

FIRST VIENNA RESIDENTIAL MARKET REPORT

EDITION
2019



BUWOG
group



FIRST VIENNA RESIDENTIAL MARKET REPORT

www.residentialmarketvienna.at

EDITORIAL

DEAR READER

We are pleased to present the First Vienna Residential Market Report for the seventh time.

Vienna was not only selected as the city with the highest quality of life for the ninth year in a row as part of the Mercer Study last year; Austria's capital outranked Melbourne, Australia, after seven years at the top according to the British *Economist*.

Even so, the huge popularity of Vienna has also given rise to a number of challenges for the city: the population has been rising steadily, and is projected to reach around two million inhabitants by 2026. This development has led to years of demand outstripping supply on the Vienna housing market as well as land scarcity that housing developers in particular have had to contend with. The way out of this has been upwards: residential

"Residential high-rise blocks hold the potential to provide the housing Vienna needs on a small footprint."

high-rise buildings provide great potential for large numbers of residential units and high quality of life on a relatively low footprint. This makes it possible for developers to create the residential space that Vienna needs despite low opportunities for densification. There are interesting new high-rise development projects in construction or planning spread all over Vienna; read more on the following pages.

The City Government of Vienna is also looking for ways to provide more housing for the city. These include efforts to speed up the approval process. In contrast, construction costs have been increasing for months, which is partly due to the high demand and partly to the many standards and regu-

lations. If this trend continues, it will have a significant impact on housing costs, and especially the possibility of financing entire projects.

We at the BUWOG Group and EHL Immobilien are familiar with the challenges that the Vienna housing market is facing. We are dealing intensively with housing needs and requirements that need to be met now and in the future, for people of every generation. Changing values, digitalisation and sustainability are not just buzzwords for us. These concepts play a major role in the planning and construction of housing projects that will also need to reflect the demands of society in years to come. We are doing our best to ensure that our customers and the residents of Vienna enjoy adequate state-of-the-art housing with correspondingly high quality of living both today and in the future. Residential property not only meets basic human needs, but is also a major economic factor regarding employment, innovation, and growth as not only burgeoning market demand shows.

The BUWOG Group is one of the largest developers in Vienna, and EHL Immobilien is the leading real-estate service company. As such, we place a lot of importance on passing on our expertise and experience in the housing market while providing a summary of the developments, prospects and peculiarities of the property market in this report.

We wish you an enjoyable browse through the First Vienna Residential Market Report for 2019.

YOURS SINCERELY



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OUR MOTIVATION

THE FIRST VIENNA RESIDENTIAL MARKET REPORT has already reached its seventh edition in 2019. We are very proud to provide our readers a comprehensive insight into the Viennese housing market from our experience and knowledge of the real-estate sector for the seventh year. We at the BUWOG Group and EHL Immobilien have been putting all our efforts into it year after year.

WE, THE BUWOG GROUP as one of the most active real-estate developers and EHL Immobilien as one of the largest real-estate service companies, have pooled our entire knowledge as market experts in the current issue of the First Vienna Residential Market Report. We believe that it is essential to provide home seekers and other stakeholders with an overview of developments in the Vienna housing market. For this reason, you will find useful facts and figures as well as extracts from the market study on new development, apartments for owner-occupiers and investors in Vienna for 2018 in this issue.

AS IN PREVIOUS YEARS, the First Vienna Residential Market Report is unique in that it only quotes final prices – purchase prices or rents actually achieved – rather than offer prices. This increases the report’s relevance while making the First Vienna Residential Market Report one of a kind compared to many other market reports and studies. As an annual publication, the report also provides comparison figures for Vienna and the districts.

ALL INFORMATION USED corresponds to the current state of knowledge and the latest data. The statistical information that the report draws on comes from Statistics Austria (the state statistics office) and the City of Vienna (MA 23 – Economics, Labour and Statistics).



BUWOG GROUP

THE BUWOG GROUP is the leading full-service supplier to the residential housing sector in Austria with sixty-seven years of experience in the property market. The Group's high-quality portfolio currently includes around 21,000 units distributed across Austria.

THREE BUSINESS DIVISIONS, each strategically valuable, make up the business model: property development for the market or transfer to the existing BUWOG asset portfolio, property sales as value-oriented sales of individual apartments, properties and portfolios, and asset management form a closed value-added loop that is the core business area of the BUWOG Group.

SINCE NOVEMBER 2018, the BUWOG Group has been a wholly owned subsidiary of Europe's leading residential housing company, Vonovia SE, which is based in Bochum, Germany.

OUR LONGSTANDING and extensive know-how in all areas of construction and housing forms the fundamental basis of our activities for the benefit of our customers. Awards in project development and sustainability stand witness to the successful activity of the BUWOG Group in the real estate market, and showcase the capability, commitment, and professionalism shared by just below four hundred employees. We have focused on the federal capital in our housing projects, and see great importance in the positive synergy effects of networking our three business divisions.

HAPPY LIVING is our mission. To turn this into a reality, we have been pursuing one key objective in developing all our residential projects from planning through to management: the creation of modern and future-oriented quality of living. ✕

BUWOG Group

EHL IMMOBILIEN GROUP

THE NEWLY FOUNDED EHL WOHNEN GMBH company is part of the EHL Immobilien Group and one of the leading real-estate agencies in Greater Vienna. Apart from arranging rented, occupier-owned, and investment contracts as well as brokering land and property deals, the company operates in property development consulting – the company advises developers on optimised market-oriented design and marketing for their projects.

EHL IMMOBILIEN was founded in 1991, and is one of Austria's leading residential property service suppliers specialising in residential, commercial, and investment properties. Our range extends from estate agency services and property valuation to property and construction administration; asset, centre and portfolio management; as well as market research and investment consulting.

OUR RESPONSIBLE RELATIONSHIPS with customers and partners have been confirmed by several awards. Six EHL executives have been awarded a total of nine CÄSAR awards for outstanding achievements in property. In addition, EHL has been conferred the IMMY Award eight times – this is the definitive quality award amongst Viennese estate agents.

OUR CUSTOMERS BENEFIT from a complete range of real-estate services across the world as well as our own local experts thanks to our exclusive partnership with BNP Paribas Real Estate.

IN 2018, EHL ARRANGED deals for around 1,200 residential units (rental/owner-occupied/investment) and 43,000 square metres of office space with a transaction volume at around 1.05 billion euros. The annual volume from the fast-growing property valuation segment exceeds 11 billion euros. Apart from that, EHL manages properties in a variety of asset classes at a total of more than two million square metres. ✕

EHL Immobilien



OWNERSHIP STRUCTURE IN 2018

AROUND 920,000 APARTMENTS IN VIENNA count as inhabited, with around 77% of households living in rented accommodation – an extraordinary housing market compared to the other eight Austrian federal states. Of these 708,000 or so rented apartments, around 405,000 are owned by the City of Vienna or non-profit housing associations. People living in owner-occupied apartments occupy a roughly

equal share in Vienna and Austria; this share is rather low compared to other forms of housing, while still remaining largely stable. Naturally, most Austrians prefer to live in single-family homes, and this is the main household form across the country – as opposed to Vienna, where this share of households is very low. ✕

HOUSING STOCK 2018	VIENNA	AUSTRIA
TOTAL PRIMARY RESIDENCES	approx. 920,000*	approx. 3,915,092*
OWNERSHIP	ABSOLUTE FIGURES	ABSOLUTE FIGURES
HOUSE OWNER-OCCUPIERS	55,200	1,487,735
APARTMENT OWNER-OCCUPIERS	128,800	430,660
MAIN TENANTS (COLLECTIVE)	708,400	1,644,339
PRIVATE INDIVIDUALS AND LEGAL ENTITIES	303,600	704,717
PUBLIC CORPORATIONS	211,600	313,207
NOT-FOR-PROFIT HOUSING COOPERATIVES	193,200	626,415
SUBLEASES AND OTHER LEASE ARRANGEMENTS	27,600	352,358

* Source: Statistics Austria (new extrapolation method as of the 2014 Microcensus), own calculations



HOUSING MARKET

DEMOGRAPHICS OF AUSTRIA

AS OF JANUARY 1, 2018, AUSTRIA WAS HOME TO 8,822,267 people, of whom 5,455,776 were between 20 and 64 years old. At the start of 2017, the average age of the people living in Austria was 42.6 years. According to the latest forecasts, the population of Austria is expected to reach the 9 million mark in 2022.



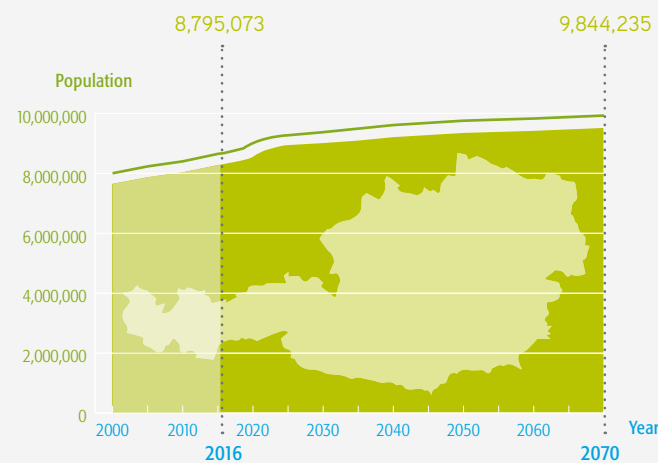
HOUSEHOLDS IN AUSTRIA

THE AVERAGE HOUSEHOLD SIZE of the around 3,890,000 private households in Austria was 2.22 people in 2017. The trend towards small households continues, with the figure being similar to that of 2015. In 1984, the average household size was 2.70, while experts predict that this figure will drop to 2.09 by 2080.

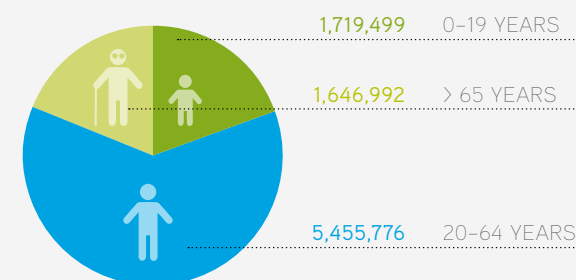


DEMOGRAPHIC OUTLOOK FOR AUSTRIA

2017 TO 2070



AGE PROFILE OF POPULATION AS OF JANUARY 1, 2018

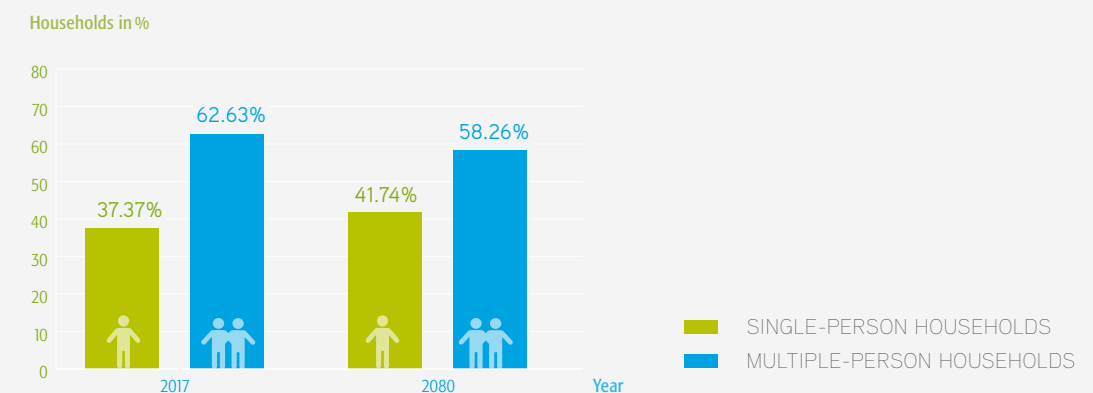


FORECAST

- Nine million people will be living in Austria by 2022.
- By 2070, the population of Austria is expected to rise to 9,844,235 people.
- This corresponds to an increase by nearly 12% from 2017 to 2070.
- By 2070, around 28.5% of the population will be 65 years or over, up from 18.6% in 2017.
- The number of people living in Austria below the age of 20 will continue to drop gradually, from 19.6% in 2017 to 19.0% by 2070.

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

2017 TO 2080



FORECAST

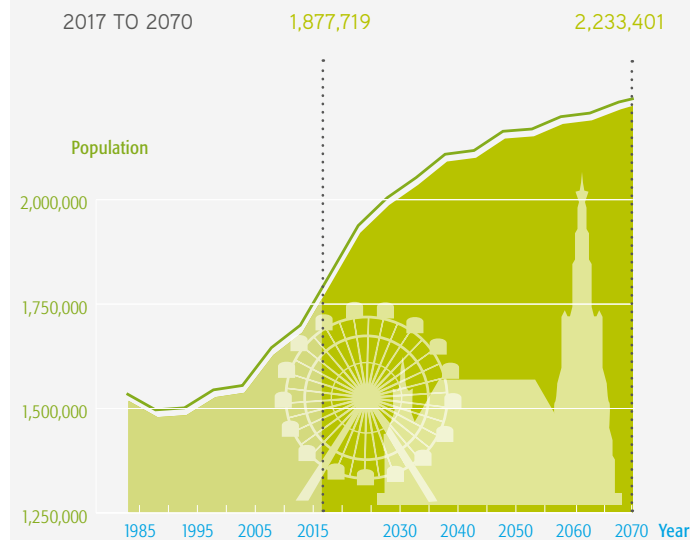
- The number of single-person households is still growing rapidly.
- From 2017 to 2080, the number of single-person households is expected to increase by 34.21% (from 1,453,077 to 1,950,178) as based on the total number of households in the respective year.
- From 2017 to 2080, the number of private households with more than one person is expected to rise by only 11.79% (from 2,435,554 to 2,722,752) as based on the total number of households in the respective year.
- From 2017 to 2080, the total number of private households is expected to rise by 20.17% (from 3,888,631 to 4,672,930).
- The predicted average household size for 2080 is around 2.09 persons.



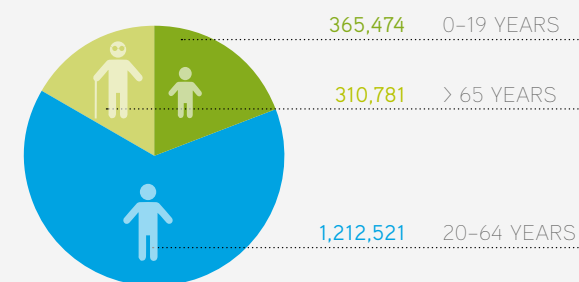
DEMOGRAPHICS OF VIENNA

AS OF JANUARY 1, 2018, THE POPULATION OF VIENNA was 1,888,776. Of these, 310,781 people were older than 65, and 365,474 were younger than 20 years of age. On January 1, 2018, the average age in Vienna was 40.3 years (41.7 for women and 38.8 for men). Current forecasts predict that the population of the capital will hit the two million mark as early as in 2026. ✕

DEMOGRAPHIC OUTLOOK FOR VIENNA



AGE PROFILE OF POPULATION AS OF JANUARY 1, 2018



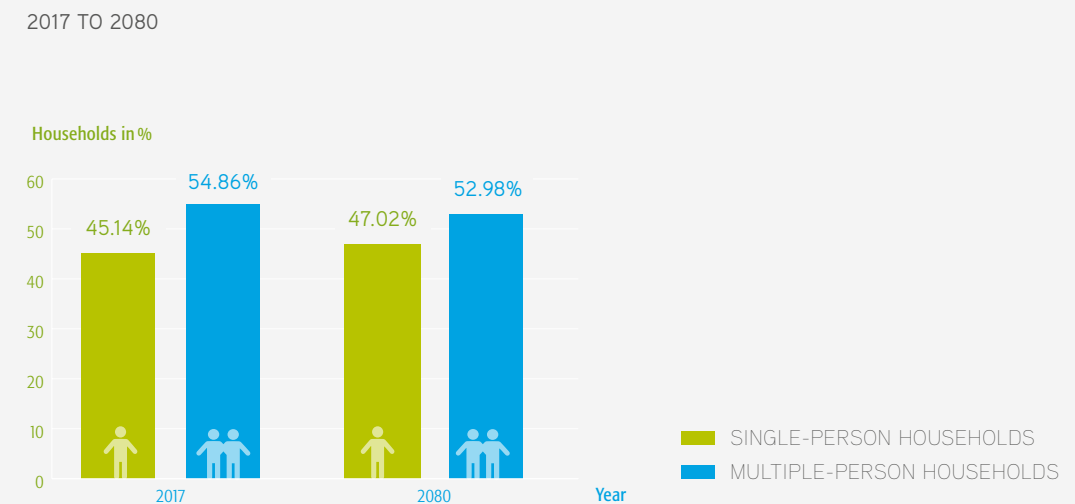
FORECAST

- By 2026, Vienna will have a population of more than two million.
- By 2070, the population of the city is expected to reach 2,233,401.
- This corresponds to an increase of nearly 19.0% from 2017 to 2070.
- By 2070, around 23.4% of the city's population will be 65 years or over, up from 16.5%.
- The number of people in Vienna below the age of 20 will increase only gradually, from 19.3% today to 20.0% by 2070.

HOUSEHOLDS IN VIENNA

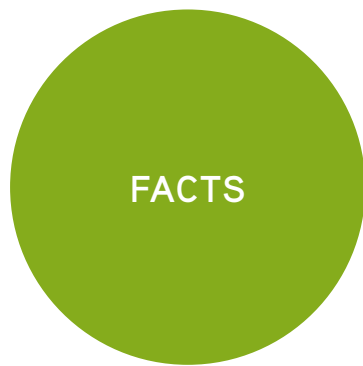
VIENNA HAD AROUND 917,156 HOUSEHOLDS with an average household size of just 2.03 persons in 2017. The households in Vienna account for just below a quarter of all households in Austria. ✕

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



FORECAST

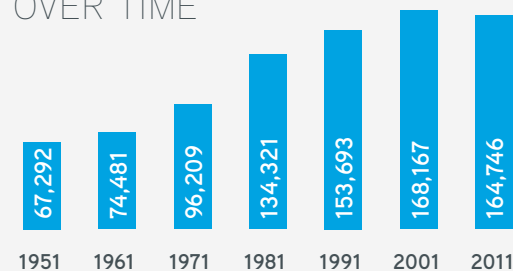
- Between 2017 and 2080, the number of single-person households will increase by more than 28.19% (from 413,956 to 530,633).
- From 2017 to 2080, the number of multiple-person households is expected to rise by more than 18.82% (from 503,200 to 597,872) as based on the total number of households in the respective year.
- From 2017 to 2080, the number of private households will increase by more than 23.04% (from 917,156 to 1,128,505) as based on the total number of households in the respective year.
- It is expected that there will be more than one million households in Vienna by 2030.
- The predicted average household size for 2080 is 1.96 persons.



