

FIRST VIENNA RESIDENTIAL MARKET REPORT

EDITION
2014

FIRST VIENNA RESIDENTIAL MARKET REPORT

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BUWOG
group



FIRST VIENNA RESIDENTIAL MARKET REPORT EDITION 2014



BUWOG
group



A modern, bright interior space featuring a large, multi-paned skylight that provides ample natural light. The room includes a dining area with a wooden table and white chairs, a living area with a grey sofa and a round coffee table, and a large, light-colored ottoman. The ceiling is white with recessed lighting. The floor is made of light wood. A green circular overlay is positioned in the center of the image, containing the title and website address.

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A solid green circle containing the title and website address.

FIRST VIENNA RESIDENTIAL MARKET REPORT

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Mag. Daniel Riedl FRICS
CEO BUWOG AG



Mag. Michael Ehlmaier FRICS
Managing Partner of
EHL Immobilien

EDITORIAL

DEAR READER,

We are delighted to present this copy of our First Vienna Residential Market Report.

The availability of housing is one of the key factors for the economic development of a city or region. Over the past few years, the residential property market has seen huge changes. This sector is still performing strongly. Property, and in particular residential property, is one of the most important fields of investment in Austria.

For this report, the BUWOG Group, a major developer and property portfolio management company in Vienna, and EHL, the leading real estate service provider, have pooled their knowledge and expertise to provide you with this detailed report. As the housing market report is a periodic publication, you will be able to compare figures year on year and identify trends early.

The report contains a lot of information and figures regarding changes to the previous year, providing both insiders and people interested in investing in property with a clear indication of the latest trends.



Andreas Holler, BSc
Managing Director of BUWOG



DI Sandra Bauernfeind MRICS
Head of EHL residential property
department

.....

*"Property, and in particular residential property,
is one of the most important fields of investment
in Austria."*

.....

We hope you enjoy your copy of the second edition of the First Vienna Residential Market Report.

Yours sincerely,

Mag. Daniel Riedl FRICS
CEO BUWOG AG

Andreas Holler, BSc
Managing Director of BUWOG

Mag. Michael Ehlmaier FRICS
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INTRODUCTION

FOREWORD

RESIDENTIAL PROPERTY is one of the most popular investment options for private and corporate investors.

AS THE FIGURES SHOW, the last year was dominated by rapid changes in the property market. Pension investment in property is as popular as ever. While residential property investors in the past primarily focused on locations inside the inner city ring road known as the Gürtel, there is now a clear demand for homes further away from the centre in the 10th, 11th, 12th, 14th, and 15th districts. Access to public transport, and in particular to the Vienna underground network, and other public amenities are the key criteria for people looking for a house, be they investors, owner-occupiers, or tenants.

THE URBAN EXPANSION AREAS, especially those of Aspern Urban Lakeside and the area around the new Vienna Central Station are attracting a lot of interest and will become even more important for the housing market.

OUR OBSERVATIONS AND EXPERIENCES of the past few years have been compiled in this report. A key focus of our study is on sustainability. We consider sustainable development an important issue and want to build houses for the future. Since the beginning of 2014, many companies have been required by law to implement energy saving measures. In addition to the protection of resources, these regulations aim at the use of renewable energy and climate protection measures. To demonstrate our commitment to sustainable development, we have printed this report in an ecological printing process on 100% recycled papers.

FOR US, sustainability is not only a topic in connection with new building projects, but a vision and approach that we want to adopt and promote in all our corporate activities. ✕

INTRODUCTION

OUR BACKGROUND

THE HOUSING MARKET IN VIENNA operates differently from residential property markets in other large cities. The BUWOG Group and EHL together are responsible for the greatest share of the real estate transactions in Vienna. We therefore have an in-depth knowledge of what is happening in Vienna and want to share this information with others through our reports.

ALL FIGURES quoted in the report are based on actual, completed transactions. Please note that quoted prices are no offer prices.

WE WANT to share our knowledge of the housing market in Vienna with you.

BUWOG AND EHL have pooled their know-how and present the results of their work in a format that is easy to understand and read.

ALL GENERAL DATA is based on information provided by Statistik Austria, unless a specific source is given. Most demographic data has been retrieved from the initial census reports published in November 2013.

ALL INFORMATION is as up to date as possible, giving you a clear and fact-based insight into current developments in the housing market in Vienna. ✕





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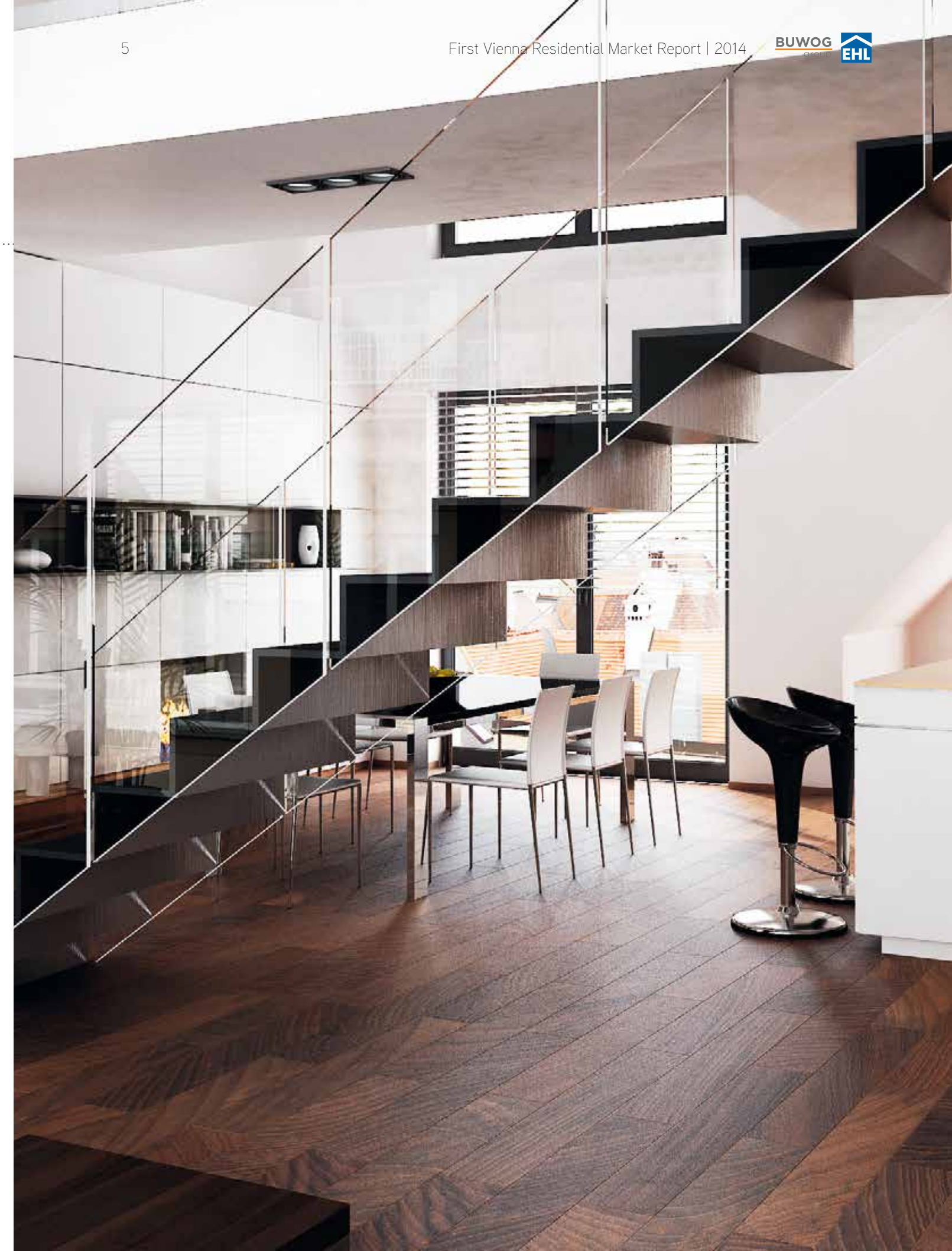


FIG. LEFT: BUWOG GROUP HEADQUARTERS

BUWOG GROUP

WHO WE ARE. The BUWOG Group is the leading Austrian full-service provider in the residential property sector and can look back on wide-ranging experience that covers nearly 60 years. We have also become one of the most important players in the German market with a major acquisition in Germany in February 2014. The BUWOG Group has a high-quality portfolio of approximately 54,000 housing units (roughly half each in Austria and Germany). Through our development activities, we have been responsible for the construction of more than 35,000 apartments to date.

With a new construction volume of roughly 700 apartments per year in the greater Vienna area, the BUWOG Group is one of the most active building contractors and real estate developers in Austria.

In 2012, BUWOG entered the residential construction market in Germany with the acquisition of a well-known Berlin development company. In Germany, BUWOG is currently working on projects comprising roughly 1,600 housing units in total.

OUR MISSION: We develop and manage attractive and affordable residential properties and are a leading company in this segment in the German-speaking region of Europe. We are a full-service provider involved in the fields of asset management, development, and sales. BUWOG stands for quality housing in sustainably built and profitable properties.

WHAT WE STRIVE TO DO EVERY DAY. The cornerstone of our company is our extensive and long-established expertise in all areas of construction and housing. We focus on the integration of our core business segments: planning and construction of new buildings in Vienna and Berlin, sustainable portfolio management, and profitable marketing of individual flats and property portfolios. ✕

FIG. RIGHT: CITY GATE/EHL IMMOBILIEN

EHL IMMOBILIEN

EHL IMMOBILIEN is a leading real estate agent in Austria specialising in residential, commercial and investment properties. Our services cover everything from lease and sales management, property consultancy, project development, valuation, asset management, and property management on behalf of investors.

EHL IMMOBILIEN has been assisting its clients in more than 13,000 residential property transactions (lease/sale/investment) over the past ten years. In 2013, the company handled property transactions with a total value of approx. €370 million.

WE ARE THE TRUSTED PARTNER of the industry and have been honoured many times for the excellence of our services.

EHL IMMOBILIEN was the first Austrian property service provider to obtain the Ethics in Business Award of the Austrian Society for Sustainable Real Estate Management (ÖGNI).

IN 2014, EHL again won the Gold IMMY Award of the Real Estate Trustees Division of the Vienna Chamber of Commerce for its commitment to excellence in service.

THE RENOWNED FINANCE MAGAZINE EUROMONEY named EHL in 2011 and again in 2013 as the best real estate service provider in Austria, making EHL the proud winner of the EUROMONEY Award of Excellence.

AS A FOUNDING MEMBER of the Austrian Society for Sustainable Real Estate Management we do business with due regard to the social, ecological, and economic impact of our actions.

EHL is the exclusive partner in Austria of the international Savills Group, offering its clients access to a global network of property specialists. ✕



OWNERSHIP STRUCTURE IN 2012

WHEN IT COMES TO HOUSING STOCK, the market in Vienna differs greatly from that in the rest of the country. Of the around 980,000 housing units in the capital, approximately 840,000 are registered as primary residences and thus deemed occupied. At a closer look, it becomes apparent that around three quarter of the housing units are rented apartments of which more than 50% are owned by not-for-profit cooperatives and housing associations or local authorities.

THE SHARE OF PRIVATELY OWNED APARTMENTS where the owner is a private individual or a commercial entity has increased over the past few years and stands now at around 42%.

A DETAILED ANALYSIS of recent building activity reveals that the share of private and corporate investors is bound to increase continuously over the next few years and decades.



REGISTER-BASED SURVEY 2011	VIENNA	AUSTRIA
TOTAL PRIMARY RESIDENCES	837,617*	3,644,958*
OWNERSHIP	IN%	IN%
HOUSE OWNER-OCCUPIERS	6.5%	39.4%
FAMILY MEMBERS OF HOUSE OWNER	1.9%	6.7%
APARTMENT OWNER-OCCUPIERS	12.0%	10.3%
MAIN TENANTS (COLLECTIVE)	75.7%	40.1%
SUBTENANTS	1.6%	1.0%
OTHER	2.2%	2.4%

* The data collected in the large-scale 2011 survey has not yet been fully analysed. While the actual figures are available, they are not yet published in the depth necessary for a detailed analysis. There is thus a certain degree of uncertainty as regards the above figures.

SUBSIDIES IN 2012/2013

THE VIENNA STATE GOVERNMENT promotes building projects with subsidies that are subject to a number of criteria. For new construction projects since 2011, the City Government of Vienna has been

making additional funds available through its housing initiative with binding equity and upper rent limits set for ten years. **THE INITIATIVE** aims at increasing the housing stock by 6,250 units.

2012 CONSTRUCTION VOLUME	2013 CONSTRUCTION VOLUME
STATE PLANNING PERMISSIONS	STATE PLANNING PERMISSIONS
105 OWNER-OCCUPIED RESIDENCES AND HOUSES WITH SMALL GARDENS AS ALL-YEAR RESIDENCES	95 OWNER-OCCUPIED RESIDENCES AND HOUSES WITH SMALL GARDENS AS ALL-YEAR RESIDENCES
1,164 HOUSING UNITS IN RESIDENTIAL HOMES	834 HOUSING UNITS IN RESIDENTIAL HOMES
76 OWNER-OCCUPIER APARTMENTS IN BLOCKS	95 OWNER-OCCUPIER APARTMENTS IN BLOCKS
1 OWNER-OCCUPIER ATTIC APARTMENT (APPLICATIONS BY INDIVIDUALS)	2 OWNER-OCCUPIER ATTIC APARTMENTS (APPLICATIONS BY INDIVIDUALS)
3,386 APARTMENTS FOR RENT (INCL. APARTMENTS BUILT AS PART OF RENOVATION PROJECTS AND CLASSIFIED AS "NEW" ACCORDING TO SECTION II OF THE VIENNESE HOUSING PROMOTION AND RENOVATION ACT WWFSG 1989)	4,622 APARTMENTS FOR RENT (INCL. APARTMENTS BUILT AS PART OF RENOVATION PROJECTS AND CLASSIFIED AS "NEW" ACCORDING TO SECTION II OF THE VIENNESE HOUSING PROMOTION AND RENOVATION ACT WWFSG 1989)
4,732 HOUSING UNITS (INCLUDING UNITS IN RESIDENTIAL HOMES)	5,648 HOUSING UNITS (INCLUDING UNITS IN RESIDENTIAL HOMES)
74 RETAIL AND SERVICE OUTLETS	81 RETAIL AND SERVICE OUTLETS
4,806 TOTAL SUBSIDISED UNITS (NOT INCLUDING RENOVATED HOUSING UNITS)	5,729 TOTAL SUBSIDISED UNITS (NOT INCLUDING RENOVATED HOUSING UNITS)

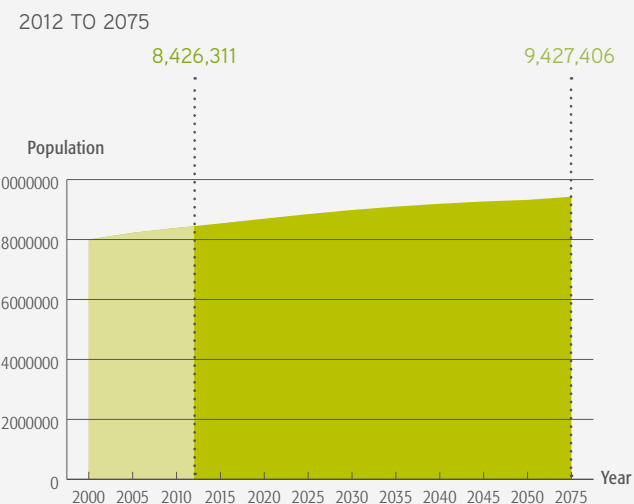
Source: Vienna City Administration MA 50

HOUSING MARKET

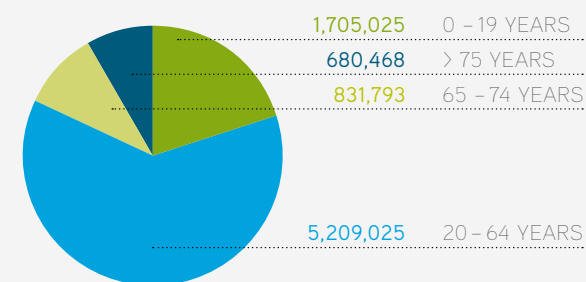
DEMOGRAPHICS OF AUSTRIA

AT THE TIME OF THE 2012 SURVEY, there were 8,426,311 people living in Austria, of which 5,209,025 were between 20 and 65 years of age (largest age group). It is expected that the population of Austria will reach 9 million before the year 2035. ✕

DEMOGRAPHIC OUTLOOK FOR AUSTRIA



POPULATION IN 2012 BY AGE GROUP



FORECAST

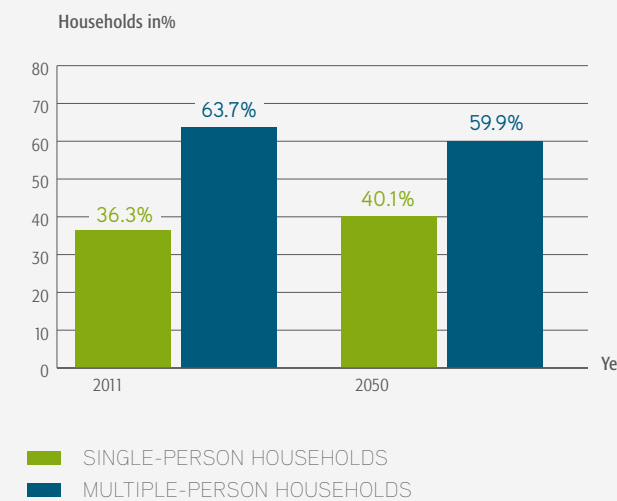
- Around 20 years from now, Austria will have 9 million inhabitants.
- Until 2075, the population will grow by another 1 million people. This corresponds to a growth rate of around 12%.
- By 2075, the share of inhabitants above the age of 65 years will have grown by 11%.
- The share of people under 20 years of age will decline slowly but continuously.
- The life expectancy of people in Austria will increase further; at the moment it is 80.7 years (men and women).
- The average age is currently 40.4 years for men, and 43.1 years for women. It is expected that this figure will increase by a minimum of five years until 2050.

HOUSEHOLDS IN AUSTRIA

THE 2011 MICRO CENSUS showed that the average household size is 2.28 persons, with a total of 3,645,000 private households. The trend towards small households is continuing. In 2001, the average household consisted of 2.43 persons; in 1992, this figure was at 2.58 persons. Single-person households showed an increase of nearly 60% over the past 20 years. ✕

PRIVATE HOUSEHOLDS FORECAST FOR SINGLE AND MULTIPLE-PERSON HOUSEHOLDS IN AUSTRIA

2011 TO 2050



FORECAST

- The number of people living alone is expected to increase further at an above-average rate.
- From 2011 to 2050, the number of single-person households is expected to increase by 27%.
- In 2050, the number of private households in Austria will be around 29%.
- From 2012 to 2050, the number of multiple-person households is expected to increase by only 9%.
- The predicted average household size for 2050 is around 2.14 persons.

HOUSEHOLD INCOME AND EXPENDITURE IN AUSTRIA

SURVEY OF 2009/2010 (NEXT SURVEY SCHEDULED FOR 2015)

THE AVERAGE AUSTRIAN HOUSEHOLD has a net income of more than €37,366 per year (including capital income, pensions, and social welfare payments). 10% of all households in Austria have an annual net income of less than €12,885, while another 10% earn more than €66,706 per year. The average monthly expenditure of private households in Austria is €2,910, increased by 14.6% from €2,510 in 2004/2005. The greatest single expense (23.8%) is housing and energy costs (in 2004/2005, they corresponded to 22.3% of the average expenses). Housing costs alone account for around 19.1% of the average household income, increased from 17.6% in 2004/2005. ✕

HOUSING MARKET

DEMOGRAPHICS OF VIENNA

THE 2012 SURVEY SHOWS, that there were 1,727,330 people living in Vienna, of which 1,100,616 were between 20 and 65 years old. It is expected that the city's population will reach 2 million before 2035.



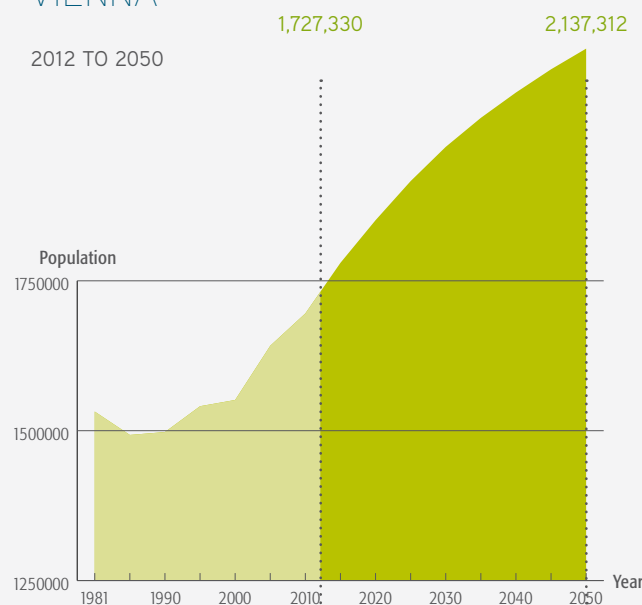
HOUSEHOLDS IN VIENNA

IN 2011, there were 837,478 private households in Vienna, of which 379,512 were single-person households (46%) and 457,966 were multiple-person households (54%). The average number of persons per household was 1.99. According to the 2012 survey, households in Vienna accounted for 23.4% of all households in Austria.

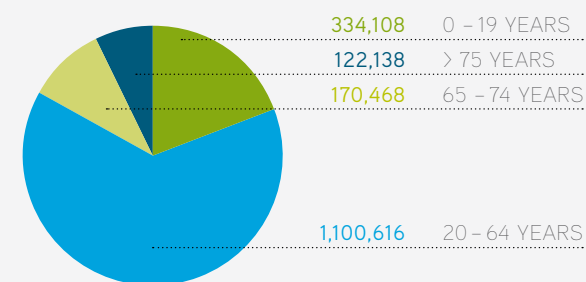


DEMOGRAPHIC OUTLOOK FOR VIENNA

2012 TO 2050



POPULATION IN 2012 BY AGE GROUP

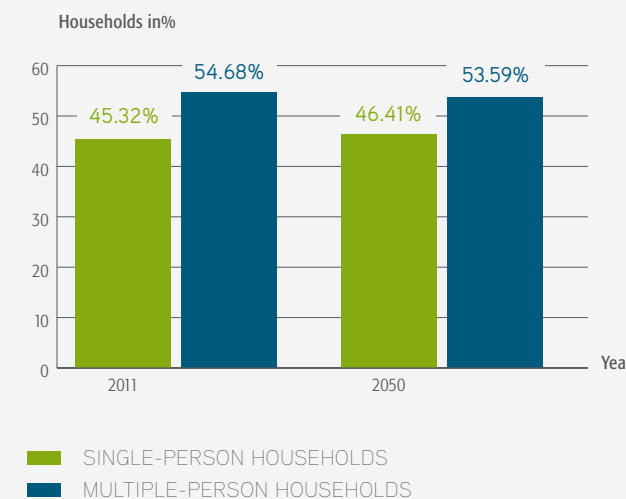


FORECAST

- Around 18 years from now, Vienna will have 2 million inhabitants.
- Until 2075, the population will grow by 500,000 people. This corresponds to a growth rate of around 30%.
- By 2075, the share of inhabitants above the age of 65 years will have grown by 83%.
- The share of people under 20 years is expected to increase by more than 30%.
- The average age is currently 39 years for men, and 42 years for women.

PRIVATE HOUSEHOLDS FORECAST FOR SINGLE AND MULTIPLE-PERSON HOUSEHOLDS IN VIENNA

2011 TO 2050



FORECAST

- In 2050, it is expected that there will be 1,058,911 private households in Vienna.
- From 2011 to 2050, the number of households is expected to increase by only 26.4%.
- The number of single-person households will increase by 29.5% by 2050. Multiple-person households are expected to see an increase of 23.9%.
- By 2050, private households are expected to consist of 1.98 persons.

HOUSEHOLD EXPENDITURE IN VIENNA

SURVEY OF 2009/2010 (NEXT SURVEY SCHEDULED FOR 2015)

THE AVERAGE HOUSEHOLD in Vienna has monthly expenses of €2,680 (8.6% less than the Austrian average of €2,910). In 2004/2005, this figure was €2,330. The greatest single expense (22.7%) is housing and energy costs (in 2004/2005, they corresponded to 21.3% the average expenses). Housing costs alone account for 18.8% of the household income.



