



good reasons
for Timber Peak





Timber Peak

An outstanding construction
on the Rhine.

An outstanding construction on the Rhine.



**Timber
Peak**



Dear Reader,

The name says it all - Timber Peak is a true highlight in several respects:

- A prime (waterside) location in Mainz
- High-end architecture
- The city's first timber hybrid high-rise building.

"Location, location, location" have always been the three most important criteria when it comes to real estate. And that still holds true today. Anybody familiar with the former customs port Mainz Zollhafen can confirm this - whether as a resident, employee or investor. But in our modern world, location simply isn't enough: projects need to deliver more. In the case of Timber Peak, this means its clear visual language and aesthetic aspiration.

Besides these benefits, over the long term it will be the extensive use of natural wood that makes a fundamental difference for "users", i.e. the people who work in Timber Peak. After all, it has been proven that being surrounded by wood makes us feel more at ease. Such an environment has a beneficial effect on our health, motivation and performance. And so this is at least as important for tenants as the project's compliance with the EU Taxonomy and positive ESG reporting.

Incidentally, our answer to the crucial question asked by investors - "Will my real estate investment still be recoverable in ten years?" - has to be an emphatic "Yes".

The fact that Timber Peak is helping UBM Development to become Europe's leading developer of timber construction projects is probably the best news, at least for us as a company. Above all, Timber Peak in Mainz is just around the corner from our first major timber construction project, aptly named Timber Pioneer, which is directly adjacent to the head office of the newspaper "F.A.Z." in Frankfurt's Europaviertel district. Using timber as a replacement for steel and concrete is the greatest lever available to a property developer for minimizing the carbon footprint of a building during its construction. And this, in turn, is something that concerns us all. As a Timber Peak user, tenant or investor, you are helping this development. To find out more about its advantages, simply take a closer look at the following pages.

Thomas G. Winkler
CEO
UBM Development AG

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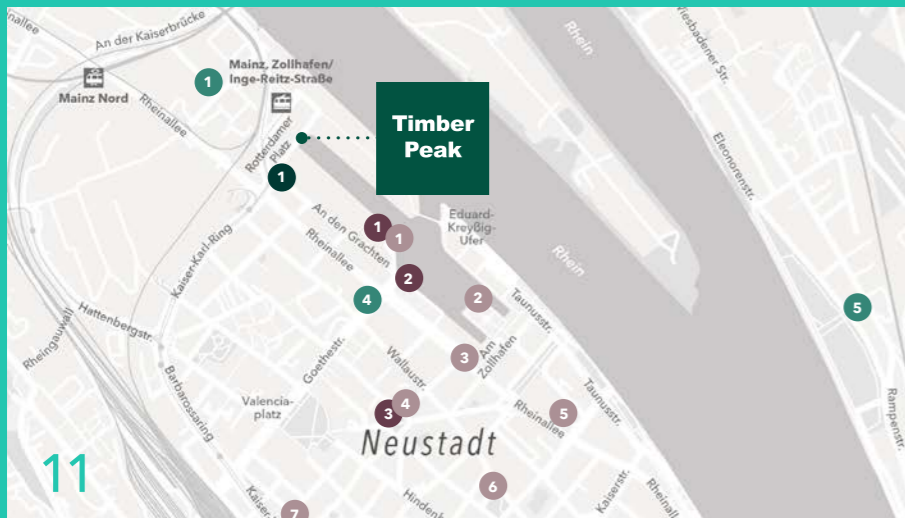
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LOCATION

LOCATION

The premier address at Zollhafen Mainz

Development of the historic former customs port Zollhafen in Mainz is writing a new chapter in the city's history. As a highly visible landmark in this new, vibrant quarter, Timber Peak is playing a significant role. The office tower has a waterside location and offers an exceptional workplace with varied green spaces and leisure areas. The neighbourhood is part of the buzzing Neustadt district of Mainz, and the Old Town is easily reachable on foot or by bike.



To Mainz cathedral:
15 MINS (public transport)



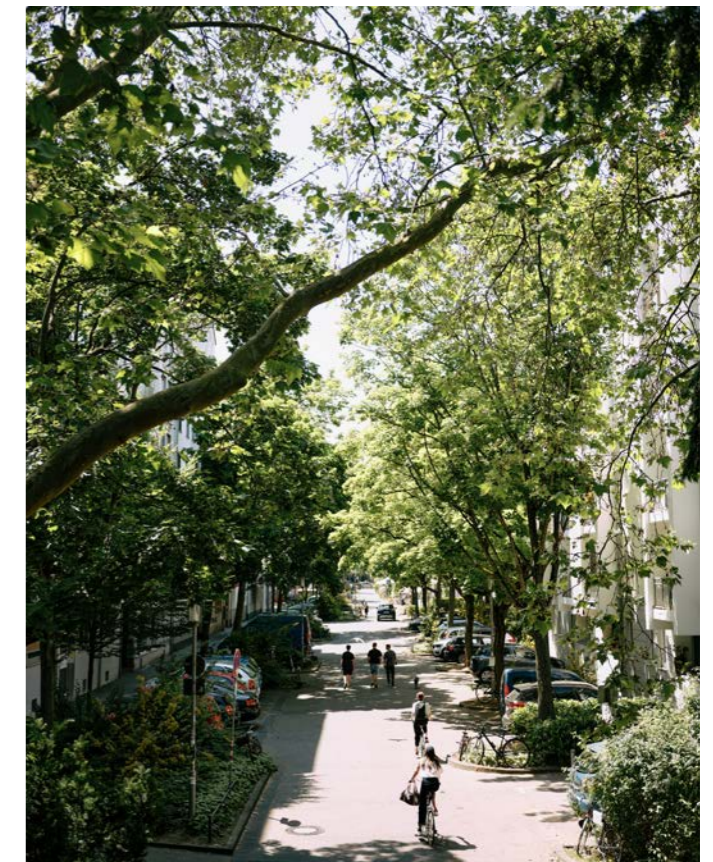
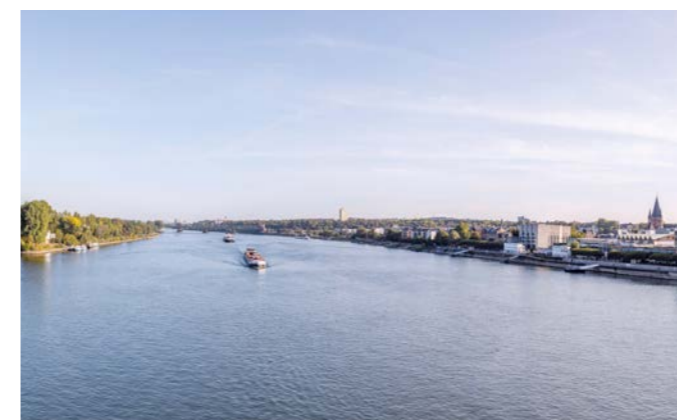
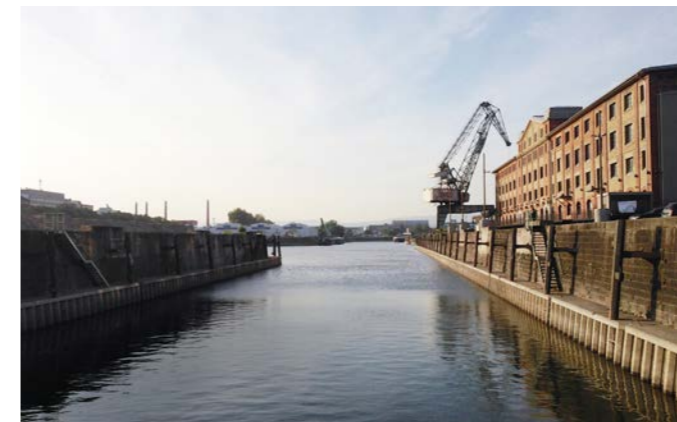
To the central station:
10 MINS (public transport)

