

baumhouse 



Construction of baumhouse 002 as part of an impact portfolio of residential rental properties by constructing single-storey buildings in a modular timber construction to create affordable, sustainable living space without additional land sealing.

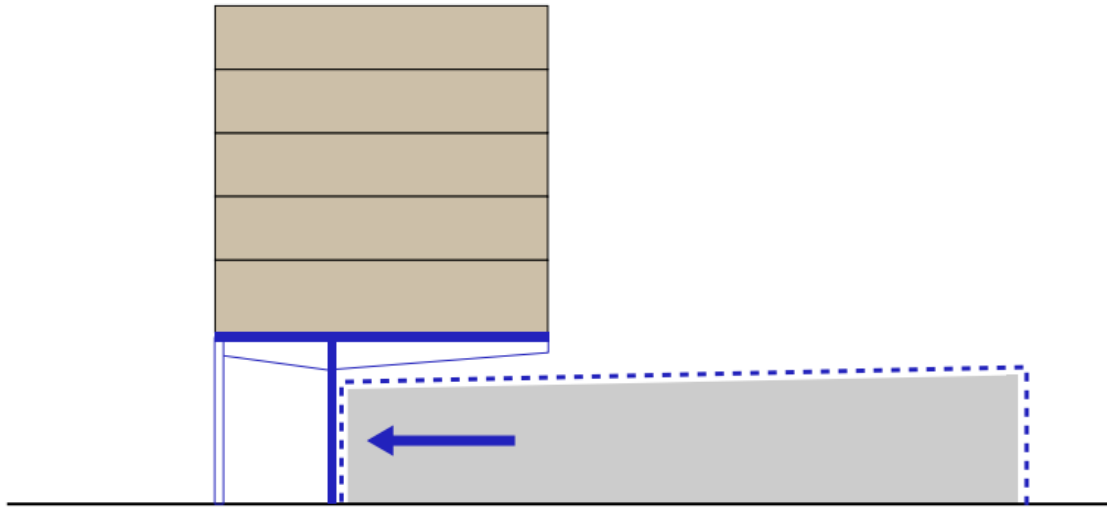
**We create affordable, sustainable spaces through modular superstructures of single-storey buildings in timber construction to reduce CO2 emissions without sealing new land**

(Company) rental flats, assisted living, commercial uses, hotels, student accommodation, public facilities and co-working spaces form the **flexible mix of uses**

before



Example: baumhouse in Vienna, approx. 100 apartments



> The superstructure is set back



> Overbuilding (= without sealing new land) of single-storey buildings with up to 5 additional storeys:

> modular timber construction for climate-neutral projects from sustainably managed forests (modular timber construction binds 0.5 tonnes of CO<sub>2</sub>/m<sup>2</sup> of usable living space!)

> Advantages of this construction method:

> the construction period is only around 8 months with few or no operational restrictions

> large-scale pre-production is possible

> no further sealing of land



> affordable & sustainable living spaces

common area concept

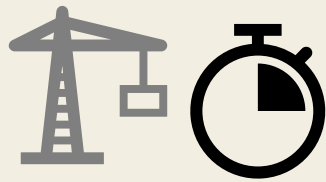


baumhouse



## 1. Asset Impact

modular CO<sub>2</sub>-neutral  
timber construction



short construction  
time (approx. 8 month)

## 2. Investores Impact

increases fair value



## 3. Impact Intentionality



affordable rent &  
low energy costs



Construction of the superstructure  
during operations („no touch“)

## 4. Monitoring of Impact Management



EU-Taxonomy  
compliant



**Current challenges** in the property industry are **high CO2 emissions** (concrete, requirement for certificates from 2027), land consumption (at the same time as limiting **land sealing** for new residential, parking and retail projects), **low affordability** (interest, construction costs) and high fossil energy costs.

**Solution - vertical densification:** 'baumhouse', founded by Dietmar Reindl (ex-COO Immofinanz), offers **solutions that allow different types of use** thanks to an innovative, standardised superstructure concept. The product is **highly standardised** and a sample property is located on Wienerberg.

