

PRESS RELEASE

6B47 presents its sustainability strategy and CO₂ audit for the FRANCIS office building in the Althan Quartier

Vienna, 08.10.2021 – The property developer 6B47 Real Estate Investors AG, the Austrian market leader for the resource-saving conversion of existing properties, has presented its sustainability study in the Althan Quartier in Vienna. The strategy of the company was presented in the framework of a press conference on the construction site in the reinforced concrete skeleton of FRANCIS, taking this office building as the example for its case study. The study was drawn up together with Werner Sobek AG, a consulting specialist for sustainable buildings and their construction.

In this respect the approach of deconstruction and development, i.e. the conversion of existing properties, is typical for the sustainability strategy of 6B47. In the case of FRANCIS the study shows that 18,625 tonnes of CO₂ equivalents were saved compared to what would have been released with its demolition and a new construction. This corresponds to a saving of 67 per cent.

Some concrete comparative figures illustrate this:

- A saving of 122,480 tonnes of concrete demolition waste
- A saving of 10,944 tonnes of steel demolition waste
- A saving of 10,000 inner-city truck journeys
- The building materials for the equivalent of 660 single-family homes

This means an enormous reduction in the strain placed on the residents in the locality of the project and for the inhabitants of the city of Vienna.

Steel and concrete in the structural skeleton of FRANCIS are readily reusable. Thus modern space and conversion concepts can easily be implemented in existing buildings.

“The figures speak for themselves. We are developing the most sustainable office building in Vienna, and are surpassing all the certification criteria by far. Investors will undoubtedly also appreciate this benefit when they have to consider aspects of the green deal and the EU Taxonomy Regulation in their

portfolios,” underlines Sebastian G. Nitsch, CEO of 6B47 Real Estate Investors AG.

The event provided information on the milestones to date in the project and on the extensive CO₂ audit of the entire group of companies: in the course of the past 10 years some 50,000 tonnes of CO₂ equivalents have been saved by 6B47 in 7 projects thanks to conversions.

“So you have an idea of the dimensions of the CO₂ that has been saved, you have to realise that 500,000 beech trees would be necessary to compensate for these emissions in one year,” is the summary reached by Nitsch.

Following the presentation, the attendees were invited to take a tour of the building. FRANCIS encompasses a floor area of approx. 40,000 square metres on eight storeys with co-working spaces, shared spaces, open spaces for creative staff, extensive gastronomy and shopping opportunities. All the component parts of the Althan Quartier have been pre-certified with the ÖGNI Gold Sustainability Certificate. With its office and commercial real estate concept FRANCIS forms the centrepiece of the future Althan Quartier. This quarter, which is being developed by 6B47, is located in Vienna’s 9th district, right on top of the railway station Franz-Josefs-Bahnhof. A sustainable concept is being implemented on the 2.4 hectare site, which stands out thanks to its diverse mix of uses and upon completion in 2024 will be a modern city quarter.

About 6B47 Real Estate Investors

6B47 Real Estate Investors is an internationally oriented real estate developer based in Vienna with offices in Düsseldorf, Berlin, Munich and Warsaw and focuses its business activities on metropolitan regions in Austria, Germany and Poland. The company currently manages a project volume of around EUR 1.6 billion, making it one of the leading providers in the sector in Austria, Germany and Poland. It covers the entire value chain, from project development to realization and commercialization. The company's business model also includes real estate financing as an integral part of project development. Today, 6B47 develops high-quality real estate in Germany's top cities, Düsseldorf, Berlin and Munich as well as in selected secondary locations. The focus is on new construction and revitalization in the areas of residential and commercial projects as well as hotel developments. Current projects include the LITE Berlin project,

the NewH office building in Düsseldorf and the exclusive Will No. 16 residential project in Munich.

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Images

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Photo 1: Althan Quartier

Photo 2: FRANCIS

Photo 3: FRANCIS with gastronomy

Photo 4: FRANCIS Plaza

Source: 6B47 Real Estate Investors AG.

Queries

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