



Wohnen. Werte. Wohlbefinden.

**Environmental awareness.
Exceptional quality of living.
Enduring value.**

We build on sustainability



>35
CURRENT PROJECTS

>5,000
NEW APARTMENTS

>300
PROJECTS DEVELOPED AND REALISED

>40
YEARS' EXPERIENCE

>500,000 m²
OF USABLE SPACE

>€ 2 billion
TOTAL VOLUME

1

COMMON GOAL

WE BUILD ON SUSTAINABILITY – AND ON MANY PARTNERSHIPS



Environmental awareness. Exceptional quality of living. Enduring value.

With a track record of success on the real estate market stretching back over more than forty years, SÜBA is one of Austria's longest established and most solidly performing property developers. With offices in Vienna, Munich and Budapest, our core business is the design, construction and sale of residential and commercial real estate and the development of urban quarters.

Sustainability is today's benchmark: The city of tomorrow must be a place with an exceptional quality of life – attractive, green and flourishing. As experienced residential and urban developers, we are conscious of the pioneering role that we play in sustainable building and in the shaping of urban spaces that are fit for the future.

Innovative architecture, high-quality design and sustainable energy concepts are central to all our projects, the focus of which is the well-being of people and the natural environment. In this way, we assume responsibility and guarantee enduring value.

The sole shareholder of SÜBA AG is Hallmann Holding International Investment GmbH (www.hallmannholding.at).

NACHHALTIG
MEHR+WERT

Building with environmental awareness

Sustainable, resource-efficient and intelligent energy solutions for a climate-friendly future: Only those who think socially, environmentally and economically can build sustainably.

We are shaping the future of urban development so that this future can be shared by all: people, business and the natural world. We consistently use renewable energies and our new buildings are certified in line with systems such as klimaaktiv, the climate protection initiative of the Federal Ministry for Climate Action, Environment, Energy, Mobility, Innovation and Technology. Our building standards already meet the requirements of the EU Taxonomy Regulation, which defines the criteria for sustainability.

We think sustainably. We work together with our energy planners and other well-known partners to develop highly-efficient and forward-looking buildings by combining a range of technologies to create an intelligent and extremely efficient energy system:

- 🏠 Geothermal energy (ground heat)
- 🔌 Component activation
- ☀️ Photovoltaics
- 🌬️ Wind energy (peak shaving for levelling out peak loads)
- 🚗 E-mobility
- 🌿 Green roofs
- 🔋 Energy storage
- 💧 The use of rainwater for green areas

Our PlusEnergieQuartier21 in Vienna sets new standards for urban development. Our objective is to inspire as many as possible to build in the same innovative way.

Natural
added value.

A woman with blonde hair, wearing a grey t-shirt and blue jeans, is lying on a light-colored sofa in a modern living room. She is smiling and looking towards a large window. The room features light wood flooring, a white coffee table, a wicker armchair, and a patterned rug. The walls are white, and the ceiling is slanted, suggesting a loft or attic space.

“It’s great
to be
home.”

BARBARA SCHETT

Homes with an exceptional quality of living

Our objective is to ensure an exceptional quality of living, because a good home is not just a basic need but, rather, a prerequisite for a good life.

My home is a place of well-being. Those who build homes must perfectly understand the expectations of those who live in them. We consider, investigate and establish new criteria and approaches. There is clearly no contradiction between climate-friendly building and affordable homes, because we deliver both a higher quality of living and lower energy costs.

Optimal constructional quality, excellent facilities and timelessly modern architecture are amongst the unmistakable features of our projects. Our apartments offer maximum functionality, perfect layouts and attractive open areas. We create high-quality living space in prime locations.

**+ Living more comfortably
with component activation**

No fossil energies are used for heating and cooling. So you can enjoy a feel-good atmosphere all year round.

+ Living more healthily

The constant indoor temperature (20–25°C) allows you to sleep well, right throughout the year.

