



RH

Unternehmensgruppe



A passion for real estate

This is the tenet according by which our company has been operating ever since its founding more than sixty years ago. We can now say with pride that we have shaped architecture in growth regions in Germany and Austria for three generations.

Enthusiasm for real estate, combined with excellent professional qualifications, empathy, and commitment as well as the ability to always try something new is what unites all employees of RH Unternehmensgruppe. Our experts are always ready, in every phase of a project, to embrace new perspectives in a pragmatic yet visionary way and to take unconventional paths to achieve the best possible results. We start all projects large and small with the highest demands on ourselves.

We take the time to get the best out of every project, giving each one a distinctive character.

For example, when revitalising our prestigious “Hotel Zoo Berlin”, we travelled the world to develop innovative ideas for an ambitious design that would pay tribute to the hotel’s glamorous history. We hired the renowned Italian architect Matteo Thun for the interior design of the “M Square” office complex in Munich, which provides 27,300 square metres of rentable space. The result is an office property whose central lobby, colour scheme, and lighting are stunning and embody the genuine character of the location. This approach to our projects always succeeds in producing unique design and usage concepts. At the same time, our sustainable construction projects enhance the respective neighbourhoods and lend them lasting distinction.

I invite you to discover your passion for RH Unternehmensgruppe and hope you will find pleasure and inspiration as you browse the following pages.

Robert Hübner

Owner and CEO of RH Unternehmensgruppe



Extensive expertise under one roof

As a family business with decades of experience, we have acquired extensive expertise in all areas of real estate. Our focus is on hotel, office, commercial, and residential assets. Together with a team of experienced managers, CEO and owner Robert Hübner leads the company competently and prudently, thus securing long-lasting success. RH Unternehmensgruppe is a well-established company with lean organisational structures and quick decision-making processes.

Four subsidiaries, each with their own core competencies and service portfolio, account for the operative business of RH Unternehmensgruppe. Together, we support the entire project cycle in real estate development, from property purchase, planning and financing to realisation followed by sale or management of the finished property.

Alexander Grundbesitz GmbH

Acquisition of plots for development of residential and commercial real estate

EURAS-Invest GmbH

Project development, financing and investor consulting for commercial and residential construction as well as shareholding management

S.E.T. Service GmbH

Construction planning and execution, project controlling and facility management

RH Immobilien Management GmbH

Administration and management of proprietary real estate as well as management of shareholdings

The companies also direct and manage numerous project companies and shareholdings with locations in Munich, Grünwald, Berlin, and Kitzbühel.

In our integrated organisational structure, we bundle comprehensive areas of expertise, which allows us to consistently operate efficiently and thus successfully complete even highly complex projects. This secures the high-quality standards of our projects in the long term. To date, we have successfully carried out some 200 projects with an investment volume of more than 1.5 billion euro.

Project development and asset management with an integrated approach

ALEXANDER Grundbesitz

EURAS-Invest

S.E.T. Service

RH Immobilien Management

Shareholding in real estate-related sectors

RH Properties

RH Austria Immobilien

HÜBNER Ventures

HOTEL ZOO Berlin

We create value

Project development

For decades, we have specialised in the development of premium real estate, in particular in Germany's metropolitan areas and select regions in Austria.

We design competitive, profitable, socially and environmentally sustainable real estate projects by combining relevant project management factors: project idea, market demand, location, capital, and building design.

We therefore focus on functional and exclusive properties in prominent locations, which are built or renovated applying creative design, the best materials and according to the latest construction and environmental standards. We master the high degree of complexity and interdisciplinary nature of real estate project development with our extensive experience, state-of-the-art technological support, and a wide network of strong partnerships.

By keeping a realistic eye on the real estate market and reacting to any circumstantial changes and trends, we can ensure professional and value-enhancing development of our properties. Being an independent, family-owned business allows us to realise longer-term and complex projects that require lots of time.

For example, due to a lengthy process of obtaining planning permission, it took fourteen years before all four construction phases of the commercial park "West Erding Park" near Munich could be approved and completed. The project has a floor surface area of 61,000 square metres.

Asset management

Our success story began with the acquisition and management of residential and commercial real estate as well as manufacturing sites. To this day, asset management remains one of RH Unternehmensgruppe's important business segments.