DISTRICTS OF VIENNA

VIENNA AT A GLANCE

THE MAP OF VIENNA provides an overview of the city districts. For easy orientation, the best-known tourist sites, underground lines, and motorways are included in the map.

THE TABLE contains all key data and facts regarding population, income, property prices, and rents.

THE SALES PRICES are not advertised prices but the prices actually paid upon signing of the contract.

THE SECTIONS BELOW provide more detailed information on the individual districts, including key demographic data, statistics, and references to specific areas within the districts.



DISTRICTS	RESIDENTS	INCOME*	SALE PRICES ON CONCLUSION		RENTS ON CONCLUSION	
			FIRST OCCUPANCY	OTHER	FIRST OCCUPANCY	OTHER
1010 WIEN · INNERE STADT	16,268	€33,111	€16,500	€9,500	n/a**	n/a**
1020 WIEN · LEOPOLDSTADT	96,866	€19,315	€4,400	€2,800	€10.90	€9.30
1030 WIEN · LANDSTRASSE	85,508	€22,551	€4,500	€2,900	€11.60	€9.70
1040 WIEN · WIEDEN	30,989	€24,524	€4,800	€3,100	€12.10	€10.40
1050 WIEN · MARGARETEN	53,071	€18,736	€3,700	€2,600	€10.50	€9.90
1060 WIEN · MARIAHILF	30,117	€22,183	€4,500	€3,000	€12.00	€10.30
1070 WIEN · NEUBAU	30,309	€22,992	€5,050	€3,500	€12.50	€10.50
1080 WIEN · JOSEFSTADT	23,930	€23,362	€5,100	€3,700	€12.60	€10.70
1090 WIEN · ALSERGRUND	39,968	€22,719	€4,950	€3,800	€12.60	€10.70
1100 WIEN · FAVORITEN	182,595	€18,184	€2,950	€1,900	€9.90	€8.50
1110 WIEN · SIMMERING	92,274	€19,209	€2,700	€1,700	€9.00	€8.20
1120 WIEN · MEIDLING	89,616	€18,729	€3,300	€2,400	€10.60	€8.90
1130 WIEN · HIETZING	50,831	€27,927	€4,800	€3,500	€12.10	€10.50
1140 WIEN · PENZING	86,248	€22,113	€3,500	€2,600	€10.50	€9.40
1150 WIEN · RUDOLFSHEIM	73,527	€16,688	€3,100	€2,200	€10.50	€9.20
1160 WIEN · OTTAKRING	97,565	€18,578	€3,600	€2,200	€10.30	€9.00
1170 WIEN · HERNALS	53,489	€19,531	€3,800	€2,700	€10.30	€9.50
1180 WIEN · WÄHRING	48,162	€24,171	€5,000	€3,300	€12.30	€10.50
1190 WIEN · DÖBLING	68,892	€25,826	€5,600	€3,600	€12.50	€10.60
1200 WIEN · BRIGITTENAU	83,977	€17,548	€3,400	€2,000	€10.20	€9.00
1210 WIEN · FLORIDSDORF	146,516	€20,566	€3,200	€2,000	€9.80	€9.20
1220 WIEN · DONAUSTADT	165,265	€22,440	€3,400	€2,400	€10.00	€9.10
1230 WIEN · LIESING	95,263	€23,620	€3,400	€2,500	€10.30	€9.50

* Source: Statistik Austria, 2012 income tax statistics, average annual net income in euros, reference date 01/01/2013.
** As our report is based on residential rents that are not subject to the full scope of the Austrian Tenancy Act, we have not recorded rents in the 1st district, as the sample would be too small.



SCHÖNLATERNGASSE 9 / EHL IMMOBILIEN



WORLD HERITAGE CENTRE

THE FIRST DISTRICT is not only the historic centre of Vienna but also a UNESCO world heritage site. It features numerous historical sites and has real old-world charm. It has never lost its attraction for business and many companies are headquartered here, as are many state government offices. Graben and Kärntner Straße are the top addresses in Vienna, favoured by luxury boutiques and top brand outlets. Rents and sales prices for residences reflect the prestige of a city centre location. The luxurious old buildings with period features attract mainly foreign investors. New

buildings are very rare here, but there are numerous attic conversions.

THE INNERE STADT OR CITY CENTRE has around 16,300 inhabitants. The share of foreign nationals is 21.1% and thus slightly below the average in Vienna of 23%. At an average net income of €33,111, the district is far above the average for Vienna at €20,890. At 1.9 persons per average household, the district is just below the average figure for Vienna. ✕

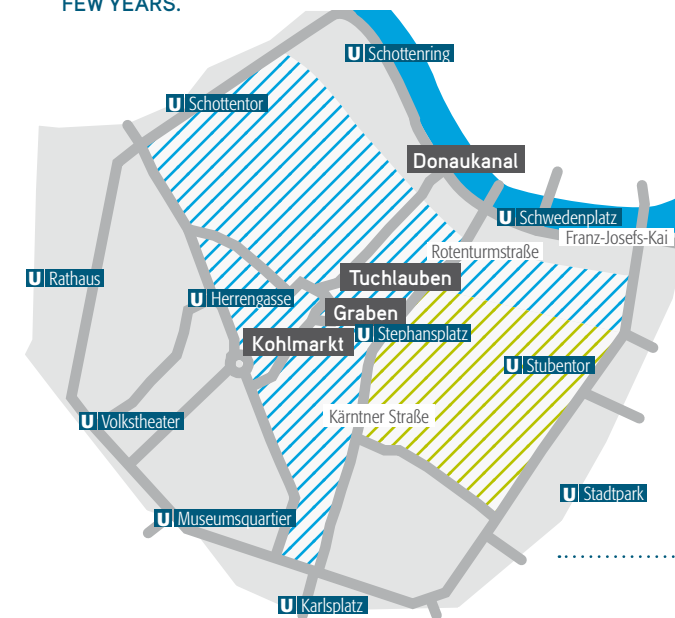
SPECIAL FEATURES OF DISTRICT

THE AREA KNOWN AS "GOLDEN U" AND THE STREETS AND SQUARES AROUND TUCHLAUBEN ("GOLDEN QUARTER") ARE STILL PRIME LOCATIONS IN VIENNA. LOCATED AT THE HEART OF THE CITY, THIS IS THE MOST EXPENSIVE DISTRICT OF VIENNA FOR BOTH COMMERCIAL AND RESIDENTIAL PROPERTY, WHERE HOUSE PRICES HAVE GONE UP SIGNIFICANTLY OVER THE PAST FEW YEARS.

Property in the area around Schottentor/Herrengasse and Börse is also in great demand. There is a marked difference between properties inside and outside the inner ring road. As residential property in the old centre of the city has gone up in price, many previously unused spaces are being converted into apartments (attic conversions). There is a shortage of small apartments (1 to 2 bedrooms), which are often bought as second residences. The areas between Johannesgasse and Wollzeile has also become very popular.

There is less demand for property in the Textilveriertel, the area around Franz-Josefs-Kai and the small strip of streets just outside the inner ring road that forms part of the city centre. Due to the central location, residents accept that there is a shortage of parking in the district.

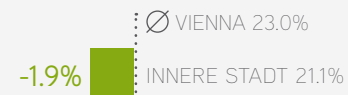
There is a general trend towards a stabilisation of prices, although at a high level. Over the next few years, significant price increases are unlikely.



SOUGHT-AFTER RESIDENTIAL AREAS
NEW SOUGHT-AFTER RESIDENTIAL AREAS

DEMOGRAPHIC FACTS

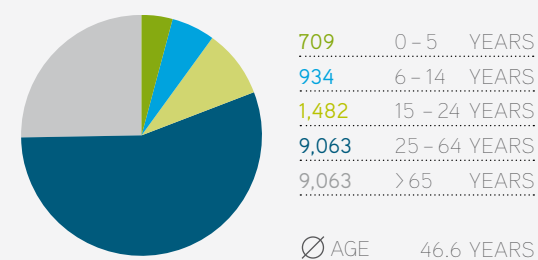
FOREIGN NATIONALS



AVERAGE INCOME *



POPULATION BY AGE GROUP

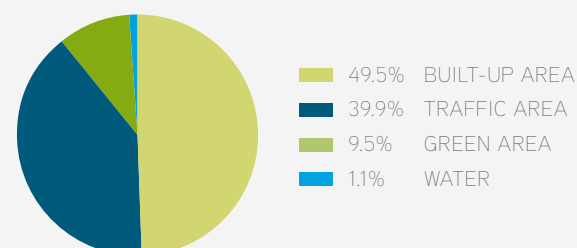


* Source: Statistik Austria, 2012 income tax statistics, average annual net income in euros, December 2013

HOUSING FACTS

16,268	RESIDENTS 2013
8,935	MAIN RESIDENCES
1.9	PERSONS/HOUSEHOLD 2013
MOVED IN	+ 1,925
MOVED OUT	- 1,912
MIGRATION BALANCE	+ 13

USAGE



HOUSING COSTS (PRICE / m²)

OWNER-OCCUPIED
FIRST OCCUPANCY
OTHER

€16,500 / m²
€9,500 / m²

RENTED
FIRST OCCUPANCY
OTHER

n/a **
n/a **

INVESTMENT PROPERTY

€3,650 to €8,900 / m²

In this district, 88 changes of ownership were registered in the land registry during the first eight months of 2013, with a total sales value of some €113 million.



RABENSBURGER STRASSE 20 / BUWOG GROUP



DISTRICT UNDERGOING HUGE CHANGE

LEOPOLDSTADT combines city centre living with ample green areas and has thus become increasingly attractive as a residential area. Over the past few years, the 2nd district has seen major changes, including the extension of the U2 underground line, which is still underway.

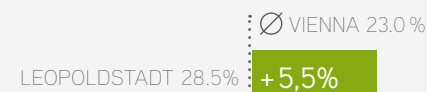
THE PRATERSTERN RAILWAY STATION has been renovated and extended, and Vienna University of Economics and Business has relocated to its new premises near Prater Park. The right bank of the Danube is currently being developed as part of the "Waterfront" project. Between Krieau and Messe Wien, a new office, hotel and residential property complex is being

built known as „Viertel Zwei“. As a result of these developments, the 2nd district, linking the city centre to the more modern districts north of the Danube, has become ever more attractive – as a residential area, for work and also for leisure activities.

LEOPOLDSTADT currently has about 96,900 residents. The share of foreign nationals is 28.5% and thus higher than the average in Vienna. With an average income of €19,315, residents earn less than the average in Vienna. At 2.0 persons per household, the district is in the medium range. The district has a positive migration balance of +148.

DEMOGRAPHIC FACTS

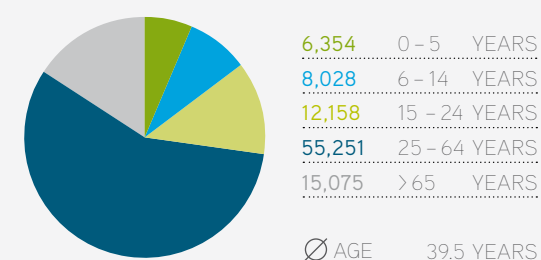
FOREIGN NATIONALS



AVERAGE INCOME *



POPULATION BY AGE GROUP

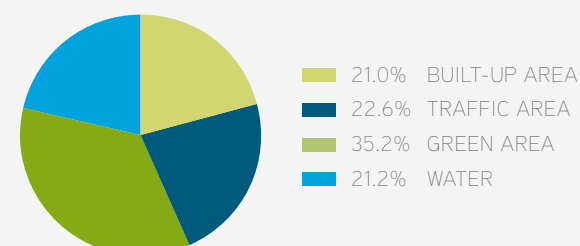


* Source: Statistik Austria, 2012 income tax statistics, average annual net income in euros, December 2013

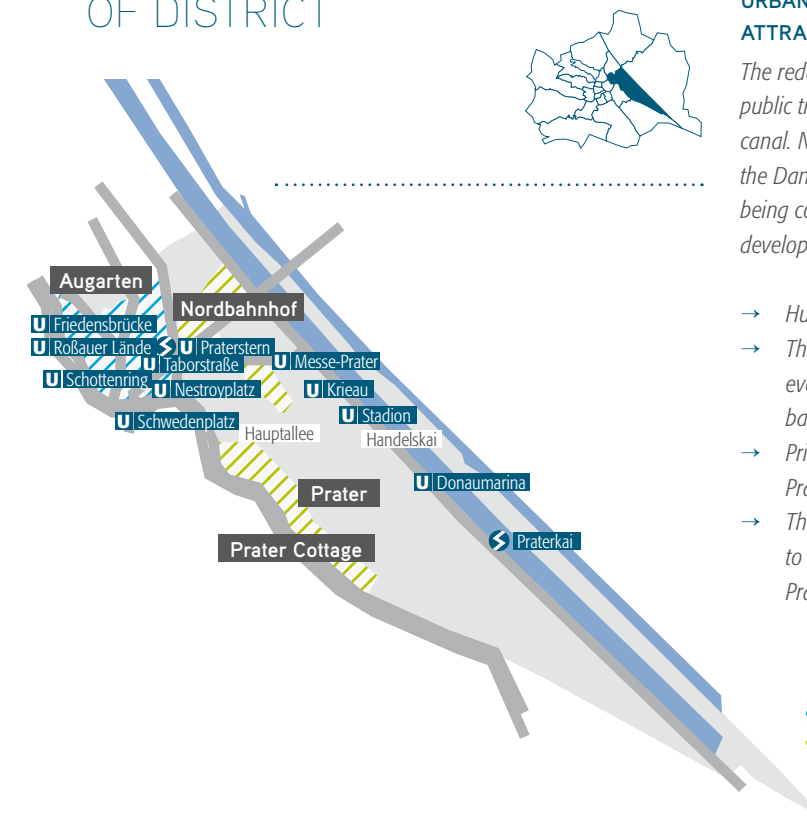
HOUSING FACTS



USAGE



SPECIAL FEATURES OF DISTRICT



THE U2 UNDERGROUND NETWORK EXTENSION TO ASPERN URBAN LAKESIDE WILL MAKE LEOPOLDSTADT EVEN MORE ATTRACTIVE AS A RESIDENTIAL AREA.

The redevelopment of the Schottenring station has already improved public transport connections to and from locations along the Danube canal. New apartments are currently built between Stadioncenter and the Danube and around Rudolf-Bednar-Park where office blocks are being converted into new residences and brown field sites are being developed.

- Huge price increase in district.
- The area between Heinestraße and Nordbahnstraße will become even more sought after due to the redevelopment of the Nordbahnhof railway station.
- Prime locations: Karmelitermarkt, Augarten vicinity, Prater Cottage (between Schüttelstraße und Grüner Prater).
- The area of Prater/Messe/Krieau/Stadion has been enhanced due to the redevelopment of Praterstern and of the entrance to the Prater funfair grounds

SOUGHT-AFTER RESIDENTIAL AREAS
NEW SOUGHT-AFTER RESIDENTIAL AREAS

HOUSING COSTS (PRICE / m²)

OWNER-OCCUPIED

FIRST OCCUPANCY €4,400 / m²
OTHER €2,800 / m²

RENTED

FIRST OCCUPANCY €10.90 / m²
OTHER €9.30 / m²

INVESTMENT PROPERTY €1,050 to €2,650 / m²

In this district, 491 changes of ownership were registered in the land registry during the first eight months of 2013, with a total sales value of some €99 million.



RASUMOFKY GARDENS,
RASUMOFKYGASSE 2 / EHL IMMOBILIEN



LINKING PERIPHERY AND CENTRE

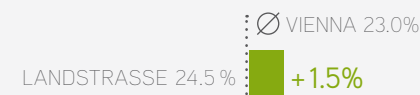
THE 3RD DISTRICT is the only near-city centre district that reaches across the Gürtel. Near the centre, there are imposing edifices typical of Vienna, among them the Baroque Belvedere Palace and the world-renowned Vienna Concert Hall. Outside the inner ring road, you find the Justizzentrum court centre, a newly opened shopping centre and Landstraße. A little bit further away from the centre, there is the "Town Town" business complex, the eye-catching "T-Center", and the life science hub of "Campus Vienna Biocenter". For international investors, this area around the former St. Marx abattoir has been the most exciting in Vienna. Here, you find the largest zero energy housing complex in Europe known as "Erdberger Mais, Aspanggründe and Arsenal" and the

prestigious project of Vienna Central Station as a railway hub between the west, centre, and east of Europe.

THE LANDSTRASSE DISTRICT is currently home to about 85,500 people. Foreign nationals account for 24.5% of the population, which is just above the average for Vienna. At an average income of €22,551, the area is among the more affluent in the city. At 1.9 residents per housing unit, the district is at the lower end of the scale. The migration balance shows a slight increase in residents. At a built-up area of 56.1%, this part of the city is well developed, featuring many commercial and industrial buildings. There is, however, still ample green space.

DEMOGRAPHIC FACTS

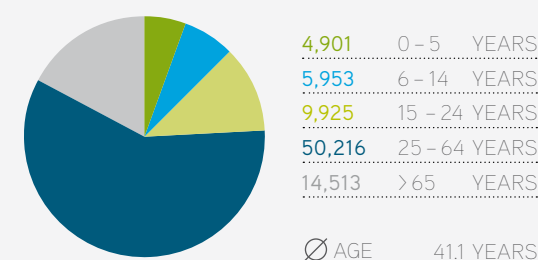
FOREIGN NATIONALS



AVERAGE INCOME *



POPULATION BY AGE GROUP

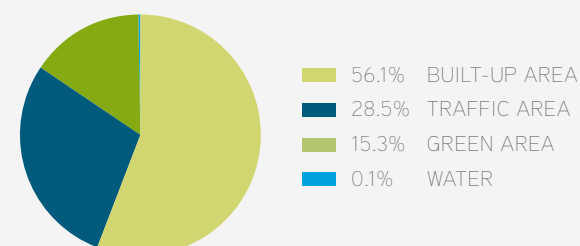


* Source: Statistik Austria, 2012 income tax statistics, average annual net income in euros, December 2013

HOUSING FACTS



USAGE

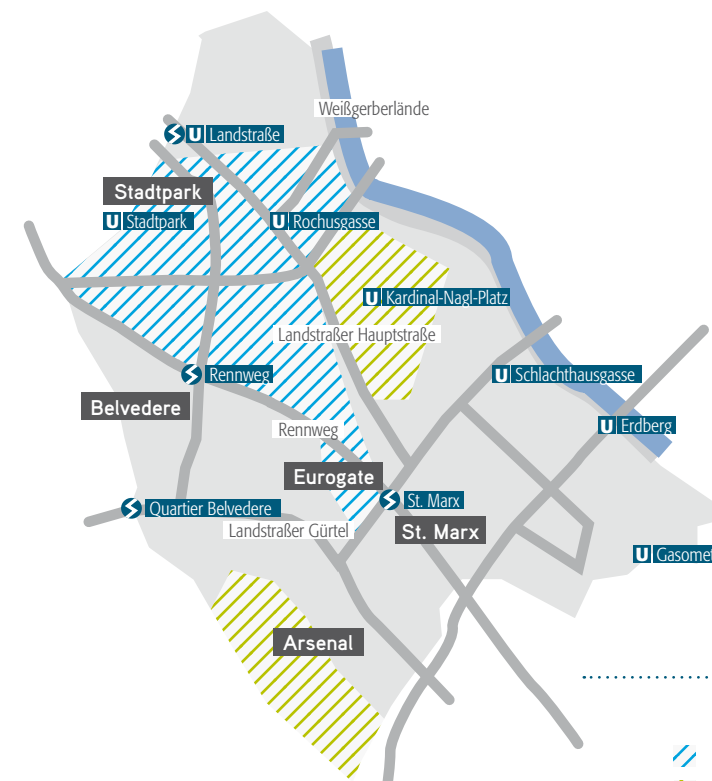


SPECIAL FEATURES OF DISTRICT

IN THE AREA CLOSE TO THE CENTRE AROUND THE EMBASSY QUARTER, THERE IS STRONG DEMAND FOR HOUSING AND PRICES ARE ON THE RISE. THERE ARE, HOWEVER, ALSO GOOD INVESTMENT OPPORTUNITIES IN OTHER AREAS OF THE DISTRICT.

The streets around Rochusmarkt, Belvedere, Schwarzenbergplatz and Stadtpark with their period residences are extremely popular, which is in sharp contrast to the area adjacent to the 11th district. As the new quarter around Vienna Central Station and the Eurogate are being developed as the largest zero energy housing estate in Europe, it can only be expected that locations around Fasanviertel and the Arsenal will gain in popularity.

The historic flair of the Arsenal area gives houses in the locality a special charm, which is currently still overlooked. This also applies to the quarter along the Danube canal and around Weißgerberlande.



SOUGHT-AFTER RESIDENTIAL AREAS
NEW SOUGHT-AFTER RESIDENTIAL AREAS



HOUSING COSTS (PRICE / m²)

OWNER-OCCUPIED

FIRST OCCUPANCY €4,500 / m²
OTHER €2,900 / m²

RENTED

FIRST OCCUPANCY €11.60 / m²
OTHER €9.70 / m²

INVESTMENT PROPERTY

€1,350 to €3,300 / m²

In this district, 555 changes of ownership were registered in the land registry during the first eight months of 2013, with a total sales value of some €154 million.

1040
WIEN

ARGENTINIERSTRASSE 51 / EHL IMMOBILIEN



CITY LIVING

THE WIEN DISTRICT is a typical, densely populated city centre area with little green space. The location was very popular during the second half of the 19th century and many existing apartment blocks date from that era. The Freihausviertel, where the largest apartment block in Vienna was built at that time, is now home to a vibrant art and culture scene.

THE DISTRICT is located between Naschmarkt, a food market offering great culinary treats, and the Gürtel. The public transport infrastructure

in the district will soon be greatly enhanced by the new Vienna Central Station at Südtiroler Platz, which is to be completed shortly.

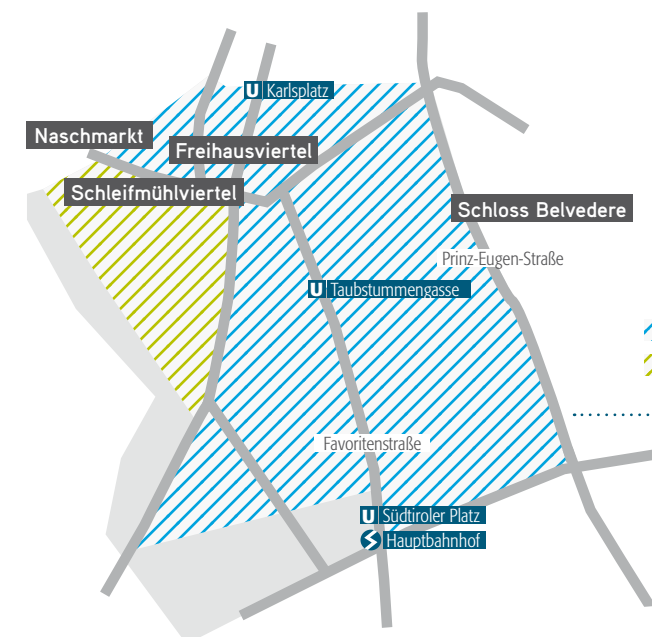
THE 4TH DISTRICT is currently home to about 30,990 people. At 25.7% of the population being foreign nationals, the district is slightly above the average for Vienna in this regard. At €24,524, the average income here is significantly higher than that of Vienna. At only 1.9 people per housing unit, households are rather small. The district has a positive migration balance of +267. ✕

SPECIAL FEATURES OF DISTRICT

THE AREA ADJACENT TO THE 1ST DISTRICT KNOWN AS THE EMBASSY QUARTER AND LOCATIONS CLOSE TO BELVEDERE ARE HIGHLY SOUGHT AFTER AND PRICES HAVE INCREASED SIGNIFICANTLY OVER THE PAST FEW YEARS.

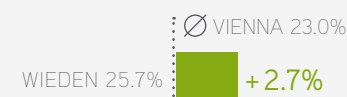
Certain streets have become very fashionable among young urban people who have brought a distinct international flair to the area (Freihausviertel, Schleifmühlviertel). Most popular are locations close to Naschmarkt, a trend mirrored in the 5th district.

