

# WE CREATE PERSPECTIVES

OFFICE, RESIDENTIAL & DISTRICT





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## ARE AUSTRIAN REAL ESTATE

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### 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 582 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. Between 2023 and 2027, we will invest a total of approx. EUR 3.2 billion in the development, renovation, and maintenance of our real estate properties. Our commitment sets key trends with regard to regional economy, society, and the environment.



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## BUSINESS AREAS

### ASSET MANAGEMENT

As the owner of about 1.9 million square metres of building space with an IFRS Fair Value of EUR 4.2 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 2.0 percent (2022).

### 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 or 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.



**Wolfgang Gleissner**  
Managing Director (COO)

**Jakob Ransmayr**  
Head of Real Estate  
Investment Management  
T +43 5 0244-1102  
jakob.ransmayr@are.at

**Thorsten Mörk**  
Head of Asset Management  
T +43 1 715 02 08-7125  
thorsten.moerk@are.at

**Gerd Pichler**  
Head of Development  
T +43 1 712 07 42-7733  
gerd.pichler@are-development.at

**Daniela Schwarzl**  
Head of Financial Management  
T +43 1 715 02 08-7129  
daniela.schwarzl@are.at

**Katharina Kohlmaier**  
Head of Real Estate  
Investment Management  
T +43 5 0244-4012  
katharina.kohlmaier@are.at

**Alina Dekas**  
Head of Asset Management  
+43 5 0244-7109  
alina.dekas@are.at

**Michaela Koban**  
Head of Development  
T +43 1 712 07 42-7727  
michaela.koban@are-development.at

**Thomas Bassetti**  
Head of International  
T +43 5 0244-1426  
thomas.bassetti@are.at

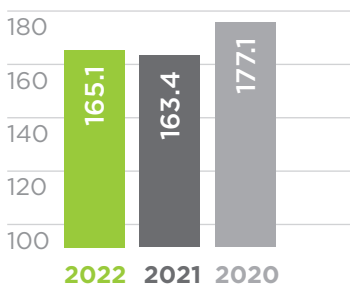
**Hans-Peter Weiss**  
Managing Director (CEO)