USEFUL FACTS ABOUT VIENNA

THIS PAGE PROVIDES A SUMMARY of exciting and interesting information on the Austrian capital. X

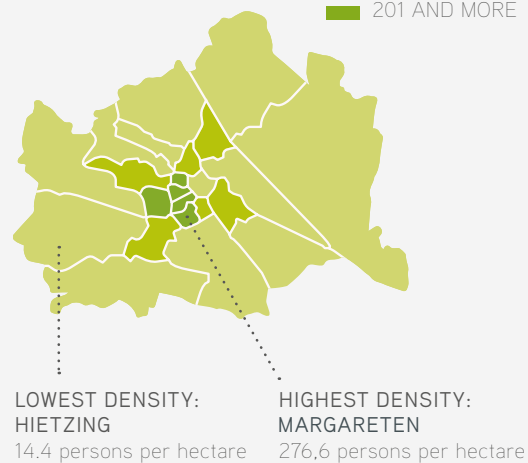
NUMBER OF BUILDINGS OVER TIME



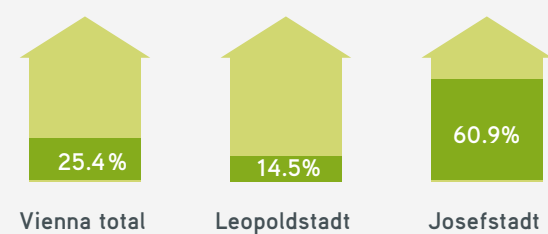
POPULATION DENSITY*

Ø VIENNA: 46 persons per hectare

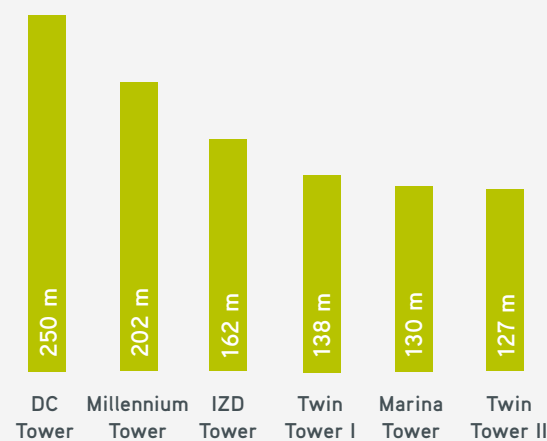
- UP TO 100
- 101 TO 200
- 201 AND MORE



SHARE OF RESIDENTIAL AREA** RELATIVE TO TOTAL



HIGHEST BUILDINGS*



PUBLIC TRANSPORT*

	Passengers	Length of line	Lines
U-Bahn metro service	453.6 million	83.0 km	5
Trams	305.8 million	220.4 km	28
Bus	202.3 million	646.6 km	128
Total	961.7 million	950.0 km	161

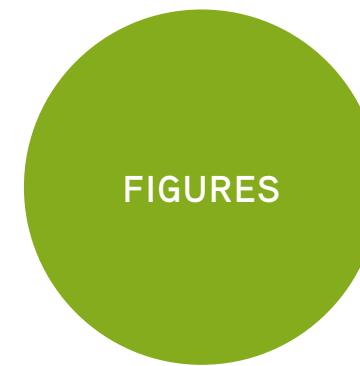


ROAD LENGTHS*

Shortest street: Irisgasse	17.5 m
Longest street: Höhenstraße	15.0 km
Total length of streets in Vienna	2,830 km



*Stand 2017

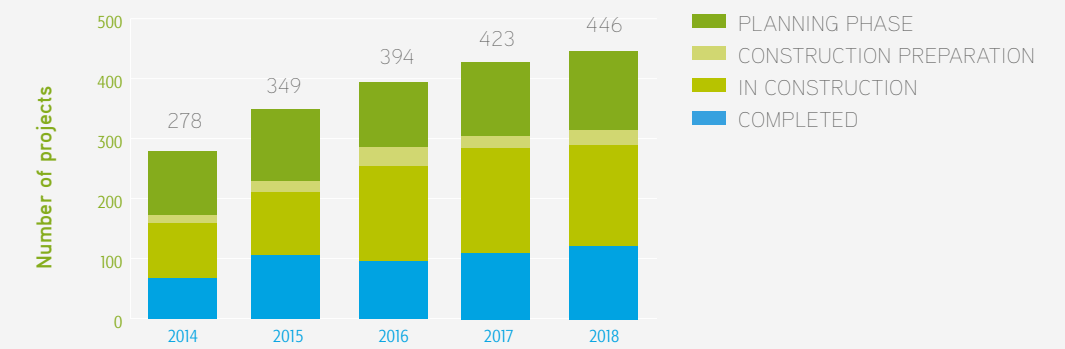


VIENNA IS GROWING

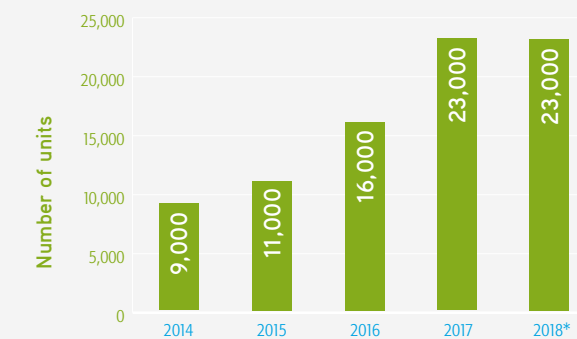
THE PAST FEW MONTHS AND YEARS in particular have seen heavy construction activity in Vienna as the following figures show. The number of large-scale projects comprising more than a hundred apartments each has undergone an especially remarkable increase. X

PROJECT PHASES OVER TIME

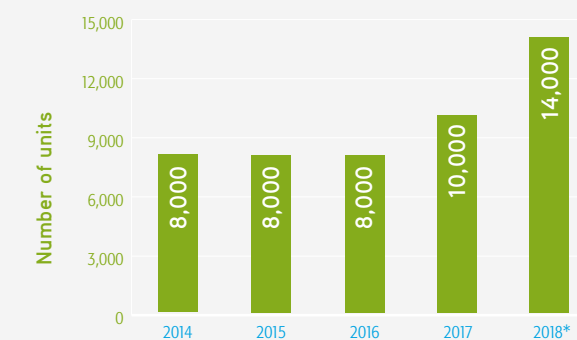
Source: buhwiessing AG und Standort + Markt Beratungs-gesellschaft m.b.H.: Market study on new construction projects, owner-occupied and investment apartments in Vienna – five-year comparison, correct as of 2018.



APARTMENTS WITH PLANNING PERMISSION IN NEW BUILDINGS, 2014 TO 2018



APARTMENTS COMPLETED IN NEW BUILDINGS, 2014 TO 2018



*Prediction by EHL



WHO LIVES HOW

THE FOLLOWING PAGES GIVE A SUMMARY OF SINUS-MILIEUS®.

Sinus-Milieus® constitute a model that groups people according to their basic attitudes and lifestyles. Sinus-Milieu groups differ with regard to their consumer behaviour, lifestyle, and living environment. Further details on Sinus-Milieus® are given on page 75.

TRADITIONAL MILIEUS

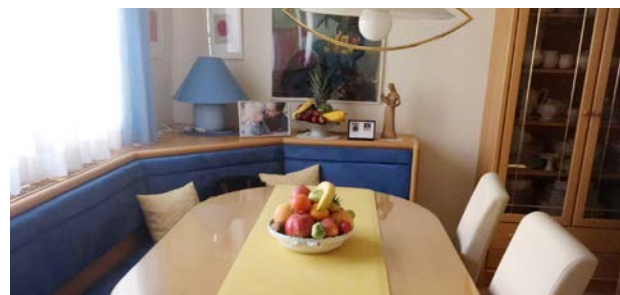


CONSERVATIVES. Trendsetters in the traditional sphere with high ethics of responsibility – strongly characterised by Christian ethics, high estimation of arts and culture, sceptical towards current social development. Home is an expression of upper or middle-class lifestyle in clear distinction from current attitudes.

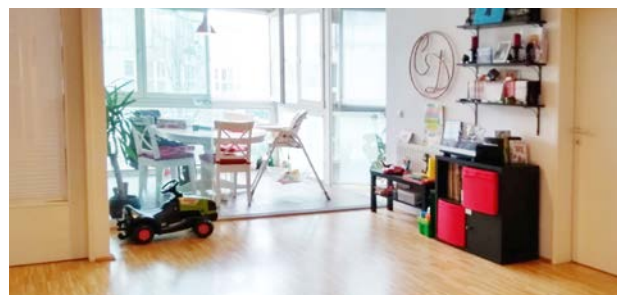


TRADITIONALS. Emphasis on security, order, and stability – rooted in the old petty-bourgeois world, in the traditional blue-collar culture, or in the rural milieu. Home tastes are based on traditional cosiness and rural aesthetics.

CENTRAL MILIEUS



NEW MIDDLE CLASS. The adaptive mainstream – seeking professional and social establishment, secure and harmonic circumstances, support and orientation, peace and a slow pace. They prefer interiors with neo-rustic, conventional aesthetics.



ADAPTIVE-PRAGMATISTS. The young pragmatist middle stratum – pronounced life-pragmatism, strong desire for anchorage, membership, security, performance orientation, but also the wish for fun and entertainment. The prevailing lifestyle is either trendy or quiet and down-to-earth.

UPPER CLASS



ESTABLISHED. The performance-oriented elite with a strong sense of tradition – strongly focused on status, exclusiveness, responsibility, and leadership. The apartments are often a stylishly harmonious combination of traditional and modern.



POSTMATERIALISTS. Open-minded social critics – intellectual, educated milieu, interested in variegated aspects of culture; cosmopolitan orientation, but critical towards globalisation; socially committed. Home styles are dominated by a sense of nature and authenticity; distinction from the mainstream plays a crucial role in this social group.

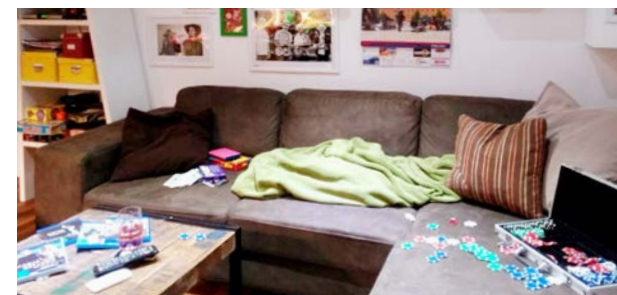


HIGH ACHIEVERS. The flexible and globally oriented performance elite – individual performance, efficiency, and success take top priority; competent in business and IT. High achievers appreciate open, generously dimensioned interior designs that focus on presentation.



DIGITAL INDIVIDUALISTS. The individualistic, networking, digital avant-garde – mentally and geographically mobile, cross-linked online and offline, permanently looking for new experiences. The home is creatively designed with deliberately unconventional highlights.

THE MODERN LOWER CLASS



CONSUMPTION ORIENTED. The materialistic lower class striving for participation – sense of discrimination, resentments, and pronounced fears of the future; striving to stay connected with the consumption standards of the middle class. An attempt is made to present an intact and bourgeois living environment.



ESCAPISTS. The modern lower middle class, living for the excitement of the moment – seeking fun and amusement; rejection of traditional standards and conventions. The aesthetic of heavy stimuli dominates with a zest for provocation and challenging taboos.

DISTRICTS
OF VIENNA

VIENNA AT A GLANCE

THE MAP OF VIENNA provides an overview of the city districts. For better orientation, the map also shows underground metro lines and major roads/motorways. Metro lines that are planned or currently under construction are shown as broken lines.

- PLANNED EXTENSION OF U2 METRO LINE
- PLANNED EXTENSION OF U5 METRO LINE
- CURRENT ROUTE OF U2 METRO LINE, TO BECOME U5 METRO LINE



THE TABLE contains all key data and facts regarding population, income, property prices, and rents. The quoted prices are not asking or advertised prices but the prices that were actually paid upon signing of the contract.

THE SECTIONS BELOW provide more detailed information on the individual districts, including key demographic data, statistics, and special features within the districts.

DISTRICTS	RESIDENTS	INCOME*	SALE PRICES ON CONCLUSION		RENTS ON CONCLUSION	
			FIRST OCCUPANCY	OTHER	FIRST OCCUPANCY	OTHER
1010 VIENNA · INNERE STADT	16,450	€ 34,482	€ 18,600	€ 11,200	n/a**	n/a**
1020 VIENNA · LEOPOLDSTADT	105,574	€ 21,527	€ 5,200	€ 3,800	€ 12.10	€ 10.20
1030 VIENNA · LANDSTRASSE	90,712	€ 24,525	€ 5,300	€ 3,800	€ 12.20	€ 10.70
1040 VIENNA · WIEDEN	33,319	€ 25,325	€ 5,400	€ 3,900	€ 13.00	€ 11.20
1050 VIENNA · MARGARETEN	55,640	€ 20,056	n/a***	€ 3,700	€ 11.80	€ 10.60
1060 VIENNA · MARIAHILF	32,069	€ 23,570	€ 5,300	€ 3,850	€ 13.00	€ 11.00
1070 VIENNA · NEUBAU	32,467	€ 24,654	€ 5,750	€ 4,400	€ 13.00	€ 11.00
1080 VIENNA · JOSEFSTADT	25,662	€ 24,464	n/a***	€ 4,500	€ 13.00	€ 11.30
1090 VIENNA · ALSERGRUND	42,547	€ 24,091	€ 5,750	€ 4,300	€ 13.10	€ 11.20
1100 VIENNA · FAVORITEN	201,882	€ 19,122	€ 4,150	€ 2,700	€ 10.90	€ 9.10
1110 VIENNA · SIMMERING	101,420	€ 20,568	€ 3,600	€ 2,300	€ 10.00	€ 8.90
1120 VIENNA · MEIDLING	97,624	€ 20,083	€ 4,150	€ 3,100	€ 11.20	€ 10.00
1130 VIENNA · HIETZING	54,265	€ 29,357	€ 5,700	€ 4,150	€ 12.80	€ 11.00
1140 VIENNA · PENZING	92,752	€ 23,726	€ 4,300	€ 3,100	€ 11.30	€ 10.30
1150 VIENNA · RUDOLFSHEIM	79,029	€ 17,893	€ 4,150	€ 2,850	€ 11.20	€ 10.10
1160 VIENNA · OTTAKRING	104,627	€ 19,860	€ 4,200	€ 2,850	€ 11.20	€ 10.20
1170 VIENNA · HERNALS	57,546	€ 21,091	n/a***	€ 3,000	€ 11.30	€ 10.00
1180 VIENNA · WÄHRING	51,647	€ 25,560	€ 5,550	€ 3,800	€ 12.60	€ 10.80
1190 VIENNA · DÖBLING	72,650	€ 26,728	€ 6,200	€ 4,200	€ 13.00	€ 10.90
1200 VIENNA · BRIGITTENAU	87,239	€ 18,738	€ 4,150	€ 2,700	€ 10.70	€ 9.90
1210 VIENNA · FLORIDSDORF	162,779	€ 22,338	€ 4,050	€ 2,750	€ 10.80	€ 9.70
1220 VIENNA · DONAUSTADT	187,007	€ 24,427	€ 4,200	€ 2,700	€ 11.20	€ 10.00
1230 VIENNA · LIESING	103,869	€ 25,209	€ 3,750	€ 2,850	€ 10.50	€ 9.80

* Source: Statistics Austria, wage tax statistics for 2016, average annual net income for employees in total, in euros, valid as of December 2017
** The report assumes residential rents that are not subject to the full scope of the Austrian Tenancy Act. The sample from the First District was too small to deliver any valid information, and has been omitted in the rent levels statistic
*** The sample observed was too small to deliver reliable and accurate information.



INNER CENTRE

THE FIRST District has seen a surge in residential construction not witnessed for a long time and a good mix of all sizes can be found here. First-class luxury development projects are currently under construction at Rathausplatz and around Börseplatz 1, with other residential construction projects in planning at Franz-Josefs-Kai. Hotspots include Börseplatz, Graben, and the area around Tuchlauben. ✕



SPECIAL FEATURES OF DISTRICT

The First District's exclusivity also distinguishes itself in its inhabitants with primarily Sinus-Milieus® such as the Established and High Achievers represented here. The former appreciate the excellent reputation of the neighbourhood as well as the cultural institutions such as the Vienna State Opera, which has already featured in Hollywood movies. High Achievers feel especially at home in the cosmopolitan environment with trendy restaurants nearby. The city centre is a diverse part of Vienna, enjoying great popularity amongst inhabitants and tourists alike. This is an ideal place to enjoy life over a slice of cake from the famous Hotel

Sacher or a Wiener Melange coffee at the legendary Café Hawelka. Anyone exploring the city will discover buildings and institutions of historical value around almost every corner – the author Franz Grillparzer was born at Bauernmarkt 1, for example. Just under fifty percent of the area has been developed, but the green areas in the city centre that account for around ten percent of the total area of the district provide a uniquely elegant flair. Ringstraße with its surrounding diversity of shopping opportunities arose within the previous city walls in the middle of the nineteenth century, and is still recognisable as a grand boulevard today.

*** Im The report assumes residential rents that are not subject to the full scope of the Austrian Tenancy Act. The sample from the First District was too small to deliver any valid information, and has been omitted in the rent levels statistic

** Source: Statistics Austria, wage tax statistics for 2016, average annual net income for employees in total, in euros, valid as of December 2017

* Total general practitioners, specialists and dentists



HOUSING FACTS

16,450	RESIDENTS 2018
8,921	MAIN RESIDENCES 2017
1.89	PERSONS/HOUSEHOLD 2017
MOVED IN	+ 1,849
MOVED OUT	- 1,815
MIGRATION BALANCE	+ 34

DEMOGRAPHIC FACTS

FOREIGN NATIONALS



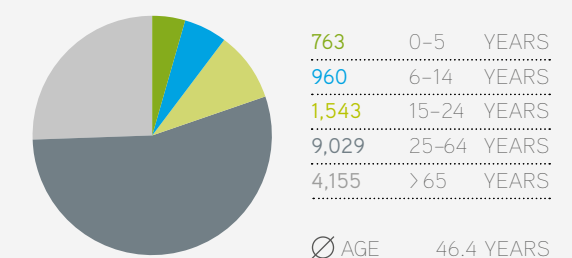
AVERAGE INCOME **

€ 34,482	Ø INNERE STADT
€ 23,365	Ø VIENNA

GOOD TO KNOW

35,020	M OF CYCLE PATHS
476	DOCTORS*
3	DOG ZONES
8	PLAYGROUNDS
1,251	PARK BENCHES

AGE PROFILE OF POPULATION



HOUSING COSTS (PRICE/m²)

OWNER-OCCUPIED	
FIRST OCCUPANCY	€ 18,600/m²
OTHER	€ 11,200/m²

RENTED	
FIRST OCCUPANCY	n/a***
OTHER	n/a***
INVESTMENT PROPERTY	€ 4,500 to € 9,350/m²

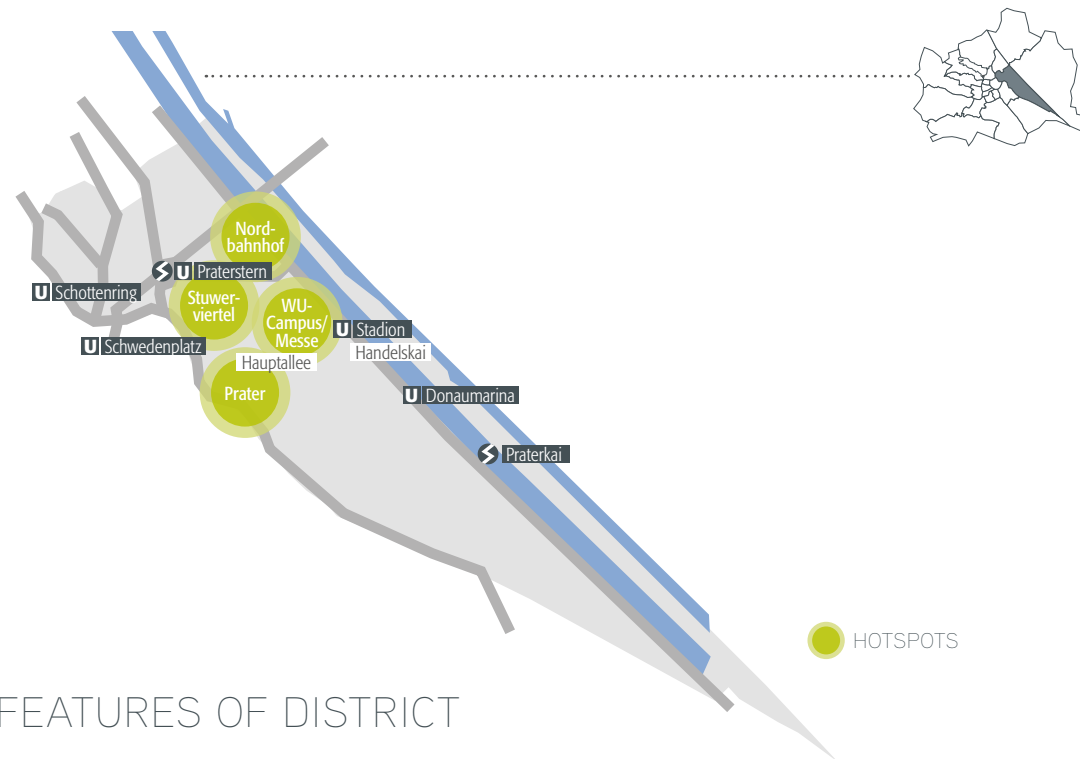
In this district, 127 changes of ownership were registered in the land registry in 2018, with a total sales value of approx. 155 million.



