



PORTFOLIO 2023
ENGLISH VERSION

A DIFFERENT WAY OF
DEVELOPING REAL ESTATE

Portfolio 2023

Portfolio

Austria

Germany

Poland

Contents

OUR COMPANY		4
AUSTRIA	Vienna – 3rd District	14
	Vienna – 9th District	17
	Vienna – 10th District	24
	Vienna – 11th District	30
	Vienna – 12th District	31
	Vienna – 14th District	32
	Vienna – 15th District	33
	Vienna – 19th District	34
	Vienna – 20th District	36
	Vienna – 21st District	37
	Vienna – 22nd District	39
	Vienna – 23rd District	43
	Brunn am Gebirge (Lower Austria)	45
	St. Pölten (Lower Austria)	46
	Graz (Styria)	48
GERMANY	Frankfurt am Main	54
	Munich	64
	Murnau	68
	Berlin	69
	Düsseldorf	71
	Stuttgart	77
	Ingolstadt	78
	Pforzheim	79
	Wuppertal	80
POLAND	Breslau (Wrocław)	86
	Gleiwitz (Gliwice)	88
	Warsaw (Warszawa)	89

Fresh ideas for challenging times

Thinking ahead to the future and taking action for the future – these have been 6B47's guiding principles ever since our company's inception in 2009. But what do these principles mean in turbulent times like these? For us at 6B47 Real Estate Investors AG, it is clear that we must meet the numerous challenges posed by interest rate fluctuations, supply chain constraints and geopolitical uncertainties with expedient and up to date investment approaches. Our task is to create new products that offer our investors stability and the confidence that their investments will hold their value. When it comes to the properties themselves, however, our time benchmark is not 2025, but 2050 and well beyond.

The projects we are developing today will endure for decades; people will still be walking through the "Althan Quarter" in Vienna's 9th District, or another of our neighbourhood developments, long after today's challenges have been relegated to the history books. Our mission, therefore, is to create value that lasts across the generations – in ecological and social as well as in economic terms. Every day, we are already asking ourselves how people in large cities, such as Vienna, Berlin, Frankfurt am Main and Munich, will want to live in future. Why? Because by pursuing fresh ideas and approaches, we are simultaneously securing the economic longevity and stability of our investments. We are convinced that by creating a thriving neighbourhood that is

the focal point of an entire city district, we remove our dependence on fluctuating economic and real estate market cycles.

From the "House of Tomorrow" to the "District of Tomorrow"

Situated at the heart of the "Althan Quarter", the FRANCIS complex showcases our vision for the "House of Tomorrow" – a vibrant hub bringing together all different areas of life. Our environmentally and socially sustainable development approach shines through in almost every aspect of this construction project. Indeed, by choosing to preserve this ageing office complex from the 1970s, we have laid the foundation for what is probably the most sustainable office building in Vienna. Instead of demolition, we opted to breathe new life into the building, stripping it back to its reinforced concrete skeleton and saving more than 10,000 truckloads of debris and 18,625 tonnes of carbon dioxide in the process. Now we want to take this approach to the next level.

In both Germany and Austria, there are many large sites, including former factory premises and barracks, whose location and infrastructure make them fantastic candidates for redevelopment into modern urban neighbourhoods. Even in these financially challenging times, we have secured the capital to realise this po-

„

„We are now at a 60 percent share of the district. And the trend is upward.

“

tential thanks to our new investment products and joint venture partners. With their help, we hope to develop not just many more "Houses of Tomorrow", but also the "Districts of Tomorrow" in our target markets.

6B47 PORTFOLIO 2023

Since the company's inception, 6B47 has developed urban neighbourhood projects spanning around 550,000 square metres, the majority in our German locations. That's already 60% of our entire portfolio – the remaining 367,000 square metres being made up of "other" developments, such as mono-use residential or commercial real estate projects, for example. Over the coming years, we want to increase this figure to at least 75 percent – not least because the different spaces within a neighbourhood all serve to enhance the others and add value to the area as a whole. Despite these challenging times, this is an important growth story that we want to continue to pursue in future.

Looking to the future, we also want to expand our investment management activities. By developing our "6B47 Stadtquartiere I" fund, we hope to make the neighbourhood asset class an even more central component of our company portfolio, especially in Austria and Germany. This open-ended special AIF, which we have created in partnership with JLL, will focus primarily on sustainable projects with a strong vision for the future. With the fund in mind, we have broken with convention and elected not to sell the "Althan Quarter" to a single investor on its completion. Instead, the project will provide the seed investment for our "6B47 Stadtquartiere I" fund.



A stylized, handwritten signature in black ink, consisting of a large 'F' and 'G' intertwined.

FRIEDRICH GRUBER
COO | MANAGEMENT BOARD MEMBER
6B47 REAL ESTATE INVESTORS AG

A stylized, handwritten signature in black ink, consisting of a large 'S' and 'N' intertwined.

SEBASTIAN G. NITSCH
CEO | CHAIRMAN OF THE MANAGEMENT BOARD
6B47 REAL ESTATE INVESTORS AG

6B47

Company
structure

6B47 GROUP

SUPERVISORY BOARD

Arwed FISCHER Chairman	Martin HUBER Deputy Chairman	Günter KOLLER
Erwin KRAUSE	Benedikt REITHOFER	Regina PREHOFER
	Stefan ZAPOTOCKY	

6B47 REAL ESTATE INVESTORS AG

Sebastian G. NITSCH	Friedrich GRUBER
---------------------	------------------

DEVELOPMENT

Poland	Austria	Germany
Mirosław JANUSZKO	Christian POLAK Christian WAGNER	Anton T. SCHÖPKENS Robert BAMBACH
6B47 POLAND	6B47 GROUP AUSTRIA	6B47 GERMANY



Real Estate Club

Investing successfully together

The "6B47 Real Estate Club" is a group of private investors, high net worth individuals and family offices or institutional investors with a high degree of affinity to property which jointly finances projects with 6B47. The club was set up in 2009 to give investors the chance to make transparent property investments together with a professional investor. It is not a company but an open community with an exclusive offer to participate in 6B47 investments.

We develop and commercially exploit our projects with a passion. Our business partners are not simply investors but part of the 6B47 family. We attach great importance to giving personal, intensive support to 6B47 Real Estate Club members. They are directly involved in all projects from planning to implementation and enjoy a high level of transparency.

As the project developer, 6B47 also invests its own capital in every project and it offers club members the opportunity to invest in projects together with property experts.



ELKE PLAZERIANO
HEAD OF CORPORATE
FINANCE & INVESTMENT

“

Transparency that we live and breathe characterises the 6B47 business model and contributes to its success.

”

Benefits and facts

- Direct investment in property
- Expected return: 7–12 % p. a.
- „Invest with professionals“:
6B47 invests its own capital.
- Terms between 12 and 48 months
- Security through company register and land register
- Professional, transparent investment management
- Regular reporting



Portfolio Austria





ALTHAN QUARTER | VIENNA



Austria

6B47 Group Austria

Sustainable real estate in Austria



CHRISTIAN POLAK
MANAGING DIRECTOR



CHRISTIAN WAGNER
MANAGING DIRECTOR

The 6B47 Group Austria specialises in the development of architecturally high-quality residential, office and commercial properties in established locations in the Vienna metropolitan region. At the heart of our portfolio are innovative mixed-use concepts for sustainable neighbourhood developments and modern forms of housing that meet the needs of both owner-occupiers and capital investors. Our aim is to create long-term added value for both investors and people of different age and income structures who live and work in our properties.

We have a strong network and presence within Austria, which means we are close to the local markets and able to identify and leverage opportunities at

an early stage. Indeed, a growing proportion of our development activities are focussed on existing architecturally-valuable commercial buildings in excellent inner-city locations, which we refurbish and convert into high-quality residential buildings. In this work, our urban development expertise is proving an increasingly vital asset, since when developing these properties, we must also adapt them to their surroundings, to ensure they complement the modern cityscape that has grown up around them.

We are also setting many new standards and trends for the development of residential and working environments in Austria in the areas of architecture, design, furnishings and fittings, and construction technology. Take our "Althan Quarter" development in Vienna, for example, which includes our pioneering FRANCIS complex as well as the SOPHIE and JOSEPH residential buildings and a hotel project. Here we have used a combination of new construction, property conversion and neighbourhood development to create an attractive living space which meets the high levels of demand for high-quality developments in the heart of Vienna. Looking to the future, we intend to increase our focus on neighbourhood development projects in Austria and Germany, and we hope that our new "6B47 Stadtquartiere I" special fund will help pave the way for these plans.

Since streamlining our structures and merging the former 6B47 Wohnbauträger with Austria Co KG to form the 6B47 Group Austria umbrella brand (under the management of Christian Polak and Christian Wagner), we have succeeded in combining and expanding our expertise in both residential and commercial asset classes.

VIENNA
3rd DISTRICT – LANDSTRASSE

Reference

Grasbergergasse

KEY FACTS

Usable area:	11,100 m ²
Residential units:	200

PROJECT PHASES

Acquisition:	Q1 2013
Exit:	Q2 2018

ARCHITECTURE

F + P ARCHITEKTEN ZT GMBH

RESIDENTIAL

The residential development project "Grasbergergasse" is in a good location in Vienna's 3rd district.

Close to Schweizer Garten and Vienna's new main station, the location also offers optimum transport links thanks to the nearby South-East expressway. Stations for fast local trains, trams and buses can be reached on foot.

Rennweg and Landstraßer Hauptstraße with their varied shopping facilities are in the direct vicinity of the property.

The planning envisages a development with total usable area of approx. 11,100 square metres. A total of 200 flats will be created as well as a kindergarten. Each apartment will have its own outside area with a balcony, terrace or its own garden.

Overall, 3,000 square metres of open spaces as well as a green interior courtyard connecting all elements, provide a high feel-good factor. There are also communal areas as well as space for prams and bikes. The building's own underground garage offers room for storage areas and car parking spaces.

In terms of the design, the focus was on flexible, optimised floor plans flooded with light. From tiny flats to family apartments and garden maisonettes, this residential building offers an attractive mix of flats in Grasbergergasse.

The project was sold to a project developer at the end of June 2018.



VIENNA
3rd DISTRICT – LANDSTRASSE

Reference

Paragonstraße and 3rd Berg

KEY FACTS

Usable area:	13,700 m ²
Commercial area:	1,900 m ²
Residential units:	216

PROJECT PHASES

Acquisition:	Q1 2013
Exit:	Q3 2020

ARCHITECTURE

SOYKA/SILBER/SOYKA Ziviltechniker GmbH

RESIDENTIAL

The "Paragonstraße" project in Vienna's 3rd District constitutes a combination of a non-profit and privately financed residential building. This property acquired by 6B47 and previously used for commercial purposes was repurposed as a residential area in collaboration with the non-profit developers ÖSW, ARWAG and MIGRA. The property was subsequently divided into five construction plots and sold on a pro rata basis. 6B47 developed around 11,000 square metres of residential space, including ground floor areas, and exploited it for commercial purposes. This equates to around 31 percent of the property.

The "Paragonstraße" (construction plot 4) offers 53 affordable bedsits to three-bedroom flats – each with a balcony or terrace. In addition, there is a communal area and playroom in the building. The ground floor provides approx. 1,100 square metres of commercial space.

The "3rd Berg" (construction plot 5) offers 115 residential units with open-air spaces. There is a kindergarten on the ground floor with around 800 square metres of space. The

spacious balconies in this high-rise guarantee an excellent open air quality.

The site stands out thanks to its urban location with good transport links and excellent infrastructure. An underground station is 150 metres away, while the motorway feeder road to the airport is also in close proximity. The Prater park is within ten minutes' walking distance and offers an ideal environment for leisure activities. The nearby shopping and entertainment centre caters to daily needs.

Both buildings were completed in the third quarter of 2020. The "3rd Berg" project was sold to an investor in mid-2018. The "Paragonstraße" project was sold in its entirety to owner-occupiers or investors.



VIENNA
3rd DISTRICT – LANDSTRASSE

Reference

Beatrix Spa

KEY FACTS

Usable area:	8,700 m ²
Residential units:	46

PROJECT PHASES

Acquisition:	Q4 2012
Exit:	Q3 2018

ARCHITECTURE

Werkstatt Wien, Spiegelfeld ZT GmbH

RESIDENTIAL & SPA

The "Beatrix Spa" project is located in the direct vicinity of the Stadtpark, Vienna Central Station and Vienna City Centre.

This historical building is Vienna's oldest spa. It was built in accordance with the designs of Josef von Wieser and opened in 1888. The Beatrix Spa served generations of Viennese as a place of relaxation and physical culture, and fell into disuse after the Second World War.

The building has been extensively renovated and converted to a luxury residential complex. Today, the former Beatrix Spa houses 41 exclusive flats as well as five spacious penthouse apartments with a fabulous panoramic view onto the treetops in the Stadtpark and the heart of Vienna, St. Stephen's Cathedral. Besides the addition to the top floor, 16 parking spaces were created in the interior courtyard.

The project was realised in collaboration with the Sans Souci Group. The building was completed in the third quarter of 2018.



VIENNA
9th DISTRICT – ALSERGRUND

Reference

Living Kolin

KEY FACTS

Usable area:	4,000 m ²
Residential units:	25

PROJECT PHASES

Acquisition:	Q4 2013
Exit:	Q2 2019

ARCHITECTURE

Hess/Talhof/Kusmierz Architekten

RESIDENTIAL

The "Living Kolin" project comprises the renovation and revitalisation of a house from the Pioneering Era. The building has been transformed into a modern residential building with exclusive flats. This historical office building in Vienna's 9th district was built when the Pioneering Era was in full bloom around 1870 and impresses visitors with two elaborately structured façades with artistic elements.

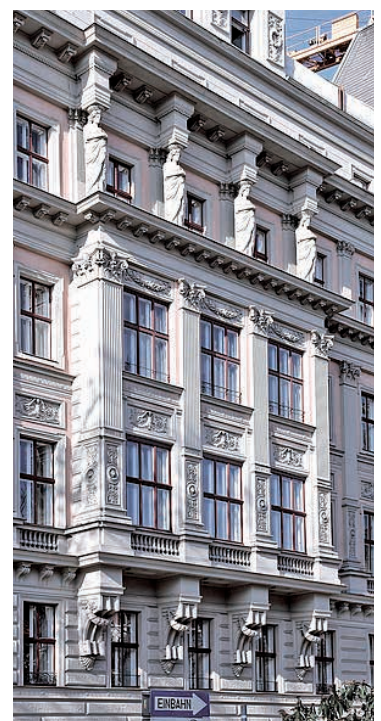
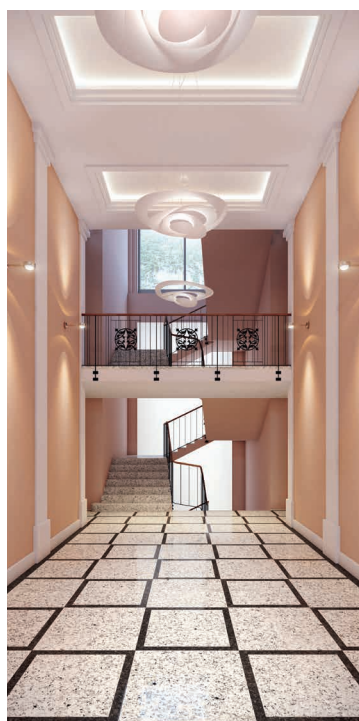
The apartment floors are accessed via a generously apportioned entrance hall.

There are three small apartments on the ground floor and 20 spacious, exclusive flats from the first to the fifth floor with up to 350 m² of living space. Two penthouse apartments were also created with 300 and 400 m² of living space respectively. Both penthouse apartments have two floors with six metre ceiling heights in places. All the flats have been equipped to the latest standards and score extra points for the benefits of a classic Viennese "old style" apartment – for example with generous ceiling heights.

The newly created parking spaces are a further feature of this historical residential

building. There are 26 car parking spaces and three spaces for motorbikes available to residents of the "Living Kolin" project on the ground floor and in the basement – a rarity for buildings dating back to the Pioneering Era.