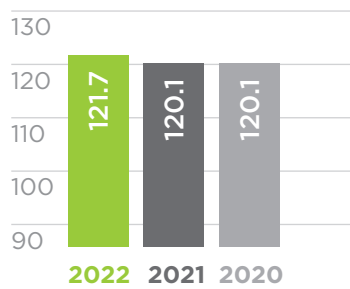


## CORPORATE DEVELOPMENT

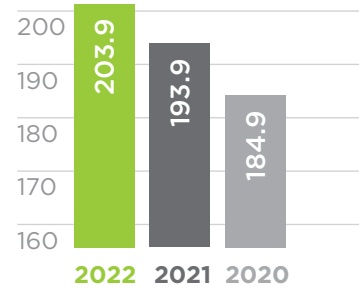
**EBITDA**  
IN EUR MILLION



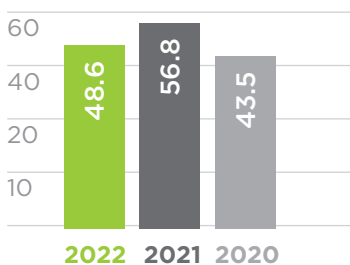
**FFO**  
IN EUR MILLION\*



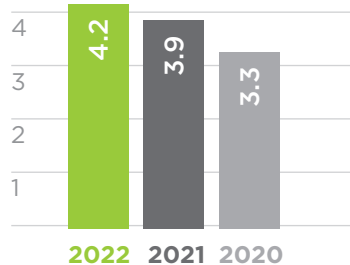
**RENTAL REVENUE**  
IN EUR MILLION



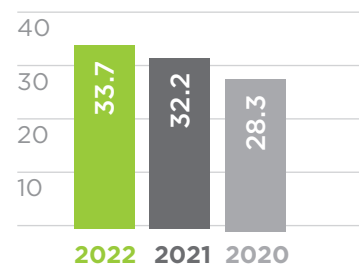
**MANAGEMENT**  
**REVENUE IN %**



**IFRS FAIR VALUE**  
IN EUR BILLION



**LOAN TO VALUE**  
**RATIO IN %**



## KEY FIGURES

in EUR million unless indicated otherwise	2022	2021	difference
Revenue	331.7	334.7	-0.9 %
thereof rental revenue	203.9	193.9	+5.2 %
EBITDA	165.1	163.4	+1.0 %
EBITDA margin in %	49.8 %	48.8 %	+1.9 PP
EBIT	361.2	349.4	+3.4 %
Profit for the period	303.4	260.6	+16.4 %
Employees	85	80	+5 MA
Balance sheet total	4,807.6	4,248.9	+13.1 %
Equity	2,683.6	2,432.6	+10.3 %
Equity ratio in %	55.8 %	57.3 %	-2.5 PP
Loan-to-value ratio (LTV) in %	33.7 %	32.2 %	+4.8 PP
Funds from operations (FFO) before taxes without sales	121.7	120.1	+1.3 %
Cash flow from operating activities	94.1	149.6	-37.1 %
Cash flow from investment activities	-214.7	-263.6	-18.6 %
Cash flow from funding activities	160.8	177.7	9.5 %
Change in cash and cash equivalents	40.2	63.6	-36.8 %

\* 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.

# SEEKIRCHEN DISTRICT COURT

## CLIMATE-FRIENDLY ADMINISTRATION CENTRE

### SEEKIRCHEN

Commissioned by the Federal Ministry of Justice (BMJ), ARE built the District Court Seekirchen am Wallersee as a state-of-the-art and climate-friendly centre of administration. The Seekirchen District Court is an outstanding example of green architecture. Sustainability and energy efficiency have been essential elements in the planning process from the very start. The building is mostly made in sustainable solid brick construction with a particularly low impact on the environment even after completion: it is connected to biomass district heating and features a 38kWp photovoltaic system on the rooftop, which covers a part of its required electricity. In the summer months, the building is naturally cooled at nighttime via vents in the atrium roof and the hallways. With the exception of the basement and parts of the ground floor, the exterior walls are made of 50cm bricks. This excellent level of insulation does not require any additional heat insulation.



The Seekirchen District Court received the quality standard

# klimaaktiv Gold.

The Seekirchen District Court has been awarded with the highest Austrian quality standard – klimaaktiv Gold – not least thanks to all these measures. Planned by the architects of g.o.y.a, the building adopts the cubic form of its surrounding residential structures and offers approx. 2,600m<sup>2</sup> of floor space on four levels. The outer look of the District Court is defined by two zones: the ground floor with its clear design and partly glass fronts serves as the foundation to the three

floors above with a prominent punched window facade. While the generous windows of the south-facing service area radiate transparency and public accessibility, the wooden slat front of the northern section shields the court rooms from the public eye. The entrance area with its impressive atrium visually incorporates all the upper levels. The combination of wood, exposed concrete, and daylight creates a friendly and light atmosphere for people to feel more comfortable.

### FACTS AND FIGURES

Floor area: approx. 2,600m <sup>2</sup>
65 workstations
45 parking spaces
25 bicycle parking spaces
Architecture: g.o.y.a. ZT GmbH
Start of construction: Q2/2021
Completion: Q4/2022

Amanda-Hübsch-Straße 1  
5201 Seekirchen



### SUSTAINABILITY

Photovoltaics, solid brick construction, biomass district heating, natural cooling thanks to atrium roof, klimaaktiv Gold certification





## TRABRENNSTRASSE 2 SUSTAINABLE WORK IN A GREEN ENVIRONMENT

The building has been awarded with the

# ÖGNI Platinum

certification.

