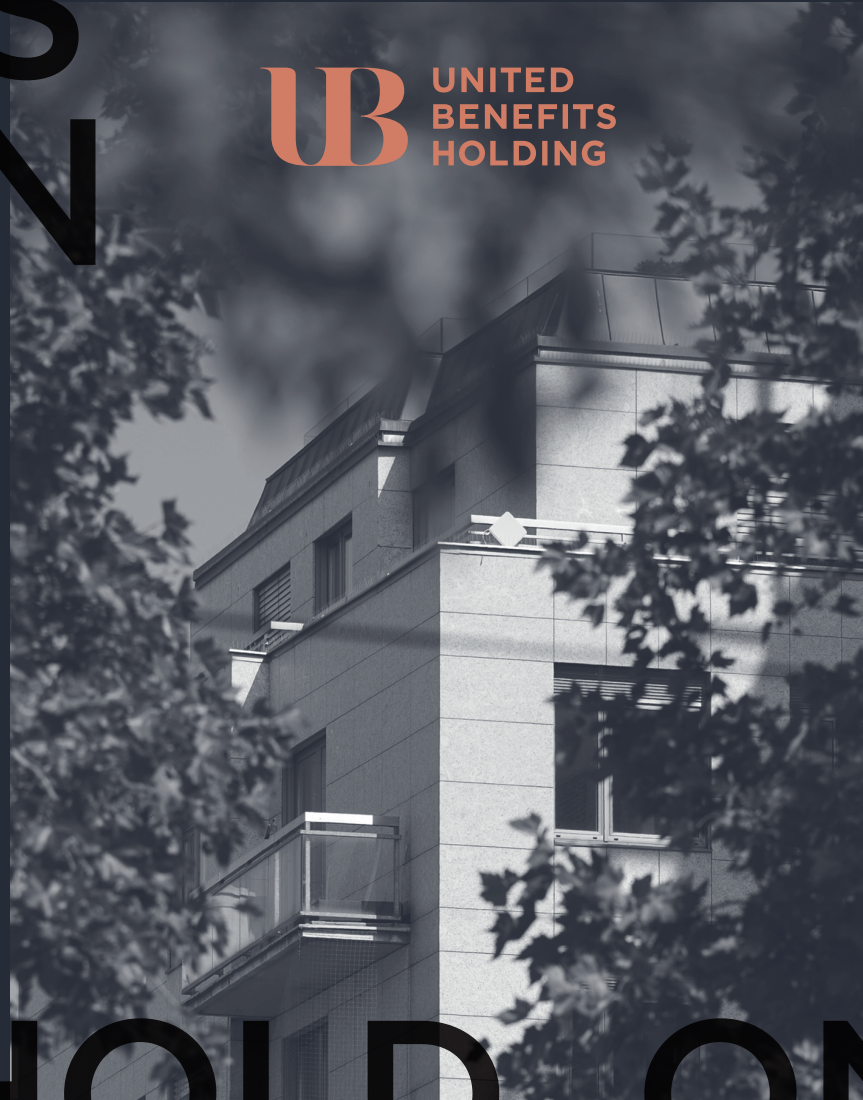


SUSTAINABILITY
DOES
MEAN



TO HOLD ON TO
THE PRESENT

Better than having experience:
Passing it on.

United Benefits Holding GmbH was founded in 2020 by Franz Kollitsch and Erwin Krause. By that time, they have been developing real estate projects together for 20 years – so why taking this step? Because not only buildings need a proper roof but also companies.

In order to bundle any service regarding real estates and offer clients an extensive know-how at a one-stop-shop, a common umbrella brand was established – the United Benefits Holding. Under the leadership of CEO Michael Klement, a dynamic Holding Team is targeting a mutual strategy, mutual ESG guidelines, common objectives for the subsidiaries and any business areas of the entire company.

The result: the Holding is the perfect partner of clients along side the entire value chain of a property, can offer holistic, smart concepts and creates sustainable real estate projects.

Since everybody is talking about sustainability without really getting the essence of it, we will happily explain on the following pages why WE are serious about it.

Anyways, sustainability doesn't mean to stick to a status quo forever and always. For us, it means to see the big picture and sparing no effort to improve our surroundings with our activities – not only regarding the real estate sector.