**baumhouse addresses the needs** of (1) **retail** (Billa/REWE, Hornbach,...), (2) **property owners** and (3) **residential tenants**: For the existing property owners, this results in additional income in an **EU Taxonomy-compliant concept** and through CO2 compensation. For retailers, additional customers on site after a short construction period and efficient car park usage (frequency analyses carried out). For the residential tenants, the focus is on affordable living space with sustainable energy supply through PV and geothermal energy.

**A well-established, operational core team** is working with **several architectural firms** and **modular timber specialists** on realizing the pipeline in Austria (Vienna and rural areas) and Germany.

**Actual pipeline:** Wr. Neustadt (172 flats), Vienna (130 apartments), others at an advanced stage of negotiation. Investment volume of around EUR 500 million planned over the next five years, with equity requirement of around EUR 150 million.

**Investment opportunity:** Construction of the properties (PropCos) with an investment period of approx. 7-10 years. Portfolio exit opportunity



**Mag. Dietmar Reindl**  
**Founder**  
 International C-level real estate manager with a broad development, asset management and branding track record



**Mag. Harald Hübl**  
**Investor Relations**  
 International finance and investment expert

## Architecture



## Statics, wood technology, engineering



**WOSCHITZGROUP**  
 WE ADD STABILITY TO VISION.

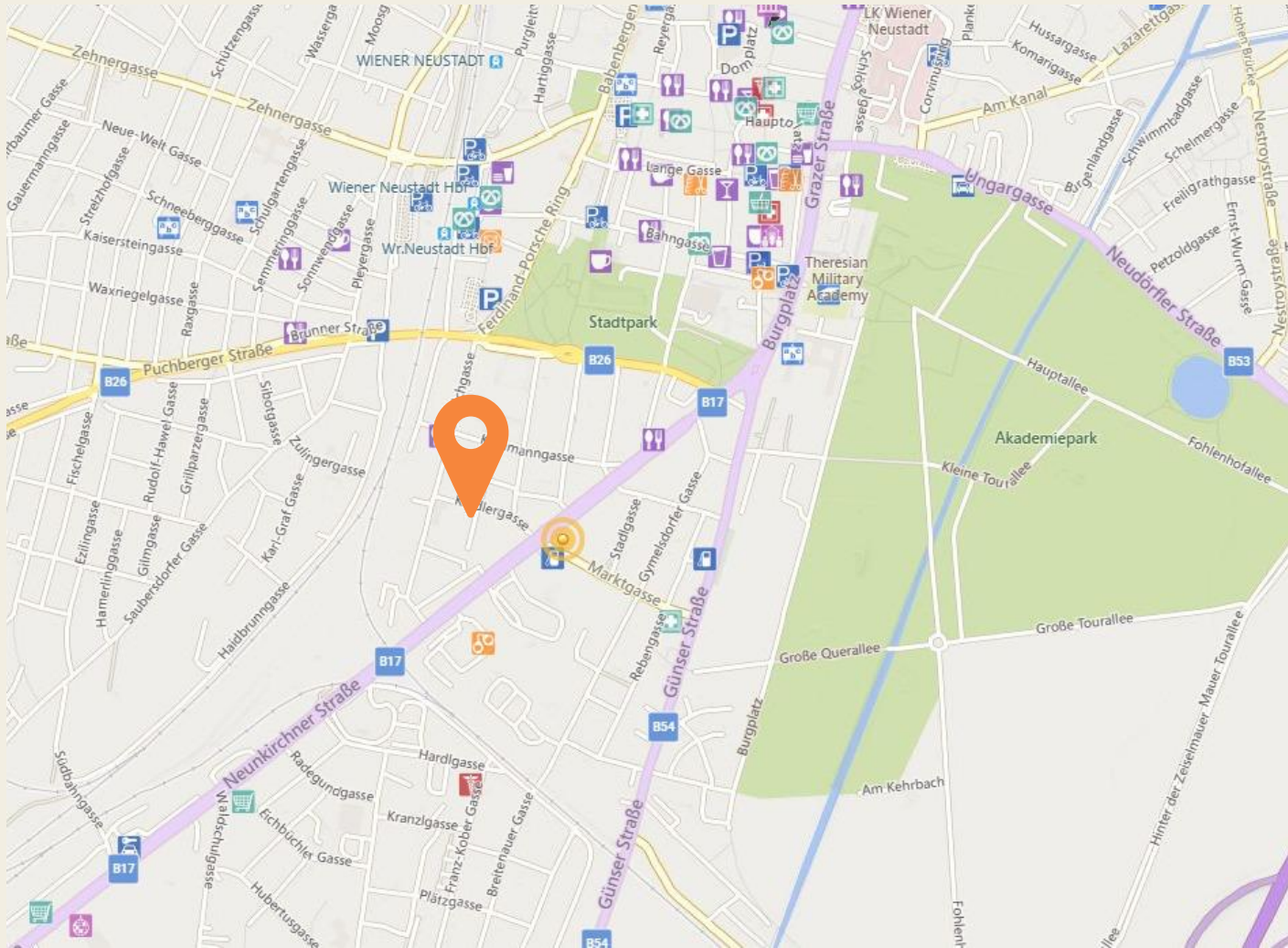
## Project management / technology





- > 1 playground (on the roof)
- > 2 mobility hub
- > 3 urban gardening (on the roof)
- > 4 tree planting
- > 5 market car parking („green car parks“)
- > 6 residential car park

Presentation baumhouse 002 Marktgasse 2, Wiener Neustadt, 3-4 storeys, 172 apartments (30-70m<sup>2</sup>), 126 parking spaces



