

PRESS RELEASE

ZAM Spaces in Munich Achieves LEED Gold Certification

International sustainability rating complements DGNB Gold certification awarded in 2025

Munich, 5 March 2026. The ROSA-ALSCHER Group has achieved LEED Gold certification for building section MK 2.3 ("ZAM Spaces"), part of its ZAM urban district development in Munich-Freiham. The certification was awarded under the LEED v4 BD+C: New Construction standard, which is one of the world's most widely recognised sustainability rating systems for buildings.

The property had already received DGNB Gold certification in autumn 2025. With the LEED award, the building's sustainability performance is now also recognised under an internationally established benchmark.

The certification process involved assessing a range of criteria, including energy efficiency, resource conservation, proximity to public transport and indoor environmental quality. This award reflects the ROSA-ALSCHER Group's development approach of combining sustainable architecture with long-term asset value.

ZAM: a new urban centre in Munich's west

With around 110,000 square metres of total leasable space, ZAM is among the largest greenfield urban district developments in Europe. The project involves the creation of a new mixed-use centre in Munich's Freiham district, combining residential, office, retail and gastronomy spaces.

ZAM Spaces forms the office and commercial hub of the development. Flexible, modern workspaces are combined with high-quality architecture featuring natural stone façades, clearly structured public squares and generous arcades. The location benefits from strong transport connections, including the Freiham suburban rail station and direct access to the A99 motorway.

The district is powered by renewable energy sources including geothermal energy, district heating and on-site photovoltaic systems. A mobility hub, bicycle parking with charging infrastructure and EV charging stations in the underground garage complement the project's sustainable mobility concept.

Sustainability as a core element of development

"Achieving LEED Gold certification confirms our commitment to developing ZAM as a sustainable and future-ready urban district," said Richard van de Beek, Head of Asset Management and Leasing at the ROSA-ALSCHER Group.

Johannes Trüg, Project Manager at ROSA-ALSCHER, added: "For our tenants, certified building quality is an important factor in terms of both energy efficiency and the long-term stability of the asset."

Since opening in November 2024, the district has seen strong momentum. Residential, retail and gastronomy spaces are successfully leased, and several well-known companies have already established a presence in the office buildings. The LEED certification further strengthens ZAM's positioning as a sustainable and future-oriented business location in Munich's western growth corridor.

Further information

LEED certification listing:

usgbc.org/projects/zam-spaces-stadtteilzentrum-freiham-m

Project website:

<https://www.zam-spaces.com>

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ABOUT ROSA-ALSCHER GROUP

The ROSA-ALSCHER Group is one of Munich's leading real estate developers, known for delivering architecture that shapes the urban landscape. The owner-managed company plans, develops and delivers real estate projects that combine high design standards with long-term functionality and sustainable investment value.

Founded by Alexander Rosa-Alscher, the group provides the full range of development services and covers the entire real estate value chain - from the initial concept and planning to project delivery and marketing