



AFFORDABLE & SUSTAINABLE LIVING SPACE

b.house GmbH

b.house GmbH with its brand "baumhouse" was founded in January 2023 by Dietmar Reindl.

It is a property developer and operator of residential projects that are built in modular timber construction over existing buildings with affordable rent. We create affordable and sustainable living space.

To this end, single-storey buildings are built over with modular, climate-neutral timber construction units.



baumhouse

- > stands for smart living with the highest social and ecological standards.
- > Residents benefit from flexible room concepts, a pleasant living climate, maximum energy efficiency, alternative mobility concepts, convenient local supply infrastructure and much more.
- > The motto is: TAKE RESPONSIBILITY!



Construction of single-storey buildings in modular timber construction to create affordable, sustainable uses without sealing new areas.

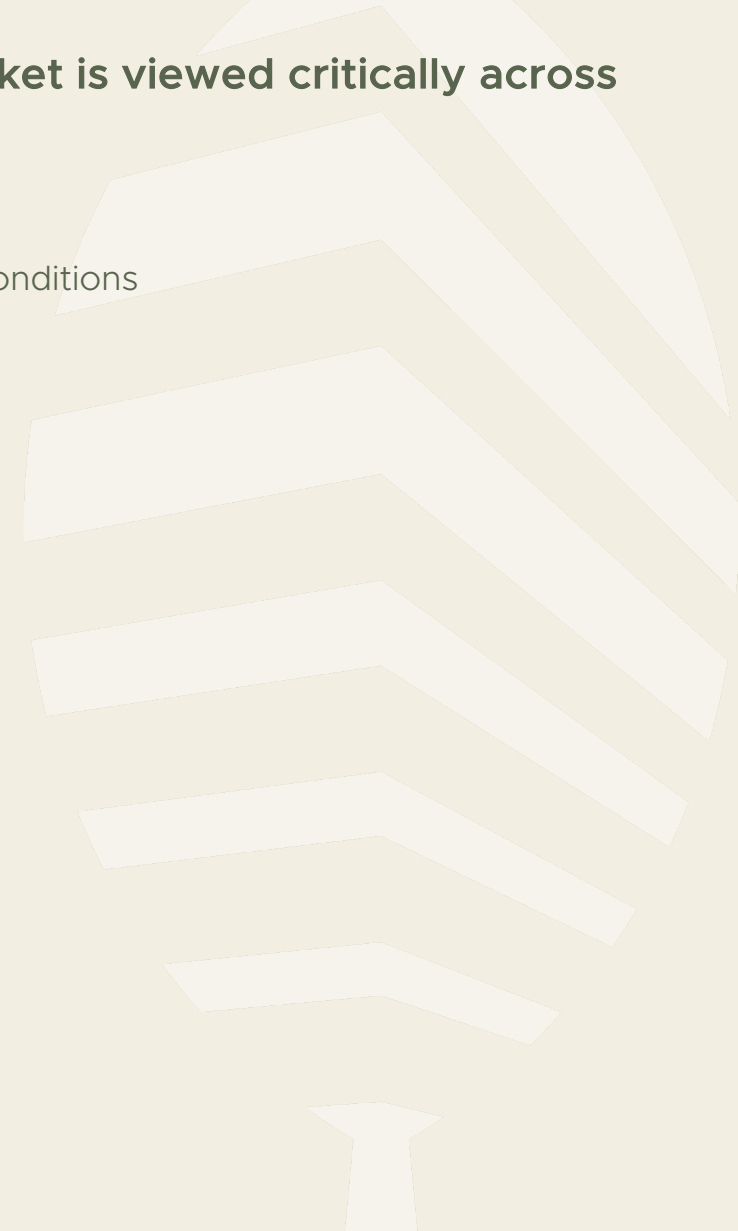
(Company) apartments, assisted living, commercial uses, hotels, student accommodation, public facilities and co-working spaces make up the flexible mix of uses.



(REAL ESTATE) ECONOMIC SITUATION

The situation on the real estate market is viewed critically across all asset classes.

- > Unfavorable market environment
- > High interest rates / unfavorable financing conditions
- > High construction costs



Land sealing and CO2 emissions

- › Real estate causes 40% of CO2 emissions worldwide
- › Large network of existing single-story buildings in Austria
- › In 2021, an average of ten hectares of land were sealed every day in Austria
- › Land and soil sealing is seen as the secret driver of the climate crisis
- › The public debate on soil sealing and climate protection is intensifying





