



PRESS INFORMATION (Vienna, September 20th, 2011)

S+B Gruppe AG: EXPO REAL 2011

*The Austria-based S+B Gruppe AG - private project developer of real estate projects in Vienna, Prague, Bucharest and Warsaw - always surprises with innovative projects and anti-cyclical investments in Central and Eastern Europe. After the successful sale of the Zebra Tower the developer team has secured with Wspolna 72 its next promising project in Warsaw. Since its establishment some 850.000 square meters 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. The usual innovative investments, an insight into more than 25 years of company history and all new project developments of the S+B Gruppe are waiting for you from **04 to 06 October** at the **EXPO REAL 2011**.*

S+B success projects 2011

Top investments in Central and Eastern Europe

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 at an exclusive location in Warsaw. By means of an anti-cyclical investment and by trusting 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 company's history, the Zebra Tower has been sold at the beginning of the year for about 76 million € to the German "Union Investment" funds.

Qubix 4 Praha – The Business-Place to be in Prague

Prague – Not far from the historic center, in Pankrác - the 4th district of Prague - the 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 already setting up here its new headquarters for the Czech Republic on 3.000 sqm.

Wspolna 72 – Innovation starts in the center

Warsaw - After the successful sale of the Zebra Tower the S+B Gruppe continues to focus on innovative projects in Warsaw and lands the next coup in the Polish capital. The promising building complex **Wspolna 72** with its perfect visibility has a gross floor space of 12.500 sqm and is located in the immediate vicinity of the central station and of the "Centrum" metro station and also convinces through the proximity to the Palace of Culture. By means of this outstanding project the S+B Gruppe shows that the focus will continue to lie on modern building development in urban areas and that the group will continue to center its attention on project developments in upcoming locations with a good social and technical infrastructure.

"Central locations were able to maintain their value even in times of general economic turbulences, respectively their value has even increased. This is all the more valid for the real estate market in Warsaw" say the board members of the S+B Gruppe Franz Paul Bauer and Reinhard Schertler conjointly. After the successful completion and sale of the Zebra Tower, S+B will focus its forces on this high-class project at an absolute top location in Warsaw and estimates an investment volume of about 40 million EUR.

Location Vienna

Marxbox – Life Science in Neu Marx

Vienna 3 - On a plot of more than 13.200 sqm located in the newly created urban quarter "Neu Marx", the **Marxbox** - a multifunctional building with laboratories and office spaces - is being developed in cooperation with the Wiener Stadtentwicklungsgesellschaft m.b.H. 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 2011. In the future more than 100.000 sqm will be available for Life Science in the Neu Marx area. The further extension of the Campus Vienna Biocenter will be continued during the following years. Tenants that could already be secured are the Vienna School of Clinical Research and the FH Campus Forschungs- und Entwicklungs GmbH, as well as the companies Arsanis, Emerson Networking and Akron.

Since 25 years the S+B Gruppe AG - international project developer in Poland, the Czech Republic, Romania and Austria - is developing complex projects as investor and general contractor throughout Europe. The team surrounding the constructor from Vorarlberg 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.

www.sb-gruppe.at

EXPO REAL 2011
October 04 - 06, 2011
Neue Messe Munich
Hall B2 – Stand number: Austria 110

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The image shows a grey exhibition stand for S+B Gruppe. At the top right is the S+B GRUPPE logo. On the left, a vertical list of roles is provided: Investor, Projektentwickler, Generalunternehmer, Investor, Project Developer, and General Contractor. The stand features four project images with their respective names and areas:

City	Project Name	Area (m ²)
Vienna	Marxbox	13.200
Praha	Qubix 4	13.000
Bucharest	Pipera Business Tower	13.000
Warsaw	Zebra Tower	18.280