

PRESS RELEASE

Retail space in Timber Pioneer leased entirely to long-term tenants

- **Food retailer Netto Marken-Discount and local fitness chain FITSEVENELEVEN will occupy 1,530 m²**
- **Over 70 percent of the total rental space therefore leased prior to completion**
- **Completion of Frankfurt's first hybrid timber office building planned for mid-2024**

Frankfurt am Main, 31 January 2024. In the initial weeks of the year, UBM Development and Paulus Immobilien were already able to sign the lease agreements for the entire retail space at Timber Pioneer, in Frankfurt's up-and-coming Europaviertel. Food retailer Netto Marken-Discount is leasing almost 990 square metres for 15 years, and Frankfurt fitness chain FITSEVENELEVEN is leasing 540 square metres for 12 years. Back in March last year, a lease agreement for almost 10,000 m² was signed with capital management company Universal Investment as the anchor tenant. This only leaves roughly 4,600 square metres of available office space throughout the whole building.

"Assignment of the retail space means that over 70 percent of Timber Pioneer has been leased prior to completion," says Bertold Wild, Chairman of the Management Board of UBM Development Germany. "This confirms our sustainability strategy. The days when timber construction was seen as a gimmick have long gone. Instead, it has become a reliable way to attract tenants."

"It is simply the many companies who have settled in Frankfurt's Europaviertel which make this such an outstanding location for us as an exclusive fitness chain, and also for our specific offerings especially in the area of company fitness. Timber Pioneer is a premium location for us because – as Frankfurt's first hybrid timber office building – it is a perfect match for our innovation and sustainability aspirations," says Markus Fritz, founder and managing director of FITSEVENELEVEN.

Corporate spokesperson at Netto Marken-Discount Christina Stylianou also emphasizes the building's innovative strength: "We are looking forward to our new site in Frankfurt, which will enable us to offer customers ideal local amenities with inexpensive prices for the people in the area."

Christian Paulus, managing director of Paulus Immobilien GmbH, adds: "Timber Pioneer combines everything that companies are trying to find: sustainable design, innovative layout and high visibility at a site with outstanding connections. The products and services offered by the new tenants increase the quality of life at Timber Pioneer and enable everyone, tenants and users alike, to benefit from the local amenities and fitness facilities."

Developed in a 75:25 joint venture by UBM Development and Paulus Immobilien, Timber Pioneer has eight storeys and is situated right next to the F.A.Z. Tower, which was also constructed by the two partners. As Frankfurt's first office building in hybrid timber design, Timber Pioneer is a green building that offers its users trailblazing smart office space, from individual offices to open-space concepts.

Some 1,800 cubic metres of FSC-certified spruce have been used to build Timber Pioneer, meaning that around 1,800 tonnes of CO₂ are locked up here. This has enabled virtually carbon-neutral construction of the building shell. Using industrially prefabricated composite components also accelerated construction significantly and reduced delivery traffic by a factor of 7. In addition, lush greening of the inner courtyard

and rooftop terrace makes a considerable contribution towards improving the urban microclimate, and the EV mobility concept with sharing platforms and EV charging helps reduce carbon emissions in the overall building use.

Timber Pioneer has received Gold pre-certification from the German Sustainable Building Council (DGNB).

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.

The PAULUS real estate group has developed and realized energy-efficient and sustainable residential and commercial property since 1996. Its focus is on project development, concept design, consultation and construction management.

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