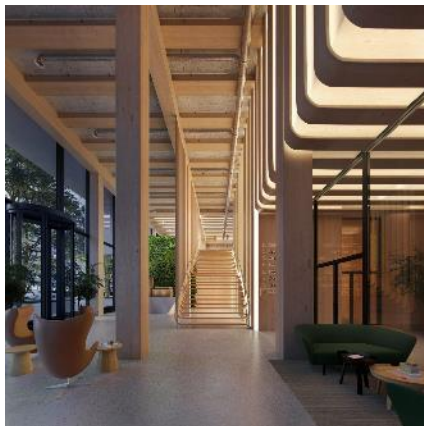


Potentials and advantages of TIMBER in constructions for a real estate developer



Wooden construction for CO2 reduction in building sector
Stockholm, Europe House 09.06.2023
Bernhard Egert, UBM - Head of Timber Construction

ubm. at a glance.

focus.

- Asset classes **Residential and Office**
- Strategic focus on **green. smart. and more.**
- In **Top cities in Europe** - 85% in Germany and Austria

pipeline.

- **€2.2 bn** (pro rata value over next four years)
- In total **550.000 m2** residential and office buildings
- more than **250.000 m2** wooden constructions

track record.

- Almost **150 years** of corporate history
- Sustainable **earnings growth** over decades



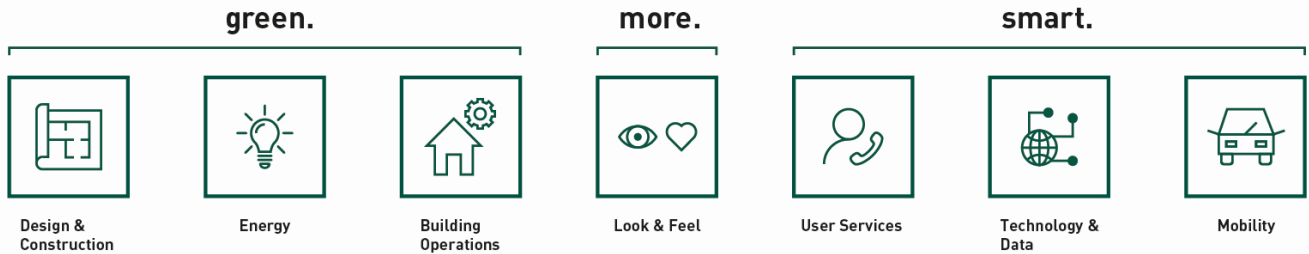
green.

smart.

and more.

green. smart. and more.

Clear direction – consistent implementation – employee engagement



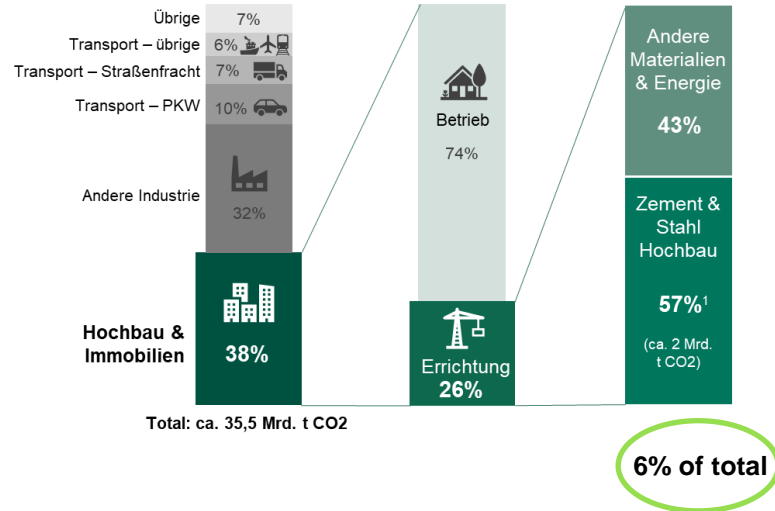
sustainability on a group level.

- Consistent **documentation of ESG measures** on a group level
- State-of-the-art **GRI report 2020**
- **Clear targets** and consistent implementation

sustainability on a project level.