The building was completed in the third quarter of 2018.



VIENNA
9th DISTRICT – ALSERGRUND

In development

Althan Quartier

KEY FACTS

Usable office space:	77,000 m ²
Gross floor area:	130,000 m ²

PROJECT PHASES

Acquisition:	Q3 2015
Exit:	Q4 2024

ARCHITECTURE

ARGE AQ-ARCH | DMAA (Delugan Meissl
Associated Architects)
JWA (Josef Weichenberger Architects)
HD Architekten Ziviltechniker GmbH

DISTRICT DEVELOPMENT

In a central location in Vienna's 9th district, an innovative mixed-use district with a gross floor area of around 130,000 square metres will be created in a 2.4 hectare area surrounding Franz Josef Station by the end of 2024.

This newly developed district provides for mixed use consisting of residential, office, retail, hotels and restaurants. The design is geared to treating the surrounding area and the organically grown cityscape with respect. The new urban district centre will thereby fit harmoniously into the existing district structure.



VIENNA
9th District – ALSERGRUND

ÖGNI / DGNB
pre-certification
GOLD

In development

FRANCIS

KEY FACTS

Usable office space:	41,000 m ²
Usable commercial space:	6,000 m ²
Gross floor area:	70,000 m ²
Parking spaces:	14

PROJECT PHASES

Acquisition:	Q3 2015
Exit:	Q4 2024

ARCHITECTURE

ARGE AQ-ARCH

DMAA (Delugan Meissl Associated Architects)

JWA (Josef Weichenberger Architects)

OFFICE AND COMMERCE

The centrepiece of 6B47's multifunctional "Althan Quarter" development in Vienna's 9th District will undergo a wholesale refurbishment and be completely repurposed by the end of 2024. "FRANCIS" is the building complex originally designed by the architect Karl

Schwanzer on Julius-Tandler-Platz with Franz-Josef-Station on its ground floor. In future, the three-storey base will offer an area of around 6,000 square metres for everyday amenities, groceries, restaurants and services. The top eight floors are designated for different types of office use – from classic offices to co-working offerings.

One special feature of the building is the extraordinarily large floor area of standard floors. These are particularly well suited to users who prefer a horizontal spatial design in a vertical building. Equally unusual are the ceiling heights of up to 3.5 metres as well as the numerous outside terraces on the upper floors.

"FRANCIS" enjoys an inner-city location and is embedded in an historically grown district dating back to the Pioneering Era with an existing infrastructure. Excellent links to the public transport network and its proximity to the Danube Canal, a popular urban recreation area, are further features worthy of mention.

"FRANCIS" is not just an extraordinary landmark project but also an attractive office building in a prime location. At the time of its completion, it will be the only office building of its size in Vienna in close vicinity to the city centre.



VIENNA
9th DISTRICT – ALSERGRUND

In development

Althan Quartier – Hotel & Garage

KEY FACTS

Gross floor area:	36,000 m ²
Hotel rooms:	157
Garage parking spaces:	580

PROJECT PHASES

Acquisition:	Q3 2015
Exit:	Q2 2024

ARCHITECTURE

JWA – Josef Weichenberger Architects

HOTEL AND GARAGE

The project at Althanstraße 8 with its existing multi-storey car park is part of the “Althan Quarter” urban development area.

The existing development consists of a seven-storey building, used predominantly as a multi-storey car park.

The entrance to the car park is on Nordbergstraße, while the exit is located on Althanstraße.

As part of the redevelopment, a hotel with 157 rooms will be created on the top two floors – with a separate entrance and two panorama lifts on Althanstraße and further access via the elevated “Plaza” level. The first of the upper floors is to contain archiving and office space as well as ancillary rooms for the hotel.

The remaining three car park floors comprise around 650 parking spaces. The multi-storey car park will be completely refurbished and will be available to all users of the “Althan Quarter” as a public car park.



VIENNA
9th DISTRICT – ALSERGRUND

ÖGNI / DGNB
pre-certification
GOLD

In development

JOSEPH

KEY FACTS

Usable area: 7,200 m²
Residential units: 107

PROJECT PHASES

Acquisition: Q3 2015
Exit: Q4 2024

ARCHITECTURE

JWA – Josef Weichenberger Architects

RESIDENTIAL

The new building project "JOSEPH" also forms part of the "Althan Quarter" urban development area.

The existing building has been demolished and will be replaced with a modern new building with 107 residential units and 13 parking spaces. An open stairway will provide direct access to the elevated "Plaza" level of the "Althan Quarter".

The building is divided into a high-rise with eleven floors and a horizontal block with se-

ven floors. In addition, extensive communal spaces (e.g. gym, etc.) will be created in the building.



VIENNA
9th DISTRICT – ALSERGRUND

ÖGNI / DGNB
pre-certification
GOLD

In development

SOPHIE

KEY FACTS

Usable area: 10,000 m²
Residential units: 151

PROJECT PHASES

Acquisition: Q2 2018
Exit: Q4 2023

ARCHITECTURE

HD Architekten Ziviltechniker GmbH

RESIDENTIAL

The new building project "SOPHIE" forms part of the "Althan Quarter" urban development area in Vienna's 9th district. The site was previously home to an office building, which has now been demolished and will be replaced with a modern, space-efficient new build with 151 residential units.

One of "SOPHIE's" architectural highlights is the impressive, spacious lobby taking up two floors. Besides the individual flats, there will also be a communal area, gym, laundry room as well as a coworking space.

A two-storey car park with a total of 70 parking spaces will be built thereafter. The new building comprises a ground floor, eight upper floors as well as a loft which will also be available to future residents as a communal area.



VIENNA
9th DISTRICT – ALSERGRUND

Reference

Althan Park

KEY FACTS

Usable area: 21,870 m²

Residential units: 237

PROJECT PHASES

Acquisition: Q4 2014

Exit: Q4 2019

ARCHITECTURE

HD Architekten Ziviltechniker GmbH

RESIDENTIAL

The former Post Office headquarters in Vienna's 9th District has been comprehensively refurbished and repurposed.

By the end of 2018, 237 modern flats had been created here. They were integrated with the existing structure, preserving the shape of the four-winged floor plan. This previously empty building – in an ideal inner-city location with outstanding transport links and infrastructure – was converted into a high-quality, contemporary residential building.

One of the many highlights of the star-shaped building is the large selection of flats with different configurations and the large number of corner apartments. The elevated topographical location of the building ensures that many flats have a commanding view over the whole of Vienna.

Each apartment has its own outside area with a balcony, loggia or garden terrace. Car parking spaces have been provided in the semi-basement. The communal areas of the building feature a gym, bike room as well as a playroom and kindergarten.



VIENNA
10. DISTRICT – FAVORITEN

In development

Eagle

KEY FACTS

Office Usable area: 4,275 m²

PROJECT PHASES

Acquisition: Q4 2021
Exit: Q4 2029

ARCHITECTURE

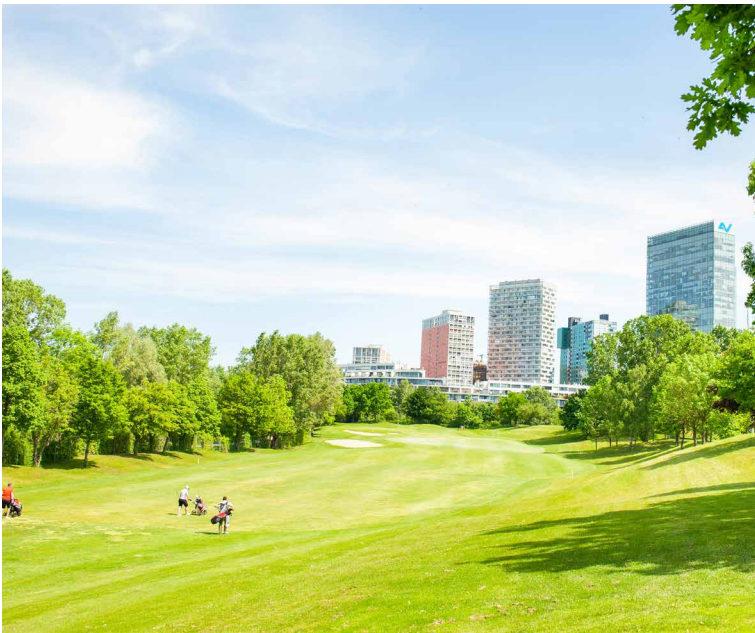
Not stated

Office

The site for this project is located in a green and up-and-coming area of Vienna's 10th District. The site for this project is located in a green and up-and-coming area of Vienna's 10th District.

The property enjoys a unique location in the direct vicinity of peaceful and natural recreational space and with wonderful views over the nearby golf course and Wienerberg skyline. It also benefits from good public transport connections and excellent access to the high-quality road network.

The office building on the site will be maintained in its current form, while possibilities to upgrade the property in future are investigated.



VIENNA
10. DISTRICT – FAVORITEN

In development

Hintschiggasse 1

KEY FACTS

Usable area:	6,500 m ²
Residential units:	100
Parking spaces:	40

PROJECT PHASES

Acquisition:	Q4 2020
Exit:	Q1 2026

ARCHITECTURE

Holzbauer & Partner ZT



RESIDENTIAL

Hintschiggasse 1 is located in a pleasant and quiet area of Vienna's 10th District, directly adjacent to the Wienerberg recreation area. The location benefits from good connections to both public transport and the excellent road network.

Once official approval is granted, the existing hotel building will be demolished in the second quarter of 2024. A new sustainable residential building with around 6,500 m² of usable space will then be constructed in its place. The plans include around 90 freehold flats offering between 45 m² and 120 m² of living space, large communal spaces and an underground car park with around 40 parking spaces. With good transport connections and lots of recreational activities close by, this project makes a very attractive investment option for both owner occupiers and investors.

The building will be certified to the standards of the ÖGNI (Austrian Sustainable Building Council) and also comply with the criteria set out in the EU's Taxonomy Regulation.



VIENNA

10. DISTRICT – FAVORITEN

Reference

PhilsPlace

KEY FACTS

Usable area:	13,300 m ²
Residential units:	135

PROJECT PHASES

Acquisition:	Q1 2014
Exit:	Q4 2018

ARCHITECTURE

JWA – Josef Weichenberger Architects

SERVICED APARTMENTS

The “PhilsPlace Full-Serviced Apartments Vienna” project is a best practice example in the area of revitalisation. The former Philips House in Wienerberg in Vienna’s 10th District is one of Karl Schwanzner’s most impressive buildings. The building is considered an icon of modernism and has impressed visitors since 1964 with its lightness and elegance.

6B47 and the Sans Souci Group have repurposed this former office building and created a modern apartment building. “PhilsPlace” now houses 135 fully furnished, full-service apartments with timeless, high-quality fittings.

The hall-like structure of this listed architectural icon from the post-war period provides an ideal basis for differing demands – from lofts to small apartments – offering ceiling heights up to 3.5 metres, continuous window frontage and an idyllic view that cannot be obscured by future buildings. The base of this eleven-storey building is home to convenience stores and service companies.

Work was completed in the third quarter of 2018 – and the project has been sold in its entirety.

At the awarding ceremony for the “FIABCI Prix d’Excellence” in January 2021, the “PhilsPlace” project was declared the winner in the “Hotel / Serviced Apartments” category.



VIENNA
10. DISTRICT – FAVORITEN

klimaaktiv
 award
 BRONZE

Reference

Open Up! Vienna's new apartment building

KEY FACTS

Usable area:	3,876 m²
Residential units:	61

PROJECT PHASES

Acquisition:	Q4 2017
Exit:	Q4 2020

ARCHITECTURE

PPAG architects

RESIDENTIAL – RENTING

Based on the model of a classic Viennese apartment building, a highly versatile building has been created in Vienna's 10th District. Its stand-out features are its flexibly designed floor plans as well as generous ceiling heights of 3.5 metres on the ground floor and 2.8 metres on standard floors.

Thanks to their flexible development and design concept, the apartments can be adapted to any potential changes in their use in the future. Depending on requirements, floors can be used either for offices or for apartments.

Flats can vary in size from 30 to 80 square metres. With the exception of a few apartments facing the promenade, all the units have a balcony or terrace. The concept also offers areas of communal use. There are also additional services such as a laundry room as well as a bike workshop. There are office or retail spaces on the ground floor, creating an attractive infrastructure.



VIENNA
10. DISTRICT – FAVORITEN

Reference

Hoch Zehn

KEY FACTS

Usable area:	15,300 m ²
Residential units:	188

PROJECT PHASES

Acquisition:	Q4 2014
Exit:	Q4 2019

ARCHITECTURE

**JWA – Josef Weichenberger Architects /
U.M.A Architektur-Ziviltechniker GmbH /
ss | plus architektur ZT GmbH**

RESIDENTIAL & COMMERCIAL

A former industrial and commercial estate in Vienna's 10 District was repurposed for residential use for the project in Laxenburger Straße. All the buildings on the site – an office building as well as warehouses and production buildings – were demolished. The property offers the advantages of a green location on the outskirts of the city as well as

its proximity to popular local recreation areas such as Wienerberg and Laxenburg Castle.

The site is located in the South of Vienna, nearly at the highest point of Laxenburger Straße and it is surrounded by allotments with small structures. Consequently, even the flats on the lower floors enjoy an uninterrupted view over parts of Vienna.

6B47 Real Estate Investors had acquired the property together with the developer ÖSW. 6B47 has planned privately financed freehold apartments at the location, while ÖSW concentrates on subsidised rental accommodation.

Besides residential use, commercial usage is intended for the ground floor. Daily needs will be provided for by a grocery store. The area for purely residential use on the entire property is around 22,000 square metres. The entire residential area developed by 6B47 is approx. 11,500 square metres while the commercial area developed comes to around 3,800 square metres.

The project was sold to a project developer at the end of December 2019.



VIENNA
10. DISTRICT – FAVORITEN

Reference

Teichgasse

KEY FACTS

Usable area:	2,226 m²
Residential units:	35

PROJECT PHASES

Acquisition:	Q3 2016
Exit:	Q1 2019

ARCHITECTURE

apm architects Podivin & Marginter ZT GmbH

RESIDENTIAL – RENTING

Vienna's southern perimeter is seeing increasing changes as a result of the extension of the U1 underground line. The once quiet suburban area in Vienna's 10th District is becoming a residential urban area. 6B47 has followed this development and acquired a corner property on Teichgasse.

The residential building constructed on the site stands out on account of its quiet location not far from the Liesingbach stream in the South of Vienna as well as its outstanding transport links. A station on the U1 underground line is ten minutes away on foot. The project is located near Himberger and Oberlaaer Straße with a connection to the Vienna circular motorway, thereby providing good connections in terms of private transport.

The residential building borders on the popular local recreation area around the Liesingbach. This means there are numerous leisure facilities in the immediate vicinity.

6B47 constructed the residential building on Teichgasse with 35 rental flats and 16 underground parking spaces. Nearly all the rental

flats have their own loggia, balcony, terrace or private garden and have a fitted kitchen. The optimised floor plans are suitable for students, singles and families but also for pensioners.

The building was constructed by 6B47 and completed in the first quarter of 2019. It was sold to an investor at the end of 2017. 6B47 is responsible for the initial letting.