+ Living more cosily

The radiant heat generated by temperature-controlled ceilings creates a natural, draught-free indoor climate.

+ Living more economically

Integrated ceiling cooling combines an efficient cooling performance with low energy consumption. This optimises operating costs and saves you money.



A place
that is worth
its weight
in gold

Investments with enduring value

We build on sustainability.

Values for generations. Those who build living space must focus on people. Individual needs should be addressed and met responsibly, reliably and in a spirit of partnership. Only in this way can a home also become a medium and long-term investment with a high potential for growth. By developing, planning and building real estate with enduring value we set standards for many generations to come.

Green Buildings. The challenges of climate change create the need for new building standards – the demand for buildings with enduring value will grow enormously in the next few years. This is why the value of our properties is rising and their competitive advantage is assured.

We are already able to realise cost-effective buildings that require zero fossil energy and whose operation is also virtually climate-neutral.

⊕ **Robust, low-maintenance technologies**
Consistently low operating costs improve the reliability of the planning process and ensure long-term tenant loyalty.

⊕ **Energy efficiency, ecological value and high-quality execution**
Sustainability leads to lower lifecycle costs.

⊕ **Fossil-free air conditioning and resource-efficient construction**
We bring attractive products with enduring value to the market.

⊕ **Long-term investments that retain their value**
The expectation that capital assets retain their value has rightly become the new status quo.

PLUS ENERGIE QUARTIER 21

PILZGASSE 33, 1210 VIENNA

We are shaping the future of urban development

PlusEnergieQuartier21 – the new quarter forms part of the research project “Zukunftsquartier 2.0” and combines living, working and leisure space in line with the specialist concept of the Productive City.

By setting the highest standards for energy-efficient building, PlusEnergieQuartier21 is generating **ADDED + VALUE** in triplicate - for people, business and the environment.