Many of the properties we have developed in Germany and Austria remain in our portfolio for years and even decades, including the original main location of Feinkost Käfer (Käfer's Fine Foods) on Prinzregentenstrasse in Munich, the "Hotel Zoo Berlin" on Kurfürstendamm in Berlin, or the "West Erding Park" commercial park in Erding near Munich.

We manage all portfolio properties, be that property leasing, commercial management, or facilities management, for the long-term and in ways that are sustainable and value-enhancing and preserve structures. We do this by practicing active and dynamic management of our properties. In the process, we prioritise ecological and energy-efficient aspects as well as individual design concepts and select, durable materials.

This allows us to offer our residential and commercial tenants quality properties and to present ourselves through the years as a solid and trustworthy partner.

Shareholding

For many years, RH Unternehmensgruppe has been a shareholder in operationally active businesses in various real estate-related sectors. Specifically, we invest in exciting projects that can be combined with passion, vision and an effective strategy. We are currently focused on four commitments:

RH Properties GmbH

Exclusive residential housing construction in Bavaria

RH Austria Immobilien GmbH

Exclusive residential housing construction in Tyrol, Austria

Hübner Ventures GmbH

Start-up investment and strategic consulting

Hotel Zoo Berlin Betriebs GmbH

Management of the company's proprietary hotel "Hotel Zoo Berlin"

Our added value: we bring know-how and broad expertise to young businesses and support them in their strategic planning.

Our Partners

Our projects are in part planned and executed as joint ventures with longstanding sector-specific specialists. These include Competo Capital Partners, an independent, owner-managed investment and asset management specialist, or real estate experts Manfred Weingärtner and Dr. Karlheinz Hauptmann. The quality of each project benefits from our trusted collaboration and the extensive experience gained from numerous joint projects.



We set standards

Employee satisfaction

Our team is the basis for our success. We always value that. The satisfaction, health, and safety of all employees are therefore our highest priority. As a reliable employer, we have arranged for a modern and flexible working environment that meets the demands of work and private life in equal measure.

Sustainability

We concentrate on sustainability, both in the planning, execution, and use of our properties as well as in the architecture, of course. We work with eco-friendly materials and energy-efficient construction methods to ensure that properties are modern and made to last.

Lasting value

When making business decisions, we take demographic developments and their effects on the real estate market into account. That's why we seek out good locations in key urban growth markets where we can develop high-quality and sustainable properties with durable value.

Bold decision-making

We plan our projects with a solid feeling for industry trends. We think outside the box and make quick decisions. We have the courage to take risks as this is the only way to create unique and innovative architectural and usage concepts.

Dynamic

Our corporate structure allows dynamic reaction to market developments and flexible implementation of new demands. We can adapt concepts at short notice. We cooperate, and decision-making processes are short and effective. This agility gives us a competitive edge and accounts for our success. It also prepares us for times of crisis.

Future orientation

Our projects provide new inspiration for office and commercial building complexes, city districts or even entire cities. Together with renowned architects, we implement building concepts that fulfil the requirements placed on tomorrow's living and working environments.

We shape the future



Robert Hübner

Owner and CEO of RH Unternehmensgruppe

Robert Hübner, a native of Munich, has been at the helm of RH Unternehmensgruppe since 1996 as a third-generation executive manager. After completing his studies in business administration at the Free University of Berlin, he quickly devoted himself to his passion – the real estate industry. From 1984 onwards, he founded several companies as business partnerships specialising in the renovation of pre-war buildings in addition to the planning and construction of office and hotel properties in Berlin.



Thoralf Becker

Executive Manager of EURAS-Invest GmbH,
Managing Director of RH Immobilien Management GmbH

Thoralf Becker, an experienced banker, had already been an external advisor to the RH Unternehmensgruppe for five years when, in 2006, he, Robert Hübner and Matthias Braun founded the EURAS-Invest GmbH as the company's family office. Two years later, he was appointed Managing Director of RH Immobilien Management GmbH. Thoralf Becker is in charge of financing, investments, and real estate transactions for the entire group.



