

WE CREATE PERSPECTIVES

OFFICE, RESIDENTIAL & DISTRICT





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ARE AUSTRIAN REAL ESTATE

WE CREATE PERSPECTIVES

ARE Austrian Real Estate is a leader in the management and development of high-quality and pioneering office and residential real estate. With a portfolio of 583 properties and currently around 35 projects under development, we are one of the largest real estate companies in Austria. Our extensive expertise – from planning to implementation and management – enables us to reliably master even the most complex challenges.

FOR A LIVEABLE FUTURE

Highest sustainability standards and our commitment to climate protection are at the heart of everything we do. Climate-friendly construction and the carbon-free supply of our properties with energy play a vital role in our corporate strategy.

IN AUSTRIA AND INTERNATIONALLY

We are pursuing a continuous growth strategy. From 2022 to 2026, we will invest a total of approx. EUR 2.3 billion in the development and renovation of our real estate properties. Our commitment sets key trends with regard to regional economy, society, and the environment.

BUSINESS AREAS

ASSET MANAGEMENT

As the owner of about 1.8 million square metres of building space with an IFRS Fair Value of EUR 3.9 billion, ARE guarantees maximum stability, security, and quality. Our team manages a diverse real estate portfolio of excellent properties and takes care of further developing the value of our real estate properties.

We appreciate our public and private customers as partners. Personal contacts in the various regions contribute their many years of experience in the real estate sector and make sure that ARE properties are perfectly managed. Continuous investments and individual concepts of use ensure high customer satisfaction in the long run – as demonstrated by our rate of vacant structures of only 1.9% (2021).

DEVELOPMENT

Our experts develop optimal solutions for up-and-coming locations in Austria and internationally. The development of fully integrated, mixed-purpose urban quarters and districts with state-of-the-art infrastructure is one of our core competencies. We create real estate properties of stable value and flexible use, including areas for educational institutions and subsidised housing.

We manage the entire process along the value chain: from the first conversation to the market and site analysis and from the planning phase to the management of the construction site. After the successful development of a project, we commercialise the office and residential space in cooperation with our sales partners.

REAL ESTATE INVESTMENT & FINANCIAL MANAGEMENT

We acquire properties in Austria and Germany, and increase their value based on tailor-made real estate development. Our specialists in Real Estate Investment & Financial Management are in charge of the commercial management of our portfolio, continuous property valuation and risk management as well as the processing of transactions.

TOGETHER WE CREATE PERSPECTIVES.
WE ARE AUSTRIAN REAL ESTATE.



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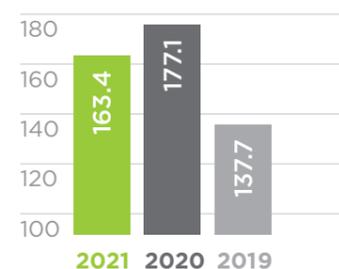
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CORPORATE DEVELOPMENT