The closer you get to the Gürtel and the 5th district, the less attractive the area becomes for clients looking for a prestigious address. It is, however, expected that there will be increased interest from investors in locations around Südtiroler Platz when the Vienna Central Station project is completed.



DEMOGRAPHIC FACTS

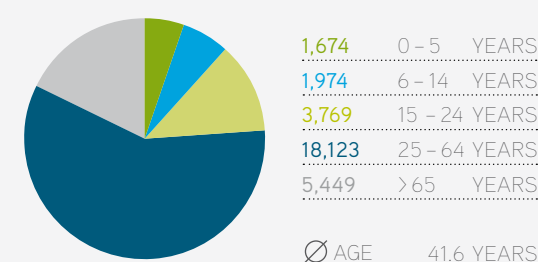
FOREIGN NATIONALS



AVERAGE INCOME *



POPULATION BY AGE GROUP

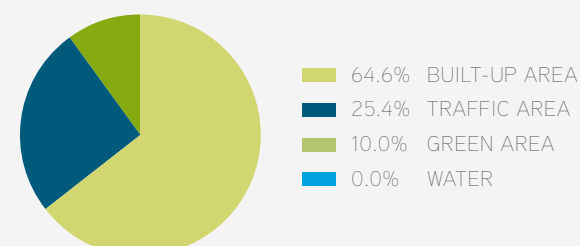


* Source: Statistik Austria, 2012 income tax statistics, average annual net income in euros, December 2013

HOUSING FACTS

30,989	RESIDENTS 2013
16,687	MAIN RESIDENCES
1.9	PERSONS/HOUSEHOLD 2013
MOVED IN	+ 4,789
MOVED OUT	- 4,522
MIGRATION BALANCE	+ 267

USAGE



HOUSING COSTS (PRICE / m²)

OWNER-OCCUPIED

FIRST OCCUPANCY	€4,800 / m ²
OTHER	€3,100 / m ²

RENTED

FIRST OCCUPANCY	€12.10 / m ²
OTHER	€10.40 / m ²
INVESTMENT PROPERTY	€1,500 to €3,350 / m²

In this district, 166 changes of ownership were registered in the land registry during the first eight months of 2013, with a total sales value of some €55 million.

1050
MARGARETEN

GARTENGASSE 1 / EHL IMMOBILIEN



POPULAR AND VIBRANT

THE 5TH DISTRICT is a densely populated area. It features many local authority housing blocks built between the wars. There are, however, also great period properties to be found here, especially around Margaretenplatz, for example, Margaretenhof.

SINCE 2000, the City Government of Vienna has undertaken a number of projects to increase the green and recreational area of the district. The glass noise barrier at Theodor-Körner-Hof has helped improve quality of life in the district. Margareten still offers great potential as a residential area.

MARGARETEN has around 53,070 residents. Foreign nationals account for 30.4% of the population, which is significantly higher than the average for Vienna of 23%. With regard to net income, the 5th district is below average at €18,736. The average household size is 1.9 persons, which is less than the average for Vienna of 2.0 persons per household. At a plus of 337, the migration balance of the district is positive.

MOST OF THE SPACE in Margareten is built up (63.7%). There are very few green areas. ✕

DEMOGRAPHIC FACTS

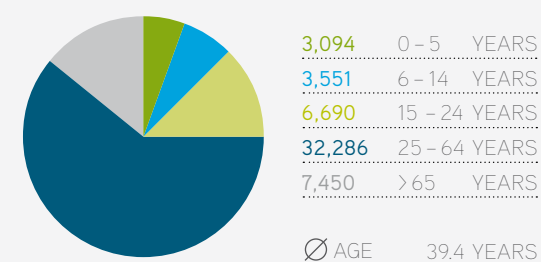
FOREIGN NATIONALS



AVERAGE INCOME *



POPULATION BY AGE GROUP

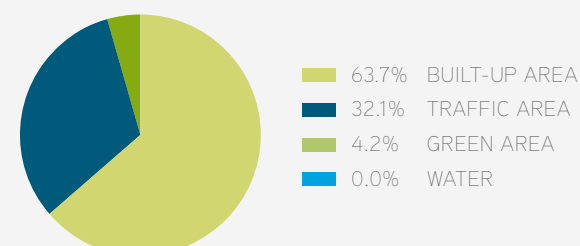


* Source: Statistik Austria, 2012 income tax statistics, average annual net income in euros, December 2013

HOUSING FACTS

53,071	RESIDENTS 2013
28,550	MAIN RESIDENCES
1.9	PERSONS/HOUSEHOLD 2013
MOVED IN	+ 8,835
MOVED OUT	– 8,498
MIGRATION BALANCE	+ 337

USAGE

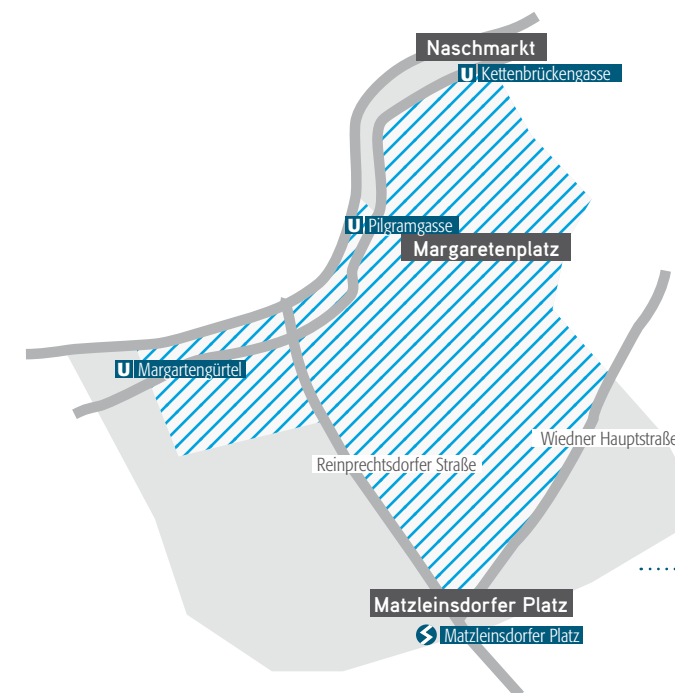


SPECIAL FEATURES OF DISTRICT

MARGARETEN HAS FOR SOME TIME BEEN THE CHEAPEST RESIDENTIAL AREA INSIDE THE GÜRTEL RING ROAD OF VIENNA. FOR A LONG TIME, THE DISTRICT HAS NOT REALLY BEEN REGARDED AS BEING PART OF THE CITY CENTRE AREA. THIS IS, HOWEVER, BOUND TO CHANGE RAPIDLY.

Over the past few years, major building projects have been undertaken, as relatively cheap development land was available here.

Locations near Naschmarkt are particularly popular, while there is less demand the closer you get to the Gürtel. At the moment, it is not yet clear whether the redevelopment currently taking place around the central station will bring any changes here.



SOUGHT-AFTER RESIDENTIAL AREAS



HOUSING COSTS (PRICE / m²)

OWNER-OCCUPIED

FIRST OCCUPANCY	€3,700 /m²
OTHER	€2,600 /m²

RENTED

FIRST OCCUPANCY	€10.50 /m²
OTHER	€9.90 /m²
INVESTMENT PROPERTY	€1,100 to €2,400 /m²

In this district, 360 changes of ownership were registered in the land registry during the first eight months of 2013, with a total sales value of some €85 million.



MOLLARDGASSE 18 / EHL IMMOBILIEN



SMALL BUT BUSY

THE 6TH DISTRICT is the second smallest but also the most built-up quarter in Vienna. There are, however, eleven public parks, offering residents ample recreational space and playgrounds. The district stretches from the famous Naschmarkt to the shopping street of Mariahilfer Straße, which has been in the news last year due to its new traffic layout. Many small and medium-sized businesses have relocated to the many small side streets just off the main thoroughfares. Apart from the beautiful art-nouveau houses of Linke Wienzeile, there are a number of splendid period buildings.

GREAT PUBLIC TRANSPORT connections and the vicinity to the recently redeveloped Westbahnhof railway station are adding to the attraction of the area.

MARIAHILF counts around 31,100 residents. Foreign nationals account for 23.9% of the population, in line with the average for the city of Vienna. At an average net income of €22,183, the district is slightly above the average for Vienna of €20,890. The number of main residences is €16,370, which is quite small compared with other city districts, as is the average household size of 1.9. The statistics show that there is positive migration balance of +714.

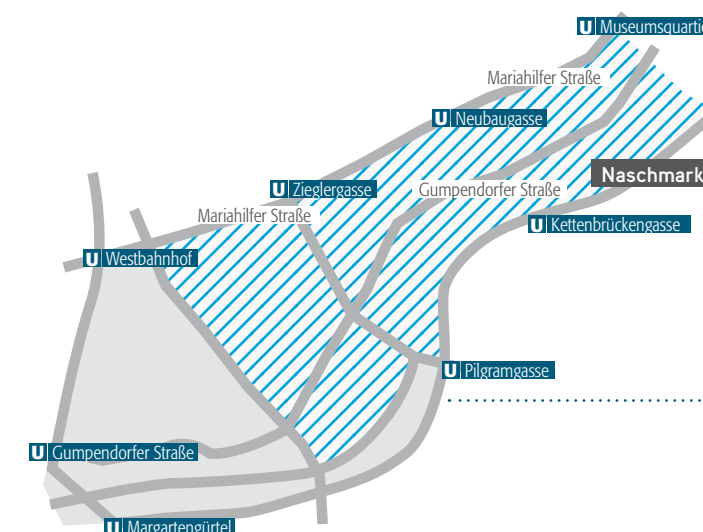
SPECIAL FEATURES OF DISTRICT

MARIAHILF HAS ALWAYS BEEN A VERY POPULAR RESIDENTIAL AREA. THERE ARE VERY FEW DEVELOPMENT SITES AVAILABLE HERE.

The district has been enhanced by conversions and the demolition of old empty units. Easy access to the U3, U4, and U6 underground lines has made this area very attractive for business and residents alike.

The effect of the new traffic-calming measures introduced in mid-August 2013 on Mariahilfer Straße between Andreasgasse and Kirchen-gasse on the residential property market is not yet clear. Adjacent streets have, however, been negatively affected by the new traffic layout.

The most sought-after areas are located around Mariahilfer Straße, and at Naschmarkt and Getreidemarkt. Locations closer to the Gürtel are less attractive.

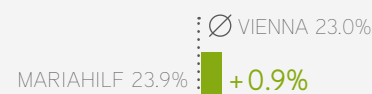


SOUGHT-AFTER RESIDENTIAL AREAS



DEMOGRAPHIC FACTS

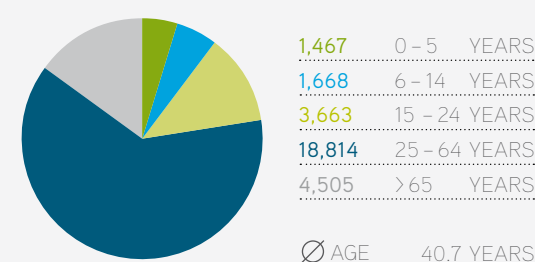
FOREIGN NATIONALS



AVERAGE INCOME *



POPULATION BY AGE GROUP



* Source: Statistik Austria, 2012 income tax statistics, average annual net income in euros, December 2013

HOUSING FACTS

30,117 WRESIDENTS 2013

16,370 MAIN RESIDENCES

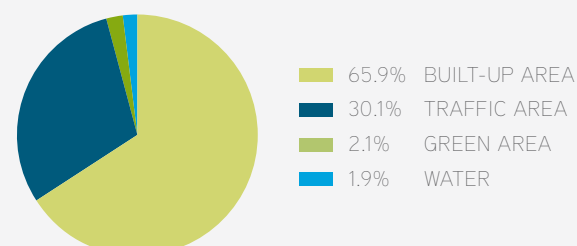
1.9 PERSONS/HOUSEHOLD 2013

MOVED IN + 5,409

MOVED OUT - 4,695

MIGRATION BALANCE + 714

USAGE



HOUSING COSTS (PRICE / m²)

OWNER-OCCUPIED

FIRST OCCUPANCY €4,500 / m²
OTHER €3,000 / m²

RENTED

FIRST OCCUPANCY €12 / m²
OTHER €10.30 / m²

INVESTMENT PROPERTY

€1,450 to €3,300 / m²

In this district, 232 changes of ownership were registered in the land registry during the first eight months of 2013, with a total sales value of some €74 million.

1070
NEUBAU

LINDENGASSE 60-62 / BUWOG GROUP



NEUBAU IS DIFFERENT

THE 7TH DISTRICT is the cultural centre of Vienna. During the heyday of Austrian silent film production, a "cinema quarter" grew up around Neubaugasse. Today, this quarter is a melting pot of art and other cultural activities, featuring many cafés and bars, galleries, workshops, and boutiques. Another cultural highlight is the MuseumsQuartier, one of the largest cultural spaces in Europe. The Volkstheater still attracts huge audiences. While there is ample art and culture, the district lacks green spaces. Neubau is, however, very well served by public transport, not least due to its vicinity to the Westbahnhof railway station.

NEUBAU has around 30,310 residents. Foreign nationals account for 24% of its population, which is just above the city average. The average income of people in Neubau is above that of the rest of the city.

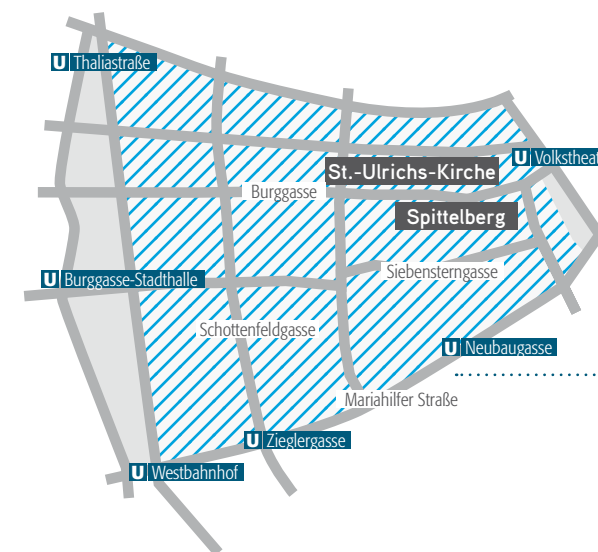
Neubau counts only 17,050 housing units, significantly less than other districts. There are on average 1.8 residents per housing unit, which is a low number compared with other areas in Vienna. The district has a positive migration balance of +142. The 7th district is urban in character with very few green spaces. ✕

SPECIAL FEATURES OF DISTRICT

NEUBAU IS PARTICULARLY POPULAR WITH YOUNG URBAN PEOPLE WHO ARE INTERESTED IN AN ALTERNATIVE LIFESTYLE. WHILE THE AREA IS ALSO AFFECTED BY THE TRAFFIC-CALMING MEASURES OF MARIAHILFER STRASSE, THEIR IMPACT CANNOT YET BE PROPERLY ASSESSED.

The most desired location is Spittelberg right beside the Museums-Quartier, where you find the highest rents in the district. When it comes to rents, Kaiserstraße forms a dividing line. As there are very few undeveloped sites or demolition projects, major new building developments are not expected in the near future.

As in other city centre districts, Neubau is a high-density area with a distinct urban flair.

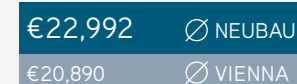


DEMOGRAPHIC FACTS

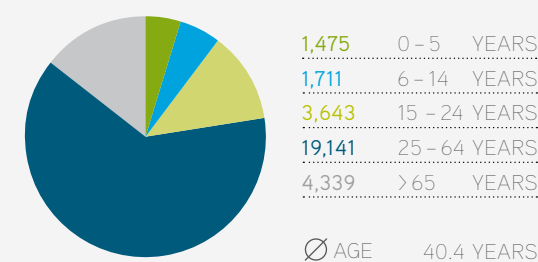
FOREIGN NATIONALS



AVERAGE INCOME *



POPULATION BY AGE GROUP



* Source: Statistik Austria, 2012 income tax statistics, average annual net income in euros, December 2013

HOUSING FACTS

30,309 RESIDENTS 2013

17,050 MAIN RESIDENCES

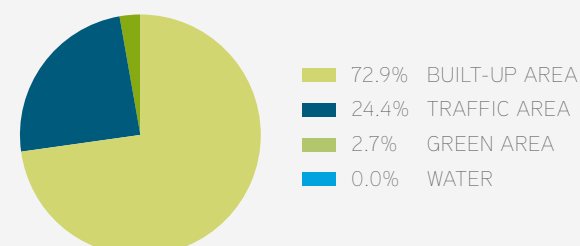
1.8 PERSONS/HOUSEHOLD 2013

MOVED IN + 4,732

MOVED OUT - 4,590

MIGRATION BALANCE + 142

USAGE



HOUSING COSTS (PRICE / m²)

OWNER-OCCUPIED

FIRST OCCUPANCY €5,050 / m²
OTHER €3,500 / m²

RENTED

FIRST OCCUPANCY €12.50 / m²
OTHER €10.50 / m²

INVESTMENT PROPERTY €1,450 to €3,500 / m²

In this district, 226 changes of ownership were registered in the land registry during the first eight months of 2013, with a total sales value of some €70 million.



1080
JOSEFSTADT

LAUDONGASSE 43 / EHL IMMOBILIEN

SMALL BUT POPULAR

THE 8TH DISTRICT of Vienna is the smallest covering only 0.26% of the city area. It extends from the Gürtel to Zweierlinie, which is essentially the second outer ring road of Vienna.

THE BEST KNOWN BUILDING in the district is the famous Theater in der Josefstadt. There are, however, many smaller theatres and fringe venues. Josefstadt is known as the favourite district among intellectuals, artists, actors, and writers. While Josefstadt is a typical middle-class area, there are many trendy restaurants and lively student bars.

JOSEFSTADT currently has about 23,930 residents. Foreign nationals account for 23.8% of the population, which is just above the average for Vienna. The average income is €23,362, and thus above the average in the city.

THERE ARE 12,869 HOUSING UNITS with an average household size of 1.9 persons. The district has a positive migration balance of +332.

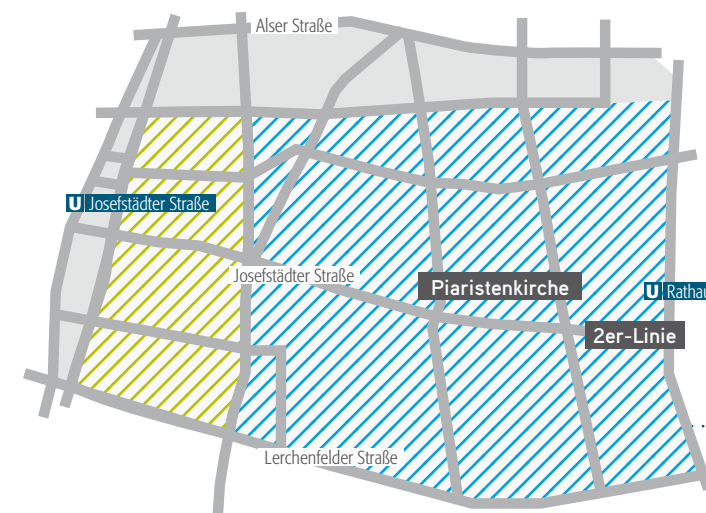
MOST OF THE DISTRICT is built up or dedicated to traffic, and there are very few green areas. ✕

SPECIAL FEATURES OF DISTRICT

THERE IS A SHORTAGE OF DEVELOPMENT OPPORTUNITIES IN THE HIGHLY RATED JOSEFSTADT DISTRICT.

At the moment, only a few redevelopment projects are being undertaken, among them the "Hamerling" project adjacent to Hamerling-park. As the district is very small, there is no distinct price difference from the inner ring road to the Gürtel. However, property right at the Gürtel is significantly cheaper than anywhere else in the district.

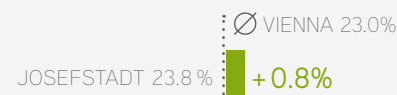
The 8th district is an urban area with a high population density. There is a high demand for apartments with off-road parking or parking space near the property.



SOUGHT-AFTER RESIDENTIAL AREAS
NEW SOUGHT-AFTER RESIDENTIAL AREAS

DEMOGRAPHIC FACTS

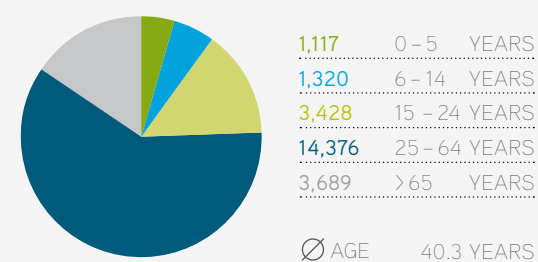
FOREIGN NATIONALS



AVERAGE INCOME *



POPULATION BY AGE GROUP

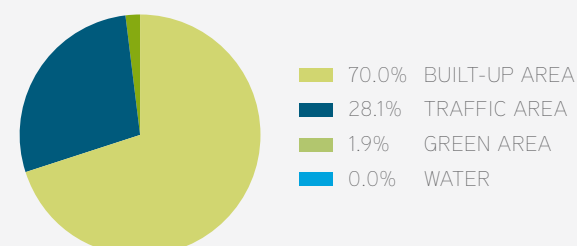


* Source: Statistik Austria, 2012 income tax statistics, average annual net income in euros, December 2013

HOUSING FACTS



USAGE



HOUSING COSTS (PRICE / m²)

OWNER-OCCUPIED
FIRST OCCUPANCY
OTHER

€5,100 / m²
€3,800 / m²

RENTED

FIRST OCCUPANCY
OTHER

€12.60 / m²
€10.70 / m²

INVESTMENT PROPERTY

€1,850 to €3,700 / m²

In this district, 111 changes of ownership were registered in the land registry during the first eight months of 2013, with a total sales value of some €40 million.



GLASERGASSE 20/EHL IMMOBILIEN



URBAN AND VERSATILE

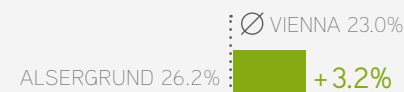
DESPITE ITS SMALL SIZE, the Alsergrund district features such distinct buildings as the Spittelau waste incineration plant by architect Hundertwasser with its golden tower overlooking the rooftops of the district. The skyline also features the two tower blocks of the Vienna General Hospital. The district is home to a number of third-level institutions such as the Medical University of Vienna and the university campus on the site of the former general hospital building. The banks of the Danube canal are popular with locals, featuring many sports grounds and entertainment venues. The Franz Josef Station connects the city to the northern regions of Lower Austria.

THERE ARE around 40,000 people living in the 9th district. Foreign nationals account for 26.2% of the population, which is higher than the average for Vienna. The average income of its inhabitants is at the higher end. There are relatively few housing units in the district, and at 1.8 persons, households are very small. The 9th district includes a section of the Danube canal. The built-up area covers 61.1% of the district (average for Vienna: 35.4%) and there is very little green space (7.1% as compared with the average for Vienna of 45.6%). The migration balance shows a slight plus.