### SUSTAINABILITY

District heating, ÖGNI Platinum certification

### FACTS AND FIGURES

#### Trabrennstraße 2a

Gross floor area: approx. 7,212 m<sup>2</sup>

Floor area:

Office: approx. 5,426 m<sup>2</sup>

Commercial: approx. 840 m<sup>2</sup>

Warehouse: approx. 289 m<sup>2</sup>

Unit sizes: approx. 522-750 m<sup>2</sup>

#### Trabrennstraße 2b+c

Gross floor area: approx. 20,128 m<sup>2</sup>

Floor area:

Office: approx. 16,855 m<sup>2</sup>

Commercial: approx. 1,273 m<sup>2</sup>

Warehouse: approx. 1,452 m<sup>2</sup>

Unit sizes: approx. 446-703 m<sup>2</sup>

Architecture: Chaix & Morel et associés

Completion: 2017

Trabrennstraße 2a, b, c  
1020 Vienna



### 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.





# INNO PLAZA INNOVATION AT THE CENTRE

The office building has been awarded with the

# LEED Platinum

certification.

## VIENNA

In early 2023, ARE added the property at Lehrbachgasse 18 in Meidling, Vienna to its portfolio: INNO PLAZA is conveniently located close to the Meidling Railway Station with numerous connections to the public transport system and various main traffic arteries. Thanks to its immediate vicinity to EURO PLAZA 1, which ARE acquired in 2021, INNO PLAZA is part of an already developed office cluster with attractive infrastructure.

Its six upper and four lower levels boast approx. 14,300m<sup>2</sup> in office space, a terrace, storage areas, and a garage with 460 parking spaces.



## SUSTAINABILITY

Photovoltaics, district heating, energy-efficient building component activation, cutting-edge building technology, LEED Platinum certification

## FACTS AND FIGURES

Architecture: RIEDL + PARTNER Architekten

Floor area: approx. 14,300 m<sup>2</sup>

460 parking spaces

Completion: 2018

Lehrbachgasse 18  
1120 Vienna



# SALZBURG COURTHOUSE BALANCE BETWEEN HERITAGE AND MODERN



## SALZBURG

The Salzburg Courthouse features not one but two climate-friendly showcase projects: the historic, listed building was converted and renovated according to the highest energy and environmental standards. Moreover, the building was expanded by a Y-shaped addition of 6,045m<sup>2</sup>, 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.

The listed building received the quality standard

# klimaaktiv Gold.



## SUSTAINABILITY

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

## FACTS AND FIGURES

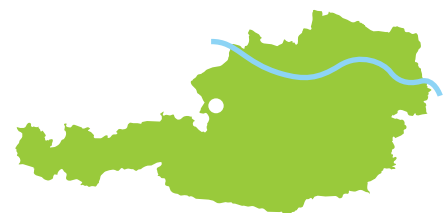
Net floor area expansion: approx. 6,045m<sup>2</sup>

Net floor area renovation: approx. 14,698m<sup>2</sup>

Architecture: Franz und Sue

Completion: Q4/2018

Rudolfsplatz 2  
5020 Salzburg





# AM HOF 3-4 RETAIL SPACE IN PRIME VIENNA LOCATION



## VIENNA

“Am Hof” is one of the most prominent locations in downtown Vienna. The beautiful square is steeped in history and yet as central as it gets. The office and commercial property at the address “Am Hof 3-4” stands right across from the Marian Column. Surrounded by neoclassical and baroque buildings, the ARE building takes its rightful place in a truly exceptional array of retail culture.

Extensive renovations in the building as well as the adjacent public area at Irisgasse were completed in 2018. The ground floor offers approx. 1,000m<sup>2</sup> of business or retail premises of highest quality.