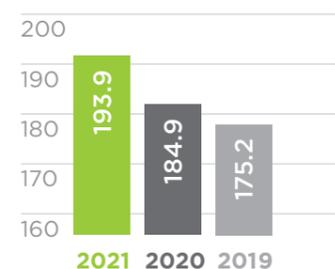
EBITDA IN EUR MILLION



FFO IN EUR MILLION



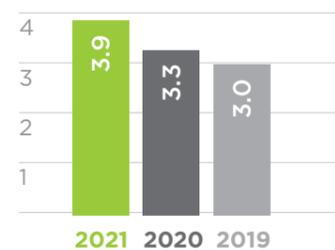
RENTAL REVENUE IN EUR MILLION



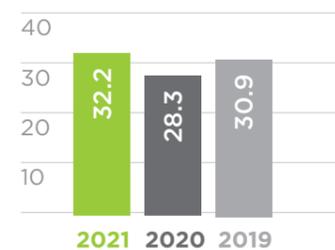
MANAGEMENT REVENUE IN %



IFRS FAIR VALUE IN EUR BILLION



LOAN TO VALUE RATIO IN %

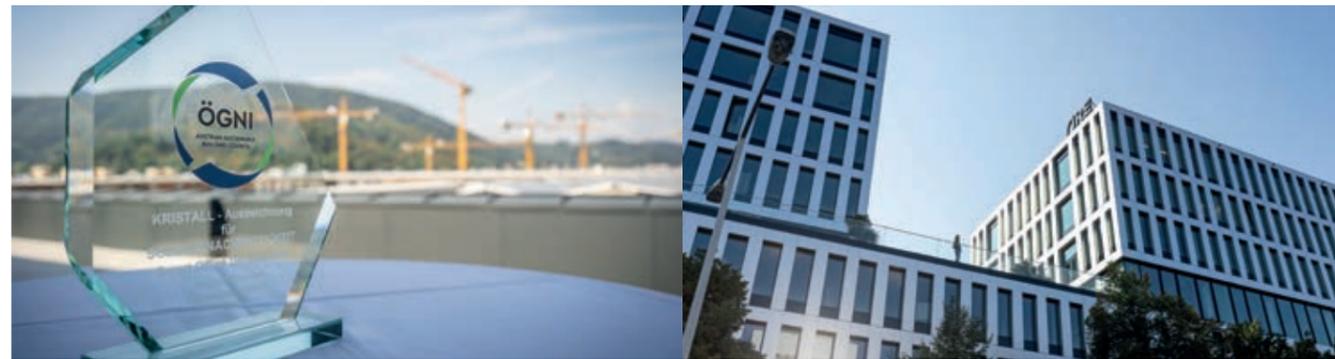


KEY FIGURES

in EUR million	2021	2020	difference
Revenue	334.7	266.0	+25.8%
thereof rental revenue	193.9	184.9	+4.9%
EBITDA	163.4	177.1	-7.7%
EBITDA margin	48.8%	66.6%	-17.8 PP
EBIT	349.4	266.9	+30.9%
Profit for the period	260.6	185.1	+40.8%
Employees	80	71	+9
Balance sheet total	4,248.9	3,710.6	+14.5%
Equity	2,432.6	2,232.6	+9.0%
Equity ratio	57.3%	60.2%	-2.9 PP
Loan-to-value ratio (LTV)	32.2%	28.3%	+3.9 PP
Funds from operations (FFO) before taxes without sales	120.1	120.1	0.0%
Cash flow from operating activities	149.6	93.5	+60.0%
Cash flow from investment activities	-263.6	-151.4	-112.2 EUR million
Cash flow from funding activities	177.7	-41.9	+219.6 EUR million
Change in cash and cash equivalents	63.6	-99.8	+163.4 EUR million

* Starting with the financial year 2021, the calculation of FFO was converted to before taxes. Moreover, the calculation of FFO was adjusted to be more precise with regard to eliminations of the financial result and the effect on earnings (before taxes) of project developments. The values of the previous year were adjusted accordingly.

SMART OFFICE GRAZ OFFICES WITH A VISION



GRAZ

Smart Office Graz boasts approximately 14,560 m² of floor space on three underground floors and six floors above ground. A total of 600 people work here. The sustainable office building is up to 80% self-sufficient and hardly requires any external energy to operate the heating and cooling system. A heat pump generates the energy for heating and cooling by using groundwater. Aside from the communal rooftop terrace for employees, the rooftop features a photo-

voltaic system of around 360 m². In addition, the three underground levels provide charging stations for e-vehicles and e-bikes. The Austrian Sustainable Building Council (ÖGNI) awarded the office building with the highest certificate – Platin – for sustainable building. Moreover, Smart Office Graz also received ÖGNI Kristall for its outstanding performance in the field of social-functional quality.



TRABRENNSTRASSE 2 WORKING IN A GREEN ENVIRONMENT

VIENNA

Trabrennstrasse 2 is an office building that corresponds to nothing but the highest standards of sustainability and creates pioneering jobs thanks to the combination of state-of-the-art technology and modern architecture. The high level of natural lighting allows for any structural configuration and great flexibility. The office building comprises three, separately accessible building sections – each with commercial space at ground level – and is nestled in the excellent campus structure of Viertel Zwei. Moreover, it is beautifully situated at the Green Prater Park and in close proximity to the underground line U2.

SUSTAINABILITY

ÖGNI Platin certification, district heating

FACTS AND FIGURES

Trabrennstraße 2a

Gross floor area: approx. 7,212 m²
 Floor area
 Office: approx. 5,426 m²
 Commercial: approx. 840 m²
 Warehouse: approx. 289 m²
 Unit sizes: approx. 522-750 m²

Trabrennstraße 2b+c

Gross floor area: approx. 20,128 m²
 Floor area
 Office: approx. 16,855 m²
 Commercial: approx. 1,273 m²
 Warehouse: approx. 1,452 m²
 Unit sizes: approx. 446-703 m²
 Architecture: Chaix & Morel et associés
 Completion: 2017

Trabrennstraße 2a, b, c
 1020 Vienna



SUSTAINABILITY

ÖGNI Platin/Kristall certification, heating and cooling energy generation from groundwater use (80% energy-self-sufficient), photovoltaic system of 360 m²

FACTS AND FIGURES

Floor space: approx. 14,560 m²
 600 workstations
 318 m² rooftop terrace
 117 parking garage spaces
 Architecture: KS Baumanagement
 Completion: spring 2021

Waagner-Biro-Straße 108+108A
 8020 Graz



SALZBURG COURTHOUSE

BALANCE BETWEEN MODERNISATION AND PRESERVATION

Salzburg

The Salzburg Courthouse features two climate-friendly showcase projects: the historic, listed building was converted and renovated according to the highest energy and environmental standards. The building was expanded by a Y-shaped addition of 6,045 m², which connects the historic wings at Rudolfsplatz and along Schanzlgasse. The multi-storey wing of wood and glass conveys an airy atmosphere to the newly designed inner courtyard.

Once visitors pass the security checkpoint, they immediately find themselves at the heart of the courthouse: an atrium of five storeys bathed in light thanks to the glass roof. Galleries further emphasise the open character of the building, which also helps visitors to

find their way. From the atrium, employees and visitors reach the service centre, 29 court rooms, consulting rooms, and a rooftop terrace café overlooking the Fortress Hohensalzburg.



SUSTAINABILITY

klimaaktiv certification in Gold for the listed building, klimaaktiv certification in Silver for the new building, district heating

FACTS AND FIGURES

Net floor area expansion: approx. 6,045 m²
 Net floor area renovation: approx. 14,698 m²
 Architecture: Franz und Sue
 Completion: Q4/2018

Rudolfsplatz 2
 5020 Salzburg



EURO PLAZA 1

ÖGNI/DGNB GOLD

VIENNA

The office complex EURO PLAZA 1 in Vienna Meidling comprises three buildings with a total of 26,400 m² in office space, 800 m² storage space and 456 parking spaces. The office space is assigned to 15 national and international companies. The three buildings of Euro Plaza 1 are certified in ÖGNI Gold. Among the key assets of EURO PLAZA are its diverse range of services and excellent infrastructure, which benefit both the companies and their employees. Various shops, restaurants, and service providers are found either right on campus or in close proximity. The site's ideal transport connections (underground, tram, city train, international trains, motorway) are another big plus for local companies.