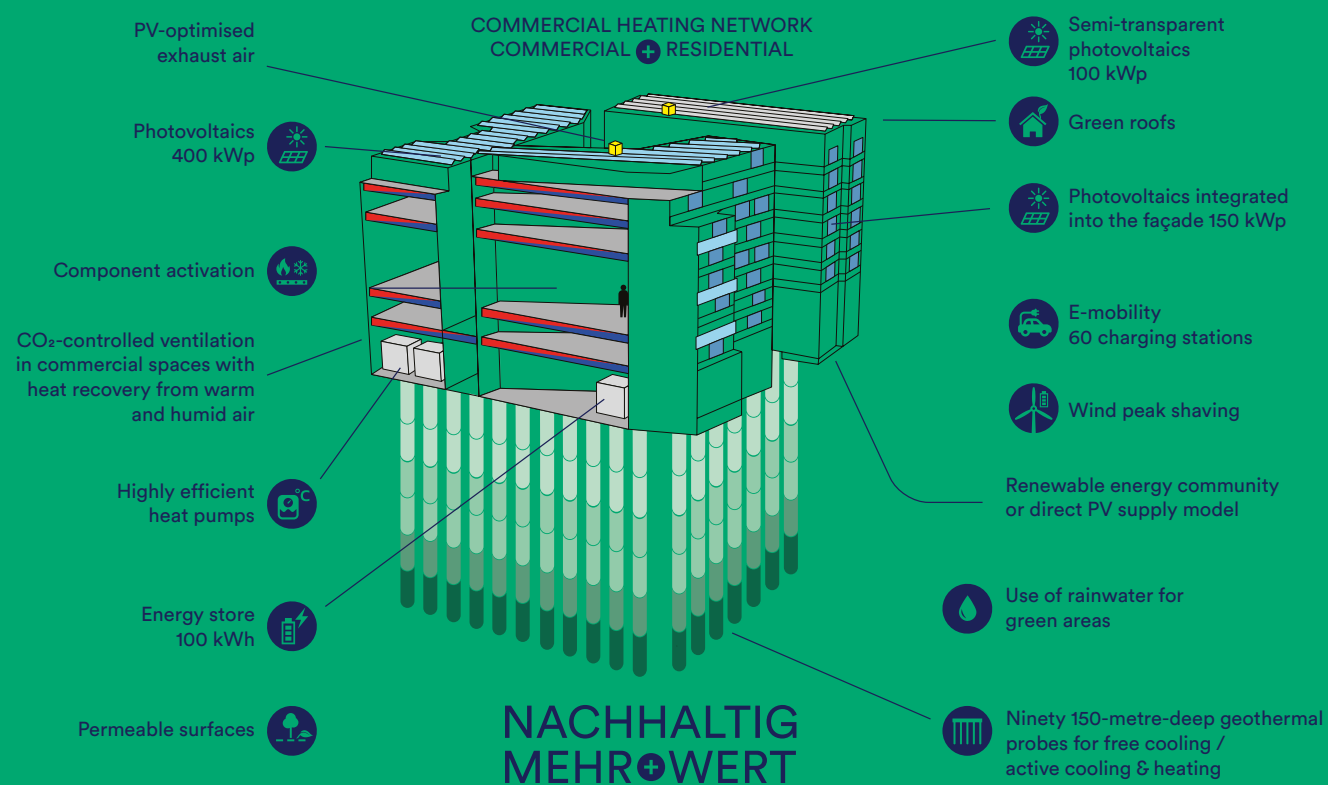


www.PEQ21.at



+
 A further advantage:
Zero Fossil Energy
 We combine a range of
 technologies into an intelligent,
 highly-efficient energy
 system.

PLUS ENERGIE QUARTIER₂₁



On the cutting edge

Demand for living space is growing – yet land reserves have to be protected. This is why we use properties that have already been developed. The specialist concept of the Productive City paves the way for this reuse of existing sites.

The focus of this process is the creation of a comprehensive package for residents, users and also neighbours – working, sleeping, living – in one quarter, at an affordable cost and in line with the highest climate protection standards.

For more comfortable homes with a perfect interior climate, for more potential working environments – for our common future!



+
More environment, less CO₂
 It's simply a great feeling to be able to do something to protect the environment – every day, at home and at work.

+
More value, less costs
 It's unbelievable but true: The operating costs are lower than those of conventional projects, despite the much stronger sense of well-being.

+
More time at home, less time in the office
 If my home offers me the ideal conditions for spending one or two days a week in my home office – what more could I want?

A plus for Floridsdorf

Water, comfortable bars and restaurants and lots of green space – that's what Vienna's fasting growing district has to offer. PlusEnergieQuartier21 is bringing decisive **ADDED + VALUE** to Floridsdorf.

SÜBA Europe



Vienna

SÜBA Austria

SÜBA AG is a fully-owned subsidiary of HALLMANN HOLDING. Thanks to our innovative building standards, our huge potential market stretches beyond Austria's borders. Our company headquarters in Vienna also manages German projects via SÜBA Holding Deutschland GmbH. In future, these activities will be supported by the Munich-based SÜBA Deutschland Bau- und Projektmanagement GmbH.

SÜBA AG, Wipplingerstraße 35, 1010 Vienna
T +43 1 580 10 / www.sueba.at

SÜBA Holding Deutschland GmbH, Wipplingerstraße 35, 1010 Vienna
T +43 1 580 10 / www.sueba.at



HEINZ FLETZBERGER
Board of Directors
heinz.fletzberger@sueba.at



MANFRED WACHTLER
Board of Directors
manfred.wachtler@sueba.at



ALBERT HEINERMANN
Managing Director
albert.heinermann@sueba.at



Munich

SÜBA Germany

A new chapter of our success story is being written in Germany – where SÜBA Deutschland Bau- und Projektmanagement GmbH, which was established in 2020, and its Managing Director Albert Heinermann provide expert operational support.

