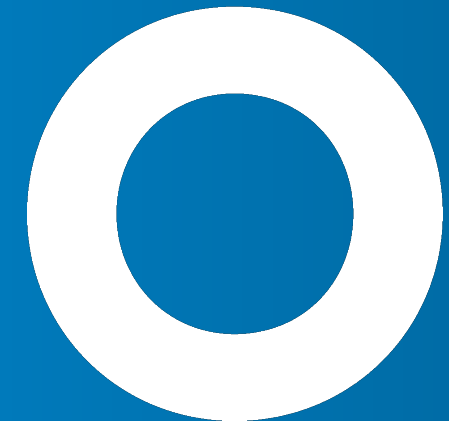


▽value
one



Value One

Developing spaces, delivering smiles.



Name of the lecturer

Date

We Create Joy

At Value One, we develop and operate real estate and neighborhoods that offer more:

**more perspective,
more quality of life,
more joy.**

We think beyond boundaries, operate internationally, and have over 20 years of experience.

The aim of our three business divisions, Development, Operations, and Digital Solutions, is to set standards and inspire our customers. With our ESG strategy in mind, we design exceptional living spaces and preserve them for future generations.



Shaping simply the good.

**We shape spaces beyond walls
where people can be their best.**

Our vision is to provide straightforward, quality living spaces for a multitude of individuals. We transcend conventional real estate thinking, crafting something extraordinary - for our employees, for our clients, for a brighter future.



joyo



foresight



exceptional



together

Environment

E

We have one planet, and that's it. Accordingly, we plan each of our real estate projects with sustainability in mind.

Social

S

Social concerns don't belong in small talk, but right in the heart of our workplace. Trust, joy, diversity, and a strong sense of collaboration on the job are of immense importance to us.

Governance

G

Working in a completely different way, with more freedom for everyone. "New Work" and transformation are a great opportunity for entire companies at our organization.



Making Sustainable Decisions

ESG thinking and acting

Maintaining foresight in business and making sustainable decisions has always been an integral part of our daily operations.

We see ourselves as developers and operators who create exceptional living spaces, always placing people at the center. We create a future-proof, sustainable living environment and a sense of togetherness that brings joy. Thinking and acting in line with ESG principles is a fundamental part of our core values.



Development: Our ESG Minimum Standards

Our projects adhere to clear quality and sustainability standards (ÖGNI).

- ▼ **Green buildings:** Green real estate portfolio achieved through EU Taxonomy Compliance in real estate projects.
- ▼ **Clean energy:** Share of renewable primary energy is at least 50% (measured against the total portfolio).
- ▼ **Land use:** The share of biotope areas amounts to at least 50% (measured against the total portfolio).
- ▼ **Circular economy:** The proportion of recyclable materials is at least 70% (measured against the total portfolio).



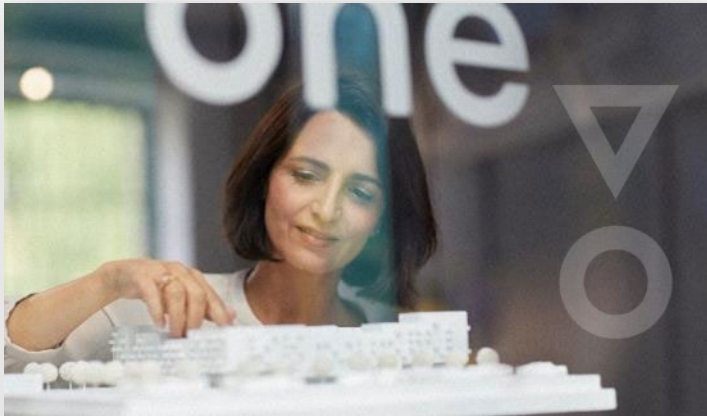
ESG Strategy – Our Focus Areas

- ▼ **Environment:** Climate protection, circular economy, clean energy, land use, waste reduction
- ▼ **Social:** Work Environment, diversity and inclusion, customer focus
- ▼ **Governance:** Corporate governance, innovation & digitalization

The development and implementation of innovative future-oriented solutions is an essential driver of sustainability.



The Business Divisions of Value One



Development

We develop sustainable neighborhoods and real estate that bring joy.



Operations

We manage our properties - from MILESTONE premium student apartments, to hotels and property management of your real estate.