- **Smart follower** preferred over trial & error
- **Setting new standards** in execution
- Projects tailored to new **user needs** and **investor demands (ESG)**

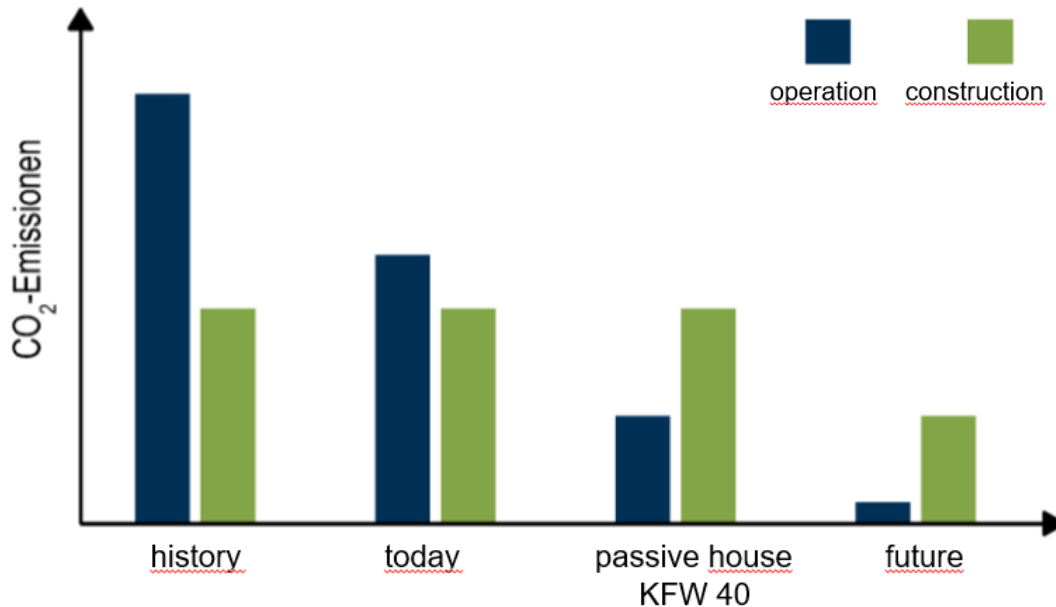
2020s. the green century?



- **2 billion tonnes** of CO₂ can be partially substituted by timber

38% of the global CO₂ emissions are caused by the building and real estate industry.

lifecycle CO₂ – emission operation & construction



Source: Deutsche Studiengemeinschaft, Mike Keller

wood. construction material of the 21st century



Timber as a building material has the most important impact for reducing CO₂- emissions in the construction.

green framework.

SUSTAINABLE DEVELOPMENT GOALS

EUROPEAN GREEN DEAL

EU Taxonomy



REACHING OUR
2030 CLIMATE
TARGETS



#EUGreenDeal



UN SDGs



EU Green Deal



EU Taxonomy



CSRD in progress

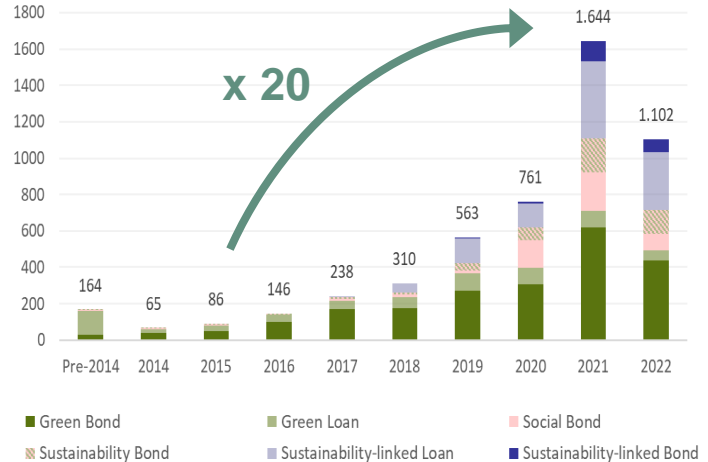
SFDR in progress

the rules for successful developments have changed.

timber & sustainable finance instruments.