SUSTAINABILITY

ÖGNI Gold certification

FACTS AND FIGURES

Office space: approx. 26,400 m²
 Storage space: approx. 800 m²
 405 underground parking spaces
 51 outdoor parking spots
 Architecture: Neumann + Partner Architekten
 Completion 2002

Am Europlatz 1-5
 1120 Vienna



HOHEN- STAUFENGASSE 9 REPRESENTATIVE OFFICES

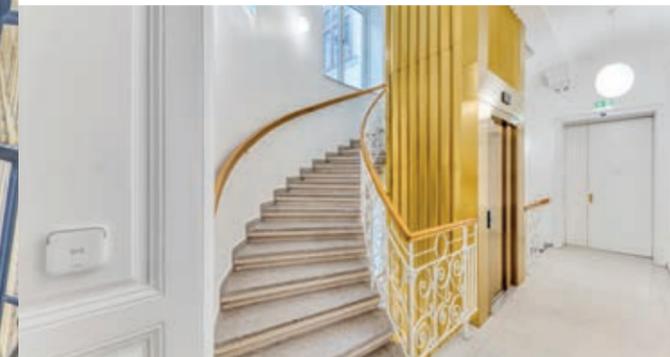
VIENNA

A historic building on Hohenstaufengasse 9, a top address in Vienna's first district, has been successfully revitalised. ARE realised an extensive and upscale renovation, including the construction of a new top floor, available for rent as commercial and office space. The upper floors offer flexible floor space for individual office units of various sizes. The new top floor is the true highlight of the whole project. Three strikingly inserted terraces ensure ample light and transparency. The terraces are complemented by generous skylights that open up the top floor to the blue sky. A restaurant concept was realised on the ground floor. The project features approx. 1,900 m² of rentable commercial and office space.



Nothing but the highest standards are found in every detail of this project, starting with the perfectly renovated façade that finally shines in new splendour and gives an authentic look to the building. Classy and elegant are also the two main entrance doors, made of solid oak but appearing light and transparent thanks to the ample use of glass. The staircase with its wooden handrails is realised in decent white to

welcome everyone frequenting the building in a light and friendly ambiance. The elevator is a true eye-catcher. It is centrally located and made of edged, brass-coloured stainless steel sheet. The beautiful wrought iron railing is painted in white and complements the scene with a perfect contrast of old and new.



SUSTAINABILITY

District heating and cooling

FACTS AND FIGURES

Property area: approx. 488 m²

Total floor area: approx. 1,900 m²

Restaurants: approx. 314 m²

Offices: approx. 1,550 m²

Office sizes: approx. 120-300 m²/floor

Architecture: Wehofer Architekten

Start of construction: Q4/2020

Completion: Q1/2022

Hohenstaufengasse 9
1010 Vienna



ALTSTADTENSEMBLE PAULUSTORGASSE UNESCO WORLD HERITAGE SITE

GRAZ

The Altstadtensemble Paulustorgasse breathed new life into a part of the UNESCO World Cultural Heritage Site in Graz. ARE carefully revitalised the building ensemble between 2015 and 2017, creating a new home for modern office units, a kindergarten, and a nature discovery park at Paulustorgasse. New tenants revive the neighbourhood, which went hand in hand with a visible revaluation of the historical fortifications. With a florist and landscape designer as well as a restaurant moved in, the Altstadtensemble Paulustorgasse is fully leased.



HINTERE ZOLLAMTSSTRASSE 2B ADMINISTRATION WITH PERSPECTIVE

VIENNA

The administrative building on Hintere Zollamtsstrasse 2b and its inner courtyard were completely renovated according to the state of the art. The prominent building is situated in central location near the Vienna Ringstrasse in the third district. Featuring 16 storeys, the project meets all the requirements of a modern administration building, ranging from spacious office rooms and restaurant areas to sufficient parking space and an extensive archive and storage area.



SUSTAINABILITY

District heating, use of historically eco-friendly materials, revitalisation of 300-year-old buildings

FACTS AND FIGURES

Property area: approx. 25,000 m²
 Floor area: approx. 18,000 m²
 thereof renovation: approx. 6,800 m²
 Architecture: ARGE architect Manfred Schenk, Architekten Kassarnig ZT-GmbH, Kaltenegger and Partner Architekten
 Start of construction: Q4/2015
 Completion general renovation: Q3/2017

Paulustorgasse
8010 Graz



FACTS AND FIGURES

Property area: approx. 9,733 m²
 Gross floor area: approx. 58,000 m²
 Floor area (16 storeys)
 Office: approx. 26,301 m²
 Bars and restaurants: approx. 1,680 m²
 Common areas: approx. 11,722 m²
 Archives: approx. 6,070 m²
 Parking space: approx. 9,771 m²
 300 parking spots (including e-chargers)
 Architecture: Herbert Bohr
 Completion renovation: 2007

Hintere Zollamtsstraße 2b
1030 Vienna



SUSTAINABILITY

Extensive greening of all roof surfaces, district heating and cooling with groundwater, photovoltaics

FACTS AND FIGURES

Floor space: approx. 24,300 m ²
450 parking spaces
Architecture: ARGE Geiswinkler & Geiswinkler Architekten / HD Architekten
Start of construction: fall 2020
Planned completion: 2025

