



**PRESS INFORMATION** (Vienna, March 8th, 2011)

## **S+B Gruppe AG: Top investments in CEE at MIPIM 2011**

*The Austria-based S+B Gruppe AG - private project developer of real estate projects in Vienna, Prague, Bucharest and Warsaw - celebrates 25 years of existence this year. Since its establishment some 850,000 sqm of useable surface worth more than 2.5 billion Euros have been successfully developed. Last year alone, about 27,000 sqm of office space have been leased in buildings owned by the company. Between March 8-11, the S+B Gruppe is delighted to present its top investments of international format at the biggest European real estate fair, the MIPIM in Cannes.*

### **S+B convinces on the Viennese office market with a renting performance of 27,000 sqm**

Last year S+B Gruppe has been able to convince in every respect and looks back to a stable year 2010 with a renting performance of 27.000 sqm on the Viennese office market. Under the key phrase "urban surgery" last years focus was directed towards regeneration in terms of urban development and innovative projects. The decisive factor in this process was to recognize and make use of the potential of qualitative real estate on the East European market despite of the difficult economic forecasts. A sustainable, energy-optimized method of construction as well as Green Buildings with LEED certification will be at the heart of developments in 2011.

### **S+B showcase 2011**

#### **Marxbox and Green Worx in Vienna – Business meets quality of life**

**Vienna 3** - On a plot of more than 13,200 sqm located in the newly created urban quarter "Neu Marx", the **Marxbox** - a laboratory and office building - is being developed as one of two constructions units. The foundation stone for this concept has been already laid with the first part Campus Vienna Biocenter (VBC) located within the urban development area Neu Marx. Located in the immediate vicinity of the trend-setting "green building" **Solaris**, which has already been sold successfully last year to a German investor, the modern architecture of the Marxbox fits smoothly into the dynamic quarter. The project will be completed in autumn this year.

**Vienna 2** - Under the key phrase "urban surgery" the project Green Worx sets new standards in terms of urban regeneration. This building that previously was used in a mixed format has been remodeled and now offers a perfect mixture of office and hotel spaces on a total surface of about 30,000 sqm. The integrated Etap business hotel of the Accor Group counting 450 rooms and the conference rooms are the ideal complement to the office units. The excellent location and the optimal connection to the public transportation network make this object extremely attractive. The building completion is scheduled until 2012.

### **Inno-Center Meidling – Business location at the Wienerberg**

**Vienna 12** - Another attractive project in Vienna is the **Inno-Center** office building. The S+B Gruppe managed to buy the building with a high potential together with the company List Group of Companies. This top building is located right at the Philadelphiabrücke traffic junction with numerous public and private traffic connections. It is not only the location that turns the Inno-Center into a sought-after venue - the building is located in the contiguous neighborhood of the Office Park Euro Plaza 5. Embedded in this perfect location, the office building offers on five floors with a total of 17,000 sqm room for different possibilities of use for small and large tenants.

### **Location CEE: Top investments in Central and Eastern Europe**

#### **Qubix 4 Praha – Business venue in top location in Prague**

**Prague** – Not far from the historic center, in the 4th district of Prague, S+B Gruppe is developing the office and commercial building **Qubix 4 Praha**. An ideal business location with optimal traffic connections and perfect visibility is being developed on seven floors totaling about 13,000 sqm and offering 137 parking lots. The building distinguishes itself through a sustainable and energy-optimized method of construction and is in the process of obtaining the LEED Gold certification. The seven floored building makes the ideal business location in a district that has turned during the last several years into one of the most important office centers in the city. The flexibility in the compartmentation of **Qubix 4 Praha** makes this building very interesting for various business ideas. Asea Brown Boveri (ABB) is setting up here its new headquarters for the Czech Republic on 3,000 sqm and has already presented the new top location to its employees on a great welcome party in January this year. Thus, the occupancy rate is already at 25%.

#### **Pipera Business Tower (PBT) – Unique architecture in Bucharest**

**Bucharest** - The **Pipera Business Tower (PBT)** in Bucharest is an office building of a special kind with a special architecture and high building quality and it shows that top quality can also be achieved during difficult economic times. The ideal connection to the public transportation network, with an underground station right in front of the building, as well as the 200 parking and 109 garage lots turn this building into a perfect location. The multifunctional useful area comprises 13,000 sqm distributed on 13 floors and offers the tenants of this building – that has already been leased in a proportion of 50% - the comfort of a business building of the superlative. Last year three new top tenants have already benefited from the first class location of the **Pipera Business Tower (PBT)**. Lidl international food corporation, the PORR pan-European construction corporation and Voith Siemens have set up their Romanian headquarters within the PBT.

With the general rehabilitation of the listed building **Magheru 1** located on the prominent Magheru Boulevard, the S+B Gruppe is on pulse of the time also in **Bucharest**. The building located on the renowned and pulsating shopping street will provide a total of 4,000 sqm of high-quality office spaces and exclusive commercial premises. The building completion is scheduled for the end of 2011.

#### **Zebra Tower – A trend-setting business tower for Warsaw**

**Warsaw** - With the **Zebra Tower** the S+B Gruppe has created on 18,280 sqm a top-class project on an exclusive location in Warsaw. By means of an anti-cyclical investment and by trust in the Polish market the Zebra Tower is one of the few projects in the city that have been constructed and successfully leased during the last three years. Following the biggest single transaction in the companies history, the Zebra Tower has been sold at the beginning of the year for about 76 million € to the German "Union Investment" funds.

**MIPIM 2011**

**08. – 11. March 2011**

**Stand number: Austria No. R31.01**

Since 25 years the S+B Gruppe AG - international project developer in Poland, the Czech Republic, Romania and Austria - is busy developing complex projects as investor and general contractor throughout Europe. The team surrounding manager Reinhard Schertler and the Viennese architect Alfred Michael Beck has specialized in the planning, supervision and marketing of high-quality construction projects. Presently numerous large-scale projects are being developed in Central and Eastern Europe. With an investment volume of more than 2,5 billion Euros, 850.000 square meters of useable surface have been successfully developed.

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The banner features the S+B Gruppe logo in the top right corner. On the left, it lists the company's roles: Investor, Projektentwickler, Generalunternehmer, Investor, Project Developer, and General Contractor. The main part of the banner displays four project images with their respective locations and areas:

Location	Project Name	Area (m²)
Vienna	Marxbox	13.200 m²
Praha	Quibix 4	13.000 m²
Bucharest	Aperra Business Tower	13.000 m²
Warsaw	Zebra Tower	18.280 m²