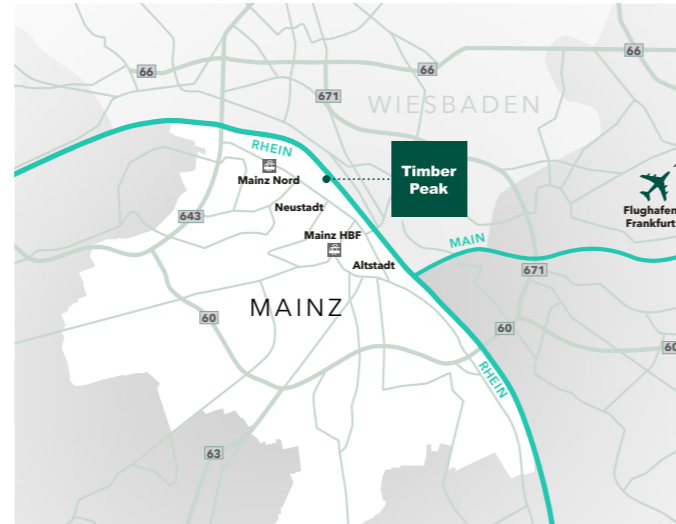


To Frankfurt Airport:
35 MINS (by car)



To the motorway:
5 MINS





An ideal location

Timber Peak offers an ideal commercial location with excellent connections for national and international business trips. The motorways (A60, A63, A643, A66, A671) are only five minutes' away, whereas Frankfurt Airport can be reached in just 35 minutes by car. Its proximity to suburban trains at Mainz Nord also makes public transport easily accessible.

Sustainable mobility

The location has good inner-city public transport connections and can be easily reached by bus (nos. 70, 76), tram (no. 59) and suburban train (alight at "Mainz Nord"). Besides this, Timber Peak offers a sustainable mobility concept that enables sharing of electric cars and e-bikes. All car parking spaces and the bicycle storage room are equipped with e-charging.

Hotels

- 1 **Super 8 by Wyndham**, Inge-Reitz-Straße 1-3, 55120 Mainz
- 2 **Hotel Moguntia**, Nackstraße 48, 55118 Mainz
- 3 **the niu Mood**, Mombacher Straße 6, 55122 Mainz
- 4 **Best Western Hotel Mainz**, Wallstraße 56, 55122 Mainz
- 5 **AC Hotel by Marriott**, Bahnhofplatz 8, 55116 Mainz
- 6 **Mercure Hotel Mainz City Center**, Kaiserstraße 7, 55116 Mainz
- 7 **Hilton Mainz**, Rheinstraße 68, 55116 Mainz
- 8 **me and all hotel mainz**, Binger Straße 23, 55131 Mainz

Wellness

- 1 **CrossFit Zollhafen Mainz**, Rheinallee 88/Gebäude 27, 55120 Mainz
- 2 **Outback Gym**, Hauptstraße 17, 55120 Mainz
- 3 **Blockwerk Kletterhalle Mainz**, Hauptstraße 17-19, 55120 Mainz
- 4 **Bewegungszentrum Mainz**, Rheinallee 95, 55118 Mainz
- 5 **Omhara Hamam**, Wiesbadener Str. 10, 55252 Wiesbaden
- 6 **FITSEVENELEVEN MAINZ BLACK**, Anni-Eisler-Lehmann-Straße 3, 55122 Mainz
- 7 **Chiang Mai Thaimassage Mainz**, Christofsstraße 13, 55116 Mainz
- 8 **me and all hotel mainz**, Binger Straße 23, 55131 Mainz

Shopping

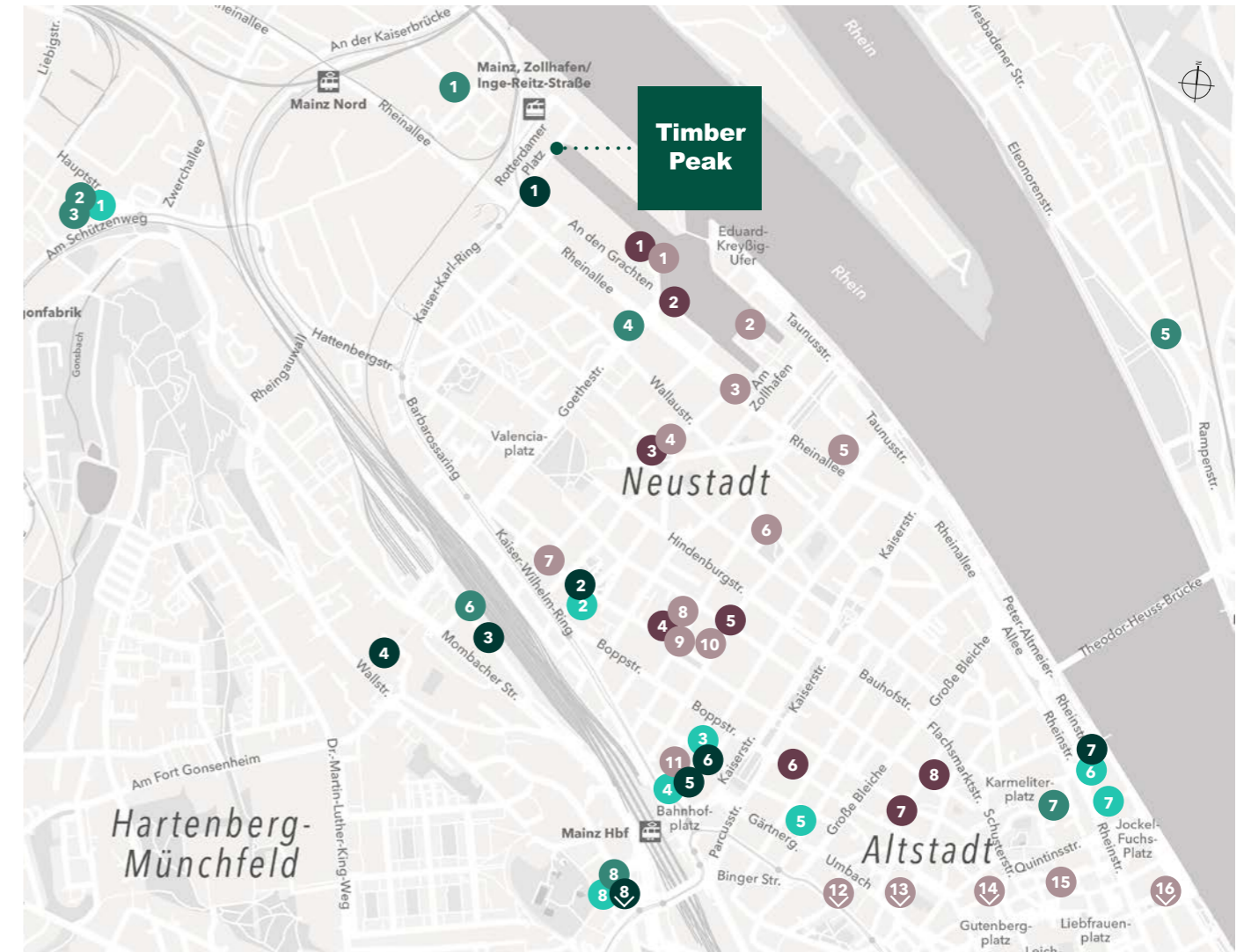
- 1 **REWE**, Rheinallee 64, 55120 Mainz
- 2 **Alnatura Super Natur Markt**, Rheinallee 58a, 55118 Mainz
- 3 **Apotheke am Sömmerringplatz**, Forsterstr. 44, 55118 Mainz
- 4 **Bukafski Buchhandlung & Café**, Kurfürstenstraße 9, 55118 Mainz
- 5 **LIEBS**, Leibnizstraße 22, 55118 Mainz
- 6 **Kollektiv Mainz**, Neubrunnenstraße 13, 55116 Mainz
- 7 **Römerpassage**, Adolf-Kolping-Straße 4, 55116 Mainz
- 8 **Galeria Mainz**, Schusterstraße 41-45, 55116 Mainz