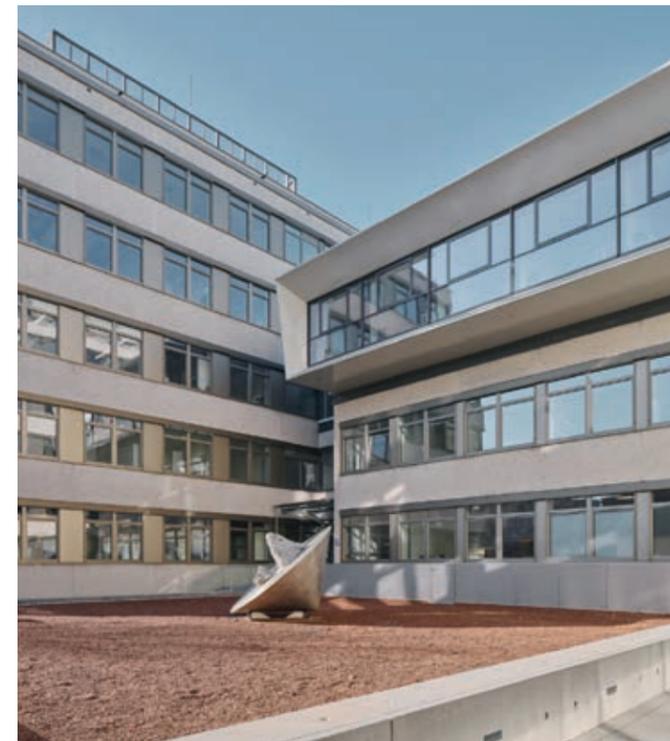
Kaiserjägerstraße 8 und 12
6020 Innsbruck



SECURITY CENTRE TYROL NEW AREAS FOR AUSTRIA'S SECURITY

INNSBRUCK

The new Security Centre Tyrol will be an innovative service centre with the best possible working conditions for about 1,000 employees. The site with its 24,300 m² of floor space will accommodate offices of the Provincial Police Directorate Innsbruck, the Innsbruck Metro Police HQ, the Special Task Force Cobra with the authority for special units in western Austria, the Police Detention Centre, and a state-of-the-art training centre.



LABORATORY BUILDING BEETHOVENSTRASSE LAYING THE GROUNDWORK FOR RESEARCH

GRAZ

ARE completely renovated the property at Beethovenstrasse 6-8 and converted it to a state-of-the-art laboratory building. The new conversion enabled its tenant, the Austrian Agency for Health and Food Safety GmbH (AGES), to optimise its space, making the southern wing available for university use. AGES already moved into the functionally designed halls back in 2016. The Institute of Pharmaceutical Sciences at the Karl Franzens University of Graz was able to launch its research and teaching activities on site right on time for the summer term 2021. The new infrastructure offers ideal conditions for the users to study the latest scientific knowledge and methodology. In the course of the renovation work, the courtyard was redesigned as well. A show garden was planted in collaboration with the Botanical Garden at the University of Graz.

POLICE OPERATIONS TRAINING CENTRE EISENSTADT LEARNING WITH PERSPECTIVE

EISENSTADT

ARE is building a new Operations Training Centre in Eisenstadt on behalf of the Austrian Federal Ministry of the Interior (BMI). The new building with two storeys right next to the Provincial Police Directorate will be realised until summer 2023 to help police officers to prepare for their work. Some 2,000 m² of space will accommodate not only offices, common rooms, and dressing rooms but also modern operations training areas, an indoor shooting range, and training rooms.

An air heat pump will be set up for additional support and cooling. The photovoltaic system on the rooftop will generate part of the required electricity for the centre. The roofs of the new building will be extensively greened and contribute to the infiltration of rainwater on the property.

SUSTAINABILITY

District heating, photovoltaics, roof greening

FACTS AND FIGURES

Property area: approx. 25,361 m ²
Gross floor area: approx. 2,842 m ²
Floor area
TC: approx. 1,293 m ² , administration: approx. 376 m ²
32 parking spaces
Architecture: ARGE Hufnagl - Heyszl
Start of construction: 2021
Planned completion: 2023

Neusiedler Straße 84
7000 Eisenstadt



SUSTAINABILITY

Heat recovery

FACTS AND FIGURES

Property area: approx. 3,456 m ²
Floor area: approx. 8,072 m ²
Architecture: Christian Andexer Architekten (AGES), Domenig & Wallner (KFU)
Start of construction: 2014 (AGES), 2019 (KFU)
Completion: 2016 (AGES), 2021 (KFU)

Beethovenstraße 6-8
8010 Graz



VILLAGE IM DRITTEN MIXED-USE NEIGHBOURHOOD IN THE HEART OF THE CITY

VIENNA

In Vienna's third district, ARE Austrian Real Estate develops the district "VILLAGE IM DRITTEN". The area of more than 11 hectare will accommodate about 2,000 apartments until 2026 - half either subsidised or affordable - for approximately 4,000 residents. Commercial space, local grocers, and facilities for childcare and education will complement the newly developed urban quarter. The heart of the neighbourhood will be a park of around two hectare.



VILLAGE IM DRITTEN is characterised by an energy concept for the entire district that makes use of locally available, renewable and climate-friendly resources. The result is one of the most sustainable and innovative real estate projects in Europe.

SUSTAINABILITY

ÖGNI Gold pre-certification for the entire district, climate-friendly overall concept for the urban quarter's heating and cooling as well as power supply (including 500 deep probes for geothermal energy, energy grid, photovoltaic power at about 1,000 kW peak performance, district heating), a park for fresh and cool air, green roofs, entirely car-free inside, social urban mining

FACTS AND FIGURES

Project area: approx. 11.5 ha

Park: approx. 2 ha

22 building sites

Approx. 250,000 m² of gross floor area are realised, thereof:

- approx. 190,000 m² for residential purposes (rental/freehold, privately financed/subsidised)
- approx. 60,000 m² for non-residential purposes (commercial, retail, services, restaurants, education and childcare facilities), thereof approx. 21,000 m² for schools

Urban development master plan:

SUPERBLOCK ZT GmbH (city planning and architecture),

YEWO Landscapes e.U. (landscape and open space planning)

