



Cities are not just an accumulation of buildings, but places of life and of encounter. Lifestyles, working environments and leisure time requirements are subject to a constant change as are the needs that urban life must fulfill.

This is where URBAINITY's vision as a city improver comes in, which is implemented in three new dimensions.

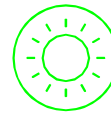
BETTER PLACES



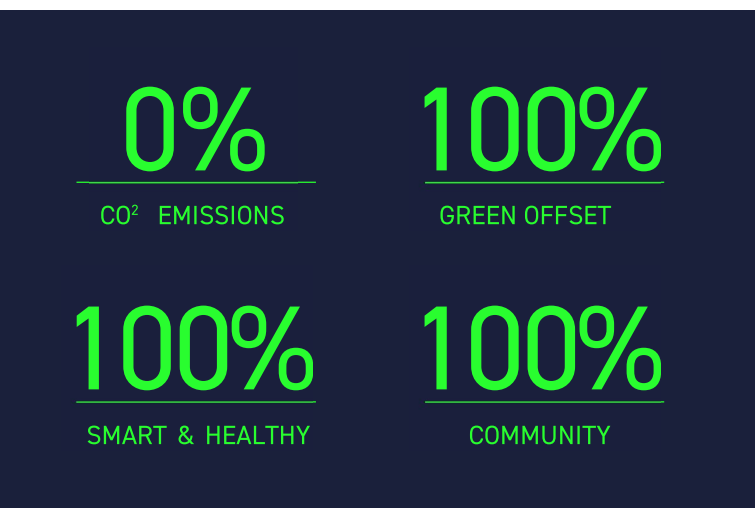
BETTER BUILDINGS



BETTER LIVING



URBAINITY's mission is to take urban and project development to a new level and make cities more livable, healthier and environmentally friendly with a social and environmental focus and numerous innovations. In doing so, URBAINITY's city improvers can draw on their wealth of experience over the past 14 years as METROPOL GRUND - with 895 realized apartments, 200,000 square meters of planning rights achievement and 80,000 square meters of commercial development. After a year of transformation from METROPOL GRUND to URBAINITY, Henrik Diemann's team will now start under a new flag in April. In the future, URBAINITY will also be active as a self-investing project developer as well as a service developer in urban centers.





BETTER PLACES: INTERMIXED, DIVERSE, OPEN

Demographic change, digitalization of the working world, changes in mobility and housing needs are transforming our lives. URBAINITY responds to these changing social developments and new living realities with innovative neighborhood and campus concepts. The goal is a "15-minute city" that optimally combines and connects housing, educational institutions, gastronomy, urban production and modern working environments.

In addition, housing should be created in all price classes with offerings for every age group and solutions for diverse housing needs. In this way, urban districts can develop in a positive, socially mixed and diverse manner.

URBAINITY wants to make its ensembles attractive not only for the residents, but also includes the surrounding area in order to open up to the neighbourhood and to create new offers and added value for everyone.



BETTER BUILDINGS: CLIMATE NEUTRAL, GREEN, HEALTHY

Environmental protection is a particular focus in urban areas. This is where most emissions are emitted and where there is also the opportunity to effectively use regenerative energies, reduce traffic and develop or modernize efficient, compact buildings. URBAINITY wants to take advantage of this opportunity and is already developing highly innovative buildings with minimal energy use, a largely renewable supply, low-emission building materials and green roofs and facades to offset the built-up area and preserve biodiversity. The unavoidable CO₂ emissions are offset by the production of green energy by own solar power plants which are located outside of the cities.

In this way, a climate-neutral operation of the buildings is achieved. An absolute novelty in the current real estate environment.

With the specially developed URBAINITY APP, the buildings also become smart. The app enables comfortable heating control and provides information about the current energy consumption. The app can be used to book mobility offers, promote exchange and networking among residents, reserve guest rooms integrated into the neighborhood, or rent places to work in the neighborhood's own shared office.



BETTER LIVING: SHARED, UNITED, FLEXIBLE

Things that you only need occasionally can also be shared. This saves space and resources without limiting comfort. With this approach of sharing offers, URBAINITY pursues a new concept in its building and neighborhood developments. Tools, vehicles and also rooms are shared by the community.

So that for example singles, students, families and seniors, in the neighborhoods have the opportunity to get to know each other and benefit from each other, places and offers for encounters are created. In addition, the user- and target group-oriented concepts of URBAINITY, such as senior living communities or cluster workspaces, offer new kinds of synergies and opportunities.

"We develop visions for livable and sustainable places" promises Henrik Diemann, the CEO of URBAINITY. "I'm an enthusiastic urbanist and love living in a city that offers great diversity and vibrancy." The vision has driven Diemann for twenty years. Dr. Daniel Scherz, head of Project Development + Innovation and an expert on sustainability in construction, adds "For us, developing environmentally friendly places means building tomorrow's standard today, showing that such a change can bring a huge improvement to the people's living standard."

All the aspects „Urban“, „Sustainable“ and „Community“ therefore have been incorporated in the name URBAINITY.