

How we became what we are today.

The KÖNIGSTADT company was founded in 1871, starting life in a very different business sector as the KÖNIGSTADT brewery in Berlin's Prenzlauer Berg district. From 1921 on, in the wake of First World War commodity rationing, the company shifted its focus to property purchase and management, and industrial company stakeholding.

Under Dr. Alfred Lottberg, KÖNIGSTADT's long-serving Executive Chairman, the company took the shape it has today.

A modern property management company, with a long tradition in the Berlin market, success-oriented, and built on the twin pillars of responsibly and social commitment.

From real ale to real estate

This photo shows the original KÖNIGSTADT brewery founded on 28 May 1871 and named after the then city district (a part of Berlin-Mitte previously called "Georgen-vorstadt").



KÖNIGSTADT Property Schönhauser Allee

The brewery successfully mastered some difficulties in the first few years and, over the next decades, despite the competition from numerous other Berlin breweries, acquired a significant share of the local beer market. Even in those early days, profits were astutely invested in various properties.

Although the decision to give up the brewery in 1921 must have been a painful one to take, it proved not only financially sound but extremely prudent. The beer market was already in the throes of a concentration that ultimately led to today's brewery landscape dominated by a few large producers.

Apart from a cash settlement, the company received 2m marks worth of preference shares in the Berliner Kindl brewery. Initially, though, the premises and buildings - plus

the KÖNIGSTADT name - remained wholly under the company, now renamed the "KÖNIGSTADT public limited company for Property and Industry".

From then on, the company memorandum of association made clear that: "The company's purpose is to administer, acquire and sell property and shareholdings in industrial companies of every kind". Later, this definition was extended to include "the provision of loans against collateral".

The aim now was to focus on establishing the company in a new market. By 1927, the company had sold off parts of its large-scale land holding, exchanged 1.2m Kindl brewery shares against 3m shares in the Brewing Industry Bank, and acquired property in Oranienburg. In 1925, the main hall on the first floor of the original KÖNIGSTADT brewery building in Schönhauser Allee was turned into a cinema. The UFA cinema chain opened the "Ufa-Palast KÖNIGSTADT" there - one of their first premiere "talkies" cinemas in Berlin. At that time, the 1500-seater was considered "one of the most spacious and airiest moving picture theatres in Germany". The first film premiered at this new cultural venue was Ernst Lubitsch's "Three Women".

New initiatives on the property market

On 26 February 1927, the KÖNIGSTADT company general meeting passed a resolution to raise nominal capital to improve operational funding. As a result, efforts were increasingly channelled into establishing the property loan business. Apart from one further instance of raising the company's capitalisation, refinancing of loans was achieved by taking up lines of credit both abroad and within Germany.

As the worldwide slump in the early 1930s began to bite, it also impacted the property market; some individually mortgaged properties had to be taken over. Even today, two of these properties are part of the company's assets: the "Schillerblock" and the apartment block at Grolmanstrasse 37, just off the main Kurfürstendamm boulevard, in the Charlottenburg district. Today, Grolmanstrasse 37 forms a single unit with the property at Kurfürstendamm 33, purchased in 1953.

Until 1937, the company's shares were traded on the Berlin stock exchange. At that time, the company's property assets totalled 55,819 sq. meters of land, with 8,976 sq. meters developed as housing. These figures did not change again before the outbreak of the Second World War.

The impact of the war

Initially, quite aside from any bombing raid damage, the war led to problems in maintaining properties. At the end of the war, two-thirds of the buildings lay in ruins. The company's incurred losses amounted to nearly twice the loss generally recorded in Berlin. The catastrophe that swept across Germany also left the KÖNIGSTADT company seriously damaged.

The company's business premises were destroyed - and with them, most of the company files. It was not the most promising basis on which to rebuild a company after the war.

On a more positive note, some of the key documentation had been taken to Bavaria to be stored. The emergency location there was later developed into the company's Munich branch.

In the initial post-war years, the main efforts in Berlin were directed towards securing the surviving assets and investments. When Berlin was divided, some company properties lay in the eastern sector, which later became East Germany. On 26.04.1951, almost 30 years to the day after the company had restructured, it suffered another severe blow: the GDR government expropriated all the company's real estate and business assets in East Berlin. The expropriation involved seven properties and the entire business assets in Schönhauser Allee. Only after reunification was the company's legal owner status acknowledged; with that, there came the chance of claiming back a large part of the assets.

Reconstruction and new entrepreneurial departures

In addition to the post-war process of reconstructing and refurbishing the remaining properties, KÖNIGSTADT also began a major development project: the new unit, mentioned above, at Kurfürstendamm 33 / Grolmanstraße 37. The project was completed in 1955 and named "Haus KÖNIGSTADT". This commercial property was one of the first to be built in the inner city of Berlin after the war.

It also signalled the start of a development that gave the company, once again, a key role in Berlin's economic life. Apart from managing its own properties, the company also took on property management for other owners, often close business contacts before the war. In 2001, the KÖNIGSTADT Liegenschaften-Verwaltungs-Gesellschaft mbH was founded. This 100%-owned subsidiary is a pure service company, a single entity combining the company's management, development and building expertise.

Even when the Berlin Wall went up across the city in 1961, KÖNIGSTADT and the association loan company B.I.K. - Berliner Immobiliarkreditgesellschaft mbH - still believed in the city's future.

In 1965, the shareholders' general meeting voted to turn the public limited company (AG) into a limited liability company (GmbH). In 1966, the Grundstücks- und Kapitalanlagen GmbH, a subsidiary, was then founded. The associated companies bought building land and developed residential and commercial properties.

Shortly before the Wall came down, KÖNIGSTADT began developing its Kochstraße 16/17 plot, directly at Checkpoint Charly. The site now contains a complex with 72 social housing apartments and five commercial units. The project was completed in early 1991.

KÖNIGSTADT is also involved, both on its own behalf and for others, in pursuing restitution claims and managing properties in the eastern part of Berlin and in Brandenburg. In this business sector, it has proved possible to built successfully on experience with compensation proceedings during the post-war years.

In 1992, the B.I.K. was finally granted official planning permission for a project, dating back to the 1960s, to reconstruct the part of their property at Mommsenstrasse 64/Schlüterstrasse 51 destroyed in the war. The façade design and the height of the storeys are in line with the surviving section of the building. The attic was converted into four apartments. The work was completed in July 1993. Over the following twenty years, we have continued our activities in construction and renovation, extensively refurbishing our existing properties, converting attics into apartments, and constructing new buildings in Berlin. The three associated companies (KÖNIGSTADT, B.I.K. and KÖNIGSTADT Liegenschaften) are ready to play their part in shaping the future face of Berlin and its environs.

In 2001, the service company Königstadt Liegenschaften-Verwaltungs-GmbH was founded as a 100% subsidiary of KÖNIGSTADT. In 2010, in the course of acquiring Hermann Brack & Co. AG, it took over 100 % of the shares. In 2013, after the offices had been brought together at one location, the Königstadt Liegenschaften-Verwaltungs-GmbH was merged with Hermann Brack & Co. AG to create Königstadt Brack AG. In this way, their combined expertise has been leveraged in a single company with a core competence of management, development and construction services.

KÖNIGSTADT and KÖNIGSTADT Brack AG combine financial strength and a long Berlin tradition – your partner for all areas of property and asset management!