



Press release

## **Timber Factory: Sales launch for Munich's first commercial campus in timber hybrid design**

Munich, 19 February 2024: The sales launch for Unit 1 of Timber Factory in Munich gives extra momentum to the construction planned for the urban district of Moosach. A project by UBM Development and ARE Austrian Real Estate, this building complex is Munich's first commercial campus in a timber hybrid design and has approx. 59,500 square metres of gross floor area in total, making it the biggest timber construction project in the Bavarian capital. From late 2026, Timber Factory will offer a vibrant combination of production and development space and also office and retail space for various solutions in trade and light industry, in the areas of life science, automobiles, robotics, electric mobility and IT.

The sustainability performance of the campus is excellent, with its climate-friendly timber hybrid design and its energy concept consisting of various regenerative energy sources such as heat pumps and photovoltaic systems that minimise the carbon footprint. The energy supply is entirely free of fossil fuels. Altogether, this results in the lowest possible energy consumption with the greatest possible degree of independence. Its green overall concept allows the project to pursue DGNB Platinum certification. It also fulfils EU taxonomy (ESG) compliance standards and the KfW 40 standard (issued by the German Credit Institute for Reconstruction, KfW).

Thomas G. Winkler, CEO of UBM Development AG: "Timber Factory offers what Munich needs: an entire campus for commercial enterprises, designed in timber to reduce the carbon footprint, suitable for start-ups and also headquarters." Hans-Peter Weiss, CEO of ARE Austrian Real Estate: "Besides the timber design, the energy system for Timber Factory – with its heat pumps, PV systems and green electricity – is also climate-friendly, as it completely dispenses with any use of fossil fuels."

In Timber Factory, around 8,000 cubic metres of wood are being used for the timber hybrid supporting structure alone, meaning that around 8,000 tonnes of CO<sub>2</sub> are locked up over the long term. Besides this, wood is used extensively for the facade panelling and in the interior. In a total of four buildings, 27,600 square metres of rentable office space are planned for Timber Factory. Over 24,000 square metres are available in two buildings as commercial and production space for tenants, plus 3,350 square metres for retail and food outlets. The first spaces are scheduled for completion in late 2026.

With its variety of flexibly sized spaces and modern equipment, Timber Factory is the ideal location for almost every business, whether for use purely as an office or as spaces for light industry with above-average room heights and load weights, as high-tech laboratories or as retail stores and food outlets. Important features, such as storey heights of up to 4.5 metres or live loads of up to 1.5 tonnes per square metre, were taken into account during planning. Delivery with heavy goods vehicles is an integral part of the concept, and goods lifts connect the basement with the standard floors.



Timber Factory lives up to its name on the outside as well. Wood was chosen by the building contractors as a sustainable raw material for the facade. The clear shapes designed by architectural firms 03 Arch. and HK Architekten for this construction material give it a progressive appearance. Four staggered structures with up to twelve storeys, sizeable windows and lush greenery on the roofs and in open-air spaces create a modern and inspiring work environment.

Timber Factory is located at Baubergerstraße 34 in Moosach, Munich's 10th district, which has excellent connections and offers many opportunities for recreation. By 2040, up to 6,400 new apartments will be created here. Its proximity to suburban and underground trains, and also the short distances from the Mittlerer Ring and the A99 motorway make the site ideal for companies and the people who work there.

#### **The facts at a glance:**

- Address: Baubergerstraße 34, 80992 Munich, Germany
- Total area: approx. 59,500 m<sup>2</sup>
- Office space: approx. 27,600 m<sup>2</sup>
- Commercial space: approx. 24,200 m<sup>2</sup>
- Retail/Food outlets: approx. 3,350 m<sup>2</sup>
- Parking spaces: 490 cars, 254 bicycles
- Scheduled completion date: from 2026
- Plot size: approx. 28,800 m<sup>2</sup>
- KfW 40 standard
- Aiming for DGNB Platinum certification
- Compliance with EU taxonomy (ESG)

#### **About UBM Development**

UBM Development is one of Europe's leading developers of timber construction projects. The strategic focus is on green building and smart offices in major cities such as Vienna, Munich, Frankfurt and Prague. The EcoVadis Platinum rating and the ESG Prime status by ISS confirm the consistent focus on sustainability. With 150 years of experience, UBM offers all development services from a single source, from planning to marketing. The company's shares are listed on the Prime Market of the Vienna Stock Exchange, the segment with the highest transparency requirements.

#### **About ARE Austrian Real Estate**

ARE Austrian Real Estate is one of Austria's leading real estate companies, with 582 properties and around 35 projects. Developing high-quality and progressive commercial and residential quarters is one of its main areas of expertise. The company's activities are always focused on the highest sustainability standards and commitment to climate protection. Offering 1.9 million m<sup>2</sup> of rentable building space in total, ARE stands for the highest level of stability and safety. Its comprehensive expertise enables ARE to tackle complex tasks reliably.

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