SÜBA Deutschland Bau- und Projektmanagement GmbH
Rosental 6, 80331 Munich

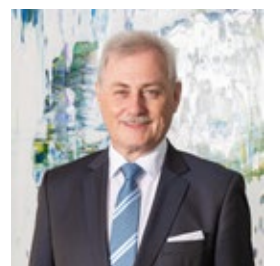


Budapest

SÜBA Hungary

Our activities in Hungary are being expanded under the leadership of Rudolf Riedl, Managing Director of SÜBA Hungary.

SÜBA Hungary Kft.
H-1027 Budapest, Ganz utca 16. III.em. / www.sueba.hu



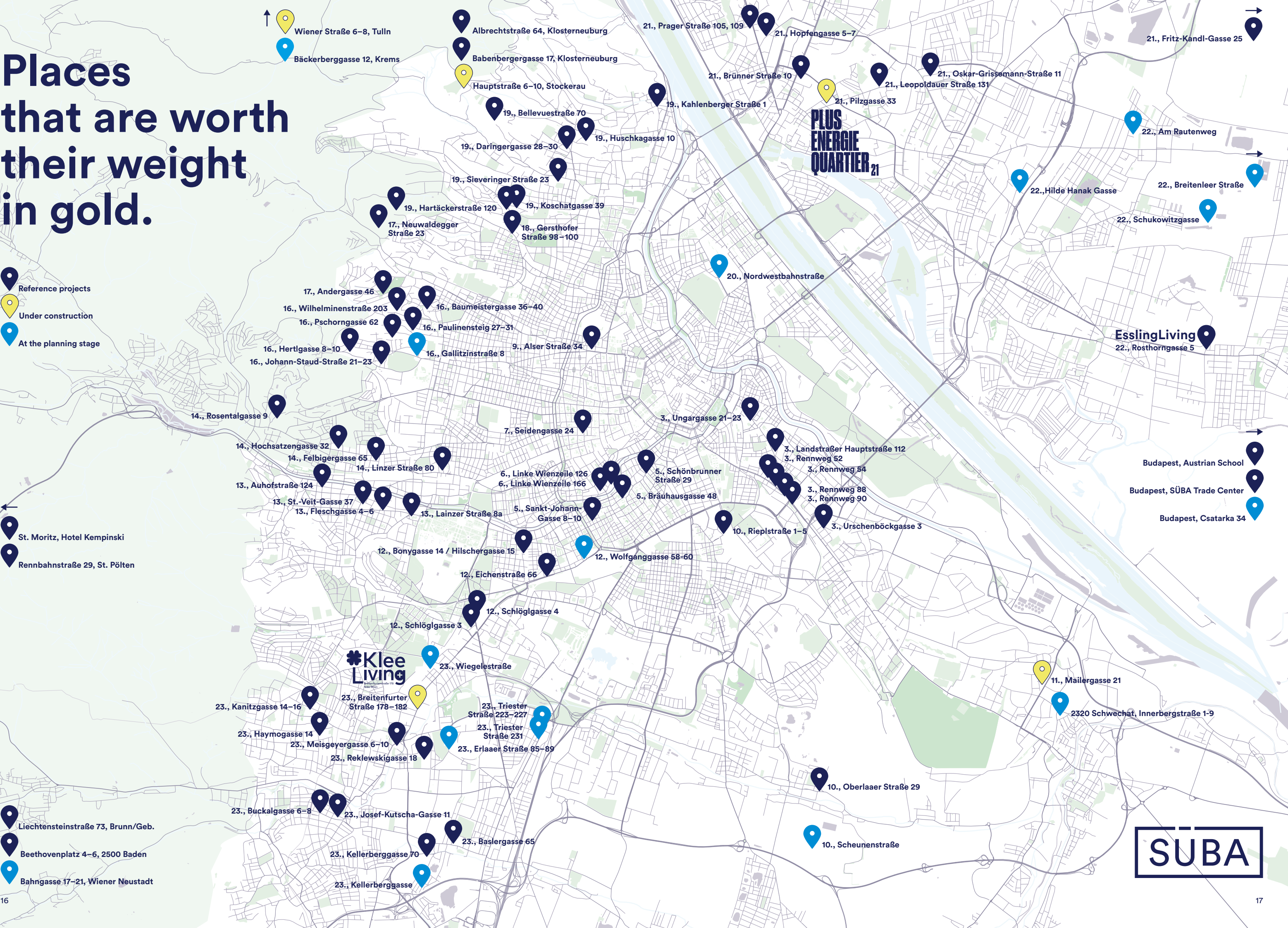
RUDOLF RIEDL, MRICS
Managing Director
rudolf.riedl@sueba.hu

