebecken

Production Site Close to the City Center with Recreational Value



Attractive waterfront location in Billebecken quarter

Billebecken quarter has a long tradition as a production site in Hamburg. New factory buildings, office spaces and laboratories are being built here, as well as public parks along the waterfront. Sports and recreation facilities will be integrated and expanded. The listed school building on Bullenhusen Damm will remain a Holocaust memorial site and will also become a socio-cultural workplace and meeting place.

Area
— 27 ha

New jobs
— 3,000

Planning status
— Rothenburgsort 19 development plan in progress; preliminary approval expected in 2026

Neuer Huckepackbahnhof

Location for Sports, Events and Innovative Businesses



Urban streetscape at the Neuer Huckepackbahnhof

The Neuer Huckepackbahnhof, once a marshalling yard and parking lot, is becoming a location for production, development and events. A planned arena for sports and events, complemented by a hotel, restaurants and social facilities, is bringing the place to life. It has excellent accessibility by car and public transport.

Area

— 20 ha

New jobs

— 3,000

Planning status

— Rothenburgsort 17 development plan in progress; preliminary approval expected in 2029

Stadteingang Elbbrücken

Diverse Neighborhood on Former Street Space



View across Billhorner Röhrendamm

Stadteingang Elbbrücken quarter is being built on the site of former highway ramps dating back to the 1960s. New plots of land and existing buildings offer a wide range of opportunities for businesses and commerce. In noise-protected locations, residential living is also possible. Urban squares and parks by the water create a high quality of life.

Area

— 28 ha

New residential units

— 500

New jobs

— up to 4,500

Planning status

— Rothenburgsort 20 development plan in progress; preliminary approval expected in 2029

Science City Hamburg Bahrenfeld

Knowledge Creates a City

Science City Hamburg Bahrenfeld is one of Hamburg's largest and most important forward-looking projects.

Cutting-edge international research and excellent education are combined here with innovative production and a livable urban neighborhood. Science City can already be experienced today: the existing campus is characterized by renowned partners such as the Deutsches Elektronen-Synchrotron DESY, the European XFEL, the Fraunhofer-Gesellschaft, the Max-Planck-Gesellschaft, the University of Hamburg, and many other high-profile institutions and organizations.

Science City continues to grow around this scientific core. The campus is to be expanded to include a modern large-scale research facility, PETRA IV, which will be the world's most powerful 4D X-ray microscope in the future. At the same time, new research and working environments are emerging at the techHHub, the DESY Innovation Factories I and II, and the Innovationspark Altona. An innovation-friendly environment brings research into practical application.

Opposite, next to the green Altonaer Volkspark, a lively neighborhood is being created with the Quartiere am Volkspark. It combines new teaching buildings, a diverse range of affordable housing for over 7,000 people, facilities for education, childcare and sports, as well as green corridors. The neighborhoods follow the principle of the low-traffic 10-minute city and future-oriented sustainable mobility. They are optimally connected by a new rapid transit line.

Science City Hamburg Bahrenfeld strengthens Hamburg as an international science location and is becoming a driving force for integrated economic and urban development. It offers unique opportunities for the city, the district of Altona, and the neighborhoods of Bahrenfeld and Lurup.



www.sciencecity.hamburg/en/

Area

- 125 ha

New residential units

- 3,800

Use categories

- research and laboratory buildings
- teaching and learning facilities
- various residential typologies
- supermarket and local amenities
- schools, daycare centers and complementary social uses
- sports and recreational facilities

Mobility

- new rapid transit line (S6, preliminary planning until 2030)
- public bus lines
- cycle highway and cycle routes
- rental bike stations
- district parking garages

Profile

- leading scientific institutions, state-of-the-art research facilities
- diversified and affordable housing
- educational facilities, social infrastructure, local amenities, sports
- quality open spaces and green corridors
- modern working environments (e.g. Start-up Labs, techHHub, Desy Innovation Factory I & II)
- 2 clusters of excellence at the University of Hamburg

Planning status (Quartiere am Volkspark)

- 2024 – 2026: Functional planning
- from 2025: start of development plan procedure
- from 2027: start of preparation for infrastructure development

Planning status (Campus West)

- master planning completed

Residential life in the neighborhood Quartiere am Volkspark



HafenCity Hamburg

Modern City Center on the Waterfront

HafenCity represents a once-in-a-century opportunity for Hamburg, redefining the European city of the 21st century.

Since 2000, a former industrial port area has been transformed into a lively, diverse neighborhood right on the Elbe River; it's a modern extension of the city center with a maritime flair. Where maritime logistics once dominated, ten individual neighborhoods are now growing with innovative public spaces, spacious promenades, and urban life. HafenCity represents a new kind of city: open, sustainable, and future-oriented.

After 25 years of development, around 80 percent of the district has been completed. HafenCity combines housing for 16,000 people, space for up to 45,000 jobs, and tourist and cultural attractions for tens of thousands of visitors every day. Promenades, squares and parks have sprung up around historic harbors. Icons such as the Elbphilharmonie concert hall and the International Maritime Museum dominate the skyline. Thanks to an efficient local transportation network, new rapid transit and subway stations, and attractive routes for cyclists and pedestrians, HafenCity is evolving into a vibrant urban district where everything is within easy reach.

HafenCity attracts pioneers and inspires innovative projects. It was quick to adopt ambitious sustainability standards and flood protection measures that combine modern technology with North German tradition.

Architecturally, HafenCity impresses with its high-quality urban design, lively ground floor zones and a diverse range of housing options offering a high proportion of affordable living space. This is complemented by excellent educational, childcare and leisure facilities for all generations.



www.hafencity.com/en/

Area

— 127 ha

Water Area

— 30 ha

Gross floor area

— 2,6 Mio. m²

New jobs

— 45,000

New residential units

8,000 (4,900 completed)

Mobility

- rapid transit station Elbbrücken
- new subway line U4 with 3 stations
- public bus lines
- attractive footpaths and cycle paths (Elbe cycle path and cycle route network)
- bike & ride, bike rental stations
- neighborhood car sharing and hgv switch point

Profile

- fine-grained mix of uses (work, residential, education, culture, leisure, tourism, retail)
- strong urban feel
- high degree of social mix
- high amenity value thanks to public parks and green spaces
- dense social infrastructure (daycare, primary and secondary schools, universities)

Planning status

- approximately 80% complete
- more than 120 completed construction projects
- development potential primarily in the eastern part (Baakenhafen and Elbbrücken quarters)

View of HafenCity with the Elbphilharmonie to the west and the completed Überseequartier at its center



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