



## PRESS RELEASE

### UBM receives zoning permit for LeopoldQuartier

- **Europe's first urban quarter in timber-hybrid construction with 75,000 m<sup>2</sup> GFA**
- **CO<sub>2</sub>-free operations through geothermal power and photovoltaics**
- **"LeopoldQuartier Office" will offer 21,500 m<sup>2</sup> of office space on ten floors**

Vienna, 20 October 2022. The Vienna City Council approved the long-awaited land use and zoning plan for the LeopoldQuartier on 18 October. UBM Development can now start the realisation of this quarter along Vienna's Danube Canal. Thomas G. Winkler, CEO of UBM Development AG: "After a long wait, we can give the go-ahead for the largest project currently in progress at UBM and, at the same time, make a strong contribution to sustainability in Vienna."

Gerald Beck, Managing Director of UBM Development Austria: "A lengthy planning period has now reached a favourable end. We used this time to design a future-oriented urban quarter – with sustainable timber construction, CO<sub>2</sub>-free energy generation and large, unsealed green areas. With the LeopoldQuartier, we are setting a new benchmark and are understandably proud of our efforts."

Offices, flats and serviced apartments with 75,000 m<sup>2</sup> of gross floor area (GFA) will be built on five building sites with a combined total of 22,900 m<sup>2</sup> along the Obere Donaustrasse. The construction and operation of the individual buildings will emit as little CO<sub>2</sub> as possible. The LeopoldQuartier represents the first completely timber-hybrid construction urban quarter in Europe. Moreover, the consequent use of geothermal power and photovoltaics will make operations in the LeopoldQuartier CO<sub>2</sub>-free. Energy will be supplied entirely from renewable sources. In contrast to conventional district heating, the LeopoldQuartier will save approximately 300 tonnes of CO<sub>2</sub> each year.

This sustainable concept is accompanied by spacious green areas, generous planting on roof and facade areas as well as a clever e-mobility concept for the auto-free LeopoldQuartier. E-charging stations will be available at each of the 350 parking spaces, and a mobility point will offer e-autos, e-bicycles and e-scooters for sharing. These measures will form the underlying documentation for five sustainable construction certificates. The buildings will also meet all current requirements set by the EU Taxonomy and ESG for real estate.

The first part of the project will involve the construction of the office building in the LeopoldQuartier. On ten floors, the "LeopoldQuartier Office" will have 21,500 m<sup>2</sup> of state-of-the-art office space with flexible floor plans, ideal room depth and optimal space utilisation. Construction is scheduled to start in the second quarter of 2023, and completion is planned for mid-2025.

**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 platinum rating from EcoVadis and prime status from ISS ESG confirm the consequent focus on sustainability. With close to 150 years of experience, UBM offers all development services from a single source, from planning to marketing. The shares are listed on the Prime Market of the Vienna Stock Exchange, the segment with the highest transparency requirements.

**For additional information contact:**

Karl Abentheuer  
Head of Corporate Communications  
UBM Development AG  
Mob.: + 43 664 80 1873 184  
E-Mail: [karl.abentheuer@ubm-development.com](mailto:karl.abentheuer@ubm-development.com)

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