Conference

- 1 **Halle 45**, Hauptstraße 17-19, 55120 Mainz
- 2 **Hotel Moguntia**, Nackstraße 48, 55118 Mainz
- 3 **Mercure Hotel Mainz City Center**, Kaiserstraße 7, 55116 Mainz
- 4 **AC Hotel by Marriott**, Bahnhofplatz 8, 55116 Mainz
- 5 **The Pier Coworking Mainz**, Große Bleiche 15, 55116 Mainz
- 6 **Hilton Mainz**, Rheinstraße 68, 55116 Mainz
- 7 **BASTA!**, Rheinstraße 66, 55116 Mainz
- 8 **me and all hotel mainz**, Binger Straße 23, 55131 Mainz

Food & drink

- 1 **F. Minthe**, Am Getreidespeicher 12, 55120 Mainz
- 2 **Hafen Eden**, Clarissa-Kupferberg-Platz 11, 55118 Mainz
- 3 **Bäckerei liesbeth**, Am Zollhafen 1, 55118 Mainz
- 4 **Krokodil**, Neckarstraße 2, 55118 Mainz
- 5 **EO**, Rheinallee 26, 55118 Mainz
- 6 **Neustadt Apotheke**, Frauenlobplatz 5, 55118 Mainz
- 7 **Patagonia Mainz**, Kaiser-Wilhelm-Ring 74, 55118 Mainz
- 8 **MA: DORO**, Leibnizstraße 34, 55118 Mainz
- 9 **N'Eis**, Gartenfeldplatz 12, 55118 Mainz
- 10 **Fette Henne**, Gartenfeldplatz 2, 55118 Mainz
- 11 **Adam & Eden**, Bahnhofplatz 8, 55116 Mainz
- 12 **Niko Niko Tei**, Gaustraße 67, 55116 Mainz
- 13 **El Burro**, Dominikanerstraße 2, 55116 Mainz
- 14 **Ristorante INCONTRO**, Augustinerstraße 57, 55116 Mainz
- 15 **Wilma Wunder Mainz**, Markt 11, 55116 Mainz
- 16 **Weinstube am Holztor**, Holzstraße 40, 55116 Mainz



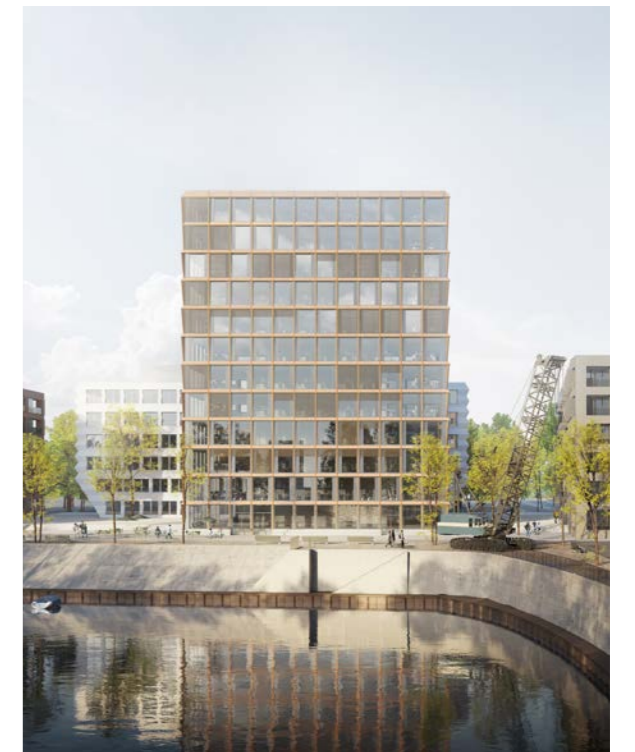


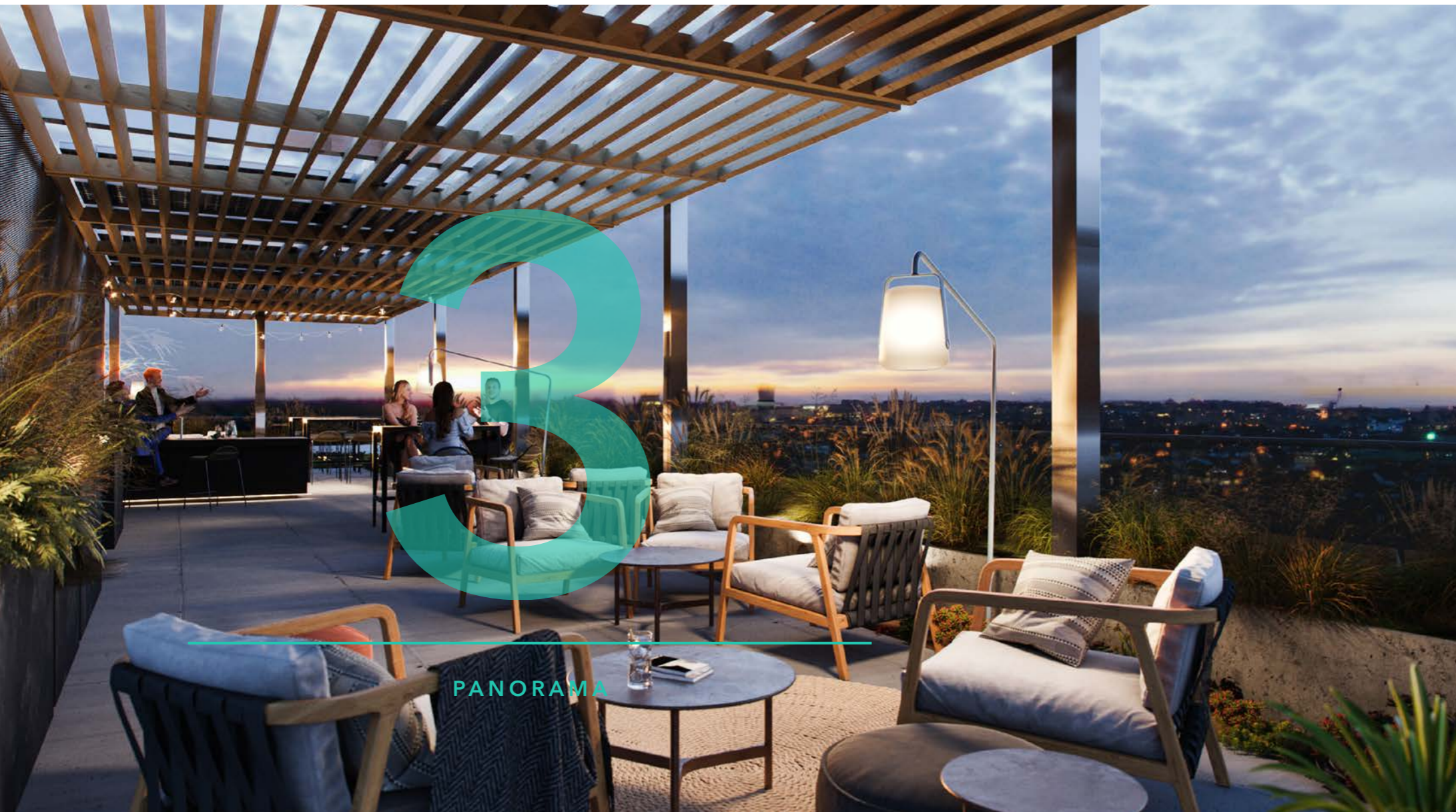
ARCHITECTURE

Architecture of the future

Timber Peak is the first timber hybrid high-rise building in Mainz. Its award-winning architecture creates smart office space for the highest aesthetic and ecological requirements. The many natural wood surfaces and the high proportion of daylight in the interior establish health and sustainability in the workplace as the new state of the art.

The EU Taxonomy - an initiative by the European Commission to stem the progression of climate change - is designed to ensure financing only for future projects that are ESG-compliant, i.e. if they correspond to the criteria for environmental protection, social justice and good governance. Timber Peak fulfils environmental objective 1 of the EU Taxonomy and therefore makes a "substantial contribution towards mitigating climate change".