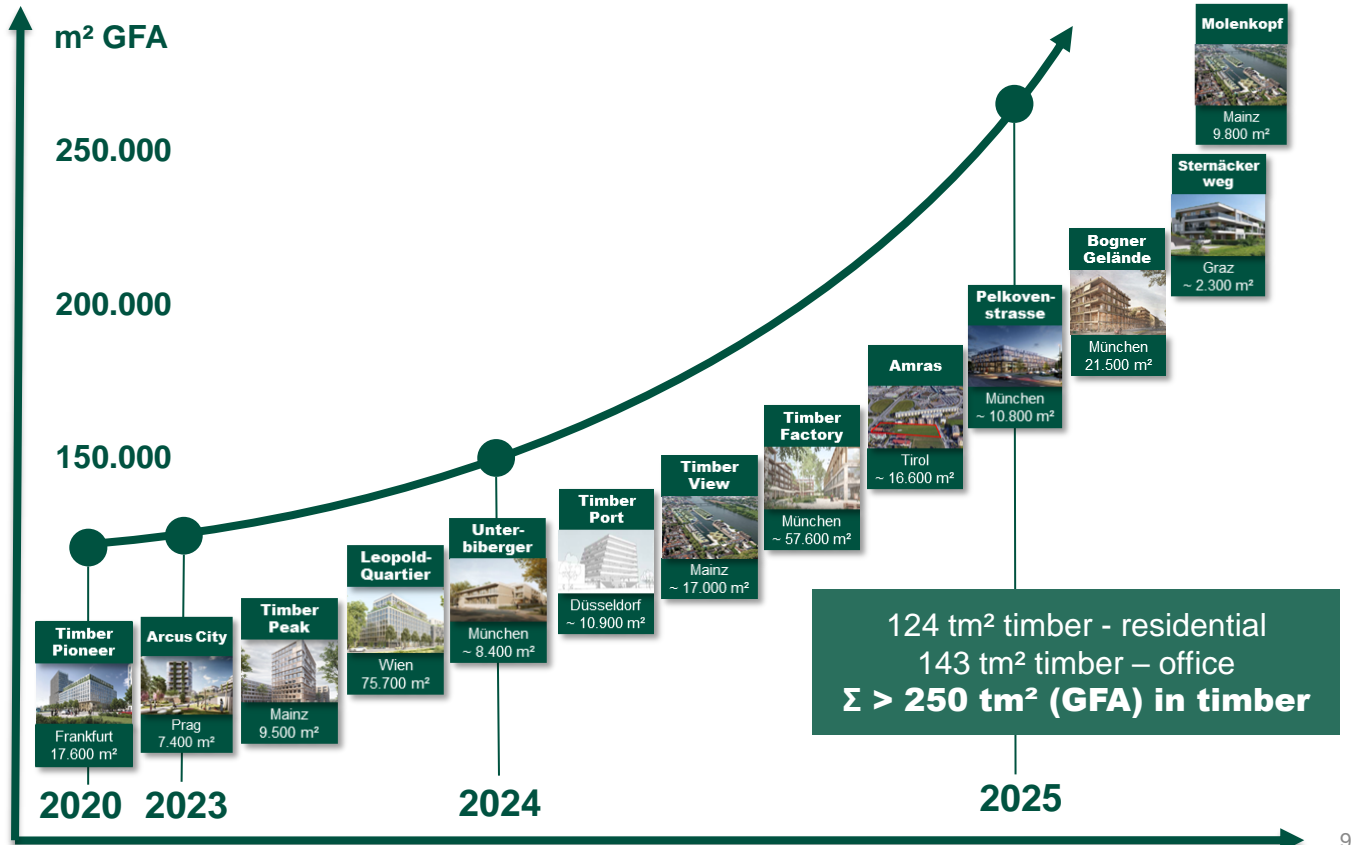


Sustainable Finance Instruments (USD bn)



Investors require ESG & taxonomy-compliant investments.

our actual timber pipeline



our timber family.



Timber Pioneer, Frankfurt

**First timber-hybrid high rise
office building in Frankfurt**

asset class

Office

start of construction

Q1/2021

completion

Q2/2023

gross floor area (GFA)

17.600 m²

rentable area office

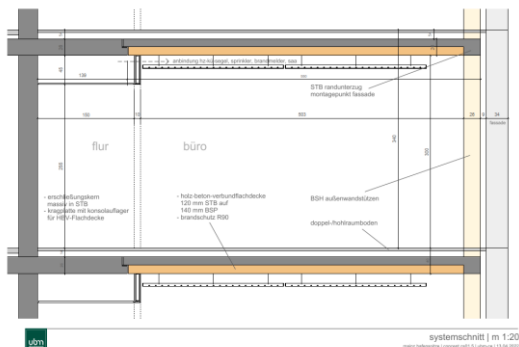
14.100 m²

rentable area retail

1.500 m²

parking lots

227



Timber Peak, Mainz

First highrise timber construction in Mainz (with 40 meters of height).

asset class

Office

start of construction

2023

completion

2025

general floor area (GFA)

