



PRESS RELEASE

UBM Development: Foundation stone laid for the sale of 22,000 m² of office space in LeopoldQuartier OFFICE

Vienna, 17.04.2024 - The laying of the foundation stone for the LeopoldQuartier developed by UBM Development marks the start of sales for the approximately 22,000 square meters of office space in the LeopoldQuartier OFFICE, the first part of Europe's first urban quarter in timber-hybrid construction. Sales of the 253 owner-occupied apartments in LeopoldQuartier LIVING, the next two components spread across three buildings, will also begin soon. In total, the LeopoldQuartier extends over an area of almost three hectares in the north-west of Vienna's city center along the Danube Canal and comprises five building plots. Thomas G. Winkler, CEO of UBM Development AG: "The LeopoldQuartier combines the best that nature and urban life have to offer: We are producing what Vienna needs - spectacular, high-quality office premises and sustainable living space."

The LeopoldQuartier OFFICE is in a prime location close to the city center between the 1st district and the Augarten and offers a total of around 22,000 square meters of modern office space for new working concepts on nine office floors. High ceilings and natural wooden surfaces create a healthy working atmosphere, while flexible and efficient spaces offer the best conditions for individual office solutions. Smart technology enables intelligent and energy-efficient operation. On the first floor, a supermarket and restaurants complete the quarter's offer, while the underground level provides 127 parking spaces. The LeopoldQuartier OFFICE is scheduled for completion in winter 2025. Office space from 900 square meters can be rented immediately.

The timber-hybrid construction method of the LeopoldQuartier OFFICE reduces the CO₂ footprint to a minimum. A total of around 2,800 cubic meters of wood will be used in the building, including 17,000 square meters of wood-concrete composite ceilings made of cross-laminated timber with a concrete layer and around 700 glue-laminated columns. "This pioneering structure will bind 2,800 tons of CO₂ in the long term," explains Karl-Heinz Strauss, CEO of PORR AG. PORR is the general contractor for the LeopoldQuartier OFFICE.

Thanks to the consistent use of geothermal energy and photovoltaics, the complete LeopoldQuartier is CO₂-free in operation. The energy comes 100 percent from renewable sources and is generated entirely directly on the property. This ensures a permanently self-sufficient energy supply, which also enables calculable costs. Heating and cooling energy of around 4,800 MWh is generated annually via a network

of around 200 geothermal probes, each of which goes 150 meters into the ground. The more than 1,000 photovoltaic panels installed in the LeopoldQuartier provide a total output of around 425 kWp. Compared to a conventional energy supply with district heating, the LeopoldQuartier saves around 330 tons of CO2 per year.

The process of laying the foundation stone was equally sustainable. In 14 stages, over two and a half days and covering more than 455 kilometers, 24 employees of the developer UBM Development, the general contractor PORR and the two timber producers Theurl and Hasslacher transported two wooden elements from the Carinthian Drau Valley to the LeopoldQuartier OFFICE in a relay race - 100 percent CO2-free, namely on foot, by bike and in a canoe. After the two project managers Christoph Trenner and Martin Mann crossed the finish line on the LeopoldQuartier site, the two wooden elements were placed in a ceramic time capsule and symbolically transformed into "foundation stones".

The ceramic box was skillfully crafted in the "Werkstatt 2" of Lebenshilfe Vienna. UBM, PORR, Theurl and Hasslacher collectively pledged €10 for every kilometer covered in the relay and donated the total amount of €10,600 to "Werkstatt 2".

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

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