VIENNA
11th DISTRICT – SIMMERING

In development

Döblerhofstraße

KEY FACTS

Usable area:	14,500 m ²
Parking spaces:	60

PROJECT PHASES

Acquisition:	Q3 2022
Exit:	Q4 2023

ARCHITECTURE

K.A

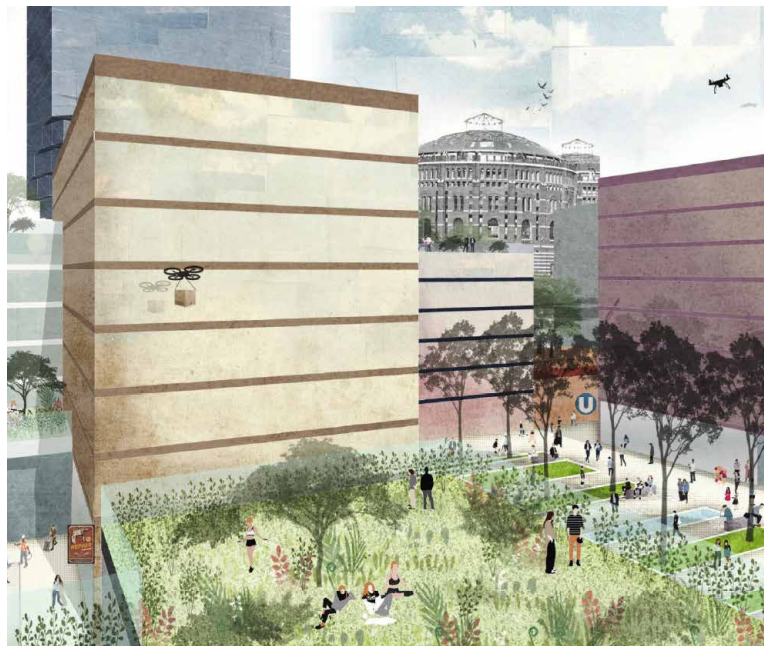
OFFICES, COMMERCIAL & RESIDENTIAL

Döblerhofstraße is located in the heart of the "Gasometer-Vorfeld" urban development zone, on the boundary between Vienna's 3rd and 11th Districts. The architecture firms BWM-Architekten and Carla Lo Landschaftsarchitektur won the urban planning competition for the area with their Bricolage City project, and their design now serves as the basis for the area's new zoning plan.

The aim of the zoning plan is to transform the area from a former commercial and industrial district into an attractive urban neighbourhood for people to live and work in. Thanks to the nearby motorway and local public transport network, the area is very well connected for both the city centre and also the wider region.

Construction site 2b has capacity for up to 5,600 m² of modern flats, both state-subsidised and privately financed. These residential units will sit alongside contemporary office spaces with an attractive lobby area, all certified to high environmental standards. The flexible layout will ensure the development meets a wide range of requirements; in addition, a series of commercial spaces on

the ground floor will open up many different use options. With its prime location and diverse mixed-use profile, the property will be the centrepiece of the up-and-coming Gasometer district.



VIENNA

12. DISTRICT – MEIDLING | 5. DISTRICT – MARGARETEN

ÖGNI / DGNB
pre-certification
GOLD

In development

O.A.X Vienna

KEY FACTS

Total usable area:	43,000 m ²
Usable living area:	12,000 m ²
Residential units:	250
Serviced apartments:	190
Micro living units:	390

PROJECT PHASES

Acquisition:	Q1 2019
Exit:	Q1 2025

ARCHITECTURE

ARGE Eiche.01 | AllesWirdGut Architektur ZT GmbH – Feld72 Architekten ZT GmbH

RESIDENTIAL & COMMERCIAL

O.A.X is a 14,600 m² development project being run in partnership between 6B47, TRI-VALUE and SORAVIA at an urban development site in Vienna's 5th and 12th Districts. The site for this joint project is an up-and-coming location with excellent connec-

tions to public transport, situated just a short distance from Vienna's new main railway station and Meidling station. The planned extension of the U5 underground line – including the construction of a station near the project site – will also further improve connections to Vienna city centre in future.

A unique new quarter will be built around the Eichenstraße 1 site in the coming years and new residential buildings are already nearing completion opposite the project. There are also plans to renovate an existing park and convert an old coach house into a local community centre with cultural facilities, restaurants and catering offerings.

By 2025, the O.A.X site will be home to an attractive mixed-use complex, combining homes, commercial units, retail spaces and offices. The architectural plans feature curved, concave residential buildings and a standalone office building with a stunning sculptural design, arranged in an impressive high-end complex offering exciting vistas and views. The O.A.X project, as a whole, will significantly upgrade the area, promote further expansion of the local infrastructure and lay down a benchmark that will shape the future cityscape for many years to come.



VIENNA
14th DISTRICT – PENZING

In development

Cumberlandstraße 32-34

KEY FACTS

Usable area:	8,200 m ²
Parking spaces:	157

PROJECT PHASES

Acquisition:	Q2 2022
Exit:	Q2 2027

ARCHITECTURE

K.A

LIVING – RENTAL APARTMENTS

Cumberlandstraße 32 is located in a typical residential estate in a pretty and peaceful area of Penzing (Vienna's 14th District). The property is located right next to Penzing S-Bahn station and benefits from excellent connections to both public transport and the high-quality road network.

6B47 plans to strip back the existing office building, which offers around 7,000 m² of usable space in its current guise, and expand the property by around 1,200 m² by adding an additional storey. Alongside this work, 6B47 also plans to investigate the options for applying for a change of use, so that the building could be used for commercial activities and assisted living. In line with 6B47's ESG & sustainability strategy, the building will be certified to the standards of the ÖGNI (Austrian Sustainable Building Council) and also comply with the criteria set out in the EU's Taxonomy Regulation.

Once a building permit has been obtained in Q3 2025, the project will be sold to a global investor, with a planned completion date of Q1 2027.



VIENNA
15. DISTRICT – RUDOLFSHEIM-FÜNFHAUS

klimaaktiv
award
SILVER

Reference

Jadenhof

KEY FACTS

Usable area: 4,000 m²
Residential units: 63

PROJECT PHASES

Acquisition: Q4 2016
Exit: Q4 2020

ARCHITECTURE

Pauly.Lutz Architekten

RESIDENTIAL – RENTING

“Jadenhof” is in Vienna’s 15th District, in the middle of a residential area. The project site offers the benefits of a location with good transport connections near to an underground station for the U3 line as well as excellent infrastructure.

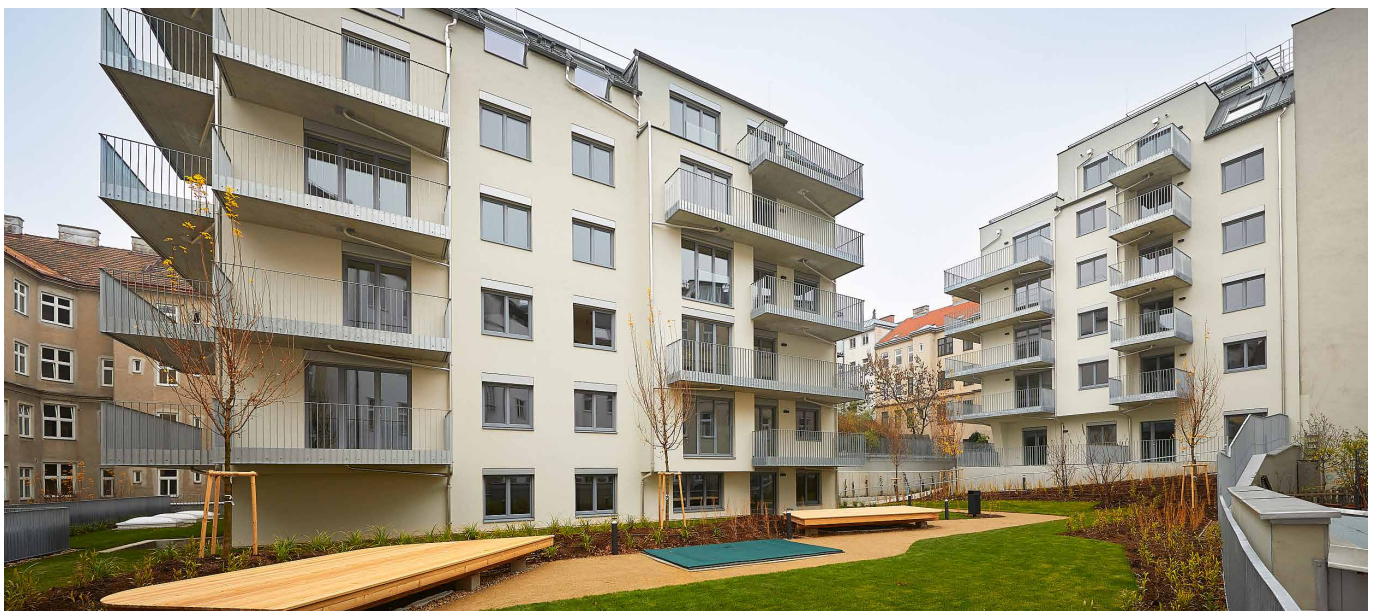
Thanks to its proximity to the Schönbrunn Palace Gardens, there is a wide range of leisure activities on offer for sports fans and nature

lovers in the immediate vicinity. The public parkland tempts you to go walking or jogging while the nearby Wien River offers ideal conditions for cycling with cycle paths as far as Vienna’s city centre.

The residential building was realised on a property formerly used for commercial purposes and already reclassified. Two buildings were constructed: one in Jadengasse and one in the interior courtyard behind it. Overall, 63 rental flats were built with a usable area of around 4,000 square metres, a kindergarten and 24 parking spaces in underground car park.

The outstanding features of the project are its proximity to the city centre and its many different types of flats. The optimal mix of bedsits to three-bedroom apartments in sizes from around 40 up to 90 square metres appeals both to couples and families. The small apartments are ideal for students or commuters. Nearly all the residential units have a balcony, loggia or terrace.

Construction of “Jadenhof” began in the spring of 2019 – and was completed at the end of 2020. The project was sold during the construction phase and handed over to an investor upon completion.



VIENNA
19. DISTRICT – DÖBLING

Reference

Kay 29

KEY FACTS

Usable area:	7,300 m ²
Underground parking spaces:	189

PROJECT PHASES

Acquisition:	Q4 2011
Exit:	Q4 2017

ARCHITECTURE

Heinz Marschalek + Georg Ladstätter Architekten

OFFICE BUILDING

The "KAY 29" office building is located in Vienna's 19th District at the heart of an expanding university, office and commercial area. It borders directly with the urban development area of Muthgasse. The location scores well thanks to its excellent transport links. Vienna city centre can be quickly reached by car.

The eight-storey office building was constructed in 1989 and is located on a site measuring around 3,100 square metres. It also has an underground car park with two levels and 189 parking spaces.

After its acquisition, the building was successfully modernised and sold to an investor at the end of 2017.

The Austrian headquarters of 6B47 Real Estate Investors AG have been in the "Kay 29" office building since 2011. Due to the company's rapid growth, 6B47 had massively expanded its office and thoroughly modernised it by 2018. The offices were designed to be open plan and complemented with attractive communal areas.



VIENNA
19. DISTRICT – DÖBLING

In development

GO!19 – Garden Office 19

ÖGNI / DGNB
pre-check
GOLD

KEY FACTS

Usable office space:	8,500 m ²
Retail space:	125 m ²
Parking spaces:	52

PROJECT PHASES

Acquisition:	Q1 2021
Exit:	Q4 2024

ARCHITECTURE

Architekten SOYKA/SILBER/
SOYKA Ziviltechniker GmbH

OFFICE BUILDING

The office project "GO!19 – Garden Office 19" is to be constructed in the middle of the urban quarter of Muthgasse – one of the largest urban development areas in the North West of Vienna.

This 2,740 square metre property, situated between Muthgasse and Nußdorfer Lände, not only enjoys a central location at the heart of a flourishing office hub, but is also ideally connected to the high-quality public transport system and road network.

Once a building permit has been obtained, the existing building will be demolished, making way for an attractive office building complying with the latest standards.

The south-facing comb-like structure which is ideally adapted to meet the development provisions permits floor plans that will offer a high proportion of excellently lit office space that can be flexibly equipped.

In addition, this unusual structure will create three internal courtyards that, thanks to their different designs – and together with the balconies in each unit – will offer future users sufficient space to linger, chat and work.

A further feature of the project is the maximum flexibility offered both in the design of the rental space and in the horizontal and vertical development of the units. Future tenants will be free to combine units on top of or next to each other.

Given these aspects, a six-storey building will be created with around 8,500 square metres of office space, 700 square metres of open space, a retail unit measuring around 125 square metres and with direct access to the interior courtyard and a basement with 52 car parking spaces including a sufficient number of electric charging stations.

So 6B47's office project will more than do justice to its name of "GO!19 – Garden Office 19".



VIENNA
20. DISTRICT – BRIGITTENAU

Reference

TownUp

KEY FACTS

Usable area:	17,400 m²
Residential units:	384

PROJECT PHASES

Acquisition:	Q3 2017
Exit:	Q1 2021

ARCHITECTURE

**WEHDORN Architekten Ziviltechniker GmbH /
Huss Hawlik Architekten ZT GmbH**

RESIDENTIAL

The site of the "TownUp" project in Vienna's 20th District is located directly on Höchstädtplatz. The entire property development is helping to significantly upgrade the area around Höchstädtplatz.

The existing development consists of an office high-rise (former headquarters of the Globus Verlag publishing house) with eight floors and a further office wing (designed by the famous architect Margarete Schütte-Lihotzky) with four floors. Previously, the property had another commercial wing, but this has since been demolished.

6B47's part of the project comprises four buildings with around 384 flats and a usable area of approx. 17,400 m². As part of the redevelopment, the existing listed buildings have each had a penthouse level added in consultation with the Austrian Federal Monuments Authority and also been repurposed for residential use. A new residential building is also planned, as is a two-storey underground car park spanning the site. The open spaces in the inner courtyard will form the green centre of the site. The out-

side spaces in the inner courtyard form the green centre of the development, and the supermarket on the ground floor is another asset of the project.

This site on Höchstädtplatz acquired in 2017 on a 50:50 basis with DWK, was holistically developed in a project joint venture until the end of 2020.

Once the assets had been divided, 6B47 sold its share of the project to an investor at the start of 2021.



VIENNA
21. DISTRICT – FLORIDSORF

In development

ÖGNI / DGNB
pre-check
GOLD

Brünner Straße

KEY FACTS

Usable area:	approx. 17,900 m ²
Retail space:	approx. 290 m ²
Residential units:	approx. 317

PROJECT PHASES

Acquisition:	Q3-Q4 2019
Exit:	Q4 2025

ARCHITECTURE

HMA Architektur ZT GmbH

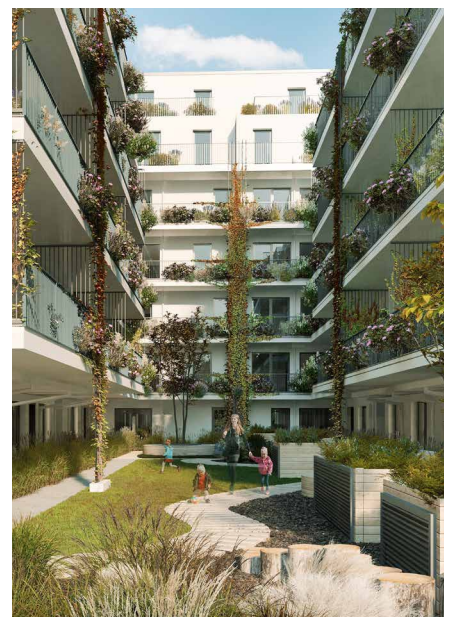
RESIDENTIAL

6B47 is planning to build a modern seven-storey residential building with around 317 privately financed rental flats in an affordable segment of the market in an up-and-coming location in Vienna's 21st District. Currently, there are fully rented offices or shops at the properties on Brünner Straße or Lundenburger Gasse. All the buildings will be demolished after they have been cleared.

The location stands out on account of its proximity to the newly built Hospital Nord as well as its good connections to public and private transport. In the immediate vicinity, there are several convenience stores, a shopping centre, doctors, schools, restaurants, a DIY store and a consumer electronics store. Its proximity to numerous recreation areas – among them the Danube Island and Bisamberg – is a further plus point for this location in Vienna's second largest district.

The project was designed from the outset to be sold in its entirety and thus prepared for sale to an institutional investor. Property development envisages a mix of flats suitable for rental with the largest possible number of one to three bedroom flats with a living area of around 38 to 90 square metres and their own open-air space and an underground car park with around 154 parking spaces. The weighted living space is estimated to amount to 17,900 m².