## SUSTAINABILITY

Preservation of the historic building structure

## FACTS AND FIGURES

Floor area: approx. 6,000 m<sup>2</sup>

Commercial space: approx. 1,000 m<sup>2</sup>

Architecture: Wehofer Architekten

Completion: 2018

Am Hof 3-4  
1010 Vienna





## FEDERAL POLICE ACADEMY TRAIKIRCHEN

### ROLE MODEL OF DECARBONISATION

#### TRAIKIRCHEN

The Federal Police Academy Traiskirchen was built for the Federal Ministry of the Interior in 2000. The building with a floor area of 14,000 m<sup>2</sup> offers numerous cutting-edge rooms and facilities for trainings, seminars, meetings and events – from rooms for small groups to a large conference hall with booths for interpreters.

A special highlight of the property is its energy supply as redesigned in 2021: a cross-sectoral energy concept that connects electricity and heat in a new and innovative way. In a first step, the roof of the Policy Academy was equipped with a photovoltaic plant of 196 kWp. In combination with a pre-fabricated energy centre

underground, the so-called “Ground Cube”, the property is supplied with electricity as efficiently as possible. The Ground Cube uses the full potential of five heat pumps as well as green gas in combined heat and power plants. Moreover, heat storage systems ensure additional flexibility. The energy management software by AMPEERS ENERGY controls and optimizes the systems. These measures allow for an annual reduction in carbon emissions of 40 percent, corresponding to 400 tons of CO<sub>2</sub> per year. The building’s own demand in electricity is covered up to 52 percent. While 98 percent of the generated electricity is used on site, the rest is fed into the power grid, contributing to refinance the investment costs.

#### SUSTAINABILITY

Photovoltaics, Ground Cube Energy Centre

#### FACTS AND FIGURES

Floor area: approx. 14,000 m<sup>2</sup>

Architecture: pfeil architekten ZT

Completion building: 1999

Conversion energy supply: 2021

Akademiestraße 3  
2514 Traiskirchen



The energy concept received the

## CO<sub>2</sub> Countdown Award

by Facility Management Austria (FMA) in the category “creative thinking”.





# SMART OFFICE GRAZ OFFICES WITH A VISION



## GRAZ

Smart Office Graz boasts approximately 14,560 m<sup>2</sup> of floor area on three underground floors and six floors above ground. A total of 600 people work here.

The sustainable office building is up to 80 percent 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 m<sup>2</sup>. 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 acquired by the KS Group with the highest certification - Platinum - for sustainable building. Moreover, Smart Office Graz also received the ÖGNI KRISTALL certification for its outstanding performance in the field of social-functional quality.

The office building has been awarded with the ÖGNI Platinum and

# ÖGNI KRISTALL

certification.

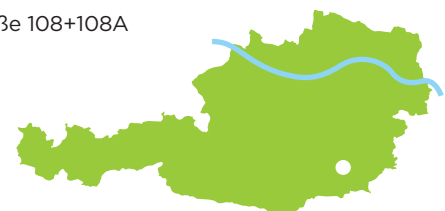
## SUSTAINABILITY

Photovoltaics, heating and cooling energy generation from groundwater use (80% energy-self-sufficient)  
ÖGNI Platinum/KRISTALL certification

## FACTS AND FIGURES

Floor area: approx. 14,560 m<sup>2</sup>  
600 workstations  
318 m<sup>2</sup> rooftop terrace  
117 parking garage spaces  
Architecture: KS Baumanagement  
Completion: spring 2021

Waagner-Biro-Straße 108+108A  
8020 Graz





## SCIENCE HUB ARSENAL NEW PERSPECTIVE FOR RESEARCH

### VIENNA

The planned research site at Vienna's Arsenal will offer a total floor area of 5,540m<sup>2</sup>. The Austrian Research Institute for Chemistry and Technology (OFI) will use about two thirds of the building as its main tenant. Aside from modern office space, the OFI will also have six laboratories as well as workshops and testing rooms to further promote their research. In addition, a new bridge will connect the new premises to the already existing OFI building next door. The Science Hub Arsenal will have yet another approx. 2,000m<sup>2</sup> available for rent intended for further research and education companies.

