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We are
Part of the
Solution.

VONOVIA



Urban areas are in urgent need of new homes. We are helping to close this gap – through densification, vertical expansion and new construction. Thanks to its 2018 takeover of BUWOG – a separate entity in the company with new construction expertise – Vonovia has access to more than **70 years of development experience.**



We are Part of the Solution.

As one of Germany's leading residential real estate companies, we are a member of society. And we're using this opportunity to tackle society's tasks: We build apartments to address the shortage of homes in metropolitan areas. We develop neighborhoods and foster social interaction among our tenants – for an environment that is functional and vibrant. With innovative solutions, we can effectively combat climate change. Wherever people are designing the living culture of tomorrow, we are Part of the Solution.





Urban land for homes is in short supply and must be used wisely. One example is our SPEICHERBALLETT project in Spandau, Berlin: Here, directly on the banks of the River Havel, a neighborhood is emerging that considers **various aspects of sustainability** and demonstrates what the neighborhood of the future could look like – one that promotes social diversity and quality of life for all generations, fosters the expansion of e-mobility by making charging points available, and uses solar power to save energy.

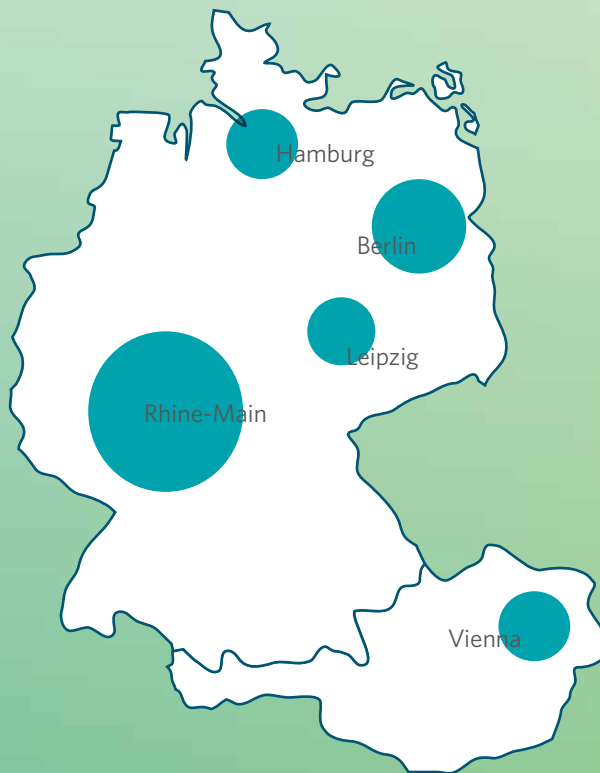




“With an increasing number of development projects, we will add additional chapters to our success story.”

EVA WEISS
MANAGING DIRECTOR OF BUWOG

The demand for homes is particularly high in metropolitan areas, so our subsidiary BUWOG focuses on these very regions.



Like many urban places, the area between Regattastrasse and Dahme-Ufer in Berlin was once an industrial location. Today, in the heart of our 52° North neighborhood, there is a 6,000 m² pond. It collects rainwater from the surrounding homes, purifies it biologically by means of plants that grow by the water, and sends it back into the **natural water cycle** through evaporation.





BUWOG

Geothermal energy is an inexhaustible and regenerative source of heat – one example is our new MARINA TOWER housing project on the banks of the Danube in Vienna, where such a system generates part of the energy. A heat pump system uses the natural temperature of the layers of soil near the surface for cooling in summer and for heating in winter. This allows existing resources to be used to save energy in an environmentally friendly and sustainable way.



One of the tasks of architecture is to **bring homes together with the community**. The “floating walkways of Grünau” in the 52nd North neighborhood is testimony to how this can be achieved. The middle building in THE VIEW trio features large balconies looking onto the water. Visually floating walkways running parallel to the facade connect the generous balconies and terraces with one another on every floor. The buildings leave space for a public walkway directly by the water’s edge.



Sustainable raw materials are playing an increasingly important role in the construction process. In the Grünau district of Berlin, for example, our multifamily residences are built using wood-hybrid construction. Wood stores CO₂ as it grows and ensures a natural living environment when used as a building material later on. On the other hand, we have only used conventional building materials such as carbon-intensive reinforced concrete and bricks to a minimal extent in this project.



“Our cities need new homes that fit with people’s living environments. These are diverse, sustainable, and tailored to suit the various lifestyles of the residents.”

THOMAS MAHLER

HEAD OF PROJECT DEVELOPMENT AT BUWOG



The SPEICHERBALLETT project focuses on minimal traffic and a **high quality of life and leisure – for all generations**. Fully accessible and barrier-free apartments with different floor plans in varying sizes are as much part of the concept as freely accessible green spaces, playgrounds and recreational areas, as well as the neighborhood's own daycare center. A building designed specifically for senior citizens provides daycare that is also open to people who do not live in the neighborhood.





We are Part of the Solution.



Residents in the south of Vienna can also enjoy a special quality of life and leisure. With its **holistic environmental concept**, our ERnteLAA residential project allows residents to adopt a sustainable lifestyle and teaches them how to handle resources and nature carefully with its urban gardening approach. In 2021, the residential project won the International Property Award as a flagship project for sustainability in Europe, bringing it international recognition.



Best practice – Alboingärten in Schöneberg, Berlin: an example of how we contribute to the solution.

We can help shape the environment and life in our neighborhoods in both structural and social terms. We do this as a joint effort – together with local stakeholders and in close cooperation with the municipalities. Our solutions help ensure that our tenants live in diverse and open neighborhoods with real quality of life.

Affordable and environmentally friendly homes

- > 19 residential buildings with 432 apartments
- > of which 99 are publicly funded and 149 are barrier-free
- > Quiet landscaped courtyards with two playgrounds
- > Day care center with 60 places
- > 15 residential units for therapeutic housing in cooperation with AWO

 www.vonovia.de/alboingaerten





Our “Alboingärten” project is creating a **model inner-city neighborhood** in the Tempelhof-Schöneberg district of Berlin. In the future, all generations will be able to find a home in the one- to five-room apartments, some of which are barrier-free. The energy supply is also based on a sustainable concept: power is supplied by a cogeneration unit that uses a percentage of biogas. We have also installed photovoltaic facilities on around one-third of the green roofs.



The **next generation** needs space to create and grow. Providing this space plays a major role in our neighborhood development projects. The main aim is to identify existing needs and respond to them. To achieve this, we cooperate with local social and state institutions, welfare organizations and social agencies, and charitable and cultural institutions. Our partner in the Alboingärten complex is AWO pro:mensch gGmbH.



Energy from the sun on the roof straight to the plug: This improves the emission balance. To achieve **climate-neutral housing stock**, we aim to equip every suitable roof with photovoltaic modules by 2050. The electricity generated by the modules can be used across sectors to generate heat, to provide charging infrastructure for e-mobility and for tenant electricity.

“We take responsibility: for more climate protection, affordable homes and good neighborhoods.”

THOMAS WESCHE
REGIONAL AREA MANAGER IN BERLIN