A high-rise with an outlook

With its twelve storeys and at a height of almost 45 metres, Timber Peak opens up new horizons in the Zollhafen. Situated at the tip of the 8-hectare harbour basin, it offers spectacular views across the banks of the Rhine and Mainz Old Town.

The spacious terraces on the fifth floor and on the rooftop decks provide greened outdoor areas with a wide range of possibilities for individual design. On a total area covering around 200 square metres, employees can enjoy rest and relaxation in the fresh air.



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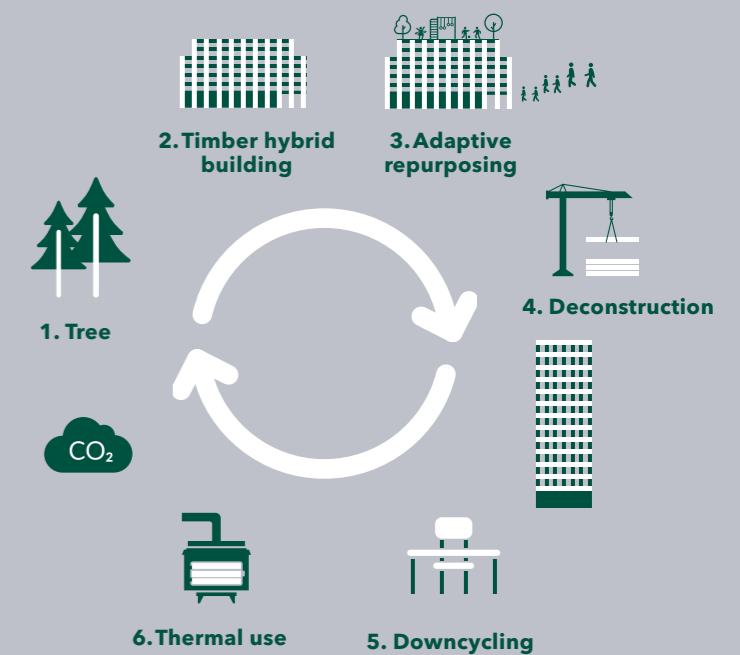
TIMBER

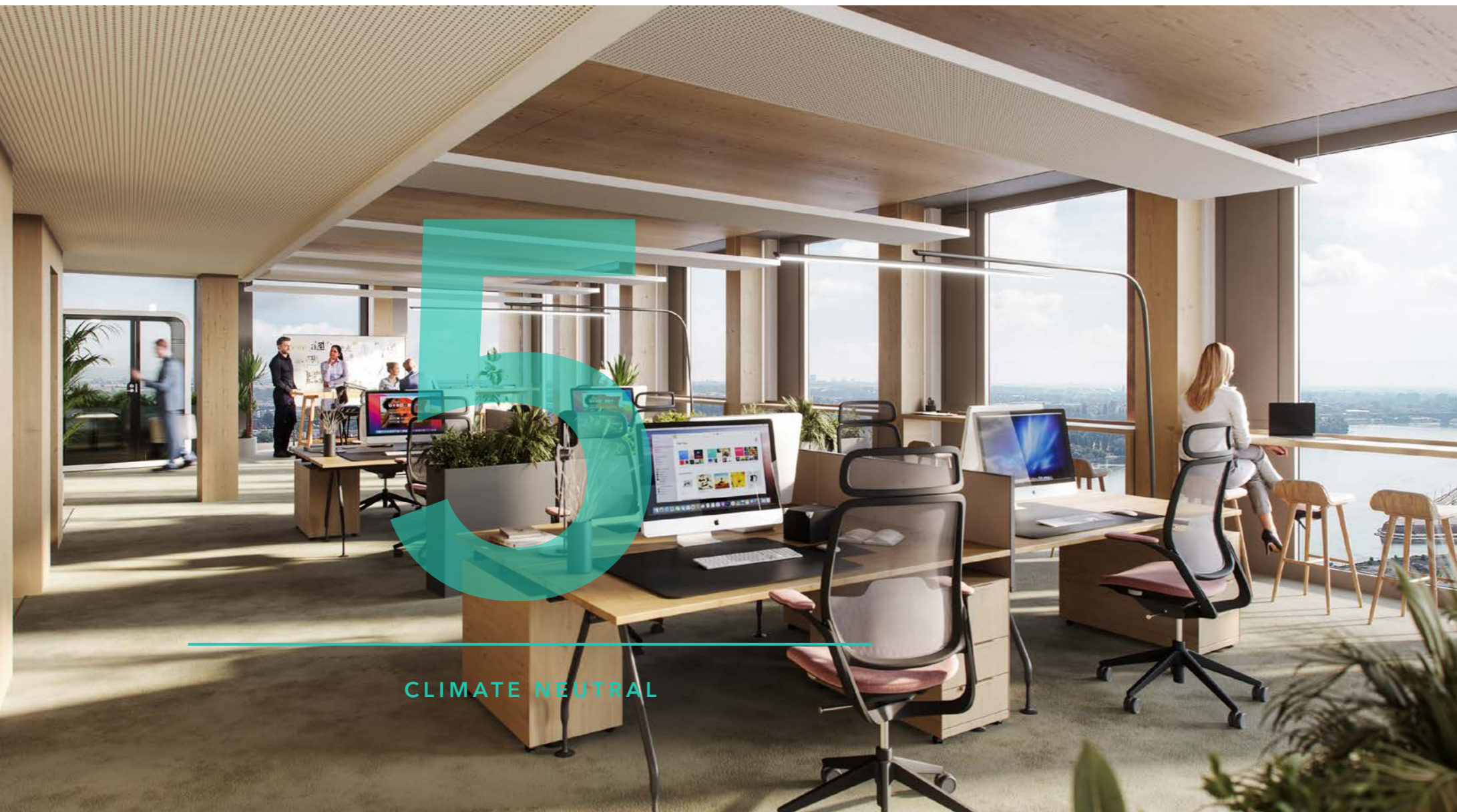
Timber: a climate-neutral building material

Timber is fit for the future as a climate-neutral building material. It is renewable, locks up CO₂, bears high loads and has a low self-weight. The timber-hybrid construction for Timber Peak uses 1,050 cubic metres of wood, which means that around 1,000 tonnes of CO₂ are stored inside over the long term. This corresponds roughly to the annual carbon emissions from a village with 125 inhabitants.

Timber Peak has a flexible design that allows the materials to be used in manifold ways when the building has come to the end of its lifetime. In the course of deconstruction, the top-quality timber construction elements can be dismantled into individual parts and then processed into furniture and materials such as paper and wood pellets. The carbon cycle is complete when the wood is composted or used thermally.

TIMBER REMAINS IN THE CYCLE





CLIMATE NEUTRAL

Climate-neutral and cost-efficient operation

Timber Peak makes use of its own integrative low-energy concept that combines a number of renewable energy sources, including photovoltaics, geothermal energy and adiabatic cooling. Using renewable energy for the remaining electricity requirements as well results in everyday operation that is entirely climate neutral.

Timber Peak is aiming for certification in Gold from the German Sustainable Building Council (DGNB) for its resource-friendly timber hybrid construction and also for its integrative energy concept and the potential deconstruction of the building.



German Sustainable Building
Council (DGNB)
Pre-Certificate in Gold



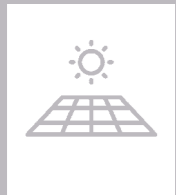
High-tech meets low-tech

Timber Peak makes use of its own integrative low-energy concept that combines a number of renewable energy sources. The aim is to achieve climate-neutral operation with the greatest possible degree of self-sufficiency and cost stability.



Geothermal energy

The heat in the Earth's crust is harnessed using geothermal systems. Timber Peak accesses this renewable energy source by activating more than 120 piles that are necessary for structural reasons. It therefore generates around 240 MWh heating energy and around 80 MWh cooling energy per year by means of heat pumps.



Photovoltaics

Formerly exclusive to space travel, nowadays sunlight is converted into electrical energy on almost every new building as standard. The photovoltaic panels fitted on the roof of Timber Peak provide green electricity for the building's basic requirements.