A large part of the required electricity will be generated based on geothermal energy and a 63kWp photovoltaic system on the roof. Moreover, greenery will be planted on the facade and rooftop areas in order to improve the carbon footprint and optimise the indoor climate.

### SUSTAINABILITY

Photovoltaics, geothermal energy incl. heat pumps, building component activation, air-conditioning with heat recovery, facade and roof greening, district heating

### FACTS AND FIGURES

Floor area: approx. 5,450 m<sup>2</sup>

Architecture: b18 architekten ZT

Planned start of construction: Q4/2024

Planned completion: Q4/2026

Franz-Grill-Straße 5  
1030 Vienna







# TIMBER FACTORY GREEN HYBRID TIMBER COMMERCIAL QUARTER

## MUNICH

At Munich's Baubergstrasse 34 and close to the Moosach train station, a mixed-use quarter with production, commercial courtyard, offices and retail is built on a property of 28,000m<sup>2</sup>. The site is part of a prospering district that is experiencing enormous demand due to a number of property developments in the immediate vicinity.

Realised as a joint venture with UBM Development, the quarter's four buildings will be built in hybrid timber construction with a wooden facade. Aside from its climate-friendly energy supply based on photovoltaic systems, the project sets numerous sustainability measures: rainwater management, a sustainable mobility concept, intense rooftop greening and biodiversity roofs, and a biotope for the protection of the local species of lizards.

The quarter is intended to receive

# DGNB Gold.

## SUSTAINABILITY

Photovoltaics, rainwater management, mobility measures, intense rooftop greening and biodiversity roofs, biotope, intended to receive the DGNB Gold standard

## FACTS AND FIGURES

Floor area: approx. 56,000 m<sup>2</sup>

Architecture: Arge 03 Arch + Hermann Kaufmann, Munich and Schwarzach

Planned start of construction: Q1/2024

Planned completion: from Q4/2025

Baubergstraße 34  
80992 Munich, Germany







# ZITADELLENWEG

## WORK CAMPUS OF A NEW TYPE

### BERLIN

Right along the banks of the Havel River, a property of approx. 13,800m<sup>2</sup> is developed to become a new type of work campus. The new space for pioneering work concepts ranges from state-of-the-art research, laboratory and office areas to re-interpreted industrial workstations. As a special feature, the new property offers the opportunity to realise a unique combination of modern, high-end production and temporary housing.

The location of the quarter is truly outstanding: the property at the banks of the Havel River reveals picture-postcard views of the water and outdoor areas close to nature, which invite people to linger during breaks or after work. The corresponding microclimate provides ideal conditions for both work and recreation.

The underground station "Zitadelle" is close by and ensures easy access to downtown Berlin and five further districts without having to change trains.

Realised as a joint venture with Central City, the project features the revitalisation of five listed commercial and industrial buildings in combination with modern expansions to preserve their historic charm and yet meet today's standards. The ensemble will be complemented by two new buildings in hybrid timber construction. The use of environmentally-friendly building materials is a key element in the elaborate, green concept, which includes not only the careful use of resources but also the climate-friendly energy supply.

Zitadellenweg is about to become an exceptional work-life spot that meets the highest standards of sustainability, functionality and aesthetics in outstanding fashion.

### SUSTAINABILITY

Photovoltaics, hybrid timber construction, facade and rooftop greening, greywater recycling



### FACTS AND FIGURES

Floor area: approx. 20,000 m<sup>2</sup>

Architecture: Gewers Pudewill

Planned start of construction: Q1/2024

Planned completion: Q4/2026

Zitadellenweg 20 E-G  
13599 Berlin  
Germany





# 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. 15,000m<sup>2</sup> 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.

