good reasons for the LeopoldQuartier Office

ubm development

Leopold Quartier

OFFICE

Built for the future.

Leopold Quartier

OFFICE

**"In the LeopoldQuartier Office,
a vision is becoming reality – a trailblazing urban
quarter with climate-friendly construction."**

Peter Schaller,
Managing director
UBM Development Austria

The LeopoldQuartier Office is a milestone – for the environment, for Vienna as a city, and also for UBM. It combines contemporary ideas for urban development with climate-friendly implementation, it paves the way for 21st-century urban neighbourhoods, and it makes a significant contribution towards changing mindsets in project development. Right from the outset, topics such as participative urban development, self-sufficient energy supplies, a car-free quarter, reducing impervious surface coverage, and much more besides, were analysed, planned and prepared for realization.

We were also able to integrate a wealth of input from the neighbouring area into our deliberations. This was a valuable contribution – after all, nobody is as familiar with the surroundings as the many people who have lived there for years – and so I would like to take this opportunity to say a big thank-you to everybody involved.

During implementation we endeavoured to reach a high degree of prefabrication through timber hybrid construction, with the aim of achieving efficient and considerate construction management for the people living nearby. From the very beginning, our objective has been to create an extremely attractive urban quarter with a high quality of life, where all users find an enriching environment for working and living.

Timber will create a very special atmosphere inside the buildings. Visually, acoustically and aesthetically, new standards are being set to produce an indoor climate that has a beneficial effect on health and well-being.

green. smart. and more. highlights UBM Development's commitment to constructing sustainable, intelligent and aesthetically sophisticated real estate. And I am convinced that the LeopoldQuartier Office is highly successful in implementing this commitment. But why not arrange an appointment and experience at least six good reasons for the LeopoldQuartier Office?

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LEOPOLDQUARTER OFFICE

1

LOCATION

Nature and city at their best

In a premium, central location surrounded by leafy Augarten Park, the beautiful flowers in Wettstein Park, the popular Danube Canal and vibrant 1st district, as well as the Servitenviertel, the LeopoldQuartier Office in Vienna provides the very best that a blend of nature and city life has to offer. In a nutshell, it is an ideal place to work.

The city and its public transport links are easily reachable on foot, while the airport is only 20 minutes away by car. The LeopoldQuartier Office combines the benefits of its central location with the leisure potential of its neighbouring green space. Consequently, the location serves as a relaxed, calm anchor in the midst of bustling economic activity and community life.

To the Augarten Park:
5 MINS (on foot)

To the U4 station Roßauer Lände:
5 MINS (on foot)

To Vienna's 1st district:
5 MINS (on foot)

To the airport:
20 MINS (by car)

Easy to get away.

In recent years, the area around Obere Donaustraße has been further developed and upgraded to create high-quality living space with offices, shops and apartments.
It is a first-class location that is also easily reachable from the motorways.

Hotels

1 **Hotel Meininger,** Rembrandtstraße 21, 1020 Vienna
2 **Hotel Meininger,** Schiffamtsgasse 15, 1020 Vienna
3 **Hotel Imlauer,** Rotensterngasse 10, 1020 Vienna
4 **Hotel Babula am Augarten,** Heinestraße 15, 1020 Vienna
5 **Hotel Odeon,** Weintraubengasse 31, 1020 Vienna
6 **Sofitel Vienna Stephansdom,** Praterstraße 1, 1020 Vienna
7 **Mercure Wien City,** Hollandstraße 3, 1020 Vienna
8 **Der Wilhelmshof,** Kleine Stadtgutgasse 4, 1020 Vienna
9 **Anantara Palais Hansen Vienna Hotel,** Schottenring 24, 1010 Vienna
10 **Hotel de France,** Schottenring 3, 1010 Vienna

Shopping

1 **Penny Markt,** Rembrandtstraße 29, 1020 Vienna
2 **Spar,** Hollandstraße 11, 1020 Vienna
3 **Billa,** Malzgasse 8, 1020 Vienna
4 **Billa,** Heinestraße 2, 1020 Vienna
5 **Billa,** Rotensterngasse 21, 1020 Vienna
6 **dm drogerie markt,** Taborstraße 25, 1020 Vienna
7 **Lidl,** Wallensteinstraße 55, 1200 Vienna
8 **Lidl,** Heinestraße 24–28, 1020 Vienna
9 **Schlangen-Apotheke,** Hollandstraße 15, 1020 Vienna
10 **Apotheke Zum heiligen Josef,** Taborstraße 63, 1020 Vienna