SUSTAINABILITY DOES MEAN

NOT

A PROJECT OF
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TO HOLD ON TO THE PRESENT



THE COMPANY

United Benefits Holding is a real estate developer, investor and operator. Thereby we shape more than just the urban image. We influence society, environment and our future.

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06	Who we are
08	United Benefits Holding
10	Subsidiaries
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14	Vision
15	ESG

THE



MICHAEL KLEMENT
(CEO & PARTNER)

Franz Kollitsch and Erwin Krause are real estate developers and investors of the second and third generation and have successfully been in this industry for decades. With the foundation of United Benefits Holding, they combine the success stories of their family offices and the best of both worlds. Erwin Krause contributes his enormous know-how as investor – an expertise that he has grown since his beginnings in the family office. Franz Kollitsch is not only real estate developer but also a master in construction and technique. Besides their very different backgrounds with various specialisations, many overlaps evolve that are also important for the future

and performance of the United Benefits Holding. Trustworthiness and loyalty are an absolute necessity for both. Moreover, both gentlemen stand for unconditional integrity. The red thread in both of their biography: the will for continuous development. Their broad network strengthens the Holding in regards to acquisition, transaction and operation of real estate projects. Proving the success of the duo Kollitsch-Krause with various collaborative projects in the past, a joint service provider was founded to deepen the alliance. 2016 they started INVESTER United Benefits (real estate development) and got Michael Klement as mastermind on board. Soon after,

CEO

WEALTHCORE (investment management) was founded and EKAZENT (asset management) was acquired to provide to the entire array of real estate services. In 2020 those three companies were finally bundled under one roof. The ensure the history does not end at this point, the responsibility has been handed over to the next generation preparing for new paths. Michael Klement is a person that advocates similar approaches and feels obliged to the same values. Together with his team he is continuing what has started with the founders. A company that is a focused, sustainable force with a sincere strategy, coherent objectives and mutual ESG guidelines.

FOUNDERS



FRANZ A. KOLLITSCH
(FOUNDER & PARTNER)



ERWIN KRAUSE
(FOUNDER & PARTNER)

UNITED BENEFITS HOLDING

FOR MORE, VISIT
UB-HOLDING.COM

United Benefits Holding offers a holistic concept alongside the entire value chain of a real estate.



UNITED BENEFITS HOLDING

Together with our subsidiaries Investor, Ekazent and Wealthcore we initiate, develop, realise and manage real estate investments in the DACH-region.

Benefiting from this extensive business area, we can offer the whole package to our customer and apply our know-how across all fields. Bundling the forces not only saves time but results in prime outcomes.

Regarding sustainability we particularly profit from our holistic approach and broad inhouse knowledge. We accompany investors along the life cycle of their property on long-term. Our common objective: reliable and sustainable added value.

Besides strategic stipulation, steering and implementing the ESG guidelines, the Holding team also cares about other central topics

personally. Amongst others, including acquisition and transaction.

United Benefits Holding is therefore your qualified partner with sure instinct. We acknowledge profitable chances with a thorough development and accretion potential. We are in continuous contact with our investors, anticipate their needs and also support their strategic planning with our longstanding experience. We are reliable, competent, unconditionally loyal, professional and effective. With passion, stamina and dynamics we create continuous growth and sustainable investments.

- ADVANTAGES
- Absolute Transparency
 - Security
 - Independence
 - Individuality
 - Extensive Industry Network
 - Early Identification of Trends
 - Rapid, flexible Reactions
 - Rentability
 - Customer Proximity
 - Transparent Information
 - Quick Decisions



An independent real estate developer in the central European region – has a widely spread expertise and manages all development projects from the beginning to completion.

INVESTER

We develop properties to manage them. Sounds obvious but this simple sentence reveals a true confession: We are not running for the quick profit but rather take long-term responsibility. This is our understanding of sustainability. Our huge network of planners, consultants, executing companies and other professionals is involved from the very beginning of a project. We also invite the prospective customers to participate in the process. A highly specialised team is steering the projects and plans proactively, resulting in buildings that are both, space and cost efficient – and a sustainable investment.



Strategic consultancy and active real estate asset management across all investment phases. Leasing and center management is also part of our service portfolio.

EKAZENT

As owner representatives we coordinate all interfaces between investors, users and service providers. Highly specialised teams for the asset classes residential, retail and hotel ensure the smooth operation of your property and optimise where necessary. And – you may know what to come – our focus is sustainability, doubtlessly. We are experts in seeing the big picture which is supported by our know-how in the development and investment management. With this approach we continuously save you CO₂, reduce costs and secure long-term yields. Our inhouse leasing management knows every property personally and competently advises our prospects for renting and buying apartments.