Decision on the area zoning and building plan: Q2/2019

Start of building construction: 2022

Planned completion: 2026



Landstraßer Gürtel/Adolf-Blamauer-Gasse

1030 Vienna

www.villageimdritten.at

**VILLAGE
IM DRITTEN**



VIENNA TWENTYTWO THE NEW DONAUSTADT

VIENNA

VIENNA TWENTYTWO is a both architecturally and conceptually ambitious project that will set new standards for the quality of urban living and working in Vienna. The landmark building ensemble on approx. 15,000 m² was designed by the Austrian architects Delugan Meissl Associated Architects based on consistently sustainable criteria. The sophisticated ensemble of two diagonally positioned towers and four flat buildings features a diverse utilisation mix of individually configurable offices, upscale residential areas, a hotel, serviced apartments, and a wide range of shopping and leisure opportunities right on site. A sustainable highlight of the project is its energy system: heat and cold supply contracting ensures that the energy supply of the entire quarter is efficiently available at minimum costs. A cooperation project with SIGNA.



SEESTADT RESIDENCE & BUSINESS RESIDENTIAL SPACE, WORKING SPACE, LIVING SPACE

VIENNA

In cooperation with further real estate developers, a total of 270 apartments for singles, couples, and families are developed in close proximity to the lake and the Elinor-Ostrom-Park in the "Seestadt" in Aspern. The joint inner courtyard of about 4,800 m² with lots of plants and luscious greenery attracts residents ready to play or relax in the fresh air. Offices, shops, and a business area complement the district.

On Site 2, ARE is building affordable rental apartments between 35 and 103 m². The 71 apartments with 1 to 4 rooms offer either a balcony, a terrace or a garden.

SUSTAINABILITY

Heat and cold supply contracting, heat recovery, geothermal energy, rainwater management, use of groundwater, section cooling Pre-certificates: ÖGNI Gold for the entire quarter as well as section 5 (hotel); LEED in Gold for sections 1, 2, 3 and 4

FACTS AND FIGURES

Property area: approx. 15,000 m²
 Outside areas: approx. 7,400 m²
 Gross floor area: approx. 148,000 m²
 6 building sections standing up to 153 m tall
 Perfectly developed location with direct access to the underground, tram and bus as well as regional lines
 Architecture: Delugan Meissl Associated Architects
 Start: February 2019
 Planned completion for:
 construction phase 1: 2022
 construction phase 2: 2025

Dr.-Adolf-Schärf-Platz
 1220 Vienna
www.vienna-twentytwo.at

VIENNA
 TWENTY
 TWO



SUSTAINABILITY

Geothermal energy for heating, water heating and cooling

FACTS AND FIGURES

Property area: approx. 11,710 m² (total)
 ARE share: approx. 2,777 m²
 Gross floor area: approx. 6,260 m²
 Floor area:
 Residential: approx. 3,800 m²
 Commercial: approx. 970 m²
 71 apartments, sizes approx. 35-103 m²
 2 commercial units
 87 parking spaces
 Architecture: HNP architects
 Start of construction: winter 2020
 Completion: fall 2022

Seestadt
 1220 Vienna
www.wohnen-gewerbehof.at





TRIIIPLE

A NEW DIMENSION OF WORKING AND LIVING

VIENNA

Nestled right along the Danube Canal between the TownTown business quarter and the Green Prater Park, an impressive and widely recognisable high-rise ensemble of three towers is raised. Thanks to its central location in Vienna's third district, Triiiple promises ideal connections to both the city centre and the airport. Direct access to the Danube Canal, Vienna's underground lines in close vicinity, and extensive infrastructure celebrate Triiiple as an exceptional location in Vienna. Triiiple boasts a new dimension of residential, work and living space - in an extraordinary masterpiece of architecture designed by the renowned Henke Schreieck team of architects.

In addition to the three, already completed towers, a fourth yet lower element is developed as an office building, designed by AllesWirdGut Architekten, with a floor area of at least 12,000 m².

The entire quarter uses innovative technology for heating and cooling to conserve resources; the river water of the Danube Canal is used as an energy source. A cooperation project with SORAVIA.

SUSTAINABILITY

River water heating and cooling, extensive greening concept

FACTS AND FIGURES

Floor area: approx. 73,000 m²

Three towers with a total height of up to 119 m, boasting excellent views, close to Vienna's Prater

Tower 1+2: approx. 500 apartment units

Tower 3: approx. 670 apartments for students

and young professionals

Apartment sizes: approx. 33-165 m²

Building 4: at least 12,000 m² of floor area

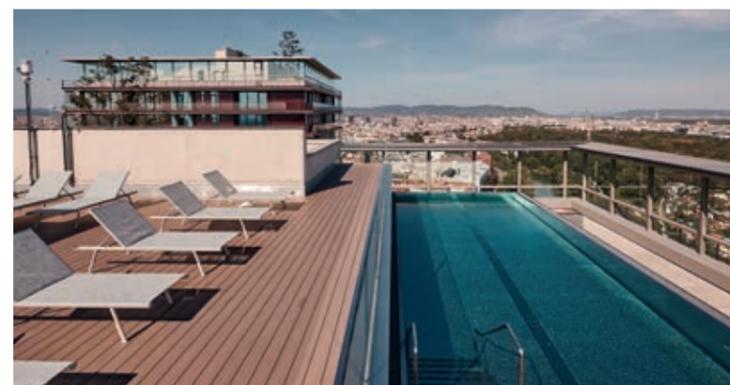
Architecture: Henke Schreieck Architekten (Towers 1-3)

and AllesWirdGut Architekten (Building 4)

Start of construction (Towers 1-3): 2021

Completion (Towers 1-3): 2021

Planned completion building 4: 2026



Schnirchgasse 9, 11, 13, 15

1030 Vienna

www.triiiple.at

TRIIIPLE
STADT. LAND. FLUSS.