Food & Drink

1 **Gasthaus Rebhuhn,** Berggasse 24, 1090 Vienna
2 **Pizza Mari,** Leopoldsgasse 23A, 1020 Vienna
3 **Am Nordpol 3,** Nordpolstraße 3, 1020 Vienna
4 **Ramasuri,** Praterstraße 19, 1020 Vienna
5 **Café Ansari,** Praterstraße 15, 1020 Vienna
6 **Monte Ofelio,** Obere Augartenstraße 70, 1020 Vienna
7 **Mast,** Porzellangasse 53, 1090 Vienna
8 **Gasthaus Hansy,** Heinestraße 42, 1020 Vienna
9 **Stomach,** Seegasse 26, 1090 Vienna
10 **Iko Kitchen & Bar,** Wipplingerstraße 6, 1010 Vienna
11 **Schöne Perle,** Große Pfarrgasse 2, 1020 Vienna
12 **Spelunke,** Taborstraße 1, 1020 Vienna
13 **Skopik & Lohn,** Leopoldsgasse 17, 1020 Vienna
14 **Sperling im Augarten,** Obere Augartenstraße 1, 1020 Vienna
15 **Zum Friedensrichter,** Obere Donaustraße 57, 1020 Vienna
16 **Cucina Itameshi,** Praterstraße 70, 1020 Vienna
17 **Mochi,** Praterstraße 15, 1020 Vienna
18 **Superstrada18,** Praterstraße 18, 1020 Vienna
19 **Okra Izakaya,** Kleine Pfarrgasse 1, 1020 Vienna

Conference

1 **Anantara Palais Hansen Vienna Hotel,** Schottenring 24, 1010 Vienna
2 **Sofitel Vienna Stephansdom,** Praterstraße 1, 1020 Vienna
3 **Reed Messe Wien Congress Center,** Messeplatz 1, 1020 Vienna
4 **Messe Wien,** Messestraße 1, 1020 Vienna

