

PRESS INFORMATION

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Topping-out ceremony for "Leuchtenbergring Office" in Munich's Haidhausen district: 75 percent of office and retail space already leased one year before completion

- Scout24 AG is an anchor tenant of the office space
- Zweirad-Center Stadler opens its second bike shop in Munich
- Future Holiday Inn will be expanded by 131 rooms

Munich, 26-04-2017. **The project developer, Münchner Grund Immobilien Bauträger GmbH, a subsidiary of UBM Development AG, will celebrate the completion of the shell construction work of the "Leuchtenbergring Office" in the east of Munich together with some 300 representatives from politics, construction and marketing as well as future tenants. The event will also see the commencement of the last construction phase of the new office building. Completion for the entire project is planned for the first quarter of 2018.**

"The fast leasing success shows that the east of Munich is gaining in attractiveness for companies. The excellent connection and the infrastructure of the surrounding area are only a few of the reasons companies have chosen to lease our project areas. Another reason: the project offers 2,600 square meters of rental space on one floor. Only a small number of office buildings in Munich can keep pace with such a size. The so-called 'new working worlds' with open-plan and combi-offices can therefore be accommodated particularly well in the large spaces offered by 'Leuchtenbergring Office'. This allows us to cover a large part of the international demand trend," says Dr. Berthold Wild, Managing Director of Münchner Grund and member of the Executive Committee of UBM.

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Functional, well thought-out spaces and lots of greenery

The six-storey commercial building comprises around 13,000 square meters of office space and approximately 8,350 square meters of retail space. The light-flooded office units with ceiling heights of up to three meters offer ideal spaces for tailor-made room concepts. A spacious green "Pocket Park" on the roof of the retail space on the second floor can be used as a communication zone and for relaxing. In addition, a roof terrace with a view over Munich is planned on the sixth floor. A two-storey underground car park provides a total of 385 parking spaces with eight electric vehicle charging points.

Scout24 AG plans to relocate with 500 employees

The anchor tenant for the office space is Scout24 AG. The leading operator of digital marketplaces with a focus on real estate and automobiles in Germany and other European countries has rented approximately 8,000 square meters of office space on three floors. The relocation of the 500 employees from the existing office in the neighboring Ten Towers is planned for the first quarter of 2018.

Talks are currently being held with several prospective tenants for the remaining office space. Zweirad-Center Stadler will occupy a total area of approximately 8,000 square meters of retail space on the ground floor including storage areas. With this, around 75 percent of the office space as well as the entire retail space has been let.

Furthermore, a hotel expansion building is also being developed on the plot. The existing angelo by Vienna House Munich Leuchtenbergring will be operated as a Holiday Inn from spring 2018. The four-star hotel with 146 rooms and suites will be expanded by a further 131 rooms. The existing building will also be modernized. An additional fitness area, kitchen and restaurant will be built and the bar and lobby will be enlarged.

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Sustainable overall concept

The architectural firm KP Plitzko Architekten München was responsible for the building permission planning of the project. The UBM specialists in Prague - UBM Bohemia Development s.r.o. are responsible for the implementation planning. The development's sustainable overall concept is to be certified in accordance with LEED Gold standards.

"Leuchtenbergring Office" in figures

Address: Bothestraße 11-15

Start of shell construction: 2nd quarter 2016

Planned completion: 1st quarter 2018

Plot area: 9,101 square meters

Office space: approx. 13,000 square meters

Retail space: 8,350 square meters

Building height: approx. 22 meters (2 basement levels, 6 upper floors)

Building depth: 15.30 meters

Size of the pocket park: nearly 3,000 square meters on the 2nd floor

No. of underground parking spaces: 385, incl. 8 electric charging stations

Architectural firms:

KP Plitzko Architekten München (permission planning),
UBM Bohemia Development s.r.o. from Prague (implementation planning)

Principal:

Bürohaus Leuchtenbergring GmbH & Co. Besitz KG, project company of Münchner Grund Immobilien Bauträger GmbH

Further information on the internet: <http://leuchtenbergring.de/>



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Münchner Grund Immobilien Bauträger GmbH is a subsidiary of UBM Development AG. The company operates throughout Germany as a project and property developer. The company's focus lies with the asset classes hotel, commercial, office and residential properties. From planning and development through to construction and disposal, all services are offered from one source. Münchner Grund distinguishes itself with over 50 years of experience and develops exclusively high quality, sophisticated and high-yield properties for own use or investment.

UBM Development AG is the leading hotel developer in Europe. The strategic focus lies with the three clearly defined asset classes hotel, office and residential as well as on the three core markets of Germany, Austria and Poland. With 144 years of experience, UBM concentrates on its core competence, the development of real estate. UBM has been listed in the Prime Market segment of the Vienna Stock Exchange since August 2016.

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