The building permits were obtained in January 2022. Once the buildings have been cleared and the development properties sold, construction work can commence in 2023 with a planned completion date of 2025. Alternatively, the properties can be sold with building permits.



VIENNA
21. DISTRICT – FLORIDSDORF

Reference

Leopoldtower

KEY FACTS

Usable area: 2,160 m²
Residential units 18th – 26th floor: 57

PROJECT PHASES

Acquisition: Q4 2012
Exit: Q2 2017

ARCHITECTURE

querkraft architekten zt gmbh

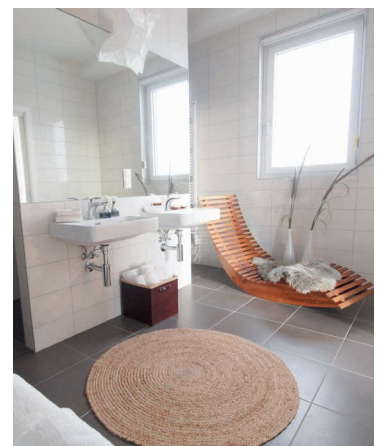
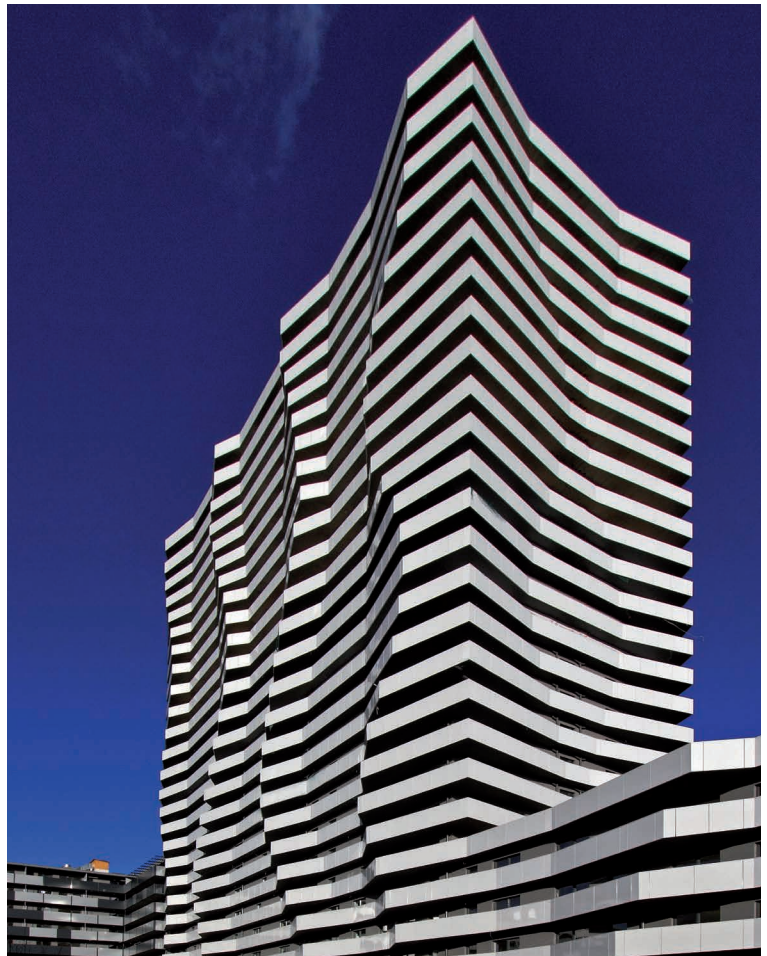
RESIDENTIAL

The Leopold Tower, completed in 2016, is located in the "City Gate" urban development site in Vienna's fastest growing area, the 21st District. Situated between Wagramer Straße and the U1 underground station Aderklaaer Straße, the "City Gate" enjoys superb connections to Vienna's road network and to public transport.

In the course of "City Gate" development, several residential buildings were constructed, including two residential towers. 6B47 developed and commercialised one of the towers together with project partner ÖSW. The lower section of the building was developed by ÖSW, while 6B47 was responsible for the top nine floors from a height of around 53 metres and created a total of 57 residential units. The units on standard floors were designed to be compact and thus tailor-made for sale to investors.

Each of the flats measuring 40 to 55 square metres has a spacious loggia or terrace with a breathtaking view over the whole of Vienna as far as the Wienerwald and into the northern part of Lower Austria. In particular, the penthouse on the 26th floor measuring

around 100 square metres at a height of around 78 metres offers living accommodation of the highest standard.



VIENNA
22. DISTRICT – DONAUSTADT

ÖGNI / DGNB
pre-certification
GOLD

In development

Aspernstraße

KEY FACTS

Usable area: approx. 23,000 m²
Residential units: approx. 270

PROJECT PHASES

Acquisition: Q3 2017
Exit: 2025

ARCHITECTURE

nonconform zt gmbh

RESIDENTIAL & COMMERCIAL

At the intersection between Aspernstraße and Lavaterstraße in Vienna's 22nd District, 6B47 is working on a mixed-use development, located within a rezoning area as part of the "Hausfeld" urban development.

Thanks to the expansion of the regional road network, this area will have excellent links to the major transport networks. The site can also be easily reached by public transport

due to its immediate proximity to the U2 underground line. The project was planned in accordance with the requirements of the "Productive Town" concept published by the city of Vienna. This concept represents a new type of mixed use of commercial and residential.

A site zoning application was submitted in August 2018 for residential development with a mixed-use ground floor (offices, commercial, etc.) for the future construction sites on Aspernstraße – in conjunction with the construction sites on Lavaterstraße. At the intersection between Aspernstraße and Lavaterstraße in Vienna's 22nd District, 6B47 is working on a mixed-use development, located within a rezoning area as part of the "Hausfeld" urban development. The city of Vienna is currently drawing up an urban development plan for the "Hausfeld" area, which will serve as the basis for any zoning approval.

As well as the application submitted during the construction moratorium in December 2020, the documentation required as evidence of the "Productive Town" was also handed to the authorities. The planning provides for the creation of two construction sites with around 270 flats (approx. 12,000 m²) and a mixed-use ground floor (approx. 11,000 m²).



VIENNA
22. DISTRICT – DONAUSTADT

In development

Lavaterstraße

KEY FACTS

Usable living area:	approx. 37,000 m ²
Commercial space:	approx. 27,000 m ²
Residential units:	ca. 600

PROJECT PHASES

Acquisition:	Q3 2017
Exit:	2031

ARCHITECTURE

Not stated

RESIDENTIAL & COMMERCIAL

The properties along Lavaterstraße in Vienna's 22nd District were acquired by 6B47 with construction rights in order to develop them in several sections and several construction sites – between Aspernstraße and the future main road – and sell them to an investor, each with a legally enforceable building permit.

In the course of the project development, the

entire development area – Aspernstraße and Lavaterstraße – is to be repurposed as a mixed-use development (50% commercial, 50% residential, relative to the volume) with Construction Class III to V.

The project was planned in accordance with the requirements of the "Productive Town" concept published by the city of Vienna. This concept represents a new type of mixed use of commercial and residential.

This project is considered one of the pilot projects for the concept and is ideally suited to mixed use thanks to its direct connection to the main road, the U2 station "An der alten Schanze" on the company's own construction site and connection to the rapid transit railway.

A zoning application for the future construction sites was submitted in August 2018, setting out plans for a residential development with a mixed-use ground floor (offices, commercial spaces, etc.). The documentation required as evidence for the "Productive Town" concept was also submitted to the authorities in June 2021. The city of Vienna is currently drawing up an urban development plan, which will serve as the basis for any future zoning decisions.



VIENNA
22. DISTRICT – DONAUSTADT

Reference

Hirschstettner Straße

KEY FACTS

Usable area:	3,800 m ²
Residential units:	48

PROJECT PHASES

Acquisition:	Q2 2017
Exit:	Q4 2019

ARCHITECTURE

grundstein ZT KG

RESIDENTIAL

The "Hirschstettner Straße" project is located in Hirschstetten, a quarter in Vienna's 22nd District. Thanks to its proximity to the Danube Island and the green environs, this district is especially popular among families.

Hirschstetten Station can be reached on foot and the South-East expressway is just a few minutes' drive away by car. The fast and convenient connection to the city centre, its proximity to the Old Danube and the "UNO City" as well as its excellent infrastructure guarantee the best possible quality of life in one of Vienna's greenest districts.

Shops catering to daily needs can be found in the nearby Erzherzog-Karl-Straße as well as in the Stadlau Business Park which is among Vienna's largest shopping centres. The popular Hirschstetten bathing pool and the flower gardens as well as Hirschstetten Zoo are close by and within walking distance.

To reflect the rural town centre, the residential complex with its 48 units is attached to a small historical building on Hirschstettner Straße.

Six flats were designed in the existing suburban house which has now been gutted. The quiet, greened inner courtyard gave rise to 16 terraced houses with their own gardens and roof terraces. In addition, a residential building was constructed with 26 flats. The newly built bedsits to four bedroom flats are between 43 and 90 square metres in size, and they meet the demand for family-appropriate flats in the lower price segment on the outskirts of town.

The project was sold with a legally enforceable building permit to a project developer at the end of 2019.



VIENNA
22. DISTRICT – DONAUSTADT

Reference

Pogrelzstraße

KEY FACTS

Usable area:	5,200 m ²
Residential units:	99

PROJECT PHASES

Acquisition:	Q1 2018
Exit:	Q4 2019

ARCHITECTURE

Architekt Nikolaus Holstein

RESIDENTIAL – RENTING

The property on Pogrelzstraße is located on the edge of an existing allotment area in Vienna's 22nd District. This former suburban area is being successively built up with residential, commercial and office developments, and it enjoys excellent infrastructure

thanks to its proximity to an Underground station on the U1 line, the South-East expressway and the Stadlau Business Park. The "Kagran" shopping centre and Stadlau shopping centre are in the immediate vicinity of the residential complex.

The property was divided into zones in the course of the zoning revision. This facilitated a development with 5,200 square metres of usable living space. After the existing development has been demolished, a residential project in the lower price segment of the market will be realised.

This will see the creation of 99 rental flats with approx. 51 parking spaces in an underground car park. They will consist of bedsits up to two bedroom flats with living areas between 41 and 69 square metres. Each apartment will have open-air space such as a balcony, terrace or its own garden.

The project was sold with a legally enforceable building permit to a project developer at the end of 2019.



VIENNA
23. DISTRICT – LIESING

Reference

ParkFlats 23

KEY FACTS

Usable area:	11,000 m²
Residential units:	160

PROJECT PHASES

Acquisition:	Q2 2015
Exit:	Q4 2018

ARCHITECTURE

JWA – Josef Weichenberger Architects

RESIDENTIAL

In the middle of 2018, 6B47 completed the “ParkFlats 23” project. This is a residential complex with 160 freehold flats.

The site in Vienna’s 23rd District benefits from its location on the outskirts of the city in the South of Vienna. Situated between the Liesingbach stream and Liesing Station, you can live there in green surroundings and still be at your workplace or in the city centre quickly and conveniently. Excellent local shops, optimal connections to public transport and the peaceful green location guarantee the highest quality of life. The popular green oasis of the Liesing stream is right on the doorstep. Cycleways and paths, parks and playgrounds along both banks offer walkers, joggers and cyclists the best possible environment for their leisure activities.

The entire project consists of two construction elements. Firstly, 102 units were split between one to four bedroom freehold flats with around 47 m² to 140 m² of living space with balcony, loggia or terrace, spacious penthouse apartments and townhouses with private gardens accessible at ground level.

A further 58 flats were built for assisted living and sold to an investor as a total package.



VIENNA
23. DISTRICT – LIESING

In development

Breitenfurter Straße

ÖGNI / DGNB
pre-check
GOLD

KEY FACTS

Usable area:	18,500 m ²
Parking spaces:	91

PROJECT PHASES

Acquisition:	Q4 2016
Exit:	Q2 2025

ARCHITECTURE

JWA – Josef Weichenberger Architects

COMMERCIAL

The aim of the Breitenfurter Straße project in Vienna's 23rd District is to develop a modern property for laboratory and office use, with capacity for around 190 laboratories with adjacent office spaces.

The project is located in the Liesing Mitte urban development area. Under the neigh-

bourhood development plans, the front section of the Breitenfurter Straße property will continue to be used for commercial purposes. The rear section was sold to a developer at the end of 2021.

The redevelopment of the property by 6B47 will revitalise and upgrade the site. It will also establish a connection to the district of Atzgersdorf.



LOWER AUSTRIA
BRUNN AM GEBIRGE

In development

Glasfabrik Brunn

KEY FACTS

Usable area:	approx. 14,300 m ²
Residential units:	approx. 200

PROJECT PHASES

Acquisition:	Q3 2017
Exit:	Q3 2026

ARCHITEKTUR

Not stated

RESIDENTIAL

Brunn am Gebirge is a market town with more than 11,000 residents in the district of Mödling in Lower Austria. It borders directly with Vienna's 23rd District.

The property is approximately two kilometres from Vienna's city boundary and it is not far from the A 21 Brunn am Gebirge / A 2 Vösendorf motorway junction. "Brunn- Maria Enzersdorf" railway station can be reached

on foot in eight minutes. With ÖBB's (Austrian Rail) second rail infrastructure package, the line to Mödling will be expanded to four tracks. The new "Brunn Europaring" S-Bahn station is to be constructed in the direct vicinity of the property. There are also bus connections to the Wien Liesing S-Bahn station, the Siebenhirten U6 station to Mödling and to the SCS, Austria's largest shopping centre. The "Campus 21 Business Park Vienna South" which currently boasts 160 companies, is not far from the location.

According to the planning submitted, a new district with modern, affordable flats is to be created on the site, complemented by commercial areas, open-air areas, social amenities such as a kindergarten or school, spaciouly designed outdoor areas and local shopping facilities.

The new flats are intended to offer families and young residents from Brunn am Gebirge the chance to find an affordable place to live in their home town. Three quarters of the flats are therefore designed as affordable rental flats, one quarter as lower priced freehold flats.

6B47 will realise this project together with its project partner Neue Heimat.



LOWER AUSTRIA
ST. PÖLTEN

In development

Steingötterhof St. Pölten

KEY FACTS

Usable area: 30,333 m²
Residential units: approx. 435

PROJECT PHASES

Acquisition: Q4 2018
Exit: 2025

ARCHITECTURE

Architekten Maurer & Partner ZT GmbH

RESIDENTIAL

In St. Pölten, the State capital of Lower Austria, 6B47 has acquired a 22,140 m² site for the realisation of a residential project. The property is a former industrial area in the district of Viehofen. Rezoning was approved in August 2019. The building permit

for the first construction site was issued in January 2021, and those for sites 2 and 3 in the first quarter of 2022. Construction work on site 1 started in Q1/2022.

The largest town in Lower Austria is 55 kilometres from Vienna as the crow flies. Particular mention must be made of St. Pölten main station's connection to Vienna main station in 25 minutes and the fact that Vienna Schwechat airport is 50 minutes away by car. Its location on the S 33 dual carriageway and its proximity to the A1 West motorway guarantee good connections for private transport. Thanks to a bus-stop right beside the site, future residents will be able to reach the town centre and St. Pölten's main station in six minutes.

Near the property, there is the Traisenpark shopping centre with 88 shops and a medical centre that is a three minute walk from the site. The St. Pölten University Hospital and the Viehofner Lakes local recreation area are also close at hand.



ÖGNI / DGNB
pre-certification
GOLD

LOWER AUSTRIA
VÖSENDORF, ORTSSTRASSE 20

In development

Living by the Petersbach

KEY FACTS

Usable area:	16,250 m ²
Residential units:	approx. 250

PROJECT PHASES

Acquisition:	Q2 2021
Exit:	Q3 2025

ARCHITECTURE

JWA – Josef Weichenberger Architects

RESIDENTIAL – RENTING

The project is located directly on Vienna's southern boundary and enjoys good trans-

port links to public transport (e.g. Badner railway) and the excellent road network. This part of Vösendorf is currently characterised by commercial, trade and industrial use, but now large-scale conversions are taking place with the arrival of residential buildings.