Places that are worth their weight in gold.

- Reference projects
- Under construction
- At the planning stage

- St. Moritz, Hotel Kempinski
- Rennbahnstraße 29, St. Pölten

- Liechtensteinstraße 73, Brunn/Geb.
- Beethovenplatz 4–6, 2500 Baden
- Bahngasse 17–21, Wiener Neustadt



Experience with success

During the course of over 40 years and 300 projects we have been supplying the real estate market with living space, added value and a sense of well-being. We plan, develop and build projects that offer environmental awareness, an exceptional quality of living and enduring value to a wide range of individual clients and investment groups. These projects are particularly notable for their sustainability, location, optimal layouts, high constructional quality and timeless modern architecture.

Value for investors

2700 Wiener Neustadt - the sustainable urban quarter

Bahngasse 17-21, Lederergasse 33

An innovative urban quarter with a volume of over 200 million euros is being built in Wiener Neustadt. The project is setting the highest standards for quality and sustainability and will provide a powerful boost to the reinvigoration and the greening of the heart of the city.

A total of around 600 residential units with balconies, terraces or private gardens are being realised. Residential space will make up for 56 % of the total area of the building. The well-thought-out mix of apartments, which is designed to meet the needs of younger and older residents alike, ranges from micro-apartments to sheltered housing. Both rental and freehold apartments are on offer.

Alongside this diverse mix of apartments, a further key asset of the project is its wide range of teaching facilities. A special campus dedicated to musical education consisting of a kindergarten, a primary school, a new middle school and a music school with its own concert hall ensures that the project is particularly appealing to young families.

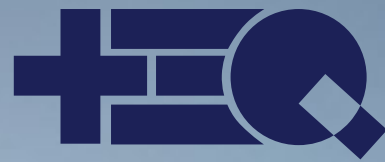
The new urban quarter is completed by a range of attractive shopping facilities, an extensive medical centre, small-scale restaurants and bars, inviting fitness areas and modern office space at ground-floor level.

- Photovoltaics (also facade)
- Component activation
- Heat pumps
- Geothermal energy
- Heat network
- E-mobility
- Energy store
- Green roofs
- Permeable surfaces

Project type	Investor / Rental and freehold apartments, commercial space
Size of project in m²	approx. 55,000
No. apartments	approx. 600
No. parking spaces	approx. 900
Projected completion	approx. 2025



PLUS ENERGIE QUARTIER 21



PlusEnergieQuartier21 1210 Vienna, Pilzgasse 33

Vienna's first plus-energy district is being realised at Pilzgasse 33, 1210 Vienna, in cooperation with Vienna City Council and as part of the research project "Zukunftsquartier 2.0".

The planned quarter contains around 28,500 m² of net usable space, which is equally shared between residential and commercial uses. Due to its highly-efficient building envelope, the current constructional and energy concept will result in an annual heating demand of just 15 kWh/m² NFA.

This is a landmark project in the area of climate-friendly building that not only provides living and commercial space that makes a positive contribution to climate protection, but will also reduce the pressure on the municipal energy supply network.