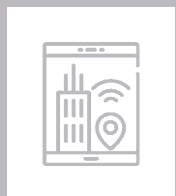
Adiabatic cooling

The principle of adiabatic cooling was used as far back as ancient times, when wet towels were hung outside open windows. This low-tech cooling operates with the coldness resulting from evaporation, and in the current climate and energy crisis the method has been rediscovered. Timber Peak also uses passive night-time cooling in the summer.



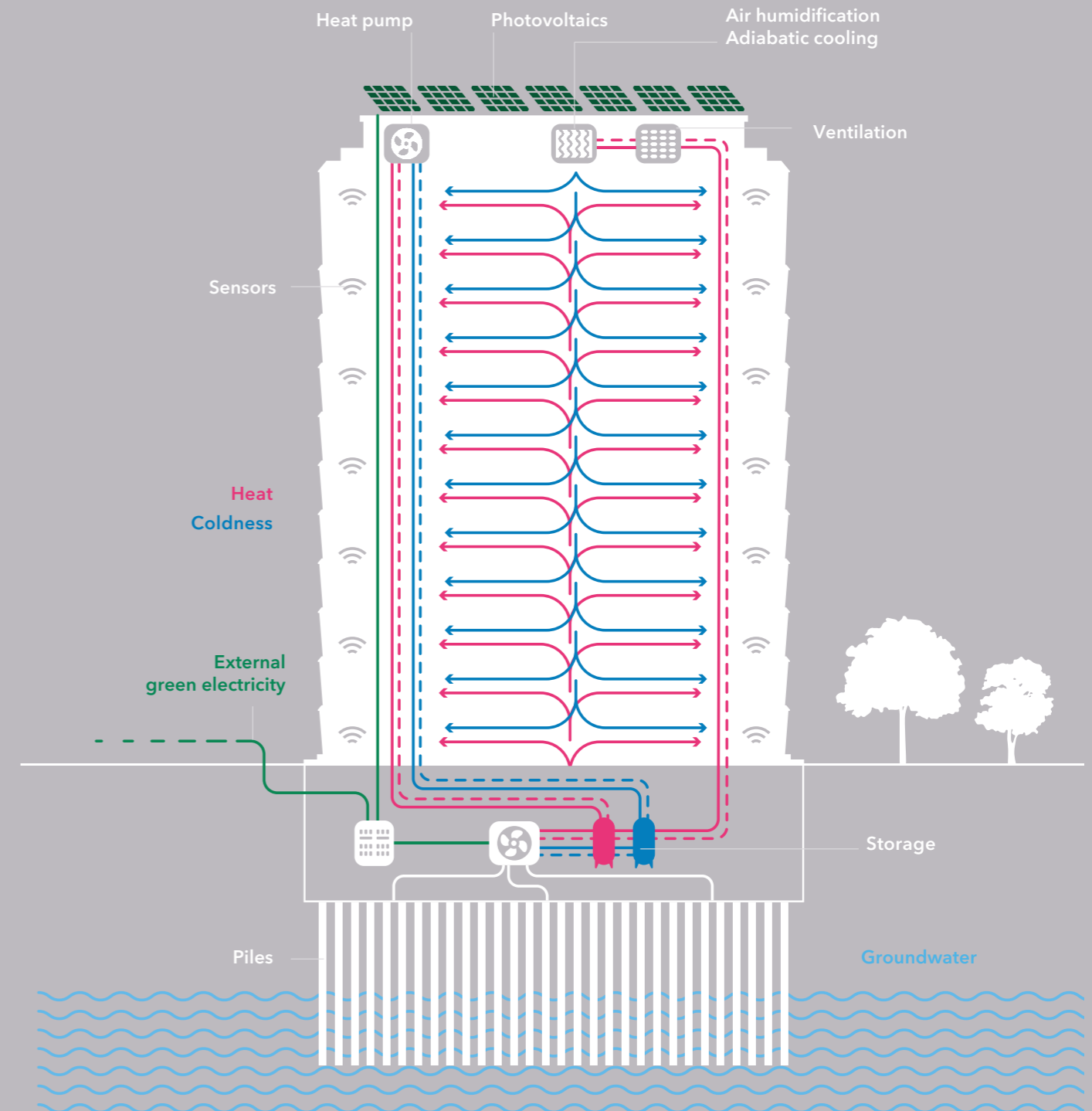
Heat pump

Heat pumps extract heat from outside and transfer it indoors as heating energy. Cooling uses the opposite process: heat from the interior is transferred to the outside. In Timber Peak, environment-friendly temperature controlling is managed via two heat pumps that create an agreeable indoor climate.



Intelligent building technology

According to recent studies, the climate change transition will not happen without intelligent buildings. Up to 30% energy can be saved if building technology systems are adapted to actual office use. Timber Peak uses smart sensors to keep track of everyday comfort and energy efficiency at the workplace in real time.

