

## A pioneer in climate protection: Vienna office building Square One verified according to EU taxonomy

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- **STRABAG Real Estate (SRE) confirms pioneering role in the development of sustainable real estate**
- **ÖGNI/DGNB crowns Square One office building with EU taxonomy verification for existing properties**
- **Square One among few office buildings to exceed the EU taxonomy requirements**
- **Taxonomy verification gains relevance for creditworthiness and underlines ambitions to achieve climate targets**

Vienna, 15 December 2021      The Austrian Sustainable Building Council (ÖGNI) has verified the Vienna office building Square One, a development of STRABAG Real Estate (SRE), as EU taxonomy-compliant. It is the crowning achievement for the property, which was completed in 2017 and has already been certified with ÖGNI/DGNB Platinum, and proof of an ambitious sustainability strategy. The EU Taxonomy for Sustainable Activities, which has been in force since July 2020, aims to define environmentally sustainable activities as a means of promoting sustainable investments.

“Even before the presentation of the European Commission’s criteria for financing sustainable growth, STRABAG Real Estate had already established extremely high sustainability standards in its project development business. The confirmation of conformity with the EU taxonomy is a further milestone in our endeavours,” says Christian Kerth, Group Lead for Commercial Real Estate at SRE and initiator of the audit process. This makes SRE one of the first five companies in Austria to undergo ÖGNI taxonomy verification. Other examples of SRE’s status as an “early mover” in environmental labelling include Wirescore, GreenPass and the ÖGNI/DGNB multiple certificate for office properties.

### **Certified “climate-fit” office building**

The fact that the verification of the building developed by SRE occurs four years after completion is due to the nature of the procedure, which requires that existing buildings must meet or exceed the sustainability criteria of the climate change mitigation and adaptation categories.

The degree to which environmental goals are met is determined with the help of simulations that run through climate scenarios up to the

year 2050. The analysis confirms that the tenants of Square One will continue to enjoy an agreeable indoor climate, even if maximum summer temperatures rise over the years. This is ensured by a wide range of measures such as cooling ceilings and external sun protection. Further climate protection measures include a 140 kWp photovoltaic system, a rooftop water collection system to ensure complete ground seepage and the use of rainwater to irrigate the inner courtyards.

### **Taking responsibility for future generations results in higher credit rating**

Sustainability has been an integral part of the project development business at STRABAG Real Estate for years. In order to meet the requirements of tomorrow's work and thereby increase the value of the properties, future trends are always evaluated and incorporated into the planning.

"Square One is a showpiece property in terms of its environmental, economic and sociocultural aspects. The modern, energy-efficient office building not only offers its tenants extremely efficient space with a high level of third-party usability. It also has its own photovoltaic system on the roof and is already equipped with two double EV charging stations. And we will be installing more charging stations soon," says Sebastian Pende, Managing Director of HIH Invest Real Estate Vienna, expressing his thanks. His company acquired the property in the middle of the year as part of a club deal.

"The EU taxonomy provides expert evidence of Square One's suitability as a sustainable asset that would make a welcome addition to any sustainably structured fund or portfolio," sums up ÖGNI press officer Katharina Saxa.

This press release is available for download at: <https://strabag-real-estate.com/de-AT/news-beitrag/vorreiterrolle-im-klimaschutz-square-one-ist-eu-taxonomie-konform/>

### **STRABAG Real Estate GmbH**

**STRABAG Real Estate (SRE)** has been designing, building, leasing and selling real estate for more than 50 years, including as a service provider where necessary. We focus our work on the needs of the people who work and live, stay overnight or shop in the buildings. With more than 650 projects and around 240 employees, we are one of the largest real estate developers in Europe.

With the support of our parent company STRABAG SE, a European-based technology group for construction services and a leader in innovation and financial strength, we are responsible for projects in Germany and Austria, Luxembourg and Belgium, in the CEE region and Russia. Our greatest achievements include UPPER WEST Berlin, TANZENDE TÜRME Hamburg, ASTORIA in Warsaw and TABORAMA Vienna.

### **Square One**

Square One is a modern and multifunctional office complex located at Muthgasse in the heart of an up-and-coming neighbourhood of Vienna's 19th district in the north-west of the city in the immediate vicinity of Heiligenstadt station. With a total of 31,450 m<sup>2</sup>, Square One perfectly meets the needs of both office and commercial space. The project is characterised by state-of-the-art technology, simple architecture and sustainable construction.

### **EU Taxonomy for Sustainable Activities**

Regulation (EU) 2020/852 (the "EU Taxonomy Regulation") entered into force on 12 July 2020. With the goal of defining environmentally sustainable activities, it is an

*important piece of legislation to enable and support sustainable investments in the context of implementing the European Green Deal.  
The EU Taxonomy is a classification system that aims to establish clarity as to which activities can be considered sustainable in an attempt to steer the flow of capital towards sustainable sectors.*



**Image 1** (© Sazel): From left to right: Wolfgang Lukaschek (Oterea Management Director), Peter Engert (ÖGNI Management Director), Christian Kerth (SRE Trades Group Lead), Sebastian Pende (HIH Invest Real Estate Vienna Management Director), Erol Milo (SRE Trades Business Unit Lead)



**Image 2** (© Hawelka): The Square One office building in Vienna's Heiligenstadt district is one of the first buildings to have been certified as compliant with the EU taxonomy for sustainable activities.