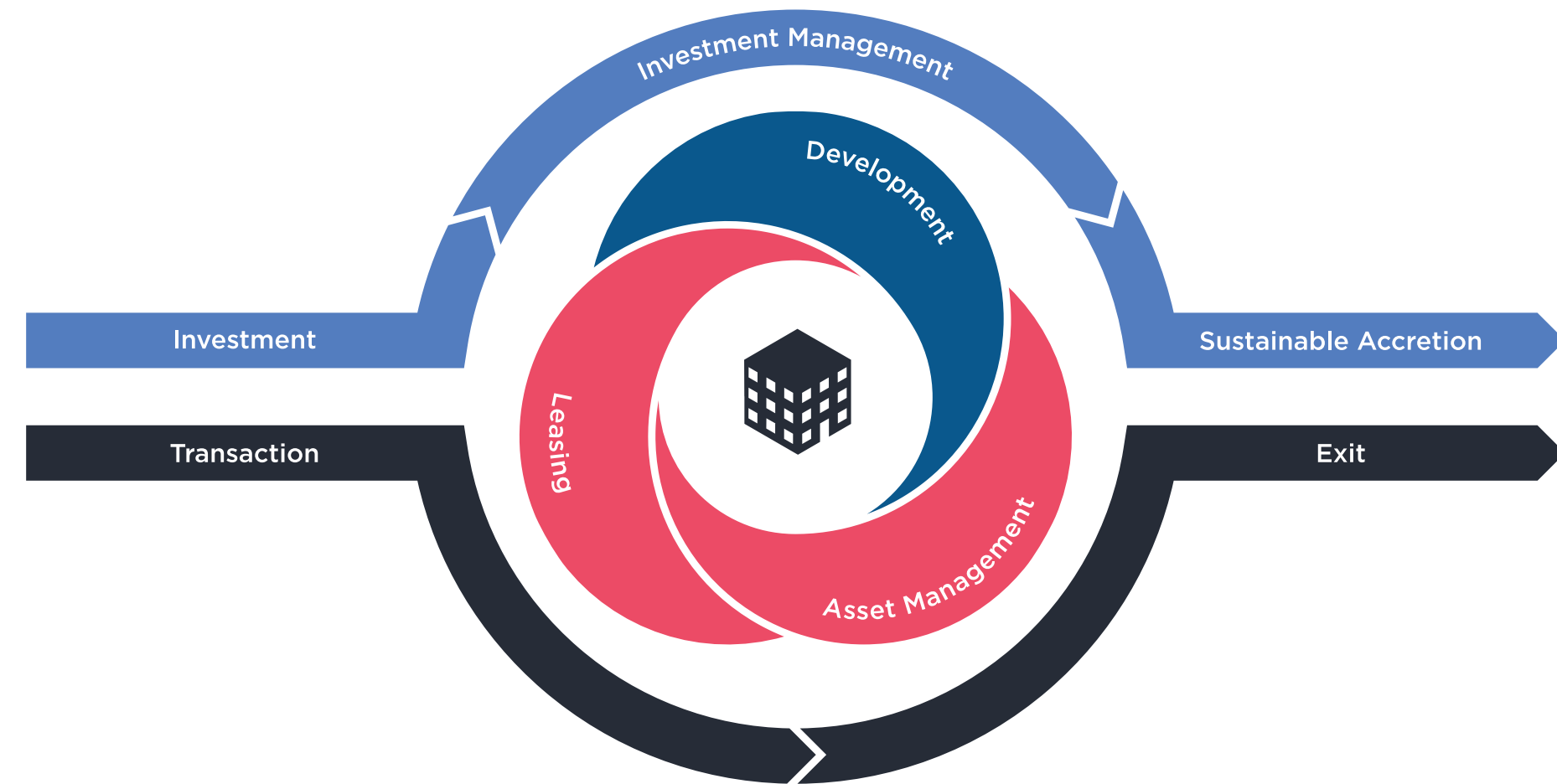


Demand-based initiates and structures portfolios of stock properties for institutional investors, targeting the creation of sustainably profitable, individual investment solutions.

