

Press Release

## **GROPYUS celebrates grand opening of its first apartment building, setting new standard in sustainability and scalability**

- GROPYUS CEO and the Mayor of Weißenthurm ceremonially opened the first GROPYUS building
- Residential building is the tallest timber hybrid building in Rhineland-Palatinate and creates new sustainability standards in residential construction
- Serial timber hybrid construction method ensures high scalability and shorter construction times

**Weißenthurm & Vienna, 01 June 2022** – Yesterday, GROPYUS AG, a PropTech company in the field of sustainable, serial construction and living, celebrated the grand opening of its first pilot project "Im Wohnpark Nette 6" – the company's first fully integrated and digitalised building. The new building has created notable interest across the PropTech space, with project participants and future customers considering it a reference for possible future joint developments. With this milestone event, GROPYUS introduces a new era of 'deep sustainability', which serves to protect resources on an impactful level. Going forward, GROPYUS plans to realise buildings with and for partners, as well as provide building operations and management.

### **New residential building in Weißenthurm**

Built from serial timber from sustainable forestry, the first GROPYUS building is located in Weißenthurm, near Koblenz, and has a total gross floor area of 4,193 m<sup>2</sup>, distributed over 54 flats.

Thanks to the company's fully digitalised and integrated processes, the nine-story timber-hybrid building was constructed in a record time of eleven weeks – with exceptionally high quality and sustainability standards. The build speed demonstrates the real benefit of full value chain digitalisation, which enables total traceability of all processes and materials used.

"Im Wohnpark Nette 6" shows GROPYUS's integrated value chain at work. Everything flows seamlessly in the building construction process, including planning, design and approvals, building physics, construction systems, robotics manufacturing and module production, fire protection and Building Operating System (BOS) integration. GROPYUS will continue to be involved in the operation of the Weißenthurm property after its planned sale and will support the purchaser with use of the BOS.

*"Like everywhere else in Germany, Weißenthurm needs affordable housing. We are happy that GROPYUS has erected its first building here in Weißenthurm, making us a kind of pioneer community for the future of modern housing," says Gerd Heim, Mayor of Weißenthurm. "In particular, the combination of sustainability and high energy efficiency with smart and affordable housing is a wonderful concept to counteract the housing shortage."*

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### **GROPYUS's proprietary system simplifies building operations**

GROPYUS's offering of sustainable homes doesn't stop after construction and sale: The company continues to lend its hand in a unique living experience with its Building Operating System for digitalised property and asset management. Digital facility management includes data-driven optimisation of maintenance, ensuring the highest cost efficiency. Users benefit from digital contract and contact management, as well as from the automated administration of rental and service charge statements. GROPYUS has also digitalised asset management, allowing for performance overview and control in real time.

With the above in consideration, GROPYUS buildings form an attractive asset class and investment opportunity with full ESG compatibility. By using the Living-as-a-Service platform, operators can generate additional income while offering services that are otherwise reserved for luxury properties.

### **GROPYUS sets new standards for the future of urban development and housing**

The traditional construction industry is facing a difficult reality, namely an acute housing shortage, slow construction, resource inefficiency and lack of sustainability. However, GROPYUS is among the PropTech companies steering the industry at a crucial turning point. The company delivers buildings not as construction projects, but as turnkey products. With the integrated and digitalised approach of serial construction, GROPYUS can quickly meet demands on an industrial scale while saving both time and money.

*"We want to get out of the manufactory that characterises the housing industry today, and instead create new living spaces both quickly and flexibly," says Markus Fuhrmann, CEO and Co-founder of GROPYUS AG. "With our first building, we have clearly shown what is possible and how our business model works. Now, we want to scale up significantly. This is the path toward counteracting the increasing housing shortage."*

### **Sustainability is key with GROPYUS buildings**

With just 5% of the greenhouse potential of a reference building, "Im Wohnpark Nette 6" sets a new sustainability standard. The timber-hybrid construction method bypassed 22% of grey emissions. For every cubic metre of wood, one tonne of CO<sub>2</sub> is bound. The photovoltaics integrated into the façade also ensure that the building operates at energy-positive. Each resident therefore saves an average of one tonne of CO<sub>2</sub> per year, or 13 % of their annual emissions.

*"We understand sustainability comprehensively, so the environmental impact of every material used is also calculated in order to obtain a reliable picture of the CO<sub>2</sub> emissions over the complete life cycle," says Michael Menz, Chief Administrative Officer of GROPYUS AG. "In addition, our comprehensive housing concept meets the needs of people of different ages, ethnicities, genders, incomes and lifestyles. We develop buildings according to the principles of 'universal design'. This also includes accessibility and adaptability to different wishes and phases of life."*



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### **About GROPYUS**

GROPYUS AG creates sustainable, affordable and smart living for everyone. The PropTech company digitalises and transforms the housing market and thus establishes housing as a service-oriented product (“Living as a Service”) in the market. Hence, GROPYUS creates high-quality, resource-saving and affordable living spaces with high standards in design, comfort and functionality. GROPYUS sets a new standard for sustainable and intelligent living with its platform-based and fully digitalised buildings in serial timber-hybrid construction. GROPYUS currently employs around 300 people at its six locations in Germany, Austria and Liechtenstein (as of 28 April 2022).

For further information regarding GROPYUS please visit: <https://gropyus.com/> and for information on the building in Weißenthurm visit <https://weissenthurm.gropyus.com/>

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