THE BLUE DANUBE

LEOPOLDSTADT is a popular residential area with the Stuwerviertel, Karmelitermarkt and Prater, and one of the largest urban development zones in Vienna. The area around the former Nordbahnhof railway station will see a good four thousand apartments built by 2025; half of them have already been completed. The effective

infrastructure and favourable location on the Danube make the district more attractive for new projects such as the Marina Tower project. They are also building upwards in Viertel Zwei with another high-rise development in planning here. ✕



SPECIAL FEATURES OF DISTRICT

Johann Strauss II wrote the Blue Danube Waltz at Praterstraße 54; the work is thought to describe the views that the world-famous composer enjoyed in 1867, as Leopoldstadt is situated between the Donaukanal (Danube Canal) and the Danube. This location provides rapid connections to a variety of recreational and leisure activities. Augarten, for example, is one of the oldest and most culturally significant parks in the city with more than fifty-two hectares for long walks. The nearby local porcelain factory and Vienna Boys' Choir concert hall are also worth a visit. The Vienna Prater, nearby football stadium, and Praterallee provide

not only a district for leisure, but also a recreational area for active sports fans and spectators. The green areas in Leopoldstadt make up more than fifty percent of the total area of the district. The Consumption Oriented Sinus-Milieu® in above-average concentration here particularly appreciates the traditional pub culture of the district that can be found in the urban neighbourhood structure; this Sinus-Milieu® also values affordable residential areas and shopping on a small budget.



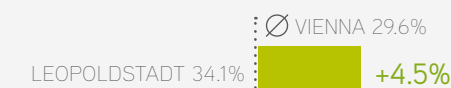
Wehlstraße 291 / BUWOG Group

HOUSING FACTS

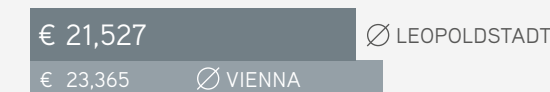
105,574	RESIDENTS 2018
52,160	MAIN RESIDENCES 2017
2.05	PERSONS/HOUSEHOLD 2017
MOVED IN	+ 14,728
MOVED OUT	- 14,466
MIGRATION BALANCE	+ 262

DEMOGRAPHIC FACTS

FOREIGN NATIONALS



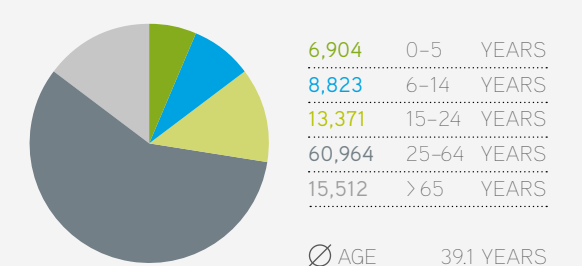
AVERAGE INCOME **



GOOD TO KNOW

89,250	M OF CYCLE PATHS
264	DOCTORS*
13	DOG ZONES
62	PLAYGROUNDS
1,439	PARK BENCHES

AGE PROFILE OF POPULATION



HOUSING COSTS (PRICE/m²)

OWNER-OCCUPIED	
FIRST OCCUPANCY	€ 5,200/m²
OTHER	€ 3,800/m²

RENTED

FIRST OCCUPANCY	€ 12.10/m²
OTHER	€ 10.20/m²

INVESTMENT PROPERTY	€ 1,900 to € 3,500/m²
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In this district, 1,021 changes of ownership were registered in the land registry in 2018, with a total sales value of approx. 341 million.

** Source: Statistics Austria, wage tax statistics for 2016, average annual net income for employees in total, in euros, valid as of December 2017

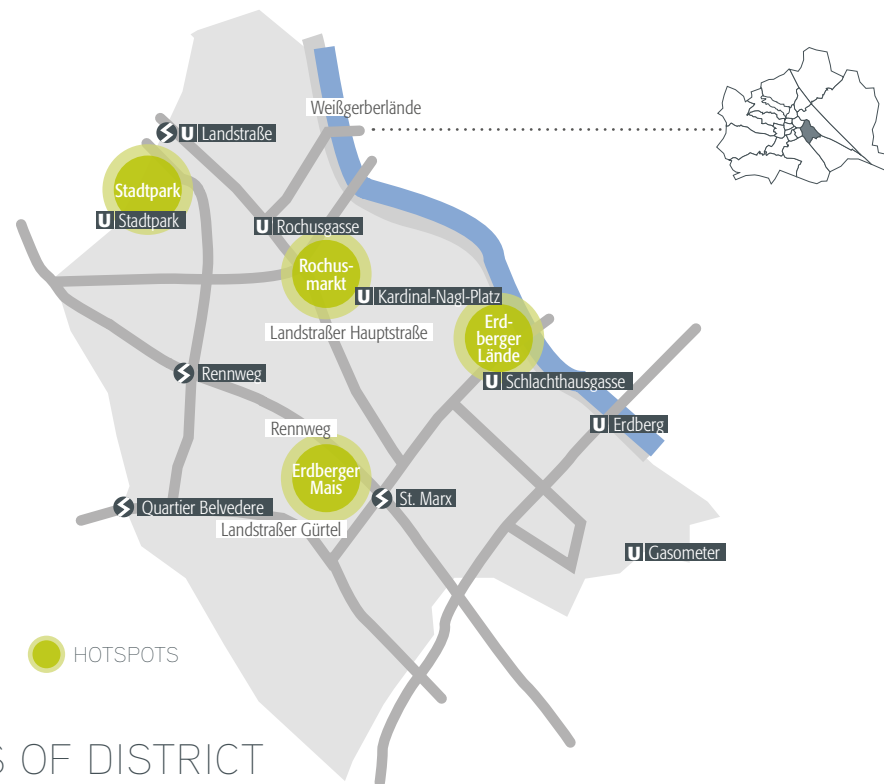
* Total general practitioners, specialists and dentists

1030 LANDSTRASSE

NOTHING BUT VARIETY

ANYONE WANTING TO SEE VIENNA from above is at the right address in the Third District as there are more high-rises being built here than in any other district. New building projects around the Donaukanal or Erdberger Lände such as Trillple, Ensemble, Landyard, and The Marks will make a lasting change to the cityscape. Long

controversial, the Am Heumarkt high-rise project is still in the planning stage with construction expected to begin in 2021. The district has seen high overall demand for living space, making it especially attractive for project developers. ✕



SPECIAL FEATURES OF DISTRICT

The inhabitants of the Third District are just as diverse as the development activities in the district. The High Achievers Sinus-Milieu® feels especially at home here due to newly developed areas such as St. Marx – a new state-of-the-art centre for research, media, and housing near downtown Vienna. Landstrasse excels in contrasts, offering colourful diversity from an attractive bar and restaurant scene around Rochusmarkt to cultural institutions such as Kunsthaus Wien, Rabenhoftheater, and Akademie-theater, to green areas accounting for around fifteen percent of the district's

area, all reflected in the structure of the district. There are Viennese working-class neighbourhoods next to elegant embassy quarters, vibrant shopping streets and modern buildings in a fascinating mix that is well worth taking a stroll through in the "Third". A few memorial plaques can be found along the way: amongst others, Wolfgang Amadeus Mozart called this place home for a while, and Ludwig van Beethoven completed his ninth symphony at Ungargasse 46 – Ode to Joy, the European anthem since 1972.



HOUSING FACTS

90,712	RESIDENTS 2018
46,547	MAIN RESIDENCES 2017
1.97	PERSONS/HOUSEHOLD 2017
MOVED IN + 11,973	
MOVED OUT - 11,601	
MIGRATION BALANCE + 372	

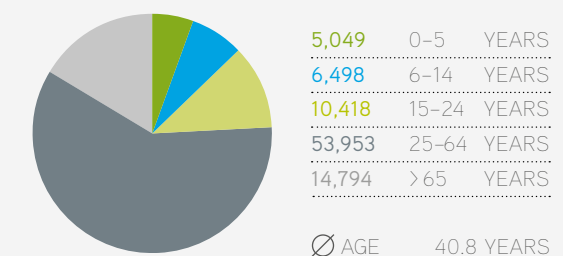
DEMOGRAPHIC FACTS

FOREIGN NATIONALS	
LANDSTRASSE 30.8%	Ø VIENNA 29.6% +1.2%
AVERAGE INCOME **	
€ 24,525	Ø LANDSTRASSE
€ 23,365	Ø VIENNA

GOOD TO KNOW

50,600	M OF CYCLE PATHS
323	DOCTORS*
11	DOG ZONES
33	PLAYGROUNDS
1,209	PARK BENCHES

AGE PROFILE OF POPULATION



HOUSING COSTS (PRICE/m²)

OWNER-OCCUPIED		RENTED	
FIRST OCCUPANCY	€ 5,300/m²	FIRST OCCUPANCY	€ 12.20/m²
OTHER	€ 3,800/m²	OTHER	€ 10.70/m²
		INVESTMENT PROPERTY	€ 2,000 to € 3,800/m²

In this district, 1,292 changes of ownership were registered in the land registry in 2018, with a total sales value of approx. 382 million.

** Source: Statistics Austria, wage tax statistics for 2016, average annual net income for employees in total, in euros, valid as of December 2017

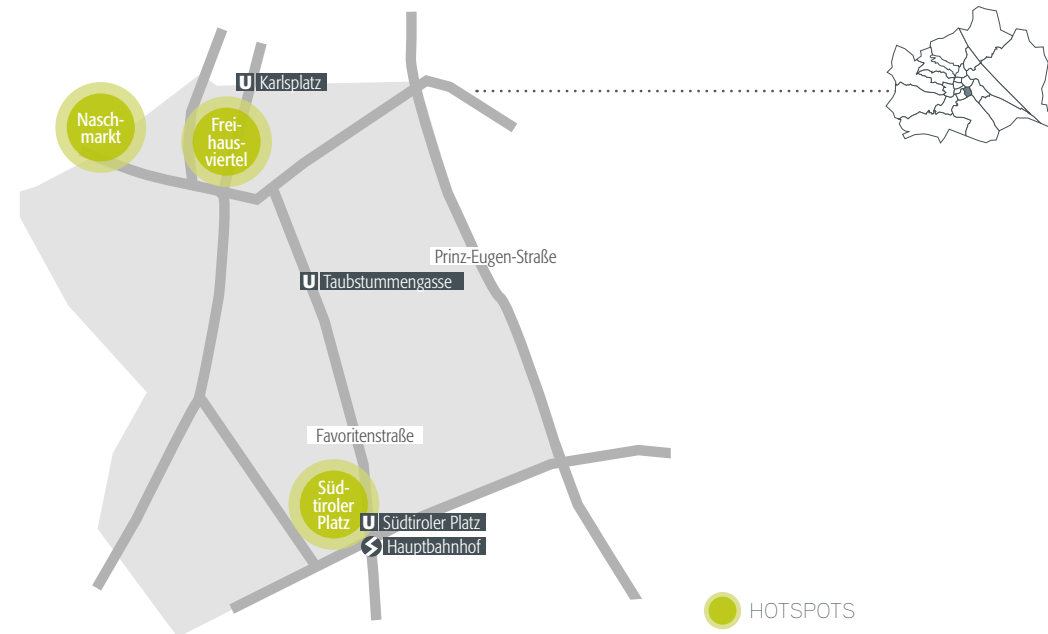
* Total general practitioners, specialists and dentists



POPULAR DENSITY

THE DISTRICT'S COMPACT AREA and dense development place limits on the number of new housing projects in the Fourth District. Even so, there is still a relatively high amount of development: the area around Südtiroler Platz has been seeing increasing popularity with its direct metro connection, and

Wiedner Hauptstraße is burgeoning, becoming increasingly popular with home seekers. Individual luxurious residential projects are emerging along the border to the First District; these projects benefit from their proximity to the Naschmarkt and Freihausviertel hotspots, amongst other things. ✕



SPECIAL FEATURES OF DISTRICT

Despite the low amount of green at around ten percent of the total area of the district, Wieden is no less attractive than other districts as it otherwise leaves nothing to be desired: proximity to educational institutions such as the Technical University and Theresian Academy and the well-developed network of cycling paths attract the Postmaterialist Sinus-Milieu®. High Achievers that also occupy an above-average share in Wieden appreciate the diversity of places to eat out as well as its central location and

prestigious surroundings including the parts bordering on downtown. Wien Museum, Otto Wagner Pavillon, and Church of St. Charles, a symbolic landmark of Vienna, are close by Karlsplatz metro junction, making it not only a cultural highlight of the district – it also has an interesting history with composer Antonio Vivaldi finding his final resting place at Karlsplatz 13 in 1741, and Dr. Karl Lueger, former mayor of Vienna, born almost a hundred years later at the same address in 1844.



Wohllebengasse 6 / EHL Immobilien

HOUSING FACTS

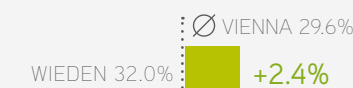
33,319	RESIDENTS 2018
17,196	MAIN RESIDENCES 2017
1.94	PERSONS/HOUSEHOLD 2017
MOVED IN	+ 5,397
MOVED OUT	- 5,159
MIGRATION BALANCE	+ 238

GOOD TO KNOW

	12,890	M OF CYCLE PATHS
	179	DOCTORS*
	2	DOG ZONES
	23	PLAYGROUNDS
	790	PARK BENCHES

DEMOGRAPHIC FACTS

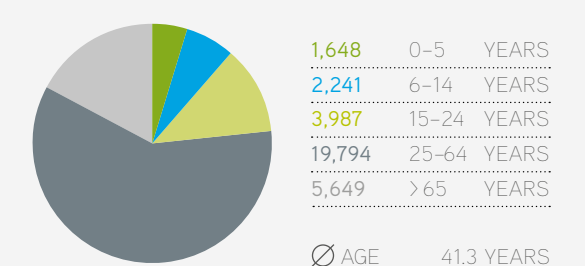
FOREIGN NATIONALS



AVERAGE INCOME **

€ 25,325	Ø WIEDEN
€ 23,365	Ø VIENNA

AGE PROFILE OF POPULATION



HOUSING COSTS (PRICE/m²)

OWNER-OCCUPIED

FIRST OCCUPANCY	€ 5,400/m²
OTHER	€ 3,900/m²

RENTED

FIRST OCCUPANCY	€ 13.00/m²
OTHER	€ 11.20/m²

INVESTMENT PROPERTY € 2,050 to € 3,900/m²

In this district, 182 changes of ownership were registered in the land registry in 2018, with a total sales value of approx. 84 million.

** Source: Statistics Austria, wage tax statistics for 2016, average annual net income for employees in total, in euros, valid as of December 2017

* Total general practitioners, specialists and dentists

1050
MARGARETEN

WIDE RANGE OF ALTERNATIVES

THE FIFTH DISTRICT HAS become distinctly more upmarket in recent years as reflected in demand for housing. Home seekers have discovered the increasing attractiveness of Margareten – not just around the Naschmarkt and Margaretenplatz hotspots, but also around

Matzleinsdorfer Platz with prices already rising due to the planned extension to the U2 metro line. Siebenbrunnengasse is currently among the places with new residential development. ✕



SPECIAL FEATURES OF DISTRICT

The chart hit that brought Falco world fame, "Der Kommissar", was penned at Ziegelofengasse 37. The Fifth District is still home to the alternative arts scene, which is why the Escapist Sinus-Milieu® has above-average numbers in the district, a milieu that also appreciates the affordable residential area near the Vienna Beltway. Nearly sixty-five percent in developed area provides plenty of space for attractive student housing, cultural diversity, and a trendy bar and restaurant scene, which also makes Margareten especially attractive to Digital Individualists. Margareten used to be known

as a working-class district, but has since developed into a hip area with plenty of start-ups. Despite green areas occupying only 4.4 percent of the district, there are also many smaller parks providing cool shade on a sunny day within the Beltway. These include the popular courtyards behind some of the old buildings. Usually hidden away and only familiar to those who know the district, these secret treasures such as Schlossquadrat are ideal for enjoying a summer's day in the city.



Siebenbrunnengasse 19-21 / EHL Immobilien

HOUSING FACTS

55,640 RESIDENTS 2018

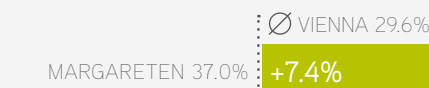
29,249 MAIN RESIDENCES 2017

1.93 PERSONS/HOUSEHOLD 2017

MOVED IN	+	8,967
MOVED OUT	-	8,886
MIGRATION BALANCE	+	81

DEMOGRAPHIC FACTS

FOREIGN NATIONALS



AVERAGE INCOME **



GOOD TO KNOW

30,340 M OF CYCLE PATHS

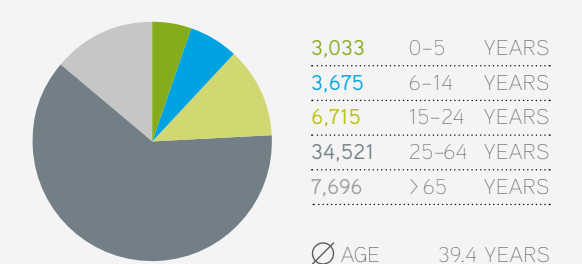
138 DOCTORS*

9 DOG ZONES

34 PLAYGROUNDS

552 PARK BENCHES

AGE PROFILE OF POPULATION



HOUSING COSTS (PRICE/m²)

OWNER-OCCUPIED

FIRST OCCUPANCY	n/a**
OTHER	€ 3,700/m²

RENTED

FIRST OCCUPANCY	€ 11.80/m²
OTHER	€ 10.60/m²

INVESTMENT PROPERTY € 1,800 to € 3,000/m²

In this district, 409 changes of ownership were registered in the land registry in 2018, with a total sales value of approx. 107 million.

** Source: Statistics Austria, wage tax statistics for 2016, average annual net income for employees in total, in euros, valid as of December 2017

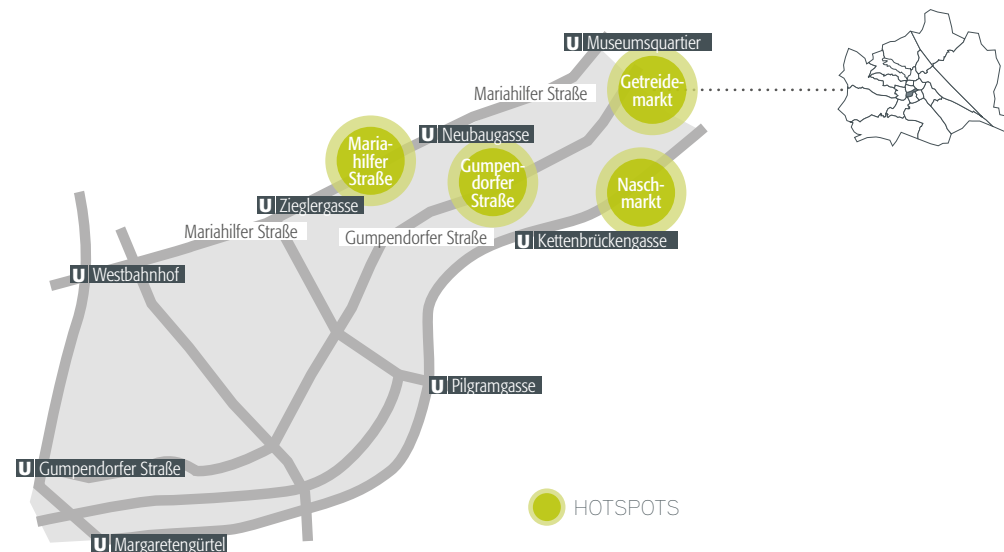
* Total general practitioners, specialists and dentists



CULTURE AND CULINARY DELIGHTS

THE NEWLY PLANNED Mariahilfer Straße has led to an increasingly positive development in the Sixth District; the planned extension to the U2 and U5 metro lines contributes even more to the attractiveness of Mariahilf. This trend has already manifested itself in

the increased demand for housing around the Gumpendorfer Straße and Getreidemarkt hotspots. There are currently only a few new development projects due to the building density; even so, Mariahilf is still a sought-after residential area. ✕



SPECIAL FEATURES OF DISTRICT

Shopping and pleasure are two qualities that the district excels in. Mariahilfer Straße – Austria's longest shopping street – and Gumpendorfer Straße provide an extensive range of local and individual shops as well as international chain stores. This especially appeals to the High Achievers Sinus-Milieu®, although Postmaterialists also appreciate the many places to meet as well as the cycle paths and pedestrian precincts. Naschmarkt is also popular with High Achievers and a highlight in the district for anyone visiting: every day sees a lively tumult brimming with lifestyle and flair like few other places, with around a hundred and twenty market stalls on an

area of 2.3 hectares. From gourmet delicatessens to a variety of dining establishments, fine eaters are guaranteed satisfaction until the late evening hours. Mariahilf also has plenty to offer in the way of culture with an impressive array of museums, exhibitions, and theatres. This especially includes Raimundtheater, which is mainly used for musicals; the theatre was named after the actor and playwright Ferdinand Raimund, who was born at Mariahilfer Straße 45 in 1790. This sheer diversity together with excellent transport links make up for the lack of green areas at just under four percent.