DEMOGRAPHIC FACTS

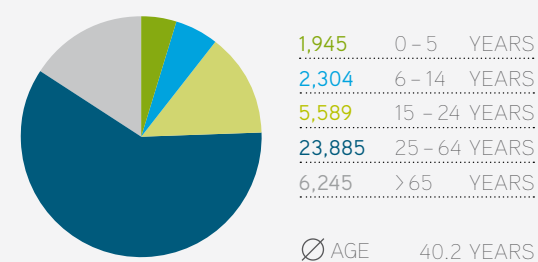
FOREIGN NATIONALS



AVERAGE INCOME *



POPULATION BY AGE GROUP

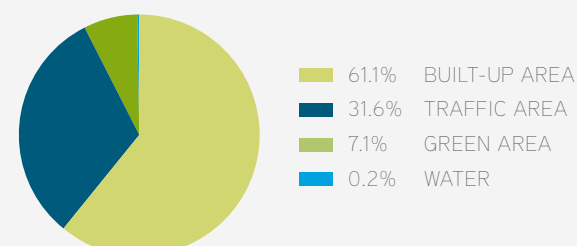


* Source: Statistik Austria, 2012 income tax statistics, average annual net income in euros, December 2013

HOUSING FACTS



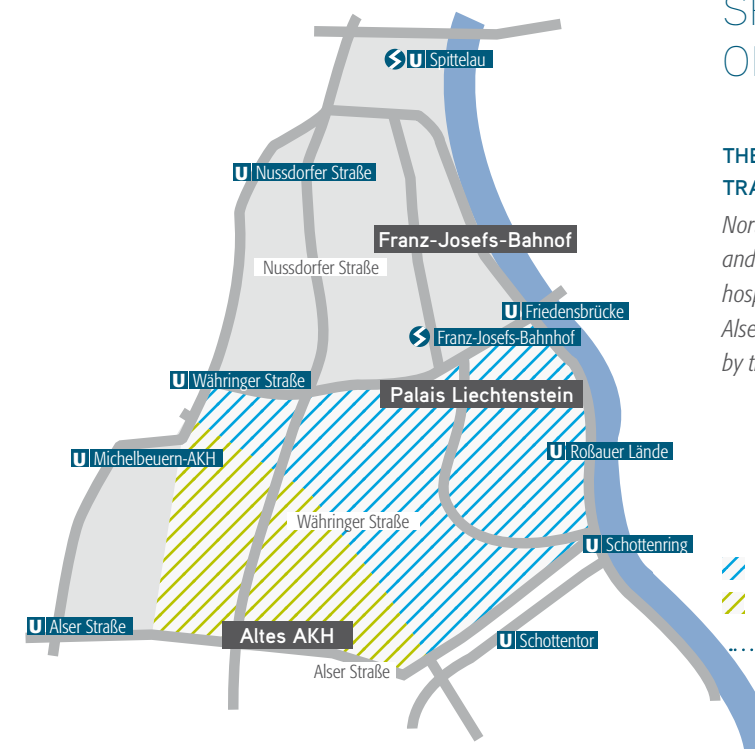
USAGE



SPECIAL FEATURES OF DISTRICT

THE AREA BETWEEN SCHOTTENRING AND THE FRANZ JOSEF TRAIN STATION IS THE MOST EXPENSIVE IN THE DISTRICT.

North of Franz Josef Station and towards the Gürtel ring road rents and property prices are slightly lower. Property near the general hospital has seen significant price increases over the past few years. Alserbachstraße is the price boundary here. The district is dominated by the Vienna General Hospital and various third-level institutions.



SOUGHT-AFTER RESIDENTIAL AREAS
NEW SOUGHT-AFTER RESIDENTIAL AREAS

HOUSING COSTS (PRICE / m²)

OWNER-OCCUPIED

FIRST OCCUPANCY €4,950 / m²
OTHER €3,800 / m²

RENTED

FIRST OCCUPANCY €12.60 / m²
OTHER €10.70 / m²

INVESTMENT PROPERTY €1,600 to €3,500 / m²

In this district, 303 changes of ownership were registered in the land registry during the first eight months of 2013, with a total sales value of some €94 million.

1100
FAVORITEN

GOMBRICHGASSE 4 / BUWOG GROUP

CHARACTERISED BY DIVERSITY

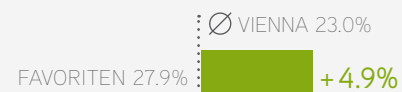
THE 10TH DISTRICT is home to 10% of the population of Vienna. Favoriten features a range of different residential properties. Apart from large-scale local authority estates built in the 1930s and 1970s, there are modern urban expansion areas and industrial buildings from the art-nouveau period, all adding to the multi-faceted character of the district. The housing projects in Sonnwendviertel near the new Vienna Central Station, and the office and business centre near Belvedere are only two of the many promising projects that are currently being undertaken in Favoriten. There are still many great development opportunities along the planned U1 underground extension to Oberlaa. None of these infringe on the green belt

areas of Laaer Berg and Böhmischer Prater, or the golf club at Wienerberg, the Oberlaa public park or the few fields and vineyards left in this part of the city.

FAVORITEN has around 182,600 inhabitants. Foreign nationals account for 27.9% of the population, which is well above the average for Vienna. In this district, there are 87,887 main residences, the highest number in Vienna. The average household size of 2.1 persons is marginally higher than the average figure for Vienna. Favoriten also has seen the highest net immigration rate of 3,894 people. The district offers a lot of public green space. ✕

DEMOGRAPHIC FACTS

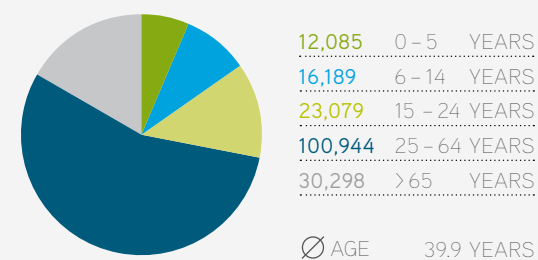
FOREIGN NATIONALS



AVERAGE INCOME *



POPULATION BY AGE GROUP



* Source: Statistik Austria, 2012 income tax statistics, average annual net income in euros, December 2013

HOUSING FACTS

182,595 RESIDENTS 2013

87,887 MAIN RESIDENCES

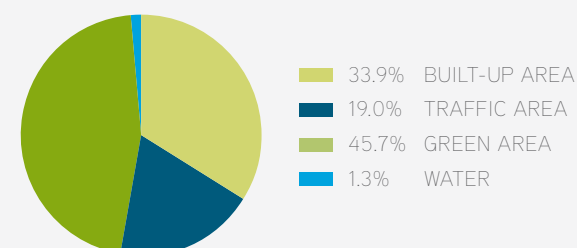
2.1 PERSONS/HOUSEHOLD 2013

MOVED IN + 26,418

MOVED OUT – 22,524

MIGRATION BALANCE + 3,894

USAGE



SPECIAL FEATURES OF DISTRICT

IN THE FAVORITEN DISTRICT, HOUSE PRICES AND RENTS VARY GREATLY, DEPENDING ON THE ACTUAL LOCATION OF THE BUILDING. IN GENERAL, THEY ARE, HOWEVER, WELL BELOW THE AVERAGE FOR VIENNA. WE EXPECT THAT THE U1 UNDERGROUND EXTENSION TO OBERLAA WILL RESULT IN INTERESTING NEW DEVELOPMENT OPPORTUNITIES.

As a general rule, prices are the highest in areas bordering on the 4th and 5th districts and near the pedestrianised zone. Locations along the U1 are also in great demand. The extension of the U1 line to Oberlaa, which is currently underway, will bring further changes to the housing market over the next few years. Locations near the new Vienna Central Station have already been earmarked for urban renewal projects that will drive prices further up.



SOUGHT-AFTER RESIDENTIAL AREAS

Smaller development projects that will act as „hot spots“ are equally interesting. In 2012, the City Government of Vienna held a housing development competition for the „Sonnwendviertel II – Smart Wohnen“ project comprising 398 subsidised homes and 100 sheltered housing places.

HOUSING COSTS (PRICE / m²)

OWNER-OCCUPIED

FIRST OCCUPANCY €2,950 / m²
OTHER €1,900 / m²

RENTED

FIRST OCCUPANCY €9.90 / m²
OTHER €8.50 / m²

INVESTMENT PROPERTY €750 to €1,500 / m²

In this district, 557 changes of ownership were registered in the land registry during the first eight months of 2013, with a total sales value of some €74 million.



ROSA-JOCHMANN-RING 2-4 / BUWOG GROUP



GREEN AND DOWN TO EARTH

THE 11TH DISTRICT is a traditional working class area, similar to the neighbouring Favoriten district. A number of local authority buildings from the 1930s are testimony to the period of the "Red Vienna" with its strong labour movement. The district was formed by the amalgamation of the municipalities of Simmering, Kaiserebersdorf, and Albern. The harbour facilities of Alberner Hafen and the adjacent Blaues Wasser area are protected landscapes. Simmering has more green areas than any other quarter of Vienna. Here you find alluvial forests, the heath of Simmeringer Haide, and large horticultural businesses that further emphasise the green character of the district.

THE BEST-KNOWN place in Simmering is probably the central cemetery of Vienna. Another attraction is the Neugebäude Palace.

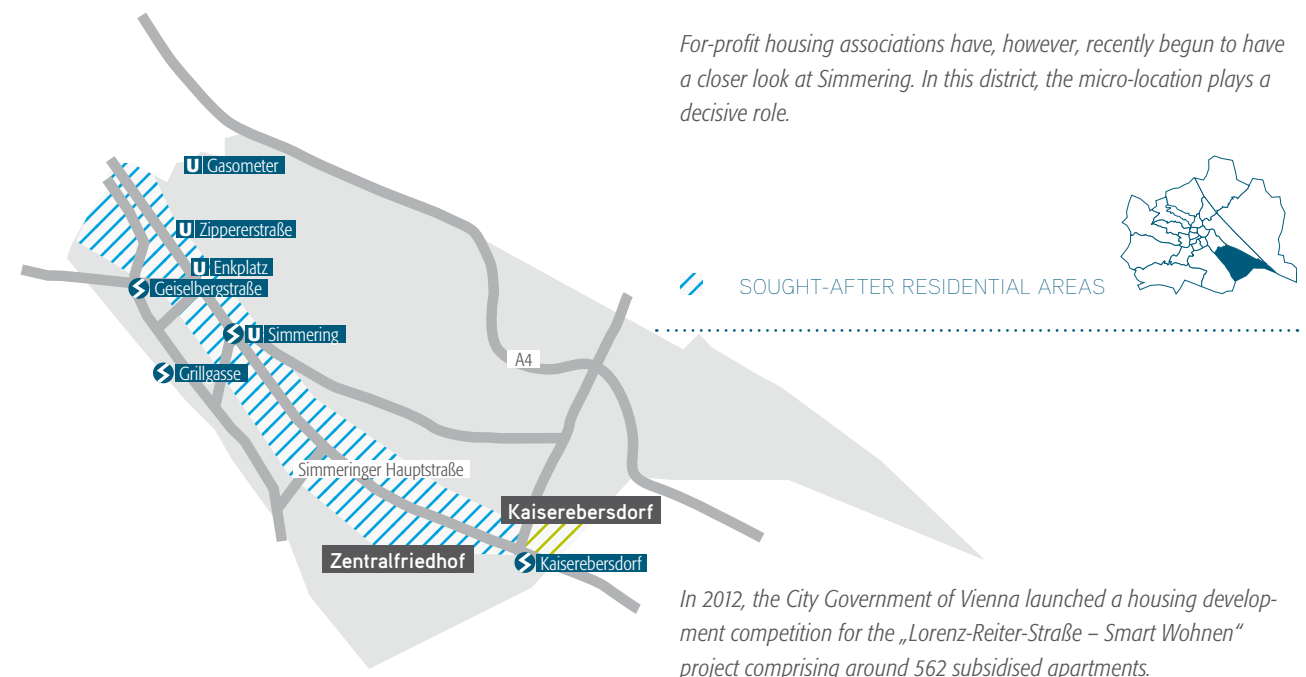
SIMMERING is home to about 92,280 people. Foreign nationals account for 21.1% of the population, which is well below the average. Incomes in Simmering are also rather low. At 2.1 persons per household, the district is significantly above the average figure for Vienna. Green areas, half of which are agricultural land, account for 40%. The migration balance shows a slight increase in residents. ✕

SPECIAL FEATURES OF DISTRICT

SIMMERING HAS TRADITIONALLY BEEN A TARGET AREA FOR SUBSIDISED HOUSING PROJECTS.

Due to the limited opportunities for investors, there are few privately financed buildings.

For-profit housing associations have, however, recently begun to have a closer look at Simmering. In this district, the micro-location plays a decisive role.



DEMOGRAPHIC FACTS

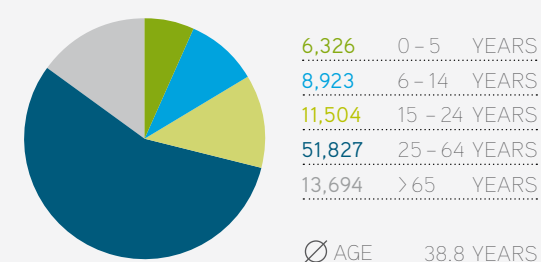
FOREIGN NATIONALS



AVERAGE INCOME *



POPULATION BY AGE GROUP

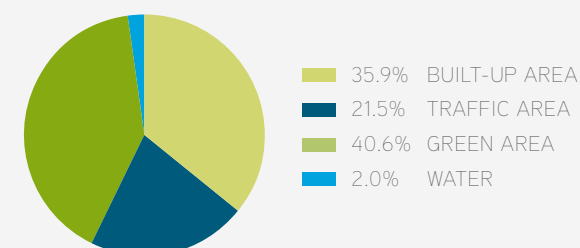


* Source: Statistik Austria, 2012 income tax statistics, average annual net income in euros, December 2013

HOUSING FACTS

92,274	RESIDENTS 2013
43,442	MAIN RESIDENCES
2,1	PERSONS/HOUSEHOLD 2013
MOVED IN	+ 10,918
MOVED OUT	– 10,138
MIGRATION BALANCE	+ 780

USAGE



HOUSING COSTS (PRICE / m²)

OWNER-OCCUPIED
FIRST OCCUPANCY
OTHER

€2,700 /m²
€1,700 /m²

RENTED

FIRST OCCUPANCY
OTHER

€9 /m²
€8.20 /m²

INVESTMENT PROPERTY

€650 to €1,100 /m²

In this district, 339 changes of ownership were registered in the land registry during the first eight months of 2013, with a total sales value of some €50 million.



ASSMAYERGASSE 30-34 / BUWOG GROUP



MIXED USE

THE 12TH DISTRICT brings together urban and rural areas. Near the Gürtel ring road and the Wien valley, there are densely developed quarters of a typical urban character. Further away from the centre towards the Wien valley, Wienerberg and around the Baroque palace of Hetzendorf, you find rural villages and less dense development. The close proximity of industrial and residential zones is typical of Meidling. Meidlinger Hauptstraße is an important pedestrianised shopping street with ample free space. For 2014, a number of urban redevelopment projects are scheduled for this area. The train station of Meidling is located on the well-served Südbahn track. Thanks to its excellent suburban rail network connections to the city centre,

Meidling station is the busiest train station in Austria. The largest green space is the park around the palace in Hetzendorf. Haydnpark, where the famous composer was laid to rest, is also very popular.

MEIDLING has about 89,620 residents. The share of foreign nationals is 25.8%, and thus above the average in Vienna. Incomes in Meidling are below the city average. The average household size of 2.0 persons is about average for Vienna. The district has a positive migration balance of +1,002. The built-up area of Meidling accounts for 60.3% of the district. ✕

SPECIAL FEATURES OF DISTRICT

MEIDLING HAS BECOME A POPULAR HOUSING AREA.

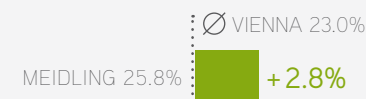
Although very well served by shopping centres and public transport (underground lines U6 and U4, suburban rail network, Meidling railway station) and located close to the recreational area of Schönbrunn, developers have in the past still found sites and buildings for redevelopment that were reasonably priced.

As a consequence, we have seen a lot of building activity over the past few years, especially around the pedestrianised Meidlinger Hauptstraße. Most of these products were funded by owner-occupiers and pension funds. Prices vary, depending on the proximity to the U4 and U6 underground lines and Schönbrunn.

We see great potential in the Eichenstraße area, as the Badner Bahn train service brings commuters to the city centre in a matter of minutes.

DEMOGRAPHIC FACTS

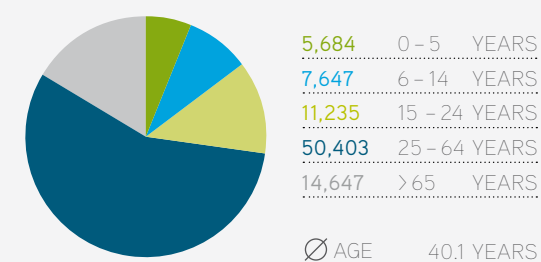
FOREIGN NATIONALS



AVERAGE INCOME *



POPULATION BY AGE GROUP

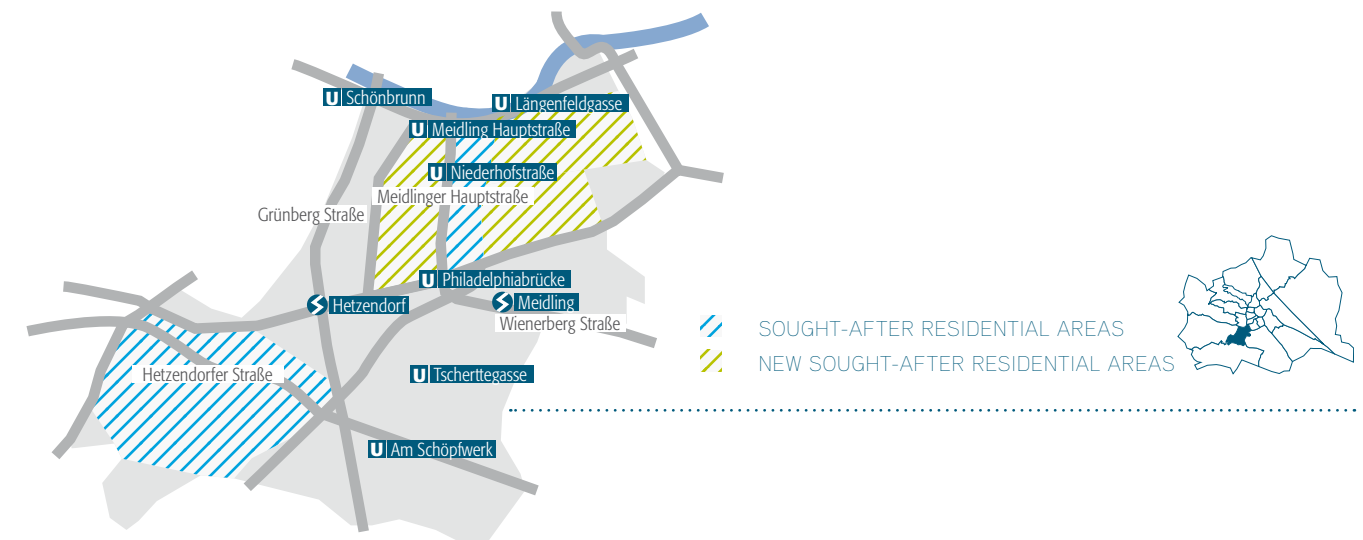
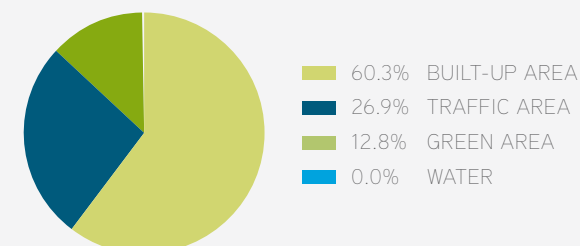


* Source: Statistik Austria, 2012 income tax statistics, average annual net income in euros, December 2013

HOUSING FACTS



USAGE



HOUSING COSTS (PRICE / m²)

OWNER-OCCUPIED



RENTED



INVESTMENT PROPERTY



In this district, 371 changes of ownership were registered in the land registry during the first eight months of 2013, with a total sales value of some €59 million.

1130
HIETZING

NIKOLAUSGASSE 2 / BUWOG GROUP

GREAT DISTRICT FOR FAMILIES

HIETZING has always been a prestigious residential area, even at the time of the Austrian Empire. Around the emperor's summer residence in Schönbrunn, the nobility and high-ranked civil servants built their houses. In Hietzing, there are many different architectural styles, from Bauhaus villas and Werkbund estates to conventional authority housing blocks and modern houses and, of course, the many magnificent period residences.

HIETZING borders on Penzing along the Wien River and is the greenest district of the city. More than half of its area (60%) is taken up by Lainzer

Tiergarten, a wildlife reserve. Another island of green is the park around Schönbrunn Palace, which borders on densely built-up areas.

HIETZING has about 50,830 residents. Foreign nationals account for 13.1% of the population, which is a very low number. Incomes in Hietzing are far above the average for Vienna. At 2.0 persons per housing unit, households are just about average in size. The migration balance shows a slight plus. In Hietzing, green areas account for 70.3% of the total area (average: 45.6%), which is extraordinarily high for a city district. Only 6.1% of the area is taken up by traffic infrastructure



DEMOGRAPHIC FACTS

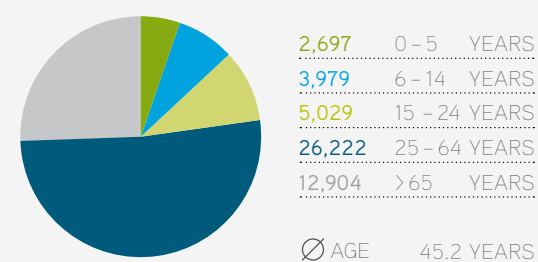
FOREIGN NATIONALS



AVERAGE INCOME *



POPULATION BY AGE GROUP



* Source: Statistik Austria, 2012 income tax statistics, average annual net income in euros, December 2013

HOUSING FACTS

50,831 RESIDENTS 2013

25,792 MAIN RESIDENCES

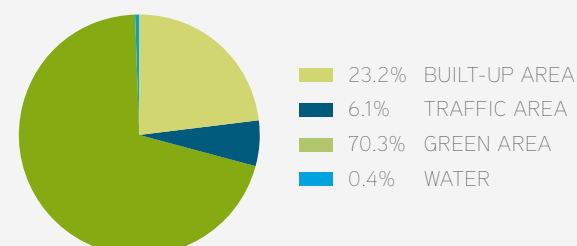
2.0 PERSONS/HOUSEHOLD 2013

MOVED IN + 5,254

MOVED OUT – 4,810

MIGRATION BALANCE + 444

USAGE

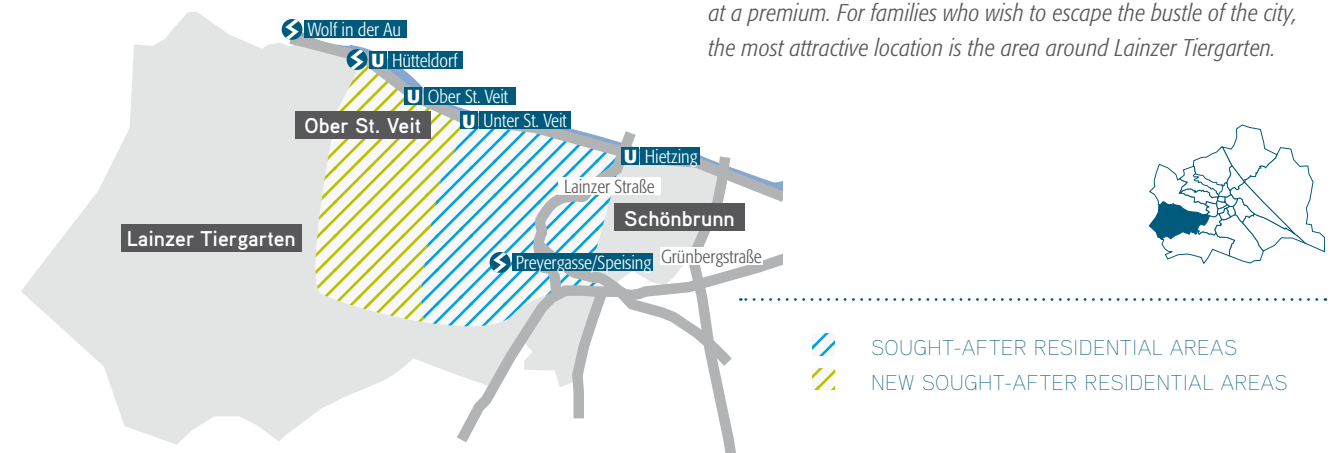


SPECIAL FEATURES OF DISTRICT

THERE IS A CONTINUED STRONG DEMAND FOR RENTED ACCOMMODATION IN HIETZING. THE MOST EXPENSIVE APARTMENTS ARE FOUND AROUND HIETZINGER PLATZL. PRICES ARE SLIGHTLY LOWER NEARER THE CITY'S WESTERN ACCESS ROAD (HIETZINGER KAI/HACKINGER KAI AREA).

Extensive parks and recreational areas are the main features of the traditionally middle-class part of the city. As there is a strong demand for larger apartments for families, the market has responded by providing such homes.

Althietzing, which is the quarter around Hietzinger Platzl, is a particularly attractive residential area as it not only offers a lovely park, but also excellent public transport connections. Prospective tenants and owner-occupiers are looking for a home here, and rental property sells at a premium. For families who wish to escape the bustle of the city, the most attractive location is the area around Lainzer Tiergarten.