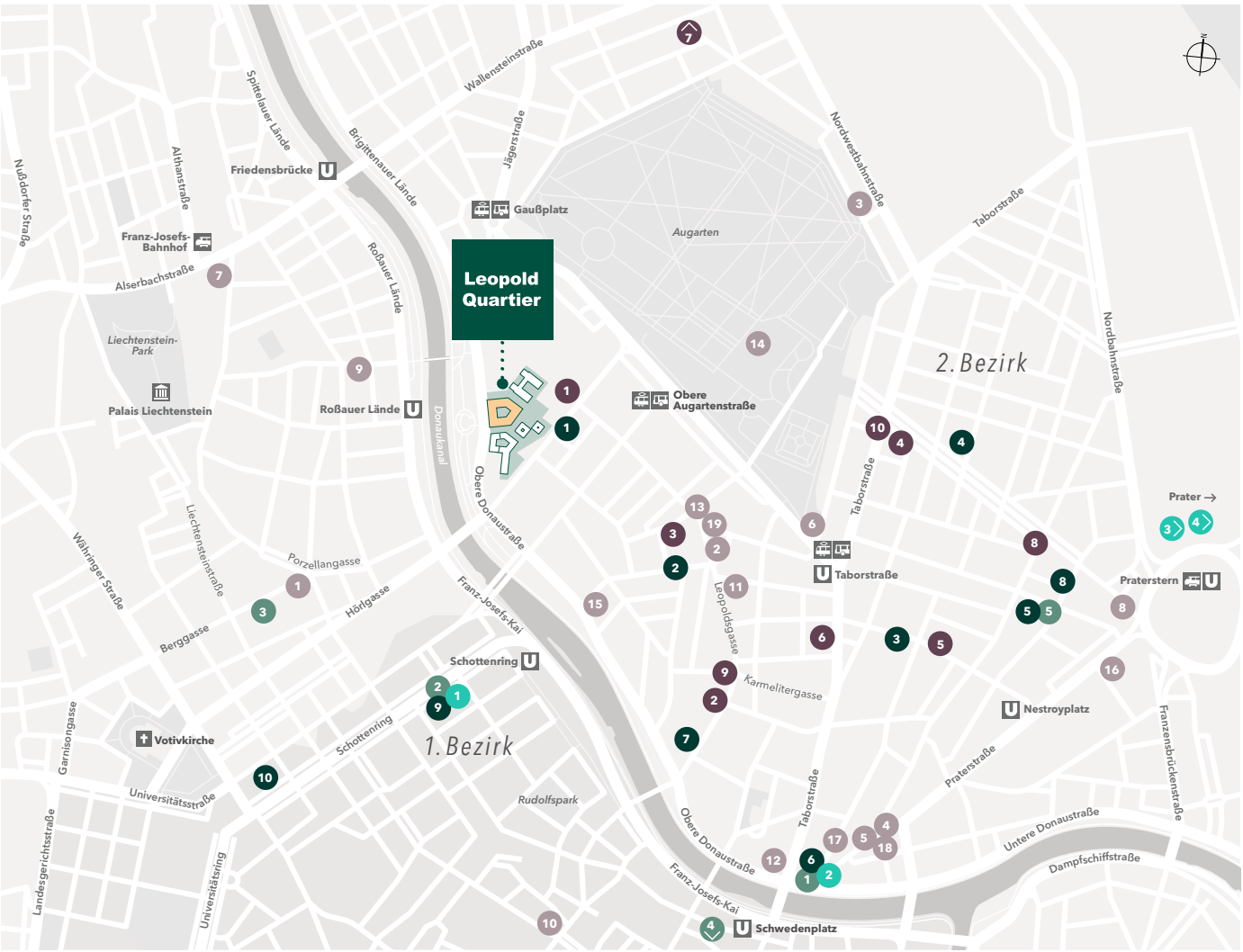
Wellness

1 **SO/ Vienna Spa,** Praterstraße 1, 1020 Vienna
2 **Anantara Spa,** Schottenring 24, 1010 Vienna
3 **Dhevari Spa,** Berggasse 18, 1090 Vienna
4 **Aisawan Boutique Spa,** Grünangergasse 8, 1010 Vienna
5 **My Days Spa,** Weintraubengasse 32, 1020 Vienna

And always so close!

The LeopoldQuartier Office has enviable public transport connections and is within easy reach of all kinds of city infrastructure that make life and work simpler.

Situated between the Danube Canal with Roßauer Lände promenade and the Augarten Park, it's not far to the culinary hotspot between Taborstraße and Praterstraße. Why not stop off at Mochi, Spelunke, Ramasuri or Ansari on the way?



2

SUSTAINABILITY

For the future of our planet

The LeopoldQuartier Office is designed to be comprehensively sustainable, with a focus on people and the environment in all planning decisions. Both construction and operation produce the lowest possible amount of CO_2 emissions, and the building's minimal ecological footprint makes it a green flagship project at the heart of the city.

Excellently sustainable

TIMBER HYBRID DESIGN

High-tech sustainability.
Buildings that use a timber hybrid design reduce their CO_2 emissions by up to 80 percent compared to conventional structures. Modular, industrial prefabrication of the timber and hybrid elements makes construction quicker, quieter and cleaner as well.

The 4,000 solid cubic metres or 1,900 tonnes of spruce wood used for building the LeopoldQuartier Office also store 4,000 tonnes of CO_2 over the long term. This corresponds roughly to the annual carbon emissions from a village with 500 inhabitants.

CO_2-FREE OPERATION

100 percent renewable energy.
The consistent use of geothermal energy and photovoltaics for the LeopoldQuartier enables CO_2-free operation. Power is generated entirely by renewable sources. In comparison to a conventional energy supply using district heating, the LeopoldQuartier saves about 330 tonnes of CO_2, year after year.

Besides being good for the environment, this also lowers operating costs. Renewable energy from the ground and sun makes the building independent and enables costs to be calculated in advance.

GEOTHERMAL ENERGY

Ground-sourced heating and cooling.
Energy generation for heating and cooling the LeopoldQuartier takes place entirely on-site. Via a network of around 200 geothermal probes that are each buried 150 metres down into the ground, the building is heated and cooled by 4,800 MWh of energy every year.

This on-site production of renewable energy also enables stable calculation of energy costs. The LeopoldQuartier Office outperforms other energy suppliers with attractive and calculable price indexing for heating and cooling.

PHOTOVOLTAICS

Harnessing the sun.
More than 1,000 intelligently positioned photovoltaic panels in the LeopoldQuartier deliver a total output of about 425 kWp. In combination with the geothermal plant, this ensures a largely independent energy supply throughout the building's lifetime.

Sustainability is therefore an area in which the LeopoldQuartier Office truly shines. When it comes to operating real estate, geothermal energy combined with photovoltaics is the ultimate in sustainable thinking.

ESG AND TAXONOMY

Fit for capital markets.
EU taxonomy defines criteria for CO_2 emissions and energy efficiency, and also mandatory disclosure of ESG-relevant data. The financial markets are obliged to ensure that capital markets have a stronger orientation on sustainable and energy-saving investments. Only ESG-compliant projects are expected to receive financing in future.

The LeopoldQuartier Office fulfils all requirements of EU taxonomy and ESG relating to real estate. As a result, the building is ESG-compliant, i.e. green and sustainable with a seal of approval.