WEALTHCORE

WEALTHCORE, with its major experience in funds and shareholding structures, is the ideal partner for future-orientated, institutional investors. We realise tailored real estate solutions across all asset classes and have a sharp focus on sustainability in our acquisitions, project developments and asset management. Our actions not only actively contribute to reaching the Paris Climate Goals but also resulted in our role of being a leading initiator of Art. 9 Fonds – the greenest funds in the market.

Where we apply our know-how: along the entire life cycle of a property.



Due to the close collaboration of the various entities, we are always one step ahead and fulfil all requirements of sustainable value adds.

ONE OF OUR MOST IMPORTANT STAKEHOLDERS :

We want to construct and invest sustainably. And sometimes this means, not to construct. Or to not earn the maximum return. How can a real estate company say so? Well, sometimes it is smarter in the long term to opt for the existing, instead of building up everything new. And that's the reason why we have set up the Holding this broadly based. To manage a property along the complete life cycle and therefore take holistic decisions. Everybody is profiting: our investors, the environment and society.

SOCIETY

With initiating, developing and managing real estate investments we influence our environment and our society on a daily basis. We take this responsibility with honour and much respect. Our goal always is a reliable and sustainable value add. To avoid this being empty phrases we have formulated our internal ESG guidelines that are regularly examined on their effectiveness and are, if necessary, adapted.

In our understanding it is explicitly important that sustainability is not only referring to the environment. ESG guidelines address three very significant fields that are considered likewise in our business.

Environmental



The protection of our environment is not an idle word in the UB Holding – it's a clearly defined, strategic objective in our projects. We demand an efficient use of resources and minimise emissions. We are well aware that the UB Holding, as real estate developer, investor and operator, has a significant influence on the environment. With a constant reduce of CO2 emissions we are on the right way to climate neutrality.

Social



Our actions effects society. Sustainable economizing therefore also includes a company's social responsibility. The physical and mental health of our employees is explicitly focused on. But we do not only want to be an attractive employer but also attach value to society with smart real estate projects and social floor plans.

Governance



Responsible management to us means a transparent and future-orientated doing. We set measurements for the prevention of bribery, corruption and fraud and exclude any business activity in context with weapons, nuclear power or gambling.



OUR REFERENCES

Sustainability is not a buzzword. It's an order. At each project we ponder our actions in accordance with our ESG guidelines. Only then, our assignment is considered a success. Which challenges we have accepted and why are explicitly proud of these, we share on the following pages.

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It was an exceptional challenge breathing new life into the third biggest Hilton Hotel in Europe – Hilton Vienna Park. A classic example of how old stock can elegantly be converted in novel value.

Hilton Vienna Park

Am Stadtpark 1
1030 Vienna



- HIGHLIGHTS
- 47.000m² Hotel
 - 4.500m² Garage
 - 1.000m² Retail
 - 650m² Office
 - +200 Events per Year

NOVEL FROM OLD STOCKS

After about two years of construction period the 50.000m² compromising Hilton Vienna Park was completed and handed over to Hilton International. Main tasks included the extension and refurbishment of the hotel, letting INVESTER open a new chapter in the success story of Hilton Vienna Park. In the course of this project 78 new rooms were created. The renowned London Design Office Goddard Littlefair was responsible for the interior design.



SCOPE OF PERFORMANCE	
2016	Aquisition and transaction: UB Holding
2016 – present	Asset Management and Leasing: Ekazent
2018 – 2020	Development: Investor
2019	Fundraising and transaction: UB Holding and Wealthcore
2019 – present	Investment Management: Wealthcore
2019 – present	Asset Management: Ekazent





The new hotel provides now a total of 660 rooms and suites on 15 floors as well as a modern Executive Lounge including a terrasse with a view to St. Stephan's Cathedral. Besides the spaciouly designed lobby and reception area, the hotel also offers a gym plus spa area. Supported by 20 meeting rooms, the two large ball rooms are the heart of the conference and event center which is fully equipped with state-of-the-art technique. Its facilities and urban location proof Hilton Vienna Park being Europe's biggest city conference hotel.

European Property Award: the international expert jury honoured the project Hilton Vienna Park of INVESTER United Benefits in the category of Commercial Renovation/Redevelopment. Assessment criteria have been facilities, location, architecture, sustainability & innovation as well as accompanying marketing.