HOUSING COSTS (PRICE / m²)

OWNER-OCCUPIED

FIRST OCCUPANCY €4.800 / m²
OTHER €3.500 / m²

RENTED

FIRST OCCUPANCY €12,10 / m²
OTHER €10,50 / m²

INVESTMENT PROPERTY €1.350 to €2.750 / m²

In this district, 210 changes of ownership were registered in the land registry during the first eight months of 2013, with a total sales value of some €60 million.



1140

PENZING

LINZER STR. 435 + 437, UTENDORFG. 1-2 / BUWOG GROUP

INTO THE WEST

PENZING is the westernmost of Vienna's districts extending deep into the Vienna Woods and Lower Austria. Penzing is the second greenest of all city districts, with lots of forest. Popular destinations for day-trippers are Sophienalpe and Hohe Wand with ski lifts and a summer toboggan run, to name just a few of Penzing's recreational amenities. The Wien valley is currently being developed as a recreational area. Apart from areas with single-family homes, there are many allotments but also densely built-up

areas of apartment blocks.

PENZING has about 86,200 residents. Foreign nationals account for 19.4% of the population, which is a rather low number. The average income in Penzing is above the average for Vienna. At 2.0 persons per household, the district is in the medium range. It has a positive migration balance of +1,317.

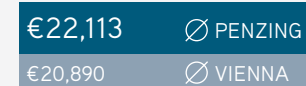


DEMOGRAPHIC FACTS

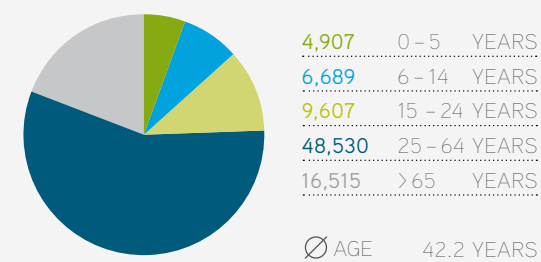
FOREIGN NATIONALS



AVERAGE INCOME *



POPULATION BY AGE GROUP



* Source: Statistik Austria, 2012 income tax statistics, average annual net income in euros, December 2013

HOUSING FACTS

86,248 RESIDENTS 2013

43,850 MAIN RESIDENCES

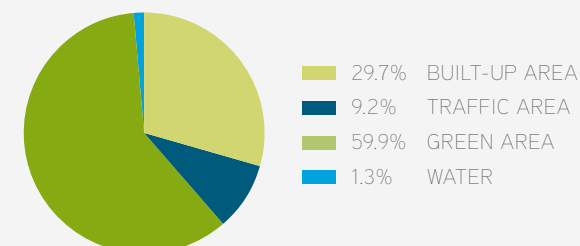
2.0 PERSONS/HOUSEHOLD 2013

MOVED IN + 10,898

MOVED OUT - 9,581

MIGRATION BALANCE + 1,317

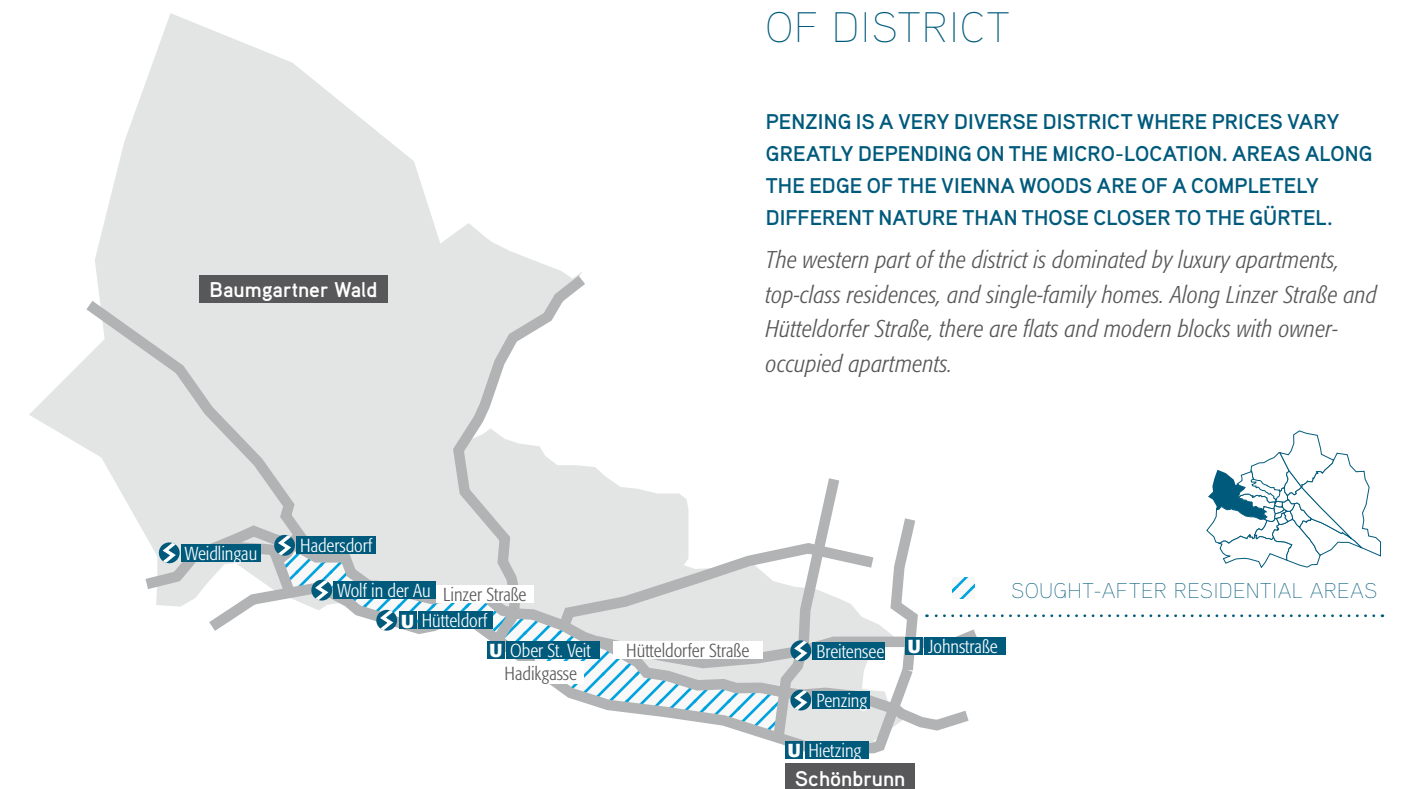
USAGE



SPECIAL FEATURES OF DISTRICT

PENZING IS A VERY DIVERSE DISTRICT WHERE PRICES VARY GREATLY DEPENDING ON THE MICRO-LOCATION. AREAS ALONG THE EDGE OF THE VIENNA WOODS ARE OF A COMPLETELY DIFFERENT NATURE THAN THOSE CLOSER TO THE GÜRTEL.

The western part of the district is dominated by luxury apartments, top-class residences, and single-family homes. Along Linzer Straße and Hütteldorfer Straße, there are flats and modern blocks with owner-occupied apartments.



HOUSING COSTS (PRICE / m²)

OWNER-OCCUPIED

FIRST OCCUPANCY	€3,500 /m ²
OTHER	€2,600 /m ²

RENTED

FIRST OCCUPANCY	€10.70 /m ²
OTHER	€9.40 /m ²

INVESTMENT PROPERTY €850 to €1,750 /m²

In this district, 414 changes of ownership were registered in the land registry during the first eight months of 2013, with a total sales value of some €85 million.

1150
RUDOLFSHEIM-
FÜNFHAUS

HOLOCHERGASSE 25 / EHL IMMOBILIEN



REDEVELOPMENT IN THE WEST

RUDOLFSHEIM-FÜNFHAUS straddles the Gürtel and extends from the Wien River to the extensive sports centre at Schmelz. The Westgürtel area is currently being redeveloped as part of an urban renewal scheme. The redeveloped Westbahnhof railway station is a focal point in this highly urbanised district.

IN 2013, THE DISTRICT was home to approximately 73,530 residents, and 1,701 moved into the area. The share of foreign nationals is 35.6%, the highest in Vienna. Incomes in Rudolfsheim-Fünfhaus are below the average for Vienna. The built-up area accounts for 55.7%, which is rather high given that the average in Vienna is 35.4%. ✕

DEMOGRAPHIC FACTS

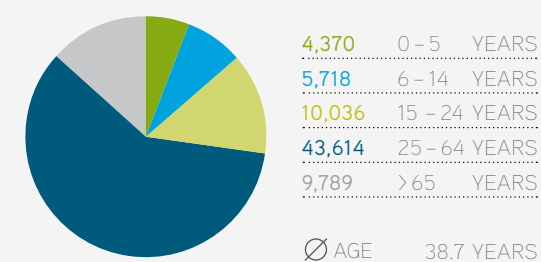
FOREIGN NATIONALS



AVERAGE INCOME *



POPULATION BY AGE GROUP

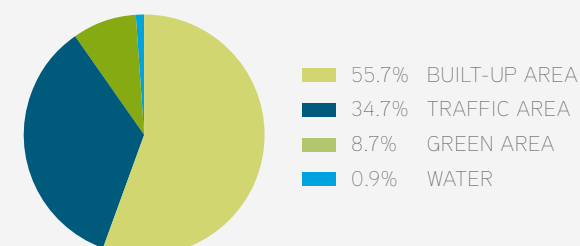


* Source: Statistik Austria, 2012 income tax statistics, average annual net income in euros, December 2013

HOUSING FACTS

73,527 RESIDENTS 2013
37,855 MAIN RESIDENCES
2.0 PERSONS/HOUSEHOLD 2013
 MOVED IN + 14,259
 MOVED OUT - 12,558
MIGRATION BALANCE + 1,701

USAGE

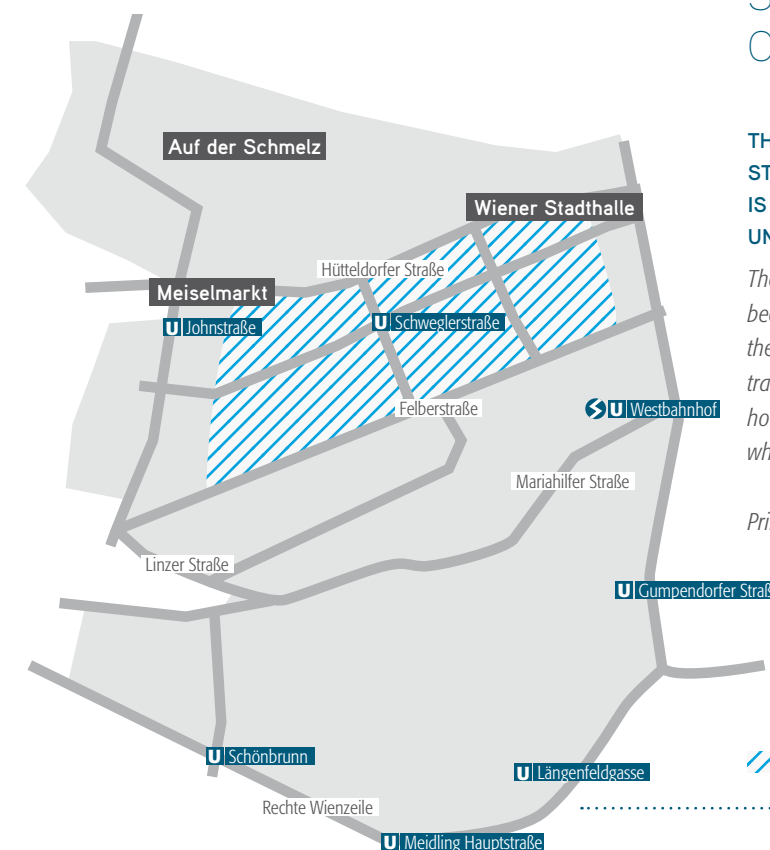


SPECIAL FEATURES OF DISTRICT

THE REDEVELOPMENT OF THE WESTBAHNHOF RAILWAY STATION IS BOUND TO RESHAPE THE 15TH DISTRICT: THERE IS GREAT POTENTIAL FOR INVESTORS ALONG THE U3 UNDERGROUND LINE.

The red light district around Felberstraße and Mariahilfer Straße has been moved on, which will lead to greater demand for housing in the area. This district with its urban character offers excellent public transport connections (U3, U4, U6, suburban rail network). There is, however, little demand here for high-quality privately owned property, while there is a clear demand for rental apartments.

Prime locations: area around Meiselmarkt and Schmelz



SOUGHT-AFTER RESIDENTIAL AREAS

HOUSING COSTS (PRICE / m²)

OWNER-OCCUPIED

FIRST OCCUPANCY €3,100 / m²
 OTHER €2,200 / m²

RENTED

FIRST OCCUPANCY €10.50 / m²
 OTHER €9.20 / m²

INVESTMENT PROPERTY €750 to €1,500 / m²

In this district, 408 changes of ownership were registered in the land registry during the first eight months of 2013, with a total sales value of some €66 million.



1160
OTTAKRING

HUTTENGASSE 18 - 24 / EHL IMMOBILIEN

VERSATILITY ROOTED IN HISTORY

THE 16TH DISTRICT in the west of the city centre is currently undergoing huge redevelopment, particularly in the area near the Gürtel where most of the housing dates from the 19th century. Special measures to make walking and cycling safer aim at reducing motorised traffic in the district. The quarters around Yppenplatz, Brunnenmarkt and Thaliastraße are home to many foreign nationals and artists, making the area one of the most vibrant in the west of the city. Further away from the centre, the district is dominated by local authority housing and a few industrial estates,

among them the Ottakring brewery. At the very fringe of the district, there are luxury residences and single-family homes.

OTTAKRING has about 97,560 residents. Foreign nationals account for just below 30% of the population, which is well above the average. Incomes in Ottakring are below the city average. At 2.0 persons per household, the district is in the medium range. Ottakring is a highly built-up district. ✕

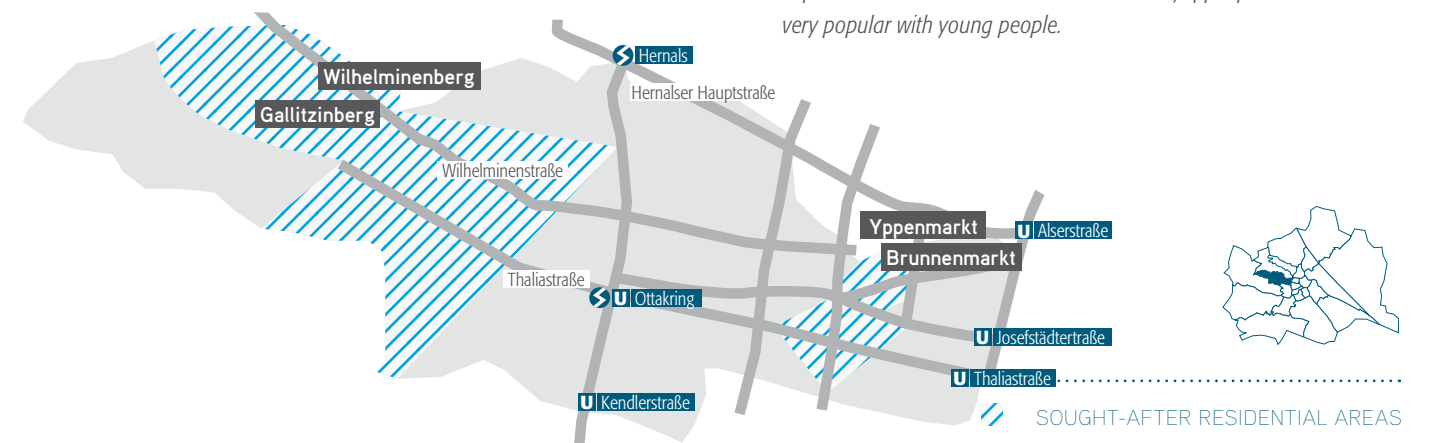
SPECIAL FEATURES OF DISTRICT

OTTAKRING CONSISTS OF TWO DISTINCT PARTS.

Around Gallitzinberg, there is a large number of single-family homes and small apartment blocks. As developers operating in the privately financed sector were able to snap up a number of relatively cheap sites that were available a few years ago, there have been numerous construction projects in this area.

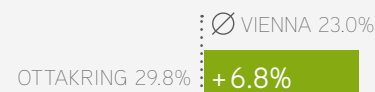
The locations of the new housing units are particularly popular with families as they offer a green setting that is otherwise only found in the 17th and 18th districts, while prices in Ottakring are significantly cheaper.

The area near the Gürtel ring road have large immigrant populations. Many of the apartment blocks with rented flats are, however, old and in poor state. The area around Brunnenmarkt/Yppenplatz has become very popular with young people.

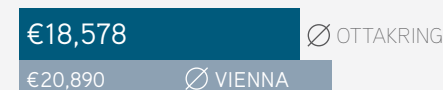


DEMOGRAPHIC FACTS

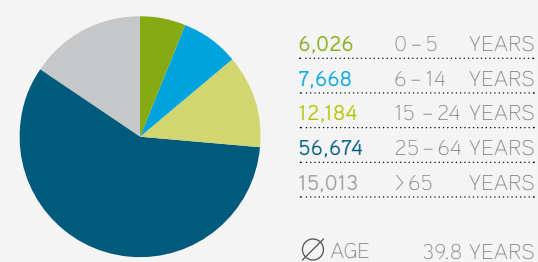
FOREIGN NATIONALS



AVERAGE INCOME *



POPULATION BY AGE GROUP

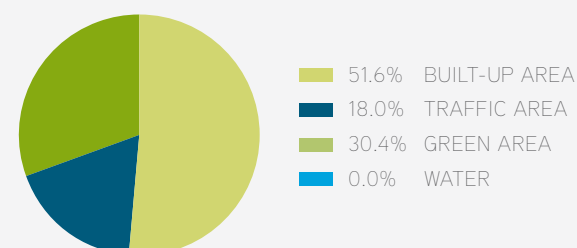


* Source: Statistik Austria, 2012 income tax statistics, average annual net income in euros, December 2013

HOUSING FACTS



USAGE



HOUSING COSTS (PRICE / m²)

OWNER-OCCUPIED

FIRST OCCUPANCY €3,600 / m²
OTHER €2,200 / m²

RENTED

FIRST OCCUPANCY €10.30 / m²
OTHER €9 / m²

INVESTMENT PROPERTY €800 to €1,600 / m²

In this district, 519 changes of ownership were registered in the land registry during the first eight months of 2013, with a total sales value of some €93 million.



1170
HERNALS

NEUWALDEGGER STRASSE 23 / EHL IMMOBILIEN

GREEN AND FAMILY-FRIENDLY

THE 17TH DISTRICT extends to the north-western city boundary of Vienna, and links the 16th with the 18th districts. Only a few of the industries and businesses that moved here during the industrial era are still based in Hernalz, one of them the factory producing Manner wafers that are exported to countries all over the world. Similar to Ottakring, Hernalz is characterised by old rental housing stock and local authority estates near the Gürtel, while the areas further west mainly feature single-family homes and detached residences.

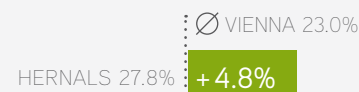
HERNALS has 53,490 inhabitants with a positive migration balance of +736. Foreign nationals account for 27.8% of the population, which is higher than the city average. Incomes in Hernalz are below the average. At 2.0 persons per household, the district is in the medium range.

HERNALS has large green areas.

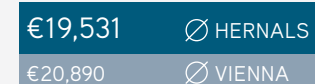


DEMOGRAPHIC FACTS

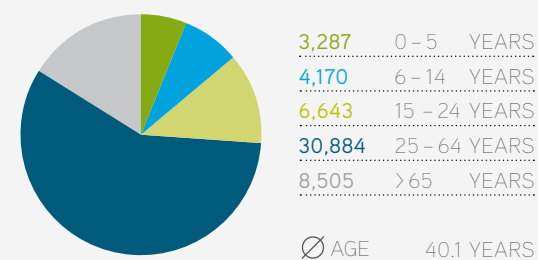
FOREIGN NATIONALS



AVERAGE INCOME *



POPULATION BY AGE GROUP

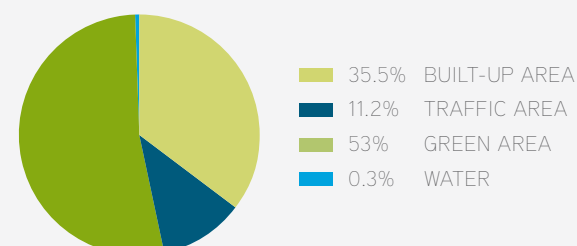


* Source: Statistik Austria, 2012 income tax statistics, average annual net income in euros, December 2013

HOUSING FACTS

53,489	RESIDENTS 2013
27,052	MAIN RESIDENCES
2.0	PERSONS/HOUSEHOLD 2013
MOVED IN	+ 8,825
MOVED OUT	- 8,089
MIGRATION BALANCE	+ 736

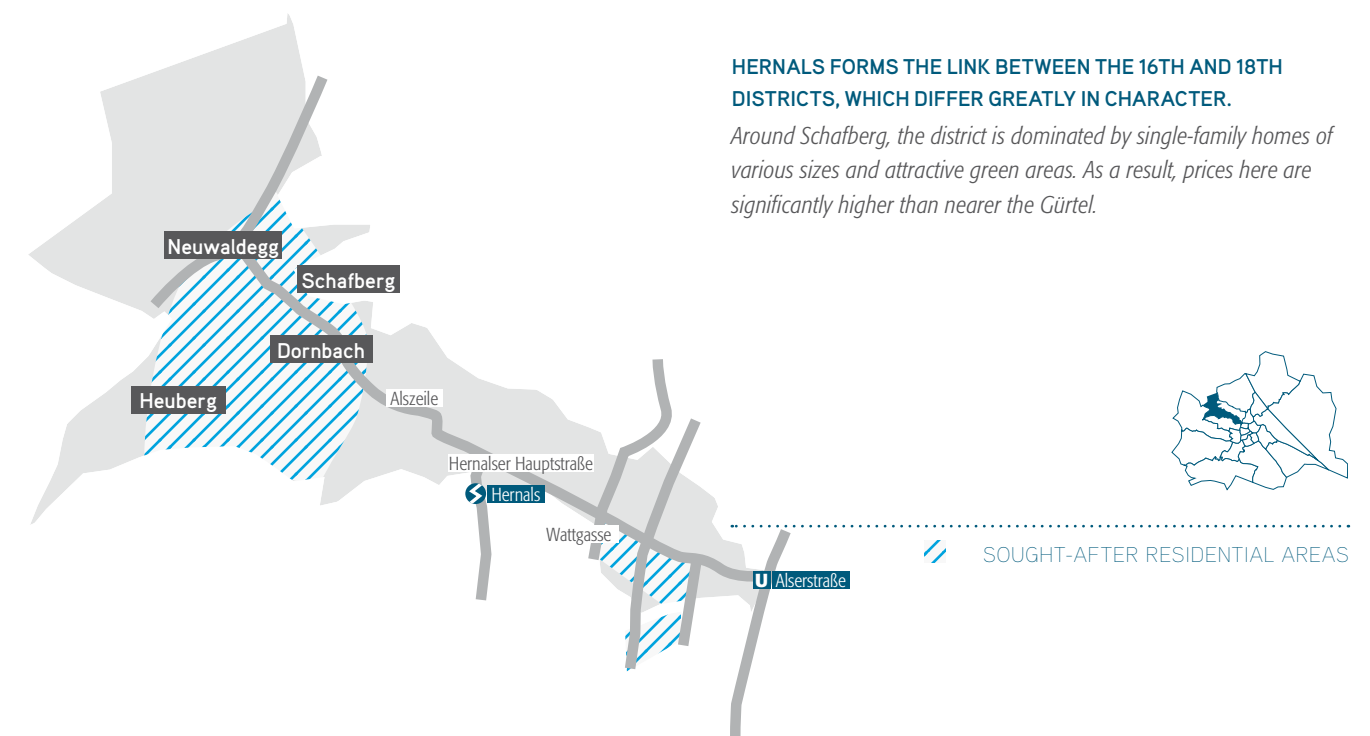
USAGE



SPECIAL FEATURES OF DISTRICT

HERNALS FORMS THE LINK BETWEEN THE 16TH AND 18TH DISTRICTS, WHICH DIFFER GREATLY IN CHARACTER.