CERTIFICATIONS

Absolute transparency.
Certification creates transparency and enables projects to be compared. The LeopoldQuartier is aiming for five of the relevant certificates:

DGNB in Gold from the German Sustainable Building Council as a holistically sustainable urban quarter, another DGNB in Gold for all structural parts for their timber hybrid design with holistic sustainability concepts, Greenpass certification for climate resilience and microclimate, the certificate for carbon-neutral construction, and also DGNB in Gold for the sustainable deconstruction of buildings.

3

ENJOYING TIMBER

A working atmosphere with a feel-good factor

The extensive use of wood in the interior has a particularly beneficial effect on the health and well-being of a building's users. As well as regulating temperature and humidity, wood has a calming influence on the cardiovascular system.

Thanks to the positive image associated with a sustainable and healthy office, employees identify closely with their companies. Needless to say, motivated, high-performing employees are the most important resource that any company can have.

4

EFFICIENT OFFICE SPACE

Flexible and efficient space

The flexible floor plans in combination with ideal spatial depth enable the surface area to be used with maximum efficiency, much to the satisfaction of employees and planners. The LeopoldQuartier Office gives free rein to individuality, enabling a whole spectrum of concepts, from single offices to open spaces or multifunctional areas. The office of tomorrow is constantly reinventing itself and is undoubtedly as variable as life itself.

Offices for all requirements

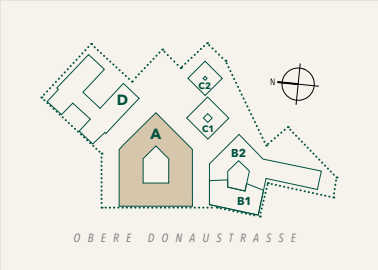
The LeopoldQuartier Office provides a total of approx. 22,000 square metres on nine storeys of state-of-the-art office space. Food and retail outlets on the ground floor create added value to achieve a good work-life balance.

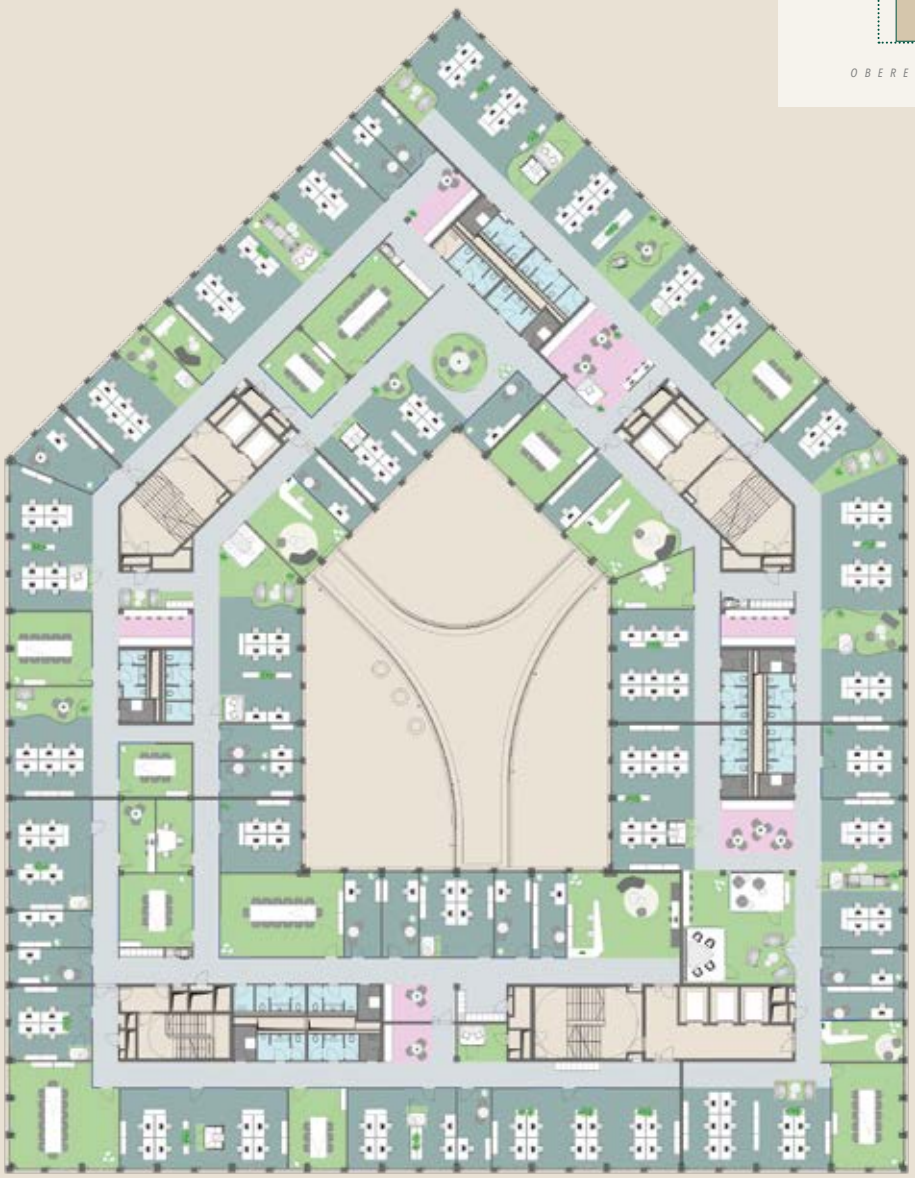
Visible wooden surfaces and flexible partitioning deliver the best prerequisites for individual office concepts. Modern heating and cooling panel technology creates thermal comfort, while free-standing luminaires with direct and indirect lighting guarantee the right illumination at any time of day.