The plan is to build several modern residential buildings on the property with around 250 residential units, including open-air spaces, extensive communal areas and bike storage sites as well as an underground car park on one level. The residential building will have a mix of different flat sizes in order to meet the needs of singles and families in equal measure. The existing building on the site will continue to be rented out up until construction work begins.



Alpha Tower

KEY FACTS

Usable area: 5,500 m²

Residential units: 77

PROJECT PHASES

Purchase: Q1 2012

Exit: portfolio property

ARCHITECTURE

Architektur Consult ZT GmbH

RESIDENTIAL

The "Alpha Tower" is a classic conversion project. The former student dormitory in the Styrian capital of Graz was converted into a modern residential tower by 6B47.

The site is characterised by its central location with excellent transport links to the inner city of Graz.

The building was extensively renovated, structurally expanded and now offers 77 modern accommodation units of different sizes on 20 floors. The residential offering includes student apartments, two- and three-room rental apartments, four-room apartments as well as exclusive penthouses with their own terrace and magnificent views over the city of Graz. Bright rooms and well-designed floor plans ensure a high level of living comfort.



GRAZ

Reference

Ost.

KEY FACTS

Usable area:	13,000 m ²
Residential units:	210

PROJECT PHASES

Acquisition:	Q4 2010
Exit:	Q3 2020

ARCHITECTURE

Scherr + Fürnschuss Architekten ZT GmbH

RESIDENTIAL & COMMERCIAL

"Ost. Wohnen am Stadttor" is a joint project between 6B47 and the Venta Real Estate Group. The project consists of five residential buildings and it was realised in Graz.

A total of approx. 10,000 m² of living space and approx. 3,000 square metres of modern commercial space were constructed on the roughly 1.2 hectare property in a central location in the town. The five or seven-storey buildings are connected by the ground floor area.

A total of 210 residential units were created on the site, split between one, two and three bedroom freehold flats with open-air spaces such as a garden, terrace or balcony. The project is characterised by its high residential quality in an inner-city location with optimal infrastructure. In addition, the existing infrastructure was complemented and upgraded by the creation of new options for daily amenities and supplies.

Meeting the wishes of town-dwellers for green oases in a central location, Reference the generous open air spaces are just as

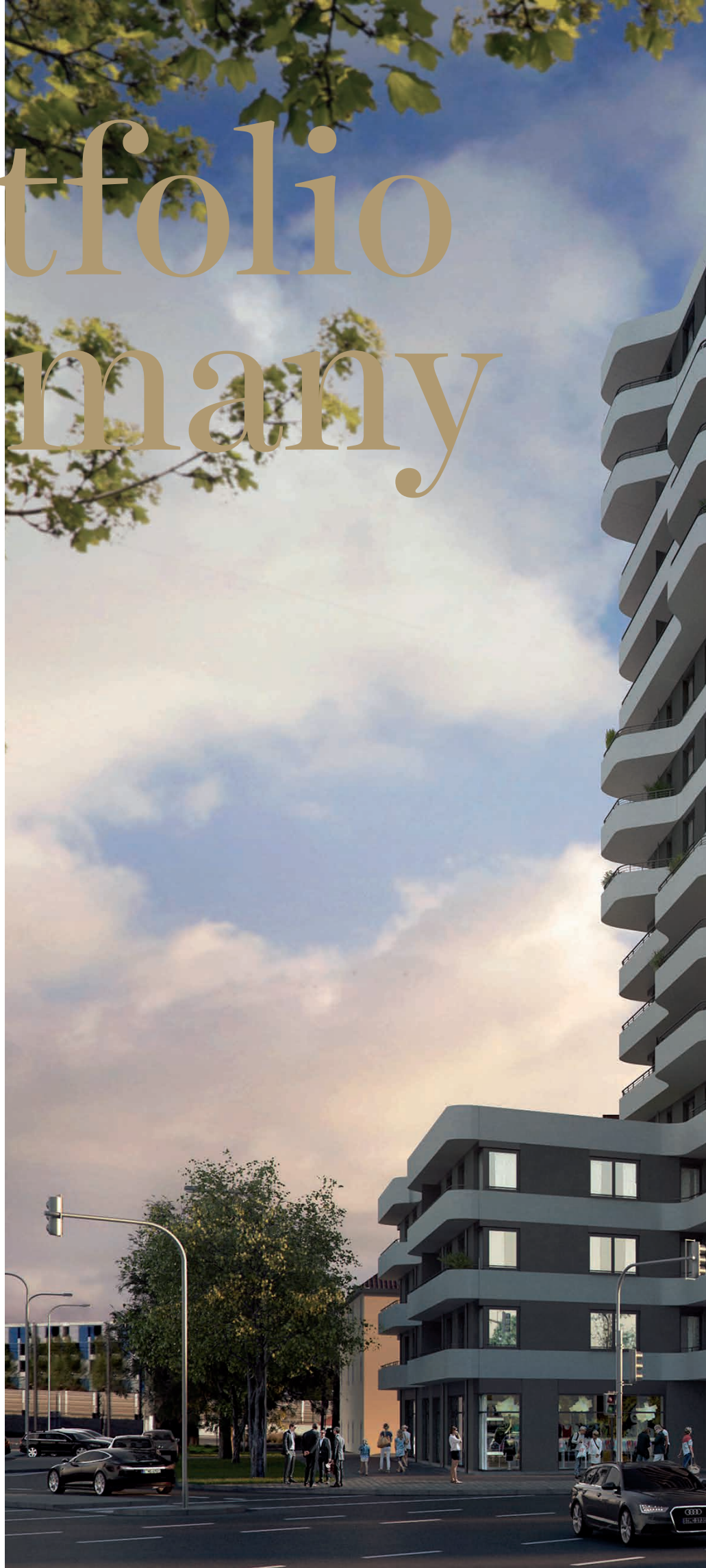
much part of the concept as a two-level underground car park with 276 parking spaces.

The majority of the flats were designed to be used as buy-to-let apartments. One building on the site was sold to an investor at the end of 2017 while construction work was still ongoing.

The entire site was completed at the end of 2019.



Portfolio Germany





IN-TOWER | INGOLSTADT



Germany

6B47 Germany

The German subsidiary



ANTON THOMAS
SCHÖPKENS
MANAGING DIRECTOR



ROBERT BAMBACH
MANAGING DIRECTOR

As a subsidiary of 6B47 Real Estate Investors AG, 6B47 Germany GmbH is the driving force behind the Group's business activities in Germany. Since 2010, the subsidiary has been developing high-quality residential and commercial properties, including hotels, in some of Germany's most important metropolitan regions. The key focus in developing these projects is on promoting a variety of different uses and price categories, and above all on creating flexible spaces. Just like their Austrian counterparts, 6B47's German experts take a keen interest in refurbishment and conversion projects for existing building stock as well as developing purely greenfield sites.

Key project highlights in 2022 include the completion of the "NewH" project – a seven-storey office and retail building on Düsseldorf's Heinrich-Heine-

Allee – as well as the successful sale of the residential units in the exclusive "LITE" project in Berlin.

Since 2010, 6B47 Germany GmbH has operated out of its headquarters in Düsseldorf and further regional offices in Munich and Berlin. This strong local presence marks the subsidiary's successful transition from a functional operating structure to a much more regionally aligned operation.

”

Our developments ensure that districts are upgraded both in terms of their urban structure and in a functional context.

”

6B47 Germany GmbH now intends to use this as a platform to significantly expand its acquisition activities in Germany in the coming years. The development of entire neighbourhoods is a genuine growth area, which is driving demand for the development of affordable living space. Likewise, the responsible use of resources is set to play an increasingly central role in the implementation of our projects.

By partnering with JLL to develop the "6B47 Stadtquartiere I" special fund, we will be able to significantly expand our neighbourhood development activities. The "Althan quarter" in Vienna is just the start of our plans. In Germany too, there are many large sites – thousands of square metres of unused space – that would make great candidates for neighbourhood development projects.

FRANKFURT AM MAIN
BOCKENHEIM

Reference

Alex & Henry's

KEY FACTS

Usable area: 4,046 m²

Residential units: 45

PROJECT PHASES

Acquisition: Q2 2010

Exit: Q4 2013

ARCHITECTURE

Implementation planning: Architekturbüro
KOCH Permit planning: msm meyer schmitz-
morkramer

RESIDENTIAL & NURSERY

"Alex & Henry's" is a residential complex with 45 high-quality rental flats. The complex is located in Frankfurt's Bockenheim district and was built in a cul-de-sac with traffic calming.

The building impresses with its stylish design and high-quality amenities. A further highlight is the view of the skyline from the top floor.

Numerous individual flat floor plans were realised in "Alex & Henry's": Offers range from a 49 square metre apartment to the generously apportioned penthouse suite on the top floor with its extensive roof terrace. There is also a day nursery in the building to round off the lifestyle concept.

The building was realised in compliance with sustainability criteria to high energy standards and sold to an institutional investor after its successful completion in 2013.



FRANKFURT AM MAIN
GALLUS

Reference

Louis am Park – Adler Quarters

KEY FACTS

Usable area:	10,300 m ²
Residential units:	108

PROJECT PHASES

Acquisition:	Q1 2011
Exit:	Q2 2015

ARCHITECTURE

HPP Hentrich – Petschnigg & Partner GmbH
+ Co. KG

DISTRICT DEVELOPMENT

The new building “Louis am Park” is part of the “Adler Quarters” district development. It is situated at the heart of Frankfurt’s up-and-coming Gallus district.

With their central square, multifaceted public spaces and charming interior courtyards, the “Adler Quarters” offer a quiet, verdant home in the middle of a major city.

“Louis am Park” features 108 rental flats with living spaces ranging from 35 to 130 m². Every unit has a balcony or terrace allowing a view over this newly designed quarter. In addition, residents have 116 parking spaces at their disposal.

There is a field for games and sunbathing as well as a sports pitch on the site. Thanks to the integrated day nursery, the new building project is tailored specifically to the needs of young families.

The new building project “Louis am Park” was sold to an institutional investor in 2015 upon completion.



FRANKFURT AM MAIN
GALLUS

Reference

Harry's Lofts & Houses – Adler Quarters

KEY FACTS

Usable area:	10,393 m²
Residential units:	116

PROJECT PHASES

Ankauf:	Q1 2011
Exit:	Q2 2015

ARCHITECTURE

Ausführungsplanung: Koschany + Zimmer
Architekten KZA GmbH
Entwurfsplanung: RKW Rhode Kellermann
 Wawrowsky

RESIDENTIAL – RENTING

„Harry's Lofts & Houses“ ist ein Teilprojekt der „Adler Quartiere“ im Frankfurter Stadtteil Gallus.

For this project, importance was attached to different living concepts and flat sizes ranging from 40 to 150 square metres. The mix of flats created is aimed in particular at the growing number of urban singles and childless couples.

The complex consists of 116 high-quality rental flats and townhouses. All the residential units have a balcony and/or a terrace. The six penthouse flats have their own roof terrace. There are townhouses on the ground floor and first floor with a separate entrance, terrace and balcony. One floor of the residential building was designed with barrier-free flats.

Numerous green inner courtyards and its own local square offer high quality of life on the site.

The project was successfully sold to an institutional investor in the second quarter of 2015.



FRANKFURT AM MAIN
SACHSENHAUSEN

Reference

Palais an den Höfen

KEY FACTS

Usable area:	12.335 m ²
Residential units:	133

PROJECT PHASES

Acquisition:	Q1 2012
Exit:	Q2 2015

ARCHITECTURE

B&V Braun Canton Volleth Architekten GmbH

RESIDENTIAL – RENTING

The new “Palais an den Höfen” construction project was created on Frankfurt’s Gerbermühlstraße and besides a range of high-quality apartments from bedsits to three bedroom flats, it also offers two-storey townhouses as well as spacious penthouse apartments. The flat sizes range from 35 to 160 m². Nearly all the apartments have a balcony or a terrace with garden, as well as in some cases a heated conservatory.

All flats have ceiling heights of 2.75 metres and are fitted with genuine wood parquet flooring, underfloor heating and floor-to-ceiling windows. Every rental unit has a high-quality fitted kitchen and a spacious bathroom.

The building is largely barrier-free and offers high standards in terms of energy efficiency.

The residential building was sold to an institutional investor in the second quarter of 2015 and handed over upon completion.



FRANKFURT AM MAIN
SACHSENHAUSEN

Reference

Main Arkaden

KEY FACTS

Usable area:	9,471 m ²
Residential units:	108

PROJECT PHASES

Acquisition:	Q1 2012
Exit:	Q2 2015

ARCHITECTURE

Jo. Franzke Architekten

RESIDENTIAL – RENTING

Frankfurt's "Main Arkaden" represents a rental accommodation project with 108 flats. The complex is situated in the district of Sachsenhausen near the city centre.

The main attraction of the "Main Arkaden" is the multiplicity of rental flat types on offer: The units range from townhouses, penthouses and roofed houses to bedsits and four bedroom flats with an area of 35 to 180 m².

The different residential units are characterised by floor-to-ceiling windows and ceiling heights of 2.70 metres and 2.95 metres on the top floor. Every apartment is fitted with a spacious bathroom and a modern kitchen. Nearly all the units have a balcony, loggia or terrace.

After its completion, the project was successfully sold to an institutional investor.



FRANKFURT AM MAIN
NIEDERRAD

Reference

Green Gate

KEY FACTS

Usable area: 37,677 m²
Residential units: 700

PROJECT PHASES

Acquisition: Q3 2014
Exit: Q1 2018

ARCHITECTURE

planquadrat Elfers Geskes Krämer PartG

RESIDENTIAL – RENTING & OWNING

As part of the conversion of the previous office location of Frankfurt-Niederrad, 6B47 re-developed the site on Lyoner Straße to create a mixed-use urban quarter: the “Lyoner Quarter” in a joint venture with FGI GmbH.

The plans comprise both freehold and rental flats – even some micro apartments – up to a total of 700 units.

The project was sold to an investor at the start of 2018 after presenting all the building permits.



FRANKFURT AM MAIN
EUROPAVIERTEL

Reference

Cascada

KEY FACTS

Usable area:	14,257 m ²
Residential units:	191

PROJECT PHASES

Acquisition:	Q2 2015
Exit:	Q4 2016

ARCHITECTURE

KSP Jürgen Engel Architekten GmbH

RESIDENTIAL

In the last major inner-city development area in Frankfurt, the Europaviertel (Europa Quar-

ter), 6B47 developed a modern residential building with 21 floors and 191 freehold flats as well as an underground car park. This residential building has the shape of a cascade and is located between the exhibition grounds and the main station.

The project consists mainly of one to three bedroom flats from 50 to 170 square metres in size. Their main features are modern floor plans, high-quality fittings and good views. They are suitable for capital investors and owner-occupiers in equal measure, and they offer modern living space in a central location. The spacious entrance area leads through to open-plan landings on each of the floors and the flats themselves are bathed in light thanks to their large windows and balcony or terrace.

The project was successfully sold to an investor at the end of 2016.



**FRANKFURT AM MAIN
SACHSENHAUSEN**

Reference

East Village

KEY FACTS

Usable area:	7,803 m²
Residential units:	61

PROJECT PHASES

Acquisition:	Q3 2012
Exit:	Q4 2014

ARCHITECTURE
RKW Rhode Kellermann Wawrowsky
RESIDENTIAL

The “East Village” freehold flat project in Sachsenhausen consists of five six-storey residential buildings with a total of 61 freehold apartments and associated underground car parking spaces.

The location of this residential quarter beside the River Main tempts visitors with the typical charm of Sachsenhausen, its green parks on the river bank and an impressive view of Frankfurt’s city centre.