Uwe Kohler

Managing Director of S.E.T. Service GmbH

A graduate engineer in civil engineering, Uwe Köhler has been with RH Unternehmensgruppe since 1989. He started out at Hübner & Weingärtner Vermögensverwaltungs GbR. He has been Managing Director of S.E.T. Service GmbH and a member of the executive board at RH Unternehmensgruppe since 2002. Uwe Kohler is responsible for technical planning and execution of all projects as well as project controlling.



Alexander Hübner

CEO of Hübner Ventures GmbH

After graduating high school with an International Baccalaureate as best in his class, Alexander Hübner studied business management in London. He returned to his hometown, Munich, with his entrepreneurship degree and founded Hübner Ventures GmbH, which he still heads today. At the same time, he joined the operational work of RH Unternehmensgruppe and is gradually being prepared for management of the company in the fourth generation.

Our advisory board

An advisory board made up of specialists from the real estate, finance and legal sectors has been supporting RH Unternehmensgruppe in its corporate activities since 2015. The panel of experts is chaired by Rupert Hackl and contributes its professional experience and contacts when advising the executive management on strategic alignment of corporate goals, investment decisions or filling management positions. Furthermore, the team serves as a valuable contact for all project-related questions. Thanks to their differentiated views, we profit from valuable impulses and changes in perspective.

This trust-based cooperation represents an important contribution to securing the future of our company.



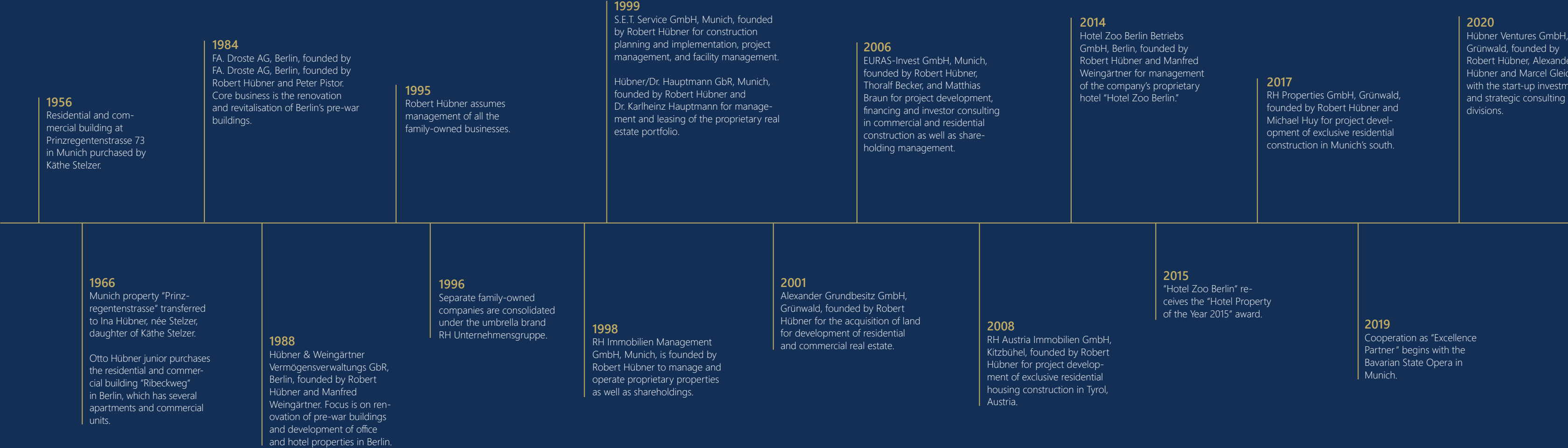
We are one team

At RH Unternehmensgruppe in Germany and Austria, some 250 employees work together to steer complex construction projects throughout the entire project cycle as well as manage and administer portfolio properties. Many of our experts have been with our company for years, some even for decades. Their experience, wealth of ideas, dedication, and their extensive network are what distinguish RH Unternehmensgruppe. This allows us to offer our clients and partners the best possible results.

Employees from our subsidiaries collaborate effectively in project teams, which are re-defined on a regular basis to ensure targeted application of individual strengths and optimal use of synergies between colleagues. In the daily work routine, proper organisation, appropriate role division and a lot of freedom for each employee are just as important to us as transparency and respectful interaction with each other. This is our recipe for success. It allows us to implement projects efficiently and turn visions into reality.