- Photovoltaics (also facade)
- Component activation
- Heat pump
- Geothermal energy
- Wind peak shaving
- Heat network
- E-mobility
- Energy store
- Green roofs
- Permeable surfaces

Project type	Investor/ Rental apartments, commercial space
Total size of project in m ²	approx. 28,500
Usable residential in m ²	approx. 14,600
Commercial / Office space in m ²	approx. 13,300
No. apartments	approx. 270
No. parking spaces	193
Projected completion	approx. 4 th quarter 2023

KleeLiving
1230 Wien, Breitenfurter Straße 178–182

- Photovoltaics
- Component activation
- Heat pumps
- Geothermal energy
- Wind peak shaving

Project type	Investor / Rental apartments
Size of project in m²	approx. 17,300
No. apartments	265
No. parking spaces	160
Projected completion	approx. 3 rd quarter of 2023



1110 Vienna
Mailergasse 21

- Photovoltaics
- Component activation
- Heat pumps
- Use of groundwater

Project type	Investor / Rental apartments
Size of project in m²	approx. 9,000
No. apartments	155
No. parking spaces	81
Projected completion	approx. 3 rd quarter of 2023



Looking to the future

With virtual reality, augmented reality and our own SÜBA AR app, we accompany you on a visit to tomorrow’s world.

For many years, plans, visualisations and models were the most suitable means of presenting real estate projects. Today, however, there are many more ways of giving clients a better impression of their dream home. Virtual 360-degree tours offer them the opportunity to view the sought-after apartment in much more detail.

VR glasses allow you to immerse yourself in a building and enjoy the feeling of being at the heart of things so that you can better understand and evaluate its spatial dimensions, fixtures and fittings as well as external areas such as balconies and green spaces.



Barbara Schett
SÜBA Brand Ambassador



Well-being for residents

Living, values, well-being –

are SÜBA's key ideals. And we attach particular importance to residential comfort, optimal plans and perfect locations. We build with foresight and focus on quality of living, because a good home is a prerequisite for a good life. At the same time, however, we must not lose sight of ecological matters: It's more important than ever to think about people and the environment simultaneously – which means that energy-efficient and resource-friendly building concepts are the new status quo.

LivingImFranks

3430 Tulln, Wiener Straße 6–8

A residential complex with a total of 83 attractive apartments and two commercial units is being built at Wiener Straße 6 – 8, 3430 Tulln. The apartments range in size from 2 to 4 rooms and 44 to 135 m² of usable residential space. Each apartment has an open space such as a loggia, a balcony, a terrace or a garden.

The energy supply to the complex is based on a system of geothermal heat pumps. Thanks to concrete core activation, the floor slabs will heat and cool the building in winter and summer respectively.

Type of project	Investment project, freehold apartments
Size of project in m²	approx. 5,700
No. apartments	83
No. commercial units	2
No. parking spaces	58
Projected completion	approx. 1 st quarter 2022

- Photovoltaics
- Component activation
- Heat pumps
- Gas-fired condensing boiler
- Geothermal energy



At the planning stage



LivingAmSteindl

3500 Krems Bäckerberggasse 12

Type of project	Freehold apartments
Size of project in m²	approx. 5,000
No. apartments	64
No. parking spaces	81
Projected completion	approx. 4 th quarter 2023

- Component activation
- Heat pumps
- Geothermal energy
- E-mobility
- Energy store

2000 Stockerau

Hauptstraße 8





Type of project	Investor / rental apartments
Size of project in m²	approx. 13,000
No. apartments	197
No. parking spaces	303
Projected completion	approx. 4 th quarter 2023

- Photovoltaics
- Component activation
- Heat pump
- Geothermal energy
- E-mobility
- District heating





1030 Vienna Urschenböckgasse 3

-  Photovoltaics
-  Geothermal heat pumps
-  Geothermal energy
-  E-mobility
-  Green roofs

Type of project	Investor / Rental apartments
Size of project in m²	approx. 7,900
No. apartments	121
No. parking spaces	188
Completion	2 nd quarter 2021



