



## UBM makes major acquisition in the “Zollhafen Mainz”

**Mainz, 2.3.2022. UBM Development Deutschland has acquired four plots with a total of more than 42,000 m<sup>2</sup> of floor space at the “Zollhafen Mainz”. Around 75 per cent of this waterfront development area, which will be marketed under the German name “Zollhafen Mainz”, is earmarked for residential use and 25 per cent for commercial/office use.**

"After the gradual development of these four plots, we expect sales proceeds totalling more than €300m," explained Thomas G. Winkler, CEO of UBM Development AG. "This clearly demonstrates the importance of the transaction for UBM." The properties' sellers are CA Immo Deutschland GmbH and Zollhafen Mainz GmbH & Co. KG.

For UBM, this quarter development project around the Mainz harbor basin is not new territory. The "Waterkant" residential project and the Super 8 Hotel have already been realised and sold. Currently under construction are the "Kaufmannshof" and the "Flösserhof", both in partnership with CA Immo. In the current off-market transaction, UBM was therefore a logical buyer. CA Immo is selling the development plots as part of its strategic capital rotation programme, with which it is clearly focusing on large office properties and office projects in metropolitan cities. In addition, previous business dealings convinced Zollhafen Mainz GmbH & Co KG that UBM is a reliable and experienced partner which will give the quarter a further realisation boost.

"Of course, we will also implement our *green. smart. and more.* strategy in all four projects," emphasized Werner Huber, Managing Director of UBM Development Deutschland. "In addition to the premium waterfront location, this will give the building ensemble added unique selling points in terms of sustainability, building intelligence and aesthetics." Specifically, the four development sites are "Rheinwiesen II", "Hafenspitze Highrise", "Hafenblick I" and "Molenkopf Nord".

The "Hafenspitze Highrise" building will be an approximately 40m-high smart office building with spectacular views of the harbour. Flexible space concepts can be developed on roughly 9,500 m<sup>2</sup> of the gross floor area, which will give users a high degree of creativity in floor plan design. Current and future office trends can therefore be easily accommodated. The goal is to intelligently implement renewable energies in order to optimise ancillary costs in combination with smart building systems. The office high-rise at the customs harbour creates a unique and equally modern property for the rental market that can meet the growing demand for high-quality office space in this area.

Similarly spectacular residential projects with more than 32,000 m<sup>2</sup> of floor space will be developed on the other three sites. An architectural competition has already been held for the "Rheinwiesen II" site, and design competitions will start soon for the remaining plots. Around the 80,000 m<sup>2</sup> harbor basin, an urban mix of individually styled townhouses, condominiums and modern office buildings is gradually being created. A diverse range of restaurants and a colourful selection of stores make the Mainz customs harbour a sought-after address, especially for homebuyers from Mainz and the Frankfurt metropolitan region.

With the purchase of these four development plots, UBM is continuing to consistently implement its strategic focus on the residential and office asset classes.

**UBM Development** develops real estate for Europe's metropolises. The strategic focus is on green building and smart office in major cities such as Vienna, Munich, Frankfurt and Prague. A gold rating from EcoVadis and prime status from ISS ESG confirm the company's consistent focus on sustainability. With almost 150 years of experience, UBM offers all development services from a single source, from planning to commercialisation. The company's shares are listed in the Prime Market of the Vienna Stock Exchange, the segment with the highest transparency requirements.

**CA Immo** is an investor, manager and developer specialising in modern office properties in the metropolitan cities of Germany, Austria and Central Europe. The company covers the entire value chain in the commercial real estate sector and has a high level of in-house construction expertise. Founded in 1987, CA Immo is listed on the ATX of the Vienna Stock Exchange and has real estate assets of around €5.9 bn (as of 30.09.2021) in Germany, Austria and CEE.

**Mainzer Stadtwerke AG** and its subsidiaries and associated companies ensure that Mainz and the region are reliably supplied with energy and drinking water around the clock. The SWM Group produces electricity locally and in an environmentally friendly manner and is responsible for the proper functioning of electricity, gas, drinking water and district heating networks as well as affordable bus and light rail services in Mainz. Stadtwerke Mainz AG develops modern urban development projects on its own properties and, in this way, takes responsibility for the quality of life in an entire region.

**For further inquiries to UBM, please contact:**

Karl Abentheuer  
Head of Corporate Communications  
UBM Development AG  
Mob.: +43 664 136 34 23  
Email: [karl.abentheuer@ubm-development.com](mailto:karl.abentheuer@ubm-development.com)

Christoph Rainer  
Head of Investor Relations  
UBM Development AG  
Mob.: +43 664 80 1873 200  
Email: [christoph.rainer@ubm-development.com](mailto:christoph.rainer@ubm-development.com)

Sven Hoffmann  
Head of Marketing Deutschland  
UBM Development Deutschland GmbH  
Telefon: +49 30 91 58 06 50  
Email: [sven.hoffmann@ubm-development.com](mailto:sven.hoffmann@ubm-development.com)

**For inquiries to CA Immo, please contact**

Markus Diekow  
CA Immo Deutschland GmbH - Leiter Unternehmenskommunikation  
Telefon: +49 69 606 27 115 oder +49 172 6795948  
Email [markus.diekow@caimmo.de](mailto:markus.diekow@caimmo.de)

**Zollhafen Mainz GmbH Co. KG**

Peter Zantopp-Goldmann | Kommunikation | Marketing | Standortmanagement  
Telefon 06131 - 126719 | Fax 06131 – 127160 | Mobil 0151 - 1254 9554  
Email: [peter.zantopp-goldmann@zollhafen-mainz.de](mailto:peter.zantopp-goldmann@zollhafen-mainz.de)