The central location of Hilton Vienna Park classifies it as the perfect congress hotel. The CAT (city-airport-train) transports congress participants fast and environmentally friendly directly to the Hilton. By the means of two metro lines at disposal in the direct surrounding, moving within the city happens without any traffic jam or pollution. Many of the beautiful and famous Viennese sightseeing spots are located within walking distance.



Space for 1.200 guests

After only two years of construction in the middle of a pandemic with supply bottlenecks, INVESTER United Benefits could nevertheless hand over the first Austrian prizeotel, designed by Karim Rashid, to the operator. According to the corporate policy of the parent company United Benefits Holding, the compliance with highest ESG standards was a focus. The property closed the last empty site of the urban development area Vienna Central Station and was awarded the “klimaaktiv” Gold Certificate.

prizeotel Vienna City

Karl-Popper-Straße 7
1100 Vienna



WHERE DESIGN
AND CLIMATE
PROTECTION MEET

Exceptional design of star designer Karim Rashid meets
highest energy claims – directly at Vienna Central Station.



SCOPE OF PERFORMANCE
2017 Acquisition and transaction:
UB Holding
2020 – 2022 Development: Investor
2022 – present Asset Management: Ekazent

Behind the historic, listed façade state-of-the-art architecture created an oasis in the middle of the vibrant city of Vienna. It shall provide the residents as well as the commercial tenants a place for wellbeing and unfolding oneself.

Wohngarten

Geiselbergstraße 28
1110 Vienna



A GARDEN PERFECT FOR LIVING

700 apartments



SCOPE OF PERFORMANCE

2018	Acquisition and purchase: UB Holding
2019 – 2021	Development: Investor
2020	Transaction: UB Holding
2021 – 2022	Leasing: Ekazent



The preservation of the brick wall, that gives the object an exceptional flair, during the construction phase proofs that Old can exist alongside the New, maintaining memories of past times and the initial character of the city.

Following sustainability lines, the new building and spacious greens did make sense. It facilitated the creation of a little recreation area as antithesis to the hectic city life and is also an effective mean against heat islands in the city.

Individual, idyllic and yet social – that was the goal of this project. With the new green oasis in the district of Simmering a special eye was kept on the combination of social aspects and environmental protection. Efficient floor plans with functional equipment, green fields and the metro line U3 being in walking distance of only 5 minutes provide the perfect living comfort and ease the release of a car.



HIGHLIGHTS

- 33.500m² living
- Open space at each unit
- Well-thought, flexible floor plans
- 3.500m² green courtyard including a playground
- 2.000m² Retail
- 300 underground parking spaces

We are in the middle of a significant social change. The demands of Gen Z and Y are different to those of the previous generations. Owning items is getting less important in the digital era. The strict separation of work and private life increasingly blurs. The city is growing but nonetheless we long for an intact, green world. Modern living space must therefore be created for very complex requirements – and still easing live to a maximum.

Lavater 2

Lavaterstraße 2
1220 Vienna



THE ANSWER
TO A NEW
LIFESTYLE

Lavater2 aims to exactly mirror this new lifestyle with smart building concepts. Intelligent floor plans facilitate the combination of work and private live while open spaces create recreation and support the microclimate.

Due to the link to metro line U2 the whole city is lying to your feet – while living at the outskirts. A top combination of all comforts especially for young people.

- HIGHLIGHTS
- 12.000 m² living area
 - 250 privately financed rental apartments
 - 3.700 m² local supply on the ground floor
 - underground garage with 128 parking spaces
 - protected green courtyard



Directly at
metro line
U2 station

SCOPE OF PERFORMANCE	
2016	Transaction: UB Holding
2017 – 2022	Development: Investor
2022	Leasing and Asset Management: Ekazent
2022	Transaction: UB Holding

NEW STANDARD FOR THE FUTURE:

For 2 years the strategy of UB Holding has been tied to sustainability. Therefore, our upcoming projects will fulfil even higher standards and are developed according to strict ESG guidelines so to protect environment and society. New buildings are planned as energy-self-sufficient as possible, conversions and refurbishments are precisely analysed and optimised according to all aspects of sustainability.

US

Michael Klement

“We are proud that our high-quality, sustainable planning not only generates certified building objects but, first and foremost, creates sustainable living space and contributes to CO₂-neutrality.”