HOUSING FACTS

32,069	RESIDENTS 2018
16,958	MAIN RESIDENCES 2017
1.88	PERSONS/HOUSEHOLD 2017
MOVED IN	+ 5,196
MOVED OUT	- 4,987
MIGRATION BALANCE	+ 209

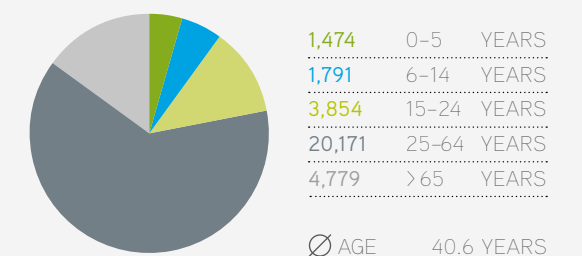
DEMOGRAPHIC FACTS

FOREIGN NATIONALS	VIENNA 29.6%
MARIAHILF 29.9%	+0.3%
AVERAGE INCOME **	
€ 23,570	Ø MARIAHILF
€ 23,365	Ø VIENNA

GOOD TO KNOW

	14,110	M OF CYCLE PATHS
	202	DOCTORS*
	4	DOG ZONES
	22	PLAYGROUNDS
	330	PARK BENCHES

AGE PROFILE OF POPULATION



HOUSING COSTS (PRICE/m²)

OWNER-OCCUPIED	
FIRST OCCUPANCY	€ 5,300/m²
OTHER	€ 3,850/m²

RENTED

FIRST OCCUPANCY	€ 13.00/m²
OTHER	€ 11.00/m²
INVESTMENT PROPERTY	€ 2,000 to € 4,000/m²

In this district, 276 changes of ownership were registered in the land registry in 2018, with a total sales value of approx. 108 million.

** Source: Statistics Austria, wage tax statistics for 2016, average annual net income for employees in total, in euros, valid as of December 2017

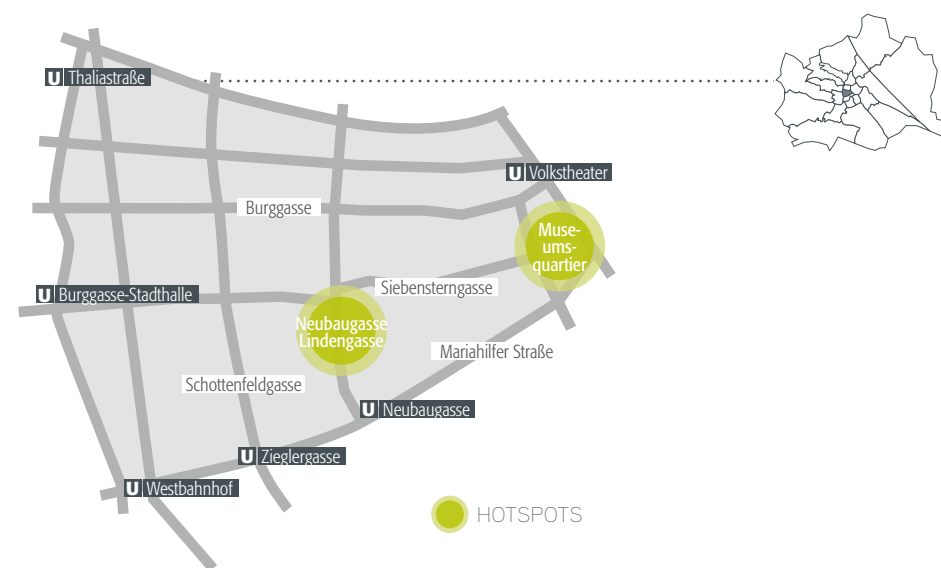
* Total general practitioners, specialists and dentists



CREATIVITY AND DESIGN

NOT MUCH BUILDING IN NEUBAU: the Seventh District has relatively little new development, especially as it is already very densely built. One worth emphasising is the Über den Linden project – the tallest residential building in the quarter is currently in the

planning stage; there are more projects on Zieglergasse. Despite its low development activity, Neubau is still a very popular residential area with a variety of attractions. The Museumsquartier and Neubaugasse hotspots especially attract the young and creative. ✕



SPECIAL FEATURES OF DISTRICT

Cultural diversity from studios and restaurants to colourful, trendy bars probably best describes the district, which attracts three Sinus-Milieus® in above-average numbers to Neubau: Postmaterialists, High Achievers, and Digital Individualists. The centre of the creative scene with many young designers establishing a reputation can be found between Urban-Loritz-Platz, Neubaugasse and Museumsquartier, which was once home to the royal stables, and is now a magnet to the aficionados of culture. Painter Friedrich Ritter von Amerling was born in 1887 in what's now

known as Amerlinghaus at Stiftgasse 8. The house has survived moves to demolish it throughout the years thanks to the efforts of artists, architects, and residents. Today, the house is a self-managed cultural and communications centre, and home to a restaurant as well as the Neubau district museum. Parks such as Weghuberpark and Josef-Strauß-Park provide pleasant recreation opportunities even though green areas are scarce in the district at only 2.3 percent of the total area.



HOUSING FACTS

32,467	RESIDENTS 2018
17,875	MAIN RESIDENCES 2017
1.85	PERSONS/HOUSEHOLD 2017
MOVED IN	+ 5,037
MOVED OUT	- 4,895
MIGRATION BALANCE	+ 142

DEMOGRAPHIC FACTS

FOREIGN NATIONALS	Ø VIENNA 29.6%
NEUBAU 29.7%	+0.1%

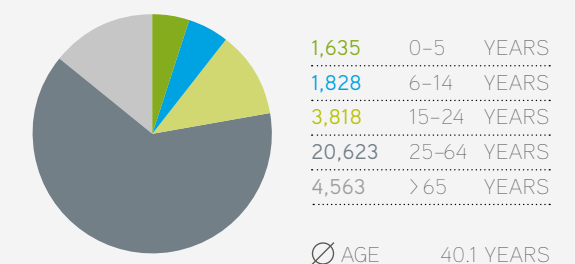
AVERAGE INCOME **

€ 24,654	Ø NEUBAU
€ 23,365	Ø VIENNA

GOOD TO KNOW

18,970	M OF CYCLE PATHS
173	DOCTORS*
2	DOG ZONES
18	PLAYGROUNDS
464	PARK BENCHES

AGE PROFILE OF POPULATION



HOUSING COSTS (PRICE/m²)

OWNER-OCCUPIED

FIRST OCCUPANCY	€ 5,750/m²
OTHER	€ 4,400/m²

RENTED

FIRST OCCUPANCY	€ 13.00/m²
OTHER	€ 11.00/m²

INVESTMENT PROPERTY	€ 1,950 to € 3.950/m²
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In this district, 275 changes of ownership were registered in the land registry in 2018, with a total sales value of approx. 101 million.

** Source: Statistics Austria, wage tax statistics for 2016, average annual net income for employees in total, in euros, valid as of December 2017

* Total general practitioners, specialists and dentists



SMALL IS BEAUTIFUL

THE SMALLEST DISTRICT in Vienna has very little space for free development, which is reflected in the prices for the residential space available. Demand is still high with places to meet on Lange Gasse as well as greening activities improving the district.

Piaristengasse has one of the few new construction projects; apart from that, structurally sound residential properties are being revitalised and expanded to include high-quality loft extensions. ✕



SPECIAL FEATURES OF DISTRICT

Postmaterialists take the lion's share of the Sinus-Milieus® in the Eighth District, as they appreciate the ethnically diverse opportunities for eating out, wide range of cultural leisure activities, and the traffic-calming zone. Green areas only account for just under two percent in Josefstadt, but the seventy percent built-up area provides lots of small Viennese "Platzl" squares with an inviting variety of bars and restaurants to relax in. The theatre house in Josefstadt was founded in 1788, and is Vienna's oldest theatre. Great poets and actors such as Johann Nestroy and Oskar Werner

have graced the stage here. The Oskar-Werner-Hof building at Lenaugasse 19 was named after the latter. Emanuel Schikaneder, actor and author of The Magic Flute, spent the last years of his life as a resident of the Eighth District until his death in 1812. Apart from cultural and historical highlights that Josefstadt has to offer, the district is also known as a school district with the University of Vienna close by and easy to reach, which is greatly appreciated by many students and families.



HOUSING FACTS

25,662	RESIDENTS 2018
13,313	MAIN RESIDENCES 2017
1.95	PERSONS/HOUSEHOLD 2017
MOVED IN	+ 6,551
MOVED OUT	- 6,487
MIGRATION BALANCE	+ 64

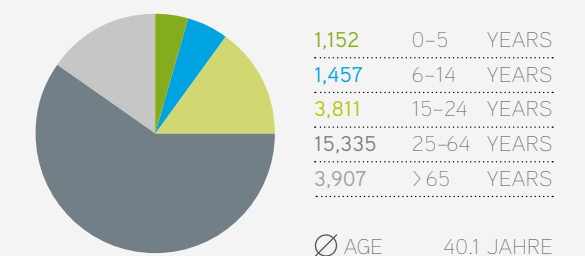
DEMOGRAPHIC FACTS

FOREIGN NATIONALS	Ø VIENNA 29.6%
JOSEFSTADT 30.7%	+1.1%
AVERAGE INCOME **	
€ 24,464	Ø JOSEFSTADT
€ 23,365	Ø VIENNA

GOOD TO KNOW

11,220	M OF CYCLE PATHS
307	DOCTORS*
3	DOG ZONES
11	PLAYGROUNDS
373	PARK BENCHES

AGE PROFILE OF POPULATION



HOUSING COSTS (PRICE/m²)

OWNER-OCCUPIED		RENTED
FIRST OCCUPANCY	n/a**	FIRST OCCUPANCY..... € 13.00/m²
OTHER	€ 4,500/m²	OTHER € 11.30/m²
		INVESTMENT PROPERTY € 2,350 to € 4,100/m²

In this district, 222 changes of ownership were registered in the land registry in 2018, with a total sales value of approx. 126 million.

** Source: Statistics Austria, wage tax statistics for 2016, average annual net income for employees in total, in euros, valid as of December 2017

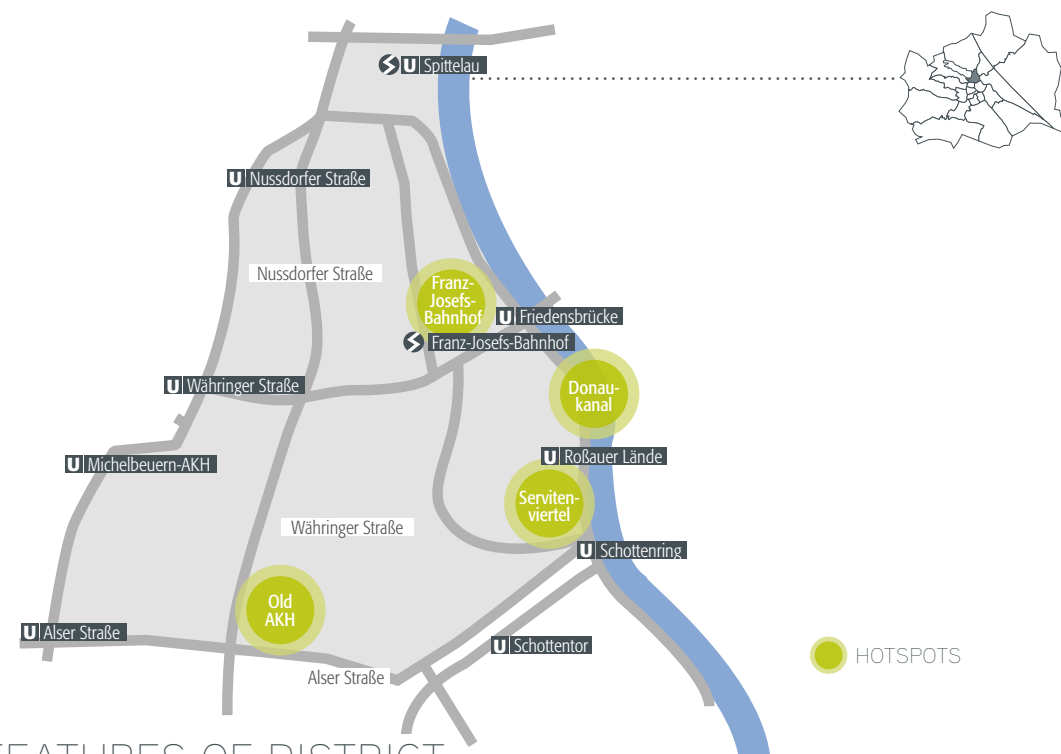
* Total general practitioners, specialists and dentists



ACADEMIC MIX

CULTURE, ART, EDUCATION, AND WATER provide a diverse mix that makes Alsergrund an attractive residential area. The largest project development area in the Ninth District is currently located between the former University of Economics

and Franz-Josefs-Bahnhof railway station. Close by the coveted Donaukanal and Servitenviertel hotspots, Berggasse currently has an exclusive luxury project in construction. The area around the old AKH hospital site still enjoys great popularity. ✕



SPECIAL FEATURES OF DISTRICT

New neighbourhoods north of Alserbachstraße and student residences make the Ninth District a good place to live for many High Achievers, while the Postmaterialist Sinus-Milieu® is attracted to the number of universities in the area – the Medical University at Vienna General Hospital, Institute of Journalism, and the main university campus at the former Vienna General Hospital site. The wide range of educational institutions and corresponding local scene come with a range of attractions for students. The district has always been a home to the intelligentsia. As an example,

physicist and Nobel prize winner Erwin Schrödinger, famous for the Schrödinger's cat thought experiment, lived at Pasteurgasse 4 for many years. The district is not short on recreational opportunities either: at just over seven percent green space, invitingly cosy places along Donaukanal are ideal for sports and relaxation. Culture aficionados will also find satisfaction in Alsergrund. Museums such as Palais Liechtenstein and Sigmund-Freud-Museum, Volksoper opera house, WUK and the Schauspielhaus theatre provide plenty of variety.



HOUSING FACTS

42,547	RESIDENTS 2018
23,065	MAIN RESIDENCES 2017
1.88	PERSONS/HOUSEHOLD 2017
MOVED IN	+ 8,236
MOVED OUT	- 8,464
MIGRATION BALANCE	- 228

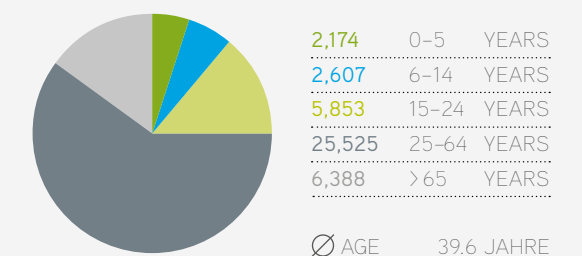
DEMOGRAPHIC FACTS

FOREIGN NATIONALS	Ø VIENNA 29.6%
ALSERGRUND 3.5%	+2.9%
AVERAGE INCOME **	
€ 24,091	Ø ALSERGRUND
€ 23,365	Ø VIENNA

GOOD TO KNOW

30,180	M OF CYCLE PATHS
530	DOCTORS*
3	DOG ZONES
25	PLAYGROUNDS
503	PARK BENCHES

AGE PROFILE OF POPULATION



HOUSING COSTS (PRICE/m²)

OWNER-OCCUPIED	
FIRST OCCUPANCY	€ 5,750/m²
OTHER	€ 4,300/m²

RENTED	
FIRST OCCUPANCY	€ 13.10/m²
OTHER	€ 11.20/m²
INVESTMENT PROPERTY	€ 2,100 to € 4,000/m²

In this district, 469 changes of ownership were registered in the land registry in 2018, with a total sales value of approx. 219 million.

** Source: Statistics Austria, wage tax statistics for 2016, average annual net income for employees in total, in euros, valid as of December 2017

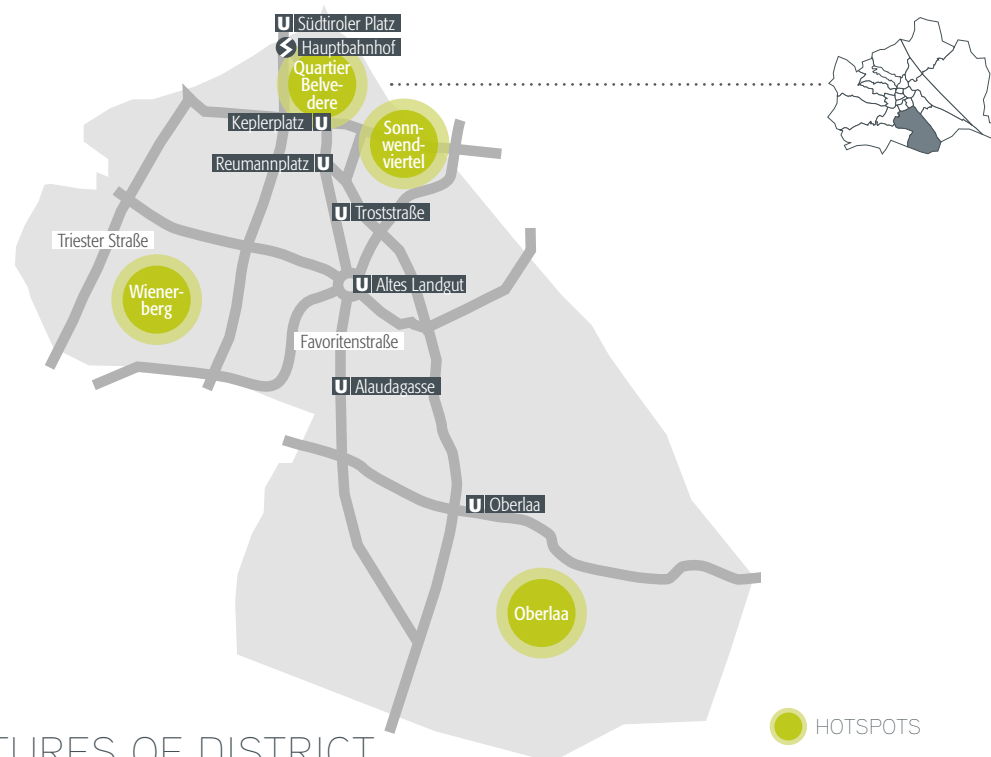
* Total general practitioners, specialists and dentists



A NEW WAY OF LIVING

FAVORITEN is Vienna's most interesting district from the point of view of residential construction as it has the most building and development activity in Vienna: development projects for chic residential and office areas in Sonnwendviertel, Quartier Belvedere, and Wienerberg clearly reflect the district's transition from its former working-

class roots to a modern residential district with new residential high-rises such as MySky and Hoch 33 to provide additional affordable housing. The Oberlaa hotspot development is proving exciting as it gains popularity with developers on the extension of the U1 metro line. ✕



SPECIAL FEATURES OF DISTRICT

A stroll through Favoriten, for example from Reumannplatz towards Hauptbahnhof main railway station, will reveal the diversity of the district: a variety of cultures and languages combine in nearly two hundred thousand inhabitants making the district unique with the addition of the interplay between traditional and modern. Anyone wishing to experience old Viennese flair might like to visit Viktor-Adler-Markt founded in 1877. The Traditionalist Sinus-Milieu® has its roots in long-established residential areas with attractive housing costs, whereas the Adaptive-Pragmatists will

feel at home in the family-friendly atmosphere of less densely built-up neighbourhoods or newly developed residential areas offering everything under one roof. Favoriten is Vienna's most populous district, and still provides sufficient leisure and recreational activities for every resident, with green areas taking up forty-six percent of the total area. These include numerous parks, the Wienerberg local recreation area, Laaer Berg with the Böhmischer Prater, which was almost completely destroyed in World War II, and the Oberlaa spa gardens.