Digital Solutions

We offer digital projects and products for efficient energy control, CO2 reduction, and a service plus for work and living comfort.



development

Facts

Deserving Space

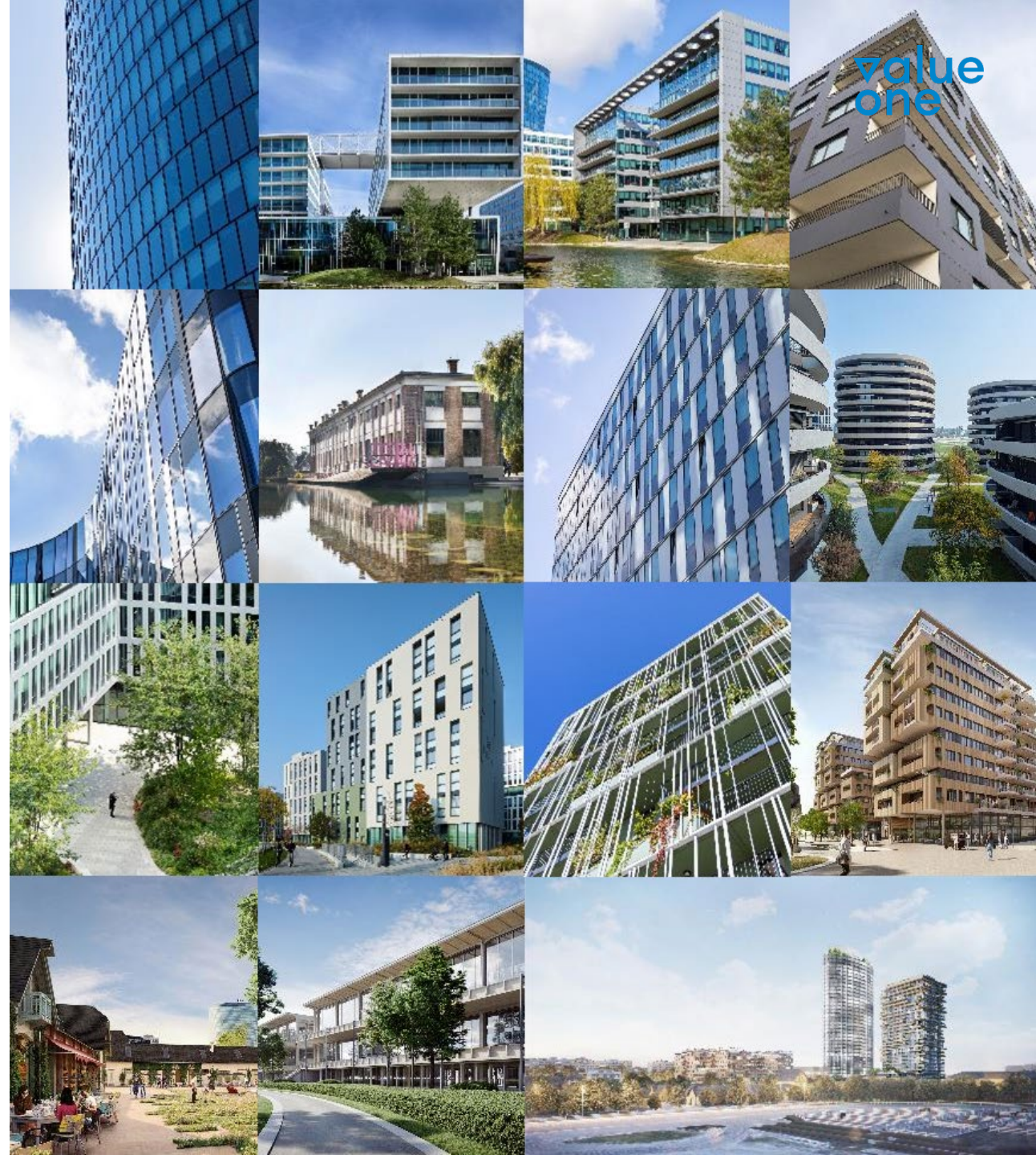
- ▼ We develop intricate urban neighborhoods, residential, hotel, office, and commercial spaces.
- ▼ We have realized and are currently developing a total gross floor area of over 600,000 square meters.
- ▼ We don't just create buildings; we also produce products. The best example of this is MILESTONE, a highly successful premium student living concept that has been thriving across Europe.
- ▼ Our projects are developed and executed with a total investment volume exceeding 2 billion euros.
- ▼ We execute projects across Europe and offer comprehensive solutions. As a full-service developer, we cover the entire process from inception, land acquisition, planning, and development to sales.