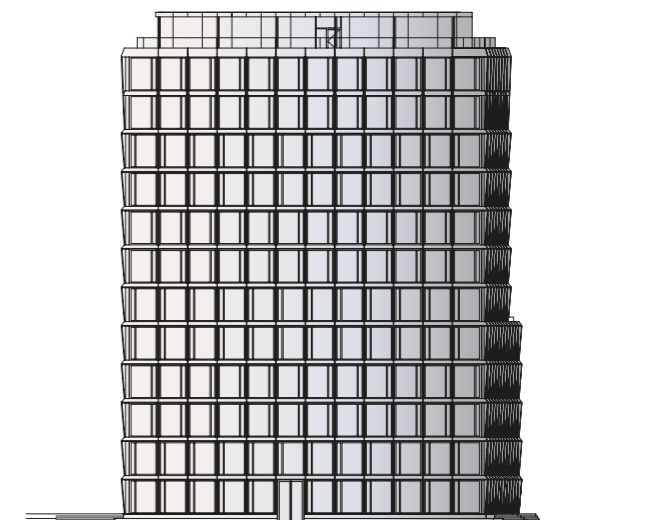




The office as a showroom of corporate culture

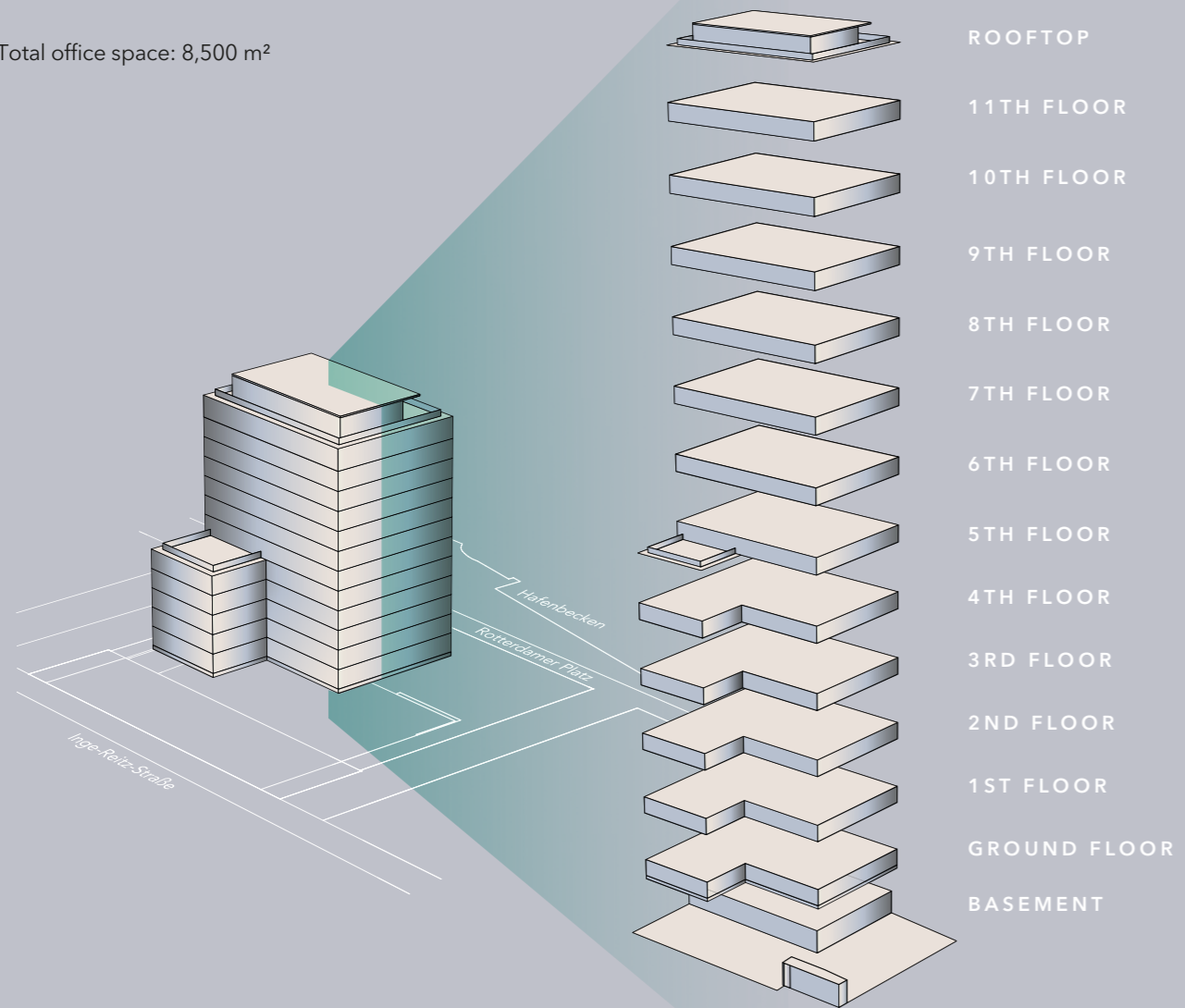
Timber Peak offers a total of around 8,500 m² rental space on twelve storeys. Spacious rooms, natural wood surfaces and a high proportion of daylight create a healthy and sustainable atmosphere for work. CO₂ detectors and increased air renewal rates keep everyone clearheaded in the seminar rooms at all times.

The new work concept is a megatrend that is fundamentally transforming how work is approached, and offices are changing along with it. Whereas previously workplaces were merely functional, they are increasingly developing into a showroom for the respective corporate culture. In Timber Peak, smart usage concepts and hybrid models of working are paired with the flexibility that is necessary for room design.

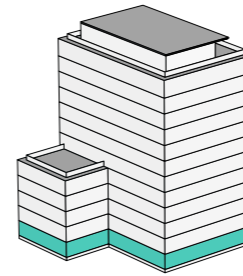


OVERVIEW

Total office space: 8,500 m²



- ROOFTOP
- 11TH FLOOR
- 10TH FLOOR
- 9TH FLOOR
- 8TH FLOOR
- 7TH FLOOR
- 6TH FLOOR
- 5TH FLOOR
- 4TH FLOOR
- 3RD FLOOR
- 2ND FLOOR
- 1ST FLOOR
- GROUND FLOOR
- BASEMENT

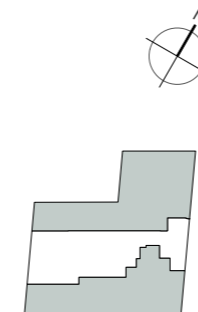


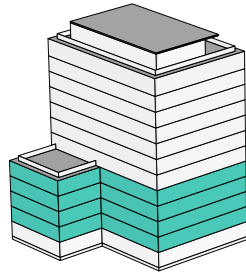
GROUND FLOOR

SAMPLE LAYOUT

The ground floor consists of two special units that can be used commercially or as offices.

Rental space: approx. 540 m²



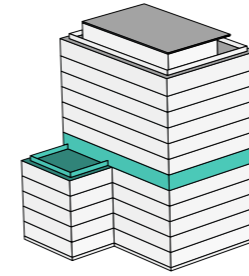


1ST-4TH FLOOR

SAMPLE LAYOUT

This example of a potential layout for the 1st to 4th floors illustrates the versatility of the office space. There are up to two possible units.

Rental space: approx. 810 m²

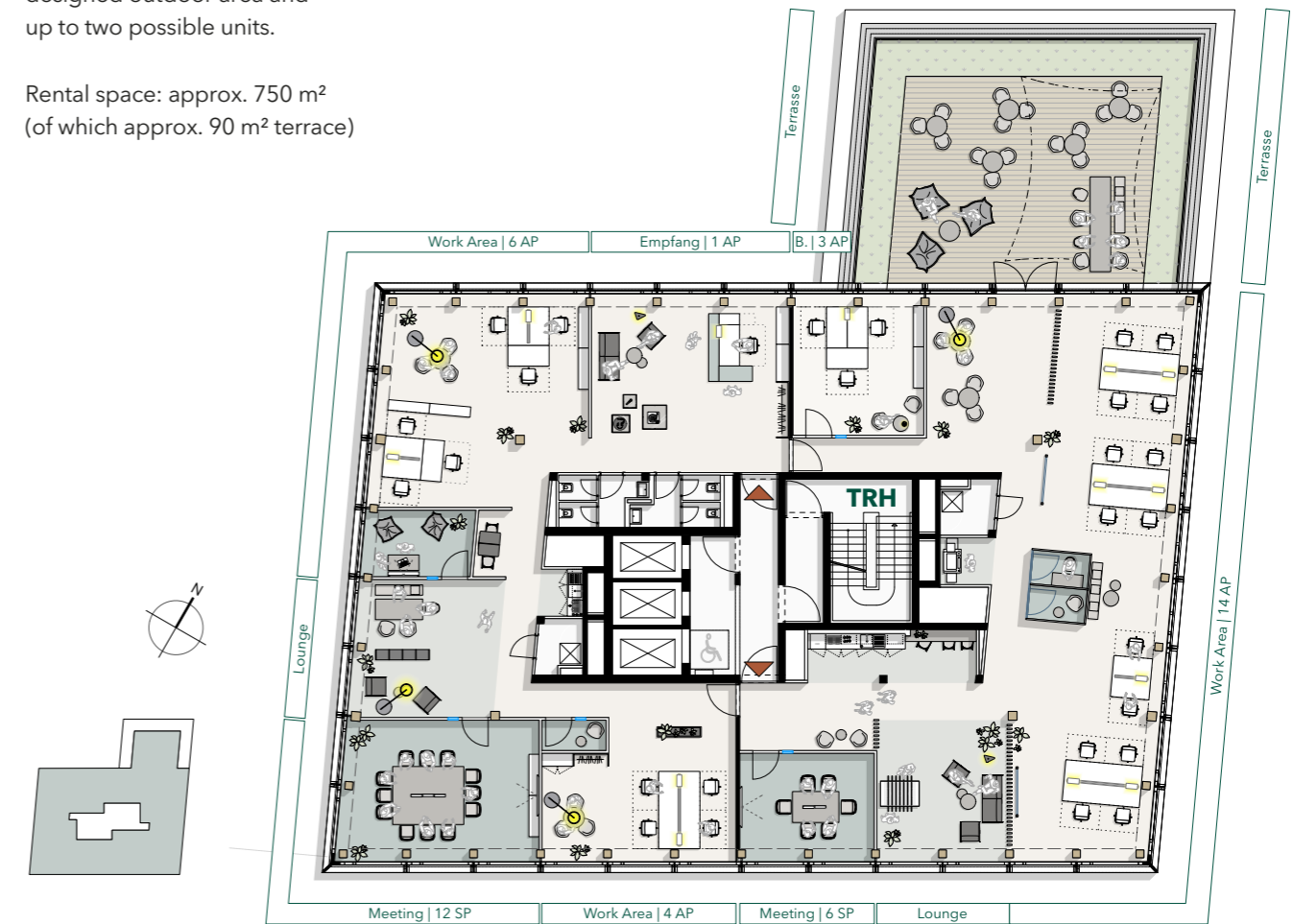


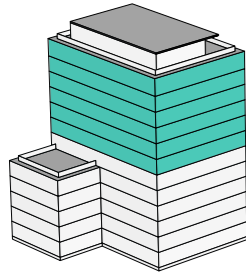
5TH FLOOR

SAMPLE LAYOUT

This example of a potential layout for the 5th floor shows a possible office scenario with designed outdoor area and up to two possible units.