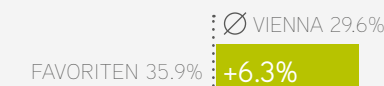


HOUSING FACTS

201,882	RESIDENTS 2018
93,446	MAIN RESIDENCES 2017
2.17	PERSONS/HOUSEHOLD 2017
MOVED IN	+ 24,735
MOVED OUT	- 21,552
MIGRATION BALANCE	+ 3,183

DEMOGRAPHIC FACTS

FOREIGN NATIONALS



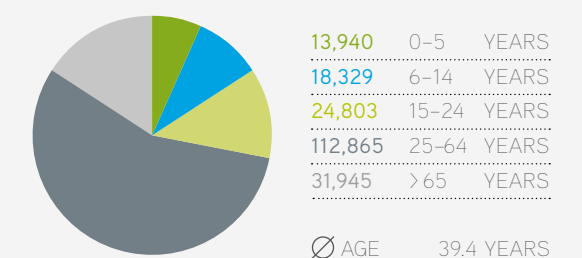
AVERAGE INCOME **

€ 19,122	Ø FAVORITEN
€ 23,365	Ø VIENNA

GOOD TO KNOW

🚲	96,480	M OF CYCLE PATHS
🏥	250	DOCTORS*
🐕	19	DOG ZONES
🎡	90	PLAYGROUNDS
🪑	2,912	PARK BENCHES

AGE PROFILE OF POPULATION



HOUSING COSTS (PRICE/m²)

OWNER-OCCUPIED	
FIRST OCCUPANCY	€ 4,150/m²
OTHER	€ 2,700/m²

RENTED

FIRST OCCUPANCY	€ 10.90/m²
OTHER	€ 9.10/m²
INVESTMENT PROPERTY	€ 1,450 to € 2,600/m²

In this district, 1,322 changes of ownership were registered in the land registry in 2018, with a total sales value of approx. 282 million.

** Source: Statistics Austria, wage tax statistics for 2016, average annual net income for employees in total, in euros, valid as of December 2017

* Total general practitioners, specialists and dentists



NATURE MEETS MODERNITY

GOOD NEWS for home seekers: Simmering is one of the most affordable residential districts in Vienna, and has several development areas to offer. There is active construction work taking place along Simmeringer Hauptstraße, the St. Marx hotspot

easily reached using the U3 metro line, and on Lorystraße. The former Siemens site between Leberstraße and Brehmstraße has another major project with many residential units in construction. Kaiserebersdorf is a hotspot in the district with its quiet residential area. ✕



SPECIAL FEATURES OF DISTRICT

The Eleventh District provides city areas with excellent infrastructure alongside very rural areas with green spaces at just under forty-two percent. These areas are used for agricultural and recreational purposes. For example, the area around Schloss Neugebäude palace is a popular destination for an excursion. A wide variety of activities for young and old are on offer the whole year around, ranging from a medieval festival, outdoor cinema, and Oktoberfest to a Christmas market. Simmering has three Sinus-Milieus® in above-average proportions: Traditionals and Adaptive-Pragmatists appreciate the district's neighbourhoods and

family-oriented housing estates that go back years, while the affordable shopping opportunities such as at the EKZ Simmering shopping centre and Simmeringer Hauptstraße are attractive to the Consumption Oriented. Another place for shopping is Simmering market, which dates back to 1909 and was almost completely destroyed at the end of World War II. Anyone wishing to take a small trip into the past might be interested in a visit to Vienna's central cemetery. Apart from striking buildings in Art Nouveau style, many famous Austrians found their resting place here.



Lorystraße 1 / EHL Immobilien

© PREMIUM Immobilien

HOUSING FACTS

101,420	RESIDENTS 2018
46,852	MAIN RESIDENCES 2017
2.18	PERSONS/HOUSEHOLD 2017
MOVED IN	+ 9,689
MOVED OUT	- 8,868
MIGRATION BALANCE	+ 821

GOOD TO KNOW

66,910	M OF CYCLE PATHS
129	DOCTORS*
12	DOG ZONES
59	PLAYGROUNDS
1,228	PARK BENCHES

DEMOGRAPHIC FACTS

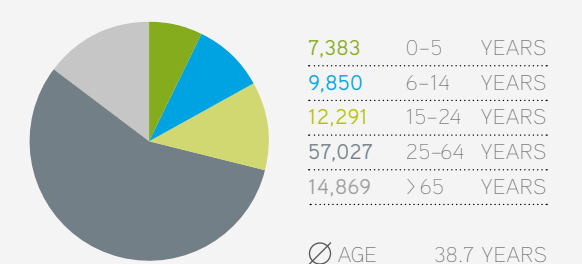
FOREIGN NATIONALS



AVERAGE INCOME **



AGE PROFILE OF POPULATION



HOUSING COSTS (PRICE/m²)

OWNER-OCCUPIED	
FIRST OCCUPANCY	€ 3,600/m²
OTHER	€ 2,300/m²

RENTED

FIRST OCCUPANCY	€ 10.00/m²
OTHER	€ 8.90/m²

INVESTMENT PROPERTY	€ 1,200 to € 2,000/m²
----------------------------	-----------------------

In this district, 706 changes of ownership were registered in the land registry in 2018, with a total sales value of approx. 144 million.

** Source: Statistics Austria, wage tax statistics for 2016, average annual net income for employees in total, in euros, valid as of December 2017

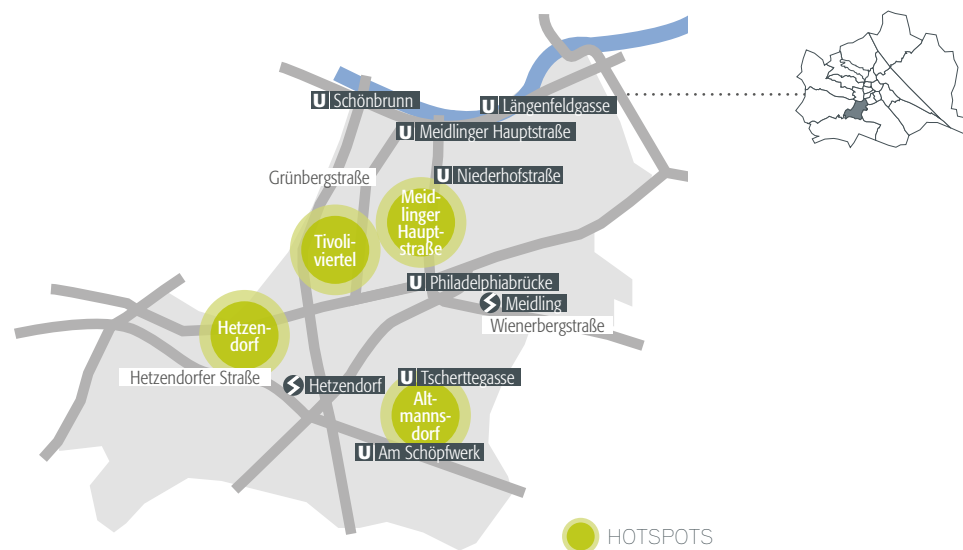
* Total general practitioners, specialists and dentists



DOWN SOUTH

MEIDLING HAS SEEN high demand for housing, especially in the area between Schönbrunner Straße and Wilhelmstraße. The location close to the U6 and U4 metro lines and the River Wien is attractive for developers. The City Apartments an der Wien project completed here last year is one example. Arndtstraße 66 currently has a project in construction, and plans for a multifunctional community

project in the former Komet site are making a positive contribution to further development in the district. Wildgarten, a large residential project to accommodate more than 2,300 people in the future, is currently being built on Rosenhügel, one of the foothills of the Wienerwald hills. Other popular residential areas are Tivoliviertel and the Hetzendorf hotspot, which is especially popular with families. ✕



SPECIAL FEATURES OF DISTRICT

Traditionals and the Consumption Oriented are the dominant Sinus-Milieus® in the Twelfth District. The former appreciate Meidling for its affordable housing in public housing estates. Traditionals are also drawn to the attractive prices and the small-town atmosphere of the Twelfth District. While urban bustle is a typical feature in the area around Meidlinger Hauptstraße and Meidlinger Markt, areas such as Altmannsdorf and Hetzendorf have more village-like appeal. Schloss Hetzendorf

is a baroque palace with a rich history; it is home to a church that is not recognisable from the outside as well as restaurants and the Vienna Fashion School that opened several years ago. Compared to other districts of this size, Meidling has a low proportion of green areas at 12.5 percent. However, the district does have good transport links to nearby recreational areas such as Schloss Schönbrunn palace in Hietzing, providing a variety of recreational and leisure activities in the palace gardens.

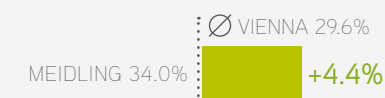


HOUSING FACTS

97,624	RESIDENTS 2018
47,612	MAIN RESIDENCES 2017
2.06	PERSONS/HOUSEHOLD 2017
MOVED IN + 13,855	
MOVED OUT - 12,326	
MIGRATION BALANCE + 1,529	

DEMOGRAPHIC FACTS

FOREIGN NATIONALS



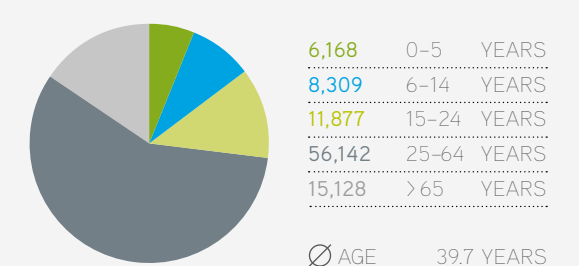
AVERAGE INCOME **

€ 20,083	MEIDLING
€ 23,365	VIENNA

GOOD TO KNOW

52,370	M OF CYCLE PATHS
226	DOCTORS*
13	DOG ZONES
66	PLAYGROUNDS
889	PARK BENCHES

AGE PROFILE OF POPULATION



HOUSING COSTS (PRICE/m²)

OWNER-OCCUPIED

FIRST OCCUPANCY	€ 4,150/m²
OTHER	€ 3,100/m²

RENTED

FIRST OCCUPANCY	€ 11.20/m²
OTHER	€ 10.00/m²

INVESTMENT PROPERTY € 1,450 to € 2,750/m²

In this district, 713 changes of ownership were registered in the land registry in 2018, with a total sales value of approx. 163 million.

** Source: Statistics Austria, wage tax statistics for 2016, average annual net income for employees in total, in euros, valid as of December 2017

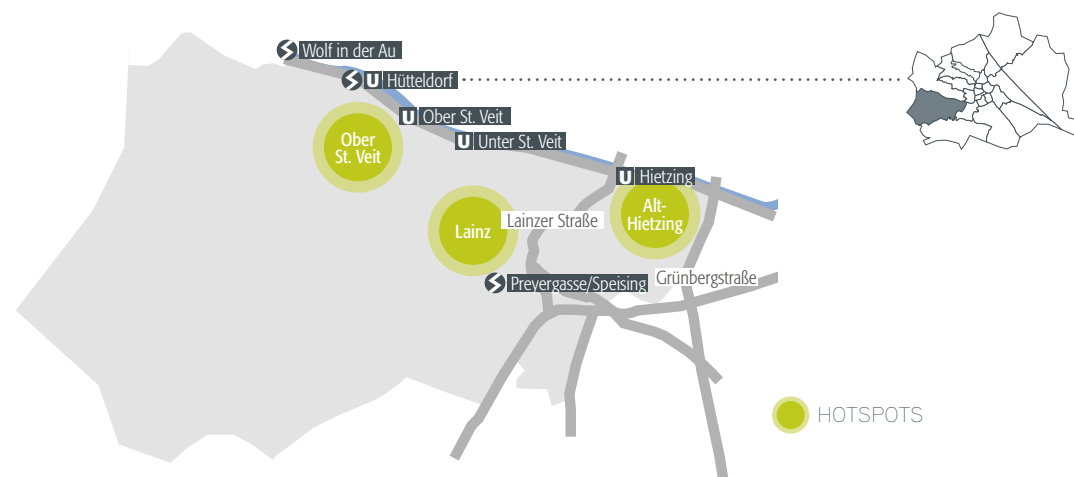
* Total general practitioners, specialists and dentists



RESIDENCE

MANSIONS AND PARKS dominate in the Thirteenth District. This is also reflected in the cost of housing. Mansion plots are increasingly used for apartment buildings to create more housing units, and also because of the high land prices. These fine

projects are in good locations such as Jagdschlossgasse. The Speising and Lainz areas show more activity in terms of development. The area around Ober St. Veit is another popular hotspot. ✕



SPECIAL FEATURES OF DISTRICT

Maria Theresa chose Schloss Schönbrunn palace as her summer residence around the year 1740, making it the centre of royal life. This has had lasting effects that can be seen and felt in the high-class district of Hietzing. Hietzing is also Vienna's "greenest" district with more than seventy percent of the whole district taken by green areas. The Wienerwald hills extend across large parts of the district, providing a home for the Lainzer Tiergarten park known for its rich wildlife living freely on the grounds, as well as the Hermesvilla

palace. Empress Elisabeth (Sisi) lovingly named it the Palace of Dreams. Even now, it shows glimpses into how the royals lived, and is also used for art exhibitions and weddings. Two Sinus-Milieus® are dominant in the Thirteenth District: Postmaterialists especially appreciate the extensive green areas already mentioned as well as the architectural variety of the district, while the Established are attracted to the residential area with its traditional mansion quarters and high-class restaurants.



HOUSING FACTS

54,265	RESIDENTS 2018
26,738	MAIN RESIDENCES 2017
2.04	PERSONS/HOUSEHOLD 2017
MOVED IN	+ 5,583
MOVED OUT	- 5,360
MIGRATION BALANCE	+ 223

GOOD TO KNOW

	58,650	M OF CYCLE PATHS
	355	DOCTORS*
	2	DOG ZONES
	33	PLAYGROUNDS
	527	PARK BENCHES

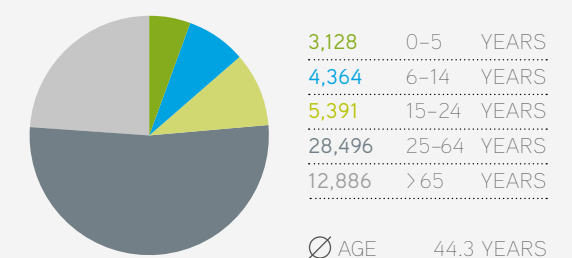
DEMOGRAPHIC FACTS

FOREIGN NATIONALS	Ø VIENNA 29.6%
-9.3%	HIETZING 20.3%

AVERAGE INCOME **

€ 29,357	Ø HIETZING
€ 23,365	Ø VIENNA

AGE PROFILE OF POPULATION



HOUSING COSTS (PRICE/m²)

OWNER-OCCUPIED	
FIRST OCCUPANCY	€ 5,700/m²
OTHER	€ 4,150/m²

RENTED	
FIRST OCCUPANCY	€ 12.80/m²
OTHER	€ 11.00/m²
INVESTMENT PROPERTY	€ 1,950 to € 3,600/m²

In this district, 459 changes of ownership were registered in the land registry in 2018, with a total sales value of approx. 159 million.

** Source: Statistics Austria, wage tax statistics for 2016, average annual net income for employees in total, in euros, valid as of December 2017

* Total general practitioners, specialists and dentists

1140
PENZING

LIVING IN THE WEST

THE FOURTEENTH DISTRICT is in great demand with families due to its favourable transport links and large green areas. Demand is especially high along Linzer Straße and Hütteldorfer Straße. Penzing still has a lot of development potential. For example, there are interesting developments in the urban area, for instance around

the Körnerkaserne barracks, and also the former Siemens building on Penzinger Straße. There are also attractive projects for investors such as on Breitenseer Straße. Wolfersberg and the area around Breitensee are amongst the district's hotspots. ✕



SPECIAL FEATURES OF DISTRICT

The main Sinus-Milieus® in Penzing are the Established and Conservatives. The main reason for this is the peaceful location on the edge of the city with good connections to the motorway, the highly traditional buildings, attractive residential areas with detached properties, and the high-value new building projects. The Fourteenth District has a lot to offer in the way of leisure and recreation: around sixty-one percent of the total area of the district is made up of green areas. These include Hohe Wand Wiese, which has a summer toboggan run and a mountain bike trail centre.

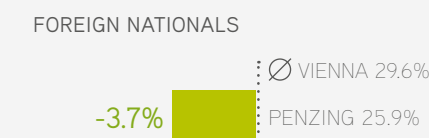
Built in 1918, the Technical Museum has models and exhibits from the history of technology. Cultural history buffs will also find satisfaction: Gustav Klimt, the world-famous painter and cofounder of the Vienna Secession, was born at Linzer Straße 247 in 1861. In 1972, Ernst Fuchs, also an artist, purchased the Otto-Wagner-Villa mansion designed by the architect of the same name in 1888, rescuing it from dilapidation and opening it to the public by converting it into a museum.



HOUSING FACTS

92,752	RESIDENTS 2018
45,930	MAIN RESIDENCES 2017
2.03	PERSONS/HOUSEHOLD 2017
MOVED IN	+ 10,397
MOVED OUT	- 10,119
MIGRATION BALANCE	+ 278

DEMOGRAPHIC FACTS



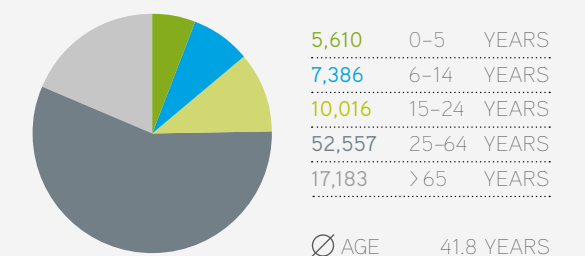
AVERAGE INCOME **

€ 23,726	Ø PENZING
€ 23,365	Ø VIENNA

GOOD TO KNOW

76,500	M OF CYCLE PATHS
233	DOCTORS*
8	DOG ZONES
41	PLAYGROUNDS
656	PARK BENCHES

AGE PROFILE OF POPULATION



HOUSING COSTS (PRICE/m²)

OWNER-OCCUPIED	
FIRST OCCUPANCY	€ 4,300/m²
OTHER	€ 3,100/m²

RENTED

FIRST OCCUPANCY	€ 11.30/m²
OTHER	€ 10.30/m²

INVESTMENT PROPERTY	€ 1,550 to € 2,600/m²
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In this district, 979 changes of ownership were registered in the land registry in 2018, with a total sales value of approx. 219 million.

** Source: Statistics Austria, wage tax statistics for 2016, average annual net income for employees in total, in euros, valid as of December 2017

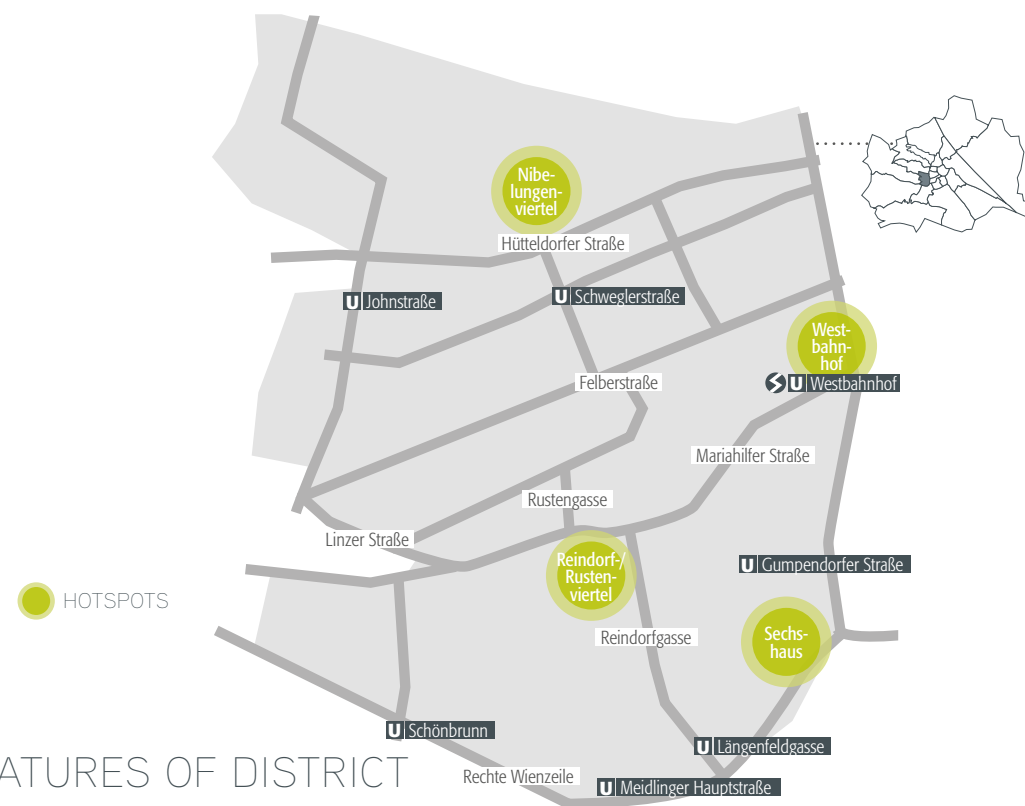
* Total general practitioners, specialists and dentists



FUSION

A CHANGE OF IMAGE FROM A PROBLEM DISTRICT to a residential district with ever increasing popularity and housing that is still affordable has made Rudolfsheim-Fünfhaus attractive to a younger market. Apart from that, the district benefits from its central location, infrastructure, and good transport connections.