The entire quarter has been pre-certified in

# ÖGNI Gold.



### SUSTAINABILITY

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

### FACTS AND FIGURES

Property area: approx. 15,000 m<sup>2</sup>

Outside areas: approx. 7,400 m<sup>2</sup>

Gross floor area: approx. 148,000 m<sup>2</sup>

6 building sections of up to 153 m in height

Perfectly developed location with direct access to the underground, tram and bus as well as regional lines

Architecture: Delugan Meissl Associated Architects

Start of construction: Februar 2019

Completion:

Construction phase 1: Q4/2023

Construction phase 2: planned for 2025

Dr.-Adolf-Schärf-Platz

1220 Vienna

vienna-twentytwo.at

## VIENNA TWENTY TWO



# 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, you will find an impressive and widely recognisable high-rise ensemble of three towers. Thanks to its central location in Vienna's third district, Trllple 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 Trllple as an exceptional location in Vienna. Trllple 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 with a gross floor area of approx. 12,000m<sup>2</sup> until 2027. 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 to save up to 2,000 tons of CO<sub>2</sub> per year. A cooperation project with SORAVIA.



The project received multiple awards and was selected by the Council on Tall Buildings and Urban Habitat (CTBUH) in Chicago as the "2022 Award of Excellence Winner" in the category

## Best Tall Residential.

### SUSTAINABILITY

River water heating and cooling, extensive greening concept

### FACTS AND FIGURES

- Floor area: approx. 73,000m<sup>2</sup>
- Three towers with a total height of up to 119m
- Tower 1+2: approx. 500 apartment units
- Tower 3: approx. 670 apartments for students and young professionals
- Apartment sizes: approx. 35-165m<sup>2</sup>
- Building 4: approx. 12,000m<sup>2</sup> of gross floor area
- Architecture: Henke Schreieck Architekten (Tower 1-3)
- Planned start of construction (Building 4): 2025
- Completion (Towers 1-3): 2021
- Planned completion Building 4: end of 2027



Schnirchgasse 9, 11, 13, 15  
1030 Vienna  
triiiple.at

**TRIIIPLE**  
STADT. LAND. FLUSS.





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

The entire quarter has been pre-certified in  
**ÖGNI Gold.**



## VIENNA

In Vienna's third district, ARE Austrian Real Estate develops the district "VILLAGE IM DRITTEN". The area of more than 11 hectares will accommodate about 2,000 apartments until 2027 - half either subsidised or affordable - for approximately 4,000 residents. Commercial space, offices, 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 hectares.



VILLAGE IM DRITTEN is characterised by an energy concept for the entire district unparalleled in Europe 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.

The company ARE URBANIQ is in charge of finding tenants and suitable businesses for the available commercial space in the quarter. Not only do they guarantee an attractive mix of users, they also create both economic and social value for customers and businesspeople.

## SUSTAINABILITY

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 1,000kW peak performance, and climate-friendly district heating), a park for fresh and cool air, green roofs, entirely car-free inside, social urban mining, ÖGNI Gold pre-certification for the entire district

## FACTS AND FIGURES

Project area: approx. 11.5 ha

Park: approx. 2 ha

22 building sites

Gross floor area: approx. 250,000 m<sup>2</sup>, thereof:

- approx. 190,000 m<sup>2</sup> for residential purposes (rental/freehold, privately financed/subsidised)
- approx. 60,000 m<sup>2</sup> for non-residential purposes (commercial, retail, services, restaurants, education and childcare facilities), thereof approx. 21,000 m<sup>2</sup> 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: 2020

Start of building construction: 2023

Planned completion: 2027



Landstraßer Gürtel/Adolf-Blamauer-Gasse

1030 Vienna

docks.at

villageimdritten.at

**VILLAGE  
IM DRITTEN**





# WILDGARTEN

## RETHINKING

## CONCEPTS OF LIVING



### VIENNA

The Rosenhügel in Vienna's 12<sup>th</sup> 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 hectares, some 2,300 residents will live in the city and yet in the midst of nature itself. Participation was 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.