Rental space: approx. 750 m²
(of which approx. 90 m² terrace)



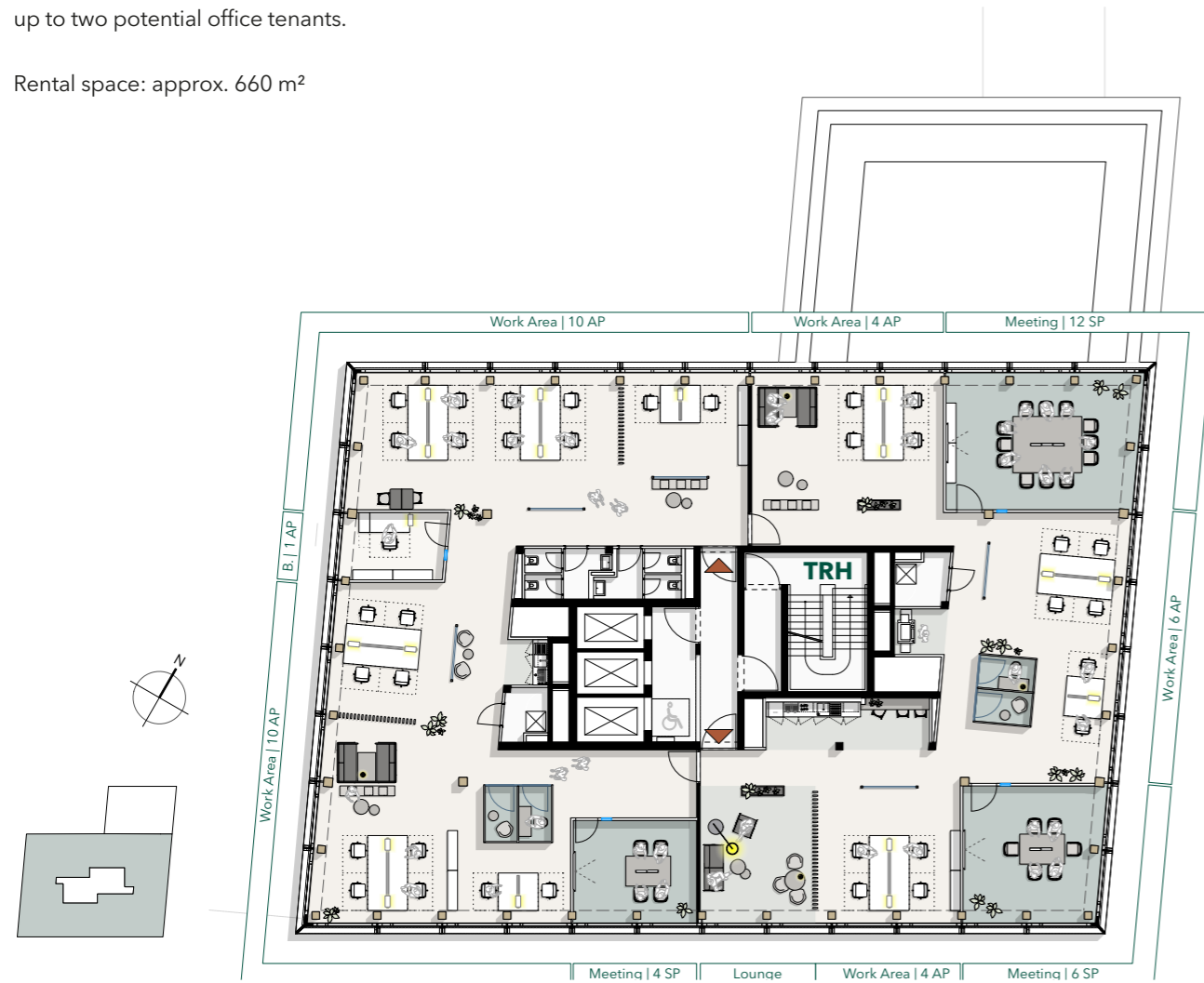


6TH-11TH FLOOR

SAMPLE LAYOUT

The topmost floors offer units for up to two potential office tenants.

Rental space: approx. 660 m²



OFFICE SPACE

Total office space	8,500 m ²
Storeys	12 storeys, 1 basement (garage), rooftop terrace
Office units	18
Rental units per standard floor	1-2
Floor-to-ceiling height	3 m
Fit-out grid	2.60 m / 2.70 m

TENANT USAGE

Foyer	Prestigious lobby on GF
Outdoor area	Greened outdoor space, Rotterdamer Platz
Rooftop terrace	2 terraces on 5th floor and roof
Showers	Shower and changing rooms in basement
Lifts/Elevators	3
Access control system	Contactless

MOBILITY

Car parking spaces	40
Sharing programme	Public e-bike charging station
E-mobility	Pre-equipped e-charging facilities
Bicycle parking spaces	In basement
Public transport	Tram, suburban train

FEATURES

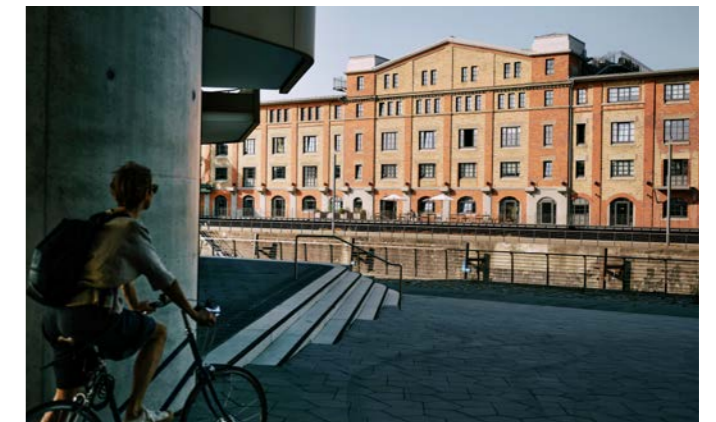
Floor construction	Raised access cavity flooring
Wood surfaces	Columns, ceilings
Type of wood	Spruce, FSC-certified
Sunshades	External, electric, weather-sensitive
Heating/Cooling	Ceiling heating and cooling
Ventilation	Mechanical supply and exhaust system
Manual ventilation	Ventilation louvres on primary axes
Entrances in tenanted areas	Framed glass doors



A new waterside quarter

Where harbour cranes and stacks of containers used to shape the townscape, the development of Zollhafen Mainz is cultivating a new, vibrant urban quarter. The transformation of this former industrial site is creating 1,400 apartments and around 4,000 jobs.

Some of the historic brick buildings like the Alte Weinlager (old wine store) and the Kesselhaus (boiler house) still bear witness to the area's past as a customs and inland port.



Hotspots and hidden gems

1 Neustadt A hotspot with a special history

Eduard Kreyßig, who was master builder to the city of Mainz at the time, laid the foundations for the Neustadt district in the 19th century, using the urban planning for Paris as his model. With its many greened spaces, bustling pubs and small crafts outlets, Neustadt is now a trendy, vibrant neighbourhood. The best example of this is Gartenfeldplatz, where you find unusual flavours of ice cream at N'Eis. Barista coffee is available in Bukafski, which doubles up as a bookstore. And vegetarian lunch bowls can be enjoyed in the Schrebergarten.