We build on experience



RH Unternehmensgruppe has been firmly established in the German real estate landscape for more than sixty-five years and three generations. The cornerstone of this success story was laid by Käthe Stelzer, Robert Hübner's grandmother, when she purchased a building at Prinzregentenstrasse 73 in Munich-Bogenhausen in 1956. At the time, the building housed a grocery store called Feinkost Käfer (Käfer's Fine Foods), which today is Munich's most famous gourmet temple and known far beyond the borders of the Bavarian capital. The magnificent pre-war building from 1902 has been renovated and enlarged several times over the years. It remains in our portfolio to this day and has very special significance for us as the owning family.

In 1995, Robert Hübner took over management of all family-owned businesses and is now the third generation to lead the company. We fondly look back at the milestones in the development of our business and look forward to further innovative and stable-value construction projects, which are ready for launch. At the same time, we acknowledge the responsibility of an orderly succession to the fourth generation of the Hübner family. We are proud and confident that we will be able to continue making our contribution to visionary and sustainable urban development in Germany and Austria, and in doing so, to help shape living and working of tomorrow.

Asset class hotel

2019

Finished core refurbishment and revitalisation of "Holiday Inn Berlin City Center East Prenzlauer Berg", Berlin; portfolio property

2017

Acquisition and modernisation of "Hotel Schloss Lebenberg", Kitzbühel

2014

Completion of "ibis budget Muenchen Airport Erding", Erding; new build; portfolio property

Finished restoration and revitalisation of "Hotel Zoo Berlin", Berlin; portfolio property

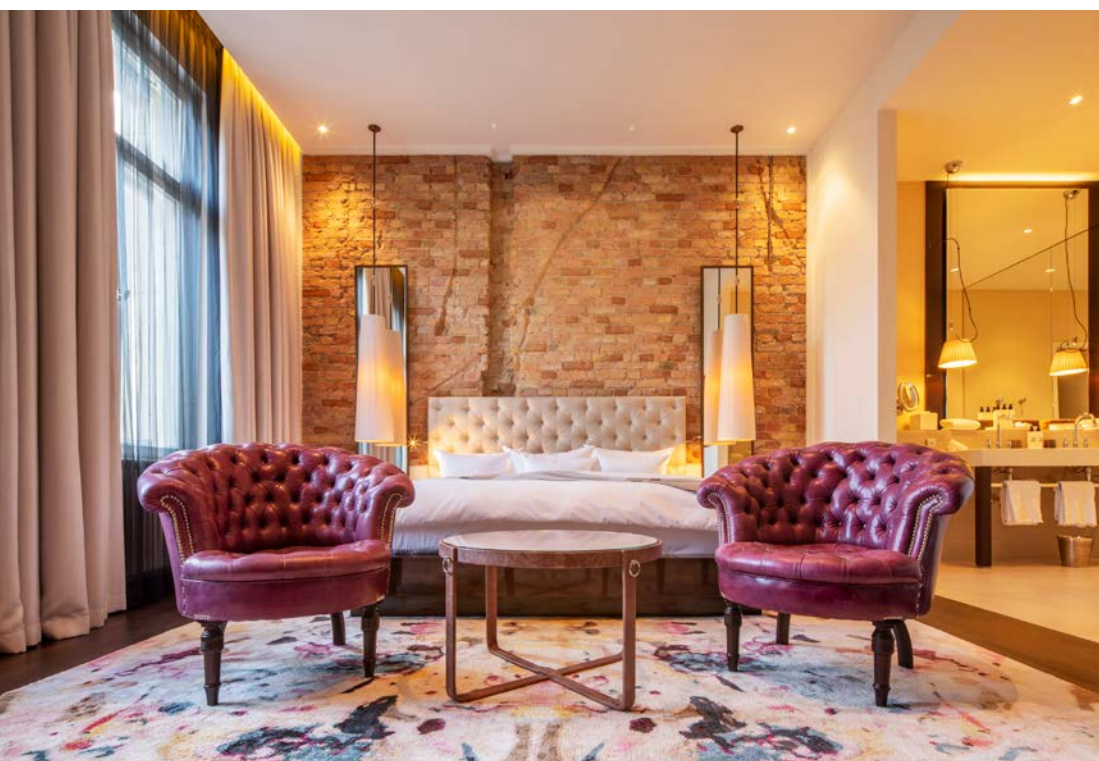
2009

Completion of "ibis Munich City West", Munich; new build

1993

Completion of "Holiday Inn Berlin City Center East Prenzlauer Berg", Berlin; new build; portfolio property