The name “East Village” refers not only to the location of Sachsenhausen. It also tells the story of the overall innovative concept – the urban lifestyle promises an atmosphere similar to that of the trendy New York district of East Village in Manhattan. The clinkered façades are not the only elements reminiscent of its New York role model. The floor-to-ceiling windows that allow a lot of natural light into the living rooms, represent an architectural nod to the loft style.

While the underfloor heating ensures the necessary comfort indoors, the spacious gardens, balconies and terraces offer open spaces for relaxation.



MUNICH
ALTSTADT-LEHEL

In development

Länd N°3

KEY FACTS

Usable area:	914 m ²
Residential units:	10

PROJECT PHASES

Acquisition:	Q3 2020
Exit:	Q3 2022

ARCHITECTURE

Not stated

RESIDENTIAL

6B47 had acquired a listed apartment block built in 1893/94 by the architect Karl Stöhr in Munich's Lehel district on a property measuring around 310 m².

Lehel is one of Munich's most attractive districts. One of the most famous town parks in the world is situated there in the shape of the English Garden – while the Eisbach surfer wave enjoys cult status. Architecturally, Lehel also has a lot to offer with its magnificent streets. With the Haus der Kunst art museum and the Bavarian National Museum, it is also home to some of Germany's most prestigious museums.

The building permit provides for refurbishment, while maintaining the existing building with an additional loft conversion for a privately financed residential building project with ten flats.

The building will be sold to an investor with a building permit.



MUNICH
HARLACHING

Reference

Will N° 16

KEY FACTS

Usable area:	3,366 m ²
Residential units:	28

PROJECT PHASES

Acquisition:	Q1 2017
Exit:	Q1 2022

ARCHITECTURE

blocher partners GmbH

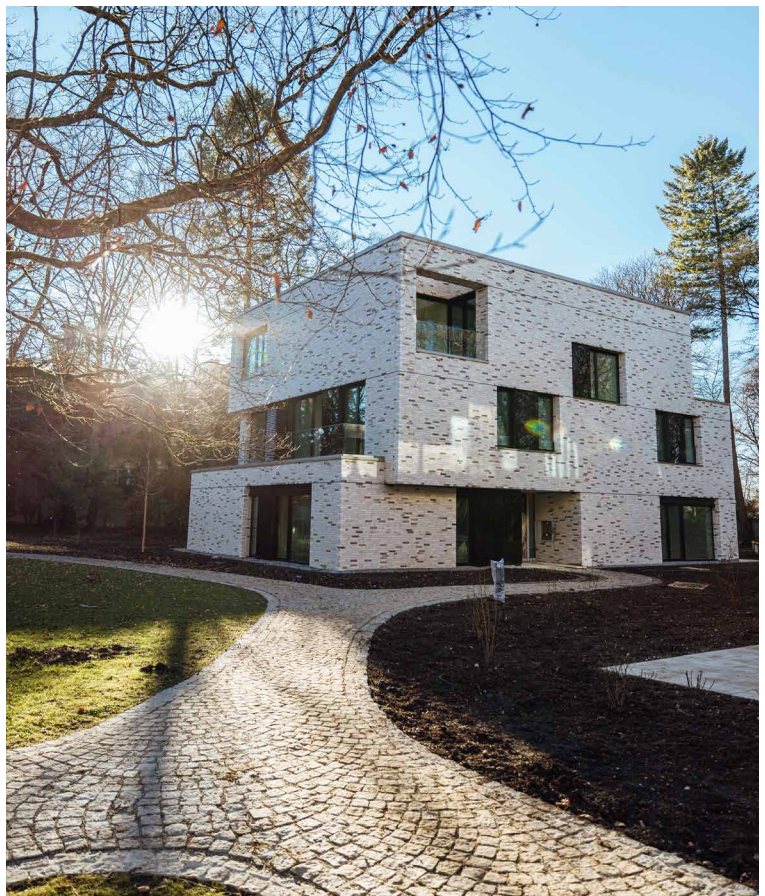
RESIDENTIAL

6B47 had acquired the roughly 9,000 m² Tannhof property on Willroiderstraße in Munich's Harlaching district.

The extensive site resembling a park is in Mengerschwaige, one of the best locations in the South of Munich. The location is surrounded by varied developments with villas from the Pioneering Era and modern-architecture. The Isar river meadows are in the direct vicinity, offering future residents superb leisure options.

Matching the character of the garden town of Harlaching, this development impresses with its high degree of individuality and exclusivity. Instead of wresting as many square metres of floor space as possible from the hands of Nature, five buildings are spread over the manor estate with a total of 28 residential units.

Construction work commenced in the middle of 2019. The shell of the building was completed in June 2020 and it was handed over to the new owners of the residential units in the first quarter of 2022.



MUNICH
JOHANNESKIRCHEN

Reference

Frej

KEY FACTS

Usable area:	11,863 m ²
Residential units:	138

PROJECT PHASES

Acquisition:	Q2 2018
Exit:	Q4 2020

ARCHITECTURE

Schluchtmann Architekten

RESIDENTIAL & COMMERCIAL

6B47 had acquired a roughly 7,500 m² property on Freischützstraße / Johanneskirchner Straße in Munich's Johanneskirchen district.

The Johanneskirchen district is located on the outskirts of Munich, and to some extent,

it resembles a village in its structure, but thanks to its connections to the fashionable district of Bogenhausen and to Herzogpark with its local recreation spaces, the English Garden and the Isar, its attractiveness has increased appreciably in recent years. Arabellapark, which is now well established, and other new developments to be expected offer viable structures for the future.

In the course of the project development, the existing building will be refurbished and built higher, and also complemented by a new building. The flats are designed to meet a sustainable demand for quality of life and flexibility to preserve their value for the long term. Compact apartments are to be built along with spacious flats to the latest standards and with outdoor areas, some of them privately financed and some subsidised.

Once further planning and/or building rights had been obtained, the project company was sold to an investor.



MUNICH
KARLSFELD NEAR MUNICH

Reference

Karlsfeld

KEY FACTS

Usable area:	11,514 m ²
Residential units:	approx. 180

PROJECT PHASES

Acquisition:	Q4 2018
Exit:	Q4 2020

ARCHITECTURE

Kehrbaum Architekten AG

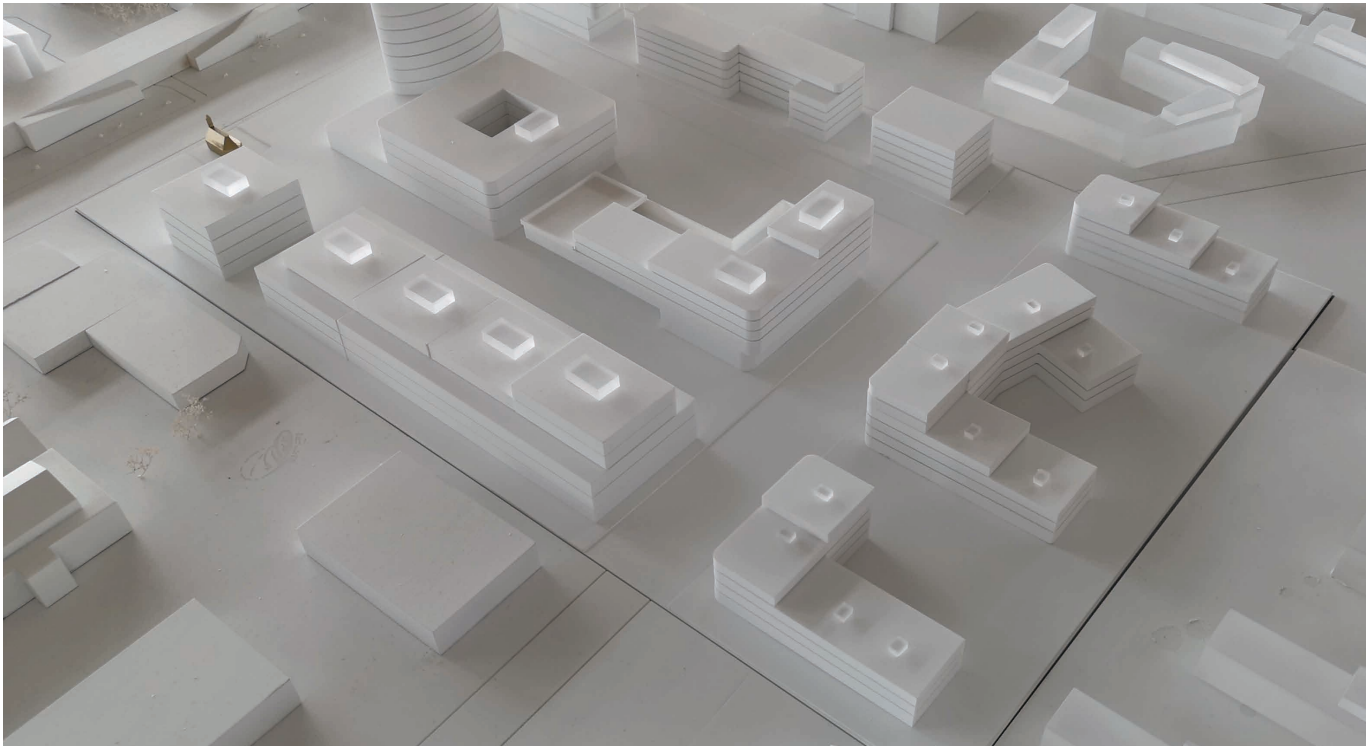
RESIDENTIAL

In purchasing a project company, 6B47 had acquired a building option on part of a site in Karlsfeld near Munich. The plan is to build around 180 privately financed residential units with associated parking spaces on the site on Münchner Straße which is currently still being used as agri-

cultural land. The property is one of several construction sites in a district development totalling around 4.4 hectares with a usage mix consisting of offices, retail, hotels, residential units and a nursery.

With their development plan finalised in May 2020, the investors and the municipality of Karlsfeld would like to develop a new district on Munich's north-western boundary. The aim is to extend the existing urban structures and connect the northern and southern parts of the municipality in order to leverage further potential for the community. A quiet, family-friendly district is to be created on the development site, surrounded by extensive local recreation areas, with a diverse range of leisure and recreational activities as well as a good S-Bahn connection to Munich's city centre.

The project company was sold to an investor once a legally enforceable development plan had been approved.



MUNICH
NEUHAUSEN-NYMPHENBURG

In development

Nibelungenstraße N°57

KEY FACTS

Usable area:	1,750 m ²
Residential units:	14
Parking space:	14

PROJECT PHASES

Acquisition:	Q2 2021
Exit:	Q2 2024

ARCHITECTURE

DBLB Planungsgesellschaft mbH

RESIDENTIAL

6B47 has acquired a 1,700 m² site on Nibelungenstraße in Munich's Neuhausen-Nymphenburg district.

At the heart of the district lies the baroque Nymphenburg Palace, one of Munich's most popular visitor attractions, which is located just two kilometres from 6B47's development site. In addition to the palace and its 180 ha of parkland, the district has plenty to offer in terms of leisure activities, not least the Hirschgarten with its famous beer garden, the Botanical Garden, the Dantebad outdoor swimming pool, the wooded Grünwald-park, the Taxispark and the southern section of Munich's Olympic Park. The local building stock is dominated by the mid 19th century architecture of the Gründerzeit, and the Gern neighbourhood to the north – which is famous for its Jugendstil architecture – is even classified as a heritage site.

Given the genteel character of the area, the planned development is a high-end residential project comprising 14 flats and 14 under-

ground parking spaces. The building permit is expected in the fourth quarter of 2023.



MUNICH
SCHWANTHALERHÖHE

Reference

Donnersberger Höfe

KEY FACTS

Usable area:	15,566 m²
Residential units:	177

PROJECT PHASES

Acquisition:	Q3 2009
Exit:	Q3 2012

ARCHITECTURE

**Weickenmeier, Kunz + Partner Architekten
Ingenieure GmbH**

RESIDENTIAL – RENTING

The “Donnersberger Höfe” project has provided 177 modern rental flats and townhouses. The main features of the building are its clear design idiom and the exclusive standard of its fittings.

The building offers many different sizes of flats. Families, in particular, can enjoy an optimal living environment with excellent infrastructure thanks to the integrated day nursery.

The “Donnersberger Höfe” excel thanks to the quality of their fittings. All 177 rental units have a balcony, terrace and/or their own garden. Some of the premium penthouse flats have their own lift access. The townhouses feature separate entrances and exclusive gardens or terraces. Bathrooms with showers at floor level, underfloor heating and floor-to-ceiling windows round off the overall high-quality look of the building. State-of-the-art building technology keeps the ancillary costs to a minimum.

The “Donnersberger Höfe” were sold to an institutional investor upon completion in 2012.



MURNAU AM STAFFELSEE

In development

Seidl N°2

KEY FACTS

Usable area:	4.108 m ²
Residential units:	approx. 55
Parking spaces:	approx. 55

PROJECT PHASES

Acquisition:	Q1 2021
Exit:	Q4 2024

ARCHITECTURE

DBLB Planungsgesellschaft mbH

RESIDENTIAL

In Murnau – at the foothills to the Bavarian Alps, around 70 kilometres South of Munich – 6B47 has acquired a 6,821 m² property.

From there, you can gaze at the peaks and ridges of the Ammergau Alps from Hörnle to Ettaler Mannl in the South West, the Wetterstein mountains with the Zugspitze and Alpspitze to the South, the Ester mountains with the striking Kistenkar and the Walchensee mountains with Heimgarten and Herzogstand in the South East.

Lake Staffel borders directly with the western boundary of the town. To the South, the largest self-contained marshland area in Central Europe in the form of Murnauer Moos adjoins the town.

The plan is to build several new buildings with residential units for all age groups as part of the project development, having demolished the existing buildings on the property with the spa hotel built in 1977/78 with a mud bath extension.

With regard to the urban planning requi-

rements in the immediate vicinity coupled with an appropriate design, the intention is to make a contribution towards the inward development of Murnau.

The planning is currently at the consultation stage with the town of Murnau.



BERLIN
SPANDAU

Reference

Kleine Eiswerder Straße

KEY FACTS

Usable area:	16.017 m²
Residential units:	190

PROJECT PHASES

Acquisition:	Q1 2017
Exit:	Q4 2020

ARCHITECTURE

msm meyer schmitz-morkramer

RESIDENTIAL

Around 15,000 m² of residential space are to be created on this 11,500 square metre property in Berlin, situated directly on the Havel.

According to current planning, the site will be developed with six structures in which around 195 residential units will be realised.

The water tower for the former royal gunpowder factory, built in castle style and now sub-

ject to a preservation order, will feature as a central design element within the overall site. The factory buildings from the 19th century will also be put to new use. The new building sections to be created on the property – besides the underground car park – will complement and complete the existing historical buildings in contemporary fashion.

The site was designed and sold to an investor with a building permit.



BERLIN
BERLIN-MITTE / MOABIT / TIERGARTEN

In development

LITE Berlin

KEY FACTS

Usable area:	4,570 m ²
Residential units:	64
Parking spaces:	23
Commercial units:	1

PROJECT PHASES

Acquisition:	Q2 2017
Exit:	Q2 2023

ARCHITECTURE

Phases 5–8: platena+jagusch.architekten
PartG mbB
Phases 1–4: Baumschlager Hutter ZT GmbH

RESIDENTIAL

Right beside the water on the Spandau ship canal, 4,260 m² of living space are to be created on a 1,650 m² property in the new Berlin "Europacity" district.

The property is a construction site in connection with a legally enforceable, project-related development plan. Overall, the planning area comprises around 61 hectares. Residential units will be constructed there together with attractive office environments complemented by day nurseries, retail outlets, service companies and restaurants.

"Europacity" is located to the north of the main station, adjacent to the political and cultural institutions. The project is due to be completed in the second quarter of 2023.



DÜSSELDORF
HEERDT

Reference

West Park

KEY FACTS

Usable area:	10,888 m²
Residential units:	141

PROJECT PHASES

Acquisition:	Q1 2014
Exit:	Q1 2017

ARCHITECTURE

RKW Rhode Kellermann Wawrowsky

RESIDENTIAL – RENTING

6B47 has developed a residential complex with 141 rental flats in the lower price segment on Malmedyer Straße in Düsseldorf. 40 percent of the flats are publicly subsidised, while 60 percent are covered by rent-capped housing.