## Accessibility



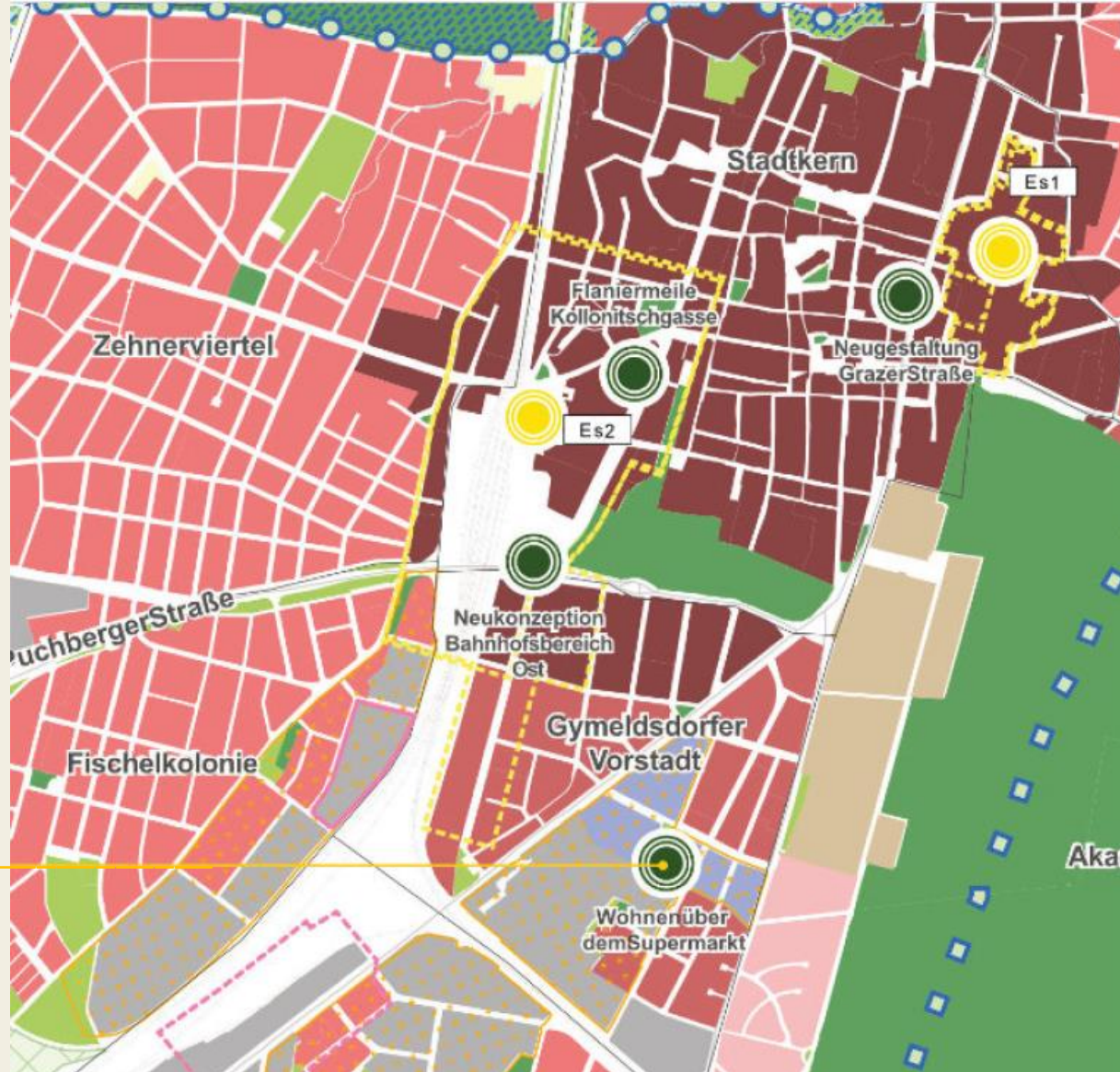
A2, B17, B26



Bus 2A, 2B, 11



Central Station  
Wiener Neustadt  
(approx. 30 minutes to  
Vienna main station)



Extract from:  
Urban development  
programme  
Wiener Neustadt 2030+

„Living above the supermarket“



b.house gmbh  
(FN 594358g),  
GF D. Reindl



Development, project management  
construction and letting/operation  
(DevCo, OpCo), co-investor

## INVESTOR

Individual holding companies / PropCos



002



003



004



DMA ... Development Management Agreement,  
AM ... Asset Management Agreement mit b.house  
Building lease, rental agreements, energy supply Long-term  
operator contract

## Investment baumhouse 002

### Structure

- Investment in the respective holding company (building rights holder); GmbH / or GmbH & Co KG
- TIC EUR 27 million (002)
- **Equity requirement**
  - 25% of the GIK

### Percentages

- 90% Investor
- 10% Sweat Equity share of b.house gmbh, Co-Investment

### Leverage target

- approx. 75% Loan To Cost, Development Loan 3 yrs. plus 7 yrs. Investment Loan. Finalisation with Erste Bank or Unicredit

### Portfolio Exit

- after approx. 7-10 years sale of an impact investment residential property portfolio with certifications

## Key Facts baumhouse 002

- Marktgasse 2, **Wr. Neustadt**, Niederösterreich
- FMZ development – with 172 apartments and 126 parking spaces
- rentable area **approx. 8.432 m<sup>2</sup>**
- **Ø NOI** EUR 1.74 million (rent **Ø EUR 10,4/m<sup>2</sup> affordable**, Ø EUR 16/m<sup>2</sup> commercial (50:50), fully let 2026)
- TIC EUR 27m.; dev. yield **Ø 6,1%** (NOI/GIK)
- **TIC before start of construction: approx. EUR 1.8 million** from autumn 2024