Hotel Zoo Berlin

The legendary “Hotel Zoo Berlin”, re-opened in 2014, combines the best of the modern hotel industry with the charm of its glorious history. The building is under preservation order. It was carefully restored and modernised. Individually designed suites, a stately lobby, and the elegant ambience of the Grace Restaurant, Grace Bar, and the Rooftop Bar lend the building a truly unique flair. Interior designer Dayna Lee (Powerstrip Studios, USA) harmoniously staged the various architectural style elements with attention to detail and using unconventional accessories. “Hotel Zoo Berlin” has received multiple awards for its creative hotel concept, including the prestigious “Hotel Property of the Year 2015” award.

Kurfürstendamm 25 | 10719 Berlin

144 rooms, Grace Restaurant, Grace Bar, Rooftop-Bar

Operator:

Hotel Zoo Berlin Betriebs GmbH, Berlin

Project period:

2012 to 2014 new build, general refurbishment portfolio, façade restoration according to historical preservation guidelines.

Project partner:

Manfred Weingärtner,
Dr. Karlheinz Hauptmann

Interior designer:

Dayna Lee, Powerstrip Studio,
Los Angeles



Hotel Schloss Lebenberg



The “Hotel Schloss Lebenberg” is a traditional jewel looking over the rooftops of Kitzbühel. The symbiosis of historic castle tower and modern architecture gives the four-star superior hotel its own unique character. The building includes 150 rooms and suites, a restaurant, a bar, a conference area, and spa with rooftop pool. The entrance, bar, and restaurant were redesigned with quiet elegance in mind. The proportions of the open lobby with reception and piano bar are generous. The refurbishing was done with high-end materials in warm earthy tones and carefully coordinated accessories. The space concept and modern interpretation of an alpine interior lend the hotel a convivial and inviting atmosphere.

Lebenbergstrasse 17 | 6370 Kitzbühel



**150 rooms, restaurant,
conference rooms, spa**

Operator:

LB Hotel GmbH (Harisch Hotels), Kitzbühel

Project period:

2017 to 2020 modification and modernisation

Project partner:

Michael Heinritzi

Architects:

Die Wohnkultur GmbH, Kirchdorf/Tyrol



After just 14 months of construction, the ibis Hotel opened just in time for Oktoberfest 2009. At the time, with 208 rooms, it was the largest hotel of the Accor Economy brand in Munich and one of the most modern in Europe sporting the new corporate design. Eyecatcher and central meeting point is the newly designed, spacious open lobby, which was first realised in Munich. It is comprised of a reception area, a business corner, a bar, and an innovative restaurant with an open-view kitchen and a sunny terrace. The special challenge of this new building project was in laying the foundation above an operating subway train shaft: The task was to decouple the building from the vibrations caused by the trains below.

Westendstrasse 181 | 80686 München

208 rooms, restaurant

Operator:

Accor Hospitality Germany GmbH,
Munich

Project period:

2007 to 2009, new build

Architects:

Stark Architekten, Munich

ibis Munich City West



Holiday Inn

Berlin City Center East Prenzlauer Berg

**123 rooms, bar,
conferencerooms, gym**

Operator:
Circle Hotels Hotelbetriebs-
gesellschaft mbH, Berlin

Project period:
1993 new build
2019 complete reconstruction
and revitalisation

Project partner:
Manfred Weingärtner

The new four-star hotel in Berlin's Prenzlauer Allee opened its doors in 1993. In 2019, after more than twenty-five years in business, the owners, RH Unternehmensgruppe and Manfred Weingärtner, renovated the property from top to bottom in only fourteen weeks. The 123 rooms, corridors, stairwells, and common areas, and the exterior façade were revitalised and the building's service installations modernised. Highlights are the open lobby with reception area, the bar and lounge with a refined look and innovative design, the newly conceived foyer with an exterior entryway as well as the completely revised mullion-transom façade in the lobby area.