REININGHAUS GRÜNDE QUARTIER 12 URBAN DEVELOPMENT ON THE PREMISES OF A FORMER BREWERY

GRAZ
The premises of the former Reininghaus brewery in Graz will be transformed into a new urban neighbourhood for up to 20,000 people. Together with BIG, ARE is developing Quartier 12, one of the most important areas in this new neighbourhood. Aside from an elementary school and a secondary school, the project comprises three mixed-use sites. They are positioned around an urban square of about 10,500 m², framed by arcades and various ground-level use models. The square will become the urban centre and meeting area for all of Reininghaus.

SUSTAINABILITY

klimaaktiv certification for the quarter and klimaaktiv pre-certificate in Silver for Site 1, local heating, waste heat from neighbouring operations, rainwater management, building greening, community services, car-free quarter and more

FACTS AND FIGURES

- Project area: approx. 3.9 ha
- Winning urban development project by Kampits & Gamerith
- Winning architectural project by Schwarz-Platzer Architekten (Building Site 1 and 3) as well as Atelier für Architektur Thomas Pilz and Christoph Schwarz ZT GmbH (Building Site 2)
- Two new schools:
a primary school and a secondary school (AHS)
- Three sites for mixed-use purposes
(83% residential, 17% non-residential)
- Expected gross floor area according to development plan:
 - Schools approx. 21,400 m²
 - Residential approx. 45,700 m²
 - Non-residential (retail, commercial, other) approx. 9,400 m²
- Decision on the development Q4/2018
- Start of construction: 2023
- Planned completion: 2026

Alte Poststraße
8020 Graz
www.reininghausgründe.at

REININGHAUS GRÜNDE



JAKOMINI VERDE TRANSFORMATION IN THE JAKOMINI DISTRICT

GRAZ
The former Kirchner Barracks in the Jakomini district of Graz represent an important area of transformation close to the city centre thanks to its sheer size of 5.7 ha. The property is now opened for development and will offer more than 570 rental and freehold apartments as well as numerous areas for public use. Not only will it serve its new residents and users but also ensure a diverse range of benefits to the district, such as public sports grounds and a park area. Starting from the newly designed public gate at Kasernstrasse, the park and an indoor public space define the structure of the new building plans. A cooperation project with IMMOVATE.

SUSTAINABILITY

Public park, sports grounds, allotment garden, photovoltaics

FACTS AND FIGURES

- Project area: approx. 5.7 ha
- Development according to an urban development framework plan in coordination with the City of Graz in the course of an urban development planning process
- 10 buildings
- Gross floor area: approx. 43,300 m²
- 570 apartments
- Collective garage for 316 parking garage spaces
- Winning architectural project by schwarz.platzer and pentaplan Architekten
- Decision on the area zoning plan: Q2/2019
- Decision on the building plan: Q1/2021
- Start of construction: 2022
- Planned completion: Q4/2024

Kasernstraße 24
8010 Graz
www.jakomini-verde.at



WILDGARTEN RETHINKING CONCEPTS OF LIVING

VIENNA

The Rosenhügel in Vienna's 12th district is where we can rethink our concepts of living. The newly developed quarter will accommodate about 1,100 privately financed as well as subsidised residential units with a clear focus on environmental and social sustainability until 2024. Spanning about 11 hectare, some 2,300 residents will live in the city and yet in the midst of nature itself. Participation is an integral element of the development concept, which combines living in two-family houses with residential buildings of several floors. Residents of all ages will benefit from the extensive outdoor and green areas. With three centrally located, collective parking garages, the quarter's inner life is almost free of cars.



SUSTAINABILITY

Green areas, mobility measures, almost car-free outdoors, rainwater management, roof greening, resource-conserving planning, careful use of resources and more

FACTS AND FIGURES

Property area: approx. 107,000 m²,
thereof approx. 55,000 m² for ARE,
approx. 29,800 m² for non-profit housing developers and
approx. 22,200 m² for development

Gross floor area: approx. 115,000 m²,
thereof approx. 71,000 m² for ARE

Floor area: approx. 82,450 m²,
thereof approx. 27,100 m² for ARE rental apartments and
approx. 22,200 m² for ARE freehold apartments

approx. 1.100 residential units

three listed buildings

Masterplan: arenas basabe palacios arquitectos/
M&S Architekten

Start of construction: 2016/2017

Planned project completion: 2024

Emil-Behring-Weg
Wildgartenallee
Benyastraße
1120 Vienna
www.wildgarten.wien



AM ZEUGHAUS AT HOME IN THE MIDST OF LIFE



INNSBRUCK

Together with NEUE HEIMAT TIROL (NHT), ARE develops a new residential quarter with a playground and generous green areas on the premises of the so-called Zeughaus in the city centre of Innsbruck. The three new buildings will offer 118 residential units between 45 and 110 m² of space in two to four rooms. ARE is in charge of a residential building of 5 floors with 24 subsidised rental apartments as well as a building of 12 floors with 58 freehold apartments and an office. The integration of the premises around the Zeughaus are a successful densification at the city centre of Innsbruck. The project area is ideally connected to Innsbruck's infrastructure as well as to the public transport system.