EsslingLiving 1220 Vienna, Rosthorngasse 5

-  Photovoltaics
-  Component activation
-  Heat pumps
-  Groundwater extraction well
-  E-mobility
-  Green roofs

Type of project	Investor / Rental apartments
Size of project in m²	approx. 5,000
No. apartments	82
No. parking spaces	46
Completion	2 nd quarter of 2021



1210 Vienna
Leopoldauer Straße 131

Type of project	Investor / Rental apartments
Size of project in m²	approx. 13,000
No. apartments	232
No. parking spaces	125
Completion	4 th quarter 2020



LeopoldauerLiving
1210 Vienna,
Oskar-Grissemann-Straße 11

Type of project	Investor / Rental apartments
Size of project in m²	approx. 3,300
No. apartments	41
No. parking spaces	28
Completion	1 st quarter 2019



1210 Vienna
Prager Straße 105, 109

Type of project	Investor / Rental apartments
Size of project in m²	approx. 16,700
No. apartments	252
No. parking spaces	144
Completion	4 th quarter 2018



KellerbergLiving

1230 Vienna, Kellerberggasse 70

Type of project	Freehold apartments
Size of project in m²	approx. 4,500
No. apartments	60
No. parking spaces	39
Completion	4 th quarter 2020



OberlaaerGarten, 1100 Vienna

Oberlaaer Straße 29, Untere Kaistraße 16

Type of project	Freehold apartments
Size of project in m²	approx. 2,600
No. apartments	35
No. parking spaces	37
Completion	3 rd quarter 2019



HaymoLiving

1230 Vienna, Haymogasse 14

Type of project	Freehold apartments
Size of project in m²	approx. 4,600
No. apartments	46
No. parking spaces	67
Completion	3 rd quarter 2015





Further references

Investor / Rental apartnents

Selection

			Size of project in m² (approx.)	Number of apartments
1030 Vienna	TrioLiving	Rennweg 52, Aspangstraße 27	7,000	114
1030 Vienna		Rennweg 88, Aspangstraße 61	3,100	58
1030 Vienna		Rennweg 90	2,700	39
1030 Vienna		Ungargasse 21–23	2,000	31
1050 Vienna		Sankt-Johann-Gasse 8–10	4,900	77
1210 Vienna		Fritz-Kandl-Gasse 25	3,300	48
1210 Vienna		Brünnerstraße 10	4,628	64
1230 Vienna	Das Kutscha	Josef-Kutscha-Gasse 11	1,600	25
1230 Vienna	Rivolo 23	Reklewskigasse 18, Podhorezkygasse 10	2,100	30
1230 Vienna		Baslergasse 6	4,652	73

Freehold apartments

			Size of project in m² (approx.)	Number of apartments
1120 Vienna	Providentia	Schlöglgasse 4	1,500	25
1120 Vienna	EICHE66	Eichenstraße 66	1,600	28
1140 Vienna	WestSideLiving	Linzer Straße 80	3,500	44
1140 Vienna	RosentalLiving	Rosentalgasse 9	1,900	27
1140 Vienna	Best in West	Hochsatzengasse 32	1,500	20
1140 Vienna	FelbiGo	Felbigergasse 65	1,600	20
1160 Vienna	Am Starchant	Johann-Staud-Straße 21–23	2,200	17
1160 Vienna	Monteverde	Hertlgasse 8–10	1,600	13
1170 Vienna	Vivaldi	Neuwaldegger Straße 23	4,000	25
1190 Vienna	KrottenbachDeluxe	Hartäckerstraße 120, Felix-Dahn-Straße 49	1,600	21
1230 Vienna	DueVille23	Kanitzgasse 14–16	2,500	22
1230 Vienna	Atzgersdörfli	Meisgeyergasse 6–10	2,100	24