Prenzlauer Allee 169 | 10409 Berlin

Asset class office/commercial

2022

Completion of the “West Erding Park” commercial park in Erding, near Munich; new build (phase IV); portfolio property

2016

Acquisition and renovation of the “Commercial Park Dachau” at Brunngartenstrasse 5 in Dachau; portfolio property

Completion of the “M Square” office complex at Elsenheimerstrasse 61–67 in Munich; renovated the old building and modernised the underground parking garage

2014

Completion of the “West Erding Park” commercial park in Erding, near Munich; new build (phase III); portfolio property

2009

Completion of the specialised retail park “West Erding Park” in Erding, near Munich; new build (phases I and II)

2005

Completion of the “Zielstatt Quartier” office complex at Zielstattstrasse 32–48 in Munich; renovated the existing structure and added a new building

2003

Handed over the office building at Perchtingerstrasse 5 in Munich (contract project for Systemhaus Erwin Kayser-Threde GmbH); new build

2001

Completion of the office building at Elsenheimerstrasse 65 in Munich; new build

1995

Completion of the office building at Charlottenstrasse 79/80 in Berlin; new build

Completion of the retail and office complex in Frankfurter Allee 69 in Berlin; new build

1966

Acquisition of the housing complex at Ribeckweg 15-19 in Berlin with multiple residential and commercial units

1956

Acquisition of residential and commercial building at Prinzregentenstrasse 73 in Munich; portfolio property





Go Four It

In Munich, a business quarter will be created whose innovative and integrative architecture will be clearly visible and make a distinct mark on the entire neighbourhood. The four buildings will feature staggered floors between the fourth and sixth stories. Each will be individually designed according to their planned use, but also partially connected to each other using unusual horizontal and vertical elements. The rooftops will be integrated into the overall concept and offer space for gardens, quiet zones, and terraces. A communal, car-free avenue over 200 metres in length and up to 18 metres wide, will connect the buildings to form a lively campus of networked space for workplaces adapted to many different sectors and areas. This will all enable dynamic transitioning between work, recreation, and relaxation.

Hanauer Strasse 91 | Ehrenbreitsteiner Strasse 28 | 80993 München



Rentable space:
38,350 sqm

Project period:
2019 to 2025 new build

Project partner:
Competo Capital Partners GmbH, Munich

Architects:
Zechner & Zechner Architekten, Vienna
AWG AllesWirdGut Architektur, Munich



M Square

The “M Square” office complex in Munich’s West-end district combines the best of trailblazing architecture with resource-saving construction. The impressive new building at house numbers 65 to 67 was completed in 2001. The existing building was renovated a decade or so later and the underground parking garage modernised, all while remaining fully rented. The new building and the renovated structure blend harmoniously to create an exciting ensemble with expansive, streamlined glass fronts and spacious interior design. The building structure was conceived according to modern standards for multi-tenant usage. Sustainability and energy efficiency when carrying out the construction work was a top priority. As a result, the building received the prestigious Gold LEED Green Building Certificate in 2016.

Elsenheimerstrasse 61–67 | 80687 München

Rentable space:

27,300 sqm

Project period:

1997 to 2001 new build

2013 to 2016 general refurbishment portfolio

2016 Gold LEED certification

Project partner:

Competo Capital Partners GmbH, Munich

Architects:

WEP Effinger Partner Architekten, Munich

Büscher Architekten, Munich

Matteo Thun & Partners, Milan





Zielstatt Quartier

Project development of the "Zielstatt Quartier" office park was carried out in several construction phases. The first phase involved the complete renovation of the existing building at number 32, which housed manufacturing space. This was followed by construction of several new office buildings, whose spaces were individually completed according to specific tenant requirements. The Bauhaus-inspired office park has a narrow front with large window areas. The entire neighbourhood is marked by the architecture and features of the campus, with its studios and stylish offices with access to rooftop terraces, communal areas, carefully designed landscaping, and sustainable construction methods.

