

PRESS RELEASE

## **Upgrading the Neighborhood: 6B47 and TRIVALUE acquire "Eichenstrasse 1" property**

**Vienna, March 15, 2019. 6B47 Real Estate Investors AG and TRIVALUE Management GmbH have signed a purchase agreement for an Eichenstrasse project bordering Vienna's 5th and 12th districts. Together they emerged victorious from WSE Wiener Standortentwicklung GmbH's bidding process. The project for this property will create an attractive blend of residential units, commercial, retail and hotel usage.**

Amidst the urban development measures around Vienna's new Central Railway Station, 6B47 and their project partner TRIVALUE came out on top last December during the bidding for WSE's real estate Eichenstrasse 1. With the signing of the purchase agreement, the contract was duly awarded and thus giving the official start to this project.

### **Budding location with superb transportation links**

The property borders the districts Meidling and Margareten in Vienna, not far from both the Central Railway Station and the station in Meidling. The nearby train stations, the Badner Bahn and various city trams already provide excellent transportation links. In the future, this will be supplemented by an extension of the U2 subway, with Matzleinsdorfer Platz set to be a further station straight to the city center.

### **Expanding the infrastructure and Upgrading the neighborhood**

Hotel, commercial and retail space are planned on the lower floors of this project property, improving the local infrastructure and enhancing the neighborhood in general. On the upper floors, apartments - some offering unobstructable city views - will be built. This attractive, comprehensive project will be rounded off with a parking garage for future customers and residents.

Eichenstrasse 1 Entwicklung GmbH, a company within the Wien Holding subsidiary WSE, together with the MA21 and other partners, has implemented a cooperative planning procedure for the entire area freed up by the relocation of

the Badner Bahn, thus creating the planning basis for this urban zoning. The general public was involved in the process and inspections and information events for those interested were held. Zoning was decided in 2018. In the future and opposite Eichenstrasse 1, an additional 850 apartments, a residential and nursing home, shops and an apprentices' residence will be built. The existing park will be landscaped and refurbished. The Badner Bahn's historic coach house will become the neighborhood's center with cultural and gastronomic offerings along with a dedicated children's recreational area.

"With the Eichenstrasse project, we have again succeeded in stepping into an area with unbelievably high potential," says Peter Ulm, CEO of 6B47 Real Estate Investors AG. "The planned urban development measures in the axis Vienna Central Railway Station - Matzleinsdorfer Platz - Vienna-Meidling are currently among the most interesting projects in Vienna. A completely new district will be created around the Eichenstrasse location - and we are proud to be setting urban planning accents with our project partner TRIVALUE, accents which will definitely benefit the location in the long term."

"We are pleased that we won the contract together with 6B47 and eagerly look forward to the joint development of the project. The companies complement each other well and have the common goal of offering a carefully designed variety of usages here. This is an important step in the development of this inner-city location in an excellent location," adds Markus Münzer, partner at TRIVALUE Management GmbH.

"The Eichenstrasse 1 property and its surrounding new buildings will become a new gateway to Meidling. With the bidding process successfully completed, the starting signal has been given for an important element in this new district. This project will greatly enhance the location and make an important contribution to attractive urban development," says WSE Managing Director Stephan Barasits.

### **About 6B47 Real Estate Investors AG**

6B47 Real Estate Investors is one of the leading real estate developers in German-speaking countries with offices in Vienna, Dusseldorf, Berlin, Munich and Warsaw. 6B47 Real Estate Investors develops and commercializes real estate projects with a value of currently just over EUR 1.5 billion. Current projects in Austria include Althan Park, Althan Quartier, ParkFlats 23 and PhilsPlace in Vienna; in Germany IN-Tower in Ingolstadt, Kleine Eiswerder in Berlin, and the projects Frej and Will no. 16 in Munich; in Poland Zyndrama in Wroclaw and the Silesia Outlet in Gliwice. 6B47 secured new projects valued at EUR 450 million in 2018. [www.6B47.com](http://www.6B47.com)

### **About TRIVALUE Management GmbH**

TRIVALUE Management GmbH sees itself as an "investment boutique" with its main focus on large-volume project developments and real estate investments in German-speaking countries. The spotlight is on real estate with development potential, where intuition and well thought-threw solutions create long-term added value. Since its founding in 2016, real estate has been acquired at the present value of approximately EUR 60 million with further acquisitions planned in Austria and Germany. The current project volume is approximately EUR 350 million. TRIVALUE pursues a differentiated strategy in its development: On the one hand, TRIVALUE invests in project participations through partnerships, and on the other hand, it undertakes and develops complete projects of its own. [www.trivalue.com](http://www.trivalue.com)

### **About WSE Wiener Standortentwicklung GmbH**

Project development, construction project management and property management: These are WSE Wiener Standortentwicklung GmbH's three areas of responsibility. This municipal company was founded in 2001 as a Viennese urban development company focusing on the development, implementation and administration of significant real estate and urban development areas. It was integrated into Wien Holding in 2003. Today, over 50 employees are responsible for a total of 45 projects in 16 districts. With its subsidiary, the Wiener Infrastruktur Projekt GmbH (WIP), WSE is building both new and extensions to educational facilities, as well as other infrastructure projects for Vienna. In addition, WSE manages the existing properties within Wien Holding. [www.wse.at](http://www.wse.at)

## **Graphics**

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