The Viertel Zwei

- ▼ The Viertel Zwei is one of the most diverse and exciting urban development projects in Vienna, located right on the border of the Prater, between two U2 subway stations.
- ▼ Office and commercial spaces, apartments, student apartments, and hotels.
- ▼ A total of 320,000 square meters of gross floor area (GFA) are being developed. Already today, more than 7,000 people live and work in the Viertel Zwei, utilizing 13,000 square meters of green space and 5,000 square meters of a lake.
- ▼ In the next phase, the high-rise buildings Grrücklick and Weitblick will be built. The stables and grandstands will be renovated and revitalized. By the year 2025, more than 15,000 people will live and work in Viertel Zwei.





Developing
spaces,
delivering
smiles.

**It's a pleasure to be
there for you!**

Kerstin Robausch-Löffelmann
development@value-one.com

Sebastian Gruber
development@value-one.com



operations

Operations:

Maximizing the Value of Real Estate



Our commitment extends beyond merely developing sophisticated real estate properties from the ground up; we excel in their ongoing management as well. We demonstrate the perfect execution of this commitment through MILESTONE and our real estate management services, day in and day out.

MILESTONE: Improving the Lives of Students

What it takes for a successful academic journey: a comfortable and conducive living environment. That's why we operate premium-class student apartments under the MILESTONE brand throughout Europe.

Today, we are already the market leader in Austria and have established a significant presence across Europe with MILESTONE.

A remarkable success: Currently, MILESTONE manages 15 properties with a total of 4,236 beds across Europe.

Your contact person:

Markus Felinger

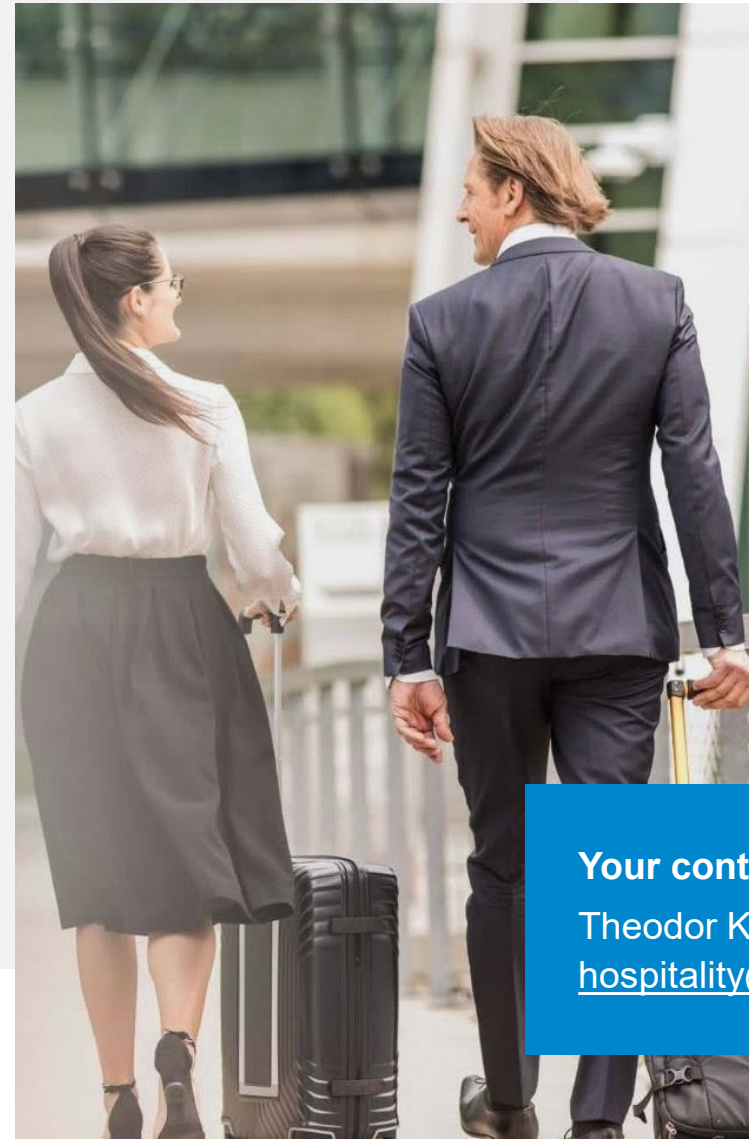
welcome@value-one.com



Hotel Operations: Where Performance has Checked In

We develop and operate ambitious city hotels across Europe as a white-label operator for various renowned hotel brands.