Zielstattstrasse 32–48 | 81379 Munich

Rentable space:
38,000 sqm

Project period:
1999 general refurbishment portfolio
2000 to 2001 new build (part I)
2003 to 2005 new build (part II)

Project partner:
Dr. Karlheinz Hauptmann

Architects:
WEP Effinger Partner Architekten,
Munich
Matteo Thun & Partners, Milan

Prinzregenten- strasse



The magnificent building at Prinzregentenstrasse 73 has been in the Hübner family since 1956. The property, where one finds Feinkost Käfer, a top address in Munich and home to a fine food shop, restaurant, and wine cellar. Built in 1902 and completely renovated in 2014, the building has a decorative front with oriels, gables, and various embellishments, a host of salons, and a spacious shop.

Prinzregentenstrasse 73 | 81379 Munich

Rentable space:
2,200 sqm

Tenant:
"Feinkost Käfer"

Project period:
1984 partial refurbishment
2005 partial refurbishment
1984 complete refurbishment

Asset class residential

2022

Completed Hubertusstrasse 25
in Grünwald; new build

2021

Completed Dr.-Max-Strasse 77
in Grünwald; new build

2020

Completed Dr.-Max-Strasse 64
in Grünwald; new build

Completed residential building in
the "Gewerbehof Dachau", Brunn-
gartenstrasse 5 in Dachau; new build;
portfolio property

2018

Completed Hubertusstrasse 82
in Grünwald; new build

2016

Completed Bassermannstrasse 17
in Munich; new build





Hubertusstrasse

In Grünwald near Munich, three prestigious free-standing villas were built on a 3,000-square-metre lot. Each house was individually designed and offers exclusive living in the premium segment – with up to ten rooms and three bathrooms, spacious garden with pool, impressive entrance and private driveway.

Hubertusstrasse 82 | 82031 Grünwald



Bassermannstrasse

The L-shaped apartment building, in a sleek, streamlined Bauhaus style, has six apartments and two townhouses. The cubist components, which appear to be almost stacked, create terraces and provide shade. Exclusive fittings, floor-to-ceiling panorama windows, and spacious outdoor areas produce a very exclusive ambiance.

Bassermannstrasse 17 | 81245 München

Gewerbehof Dachau

The “Gewerbehof Dachau” has been owned by the Hübner family for more than forty years. RH Unternehmensgruppe took over sole ownership in autumn 2016. Since 2019, it has been undergoing gradual renovation and extensive modernisation. Some sections of the building were completely re-designed. In doing so, around a fifth of the space on the western side was re-designated as residential space. The old structure was gutted and eleven rental apartments were created on three floors plus seven garages, all within fourteen months. Some 4,100 square metres of rentable space are still available for commercial use. The parking deck, built from scratch in 2019, offers twenty-seven spaces on two levels.

Brunngartenstrasse 5 | 85221 Dachau

Rentable space:
800 sqm

Project period:
2019 to 2020 new build of eleven residential units

Architcts:
DK Architekten, Munich

Rentable space:
1,000 sqm

Project period:
2017 to 2018 new build

Project partner:
Michael Huy

Architects:
DBLB Planungsgesellschaft mbH,
Munich



Rentable space:
1,150 sqm, plus ten underground parking spaces

Project period:
2014 to 2016 new build

Architcts:
Stark Architekten, Munich

A matter of the heart



We are deeply connected to Munich, an important market for real estate and home to our company headquarters. Our exceptional concepts and emblematic architecture have contributed towards making the Bavarian state capital an even more attractive business and residential location – and will continue to do so in the future.

Our success confirms our philosophy of excellence. At the same time, we are also aware of our social responsibility. Our commitment does not end when a real estate project is finished, it continues far beyond the core business of RH Unternehmensgruppe. For us, it is a matter of the heart. Robert Hübner and his wife Nicky Hübner have always felt the need to support cultural institutions and youth development programs in addition to donating to children and care-dependent people in Munich.

RH Unternehmensgruppe began supporting the Bavarian State Opera during the 2019/2020 season as the first and exclusive "Excellence Partner". The objective of this joint cooperation is to continue ensuring the high quality standards of this world-famous cultural institution through top-class casts in opera productions well into the future.

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Thank you for your interest!