SAMPLE LAYOUT

This example of a potential layout illustrates the versatility of the office space. Planning always adheres to customer specifications.

SITE PLAN





OBERE DONAUSTRASSE

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OFFICE SPACE

Total office space	Approx. 22,000 m²
Storeys	10 (incl. GF)
Floor-to-ceiling height	2.80 m in the offices
Fit-out grid	1.35 m

FEATURES

Floor construction	Cavity flooring in the offices, double floor in the corridors
Wooden surfaces	Columns from 1st floor upwards and ceilings in most offices
Type of wood	Spruce, FSC-certified
Sunshades	External, electric, weather-sensitive
Heating / cooling	Heating and cooling panels, adjustable for each workplace group
Ventilation	Mechanical supply and exhaust system
Automatic ventilation	CO_2-monitored air renewal in the offices
Manual ventilation	Ventilation louvres opened on every second axis
Lighting	Lights with presence control
Windows	Largely floor-to-ceiling, partially with parapet (e.g. courtyard)
Sensor technology	For energy efficiency, on the facade
Air supply	Variable for each workplace group and seminar room
Outdoor areas	Balconies and terraces, partially

TENANT USAGE

Foyer	Prestigious lobby in Scandinavian design
Lounge	Tenant lounge
Outdoor area	Extensive greenery planned by landscape architects
Terraces	Partial greenery
Access control system	Contactless

MOBILITY

Car parking spaces	127
Sharing programme	Electric cars, electric bicycles, electric scooters
E-charging facilities	Available for every parking space
Bicycle storage room	On GF with showers and changing rooms

5

INFRASTRUCTURE

Perfect infrastructure

Bars and restaurants

The eateries on the ground floor of the LeopoldQuartier Office supply you with delicious treats throughout the day – from croissants and coffee in the morning, and light lunches, to relaxing after-work drinks in the early evening.

Childcare facilities

Nothing makes the life of working parents easier than childcare in a prime location. Such preschool facilities are planned directly on-site at the LeopoldQuartier – an ideal arrangement.

Serviced apartments/Hotel

Apartments with intelligent features and a hotel are designed to offer perfect accommodation in the LeopoldQuartier Unit B for longer visits to Vienna. This is an ideal solution for employees posted abroad on a visit to the Vienna headquarters, or for business partners.

Supermarket

Shopping has never been this convenient. It's easy to pop into the ground-floor supermarket after work for all day-to-day needs.

6

INTELLIGENCE

A smart building thinks for itself

As the latest studies have shown, the climate change transition will not happen without intelligent buildings. Up to 30 % energy can be saved if building technology systems are adapted to actual office use.
The LeopoldQuartier Office keeps track of its own energy efficiency in real time.
All digitalization naturally conforms to privacy laws.

SMART SENSOR TECHNOLOGY

Intelligent sensors record the presence of office users in predefined zones of the building.

INTELLIGENT BUILDING TECHNOLOGY

Heating, cooling, sunshades and lighting are automatically controlled and user-defined presettings are possible.

ENERGY OPTIMIZATION

Building automation optimizes energy needs, with positive effects on sustainability.

CO_2 MEASUREMENT

If the amount of CO_2 in the air increases in a seminar room, the installed detectors communicate the need for extra ventilation.

DATA PROTECTION

All digitalization in the LeopoldQuartier Office conforms to privacy laws.

UBM Development is one of Europe's leading developers of timber construction projects. The strategic focus is on green and smart building 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 more than 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.

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