



MEDIA RELEASE

Implenia starts project development work in Germany

The signing of the purchase contract for the Marienplatz site in Darmstadt marks Implenia's strategically planned entry into the German real estate development market. The company is building a residential complex and tower block offering 310 rental and owner-occupied apartments. The project is worth EUR 100 million.

Dietlikon, 2 June 2021 – Earlier today, representatives of the city of Darmstadt and Implenia signed a purchase agreement for the Marienplatz site. Implenia, working with Netzwerkarchitekten of Darmstadt and GTL Landschaftsarchitekten of Kassel, won the city design competition in 2019, thus qualifying to acquire the city-centre plot. The core of the winning design is a wave-shaped residential development with a municipal day-care facility and a separate 15-storey tower block. The whole development will offer roughly 30,000 m² of gross floor area and include around 310 rental and owner-occupied homes. Part of the ground floor will be set aside for public use. The project is worth approximately EUR 100 million.

Attractive and sustainable urban living space

Marienplatz is a roughly 1.4 hectare parcel of derelict land in the middle of Darmstadt, currently used as a car park. The university city in the south of the German state of Hesse suffers from a tight housing market, so there is a need for an attractive residential neighbourhood suitable for different user groups. Particular emphasis is being placed on exceptionally high energy efficiency and environmental quality as well as on alternative mobility offerings: car use can be reduced by the inner city location and careful design. Parts of the buildings will be made of wood. In addition, 25% of the gross floor area will be used for social housing, and at least 20% for middle-income residents.

Building up an innovative development portfolio

“Our development portfolio has a market value on completion of more than two billion Swiss francs, making us one of Switzerland's leading real estate players,” says Adrian Wyss, Head Division Real Estate. “As planned in Implenia's strategy, we are now building up a development portfolio in Germany, and are already active with a powerful team in the heart of the Rhine-Main region. The Marienplatz development in Darmstadt signals the start of the planned expansion.” This will also involve new investment vehicles and innovative new real estate products that are standardised, prefabricated and thus scalable.



The wave-shaped residential development with children's day-care centre (left) and the free-standing apartment block on the right will house 310 rental and owner-occupied apartments (image: netzwerk Architekten, Darmstadt, and GTL Triebswetter, Kassel).

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Dates for investors:

17 August 2021: Media and analysts' conference on the half-year results

As Switzerland's leading construction and real estate service provider, Implenia develops and builds homes, workplaces and infrastructure for future generations in Switzerland and Germany. It also plans and builds complex infrastructure projects in Austria, France, Sweden and Norway. Formed in 2006, the company can look back on around 150 years of construction tradition. The company brings together the know-how of its highly skilled consulting, planning and execution units under the umbrella of an integrated leading multi-national construction and real estate service provider. With its broad offering and the extensive experience of its specialists, the Group can realise complex major projects and provide customer-centric support across the entire life-cycle of a building or structure. It focuses on customer needs and on striking a sustainable balance between commercial success and social and environmental responsibility. Implenia, with its headquarters in Opfikon near Zurich, employs more than 8,500 people in Europe and posted revenue of almost CHF 4 billion in 2020. The company is listed on the SIX Swiss Exchange (IMPN, CH0023868554). More information can be found at implenia.com.