The project on the building sites 3, 12, 14 and 15 has been pre-certified with the quality standard

## klimaaktiv Silver.

### SUSTAINABILITY

Green areas, mobility measures, almost car-free outdoors, rain-water management, roof greening, resource-conserving planning, careful use of resources, partly in solid brick and timber construction and much more

### FACTS AND FIGURES

Property area: approx. 107,000 m<sup>2</sup>  
 thereof approx. 55,000 m<sup>2</sup> for ARE,  
 approx. 29,800 m<sup>2</sup> for non-profit housing developers and  
 approx. 22,200 m<sup>2</sup> for development

Gross floor area: approx. 115,000 m<sup>2</sup>  
 thereof approx. 71,000 m<sup>2</sup> for ARE

Floor area: approx. 82,450 m<sup>2</sup>  
 thereof approx. 27,100 m<sup>2</sup> for ARE rental apartments and  
 approx. 22,200 m<sup>2</sup> for ARE freehold apartments

approx. 1,100 residential units  
 three listed buildings

Masterplan: Masterplan: arenas basabe palacios  
 arquitectos/M&S Architekten and Büro Land in Sicht

Start of construction: 2016/2017  
 Planned project completion: 2024



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







# 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

Photovoltaics, use of groundwater, district heating, public park, sports grounds, green areas

## 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 m<sup>2</sup>

570 apartments

Collective garage for 316 parking 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  
jakomini-verde.at







## 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 m<sup>2</sup>. Aside from its classic purpose of providing residential space, the new neighbourhood of 4 hectares 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, photovoltaics, preservation of old trees, partly timber construction

### FACTS AND FIGURES

Property area: approx. 37,650 m<sup>2</sup>

Gross floor area: approx. 35,000 m<sup>2</sup>

Floor area: approx. 25,000 m<sup>2</sup>

275 residential units

400 parking spaces

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

Start of construction: 2017

Planned project completion: 2025



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





# AM ZEUGHAUS AT HOME IN THE MIDST OF LIFE



## INNSBRUCK

ARE, together with project partner NHT, developed a new residential quarter with generous green areas on the premises of the so-called Zeughaus in the city centre of Innsbruck. The three buildings offer 118 residential units between approx. 45 and 110m<sup>2</sup> of space in two to four rooms. ARE was 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 subsidized apartments, low-energy construction for freehold apartment

## FACTS AND FIGURES

Floor area: total approx. 7,900 m<sup>2</sup>

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: Q3/2023

Kapuzinergasse 36-40  
6020 Innsbruck  
amzeughaus.at



# KLEINE SPERLGASSE

## VIENNESE LIFESTYLE

### VIENNA

The Kleine Sperlgasse is situated in the heart of the Karmeliterviertel quarter in Vienna's second district. Residents will find the Karmelitermarkt, the Augarten Park and the Danube Canal in close proximity. 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 range from approx. 40 to 152m<sup>2</sup> 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 commercial unit across two floors.



### SUSTAINABILITY

District heating, preservation of the historic building structure

### FACTS AND FIGURES

Property area: approx. 620 m<sup>2</sup>  
 22 residential units, 3 offices, 1 commercial unit  
 Apartment sizes: approx. 40-152 m<sup>2</sup>  
 8 parking spaces  
 Architecture: A2K ARCHITEKTEN  
 Start of construction: Q1/2021  
 Planned completion: Q1/2024

Kleine Sperlgasse 5  
 1020 Vienna  
[kleinesperlgasse.at](http://kleinesperlgasse.at)







## LANDSTRASSER HAUPTSTRASSE URBAN LIVING IN THE THIRD DISTRICT

### VIENNA

In Landstrasser Hauptstrasse 148a, ARE realised an attractive mix of retail and residential space based on the plans of the work group MAGK g.o.y.a. urban architekten. The majority of rental apartments is equipped with generous outdoor areas, such as private gardens, terraces, balconies, or deep loggias. The units with 1.5 to 4 rooms measure between 33 and 90m<sup>2</sup> in size.