From location assessment, innovative and creative conceptualization, to planning, construction, and hotel operation, we incorporate our 360-degree expertise into the entire value chain.



Your contact person:

Theodor Kubak

hospitality@value-one.com



Your contact person:

Erich Fuchs

immobilien@value-one.com

Real Estate Management: The Full Package

As a comprehensive provider for the sustainable preservation of your real estate, we offer extensive services and a 24-hour service.

Furthermore, our clients benefit from professional asset management.

value
one

digital solutions

Digital Solutions: For Residents, Investors and the Environment

▽ Re:mory:

- We digitize real estate and make data visible, manageable, and sustainable.

▽ Re:volution:

- Develops digital, connected, and customer-centric service models. The digital operation will encompass community managers, service platforms, and clubs in the future.

▽ Madaster Austria:

- Smart digital building and circular economy

Value One combines all expertise in the areas of Value-Ad Services, digitization, and project management to develop sustainable solutions for efficient energy control, CO2 reduction, and a service-plus for work and living comfort.

The focus is always on the property and the individual; from construction and operation to daily use.

Your contact person:

Ewald Kiss
digital@value-one.com

You can recognize a good feeling by the facts.

€ 2,000m.

Total Investment Volume

400

Trees

13,000 m²

Green Space

1

Fountain

46

Attractive Projects

600,000 m²

Gross Floor Area

1

Lake

We create new space for
25,000
people.

Over **20** years
of know-how and experience.

180

Employees

43
Fish

Realized and in development.