Around Schafberg, the district is dominated by single-family homes of various sizes and attractive green areas. As a result, prices here are significantly higher than nearer the Gürtel.



HOUSING COSTS (PRICE / m²)

OWNER-OCCUPIED

FIRST OCCUPANCY	€3,800/m²
OTHER	€2,700 /m²

RENTED

FIRST OCCUPANCY	€10.30 /m²
OTHER	€9.50 /m²
INVESTMENT PROPERTY	€900 to €1,700 /m²

In this district, 323 changes of ownership were registered in the land registry during the first eight months of 2013, with a total sales value of some €68 million.

1180
WÄHRING

GERSTHOFER STRASSE 119 / EHL IMMOBILIEN

FROM SUBURB TO CITY

WÄHRING extends along the banks of the brook of the same name, from the hills of the Vienna Woods to the Gürtel. The district has always been a middle-class area. With its splendid period homes in the Cottage Quarter, it is one of Vienna's most prestigious areas. As the living space per person has increased here, the population of Währing has dropped by about a third since the 1950s. Near the Gürtel, there are many blocks dating from the late 19th century and local authority housing, which give the area a distinct suburban look.

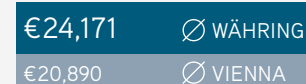
WÄHRING has about 48,160 residents. Foreign nationals account for just below 22.9% of the population, which is just about average for Vienna. Incomes here are above the city average. The average household size is 1.9 persons, which is below the figure for Vienna. Most planning applications concern attic conversions, but hardly any residential blocks. The built-up area accounts for 55.7% of the district, which is high. ✕

DEMOGRAPHIC FACTS

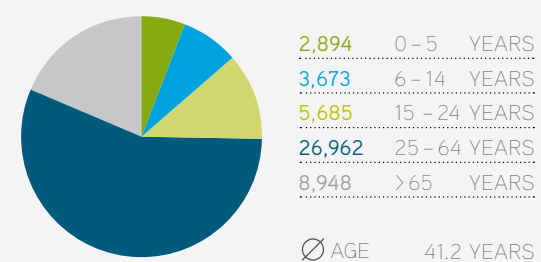
FOREIGN NATIONALS



AVERAGE INCOME *



POPULATION BY AGE GROUP

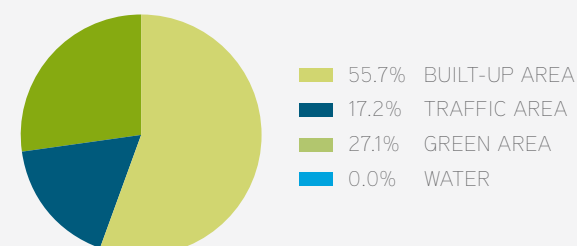


* Source: Statistik Austria, 2012 income tax statistics, average annual net income in euros, December 2013

HOUSING FACTS



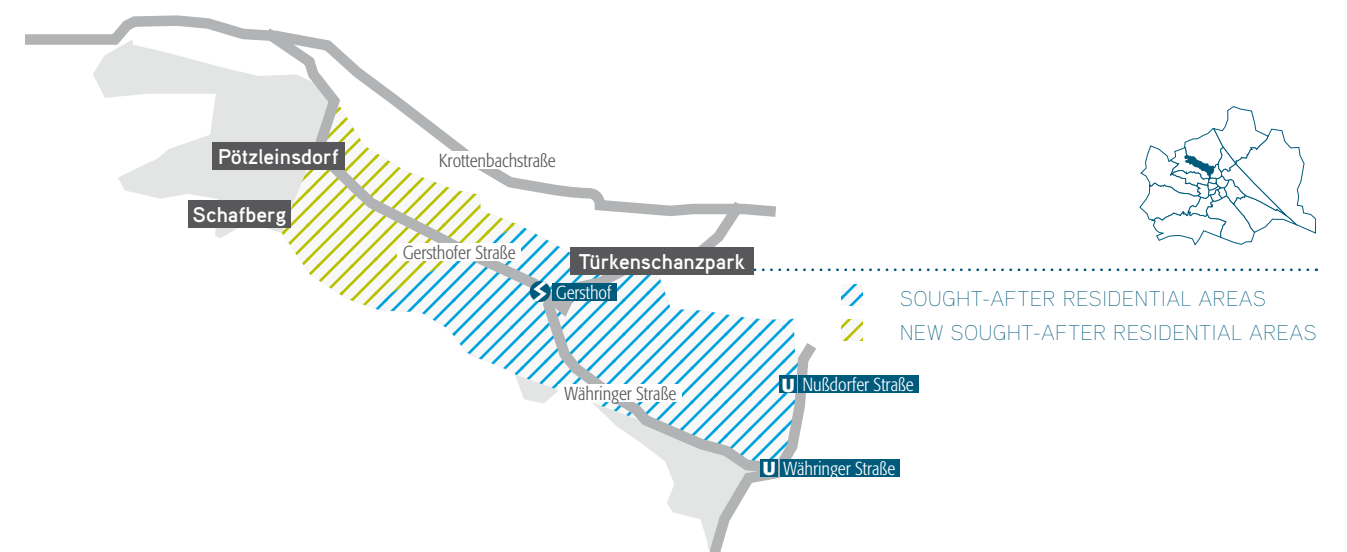
USAGE



SPECIAL FEATURES OF DISTRICT

NEAR THE GÜRTEL, WÄHRING HAS A HIGH BUILDING DENSITY WITH MANY RENTAL APARTMENT BLOCKS AND FEW OWNER-OCCUPIED HOUSING UNITS. FURTHER AWAY FROM THE CITY CENTRE, IN THE GREENER AREAS OF THE DISTRICT, THERE IS A STRONG DEMAND FOR HOUSES FOR FAMILIES WHO WISH TO BUILD THEIR OWN HOME.

As prices at top locations are at the higher end, there is a significant shift from rental to owner-occupied apartments. There is an upsurge in private investments in single apartments, attic conversions, and the construction of high-end private homes. A few years ago, many new projects were investment properties. Today, this option is no longer attractive as significantly increased sales prices have overtaken rent yields.



HOUSING COSTS (PRICE / m²)

OWNER-OCCUPIED

FIRST OCCUPANCY €5,000 /m²
OTHER €3,300 /m²

RENTED

FIRST OCCUPANCY €12.30 /m²
OTHER €10.50 /m²

INVESTMENT PROPERTY

€1,600 to €3,800 /m²

In this district, 358 changes of ownership were registered in the land registry during the first eight months of 2013, with a total sales value of some €113 million.



1190
DÖBLING

PFARRWIESENGASSE 23 / BUWOG GROUP

VINEYARDS AND PRESTIGE

DÖBLING, THE FIFTH LARGEST DISTRICT of Vienna, is located to the north-west of the city centre, and includes a number of recreational hilly areas that straddle the capital (Hermannskogel, Kahlenberg, etc.). Here, you still find a number of vineyards. The original rural nature of the area is still present as many quarters have a distinct village character. The area between Heiligenstädter Straße and the Danube canal was once a large industrial estate, and there still are some factories there.

DÖBLING features a number of social housing projects such as Karl-Marx-Hof and other cooperative housing estates. They mainly date from

before 1930 when 2,800 such homes were built in this area. Other parts of the district are, however, among the most prestigious areas in Vienna, not least due to the charm of the Cottage Quarter and the many splendid period homes.

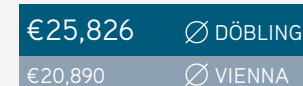
DÖBLING has about 69,000 residents. The share of foreign nationals is low at 18.3%. The average income in Döbling is above the city average. The average household size is 1.96, just below the average figure for Vienna. The utilisation figures (built-up 35.7%, traffic 11.8%, green 48.2%, water 4.4%) are very close to those for the entire city. ✕

DEMOGRAPHIC FACTS

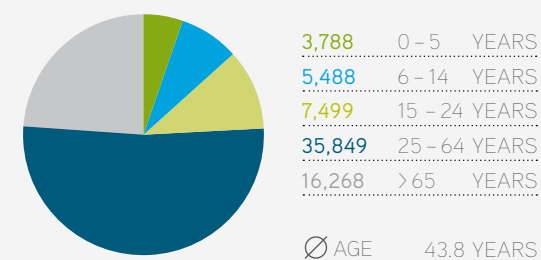
FOREIGN NATIONALS



AVERAGE INCOME *



POPULATION BY AGE GROUP



* Source: Statistik Austria, 2012 income tax statistics, average annual net income in euros, December 2013

HOUSING FACTS

68,892 RESIDENTS 2013

35,765 MAIN RESIDENCES

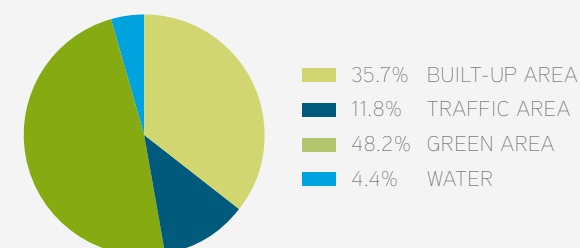
2.0 PERSONS/HOUSEHOLD 2013

MOVED IN + 8,758

MOVED OUT - 8,036

MIGRATION BALANCE + 722

USAGE

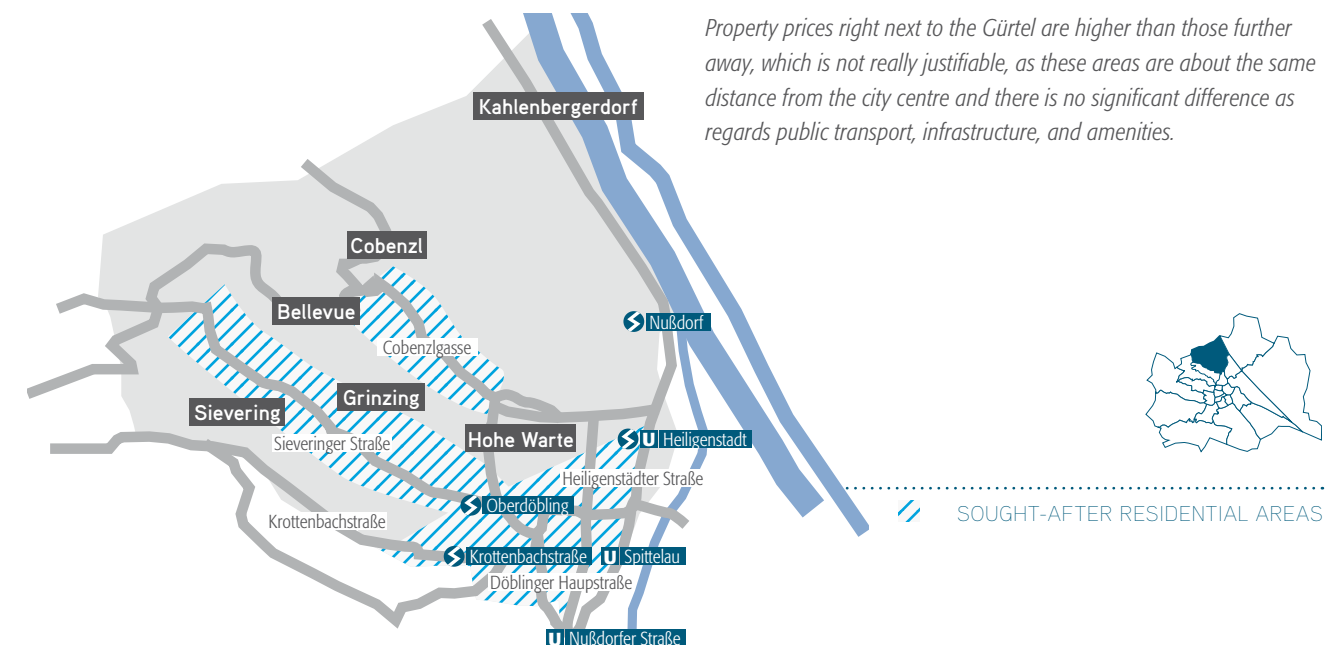


SPECIAL FEATURES OF DISTRICT

HOMES IN A GREEN SETTING ARE HIGHLY SOUGHT AFTER. EXISTING SUBSIDISED ESTATES AND TYPICAL SOCIAL HOUSING COMPLEXES HAVE, HOWEVER, A DAMPING EFFECT ON PROPERTY PRICES IN THEIR VICINITY. THIS APPLIES, IN PARTICULAR, TO THE AREA AROUND KARL-MARX-HOF.

The prestigious postal code of the 19th district has driven up prices in both the rental and sales markets. In the exclusive residential areas of the 19th district with its detached mansions, prices are just marginally lower than in the 1st district.

Property prices right next to the Gürtel are higher than those further away, which is not really justifiable, as these areas are about the same distance from the city centre and there is no significant difference as regards public transport, infrastructure, and amenities.



HOUSING COSTS (PRICE / m²)

OWNER-OCCUPIED

FIRST OCCUPANCY €5,600 / m²
OTHER €3,600 / m²

RENTED

FIRST OCCUPANCY €12.50 / m²
OTHER €10.60 / m²

INVESTMENT PROPERTY €1,700 to €4,500 / m²

In this district, 401 changes of ownership were registered in the land registry during the first eight months of 2013, with a total sales value of some €155 million.



1200
BRIGITTENAU

UNIVERSUMSTRASSE 31/BUWOG GROUP

BETWEEN THE RIVERS

BRIGITTENAU is located between the Danube canal and the river itself, and 20.9% of its area is made up of water. This part of the city was for a long time subject to regular flooding, and was therefore left in its natural state.

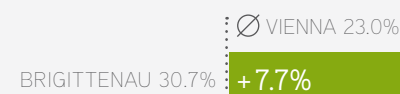
SINCE THE COMPLETION of the Danube regulation project, Brigittenu has seen major changes. Large parts of the district are given over to

traffic. The banks of the Danube canal south of Friedensbrücke bridge are part of the UNESCO world heritage site of the city centre of Vienna.

BRIGITTENAU counts about 83,980 residents. The share of foreign nationals is 30.7%, and thus well above the city average. With regard to net income, the 20th district is significantly below the average in Vienna. At 2.0 persons per housing unit, households are about average in size. ✕

DEMOGRAPHIC FACTS

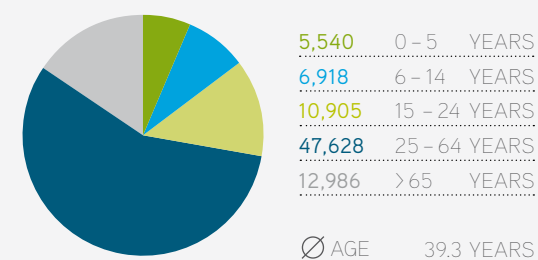
FOREIGN NATIONALS



AVERAGE INCOME *



POPULATION BY AGE GROUP



* Source: Statistik Austria, 2012 income tax statistics, average annual net income in euros, December 2013

HOUSING FACTS

83,977 RESIDENTS 2013

42,196 MAIN RESIDENCES

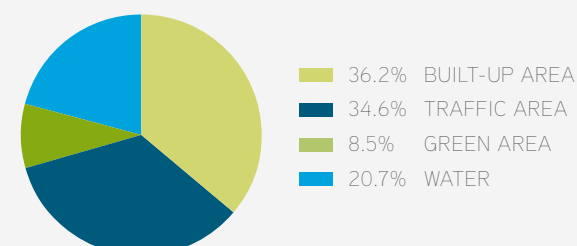
2.0 PERSONS/HOUSEHOLD 2013

MOVED IN + 12,718

MOVED OUT – 12,356

MIGRATION BALANCE + 362

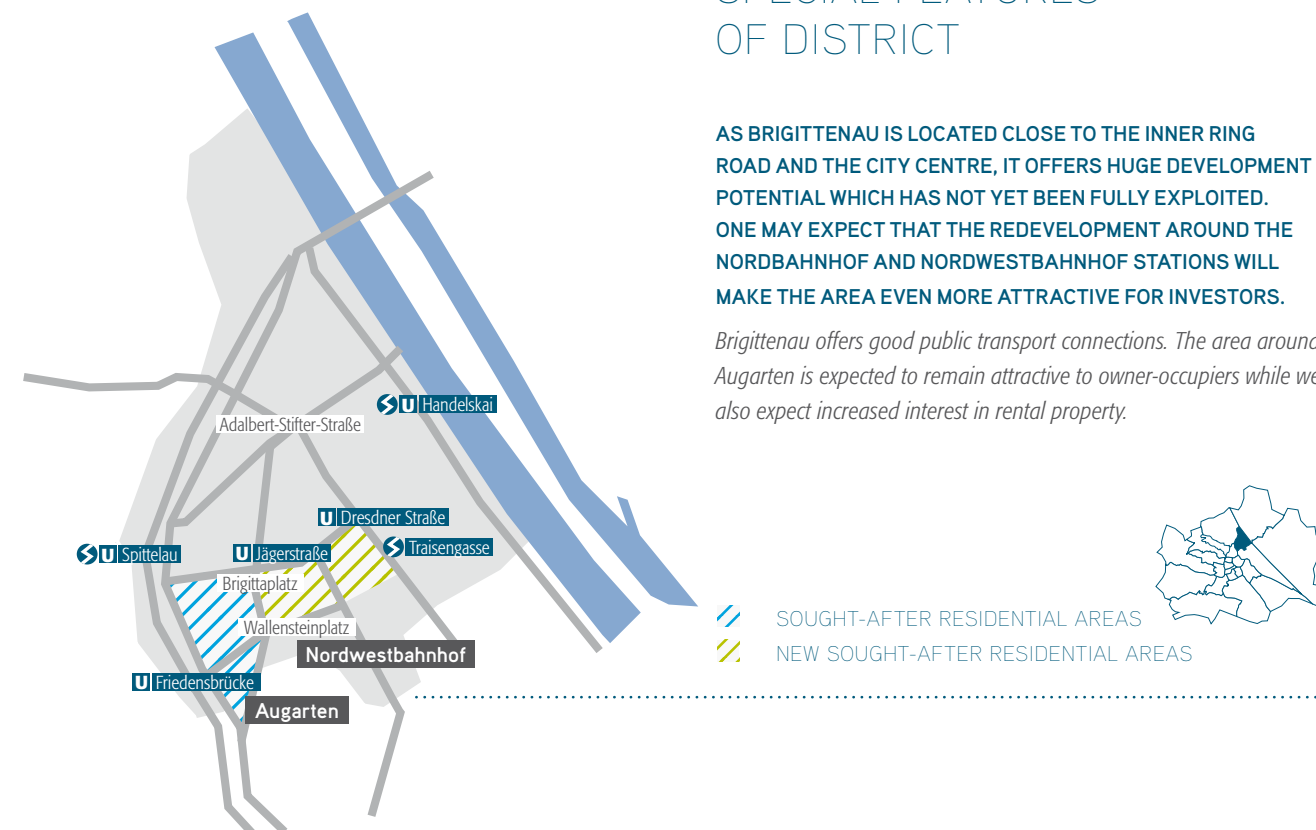
USAGE



SPECIAL FEATURES OF DISTRICT

AS BRIGITTENAU IS LOCATED CLOSE TO THE INNER RING ROAD AND THE CITY CENTRE, IT OFFERS HUGE DEVELOPMENT POTENTIAL WHICH HAS NOT YET BEEN FULLY EXPLOITED. ONE MAY EXPECT THAT THE REDEVELOPMENT AROUND THE NORDBAHNHOF AND NORDWESTBAHNHOF STATIONS WILL MAKE THE AREA EVEN MORE ATTRACTIVE FOR INVESTORS.

Brigittenu offers good public transport connections. The area around Augarten is expected to remain attractive to owner-occupiers while we also expect increased interest in rental property.



HOUSING COSTS (PRICE / m²)

OWNER-OCCUPIED

FIRST OCCUPANCY €3,400 / m²
OTHER €2,000 / m²

RENTED

FIRST OCCUPANCY €10.20 / m²
OTHER €9 / m²

INVESTMENT PROPERTY €800 to €1,450 / m²

In this district, 376 changes of ownership were registered in the land registry during the first eight months of 2013, with a total sales value of some €57 million.

1210
FLORIDSDORFCITYGATE SKYLIVING, SEYRINGER STRASSE 1/
EHL IMMOBILIEN

PROMISING FUTURE IN THE NORTH

FLORIDSDORF and the adjacent Donaustadt district are often jokingly referred to as "Transdanubia". It extends along the northern bank of the Danube to the foot of Bisamberg. Since the end of the 19th century, the population in Floridsdorf has increased manifold. The city therefore plans to roll out an urban renewal project in this district.

FOCUSED on Floridsdorf and the Brünner Straße thoroughfare, there are a number of redevelopment and regeneration measures in the

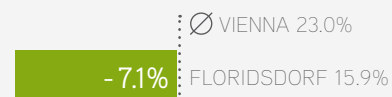
pipeline. In addition, Vienna's largest hospital is to be built by 2016 on Brünner Straße, which will further revive the market.

FLORIDSDORF has about 146,520 residents. The share of foreign nationals is 15.9%, which is significantly below the average for Vienna. Incomes in Floridsdorf are below the city average.

THE AVERAGE household consists of 2.1 persons, which is just about average for Vienna. ✕

DEMOGRAPHIC FACTS

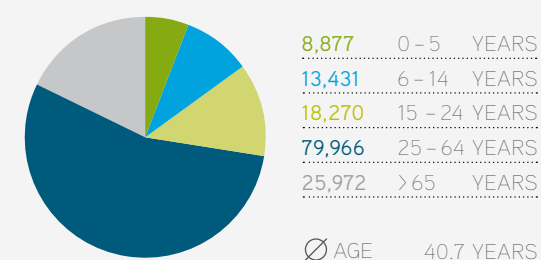
FOREIGN NATIONALS



AVERAGE INCOME *



POPULATION BY AGE GROUP



* Source: Statistik Austria, 2012 income tax statistics, average annual net income in euros, December 2013

HOUSING FACTS

146,516 RESIDENTS 2013

70,303 MAIN RESIDENCES

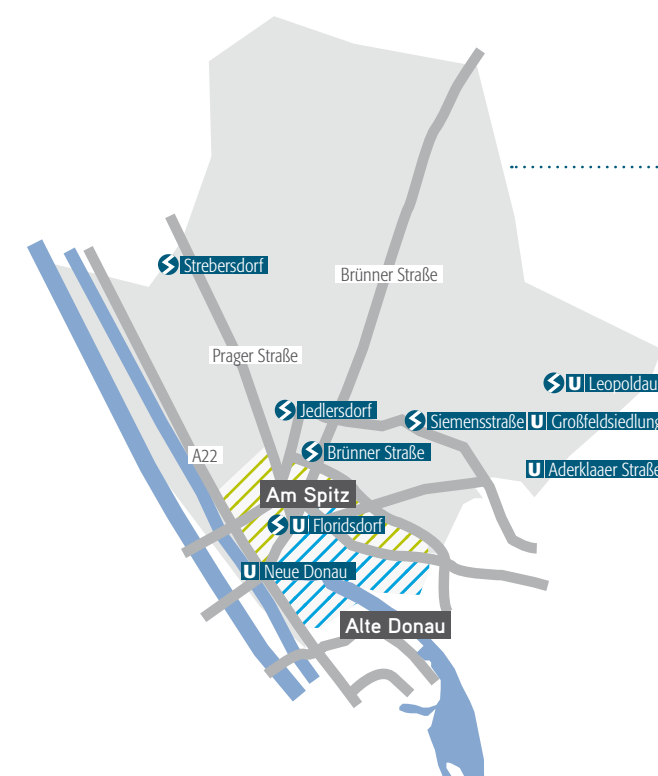
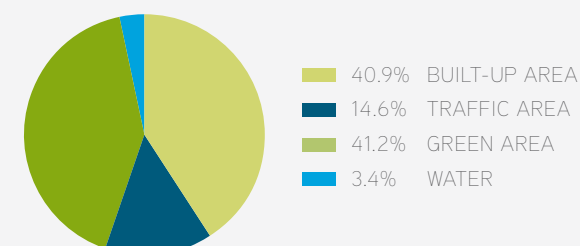
2.1 PERSONS/HOUSEHOLD 2013

MOVED IN + 16,694

MOVED OUT - 14,545

MIGRATION BALANCE + 2,149

USAGE



SOUGHT-AFTER RESIDENTIAL AREAS
NEW SOUGHT-AFTER RESIDENTIAL AREAS

SPECIAL FEATURES OF DISTRICT

FLORIDSDORF IS A TYPICAL SUBURB CHARACTERISED, ON THE ONE HAND, BY HOUSING ESTATES DATING FROM THE 1970S AND 1980S, AND ON THE OTHER, BY OLDER AREAS SUCH AS STAMMERSDORF AND STREBERSDORF. WE EXPECT THAT THIS DISTRICT WILL DEVELOP RAPIDLY, ESPECIALLY ALONG THE U1 LINE ONCE IT IS COMPLETED.