SUSTAINABILITY

District heating, passive-house construction for subsidised apartments, low-energy construction for freehold apartment

FACTS AND FIGURES

Floor area: total approx. 7,900 m²
 Section A: 58 freehold apartments, 1 office unit
 Section B: 24 subsidised rental apartments
 Section C: 36 subsidised rental apartments (NHT)
 81 parking garage spaces
 Architecture: ARGE reitter_architekten and hertl.architekten
 Start of construction: Q3/2021
 Planned completion: Q2/2023

Kapuzinergasse 36-40
 6020 Innsbruck
www.amzeughaus.at



HIRSCHFELD PROJECT DEVELOPMENT CLOSE TO THE MARCHFELD PLAIN

VIENNA

A new residential project is built in the midst of nature along a greenway going all the way to the Bisamberg Hill, north of the Danube River and far from any urban hustle and bustle. The project's about 440 state-of-the-art apartments will be located on three sites - with one site realised by the non-profit project partner ÖSW - at Gerasdorfer Strasse in immediate vicinity to the Marchfeld Canal. Several city, atrium and terrace houses guarantee modern yet comfortable living space. The green esplanade, the adjacent woodland and meadows, the central location of the neighbourhood itself, a kindergarten and the Ella-Lingens Secondary School right next door ensure the highest quality of living.



SUSTAINABILITY

Heating and temperature system based on thermal heat pumps, geothermal energy (deep probes and wells), photovoltaic systems, car-free outdoors, e-chargers, habitats for flora and fauna and much more

FACTS AND FIGURES

Property area: approx. 32,000 m²
 Gross floor area: approx. 34,100 m²
 Floor area: approx. 26,400 m²
 thereof approx. 8,100 m² for non-profit project partner
 174 freehold apartments
 154 rental apartments
 110 subsidised rental apartments
 1 to 5-room apartments
 Apartment sizes: approx. 32-105 m²
 257 parking garage spaces
 Architecture: Shibukawa Eder Architects & Duda, Testor. Architektur
 Start of construction: Q4/2022
 Planned completion: Q4/2024

Gerasdorfer Straße 105-117
 1210 Vienna
www.hirschfeld.wien





JUWEL IM GRÜNEN MÖDLING SMALL TOWN FLAIR IN THE NEUSIEDLER QUARTER

MÖDLING

ARE realises residential and work areas with social benefit. The premises of the former gendarmerie school in Mödling will be the new home of a highly intriguing development project with a total of 275 apartments called JUWEL IM GRÜNEN MÖDLING. Its upscale residential buildings in form of city villas and row houses are arranged around a central park of 1,350 m². Aside from its classic purpose of providing

residential space, the new neighbourhood of 4 hectare will also offer space for commercial use. A multifunctional building in Zone I accommodates a lobby, a grocer and a restaurant at ground level. The upper levels offer assisted living facilities for senior citizens as well as an office. In order to complement the infrastructural palette, Zone IV features not only rental and freehold apartments but also space for medical practices. ARE transferred the northern, so-called Fliegenspitze to the municipality of Mödling to encourage a neighbourhood feeling. The Fliegenspitze features a new square that serves as a regular venue of district festivals and markets.



SUSTAINABILITY

Geothermal energy, photovoltaic systems, preservation of old trees, partially wooden construction

FACTS AND FIGURES

Property area: approx. 37,650 m²

Gross floor area: approx. 35,000 m²

Floor area: approx. 25,000 m²

275 residential units

400 parking spaces

Architecture: B&M Architektur, Franz&Sue Architekten and MAGK Architekten

Start of construction: 2020

Planned completion: 2025



Grutschgasse
Technikerstraße
Quellenstraße
2340 Mödling
www.juwel-im-gruenen.at



FELDKIRCHNER STRASSE CENTRAL GREEN LIVING



KLAGENFURT

The residential project features ideally structured apartments of highest quality. Extensive green areas are both part of the property and available in the surrounding parks. While the in-house supermarket is very convenient, the project's central location enables residents to take care of errands by foot or bicycle. The property is ideally connected to the public transport system.

The residential project paid special attention to the efficient and sustainable use of available resources, e.g. by reducing the newly sealed amount of soil, by using bricks as the predominant construction material, and by connecting the building to district heating. Moreover, the installation of a swale-infiltration trench system and a retention basin for collecting surface water reduces the discharge of rainwater into the sewer system, which also helps to cool down the quarter based on evaporation.



FELMAYERPARK LIVING AT FELMAYERGARTEN

SCHWECHAT

The project "Felmayerpark" is located right next to the park area Felmayergarten in Schwechat and in close vicinity to Vienna's city boundaries. The 80 rental apartments are spread across two buildings with a playground and bicycle parking between them. All residential units feature open spaces in form of loggias, balconies, terraces, or private gardens facing the courtyard at ground level. The parking garage provides 123 parking spaces as well as e-charging stations. The rooftops will offer extensive greenery.

SUSTAINABILITY

Rainwater management, district heating

FACTS AND FIGURES

- Property area: approx. 9,300 m²
- Gross floor area: approx. 13,300 m²
- Floor area: approx. 9,600 m²
- thereof residential: approx. 7,100 m² and retail: approx. 2,500 m²
- 112 residential units
- Apartments with 2 to 4 rooms
- Apartment sizes: approx. 40-113 m²
- 9 retail units
- 213 parking garage spaces, 85 outdoor parking spaces
- Lockable bicycle parking
- Architecture: Arkan Zeytinoglu Architects
- Start of construction: Q3/2019
- Completion: Q1/2022

Feldkirchner Straße 4-6
9020 Klagenfurt



SUSTAINABILITY

District heating, e-charging stations, rooftop greening, low overall energy consumption, low-temperature heating, central water heating

FACTS AND FIGURES

- Property area: approx. 2,550 m²
- Floor area: approx. 4,860 m²
- Floor area including loggias: approx. 5,150 m²
- Outdoor areas: approx. 730 m²
- 80 rental apartments
- Apartment sizes: approx. 40-117 m²
- 123 parking spaces
- Architecture: room8 architects - DI Johann Posch
- Start of construction: Q2/2020
- Completion: Q3/2022

Ehrenbrunnngasse 40
2320 Schwechat



DERFFLINGERSTRASSE AT HOME AT KAPLANHOF



LINZ

A residential project of high quality is built in Derfflingerstrasse in the Kaplanhof quarter of Linz. The property of about 5,900 m² will accommodate three new buildings with spacious open courtyard areas and a large outside area looking towards Derfflingerstrasse. Behind the street-side building, a secluded residential park with two stand-alone apartment buildings will complement the project. All buildings are connected underground, making it easy to comfortably access the parking garage. The apartments are equipped with either small gardens at ground level or a balcony, a loggia or a rooftop terrace. Moreover, the development plan also includes a multifunctional common room as well as a common rooftop terrace for all residents.