The development of hotspots such as Nibelungenviertel, Sechshaus, and Rustenviertel have also played a part in the increasing quality of living. New building projects and loft conversions while renovating old buildings have created new housing opportunities. ✕



SPECIAL FEATURES OF DISTRICT

Urban, central, and diverse are the best ways of describing the Fifteenth District. The area around the Stadthalle to the north of the Westbahnhof railway station is especially lively, providing highly contrasting shopping opportunities in Lugner City and Reindorfstraße. Schwendemarkt market has served for local supplies since 1833, and is currently undergoing revitalisation. Two working groups have been dedicating themselves to extending the range of attractions such as greening public spaces; the Fifteenth District has only just under nine percent green areas. Three Sinus-Milieus® are equally dominant in Rudolfsheim-Fünfhaus: Escap-

ists and Adaptive-Pragmatists appreciate the plentiful sports, entertainment, and shopping facilities that are also suitable for the mainstream, and the Consumption Oriented benefit from the affordable cafés and restaurants as well as solid low-cost housing. The Fifteenth District is a good alternative to the other districts within the Vienna Beltway that have become more expensive. Residents in the district have Auer-Welsbach-Park and Schmelz with the allotments at the venerable Schutzhaus in the centre available for local recreation.



HOUSING FACTS

79,029	RESIDENTS 2018
39,375	MAIN RESIDENCES 2017
2.03	PERSONS/HOUSEHOLD 2017
MOVED IN	+ 13,754
MOVED OUT	- 14,039
MIGRATION BALANCE	- 285

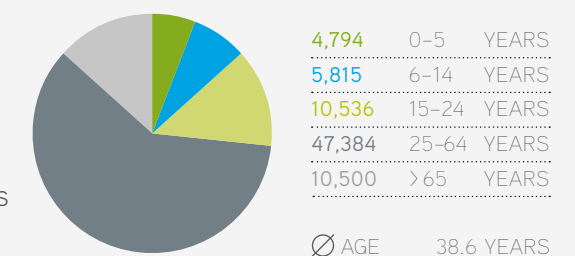
DEMOGRAPHIC FACTS

FOREIGN NATIONALS	Ø VIENNA 29.6%
RUDOLFSHEIM-FÜNFHAUS 42.3%	+12.7%
AVERAGE INCOME **	Ø RUDOLFSHEIM-FÜNFHAUS
€ 17,893	Ø VIENNA
€ 23,365	

GOOD TO KNOW

28,920	M OF CYCLE PATHS
161	DOCTORS*
8	DOG ZONES
50	PLAYGROUNDS
824	PARK BENCHES

AGE PROFILE OF POPULATION



HOUSING COSTS (PRICE/m²)

OWNER-OCCUPIED	RENTED
FIRST OCCUPANCY € 4,150/m²	FIRST OCCUPANCY..... € 11.20/m²
OTHER € 2,850/m²	OTHER € 10.10/m²
	INVESTMENT PROPERTY € 1,450 to € 2,450/m²

In this district, 729 changes of ownership were registered in the land registry in 2018, with a total sales value of approx. 155 million.

** Source: Statistics Austria, wage tax statistics for 2016, average annual net income for employees in total, in euros, valid as of December 2017

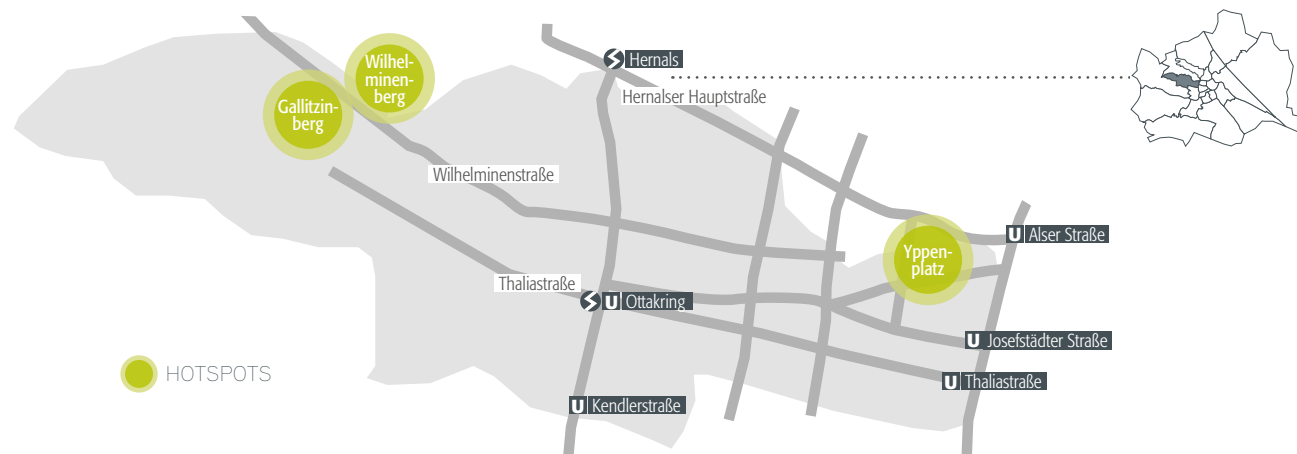
* Total general practitioners, specialists and dentists

1160
OTTAKRING

A COLOURFUL MIX

YPPENPLATZ is still one of the hotspots of the district, but the hype surrounding the hip area and now increasingly spreading onto adjacent streets has calmed down somewhat. Ottakring has a very different structure between the Beltway and Wienerwald hills;

the exclusive locations on Wilhelminenberg and Gallitzinberg are in especially high demand. A new residential project is currently emerging on Roseggergasse.



SPECIAL FEATURES OF DISTRICT

Multiculturalism is a key feature in the Sixteenth District, with mainly the Escapist Sinus-Milieu® feeling at home here. Escapists appreciate the many opportunities for shopping and eating out that the district has to offer, including those on Thaliastraße and Ottakringer Straße, as well as the colourful melting pot in the trendy pubs and bars near the Beltway and the hip neighbourhoods such as Brunnenmarkt. Anyone looking for a more peaceful place to live, might strike lucky with high recreational value in the residential areas around Wilhelminenberg. Around thirty percent of

the total area of the district is covered by green areas. One of the many urban hiking trails in Vienna leads across from Ottakring metro station through the district up to Wilhelminenberg Castle, which is surrounded by twelve thousand square metres of parkland offering a magnificent view over the capital. One of the cultural highlights of the Sixteenth District is the Tschauner Bühne theatre. Founded in 1909, the theatre is currently the last regularly used impromptu theatre in Europe.



Roseggergasse 28-30 / EHL Immobilien

HOUSING FACTS

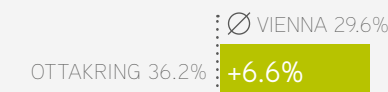
104,627	RESIDENTS 2018
51,759	MAIN RESIDENCES 2017
2.04	PERSONS/HOUSEHOLD 2017
MOVED IN	+ 14,328
MOVED OUT	- 14,482
MIGRATION BALANCE	- 154

GOOD TO KNOW

36,730	M OF CYCLE PATHS
197	DOCTORS*
2	DOG ZONES
51	PLAYGROUNDS
681	PARK BENCHES

DEMOGRAPHIC FACTS

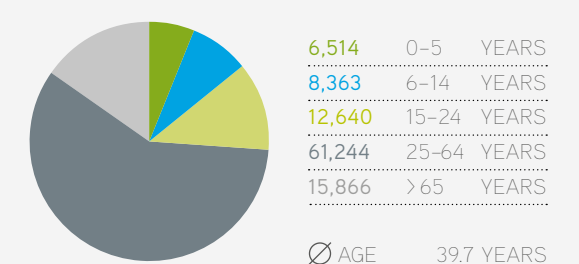
FOREIGN NATIONALS



AVERAGE INCOME **



AGE PROFILE OF POPULATION



HOUSING COSTS (PRICE/m²)

OWNER-OCCUPIED

FIRST OCCUPANCY	€ 4,200/m²
OTHER	€ 2,850/m²

RENTED

FIRST OCCUPANCY	€ 11.20/m²
OTHER	€ 10.20/m²

INVESTMENT PROPERTY	€ 1,500 to € 2,650/m²
---------------------	-----------------------

In this district, 823 changes of ownership were registered in the land registry in 2018, with a total sales value of approx. 163 million.

** Source: Statistics Austria, wage tax statistics for 2016, average annual net income for employees in total, in euros, valid as of December 2017

* Total general practitioners, specialists and dentists

1170
HERNALS

GREEN SUBURB

THE **U5 METRO LINE** extension from Karlsplatz to Elterleinplatz has brought new impetus to the Seventeenth District, making a substantial increase in price levels and construction activity likely in the next few years. Similar to Ottakring, Hernalds also has

a gap between the urban Beltway area and the green areas around the Wienerwald hills. Long-established neighbourhoods such as the Neuwaldegg and Heuberg hotspots are still among the most popular residential areas. ✕



SPECIAL FEATURES OF DISTRICT

Hernalds is mainly home to the Escapist Sinus-Milieu®, which especially appreciates the mix of cultures and lifestyles. Attractively priced housing and proximity to the alternative pub scene in the neighbourhood and nearby Beltway appeal to this group. Even so, Hernalds can be described as a classic suburb with its peaceful residential atmosphere found mainly in the northwest close to the Wienerwald hills, which takes up a considerable proportion of the green areas that account for more than half of

the district. In contrast to other districts, Hernalds does not have a significant number of museums or theatres, but it does feature a unique cultural scene with a colourful range of small variety shows, artists' studios and galleries to suburban wine taverns typical of Vienna. Andreas Schindlauer, who was born at Mariengasse 7 in 1892, was known for his Viennese song compositions including "Du mein liebstes Hernalds" in tribute to the district.

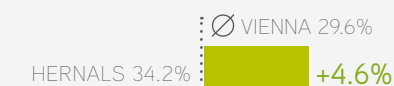


HOUSING FACTS

57,546	RESIDENTS 2018
28,367	MAIN RESIDENCES 2017
2.05	PERSONS/HOUSEHOLD 2017
MOVED IN	+ 8,361
MOVED OUT	- 8,271
MIGRATION BALANCE	+ 90

DEMOGRAPHIC FACTS

FOREIGN NATIONALS



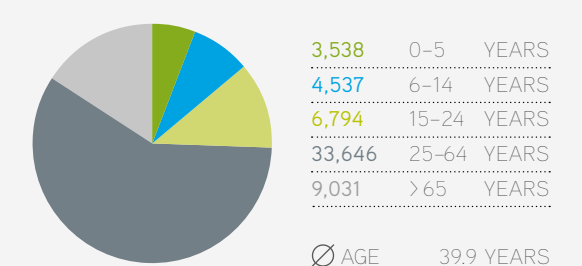
AVERAGE INCOME **

€ 21,091	Ø HERNALS
€ 23,365	Ø VIENNA

GOOD TO KNOW

	33,060	M OF CYCLE PATHS
	179	DOCTORS*
	3	DOG ZONES
	28	PLAYGROUNDS
	405	PARK BENCHES

AGE PROFILE OF POPULATION



HOUSING COSTS (PRICE/m²)

OWNER-OCCUPIED

FIRST OCCUPANCY	n/a**
OTHER	€ 3,000/m²

RENTED

FIRST OCCUPANCY	€ 11.30/m²
OTHER	€ 10.00/m²

INVESTMENT PROPERTY € 1,800 to € 3,500/m²

In this district, 426 changes of ownership were registered in the land registry in 2018, with a total sales value of approx. 105 million.

** Source: Statistics Austria, wage tax statistics for 2016, average annual net income for employees in total, in euros, valid as of December 2017

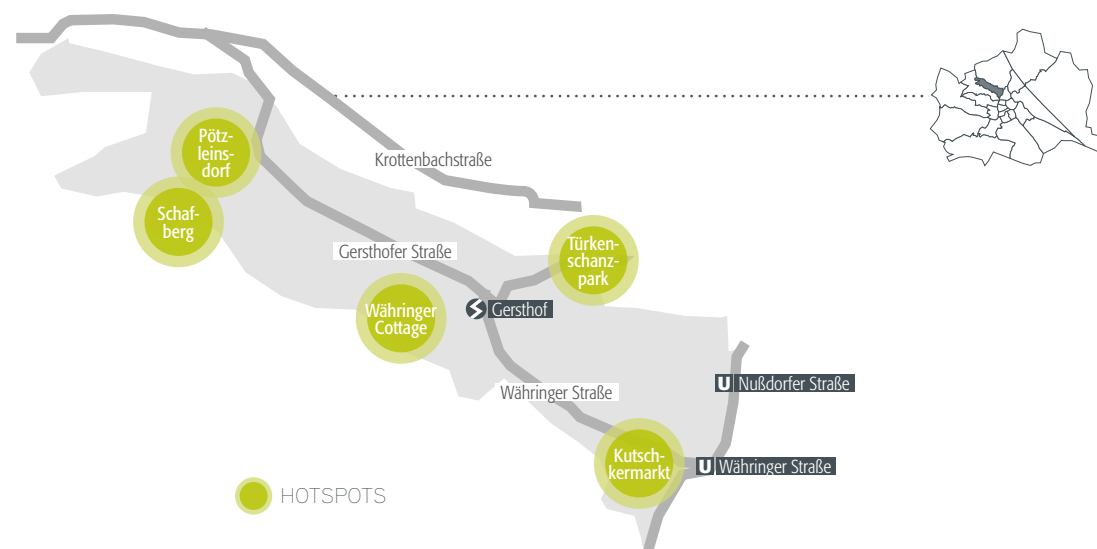
* Total general practitioners, specialists and dentists

1180
WÄHRING

UPMARKET LIVING

THE WHOLE DISTRICT OF WÄHRING is one of the most sought-after and expensive residential areas in Vienna. Demand has been consistently high for years, whether in convenient locations such as the popular Kutschkermarkt or quieter green areas such as Währinger Cottage or the area around Türkenschanzpark.

Overall, there is little in the way of construction activity here. Rather, existing buildings are being renovated and extended with modern high-quality lofts. Examples include individual housing and revitalisation projects such as on Gersthofer Straße. ✕



SPECIAL FEATURES OF DISTRICT

Währing brings young and old together in a family-oriented atmosphere. Easy access to the inner districts makes the Eighteenth District attractive to the Postmaterialist Sinus-Milieu®. Postmaterialists also appreciate the spacious green areas (twenty-seven percent of the total area of the district) such as Türkenschanzpark and Pötzleinsdorfer Schlosspark. With a history going back to 1885, Kutschkermarkt is considered to be the beating heart of the district, and one of the last street markets of Vienna with its

many market stalls and places to eat out. There are Wilhelminian-style houses in impressive numbers on the Beltway in contrast to a "cottage quarter" based on English architecture of the day inside Währing from around 1873. Many members of the upper middle class currently call this upmarket neighbourhood home. Poet Arthur Schnitzler lived at Sternwartestraße 71 for nearly twenty years before his death in 1931, and penned many of his famous plays, novels, and short stories during that time.



HOUSING FACTS

51,647	RESIDENTS 2018
26,538	MAIN RESIDENCES 2017
1.97	PERSONS/HOUSEHOLD 2017
MOVED IN	+ 6,712
MOVED OUT	- 6,333
MIGRATION BALANCE	+ 379

DEMOGRAPHIC FACTS

FOREIGN NATIONALS	Ø VIENNA 29.6%
-1.4%	WÄHRING 28.2%

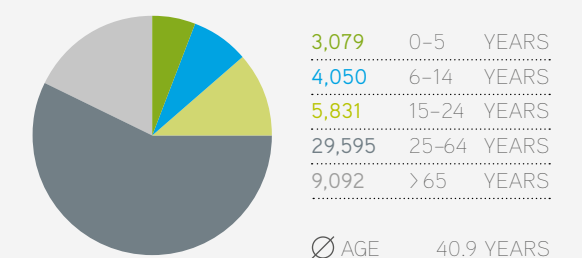
AVERAGE INCOME **

€ 25,560	Ø WÄHRING
€ 23,365	Ø VIENNA

GOOD TO KNOW

26,650	M OF CYCLE PATHS
338	DOCTORS*
3	DOG ZONES
34	PLAYGROUNDS
1,598	PARK BENCHES

AGE PROFILE OF POPULATION



HOUSING COSTS (PRICE/m²)

OWNER-OCCUPIED	
FIRST OCCUPANCY	€ 5,550/m²
OTHER	€ 3,800/m²

RENTED	
FIRST OCCUPANCY	€ 12.60/m²
OTHER	€ 10.80/m²
INVESTMENT PROPERTY	€ 2,500 to € 4,050/m²

In this district, 473 changes of ownership were registered in the land registry in 2018, with a total sales value of approx. 187 million.

** Source: Statistics Austria, wage tax statistics for 2016, average annual net income for employees in total, in euros, valid as of December 2017

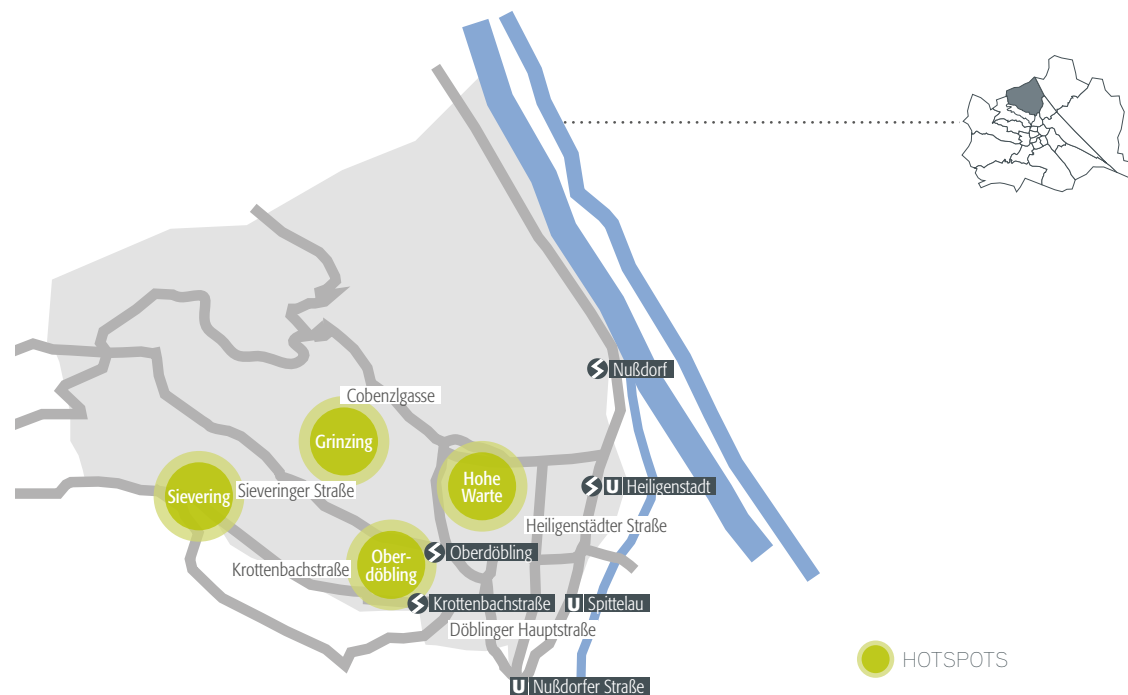
* Total general practitioners, specialists and dentists

1190
DÖBLING

EXCLUSIVE LIVING

SIEVERING, GRINZING AND OBERDÖBLING are hotspots that are especially popular amongst high earners and families due to its exclusive green area. The price levels reflect the high value and generous living spaces sought after in the Nineteenth District.