The district is served by the U6 underground line and all suburban rail services at Spitz, and thus offers good connections to the city centre, which will put it on the map for future urban extension projects. The areas around Alte Donau are particularly promising as prices are bound to further rise here, due to the excellent quality of the location with ample recreational facilities, underground connection to the city, easy motorway access, and nearby workplaces. So far, the district was dominated by large-scale subsidised housing complexes and smaller terraced estates near the city boundary.

In 2013, the City Government launched a housing development competition entitled „Wohnen am Marchfeldkanal“, a development to comprise around 950 subsidised housing units. In addition, a competition for a communal housing project with 150 subsidised units was held under the heading of „Gemeinschaftliches Wohnen in Wien“.

HOUSING COSTS (PRICE / m²)

OWNER-OCCUPIED

FIRST OCCUPANCY €3,200 / m²
OTHER €2,000 / m²

RENTED

FIRST OCCUPANCY €9.80 / m²
OTHER €9.20 / m²

INVESTMENT PROPERTY €600 to €1,200 / m²

In this district, 472 changes of ownership were registered in the land registry during the first eight months of 2013, with a total sales value of some €82 million.

1220
DONAUSTADT

WULZENDORFSTRASSE 22 / BUWOG GROUP

RAPID DEVELOPMENT

THE 22ND DISTRICT is the largest in the city, covering 24.6% of the total area of Vienna. For a long time, the area was exposed to the natural forces of the Danube with regular flooding and local erosion. Since the river regulation, it has become permanently habitable. During the second part of the 20th century, Donaustadt has been urbanised due to the construction of the UN City, the Austria Centre, and the Donacity complex.

THE EXTENSION OF THE U2 line brought greatly improved public transport services to the district. In 2013, the line to Aspern Urban

Lakeside, one of the largest urban development areas in Europe, was officially opened.

DONAUSTADT has about 165,270 residents. Over the past year, 2,960 people have moved to the district. Foreign nationals account for 13.6% of the population, which is well below the average for Vienna. Incomes in Donaustadt are slightly above the average. The average household size in the 22nd district is 2.2 persons, the highest in Vienna.



DEMOGRAPHIC FACTS

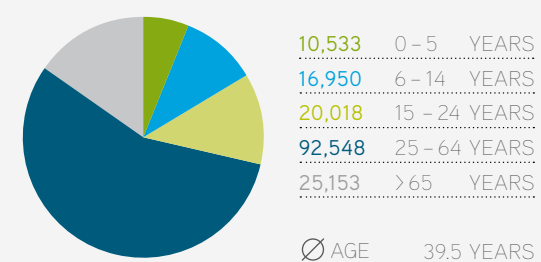
FOREIGN NATIONALS



AVERAGE INCOME *



POPULATION BY AGE GROUP



* Source: Statistik Austria, 2012 income tax statistics, average annual net income in euros, December 2013

HOUSING FACTS

165,265 RESIDENTS 2013

74,589 MAIN RESIDENCES

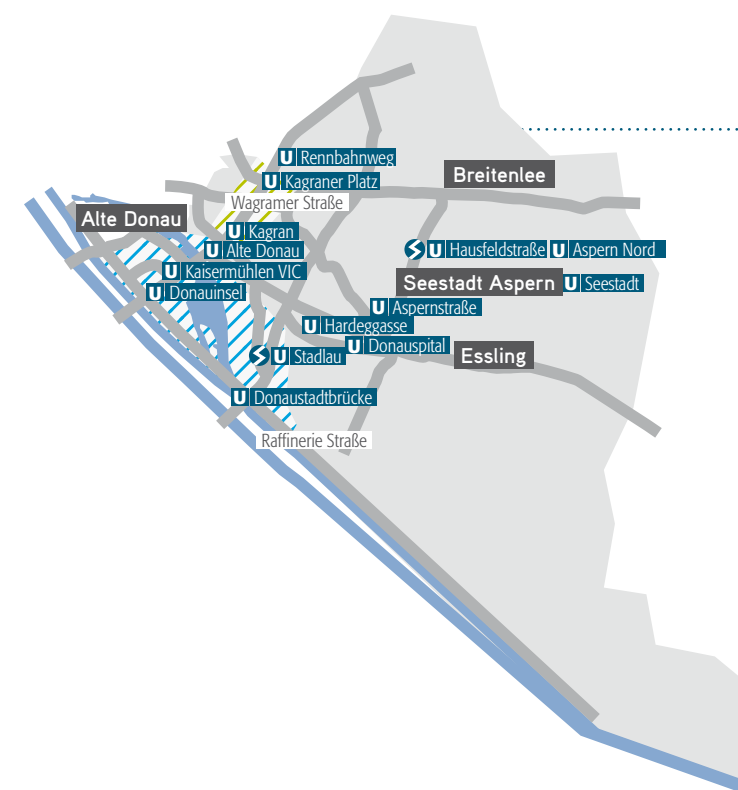
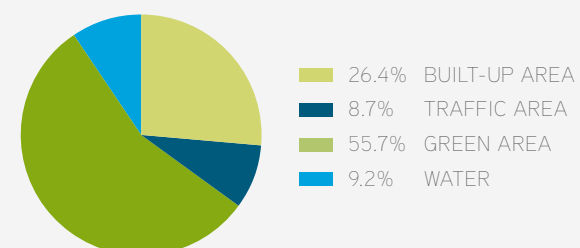
2.2 PERSONS/HOUSEHOLD 2013

MOVED IN + 15,930

MOVED OUT - 12,971

MIGRATION BALANCE + 2,959

USAGE



SPECIAL FEATURES OF DISTRICT

THE AREAS AROUND THE ALTE DONAU OXBOW LAKES ARE EXTREMELY POPULAR FOR THEIR RECREATIONAL AMENITIES. PROPERTIES ALONG THE UNDERGROUND LINE ARE IN GREAT DEMAND AND PRICES ARE RISING.

New buildings are going up along Wagramer Straße (housing, retail outlets, and offices). The district is easy to reach from the motorway. We see great potential in parts of the district near Neue Donau and Alte Donau, where there are, however, only leasehold sites available.

The district is expected to undergo huge changes once the Aspern Urban Lakeside project nears completion, where a new and innovative urban centre for 20,000 people is being built.

The most sought-after areas in the district are Kagran, sections along the underground line and Wagramer Straße, and the quarters around Alte Donau.

In 2012, the City Government of Vienna launched a housing development competition for the "Wohnanlage Aspern – die Seestadt Wiens" project of 730 subsidised homes and 256 sheltered housing places.

HOUSING COSTS (PRICE / m²)

OWNER-OCCUPIED

FIRST OCCUPANCY €3,400 / m²
 OTHER €2,400 / m²

RENTED

FIRST OCCUPANCY €10 / m²
 OTHER €9.10 / m²

INVESTMENT PROPERTY €600 to €1,200 / m²

In this district, 407 changes of ownership were registered in the land registry during the first eight months of 2013, with a total sales value of some €103 million.

1230
LIESING

BASLER GASSE 65 / BUWOG GROUP



MIXTURE OF STYLES

LIESING is Vienna's fifth largest district. Housing complexes such as Maurer Berg, Alt-Erlaa, and Wiener Flur are typical of the area. In the areas of Kalksburg and Rodaun, there is a unique mosaic of agricultural land, urbanised centres and villages.

THE URBAN DEVELOPMENT project for Liesing Mitte includes a number of elements, promoting new forms of housing along the U6 line and near "In der Wiesen" with industrial estates to be built in other parts of the district.

LIESING counts about 95,260 residents. The migration balance for 2013 is positive with +873. The share of foreign nationals is 10.3% and thus well below the average for Vienna.

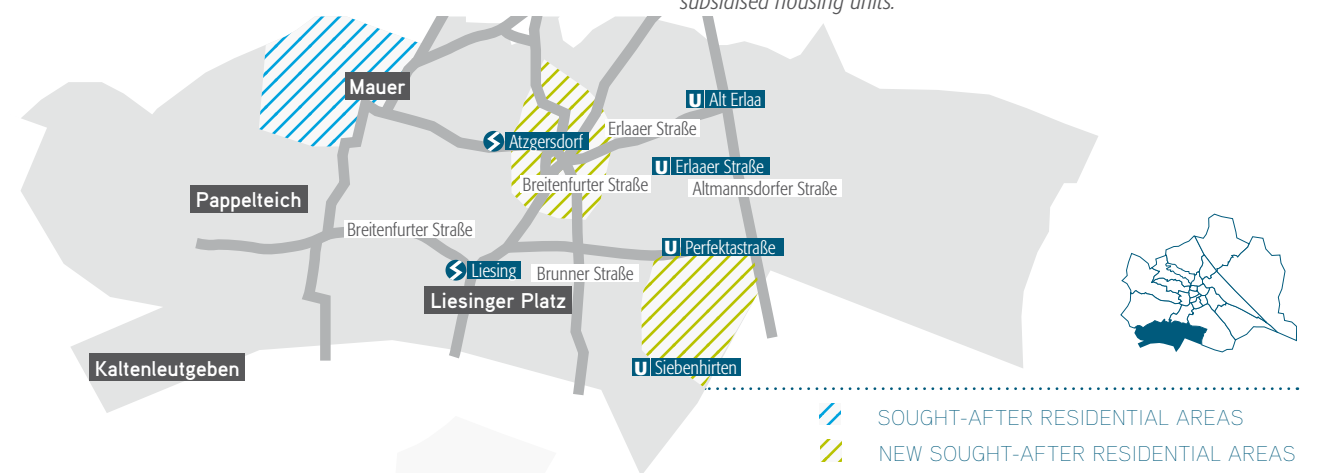
INCOMES IN LIESING are above the city average. The average household size is 2.1 persons, which is higher than the city average. Liesing has a built-up area of 52.6%, which is high. ✕

SPECIAL FEATURES OF DISTRICT

LIESING, A DISTRICT LINKING VIENNA TO MORE RURAL PARTS SURROUNDING THE CITY, FEATURES ON THE ONE HAND, ESTABLISHED VILLAGES SUCH AS MAUER, AND OTHER, LARGE-SCALE HOUSING COMPLEXES.

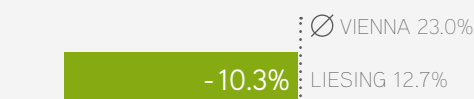
For a suburb of Vienna, Liesing is well connected by public transport as well as by roads (U6 & A2, A21). In addition, the 23rd district offers its inhabitants ample green space and recreational amenities such as Lainzer Tiergarten. These amenities make the 23rd district ever more attractive.

In 2013, the City Government of Vienna launched a housing development competition for the "Wiesen Süd" project of around 695 subsidised housing units.



DEMOGRAPHIC FACTS

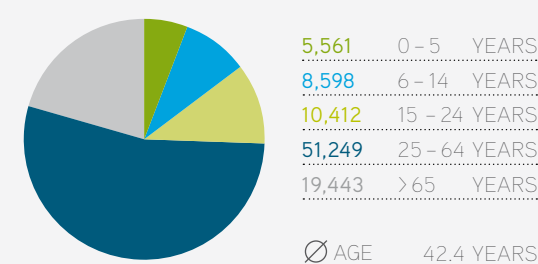
FOREIGN NATIONALS



AVERAGE INCOME *



POPULATION BY AGE GROUP

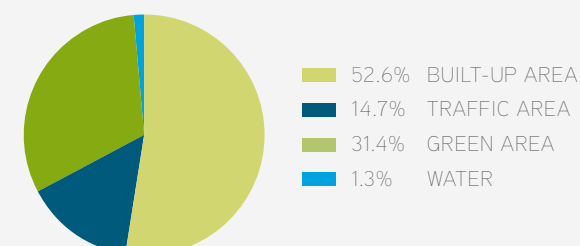


* Source: Statistik Austria, 2012 income tax statistics, average annual net income in euros, December 2013

HOUSING FACTS

95,263	RESIDENTS 2013
44,968	MAIN RESIDENCES
2.1	PERSONS/HOUSEHOLD 2013
MOVED IN	+ 8,880
MOVED OUT	- 8,007
MIGRATION BALANCE	+ 873

USAGE



HOUSING COSTS (PRICE / m²)

OWNER-OCCUPIED

FIRST OCCUPANCY	€3,400 /m²
OTHER	€2,500 /m²

RENTED

FIRST OCCUPANCY	€10.30 /m²
OTHER	€9.50 /m²
INVESTMENT PROPERTY	€750 to €1,500 /m²

In this district, 310 changes of ownership were registered in the land registry during the first eight months of 2013, with a total sales value of some €62 million.

PENSION INVESTMENTS

CITYGATE SKYLIVING / EHL IMMOBILIEN

INVESTING IN APARTMENTS

INVESTMENTS IN APARTMENTS, for instance, to secure an income after retirement, have become very popular in Austria. With such investments, the actual registered owner is not living in the property but rents it out to gain an income.

THE PROPERTY OWNER becomes thus a landlord, paying tax on the rental income. Mortgage interest, other funding costs, depreciation, and other expenses arising in connection with the property can be offset against taxes. The tax on income can be claimed back or set off against other income (§ 215 Austrian Fiscal Code BAO). After the purchase of a property, buyers must deal with many administrative tasks that require not just time but also some insight into the legal framework and the property market. In order to facilitate this process, developers and management companies offer service packs that relieve the buyer from this work, and also ensure that the property is managed in the most profitable way. Such packs include, for example, notification of the estate agent when a tenant hands in his notice, the drafting of lease contracts, general maintenance of the property, setting

of the rent, and calculation of the incidental costs, and even tax returns. In other words, they make sure that proprietors need not get actively involved in the day-to-day running of their rental property business.

WHEN INVESTING IN A PROPERTY, a number of legal factors, in particular in connection with taxation, must carefully be considered to ensure profitability. As property is a long-term investment, security and sustainability are the key factors for stable capital commitment.

IN RESPONSE TO THE UNBROKEN TREND towards pension investment in property, the BUWOG Group and EHL Immobilien have quickly responded to the increased demand. Over the past few years, the two service providers have built and sold more than 300 such apartments. ✕

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EHL PENSION INVESTMENT PROJECTS

→ CITYGATE SKYLIVING:
21., SEYRINGER STRASSE 1
→ 12., EICHENSTRASSE 66
→ 14., GUSENLEITHNERGASSE 17

→ 16., HUTTENGASSE 18-24
→ 17., BLUMENGASSE 64
→ 18., GERSTHOFER STRASSE 9
→ 19., RATHSTRASSE 33

BUWOG PENSION INVESTMENT PROJECTS

→ SKY 9: 10., RIEPLSTRASSE 2
WWW.SKY9.AT
→ UNIVERS LIVING: 20., UNIVERSUMSTRASSE 31A
WWW.UNIVERSLIVING.AT

→ 7HIRTEN4LIVING - 23., BASLER GASSE 56
WWW.7HIRTEN4LIVING.AT
→ WESTLIFE: 14., MISSINDORFSTRASSE 5
WWW.MISSINDORFSTRASSE5.AT

RESIDENTIAL PROPERTY MARKET IN AUSTRIA

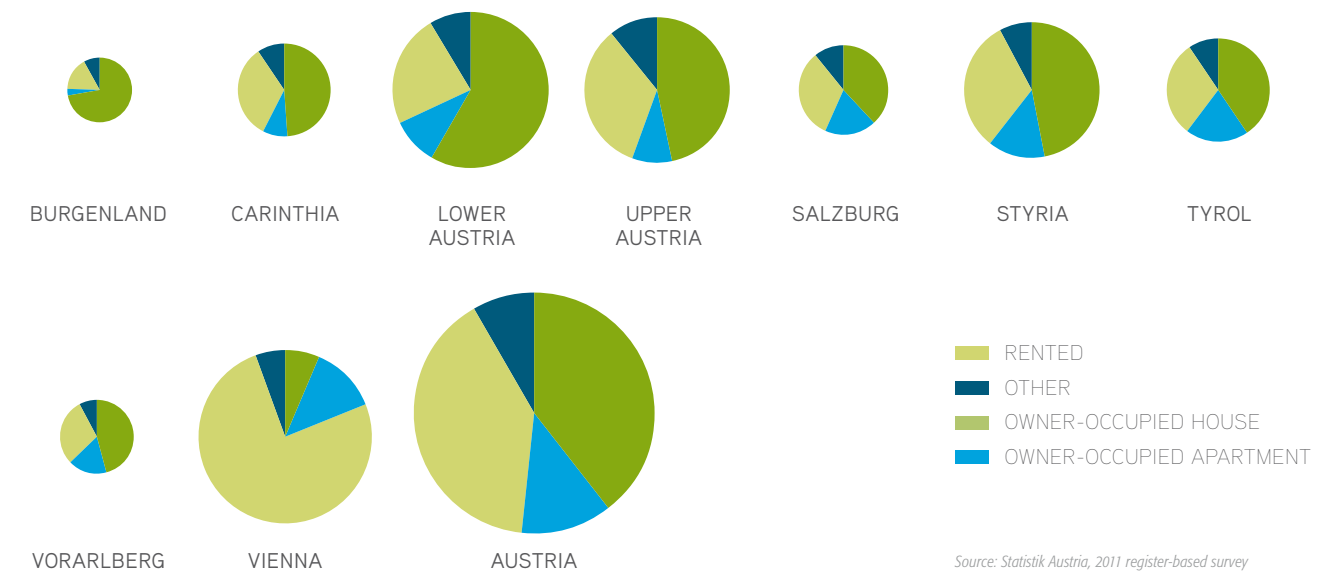
HOUSING STOCK

OWNERSHIP OF PRIMARY RESIDENCES

2011 REGISTER-BASED SURVEY

A COMPARISON OF HOUSING STOCK AND OWNERSHIP by state reveals that around 23% of all Austrian households live in Vienna, while Burgenland, the state with the smallest population, accounts for only about 3% of all households. As outlined on page 8, Vienna also stands out when it comes to property ownership.

In the capital, approximately 75% of all housing units are rental properties serving as main residences. This is in contrast to Burgenland where this form of housing accounts for only 16% of all households. These figures show that property ownership and the type of housing (rented/owner-occupied, apartment/detached home) differ greatly between the various Austrian states.



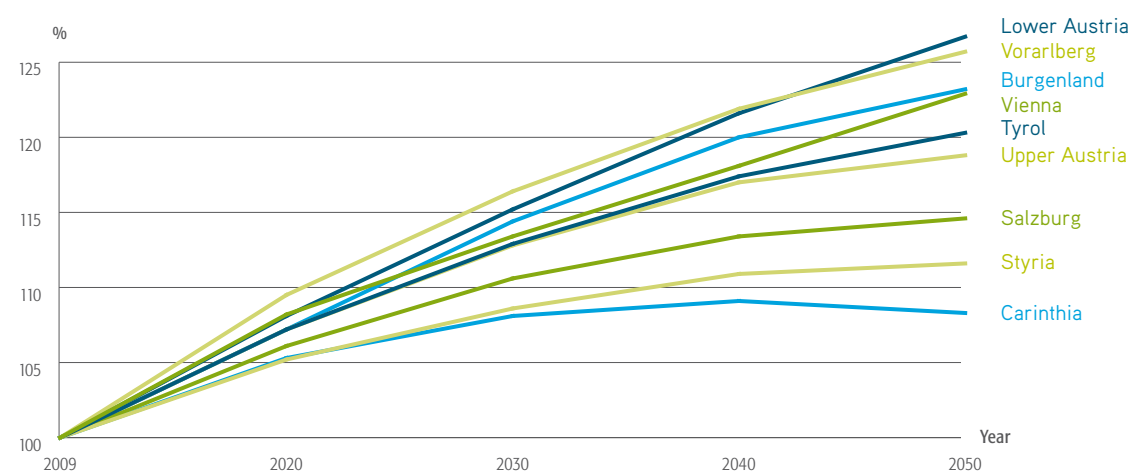
Source: Statistik Austria, 2011 register-based survey

HOUSING FORECAST

YEAR 2009 = 100%

WHEN ANALYSING THE HOUSING FORECAST and the demand for housing in the various regions of Austria, it is obvious that the highest rates of increase are expected in Lower Austria, Burgenland, and

Vienna, and to a lesser extent Vorarlberg. These developments will obviously have a huge impact on the availability of housing.

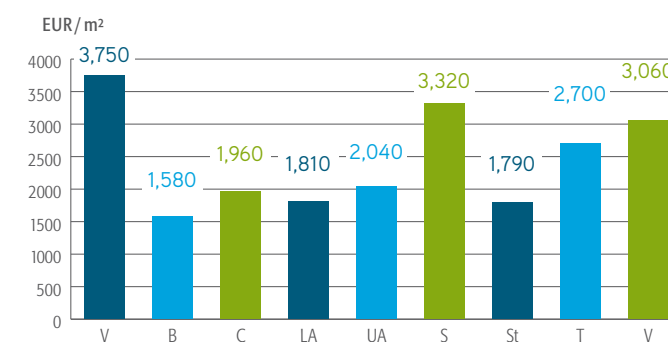


Source: Statistik Austria, Austrian Conference on Spatial Planning ÖROK

PRICES OF OWNER-OCCUPIED APARTMENTS

THE ABOVE household statistics indicate that Lower Austria and Burgenland will see a significant increase in the number of households over the next few years.

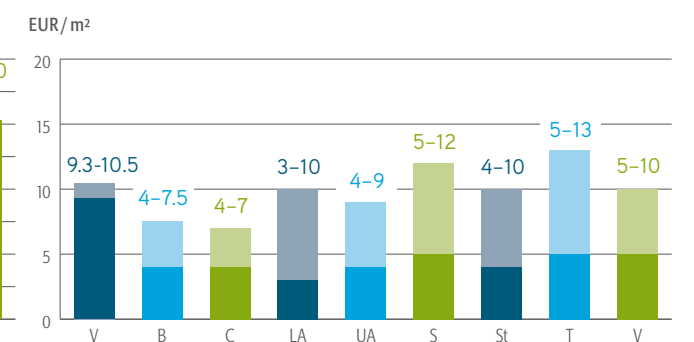
In response to the further increase in population in the capital and rising housing costs, many families originally based in Vienna will be moving to adjacent states where housing is much more affordable. Given their vicinity to the capital, Lower Austria and Burgenland are already attractive locations.



Source: Vienna: EHL-Research; other federal states: property prices report of Austrian Federal Economic Chamber WKÖ (figures rounded)

RENTAL PRICES

RENTS in the private property market are difficult to evaluate, as there are few such properties on offer in rural areas. Most new housing units in these regions are state-subsidised or come under the full scope of the Austrian Tenancy Act, which means that rents do not necessary reflect market demand. In addition, prices vary greatly between different districts in the federal states. We have nevertheless attempted to compare rental prices in the chart below.



Source: Vienna: EHL-Research; other federal states: property prices report of Austrian Federal Economic Chamber WKÖ and own calculations

SUSTAINABILITY

MÜHLGRUNDGASSE 22/BUWOG

BUWOG GROUP ON TARGET TO MEET CLIMATE PROTECTION TARGETS

2014 IS AN IMPORTANT YEAR FOR MANY COMPANIES, as Austria will introduce statutory energy efficiency regulations that need to be met. This is on foot of European legislation. The new laws will set out clear targets for climate protection and energy efficiency.

COMPANIES IN THE PROPERTY SECTOR are obviously also obliged to pay close attention to climate protection and energy efficiency by improving their performance in these areas.

THE KLIMA:AKTIV PAKT2020 initiative of the Austrian Ministry of Agriculture, Forestry, Environment and Water Management goes even further. This initiative that is supported by McDonald's, Vöslauer, Bank Austria, and BUWOG Group as well as other large Austrian companies, requests its participants to implement and meet much more stringent climate protection targets.

THE TWELVE MAJOR COMPANIES participating in this scheme were selected by the ministry in a demanding application procedure where they had to present detailed strategies and concepts.

