

PRESS RELEASE

6B47's neighbourhood fund for institutional investors ready for launch

Vienna, 21 February 2023 – 6B47 Real Estate Investors AG and Jones Lang LaSalle (JLL) have structured an open-ended special real estate IAF pursuant to Article 8 of the Disclosure Regulation (Offenlegungsverordnung - OffV) and will be acting as joint asset managers. IntReal International Real Estate Kapitalverwaltungsgesellschaft mbH will administrate the fund as a Service KVG.

With its "6B47 Stadtquartiere I" fund, Austrian real estate developer 6B47 is entering the world of institutional investment products. The open-ended special real estate AIF for professional and semi-professional investors, developed together with JLL, invests in the core and core plus segment in the "neighbourhoods and quarters" asset class in Austria and Germany. The fund focuses on prime locations in Vienna and Germany's top 15 major cities.

The neighbourhood fund's strategic direction resonates with the signs of the time while concentrating in particular on risk diversification, sustainability and quality of location. 6B47 is incorporating the "Althan Quartier", a landmark project in Vienna and trophy building, that fulfils the aforementioned strategic objectives right from the get-go, as a seed investment. The four parts of the "Althan Quartier" building are to be incorporated into the fund in stages between the second half of 2023 and the first half of 2024. The planned fund volume of the new special real estate IAF amounts to EUR 800 million.

"With the '6B47 Stadtquartiere I' fund, we are expanding our business activities in the direction of investment management, an important step for 6B47", states Sebastian G. Nitsch, CEO of 6B47 Real Estate Investors AG.

"6B47 Stadtquartiere I" fulfils the sustainability criteria laid down under Article 8 of the Disclosure Regulation and places particular emphasis on conversion projects and the associated huge savings potential in carbon equivalents, as already clearly proven by Vienna's "Francis" flagship project.

“The stability of Vienna’s real estate market, the city’s robust economy, and the location’s exclusivity form excellent foundations for the performance of the ‘Althan Quartier’ seed investment,” Nitsch adds.

About the “Althan Quartier”

A contemporary neighbourhood district is being created on the site of the Franz-Josef Station in the 9th District of Vienna. On an area totalling around 130,000 sq m, the “Althan Quartier” will in future offer space for offices, retail, gastronomy, leisure and cultural events, as well as luxury apartments, hotel rooms and parking facilities. By opening the site up to residents and visitors, 6B47 is creating urban meeting points and a vibrant town neighbourhood at the heart of one of Vienna's traditionally important transport hubs.

About 6B47 Real Estate Investors AG

6B47 Real Estate Investors is an internationally oriented real estate developer based in Vienna with offices in Düsseldorf, Berlin, Munich and Warsaw. The company currently manages a project volume of around EUR 2 billion, which makes it one of the leading providers in the sector in Austria, Germany and Poland. www.6B47.com

Images

Images may be printed free of charge.

Image 1: Rendering Althan Quartier_view of the city (© WOOW Studio)

Image 2: Rendering Althan Quartier_view of the Danube Canal (© WOOW Studio)

Image 3: Sebastian G. Nitsch, CEO 6B47 Real Estate Investors AG
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