Interesting new construction projects include Grinzinger Allee, but there are also exciting opportunities for development and corresponding demand in locations near the Beltway, such as along Heiligenstädter Lände. ✕



SPECIAL FEATURES OF DISTRICT

Alongside Hietzing and parts of Währing, Döbling is considered to be an uptown district par excellence. Mainly the Established and Post-materialist Sinus-Milieus® can be found here. The Established are attracted to the mansion neighbourhoods, high-quality shopping, and exclusive traditional restaurants, whereas Postmaterialists appreciate the quiet traffic and spacious green areas that account for around fifty-two percent of the total area of the district. This comes with a wide variety of leisure attractions: Hohe Warte, Kahlenberg and Leopoldsdorf hills are popular destinations for an excursion, and the Schmetterlings-

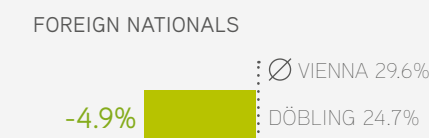
pfad (butterfly path) at Cobenzl is also worth a visit. A vintners' museum appropriate to the surrounding wine region can be found in Döbling. Famous for its wine taverns, the district has a lot to offer for wine lovers, and is developing into a place to be with the Neustifter Kirtag festival in August. Vienna's oldest restaurant has a history going back to the twelfth century. The Der Pfarrwirt restaurant on Pfarrplatz is also worth seeing. Döbling has a surprisingly diverse population structure due to the plentiful public and association housing estates.



HOUSING FACTS

72,650	RESIDENTS 2018
36,806	MAIN RESIDENCES 2017
2.00	PERSONS/HOUSEHOLD 2017
MOVED IN	+ 8,216
MOVED OUT	- 7,482
MIGRATION BALANCE	+ 734

DEMOGRAPHIC FACTS



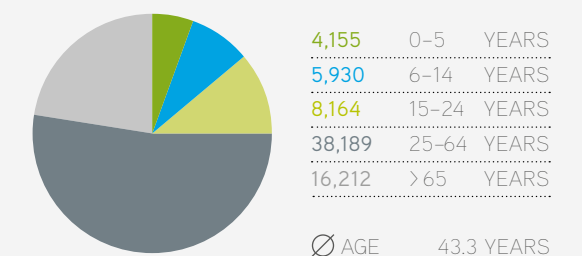
AVERAGE INCOME **

€ 26,728	Ø DÖBLING
€ 23,365	Ø VIENNA

GOOD TO KNOW

	46,880	M OF CYCLE PATHS
	528	DOCTORS*
	5	DOG ZONES
	40	PLAYGROUNDS
	900	PARK BENCHES

AGE PROFILE OF POPULATION



HOUSING COSTS (PRICE/m²)

OWNER-OCCUPIED	
FIRST OCCUPANCY	€ 6,200/m²
OTHER	€ 4,200/m²

RENTED	
FIRST OCCUPANCY	€ 13.00/m²
OTHER	€ 10.90/m²
INVESTMENT PROPERTY	€ 2,700 to € 4,500/m²

In this district, 547 changes of ownership were registered in the land registry in 2018, with a total sales value of approx. 260 million.

** Source: Statistics Austria, wage tax statistics for 2016, average annual net income for employees in total, in euros, valid as of December 2017

* Total general practitioners, specialists and dentists



SO CLOSE TO THE DANUBE

THE **NORDWESTBAHNHOF NEIGHBOURHOOD** is emerging on an area of forty-four hectares at the border between Leopoldstadt and Brigittenau, a development that will especially benefit the Twentieth District. In particular young people that might

otherwise appreciate the benefits of the Second and Ninth Districts are attracted to this quarter due to its more affordable housing. The land next to Millennium Tower is to be developed with another residential high-rise. This also reflects in the activities around Handelskai. ✕



SPECIAL FEATURES OF DISTRICT

Together with Leopoldstadt, Brigittenau forms an island between Donaukanal and the Danube. The Sinus-Milieu® of the Consumption Oriented especially appreciates the affordable prices and traditional café culture, while the good transport links and the many sports opportunities on the green spaces that take up almost thirty percent of the district area attract Adaptive-Pragmatists. Traditionals live here in equally strong numbers as they feel particularly comfortable in a stable neighbourhood. The Twentieth District has an interesting historically developed infrastructure

as reflected by the multiculturalism of Brigittenau: the district has much to offer in the way of long-established handicraft businesses, traditional restaurants, and also international shops and restaurants. The 202-metre Millennium Tower is home not only to numerous offices, it is also a popular place for leisure and recreation: apart from the plenty places to eat out, the district has a cinema, shopping centre, and a selection of hip bars. The nearby Danube Island in the Danube has high recreational value for walks and relaxation.



HOUSING FACTS

87,239	RESIDENTS 2018
42,892	MAIN RESIDENCES 2017
2.05	PERSONS/HOUSEHOLD 2017
MOVED IN	+ 12,252
MOVED OUT	- 12,239
MIGRATION BALANCE	+ 13

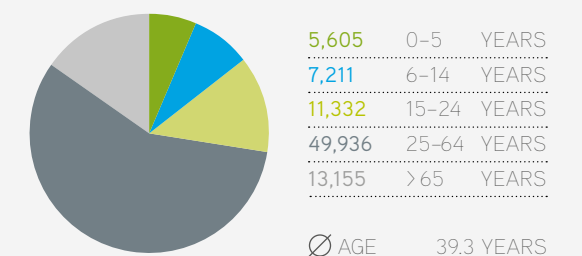
DEMOGRAPHIC FACTS

FOREIGN NATIONALS	Ø VIENNA 29.6%
BRIGITTENAU 37.5%	+7.9%
AVERAGE INCOME **	Ø BRIGITTENAU
€ 18,738	Ø VIENNA
€ 23,365	

GOOD TO KNOW

32,850	M OF CYCLE PATHS
139	DOCTORS*
9	DOG ZONES
41	PLAYGROUNDS
1,085	PARK BENCHES

AGE PROFILE OF POPULATION



HOUSING COSTS (PRICE/m²)

OWNER-OCCUPIED	RENTED
FIRST OCCUPANCY € 4,150/m²	FIRST OCCUPANCY..... € 10.70/m²
OTHER € 2,700/m²	OTHER € 9.90/m²
	INVESTMENT PROPERTY € 1,650 to € 2,600/m²

In this district, 810 changes of ownership were registered in the land registry in 2018, with a total sales value of approx. 148 million.

** Source: Statistics Austria, wage tax statistics for 2016, average annual net income for employees in total, in euros, valid as of December 2017

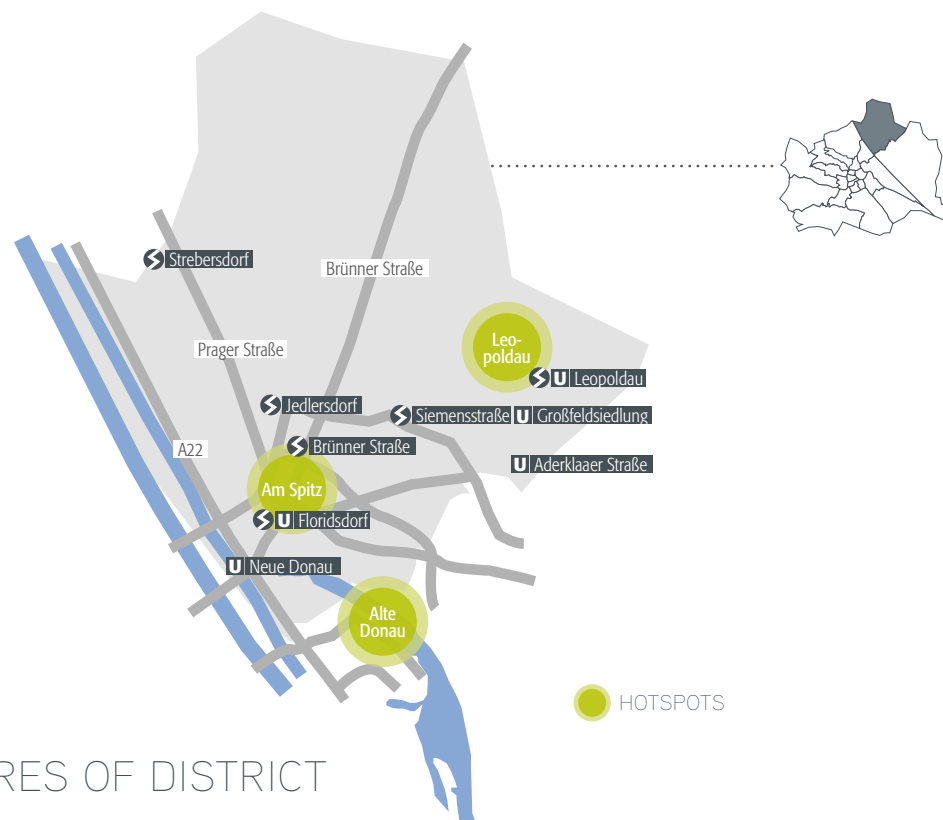
* Total general practitioners, specialists and dentists



AREA WITH MUCH POTENTIAL

FLORIDSDORF IS ONE OF THE DISTRICTS with the most free space for new construction projects. This provides interesting prospects for developers of efficiently arranged, affordable housing projects in demand around the new Krankenhaus Nord, or

northern hospital. There are also positive developments with plenty of new construction work along Brünner Straße around the “Am Spitz” area. The area around the Old Danube is in especially high demand, making it an exciting area for additional project development. ✕



SPECIAL FEATURES OF DISTRICT

Together with Donaustadt, the Twenty-First District forms that part of Vienna known as Transdanubia. Village structures such as the area around Stammersdorf known for its Stürmische Tage wine festival in the autumn, as well as extensions to medical care facilities mainly attract the Traditionals Sinus-Milieu®, while Adaptive-Pragmatists are attracted to the area near Danube Island due to its variety of leisure facilities and family-friendly housing developments. The New Middle Class also shows a strong presence here as they appreciate the harmonious neighbourhoods on the

outskirts. The more rural areas with their winegrowers' inns and cellar alleys might dominate the district, but public housing such as Großfeldsiedlung provide a more diverse social environment. There is still plenty of room to enjoy an unconstricted life above the Danube with green areas accounting for nearly forty-four percent. There is a remarkable number of historical street names here, such as the Doderergasse named after the writer Heimito von Doderer.

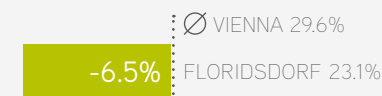


HOUSING FACTS

162,779	RESIDENTS 2018
76,669	MAIN RESIDENCES 2017
2.13	PERSONS/HOUSEHOLD 2017
MOVED IN	+ 15,634
MOVED OUT	- 12,028
MIGRATION BALANCE	+ 3,606

DEMOGRAPHIC FACTS

FOREIGN NATIONALS



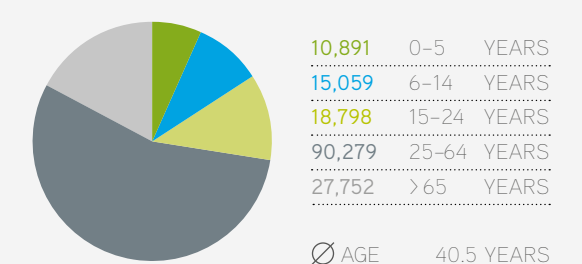
AVERAGE INCOME **

€ 22,338	Ø FLORIDSDORF
€ 23,365	Ø VIENNA

GOOD TO KNOW

169,620	M OF CYCLE PATHS
246	DOCTORS*
10	DOG ZONES
85	PLAYGROUNDS
1,060	PARK BENCHES

AGE PROFILE OF POPULATION



HOUSING COSTS (PRICE/m²)

OWNER-OCCUPIED

FIRST OCCUPANCY	€ 4,050/m²
OTHER	€ 2,750/m²

RENTED

FIRST OCCUPANCY	€ 10.80/m²
OTHER	€ 9.70/m²

INVESTMENT PROPERTY	€ 1,250 to € 2,400/m²
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In this district, 755 changes of ownership were registered in the land registry in 2018, with a total sales value of approx. 175 million.

** Source: Statistics Austria, wage tax statistics for 2016, average annual net income for employees in total, in euros, valid as of December 2017

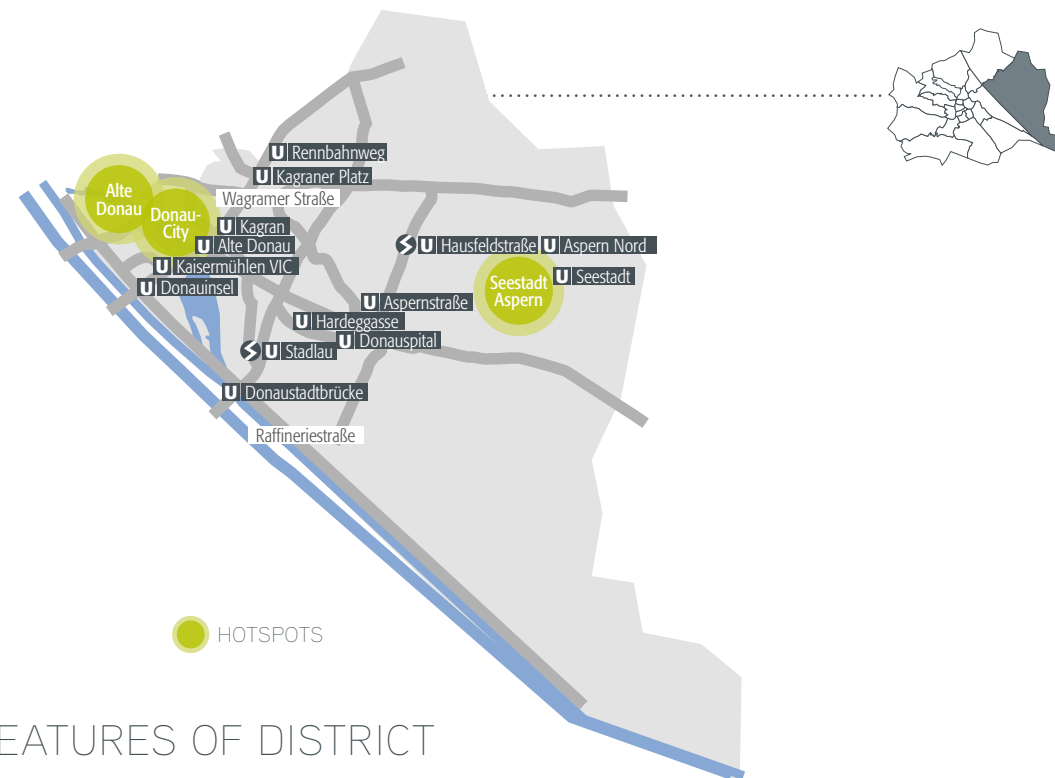
* Total general practitioners, specialists and dentists

1220
DONAUSTADT

SKYLINE ON THE BANKS OF THE DANUBE

DONAUSTADT IS ONE OF THE DISTRICTS with the heaviest growth and lots of construction work taking place. Large open spaces provide room for new construction projects along the Old Danube and around Wagramer Straße, and espe-

cially at Seestadt Aspern with additional privately financed housing projects soon to be completed. The Danube Flats development will add another residential high-rise to the skyline. These and other projects such as on Konstanziagasse are particularly attractive to investors.



SPECIAL FEATURES OF DISTRICT

Seestadt Aspern is a place to go for Adaptive-Pragmatists with its diverse recreational facilities and metro connection, while the Established Sinus-Milieu® prefers the rather more peaceful residential areas in the more rural parts. Members of the New Middle Class also show a strong presence in Donaustadt, as they appreciate the district's time-honoured residential buildings with plenty of room for the whole family. Green space at more than sixty percent makes Donaustadt attractive, and not only for the people living there: the Old Danube and Lobau are hugely popular across Vienna. The Twenty-Second district's proximity to these recreational

areas and good transport links with the extended U1 and U2 metro lines increase the perceived attractiveness of the district compared to Floridsdorf. Donau Zentrum – Vienna's largest shopping centre – and the adjoining Donau Plex see a lively hustle and bustle every day. This area has not only local shops and services but also a diverse shopping experience, a cinema, and opportunities to eat out or go out on the town. One of the cultural highlights of the district is the Wiener Orpheum staging variety shows, concerts, readings, and so on around 280 days per year.



HOUSING FACTS

187,007	RESIDENTS 2018
84,423	MAIN RESIDENCES 2017
2.23	PERSONS/HOUSEHOLD 2017
MOVED IN	+ 14,135
MOVED OUT	- 11,775
MIGRATION BALANCE	+ 2,360

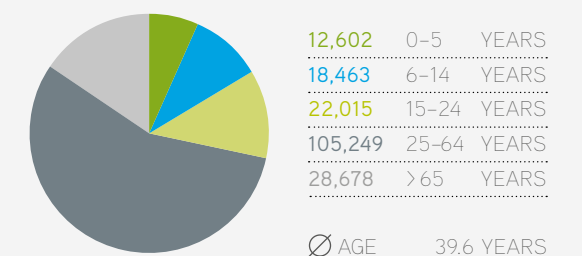
DEMOGRAPHIC FACTS

FOREIGN NATIONALS	Ø VIENNA 29.6%
-10%	DONAUSTADT 19.6%
AVERAGE INCOME **	Ø DONAUSTADT
€ 24,427	Ø VIENNA
€ 23,365	

GOOD TO KNOW

249,330	M OF CYCLE PATHS
319	DOCTORS*
14	DOG ZONES
92	PLAYGROUNDS
1,463	PARK BENCHES

AGE PROFILE OF POPULATION



HOUSING COSTS (PRICE/m²)

OWNER-OCCUPIED	RENTED
FIRST OCCUPANCY € 4,200/m²	FIRST OCCUPANCY..... € 11.20/m²
OTHER € 2,700/m²	OTHER € 10.00/m²
	INVESTMENT PROPERTY € 1,150 to € 2,000/m²

In this district, 1,200 changes of ownership were registered in the land registry in 2018, with a total sales value of approx. 306 million.

** Source: Statistics Austria, wage tax statistics for 2016, average annual net income for employees in total, in euros, valid as of December 2017

* Total general practitioners, specialists and dentists

1230
LIESING

MORE THAN JUST LIVING

LIESING FEATURES uptown residential areas, on the one hand, and large areas for affordable housing, on the other. Former industrial sites have been rezoned into residential housing neighbourhoods such as the numerous development projects on Breitenfurter Straße,

which is slowly developing into a hotspot. One example is the In der Wiesen and RIVUS development area. Apart from that, there is high demand along the U6 metro line.



SPECIAL FEATURES OF DISTRICT

The Twenty-Third District shows great potential for growth, so an increase in price levels is to be expected in favourable locations. This and the good connection to high-quality destinations for an excursion make Liesing especially attractive to the Established Sinus-Milieu®. Conservatives are also well-represented here, as they appreciate the highly traditional area and proximity to the imperial atmosphere of Hietzing, and also Schloss Rodaun and Schloss Erlaa palaces. The quality of living that Liesing has to offer is difficult to ignore with its green areas accounting for more than

thirty-two percent – the Wienerwald hills alone occupy fourteen percent of the area of the district. With the addition of Liesingbachtal, the Twenty-Third District has high leisure and recreational value. The “eight villages of the Twenty-Third District” going back to the post-war period could not be more diverse: some areas feature village-like structures with vineyards and wine taverns, some have developed into residential areas with good connections to the public infrastructure, and some have remained as the industrial areas they used to be.