2 Café Fette Henne Cinnamon pastries and tapas

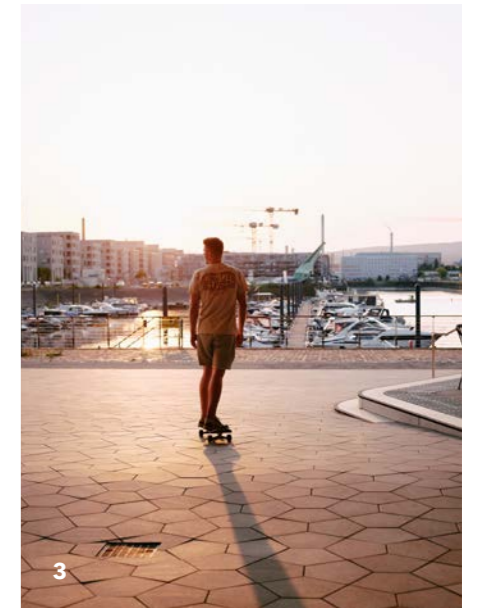
Breakfast, lunch or coffee break - the creations served at Fette Henne are always just right. At this new café on Gartenfeldplatz, on the corner of Frauenlobstraße, passers-by are drawn inside by the wafting scent of fresh cinnamon pastries and head straight for the cake counter, where they also discover the vegan breakfast and lunch tapas on offer as a savoury delight.

3 On the banks of the Rhine Sundowner on the beach

It's especially easy to relax along the banks of the river Rhine, which can be explored on a rented bike from the MeinRad sharing system. From the Zollhafen down to the Südbrücke, broad expanses of meadows with barbecue areas are found alongside relaxing beer gardens and restaurants. The perfect sundowner can be enjoyed in the Zollhafen itself or further downstream on Mainz beach, while you feel the sand under your feet and watch the boats passing by. That holiday mood is guaranteed!

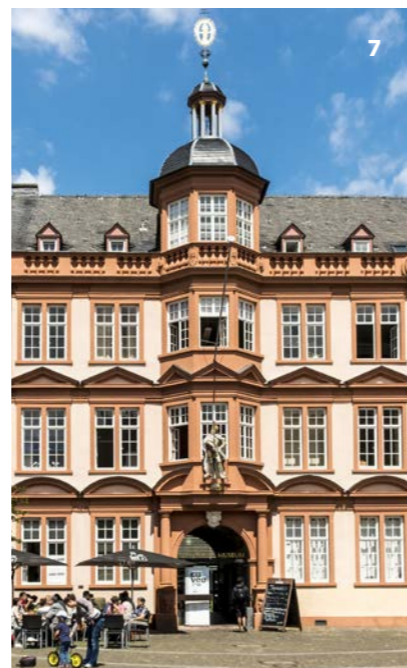
4 Mainz weekly market Fresh, regional, historic

One of the oldest and most attractive markets in Germany is found every week in Mainz, and it is traditionally held on the picturesque cathedral squares in the Old Town. Quality regional products are sold here, including stone-baked bread made from natural sourdough by the bakers Pfalzfelder Landbäckerei. Offshoots of this market take place in other neighbourhoods as well, such as on Frauenlobplatz in the Neustadt district.



5 F. Minthe beach bar
Beer garden ahoy!

The new urban quarter in the former customs port Zollhafen Mainz thrives on its genuine harbour flair. Up to 140 sailing boats and yachts drop anchor in the new marina. Many people come from all over the city to enjoy the new waterside hotspot. Beneath the huge harbour crane in cultural and beer garden F.Minthe, the day can come to a relaxing end with an after-work drink and live music.

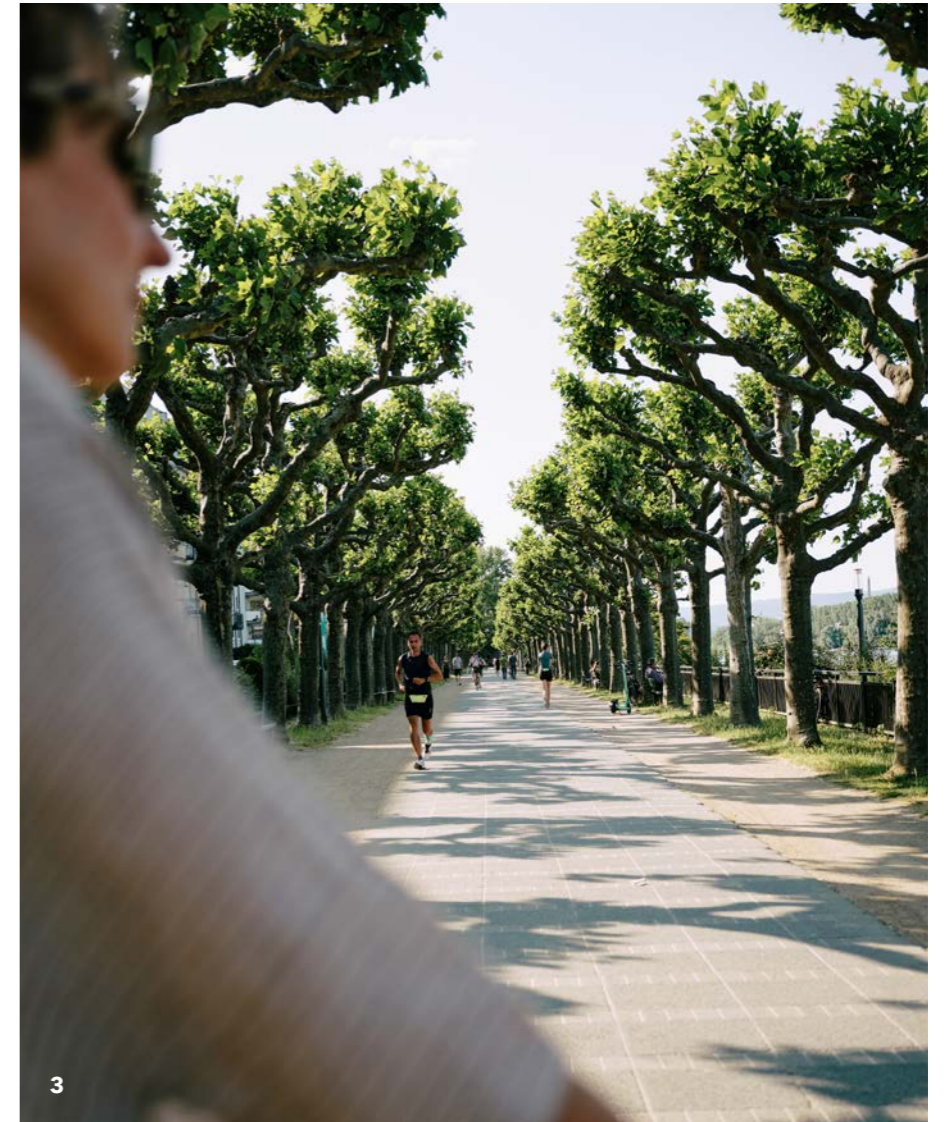


6 Kunsthalle Mainz
Art in the boiler house

In order to preserve an element of the harbour flair, the city's utilities company arranged for the old wine store and former boiler and turbine hall to undergo elaborate restoration. This former power hub for the customs port, which is situated at the south-eastern end of the harbour basin, was originally designed by Eduard Kreyßig. After the structure was transformed, and a glazed tower added, it became an art gallery - the home of Kunsthalle Mainz. www.kunsthalle-mainz.de

7 Gutenberg Museum
Origin of book culture

The city's most famous son must surely be Johannes Gutenberg. His invention of book printing with movable metal letters and printing press in the 15th century unleashed a media revolution. The Mainz Gutenberg Museum is one of the oldest printing and type museums in the world. Its main attractions include two copies of the original Gutenberg Bible and a temporary exhibition on typography and book design. www.gutenberg-museum.de





UBM Development is one of the leading developers of timber construction projects in Europe. The strategic focus is on green building and smart offices in major cities such as Vienna, Munich, Frankfurt and Prague. The EcoVadis Platinum rating and the ESG Prime status by ISS confirm our consistent focus on sustainability. With 150 years of history, UBM is a one-stop provider for the entire development value chain from initial planning all the way to marketing. The company's shares are listed in the Prime Market of the Vienna Stock Exchange, the segment with the highest transparency requirements.

DEVELOPMENT AND LETTING

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