9.500 m²

12 story high

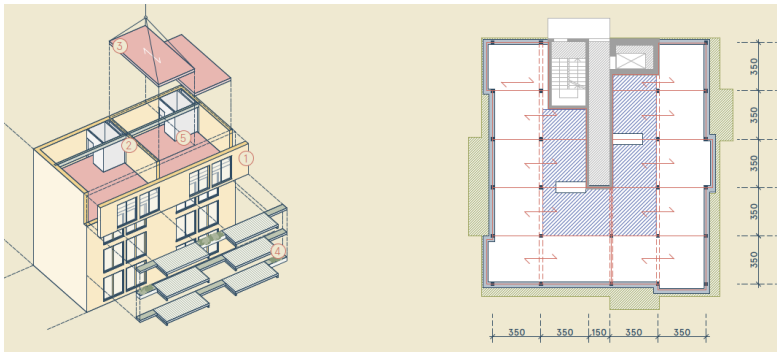
Panorama view

our timber family.

Timber View, Mainz

**First residential building with
6 stories in wooden construction**

Construction period
2024 - 2026
general floor area (GFA)
18.000 m², 190 flats



our timber family.



Timber Factory, Munich

**First mixed used timber-hybrid quarter
development in munich
(land area 28.000 m²)**

asset class

industry, office, retail

planned start of construction

2024

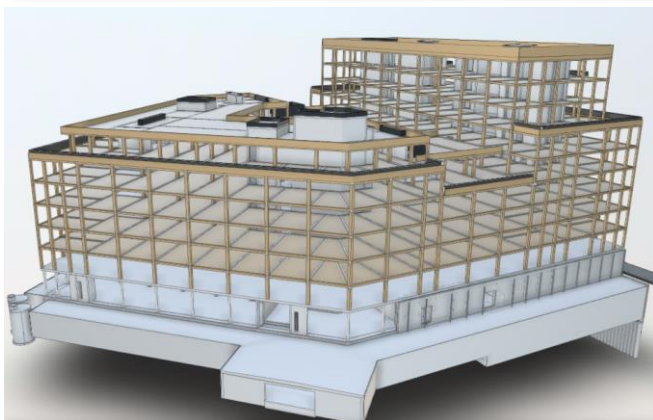
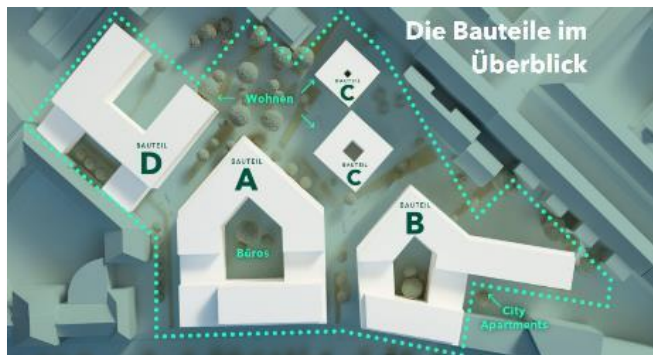
completion

2027

gross floor area (GFA)

50.000 m²

our timber family.



LeopoldQuartier, Vienna

Europe's first timber-hybrid downtown
Quarter development with 75.000m² GFA

asset class

residential, industry

start of construction

Q3 2023

completion

2025

general floor area (GFA)

75.000 m²

rentable area office + retail

28.700 m²

residential

450 flats

our timber family.



Timber Praha, Prague

First timber multi-story residential building in Prag.

asset class
residential

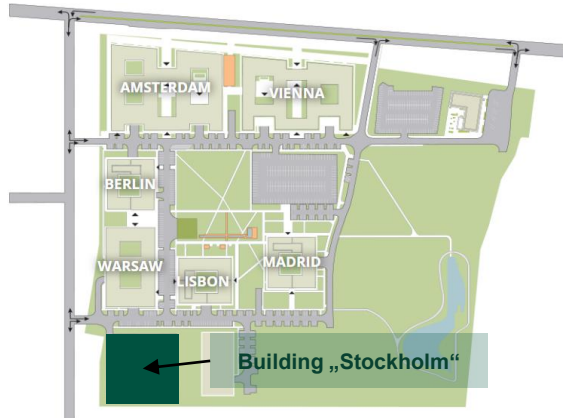
Construction period
summer 2023 – Q2/2024

general floor area (GFA)
5.000 m²

apartments
62 Units



our timber family.