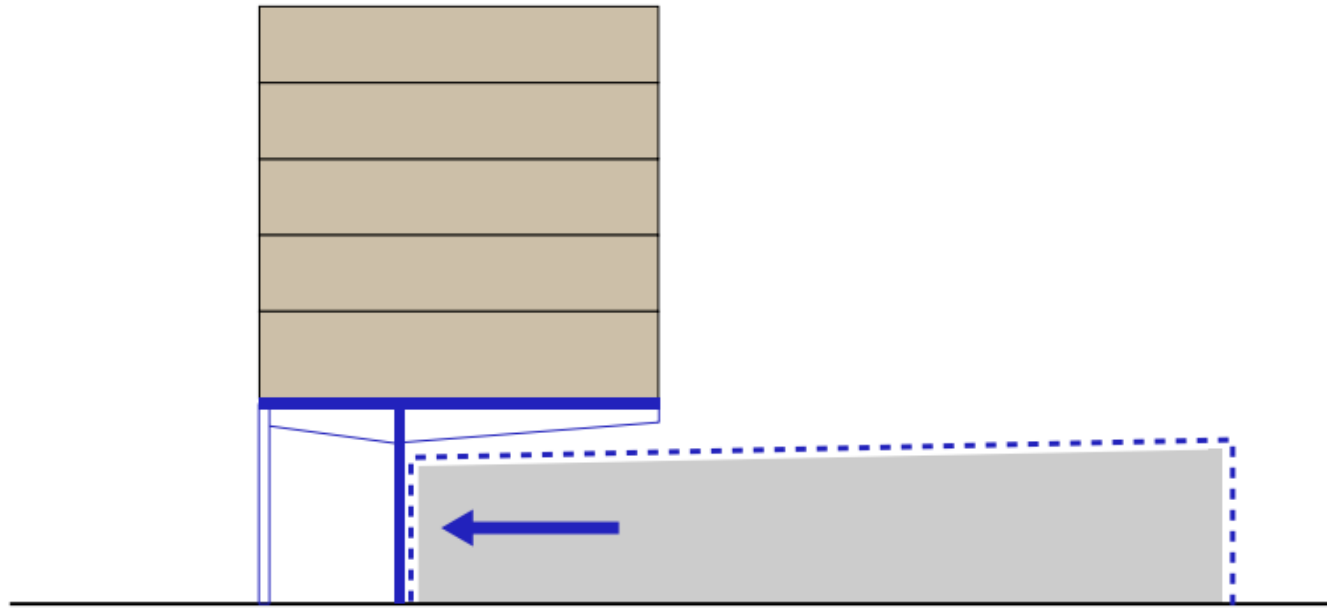
Overbuilding (=without sealing surfaces) of single-storey buildings with up to 5 additional storeys:

- > Modular timber construction for climate-neutral projects from sustainably managed forests (modular timber construction binds 0.5 tons of CO₂/m² of usable living space!)
- > or alternatively by steel construction

Advantages of this construction method:

- > the construction time is only approx. 8 months with little or no operational restrictions
- > Large-scale pre-production is possible
- > No further sealing of surfaces





> Superstructure is set back



SUPERSTRUCTURE EXAMPLE






Residential building "floats" above the ground floor



SMART ENERGY USE

It applies to:

-  Reduce energy consumption
-  Reduce costs
-  and minimize environmental impact

- > Photovoltaics (building, parking lot;)
- > Geothermal energy
- > Heat recovery
- > Wind power...?

- > Climate-neutral building
- > EU taxonomy compliant





Standardization and scaling for maximum cost efficiency

Standardized product

- Max 3 module types
- 4 apartment types
- 3 window sizes
- 1 door type
- 1 modular bathroom
- 1 kitchen

Scaled product

- Minimum 40 apartments / project
- Negotiation volume at least 300 apartments
- Residential pipeline of 1000 apartments as an outlook for 3-5 years
- Standard partner with framework agreements



Access to sustainability for the affordable housing sector



Affordable housing that takes ecological, social and economic aspects into account.



Housing for low-income households



without harming the environment



social justice

Some key aspects are:

- > Energy efficiency and renewable energies
- > Resource efficiency
- > Social integration
- > Choice of location
- > Community participation
- > Financing and subsidies
- > Durability and maintenance
- > Education and awareness
- > Affordable (20% below market rent) housing through standardization and scaling



ADDED VALUE FOR INVESTORS

Strengthening the **sustainable positioning** of the company, **flagship project**

Positive charging of the portfolio holder's own brand Baumhouse as an "attackable" tool to strengthen ESG communication

Additional income at the location through rent

Additional **customer potential**

Active and responsible **contribution to climate protection**

Restrictive spatial planning prevents 1-storey buildings/conversions Overbuilding

ADDED VALUE FOR INVESTORS

- **EU taxonomy** compliance for the overall project saves future costs for CO2 certificates and improves **financing conditions**
- **Increase** in property value due to denser development and increased income
- **A company's ESG profile** will become an influencing factor in **purchasing decisions**



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