CEO United Benefits Holding

At Groß-Enzersdorfer Street 60-62 in the 22nd district INVESTER United Benefits creates sustainable living space with environmentally friendly innovations. More than 150 privately financed apartments are being built. With an almost CO₂ neutral supply of heat and cooling the project is setting an ecological milestone concerning construction and energy technologies. For the fulfilment of highest sustainability criteria, the project is awarded an ÖGNI Gold Certification.

GROSS60

Groß-Enzersdorfer Straße 60
1220 Vienna



SEE
BIG
PICTURE

THE



SCOPE OF PERFORMANCE
2021 Transaction: UB Holding
2021 - 2023 Development: Investor
2023 Leasing and Asset Management: Ekazent

Energy-self-sufficient building



HIGHLIGHTS
• 9.000m² Residential area
• 8 electricity charging stations
• spacious green areas and playgrounds
• open spaces at each unit
• smart floor plans
• home office combs
• ÖGNI Gold Certificate

Until the end of 2023 the residential building planned by Riepl Kaufmann Bammer Architects is raised and shall environmentally friendly be operated by geothermic via a brine-water-heat pump. We as a real estate developer contribute with this building to an urban, decarbonised, climate neutral future since the plant shall be powered by renewable energies. The design of the floor plans and exterior spaces are crucial when considering the social sustainability as this project does.

RUSI

Rudolf-Simon Gasse 3-5
1110 Vienna

LET THE FUTURE COME



SCOPE OF PERFORMANCE
2021 Transaction: UB Holding
2021 – 2023 Development: Investor
from 2023 Leasing and Asset
Management: Ekazent

The focus on sustainability not only shows off in the construction but also in the future daily life of the residents. For charging electric cars, 2 parking spaces with direct measurement including a wall box are considered. A further extension of e-mobility is easily possible, since 16 more parking spaces are prepared for e-charging. For the charging of e-bikes, each cellar compartment is providing 2 dedicated sockets.



Smart floor plans

- HIGHLIGHTS
- 3.000m² Residential Area
 - Almost self-sufficient building via geothermic and photovoltaics
 - E-charging-station in the underground garage
 - Open spaces at each unit and spacious outdoor communal areas
 - Smart floor plans
 - ÖGNI Gold Certificate in prospect

This new project is fully determined to the requirements of tomorrow. Geothermic and photovoltaic make it almost self-sufficient. But not only the ecological progress is proved. Living and working are blurring. Thinking outside the box, the ground floor is offering smart amenities, giving especially start ups and individual companies combining both - work and private. Bicycle storage rooms, hardly accessible in the basement have disused. They rather move directly towards the apartments. Roof gardens and seating areas in the green offer recreation for everybody.

DON37

Donaustadtstraße 37
1220 Vienna



SOAK THE SUN(ENERGY) UP

SCOPE OF PERFORMANCE
2021 Transaction: UB Holding
2021 - 2023 Development: Investor
from 2023 Leasing and Asset
Management: Ekazent

Highly efficient component activation, urban gardening, e-mobility concepts, green energy, playgrounds and youth areas - everything is thought of.



- HIGHLIGHTS
- 251 apartments and 4 commercial units
 - Almost self-sufficient building via geothermic and photovoltaics
 - Own e-mobility concept for electric vehicles with e-charging station in the underground parking
 - Open spaces at each unit
 - Local supply on the ground floor
 - Extensive facade greening
 - Spacious communal areas and playground
 - Smart floor plans
 - ÖGNI Gold Certificate in prospect

The existing substance of precious post-war architecture shall be preserved as far as possible while simultaneously comply with the ecologic state of the art. Alternative energy systems, heat and cooling via component activation, façade renovation, heat recovery and much more are part of the ambitious schedule. Also the social aspect is considered, creating opportunities for gatherings and providing a supermarket for the daily errands. The existing hotel will be transformed into an office area and 4 exclusive apartments that are designed with spacious open spaces.

Ekazent Hietzing

Hietzinger Hauptstraße 22
1130 Vienna



IMPERIAL SHOPPING

SCOPE OF PERFORMANCE
1964 – present Asset and Centermanagement
inkl. Leasing: Ekazent
2018 Transaction: UB Holding
2022 – 2024 Development: Investor

- HIGHLIGHTS
- First shopping center in Austria
 - Directly at a U4 metro line station
 - In the historic village centre
 - 11.300 m² Retail space
 - Refurbishment & optimisation in accordance with ecological and social sustainability



Preserving the precious