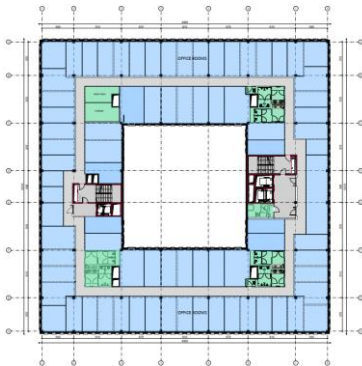
Poleczki parc, Warsaw

**First multi-story office building
in timber construction in Poland**

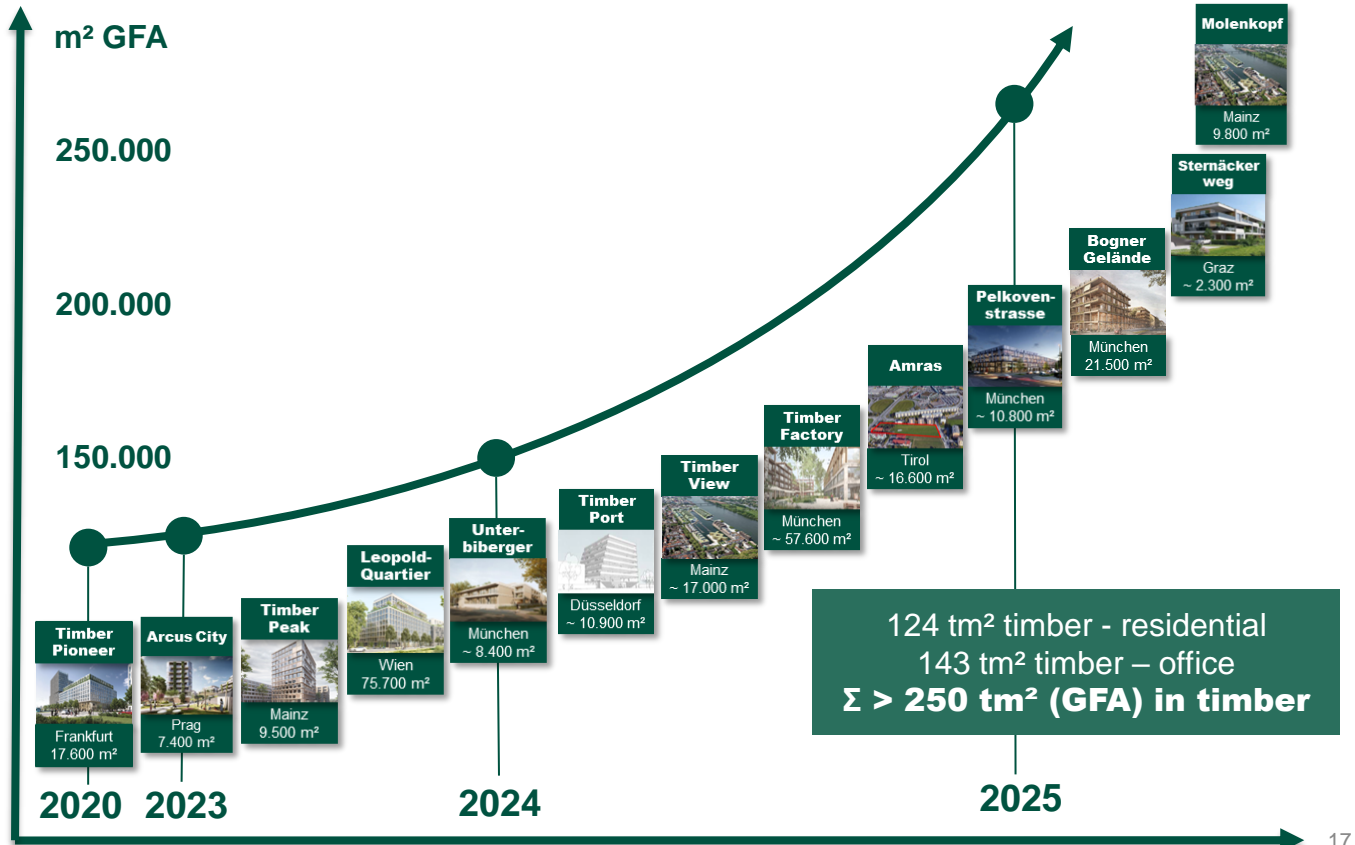
asset class office

construction period
summer 2023 -Q4/2024

gross floor area (GFA)
8.500 m², 4 stories



our actual timber pipeline



timber construction. benefits.

- CO₂ footprint – climate neutrality
- prefabrication - time and cost advantages
- less weight and less traffic on site
- renewable raw material – positive life cycle analysis
- high quality of living



we act.



...for a better future!