C-Level of the Value One Group



Michael Griesmayr
Founder & Chief Financial
Officer



Andreas Köttl
Chief Executive Officer

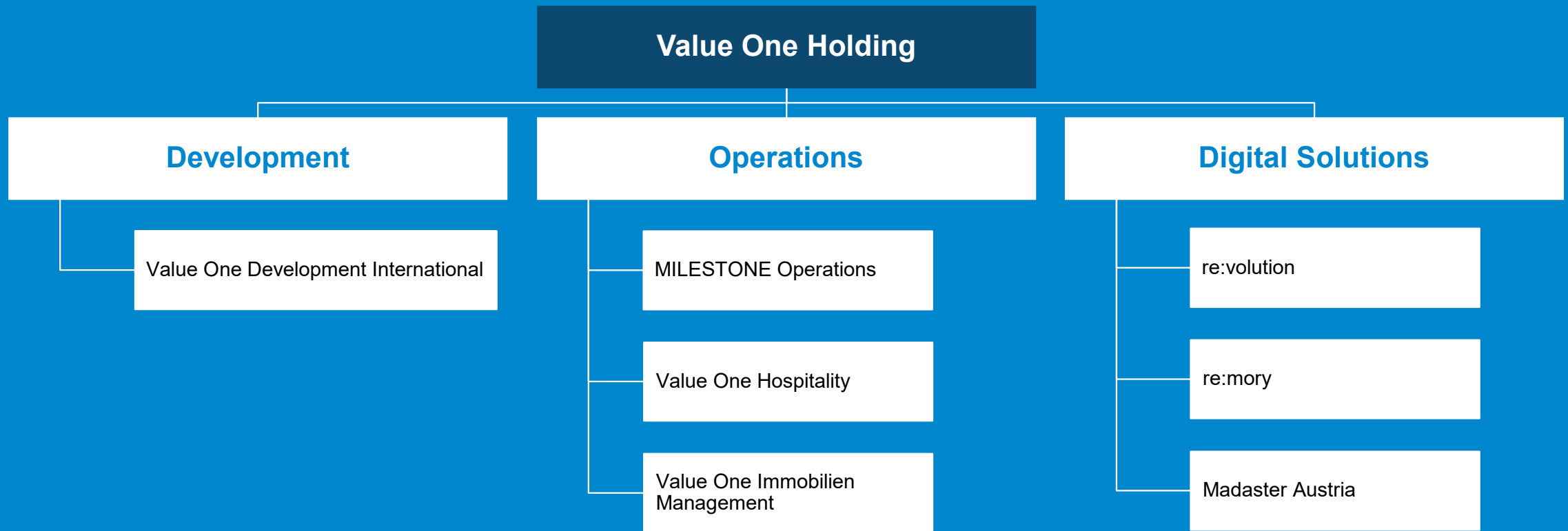


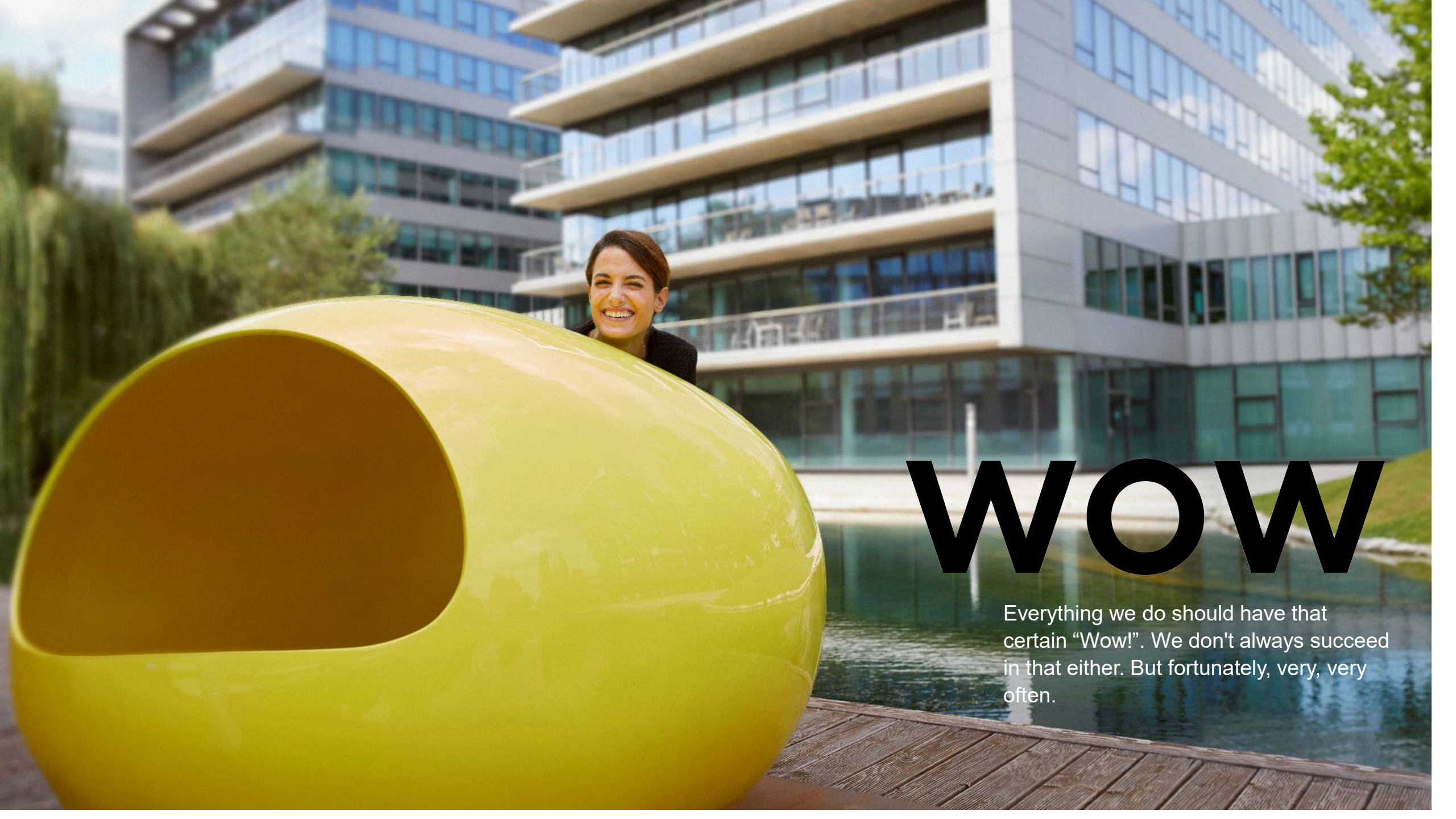
Walter Hammertinger
Chief Development Officer



Sabine Müller
Chief Innovation &
Marketing Officer

Our Organization





WOW

Everything we do should have that certain “Wow!”. We don’t always succeed in that either. But fortunately, very, very often.



Developing
spaces,
delivering
smiles.

**It's a pleasure to be
there for you!**