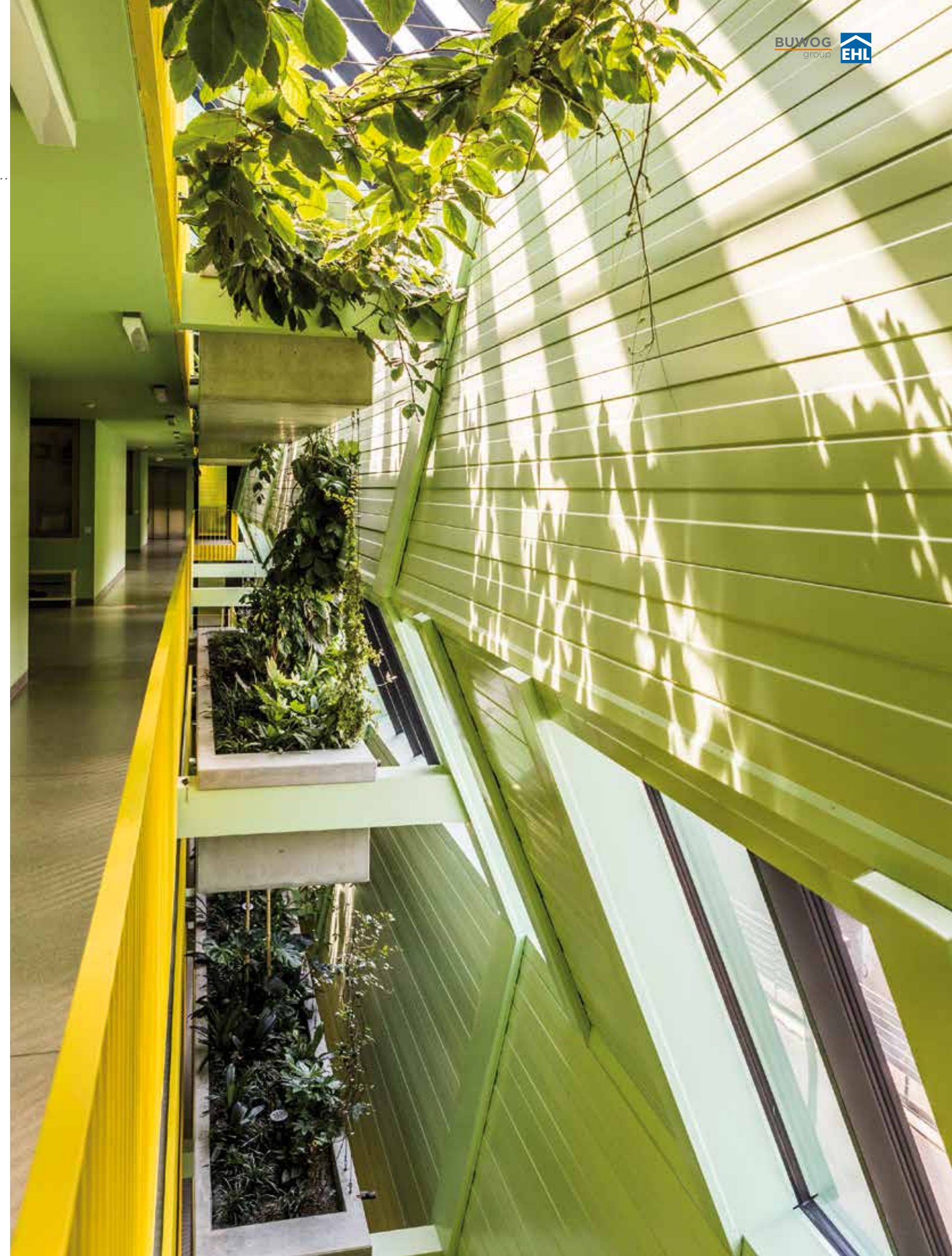
THE CORNERSTONES of the initiative are greater energy efficiency and reduced CO2 emissions as well as an increase in the use of renewable energies. Apart from their commitment to the klima:aktiv pakt2020 targets, the participants enjoy great interaction and support through the klima:aktiv network.

THE BUWOG GROUP has been a project partner of klima:aktiv since 2007. In 2011, BUWOG was among the first large companies to underwrite the klima:aktiv pakt2020 agreement. This pact obligates its subscribers to implement comprehensive measures in construction and renovation projects regarding renewable energy, mobility, user behaviour, and awareness campaigns. In addition, the scheme focuses on efficiency. The planned measures and goals must be fully implemented and met by 2020. Under the klima:aktiv pakt2020 scheme, the BUWOG Group is to reduce its annual CO2 emissions by around 13,300 tons per year in total.

MINIMUM TARGETS to be met by the BUWOG Group under klima:aktiv pakt2020:

- **16% REDUCTION IN GREENHOUSE GAS EMISSIONS**
- **10% SHARE OF RENEWABLE ENERGY IN TRANSPORT AND TRAFFIC**
- **20% INCREASE IN ENERGY EFFICIENCY**
- **34% SHARE OF RENEWABLE ENERGY IN TOTAL ENERGY CONSUMPTION**

NEW CONSTRUCTION AND RENOVATION PROJECTS are ideal starting points for more sustainable living. A lot can be achieved by using high-quality, durable materials, and advanced climate protection technologies. The careful protection and renovation of existing buildings also contributes greatly to the protection of the environment. ✕





SUSTAINABILITY ON FOUR PILLARS

IN ORDER TO IMPLEMENT THE PLANNED MEASURES in a most effective way, we have identified four main fields of activity. These are the four pillars of the BUWOG Group sustainability drive:

- **ENVIRONMENTALLY FRIENDLY LIVING SPACE**
- **SHARED LIVING SPACE**
- **CREATIVE LIVING SPACE**
- **PRODUCTIVE LIVING SPACE**

ENVIRONMENTALLY FRIENDLY LIVING SPACES

can be created by sustainable resource management, the use of ecological materials, and energy efficiency measures.

DIE BUWOG GROUP is the first property developer in Austria to be certified according to ISO 50001 for energy management. This certificate is based on an independent assessment of the environmental protection and energy saving schemes already implemented by the BUWOG Group

(for example, heating system upgrades and thermal insulation in existing buildings, or the construction of near-zero energy and passive energy houses).

SHARED LIVING SPACE

focuses on areas where social interaction can take place in order to make living more enjoyable and sustainable. The BUWOG Group has for many years engaged in social projects.

EXAMPLE OF BUWOG PROJECT "NORDBAHNHOF"

BUWOG recently completed a housing project on the former site of the Nordbahnhof railway station in the 2nd district of Vienna. At the corner of Vorgartenstraße/Rabensburger Straße, the company built a klima:aktiv passive energy block with 190 subsidised housing units and 16 privately funded rental apartments on behalf of Bank Austria Real Invest.

SUSTAINABILITY

IN ADDITION, the complex includes flats tailor-made for residential communities used by social services associations such as KOMIT and Clara Fey. These apartments are also suitable for sheltered residential communities under the umbrella of MA 11 and similar organisations. The residents share a roof garden and other communal facilities, such as a laundry room in the attic.

THIS PROJECT caters specifically to the needs of young people who are for the first time living away from their parents, couples with low incomes, and single parents. Their needs were at the forefront when we drew up the floor plans and calculated the costs. The building project therefore offers a high number of small and very small apartments that were specifically designed to allow for easy furnishing (e.g. with high sleeper beds and extra storage space). This enables inhabitants to make best use of the floor space available.

FOR BUWOG, SUSTAINABILITY must take into account security of tenure and affordability as well as ecological factors.

CREATIVE LIVING SPACE

focuses on art and architecture as instruments of enhanced communication. Creative space and visual arts help overcome language barriers and strengthen the cohesion between the generations. Such living spaces are inspiring and offer real added value.

FOR THE „Oase 22“ project at Adelheid-Popp-Gasse 1 in the Donau-stadt district, the BUWOG Group was awarded the 2013 Clients' Prize by the Austrian Architects' Association.

THE CLIENT'S AWARD was established in 1967 and is one of the most prestigious awards for architecture in Austria. It is given to projects of outstanding architectural merit that are innovative and make a positive contribution to improving the living environment.

THE HOUSING COMPLEX was designed by architects Pollak/Köb and Schmöger. It offers its residents not only greater say as regards the use and management of their building, but also caters to urban farming on the roof garden.

For BUWOG, sustainability must include security of tenure and affordability as well as ecological factors.

PRODUCTIVE LIVING SPACE/ RESIDENT BEHAVIOUR

WORKPLACES are important spaces where we spend a lot of our time. They therefore need to be designed with sustainability in mind. The employees of the BUWOG Group are therefore offered training and information on the topic of work-life balance.

RESIDENTS of BUWOG Group properties are encouraged to participate in information sessions where issues such as energy saving and user behaviour are discussed. In addition, detailed information on mobility, the efficient use of household appliances, etc. is made available to residents through a variety of channels.



PROJECTS
BUWOG GROUP

PROJECTS OF
BUWOG GROUP

UNIVERS LIVING: NEUE WOHNWELT 20

1200 VIENNA, UNIVERSUMSTRASSE 31

THE “UNIVERS LIVING – NEUE WOHNWELT 20” development not only features an eye-catching façade but offers a unique investment opportunity for various interest groups. Thanks to the excellent public transport services and the attractive location on the site of the former Nordwestbahnhof train station, apartments in this complex are bound to return great rent yields.

fact that the “Univers Living” complex is close to the Lorenz-Böhler-Spital hospital, which makes it particularly attractive to physicians and other medical personnel.

THE COMPLETION date for the eight-storey building with 50 privately financed apartments (sized 43 to 93 square metres) is in July 2014.

WE EXPECT THIS LOCATION TO ENJOY A BOOM, not least due to its vicinity to recreational areas. Another significant advantage is the

VISIT OUR PROJECT SITE:
WWW.UNIVERSLIVING.AT



- 85 PRIVATELY FINANCED APARTMENTS
- SIZES FROM 43 TO 106 m²
- WITH LOGGIA OR PATIO
- LOCATED ADJACENT TO NEW BAHNHOF CITY
- COMPLETION: APRIL 2014

SKY 9: TOP-CLASS HOUSING AND INVESTMENT

1110 VIENNA, GOMBRICHGASSE 4

ONE FOOT in a new vibrant part of the city, and the other in the heart of old Vienna: adjacent to the future BahnhofCity and close to Belvedere and the city centre, the BUWOG Group is building an exciting urban housing complex with 85 modern, high-spec apartments to be sold to private investors. For motorists, the development includes 77 car parking spaces.

area, its proximity to the city centre, and the excellent infrastructure will make this complex a hot spot in Vienna. The location is further enhanced by a public park of eight hectares and an extensive network of cycle lanes and footpaths, adding to its recreational amenities. The complex is to be completed by spring 2014.

PEOPLE WHO ARE CONTEMPLATING making a pension investment are well advised to consider this project. The urban character of the

VISIT OUR PROJECT SITE:
WWW.SKY9.AT



- 50 PRIVATELY FINANCED APARTMENTS
- SIZES FROM 43 TO 93 m²
- WITH LOGGIA OR PATIO
- EXCELLENT PUBLIC TRANSPORT SERVICES AND INFRASTRUCTURE
- COMPLETION: SUMMER 2014



QUARTIER 14: LIVING AT THE FOOT OF WOLFERSBERG

1140 VIENNA, LINZER STRASSE 435 + 437/UTENDORFGASSE 1, 1A, 2, 2A

- 26 NEW, FULLY FURBISHED ATTIC MAISONETTE APARTMENTS
- SIZES FROM 50 TO 126 m²
- TERRACES OVERLOOKING THE CITY
- THERMAL INSULATION OF MAIN BUILDING UPGRADED
- EXCELLENT TRANSPORT SERVICES AND INFRASTRUCTURE

AT THE FOOT OF WOLFERSBERG, in a conveniently situated and attractive area with well-developed infrastructure, we are currently building 26 privately funded attic maisonette units with one to three bedrooms and patios measuring up to 26 square metres. These modern apartments are built in existing blocks. During the construction work, the existing buildings were insulated and equipped with lifts to the new attic flats. Residents thus enjoy optimised energy efficiency and easy access to their homes.

PUBLIC AND PRIVATE TRANSPORT LINKS leave nothing to be desired. Travelling by car along Linzer Straße, it takes only around five minutes to the western motorway, and the Auhof shopping centre is only 2.5 kilometres away. For daily groceries, you will find a Spar supermarket, pharmacy, kiosk, bank and laundry within a 600-metre radius from the apartments. A kindergarten, a primary school, and a number of restaurants are also within wal-

king distance. Within a one-kilometre radius from our complex, there is another primary school, a private Montessori school, and two public kindergartens, several supermarkets, a petrol station, a gym, and a large DIY retail outlet (Bauhaus).

A BUS STOP for lines in various directions is located right outside the front door. The journey to Hütteldorf station with underground, suburban rail service, or western rail connections takes about five to seven minutes by bus. From there, the city centre is only a few stops away on the U4 line. People who are not in a hurry might prefer taking the 49 tramway whose terminal is only five minutes away from Utendorfasse. Motorists can park their cars in one of the garages or parking spaces that are sold together with the attic apartments. ✕

KIERLING PASSIVE ENERGY HOUSE: INVESTING IN OUR FUTURE

3412 KIERLING NEAR KLOSTERNEUBURG, HAUPTSTRASSE 37-41

TENANTS WHO ARE PARTICULARLY INTERESTED IN SUSTAINABLE LIVING will be impressed by the passive energy block in Kierling where subsidised rental apartments that incorporate the results of the bmvit "House of the Future" research project are being built. The new homes are near two kindergartens, a primary school, a food market, and a pharmacy.

COMMUTING FROM KIERLING is no big deal, as the city centre can be reached by car in only 15 minutes and the area is well served by public transport. The S40 suburban railway brings commuters in no time to

the U6 Spittelau underground stop, while the line 239 bus connects the location to the U4 stop at Heiligenstadt.

THE NEARBY CENTRE of Klosterneuburg offers a range of urban amenities, such as first-class cultural events, attractive restaurants, and a number of shopping outlets. Klosterneuburg is a beautiful town steeped in history that has its own charm and a large green belt. The Danube public bath, 40 kilometres of dedicated cycle lanes, and the Eichenhain nature park are only a few of the recreational amenities loved by locals. THE "KIERLING" project won the Ethouse Award 2013 for exemplary thermal insulation. ✕

- 19 SUBSIDISED RENTAL APARTMENTS
- SIZES FROM 62 TO 128 m²
- WITH OWN GARDEN, BALCONY OR PATIO
- PASSIVE HOUSE QUALITY, SUBSIDISED BY THE GOVERNMENT OF LOWER AUSTRIA AND PART OF THE BMVIT "HOUSE OF THE FUTURE" RESEARCH PROJECT

EHL PROJECTS



CAMPUS LODGE: HOMES NEAR PRATER PARK

1020 VIENNA

THE HOUSING COMPLEX COMPLETED IN 2013 is located right beside the famous Prater Park, near Krieau and Ernst Happel stadium, Donauinsel and the Vienna University of Economics and Business.

THE CAMPUS LODGE is a striking wave-shaped building with eight storeys and two separate five-storey blocks. The entire development comprises 111 privately financed apartments ready for rent, and 36 fully furnished and serviced apartments for short leases, all with patio or balcony. The complex offers its residents an outdoor swimming pool, gym, a lobby with a chilling lounge, WLAN, a large bicycle storage room, and an information zone with reception and concierge services.

SUSTAINABILITY was one of the key objectives in the design and construction of the homes. For this reason, the complex comes with solar panels, photovoltaic system, and a separate well for service water, and the service costs are capped for three years. This enables investors to find

out exactly what they need to budget for their property, which is also very important for tenants when making a decision to move in.

THERE IS GOOD ACCESS TO PUBLIC TRANSPORT as the U2 Stadion underground stop is just around the corner, as are the lines 77A and 80B buses. The A23 city motorway can be reached in less than two minutes. The area also features an extensive network of cycle lanes. ✕

- **FIRST OCCUPANCY: THERE ARE SOME ONE-BEDROOM APARTMENTS STILL AVAILABLE**
- **GARDEN, PATIO, BALCONY**
- **EXCELLENT PUBLIC TRANSPORT CONNECTIVITY**
- **EXTENSIVE LEISURE FACILITIES IN THE COMPLEX AND NEARBY**
- **SUSTAINABLE BUILDING**
- **USE OF RENEWABLE ENERGIES**

EHL PROJECTS



- **LIVING IN A HISTORIC BUILDING**
- **LARGE RECREATIONAL AND GREEN AREAS**
- **ATTRACTIVE PERIOD AND MODERN ATTIC APARTMENTS**
- **LOCATED NEAR THE NEW VIENNA CENTRAL STATION**

ARSENAL: MODERN COMFORT IN HISTORIC SETTING

1030 VIENNA

THE BUILDING COMPLEX DATING FROM THE 19TH CENTURY initially served as a military building, forming part of the first fortification triangle of Arsenal/Rossau Barracks/Franz Joseph Barracks. For the construction of the 31 buildings in the Romantic-Historicist style, 177 million bricks were used. Today, the complex houses a number of research facilities, cultural institutions, and public service offices.

INTEGRATED INTO THIS historic area, the new housing units offer a great lifestyle in a green and quiet, yet uniquely diversified complex. The new apartments are built into the attic area while some are converted former flats.

SOME OF THE HOMES have balconies and underfloor heating. All housing units feature a modern and functional interior with parquet

flooring in the living rooms and tiled floors in the bathrooms, toilets and the fitted kitchens.

THE STUNNING ARSENAL COMPLEX offers ample recreational amenities, from footpaths for leisurely walks and jogs to playgrounds for children. Nearby, there are the Swiss Gardens and the botanic Gardens as well as Belvedere Palace as well as the cultural centre of Haus 21.

THE RESIDENTIAL AREA offers excellent public transport connections from the new Vienna Central Station. ✕

.....

- 74 PRIVATELY FINANCED FLATS, INCLUDING 4 DREAM PENTHOUSE APARTMENTS
- SIZE BETWEEN 52 AND 108 m²
- 1 TO 3-BEDROOM HOMES
- ALL APARTMENTS COMES WITH A LARGE LOGGIA OR BALCONY
- CLOSE TO U1 ADERKLAAR STRASSE UNDERGROUND STATION
- EXCELLENT LOCAL INFRASTRUCTURE, GREAT SHOPPING FACILITIES, AND MANY RESTAURANTS IN TOWER SHOPPING CENTRE

CITYGATE SKYLIVING: LIVING ABOVE THE CLOUDS

1210 VIENNA, SEYRINGER STRASSE 1

MODERN ARCHITECTURE creates quality room for living. We call it "skyliving". We are currently building 74 privately funded apartments in the 100-metre-high Citygate Tower. Extending from the 27th to the 34th floors, our development project includes four dream penthouse apartments.

THE CITYGATE TOWER COMES with a shopping centre with great shops (including an Interspar supermarket) and numerous cafés restaurants.

FOR ACCESS TO THE APARTMENTS, residents enter the building through an entrance with unique architectural features. The housing units make clever use of the floor space available and come with one to three bedrooms. All apartments have a loggia or balcony. French windows make the space airy and light, offering an unobstructed view over the city of Vienna.

THE ROOF OF THE SHOPPING CENTRE will serve as a planted "garden deck" reserved for residents where they can relax and enjoy sunshine and fresh air.

A PUBLIC PARK to be built between the underground station and Citygate Tower will include an area designed for young people as well as a playground for children.

ADJACENT TO THE CITYGATE TOWER, there is a kindergarten and the Donaustadt school campus. These and other amenities are within easy walking distance so that children can walk to school. ✕

NEUEVILLEN XIX

1190 VIENNA, NEDERGASSE UND WEIMARER STRASSE | HARTÄCKERSTRASSE | DÄNENSTRASSE | CHIMANISTRASSE

LIVING IN PERFECTLY designed beautiful contemporary homes.

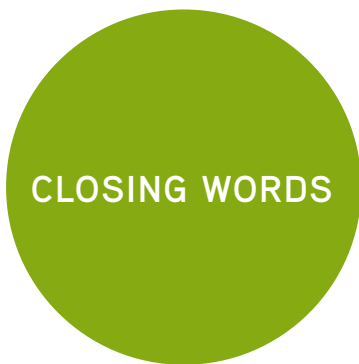
ON TWO SITES, we are currently building 14 beautifully designed blocks, each with its own garden and prestigious address.

THEY LOOK OUT over the Vienna Woods to Kahlenberg, Hugo Wolf Park and Salettl with its legendary guest gardens. These striking homes are modern and functional in design, offering ample space and immaculate interiors. The second site is located close to Billrothstraße, a vibrant area with shops, restaurants, traditional coffee houses and street cafés, and line 38 bus. The houses are, however, situated in a large park-like area with all the calm and green one desires.

NEUEVILLEN XIX is a top-of-the range development designed for families and couples that seek a unique home in a green, quiet setting. The apartments located in Döbling come in sizes between 55 and 165 m², each one a perfectly designed luxury home that combines modern architecture with perfect craftsmanship. The blocks are situated in a beautifully landscaped park with more than 8,000 m² of green space with meadows and mature trees.

EACH APARTMENT has a balcony, patio or private garden with a clear view in two or even three directions, and sheltered from the view of neighbours. While the houses appear open and dispersed on a large green site, they offer residents the privacy they seek. The entire development is barrier-free. ✕

- TOP-CLASS CITY DEVELOPMENT OF APARTMENTS WITH PRIVATE GARDENS, PATIOS OR BALCONY
- SIZE BETWEEN 55 AND 165 m²
- 1 TO 4-BEDROOM HOMES



VIENNA – CITY FOR SUSTAINABLE LIVING

WITH THE EXCEPTION OF SALZBURG, THE AUSTRIAN CAPITAL is the most expensive city in the country. Many people move to Vienna, and not all come just because of the great job opportunities. Vienna is a modern metropolis with a unique flair and all the diversity associated with a city of its size.

ITS CULTURAL LIFE is simply unrivalled, while there are ample career opportunities. People here appreciate the recreational amenities in and around the city, which is famous for its large parks and green spaces that contribute to the well-being of its inhabitants.

THE POPULARITY of Vienna is obviously reflected in the demand for apartments in the capital. Apart from people who want to live in Vienna, there are more and more investors who are looking for property in the city that will appreciate in value.

IN MANY CASES, small things in life make all the difference. This also applies to urban development, where careful micro-planning and focus on a specific trend can bring new life to a city area.

WITH THIS RESIDENTIAL MARKET REPORT, we attempt to provide you with an accurate picture of the latest trends and developments. It reflects the combined know-how of BUWOG and EHL Immobilien, the two leading property specialists. We already look forward to 2015, when we will publish our next Vienna Residential Market Report. ✕

“This residential market report combines the know-how of two leading property services specialists outlining the latest trends and development.”

COMMENTS AND TERMINOLOGY

OUR SMALL PRINT comes in large print. Please find below comments and explanations of some terms used in this report.

ALL REFERENCES TO PERSONS, in this text are intended to refer to both genders.

SOURCE DATA

EVERY EFFORT has been made to ensure the accuracy of information in this report. Certain topics are, however, quite complex and subject to constant change. The housing market in Vienna is extremely dynamic and prices vary greatly from area to area. While certain locations are in high demand at the moment, this might change quickly.

IN OUR ANALYSIS OF THE HOUSING MARKET, we relied mainly on up-to-date data provided by Statistik Austria, the state statistics office, and information obtained from the City Government of Vienna, unless a different source is named.

PRICES

IN AUSTRIA, older buildings (i.e. non-subsidised buildings constructed with planning permission before 1953 and owner-occupied houses built with planning permission prior to 1945) are subject to the full scope of the Austrian Tenancy Act. This means that rents are not subject to normal market forces of supply and demand, but are basically fixed (to what is known as an “adequate rent” or “guideline rent”). Such rents are not taken into account in our figures.

ALL PRICES QUOTED FOR THE VARIOUS DISTRICTS OF VIENNA refer to square metre of net floor area (i.e. not including loggias, etc.).

SALES PRICES are full ownership prices per square metre of net floor area, not including parking bays or incidental costs.

RENTS are quoted net, exclusive of taxes and operating costs.

DEFINITIONS

THE TERM “FIRST OCCUPANCY” in relation to prices refers to newly built apartments.

“OTHER” refers to tenancies and sales of second-hand homes.

“SOUGHT-AFTER RESIDENTIAL AREAS” refers to areas and quarters in the various districts where there is a particularly high demand for properties from both prospective tenants and buyers. ✕

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The information and forecasts in this report are given to the best of our knowledge. The publishers make, however, no guarantees as to the accuracy or completeness of this information.