SUSTAINABILITY

Rainwater management, mobility concept, district heating

FACTS AND FIGURES

Property area: approx. 5,900 m²

Floor area: approx. 7,200 m²

127 rental apartments

Apartments with 2 to 4 rooms

Apartment sizes: approx. 33–89 m²

91 underground parking spaces

Architecture: Atelier Frühwirth

Start of construction: Q4/2020

Planned completion: Q2/2023

Derfflingerstraße 2
4020 Linz



LINKE WIENZEILE 216 FEEL THE PULSE OF THE CITY



SUSTAINABILITY

Geothermal energy

FACTS AND FIGURES

Property area: approx. 1,273 m²

Gross floor area: approx. 4,650 m²

Floor area: approx. 3,650 m²

Commercial housing: approx. 270 m²

Office: approx. 250 m²

66 residential units

27 parking spaces

Architecture: A2K ARCHITEKTEN

Start of construction: Q1/2023

Planned completion: Q1/2025

Linke Wienzeile 216
1150 Vienna



VIENNA

Contemporary living and working at the heart of the metropolis. This entirely new building is developed in prominent location at the Wien River in Vienna's 15th district. On a gross floor area of approx. 4,650 m², ARE will build 66 rental apartments, offices at ground level looking onto the street, and an underground parking garage. The creation of outdoor living areas, such as balconies, loggias, terraces, and private gardens, played a vital role in the planning process.

KLEINE SPERLGASSE VIENNESE LIFESTYLE

VIENNA

The Kleine Sperlgasse is situated in the heart of the Karmeliterviertel quarter in Vienna's 2nd district. Residents will find the Karmelitermarkt, the Augarten Park and the Danube Canal in close proximity. The array of shops in the area leave nothing to be desired. The project is ideally connected to public transport and the cycle path network. The preservation of the soul and substance of the historic building took priority in the planning phase. The historic structures were carefully changed with lots of know-how and cutting-edge technology to meet the new requirements to the project. Its 22 apartments - with four on the newly developed top floor - range from approx. 40 to 152 m² and offer two to five rooms. The new building also benefits from three light and spacious offices on the mezzanine floor as well as a business premises on two floors.



SUSTAINABILITY

District heating

FACTS AND FIGURES

Property area: approx. 620 m²
 22 residential units, 3 offices, 1 commercial unit
 Apartment sizes: approx. 40-152 m²
 8 parking spaces
 Architecture: A2K ARCHITEKTEN
 Start of construction: Q1/2021
 Planned completion: Q1/2024

Kleine Sperlgasse 5
 1020 Vienna
www.kleinesperlgasse.at



SUSTAINABILITY

Rainwater management,
 district heating

FACTS AND FIGURES

Property area: approx. 1,752 m²
 16 residential units
 Apartment sizes: approx. 42-90 m²
 20 parking spaces
 Architecture: Weissmann+ and Architekten Kneidinger ZT
 Start of construction: Q3/2020
 Planned completion: Q2/2023

Kudlichstraße 27
 4020 Linz
www.froschbergflats.at



FROSCHBERG FLATS CAREFREE COMFORT

LINZ

The elegant structure with 16 freehold flats is found in Kudlichstrasse 27 in the district of Froschberg, Linz. The Froschberg Flats are characterised by their great share of green areas and their proximity to the city centre. The sophisticated building of four storeys boasts an innovative concept: the goal was to create an urban, modern residential building with a quiet inner courtyard. All of the apartments with two to four rooms are ideally oriented towards southwest, with excellent views of the green common garden area. In addition, all apartments feature an attractive, private outdoor area either as a garden, a balcony or a loggia.

KASERNSTRASSE RESIDING AND LIVING IN KREMS

SUSTAINABILITY

District heating

FACTS AND FIGURES

Property area: approx. 1,148 m²
 Floor area: approx. 1,438 m²
 25 freehold apartments
 Apartment sizes: approx. 48-85 m²
 25 parking spaces
 Architecture: Weissmann+ and Architekten Kneidinger ZT
 General contractor: denkwerk
 Start of construction: Q4/2021
 Planned completion: Q4/2023

Kasernstraße 29
 3500 Krems an der Donau



KREMS

A modern townhouse is built in a central yet quiet location between Krems and Stein. With the Danube promenade at the doorstep and the vineyards behind the house, the project is situated just a stone's throw from the popular old town of Krems and the new campus of the university of applied sciences. Thanks to the combination of premium residential space, nature and culture, sports facilities, and excellent infrastructure, future residents will benefit from the highest quality of living. The four-storey house features 25 residential units and 25 parking spaces. The apartments range in size from approx. 48 to 85 m² and feature balconies, loggias, or private gardens.

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OVERVIEW OF ARE IN NUMBERS

28,578

square metres of
green rooftop areas

583

properties

3.9

EUR billion
fair value

45

percent
women

80

employees

363

EUR billion
total investment volume

76.8

percent
office properties

1.8

million square metres
of rentable space

1.9

percent of rentable
properties vacant

11.1

percent
residential properties



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