

PRESS RELEASE

6B47, TRIVALUE and SORAVIA kick-off joint project 'Eichenstraße 1'

- **A property covering around 50,000 m² is being built for an attractive mix of residential, commercial, retail, and hotel use**
- **AllesWirdGut and feld72 created the winning project of the architectural competition**
- **SORAVIA joins the project as third partner**

Vienna, 25 November 2019. The project 'Eichenstraße 1' has been given the go-ahead: The architectural competition for the project is closed. The winner is the joint venture between the two architecture firms AWG (AllesWirdGut) and feld72. An attractive mix of residential, commercial, retail, and hotel use will be created on the project site by 2023. Along with 6B47 Real Estate Investors AG and TRIVALUE Beteiligungs GmbH, SORAVIA has now also come on board as a project partner.

The project partners 6B47 and TRIVALUE had already signed the purchase contract for the property bordering the districts of Meidling and Margareten in March. The completion of the publicly advertised architectural competition represents the first significant milestone towards realisation: On 30 September, the jury unanimously declared the project design of the joint venture between the two architecture firms AWG (AllesWirdGut) and feld72 the winner.

The winning project calls for six concavely-curved terraced houses completed by a sculpturally designed stand-alone building housing the hotel or serviced apartments. The arrangement of the buildings creates a high-quality ensemble with attractive spaces in between – including exciting vistas and views.

District development: infrastructure development and attractive housing

An attractive new building with multi-functional usage will be developed on the project site Eichenstraße 1 as part of the urban development measures for the project area Wolfganggasse in Vienna. In addition to commercial space on the ground floor and classic residential use, part of the project is to become a hotel or serviced apartments. The resulting mixed usage enables the infrastructure on-site to be developed further and increases the appeal of the entire neighbourhood.

'The area surrounding the Eichenstraße has incredible potential,' explains Friedrich Gruber, Member of the Board at 6B47. 'The access to public transport is excellent due to the proximity to two major train stations – Vienna Meidling and Vienna Central Station – along with various trams and a direct link to the city centre in the future thanks to the extension of the underground line U2 to Matzleinsdorfer Platz. Furthermore, the entire district around the existing tram depot on Eichenstraße is being developed, which will improve the area further. We are proud to create highlights here with our project partners, which will have an enduring impact on the future cityscape.'

Markus Münzer, a shareholder of TRIVALUE Beteiligungs GmbH, adds: 'Our primary concern with the 'Eichenstraße 1' project is that we contribute to the positive development of the area and the adjacent districts. The winning project from the architectural competition indeed accounts for these requirements. It aims to build not only apartments but to upgrade and improve the entire surrounding infrastructure. We are delighted that we can realise this multifaceted project together with 6B47 and our new partner SORAVIA.'

Joint venture with strong partners

With SORAVIA on board, the project has gained another reliable partner. SORAVIA is also involved in the property opposite the old tram depot of the Badner Bahn (local tram), which will be converted into a neighbourhood centre with cultural sites and restaurants. 'We recognised the potential of this area early on. The project 'Eichenstraße 1' will complete the district. We are particularly delighted that we are given the opportunity to co-develop this new district together with our reliable partners,' explains Erwin Soravia, CEO at SORAVIA.

About 6B47 Real Estate Investors AG

The 6B47 Real Estate Investors AG is a real estate developer operating internationally with head office in Vienna, Austria. The company concentrates its business activities on the Austrian, German, and Polish market. 6B47 Real Estate Investors AG develops and turns to account a current project volume of over €1.7 billion and is among the leading providers in the German-speaking industry. We cover all significant value-adding segments of real estate project development, from project development and realisation to valorisation. The company's business model also relies on real estate financing as an essential part of project development. In 2018, new projects worth €450 million were acquired. www.6B47.com

About TRIVALUE Beteiligungs GmbH

TRIVALUE REAL ESTATE INVESTMENTS is an investment boutique with the main focus on large-scale project development and investment in real estate in the German-speaking world. The focus here is on real estate with potential for development, where long-term added value is created with fingertips and thought-out solutions. Since its founding in 2016, it has acquired real estate leading to the current portfolio of around €100 million. Further acquisitions are planned in Austria and Germany. The current project volume is around €500 million. TRIVALUE is developing a differentiated strategy: on the one hand, TRIVALUE invests in project participation in the form of partnerships, and on the other hand, TRIVALUE develops projects 100% itself. www.trivalue.com

About SORAVIA

SORAVIA is a family-owned and managed company. The name Soravia has represented continuity in the construction and real-estate business for over 140 years. SORAVIA focuses on the segments of urban development, privately financed housing, commercial projects, subsidised housing, hotel development and the revitalisation of listed buildings. SORAVIA complements the core business of real-estate project development with service companies in the areas of facility, property and asset management. Moreover, SORAVIA holds shares in the world-renowned auction house Dorotheum and the rapidly expanding hotel group Ruby Hotels. More than 600 completed projects and a project volume of more than €5.7 billion make SORAVIA one of the leading real-estate project developers in Austria, Germany and CEE. SORAVIA, together with its subsidiaries and equity holdings, employs around 2,300 members of staff. www.soravia.at

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