Teamwork



HEINZ FLETZBERGER
Board of Directors
T +43 1 580 10
heinz.fletzberger@sueba.at



MANFRED WACHTLER
Board of Directors
T +43 1 580 10
manfred.wachtler@sueba.at



ARZU NOWAK
Executive Assistant
T +43 1 580 10-42
arzu.nowak@sueba.at



MARION PREISER
Executive Assistant
T +43 1 580 10-48
marion.preiser@sueba.at



JULIA KASPAR
Reception
T +43 1 580 10 - 11
julia.kaspar@sueba.at



MAG. CLAUDIA DESBALMES
Marketing and PR
T +43 1 580 10-22
claudia.desbalmes@sueba.at



MAG. ROSWITHA MCGEHEE
Apartment Sales
T +43 1 580 10-99
roswitha.mcgehee@sueba.at



SABINE KRÄFTNER
Apartment Sales
T +43 1 580 10-77
sabine.kraeftner@sueba.at



ING. ALEXANDER KIRSCHNER, MSC MRICS
Authorised Officer, Head of Property Acquisition and Asset Management
T +43 1 580 10-35
alexander.kirschner@sueba.at



PHILIPP ZINO KOBAN
Junior Project Manager, Property Acquisition and Asset Management
T +43 1 580 10-37
philipp.koban@sueba.at



MANUEL BURIANEK, BA
Project Manager, Property Acquisition and Asset Management
T +43 1 580 10-39
manuel.burianek@sueba.at



DI JOHANNES HATZL
Project Manager, Property Acquisition and Asset Management
T +43 1 580 10-36
johannes.hatzl@sueba.at



SABINE KADLCEK
Back Office Purchasing, Sales and Property Management
T +43 1 580 10-49
sabine.kadlcek@sueba.at



MAG. WOLFGANG ANDERT
Authorised Officer, Head of Finance and Accounting, Controlling
T +43 1 580 10-34
wolfgang.andert@sueba.at



POLINA PETRASH
Junior Controller
T +43 1 580 10-24
polina.petrash@sueba.at



MAG. ANJA GRAF
Head of Real Estate Finance
T +43 1 580 10-21
anja.graf@sueba.at



BETTINA FRÜHWALD
Legal and Accounting
T +43 1 580 10-17
bettina.fruehwald@sueba.at



MAGDALENA SPANNY
Finance and Accounting
T +43 1 580 10-23
magdalena.spanny@sueba.at



CLAUDIA SATTLER
Finance and Accounting
T +43 1 580 10-18
claudia.sattler@sueba.at



VIKTORIA MARX, MSC
Finance and Accounting
T +43 1 580 10-25
viktoria.marx@sueba.at



ING. MICHAEL EXENBERGER
Authorised Officer, Head of Technology, Planning and Project Management
T +43 1 580 10-15
michael.exenberger@sueba.at



ING. GEORG STEIRER, MA
Project Management,
Project Manager
T +43 1 580 10-45
georg.steirer@sueba.at



IRINA GSTETTNER, BSC
Project Management,
Junior Project Manager
T +43 1 580 10-47
irina.gstettner@sueba.at



DI FRANK GELLRICH
Project Management,
Project Manager
T +43 1 580 10-16
frank.gellrich@sueba.at



DI THOMAS MAGDOIN
Project Management,
Project Manager
T +43 1 580 10-33
thomas.magdoin@sueba.at



BMSTR. PETER GAMPERL
Project Management,
Project Manager
T +43 1 580 10-31
peter.gamperl@sueba.at



DI SANDRA RUSAK
Project Management,
Junior Project Manager
T +43 1 580 10-51
sandra.rusak@sueba.at



ING. PAUL HOFER
Warranty Management
and Site Supervision
T +43 1 580 10-32
gwl@sueba.at

**Only those
who think socially,
environmentally and
economically can
build sustainably.**

SÜBA AG
Wipplingerstraße 35, 1010 Vienna

T +43 1 580 10
F +43 1 580 10 60

verkauf@sueba.at
www.sueba.at



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