“West Park” has a mix of flats ranging from bedsits to three bedroom flats.

This residential complex is perfectly attuned to the needs of families thanks to the 600 m² day nursery integrated on the ground floor and an extensive outdoor area measuring 900 m².

As soon as the shell of the building had been completed, the project was successfully sold to an institutional investor.



DÜSSELDORF
RATH

Reference

Living Westfalia

KEY FACTS

Usable area:	7,996 m ²
Residential units:	113

PROJECT PHASES

Acquisition:	Q3 2012
Exit:	Q4 2018

ARCHITECTURE

BM+P Architekten Hesse Haselhoff GbR

RESIDENTIAL & COMMERCIAL

The "Living Westfalia" project is located in Düsseldorf's Rath district on Westfalenstraße and, as a multi-generational house, it is de-

signed to appeal to young people, families and seniors who would like to live in a trendy, fashionable neighbourhood. In particular, its proximity to the recently-built technical college campus in the Derendorf district will further strengthen demand for living space in Düsseldorf-Rath.

An additional commercial business will be integrated on the ground floor in the area of Westfalenstraße and on the corner of the public park. The preference here will be for a bakery or small café, for example, in order to further increase the quality of life.

The project was sold to a project developer at the end of 2018 after obtaining planning permission and submitting an application for a building permit.



DÜSSELDORF
TOWN CENTRE

Reference

Immermannstraße

KEY FACTS

Usable area:	5,074 m ²
Rooms:	177

PROJECT PHASES

Acquisition:	Q3 2013
Exit:	Q4 2016

ARCHITECTURE

gna Grimbacher Nogales Architekten GmbH

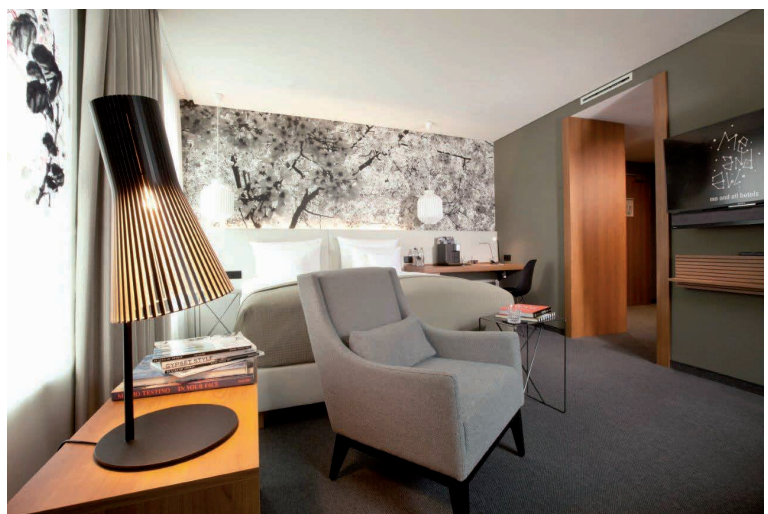
HOTEL & COMMERCIAL

6B47 realised a four-star inner-city hotel on Immermannstraße in Düsseldorf's Japanese quarter. Immermannstraße acts as a central connecting axis between the main station and Düsseldorf's city centre. The famous Königsallee with the Old Town adjoining it are within walking distance.

Lindner Hotels AG is the operator and lessee of the hotel comprising 177 rooms. The company opened its first boutique hotel in Germany at this location under the brand "me and all hotels".

The building constitutes the revitalisation of a former high-rise. The old building was gutted, redeveloped and extended to include a new building with an additional storey.

The hotel project was sold to an institutional investor upon completion in 2016.



DÜSSELDORF
TOWN CENTRE

In development

NewH

KEY FACTS

Usable area:	2,815 m ²
Parking spaces:	35

PROJECT PHASES

Acquisition:	Q4 2017
Exit:	Q3 2023

ARCHITECTURE

HPP Architekten GmbH

OFFICE AND COMMERCIAL

6B47 is currently developing a mixed-use property at one of Düsseldorf's most prominent and prestigious addresses, Heinrich-Heine-Allee. This sought-after street connects the city centre with the renowned residential quarter of Düsseldorf-Oberkassel

on the opposite side of the Rhine. It is also in the immediate vicinity of Düsseldorf's Old Town, the banking quarter and Königsallee, one of the best-known and busiest shopping streets in Germany.

Thanks to its central location, with the Hofgarten within walking distance, its outstanding public transport connections and the large number of restaurants on its doorstep, this seven-storey building is the perfect choice for a modern, integrated and sustainable office location

In addition to the ultra-modern, excellently equipped offices, a retail space is provided on the ground floor of the new building.

Featuring timeless architecture, the building will fit perfectly with the surrounding developments and will thereby upgrade the entire micro location.

Construction is due to be completed in the first quarter of 2023.



DÜSSELDORF
PEMPELFORT

Reference

Beuth Lofts & Houses

KEY FACTS

Usable area:	4,700 m ²
Residential units:	51

PROJECT PHASES

Acquisition:	Q1 2010
Exit:	Q1 2012

ARCHITECTURE

BM+P Architekten Hesse Haselhoff GbR

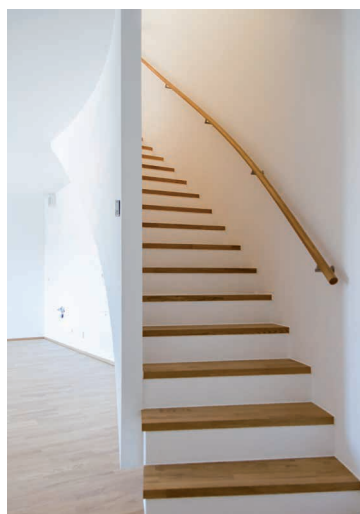
RESIDENTIAL & COMMERCIAL

The “Beuth Lofts & Houses” building in Düsseldorf’s Pempelfort district is characterised by its 51 high-quality rental flats of different sizes and concepts. The six-storey residential building runs along Beuth- and Adlerstraße with a further building in the inner courtyard.

“Beuth Lofts & Houses” impress visitors with modern, stylish flats. Featuring townhouses, city flats, roofed houses, garden houses and garden lofts, the entire gamut of inner-city residential desires is covered.

The principal factor distinguishing “Beuth Lofts & Houses” is the high-quality architecture that is matched by the interior of the building. Ceiling heights of 2.70 metres combined with floor-to-ceiling windows and genuine wood parquet flooring with underfloor heating provide an elegant, high-quality overall residential concept. All the residential units offer open spaces such as a balcony, terrace and/or garden. The building also embodies high standards in terms of its energy efficiency.

The project was fully let after completion and successfully sold to an institutional investor.



DÜSSELDORF
PEMPELFORT

Reference

Okzitan

KEY FACTS

Usable area:	6,000 m²
Rooms:	99

PROJECT PHASES

Acquisition:	Q1 2014
Exit:	Q4 2015

ARCHITECTURE

Rübsamen + Partner Architekten BDA

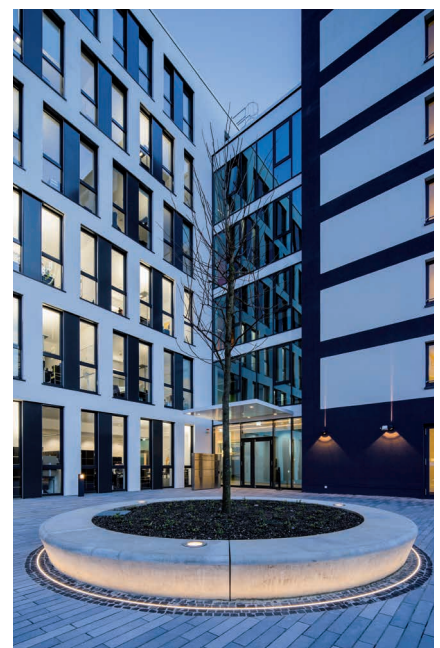
HOTEL AND COMMERCIAL

The mixed-use building "Okzitan" is located on Toulouser Allee in Düsseldorf, a main road in the north of the city. It forms the southern entrance to the "Le Quartier Central" urban development area.

The "Okzitan" building ensemble consists of two buildings: a hotel with 99 rooms and an office building with a gross rental area of

3,000 m². The expanding hotel chain B&B has leased the hotel

The project was sold to an institutional investor upon its completion in 2015.



STUTTGART
FEUERBACH

Reference

Maybach Quartiere

KEY FACTS

Usable area: 11,879 m²
Residential units: 116

PROJECT PHASES

Acquisition: Q4 2010
Exit: Q4 2013

ARCHITECTURE

Implementation planning: msm meyer
 schmitz-morkramer
Design planning: gramlich architekten GmbH

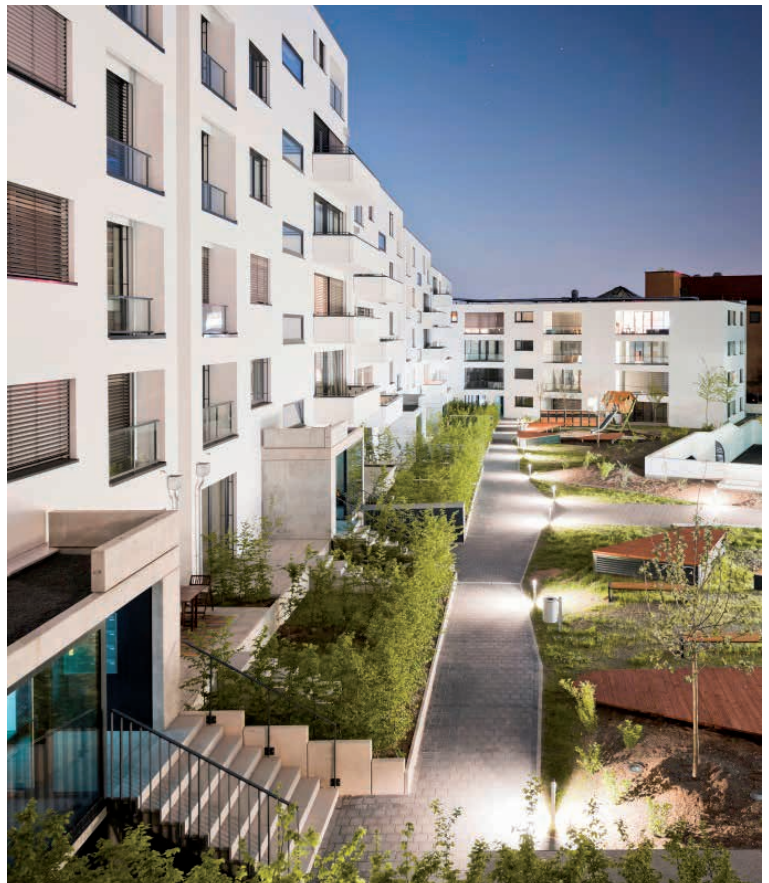
HOUSING – RENTAL & COMMERCIAL & DAYCARE CENTER

6B47 has constructed a building with 116 rental flats in the Stuttgart-Feuerbach district. The "Maybach Quarters" offer many different apartment floor plans with living areas from 40 to 160 m². The spectrum ranges from two-storey garden houses, to bedsits, four bedroom flats and exclusive penthouses and roofed houses. There is also a day nursery in the complex.

Thanks to the diverse range of flats on offer, the "Maybach Quarters" appeal to households with double incomes, singles as well as families with children.

All the flats have floor-to-ceiling windows and ceiling heights of 2.60 metres. Genuine wood parquet floors with underfloor heating, modern, spacious bathrooms with showers at floor level as well as high-quality, open fitted kitchens ensure an elegant, homely atmosphere. All units also have an open air space such as a balcony, terrace and/or garden.

The "Maybach Quarters" were sold to an institutional investor upon completion in 2013.



INGOLSTADT

Reference

IN-Tower

KEY FACTS

Usable area:	7,264 m ²
Residential units:	80

PROJECT PHASES

Acquisition:	Q1 2014
Exit:	Q3 2018

ARCHITECTURE

Phases 1–5: ATP München

Planungs GmbH

Design planning: Dipl.-Ing. Architekt (TU)
Ludwig P. Windpassinger"

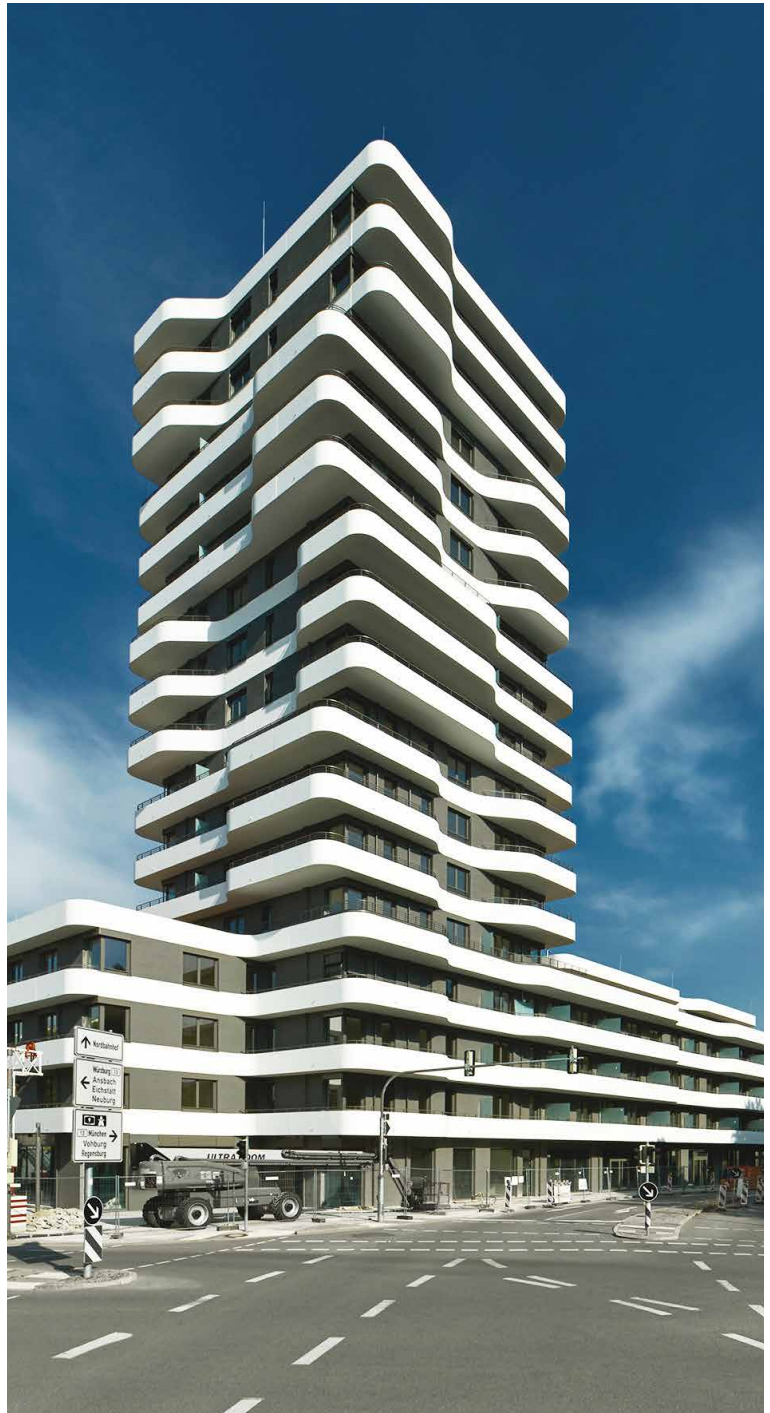
RESIDENTIAL & COMMERCIAL

Under the project name of "IN-Tower", a residential and office building was created with a total of 80 freehold flats.