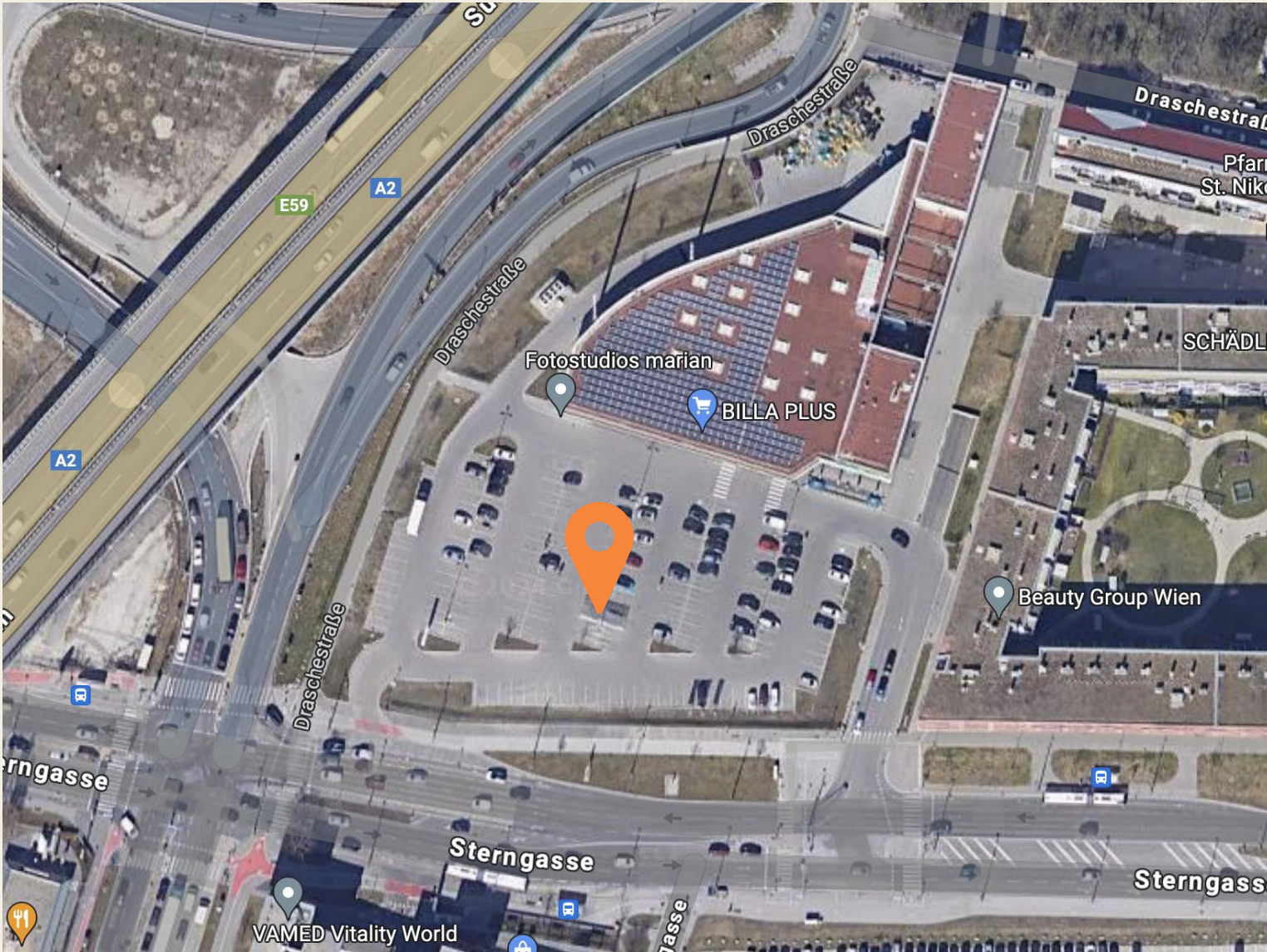
## Schedule

- Status: Planning permission **secured**, draft planning
- Rededication not required
- Development plan amendment for building height in coordination with the municipality by Q3/25
- **Start of construction: 2026**
- Completion: Q4/2026





Presentation baumhouse 003 Sterngasse 6, Vienna 23. 5 storeys, 130 flats (30-70 m<sup>2</sup>), 65 parking spaces



## Access



A2



Bus 66A, 67A, 16A (15 min to U6)



Badner Bahn  
(12 min by walk)

## Key Facts baumhouse 003

- Sterngasse 6, 1230 Vienna
- Superstructure Billa – 130 apartments and 65 parking spaces
- rentable area **approx. 9.264 m<sup>2</sup>**
- **NOI** EUR 1.55 million (rent **Ø EUR 10,75/m<sup>2</sup> affordable**, Ø EUR 17,5/m<sup>2</sup> commercial (55:45) ; fully let 2027)
- TIC EUR 26.3 million; foreign exchange yield 5.9% (1.55/26.3)
- **TIC before start of construction: approx. EUR 2.1 million** from autumn 2024

## Schedule

- Status: leasehold contract (land) **secured**, design planning
- Rezoning City of Vienna: Started
- **Start of construction: Q3/2026**
- Completion: Q1/2027

# Impact Investment

Affordable housing that takes **ecological, social and economic** aspects into account.

The key aspects are:

- > Resource efficiency
- > No land sealing
- > Energy efficiency and renewable energies
- > Affordable (20% below market rent) housing through standardisation and scaling
- > Strong returns
- > Financing and subsidies
- > No further CO2 emissions
- > Longevity and maintenance
- > Education and awareness
- > Social integration



## Contact Location Vienna

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[www.baumhouse.at](http://www.baumhouse.at)



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