The residents can sit down and relax in the green inner courtyard, while the children have fun at the playground. There is also a common room with kitchen available to all tenants. The two retail spaces on the ground floor make sure nobody has to go far for their shopping. Various restaurants, stores and a municipal kindergarten are just a stone's throw away. The parking garage provides residents with 16 electric charging stations. Numerous connections to the public transport system and Vienna's major traffic routes ensure an excellent mobility offer.

### SUSTAINABILITY

Green inner courtyard, electric charging stations

### FACTS AND FIGURES

Floor area: approx. 11,300 m<sup>2</sup>

156 rental apartments

Architecture: ARGE MAGK g.o.y.a. urban architekten

Start of construction: Q4/2019

Completion: Q1/2022

Landstrasser Hauptstrasse 148a  
1030 Vienna



# FELDKIRCHNER STRASSE CENTRAL YET GREEN LIVING



## KLAGENFURT

The residential project features ideally structured apartments of highest quality. Attractive 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.

## SUSTAINABILITY

Rainwater management, district heating

## FACTS AND FIGURES

Property area: approx. 9,300 m<sup>2</sup>

Gross floor area: approx. 1,300 m<sup>2</sup>

Floor area: approx. 9,600 m<sup>2</sup>

thereof residential: approx. 7,100 m<sup>2</sup>

and retail: approx. 2,500 m<sup>2</sup>

112 rental units

Apartments with 2 to 4 rooms

Apartment sizes: approx. 40-113 m<sup>2</sup>

9 commercial 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





# HIRSCHFELD GREEN QUARTER 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 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.



The project has been pre-certified with the quality standard

# klimaaktiv Silver.



## SUSTAINABILITY

Photovoltaics, heating and temperature system based on thermal heat pumps, geothermal energy (deep probes and wells), car-free outdoors, electric chargers, habitats for flora and fauna and much more

## FACTS AND FIGURES

- Property area: approx. 34,000 m<sup>2</sup>
- Gross floor area: approx. 36,600 m<sup>2</sup>
- Floor area: approx. 26,400 m<sup>2</sup>, thereof approx. 8,100 m<sup>2</sup> for project partner
- 174 freehold apartments
- 154 rental apartments
- 110 subsidised rental apartments
- 1 to 5-room apartments
- Apartment sizes: approx. 32 m<sup>2</sup>-105 m<sup>2</sup>
- 256 parking garage spaces
- Architecture: Shibukawa Eder Architects & Duda, Testor. Architektur
- Start of construction: Q4/2022
- Planned completion: Q1/2025

Gerasdorfer Straße 105-117  
1210 Vienna  
hirschfeld.wien





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ARE Austrian Real Estate GmbH, A-1020 Vienna, Trabrennstrasse 2b | Phone +43 1 715 02 08-7100, Fax +43 1 715 02 08-7120, E-mail office@are.at | Commercial Register No.: FN 293512k, Commercial Court Vienna, VAT No.: ATU63598958 | ARE Austrian Real Estate Development GmbH, A-1020 Vienna, Trabrennstrasse 2b | Phone +43 1 7120 742-0, Fax +43 1 7120 742-7799, E-mail office@are-development.at | Commercial Register No.: FN 62121f, Commercial Court Vienna, VAT No.: ATU48885504 | www.are.at  
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# OVERVIEW OF ARE IN NUMBERS\*

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291.7

EUR billion  
total investment volume

582

properties

4.2

EUR billion  
carrying amount

45

percent  
women

85

employees

76.0

percent  
office properties

1.9

million square metres  
of rentable space

12.1

percent  
residential properties

2.0

percent of rentable  
properties vacant

\*for the financial year 2022 according to the IFRS report



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