This newly constructed high-rise stands in the Northwest district at a height of 50 metres. The location scores well on thanks to its central location in the immediate vicinity of the Old Town as well as Ingolstadt's Stadtpark. Good connections to public transport and the major road network are guaranteed through its proximity to the Nordbahnhof station and the A9 motorway.

The range of modern residential space on offer comprises one to four bedroom flats with open floor plans and a unique view of the park or beyond.

The "IN-Tower" has been completed and is already fully let.



PFORZHEIM
WESTSTADT

Reference

Goldstück

KEY FACTS

Usable area:	8,835 m ²
Residential units:	61

PROJECT PHASES

Acquisition:	Q2 2016
Exit:	Q1 2019

ARCHITECTURE

Approval planning: gna Grimbacher Nogales Architekten GmbH
planning: Artikular Architekten GbR

HOTEL, RESIDENTIAL & COMMERCIAL

6B47 has developed a modern hotel and residential complex with retail space on the ground floor along Durlacher Straße in Pforzheim.

The hotel is planned to feature 140 rooms and will be marketed by the lessee tristar under the brand name "Holiday Inn Express". Around half of the usable space is reserved for flats. The mix of flats primarily provides for compact one to two bedroom flats with fitted kitchens. These will be complemented by bed-sits and three bedroom flats.

After a building permit was obtained, the project was sold to a project developer in the first quarter of 2019.



WUPPERTAL
ELBERFELD (TOWN CENTRE)

Reference

Wall 39

KEY FACTS

Usable area:	5,933 m ²
Rooms:	164

PROJECT PHASES

Acquisition:	Q2 2015
Exit:	Q2 2019

ARCHITECTURE

KSP Jürgen Engel Architekten GmbH

HOTEL & COMMERCIAL

The project is situated in a corner location on the main traffic axis of Wall/Schloßbleiche, directly on the way from the town centre to Wuppertal's main station opposite.

Döppersberg has received an urban design and functional upgrade as part of Wuppertal's most significant urban development measure with the result that the area around the main station now represents a functional extension of the town centre.

The property is in a prime location for a hotel, very close to the centre of Elberfeld – Wuppertal's central shopping district in the historic town centre which is also home to various major tourist attractions. The new high-end building constructed on the site enjoys outstanding visibility, located right at the new entrance to the town centre and in clear sight of Wuppertal's suspension railway.

The project was sold to an investor during the construction phase and handed over upon completion at the beginning of 2019.





Portfolio Poland





ZYNDRAMA | WROCŁAW



Poland

6B47 Poland

The Polish subsidiary



MIROSŁAW JANUSZKO
MANAGING DIRECTOR

6B47 Poland was set up in 2014 to take advantage of the dynamic Polish market and is actively engaged in the most important growth markets in the country – primarily in Warsaw, Wrocław and the Tri-City region comprising Gdańsk, Gdynia and Sopot. The subsidiary's aim is to develop projects that not only respond to the mega trends around reurbanisation and the needs of a young rental accommodation market, but also provide viable investment opportunities that meet the exacting demands of international co-investors. This investor focus gives 6B47 Poland a significant USP in the Polish property market.

The ongoing "Grochowska" project in Warsaw is 6B47 Poland's first in the microliving sector. Excess demand in this sub-segment is particularly high and 6B47 Poland therefore intends to focus more closely on this area of the market in future.

“

We are exploiting the dynamic market in Poland.

”

Just as in our target markets of Germany and Austria, mixed-use developments are planned in Poland. The inclusion of office space, however, will be examined on a case by case basis. In all these projects, 6B47 chooses to focus on up-and-coming micro-locations in major cities, which will continue to see the long-term benefits of a growing infrastructure – as in the form of local public transport, for example.

WROCLAW
WAGONOWA

Reference

Wagonowa

KEY FACTS

Usable area:	8,840 m ²
Residential units:	444
Parking spaces:	88

PROJECT PHASES

Acquisition:	Q4 2021
Exit:	Q1 2025

ARCHITECTURE

APA HUBKA

RESIDENTIAL

Wroclaw is the second biggest market for micro -living and student housing investments in Poland. The planned development will consist of one building with a built-in garage located on the underground level.

Part A after the superstructure will have a total of 10 floors including the basement floor. Part B will have 10 overground floors and 1 underground floor containing an underground garage.

The property is located in a business hub in the neighborhood of 2 private universities and next to Wroclaw Industrial and Technology Park. The location also scores with its very good connection to public transport as well as Wroclaw's inner ring road.

A total of 444 fully furnished units for rent with communal areas such as big kitchens and chilling rooms create the perfect mix for the younger generation. The size of the units ranges from 16 to 30 m².

The Wagonowa project, created for the institutional investor, is purchased, has all the requisite permits and is prepared for development.



BRESLAU

Reference

Zyndrama

KEY FACTS

Usable living space:	3,086 m ²
Residential units:	48

PROJECT PHASES

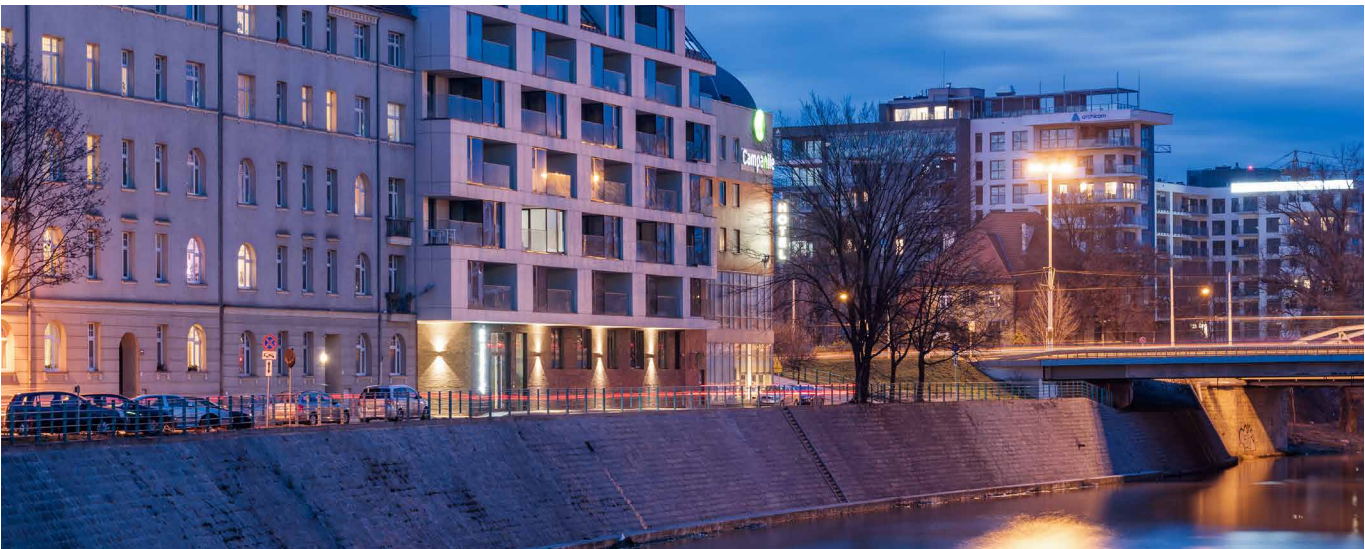
Acquisition:	Q2 2016
Exit:	Q2 2020

ARCHITECTURE

APA Hubka

RESIDENTIAL

"Zyndrama" is an exclusive residential project in Wrocław's Old Town right on the banks of the Oder. A building with a living area of 3,086 m² was constructed on a previously undeveloped property measuring 1,356 square metres. Since its completion in the spring of 2019, "Zyndrama" has 48 boutique apartments ranging from 36 to 154 m², two penthouses each with an area of 150 square metres as well as 36 underground car park spaces and four outdoor parking spaces. All the flats have panoramic windows and generous open air spaces.



GLEIWITZ

Reference

Silesia Outlet

KEY FACTS

Usable area: 12,071 m²

PROJECT PHASES

Acquisition: Q1 2017

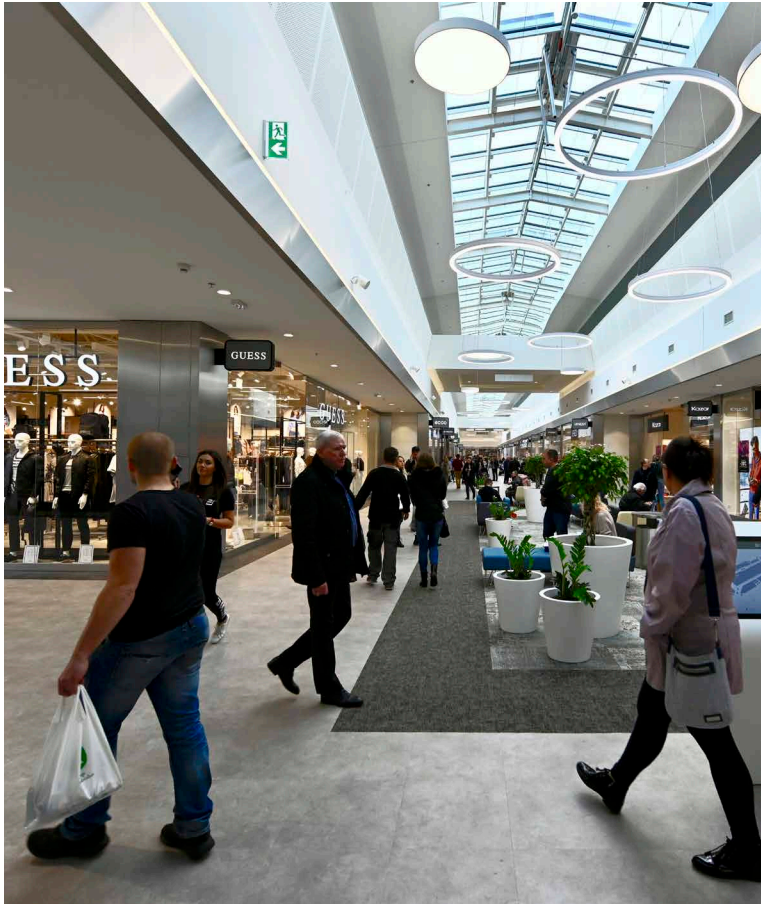
Exit: Q2 2019

ARCHITECTURE

IMB Asymetria

COMMERCIAL

The "Silesia Outlet" in Gliwice in the province of Upper Silesia was built near to the important A1 / A4 motorway junction, the already existing Auchan hypermarket and the DIY store Leroy Merlin. The building was planned in two phases. Phase I with 12,000 m² and Phase II with 8,000 m² of gross rental area. When it was opened, around 95 percent of the retail space from the first phase had been let. The Phase I building was opened in the spring of 2019. The building was sold in the second quarter of 2019.



WARSAW

In construction

Grochowska 359

KEY FACTS

Usable area:	6,240 m²
Residential units:	223
Parking spaces:	88

PROJECT PHASES

Acquisition:	Q2 2020
Exit:	Q1 2025

ARCHITECTURE

APA Wojciechowski

CURRENT STATUS OF PROJECTS

Current forecasts show a shortage of micro living offerings and student accommodation in the Polish market.

6B47 has spotted this opportunity and is planning a new project in Grochowska Street in Warsaw to serve as student accommodation and with retail space. This will comprise an area of 11,771 m² including the underground car park.

The building complex with around 7,080 m² of total usable space (of which 1,189 m² commercial space and 5,890 m² residential space) is being constructed in a central location on the East bank of the Vistula. Skaryszew Park and an underground station are nearby.

The following scenario is envisaged. Purchase and permits to be obtained up to the building permit, conclusion of a forward sale to a fund as well as construction and turnkey handover to the fund. A preliminary contract has been signed with a Scandinavian investor. Once a valid building permit is obtained, the property will be sold to this investor as a forward sale,

with 6B47 Poland commissioned to carry out the construction and turnkey handover of the project. The final building permit was obtained in January 2023.





COPYRIGHTS

AllesWirdGut/feld72/expressiv (OAX Vienna)
APA Wojciechowski Sp. z o.o. (Grochowska)
apm architekten, StudioVlayStreeruwitz, goya architekten
(Glasfabrik Brunn)
Architekt Nikolaus Holstein (Pogrelzstraße)
Arnold Immobilien (Beatrix Spa)
BECKER LACOUR München (IN-Tower)
Black Bucket GmbH (NewH)
Christoph Pforr Fotografie (Louis am Park, Harry's Lofts & Houses,
Palais an den Höfen, Main Arkaden, Okzitan, Maybach Quartiere)
Daniel Hawelka (Althan Park)
DBLB Planungsgesellschaft mbH (Nibelungenstraße No°57)
JWA - Josef Weichenberger Architects (Breitenfurter Straße, Althan
Quartier - Hotel/Garage, Wohnen am Petersbach)
emptyform/tjie (Green Gate)
EVE images (Kleine Eiswerder Straße)
F+P Architekten ZT GmbH (Grasberggasse)
feel image - Fotografie (Management Board, Christian Polak,
Christian Wagner, Elke Plazeriano)
Feldegg Fotografie (Immermannstraße)
Florian Albert (Jadenhof, Paragonstraße)
Fotografie Jean-Luv Valentin (Alex & Henry's)
Harry Schiffer Photography (Alpha Tower)
hmA Architektur ZT GmbH (Brünner Straße)
Huss Hawlik Architekten ZT GmbH (TownUp)

Irene Schanda (Living Kolin, Kay 29, Leopoldtower)
Jana Madzigon (Kay 29)
KEHRBAUMARCHITEKTEN AG (Karlsfeld)
Köster GmbH (Immermannstraße)
Ludwigphotographics (Will No°16)
Niclas Edge Photography (Beuth Lofts & Houses)
Nonconform (Aspernstraße)
PPAG architects ztgmbh (Open Up!)
Raumeffekt (Leopoldtower)
RKW Architekten (West Park)
Schluchtmann Architekten (Frej)
Schreiner Kastler (Lavaterstraße, Hirschstettner Straße,
Glasfabrik Brunn)
Silisight (Wall 39)
Sition Property Marketing GmbH (Living Westfalia)
Squarebytes (Hoch Zehn)
Stephan Huger (PhilsPlace, Teichgasse, ParkFlats 23)
studio for professional visualisation/Mohan Karakoc (Goldstück)
Studio Schloen (Anton Thomas Schöpkens)
Venta (Ost.)
WOOW Studio (Althan Quartier, Francis, Sophie, Joseph)
OAX Vienna, Go19!)
xoio GmbH (Lite Berlin)
ZOOM VP (Steingötterhof)



● 6B47-METROPOLITAN AREAS

● 6B47-OFFICES



WARSAW

BRESLAU

VIENNA





IMPRINT

6B47 REAL ESTATE INVESTORS AG

Vienna office: Heiligenstädter Lände 29 | 1190 Vienna | Austria

Contact: +43 (0)1 350 10 10-0 | office@6B47.com

Düsseldorf office: Bleichstraße 8-10 | 40211 Düsseldorf | Germany

Contact: +49 (0)211 28 06 47-30 | office@6B47.de

Warsaw office: ul. Piękna 18 | 00-549 Warsaw | Poland

Contact: +48 22 375 666 0 | warsawoffice@6B47.com

WWW.6B47.COM

Disclaimer: Diese Broschüre (Stand: 13.03.2023) dient ausschließlich der unverbindlichen Information in Bezug auf die dargestellten Immobilienprojekte. Die Informationen basieren auf Annahmen und Erwartungen, deren Eintreffen nicht garantiert werden kann. Die Broschüre ersetzt keinesfalls eine individuelle Beratung. Die in dieser Broschüre enthaltenen Informationen wurden sorgfältig erstellt, erheben jedoch keinen Anspruch auf Vollständigkeit und Richtigkeit. Eine Haftung für Druckfehler ist ausgeschlossen. Copyright: 6B47

A DIFFERENT WAY OF
DEVELOPING REAL ESTATE.