Breitenfurter Straße 223-237, 239 / BUWOG Group

HOUSING FACTS

103,869	RESIDENTS 2018
48,447	MAIN RESIDENCES 2017
2.15	PERSONS/HOUSEHOLD 2017
MOVED IN	+ 9,859
MOVED OUT	- 7,019
MIGRATION BALANCE	+ 2,840

DEMOGRAPHIC FACTS

FOREIGN NATIONALS	Ø VIENNA 29.6%
-11.1%	LIESING 18.5%

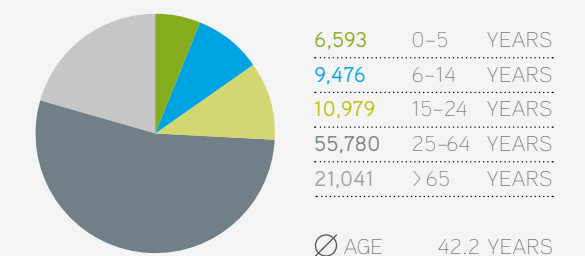
AVERAGE INCOME **

€ 25,209	Ø LIESING
€ 23,365	Ø VIENNA

GOOD TO KNOW

78,730	M OF CYCLE PATHS
222	DOCTORS*
18	DOG ZONES
57	PLAYGROUNDS
691	PARK BENCHES

AGE PROFILE OF POPULATION



HOUSING COSTS (PRICE/m²)

OWNER-OCCUPIED	
FIRST OCCUPANCY	€ 3,750/m²
OTHER	€ 2,850/m²

RENTED	
FIRST OCCUPANCY	€ 10.50/m²
OTHER	€ 9.80/m²
INVESTMENT PROPERTY	€ 1,400 to € 2,500/m²

In this district, 794 changes of ownership were registered in the land registry in 2018, with a total sales value of approx. 225 million.

** Source: Statistics Austria, wage tax statistics for 2016, average annual net income for employees in total, in euros, valid as of December 2017

* Total general practitioners, specialists and dentists

BUWOG GROUP PROJECTS

HIGH LIFE ON THE DANUBE

MARINA TOWER / 1020 VIENNA, WEHLSTRASSE 291

LIVING ON THE WATER FRONT and surrounded by the neighbouring recreational areas such as the green Praterallee and Danube Island are features of the MARINA TOWER project currently under construction at Handelskai in the Second District of Vienna. Around five hundred privately financed high-quality owner-occupied apartments are being built with not only the best facilities, but also many other amenities for future residents. Examples include plans for diverse shopping and dining opportunities on the lower floors and on the Marina Deck as well as a day-care centre, gym and wellness facilities, and a medical centre all within the building. Apart from that, there is a concierge service planned that will further increase quality of living. The unobstructed view over the Danube will make MARINA TOWER an attractive place to live, with the direct connection to the Danube via the Marina Deck adding to the high leisure value. Residents are able to relax and unwind on the private outdoor areas such as balconies, loggias, terraces, and enclosed gardens as well as the common outdoor and recreation areas. Above all, the project provides a compelling infrastructure: the MARINA TOWER has ideal connections to the public transport network; it only takes two minutes to get to the Donaumarina U2 metro station and eight minutes from there to the city centre. A sustainable mobility concept with car-sharing services, electric cars, and pedelecs as well as a plentiful supply of bike parking facilities provide even more convenience. ✕

Correct as of: January 2019, subject to change HWB: 21-24 kWh/m², fCEE 0.73-0.75 © Zechner & Zechner

- AROUND 500 OWNER-OCCUPIED FREEHOLD APARTMENTS
- FLOOR AREAS FROM 45 TO 305 M²
- BALCONY, LOGGIA, TERRACE, OR PRIVATE GARDEN
- TOP LOCATION ON THE BANKS OF THE DANUBE
- EXCELLENT INFRASTRUCTURE AND TRANSPORT CONNECTIONS
- WWW.MARINATOWER.AT

BUWOG GROUP PROJECTS

LIVING ON WIENERBERG

AMELIE / 1100 VIENNA, ZELDA-KAPLAN-WEG 8-12

NATURE LOVERS, FAMILIES, AND SINGLES will find a new place to call home in AMELIE: the BUWOG Group is erecting three building sections to provide the customary high quality of living in close proximity to the Wienerberg local recreation area. All 136 units benefit from well-designed floor plans, state-of-the-art plumbing and elegant fittings, outer sun protection, and private outdoor areas such as balconies, loggias, terraces, or private gardens. AMELIE 8 also has a sauna and relaxation room inside the building for future residents to enjoy the feeling of comfort in their own wellness oasis at home. The nearby Otto-Benesch-Park and Wienerbergeich also provide all the amenities of a local recreation area for relaxation and balance to everyday life in wonderfully

green surroundings. The adjacent Business Park Vienna has a multitude of bars and restaurants as well as a cinema available to anyone longing for the throb of the city. Local shops such as a supermarket, pharmacy, and drugstore are also close by, as are a number of schools and the largest indoor playground in Austria, which is popular among children. Despite its proximity to nature, AMELIE provides excellent transport links to the city centre. Stations serving the 7A and 15A bus lines are within walking distance, and motorists have quick access to the A2 motorway with only seven minutes to drive to Shopping City Süd with its extensive shopping experience. ✕

Correct as of: January 2019, subject to change

- 136 OWNER-OCCUPIED FREEHOLD APARTMENTS IN THREE BUILDING SECTIONS
- BALCONY, LOGGIA, TERRACE, OR PRIVATE GARDEN
- ADJACENT TO THE WIENERBERG LOCAL RECREATION AREA
- EXCELLENT TRANSPORT CONNECTIONS
- WWW.AMELIE.BUWOG.AT

HWB 18,12-23,84 kWh/m², fCEE 0.77-0.80 © BUWOG

BUWOG GROUP PROJECTS

- 43 OWNER-OCCUPIED FREEHOLD APARTMENTS
- 1 TO 2-BEDROOM APARTMENTS WITH 50 TO 150 M² FLOOR AREA
- GYM ON FIRST FLOOR
- COMPLETION: SPRING 2019
- WWW.GRINZINGERALLEE.BUWOG.COM

HWB 19 kWh/m² GEE 0.77 © dreizehns GmbH

Correct as of: January 2019, subject to change

EXCLUSIVE LIVING EXPERIENCE

1190 VIENNA, GRINZINGER ALLEE 6-8

THE BUWOG GRINZINGER ALLEE 6-8 project is nearing completion in the Nineteenth District. All forty-three privately financed owner-occupied apartments feature top-quality fittings and an exclusive living experience. Most of the one and two-bedroom apartments each have around 50 to 150 m² in floor space and outdoor spaces such as terraces or balconies. Apart from that, a gym on the first floor of the building is available to residents, ensuring even more quality of life. The modern, sophisticated architecture of the project melds perfectly into the surroundings, including the adjoining Strauß-Lanner-Park that provides additional benefits of a green area and recreational space close by. The residential location in Döbling provides a good mix of city life and vil-

lage charm: the vineyards and Wienerwald hills are just a short distance away, with world-famous Viennese wine taverns just as close as Vienna city centre. The site features outstanding infrastructure with excellent connections to public transport. Stops for the 38 tram line and 39A bus line are a few steps away from the Grinzinger Allee project, as is the Oberdöbling S-Bahn regional railway station. An underground carpark will provide future residents with thirty-five parking spaces, some equipped with charging stations for electric vehicles. The location has already established itself in terms of popularity – the BUWOG Group built the internationally acclaimed Pfarrwiesengasse 23 project in this particular area. ✕

Correct as of: January 2019, subject to change

BUWOG GROUP PROJECTS

COMING HOME

RIVUS II / 1230 VIENNA, WALTER-JURMANN-GASSE 2B

A STATE-OF-THE-ART RESIDENTIAL PARK with a total of 500 units in the well-connected outskirts is in development in the Atzgersdorf area of the district. The RIVUS general project is specifically aimed at families, nature lovers, and urbanites with innovations that Vienna has never seen, such as a school with a sports court on the roof of a supermarket. The RIVUS has a compelling location featuring a perfect combination of green space and the benefits of city life. Apart from the rural character of parts of Liesing with Atzgersdorf dominated by the Liesingbach valley, the district is also home to Lainzer Tiergarten and Wienerberg. Part of this unique city district, the RIVUS II part of the project stands out with a hundred and thirty privately financed freehold apartments, each with an

outdoor space such as a balcony, terrace, or private garden, with apartment sizes ranging from 55 to 116 m² with one to three bedrooms. The entire development is equipped with underground parking. Children's playgrounds and pram rooms round off the family-friendly facilities. Unusual for this type of location, RIVUS has excellent transport links and infrastructure. There is a 62A line bus stop right in front of the BUWOG project; the bus ride to the local Atzgersdorf and Meidling train stations takes a few minutes. Shopping facilities, pharmacies, and doctors are located on Breitenfurter Straße, and a variety of dining establishments and wine taverns are available in Atzgersdorf itself or neighbouring Mauer. ✕



- 130 OWNER-OCCUPIED FREEHOLD APARTMENTS
- EACH UNIT HAS A BALCONY, TERRACE, OR PRIVATE GARDEN
- APARTMENT SIZES FROM APPROX. 55 TO APPROX. 115 M²
- RESIDENTS' UNDERGROUND PARKING WITH 90 SPACES
- WWW.RIVUS.BUWOG.COM

HWB ca. 15.63 kWh/m² GEE ca. 0.68 © BUWOG - RIVUS

BUWOG GROUP
PROJECTS

RELAXING AND UNWINDING

SEESSEE LIVING / 1220 VIENNA, MARIA-TUSCH-STRASSE 22

SEESTADT ASPERN is one of the largest and most exciting urban extension areas in Europe. This is where the BUWOG Group is developing the SeeSee Living project. The site has 103 privately financed apartments under construction. Each has one or two bedrooms, a floor area of 55 to 110 m², and the customary high-quality fittings from BUWOG. The well-thought-out floor plans and internal layouts in SeeSee Living provide plenty of space for personal development and growth, making them ideal for families. The property's architecturally modern design and clear lines include amenities such as a bike and doggy wash station, a mail reception box, and rooms to park bikes and prams. Several spaces out in the open equipped with children's playgrounds and seating as well as private outdoor spaces such as loggias and terraces provide ideal places to stop and relax. The property is only ten minutes' walk from a groundwater-fed lake with an area of 5.4 hectares, which provides a wide variety of leisure and recreation opportunities. A nearby education campus and day-care centre help make family dreams come true. A variety of places to eat out has also grown in Seestadt Aspern, as have local grocery shops, drugstores, banks, and medical centres. Public access to the nearby U2 metro line takes the residents of Seestadt Aspern to Vienna city centre in just half an hour. Motorists have forty-three parking spaces available in the underground parking facilities inside the building. ✕

- 103 OWNER-OCCUPIED FREEHOLD APARTMENTS
- 1 TO 3-BEDROOM FLATS
- APPROX. 55 TO 110 M² FLOOR SPACE
- BALCONY, LOGGIA, TERRACE, OR PRIVATE GARDEN
- JUST TWO MINUTES TO THE LAKE
- SCHEDULED COMPLETION: SPRING 2019
- WWW.SEESTADT.BUWOG.COM

Correct as of: January 2019, subject to change HWB ca. 21.06 kWh/m²a, IGEE ca. 0.767 © BUWOG | Hillinger Mayrhofer | schreinerkallert.at

EHL IMMOBILIEN
PROJECTS

- UNLIMITED RENTAL APARTMENTS
- 1 TO 3 BEDROOMS
- QUALITY FITTINGS
- WITH BALCONIES, TERRACES, OR GARDENS
- COMMON AREAS SUCH AS GYM, SAUNA, ETC.
- PROXIMITY TO LOBAU, DANUBE ISLAND, AND PRATER
- METRO WITHIN WALKING DISTANCE
- READY TO MOVE INTO

AFFORDABLE HOUSING IN DONAUSTADT

5IN22 / 1220 VIENNA

THE STATE-OF-THE-ART 5INW22 residential project has recently been completed between Stadlau and Seestadt Aspern in the Twenty-Second District of Vienna. The 265 apartments for time-unlimited rent are spread across several building sections, and feature efficient floor plans with high-quality fittings such as modern carpenter-made kitchens, oak parquet flooring, porcelain tiling, and wooden sliding doors for sun protection. The one two three-bedroom apartments all have outdoor areas such as balconies, terraces, or gardens. Additional highlights comprise a gym, sauna area, laundrette, and community room as well as large basement storage cubicles and bike rooms. Optional parking spaces are available in the underground parking facilities inside the building.

THE LARGEST DISTRICT OF VIENNA also provides many opportunities for sports and recreation due to its proximity to the Lobau nature reserve, Danube Island, and the Old Danube. A well-developed cycle path network and metro links in the immediate vicinity ensure perfect connections. The Vienna University Campus, Prater, and the city centre in particular are accessible in minutes. ✕

Correct as of: January 2019, subject to change

HWB ca. 24.10-26.89 kWh/m²a, IGEE ca. 0.6659-0.8847 © BLM/M. Nagl

EHL IMMOBILIEN PROJECTS

- STATE-OF-THE-ART OWNER-OCCUPIED APARTMENTS AND TERRACED HOUSES
- QUALITY FITTINGS
- LOTS OF GREEN SPACES AND OUTDOOR AREAS
- TRAFFIC-FREE ZONE
- PERFECT FOR FAMILIES
- U2 METRO STATION CLOSE BY — HAUSFELDSTRASSE STATION
- SCHEDULED COMPLETION: SEPTEMBER 2020

CONNECTING CITY AND COUNTRY

BREITENLEER GÄRTEN / 1220 VIENNA, BREITENLEER STRASSE 266/STADLBREITEN 41

THE BREITENLEER GÄRTEN DEVELOPMENT is situated in the middle of central Breitenlee, a once agricultural village that is now part of Donaustadt.

A residential project is being built here around an old farmhouse with an elongated farmyard that is typical of the architecture of the region. The project has seventy individual state-of-the-art residential units taking the form of terraced houses and owner-occupied apartments.

THE PEACEFUL DEVELOPMENT is a traffic-free zone connected by green areas, small squares, fountains, and woody pathways.

THE TERRACED HOUSE TYPES include the patio home design, which combines the house structure and green space inside and out. Trees planted in groups reflect the richness of green plants in the area while providing privacy along with neighbourliness.

A GOOD CONNECTION TO THE U2 METRO STATION (the Hausfeldstraße station is only a few minutes away by car) and the direct footpath to the Breitenlee village square contribute to the location's comfort and convenience. ✕

Correct as of: January 2019, subject to change

EHL IMMOBILIEN PROJECTS

TOP LUXURY COMBINED WITH HISTORICAL FLAIR

1010 VIENNA, BÖRSEPLATZ 1

THE FORMER K.K. TELEGRAFEN CENTRALE is undergoing complete revitalisation in the historic core of Vienna.

THE LISTED BUILDING was built in the years 1870 to 1873, and served as the headquarters of the Austrian post and telecommunications service up to 1996.

THIRTY-NINE EXCLUSIVE URBAN RESIDENTIAL UNITS and luxury penthouses are being built on five floors and newly extended loft after extensive conversion work preserving the historically valuable building structure. The lofts, partly on two floors, in the previous state rooms with ceiling heights of up to seven metres are one of the unique features in this project.

THE RAISED GROUND FLOOR also provides 1,250 square metres of space for generously dimensioned, attractive office space.

A COMPLETE CONCIERGE SERVICE, a wine and wine-tasting cellar, and a garden for relaxation at the centre of the building are also available to residents.

Börseplatz provides plenty of shopping opportunities at its central location in the immediate vicinity of Ringstraße opposite the former Viennese stock exchange. St. Stephen's Cathedral, Kärntner Straße, and Graben as well as Kohlmarkt are only a few minutes' walk away. ✕

Correct as of: January 2019, subject to change

- 39 LUXURY APARTMENTS AND PENTHOUSES
- TOP-QUALITY FITTINGS
- CONCIERGE SERVICE
- WINE CELLAR
- UNDERGROUND PARKING IN THE BUILDING
- PERFECT CITY-CENTRE LOCATION
- SCHEDULED COMPLETION: AUTUMN 2019

HWB ca. 34.02 kWh/m²·a, IGEE ca. 3.17 © Free Dimensions

EHL IMMOBILIEN PROJECTS

LIVING IN THE ALT-OTTAKRING SUBURBS

ROSÉ / 1160 VIENNA, ROSEGGERGASSE 30

THE CHARMING ROSÉ DEVELOPMENT can be found on Roseggergasse embedded between the hip Yppenplatz and the Wilhelminenberg local recreation area at the heart of Alt-Ottakring. The newly built development comprises forty-nine apartments for owner-occupiers and investors with areas ranging between 39 und 106 m².

The well-designed apartments with quality features such as oak parquet flooring, fine porcelain tiling, and quality fittings reflect the value placed on high quality. All the apartments have open spaces such as private gardens, balconies, or roof terraces. An additional community garden with a cosy lounge area and children's playground also add to a general feeling of well-being.

THE NEW BUILDING PROJECT is located in a peaceful green area with excellent connections to the public transport system; the Ottakring U3 metro station is within walking distance, and the high-speed S45 regional railway, 2, 10, 44, 46 tram lines, and 45A, 46A, 46B, 48A, N46 bus lines are in the immediate vicinity. Optional underground parking spaces are available within the building.

NEARBY WILHELMINENBERG and its castle are ideal for extended walks and sports activities amongst the vineyards and the Wienerwald hills. ✕

Correct as of: January 2019, subject to change



EHL IMMOBILIEN PROJECTS

- APPROX. 1,100 RESIDENTIAL UNITS
- 107,400 M² TOTAL AREA
- DIVERSE RESIDENTIAL PROJECTS
- PLENTY OF GREEN AND OUTDOOR SPACE
- TRAFFIC-FREE ZONE
- DAY-CARE CENTRE AND COMMUNITY CENTRE
- REACH THE CITY CENTRE IN THIRTY MINUTES
- COMPLETION OF FIRST UNITS: SPRING 2019

© Schreier-Kasler

- 49 NEWLY BUILT OWNER-OCCUPIED APARTMENTS
- 1 TO 3-BEDROOM APARTMENTS WITH FLOOR AREAS FROM 39 TO 106 M²
- ALL APARTMENTS ARE EQUIPPED WITH OUTDOOR AREAS
- COMMUNITY GARDEN
- UNDERGROUND PARKING
- EXCELLENT TRANSPORT CONNECTIONS
- SCHEDULED COMPLETION: SPRING 2019



HWB ca. 25.89 €/m², ICEE approx. 0.79 €/m², CROWND Estates Service GmbH

WILDGARTEN – LIVING ON ROSENHÜGEL HILL

WILDGARTEN / 1120 VIENNA, LEONORE-BRECHER-WEG

VIENNA'S FIRST RESIDENTIAL NEIGHBOURHOOD in a wild garden is emerging on Rosenhügel, one of the foothills of the Wienerwald hills in the Twelfth District. There will be 2,300 people living here in harmony with nature on around eleven hectares, but still connected to the flair of the city. Personal involvement was part of the development concept from the beginning, connecting life in a house for two families with multi-storey residential buildings. Both environmental and social sustainability play a key role in this project.

Correct as of: January 2019, subject to change

AROUND 137 PRIVATELY FINANCED owner-occupied apartments in traditional brick and environmentally sustainable wood are to be built around the listed community centre building on sites 4, 5, and 7 alone by 2020.

LOTS OF OUTDOOR AREAS are emerging in the Wildgarten project – from community gardens to wild hedges to a flowery meadow. The favourable location is around half an hour from Vienna city centre and provides a place to live in a community and in nature with connections between countryside and city. ✕

CLOSING WORDS

VIENNA – MORE THAN JUST A CITY

VIENNA IS HARD TO TOP in its diversity with its lovingly renovated buildings bearing the secrets of bygone days, innovative architecture, and modern trendy districts that are popular amongst young and old. Markets and cafés with their old Viennese traditional appeal combined with multiculturalism have their own distinctive flair. Royal parks and gardens with a range of arts and culture – the charm of Vienna is irresistible to anyone who has been here before, a city that has already been selected as having the world's highest quality of living nine times in a row according to the latest Mercer Study. Vienna's inhabitants enjoy high social standards and a well-developed infrastructure in constant optimisation, and above-average quality of living. There will be new projects for residential developers due to the constant increase in Vienna's population.

A PLACE TO CALL HOME is a fundamental human right. Requirements on housing are as varied and individual as we are. But they all have one thing in common: affordability always plays a role. Vienna is currently definitely attractive to owner-occupiers and tenants alike on the European ranking according to the 2018 Deloitte Property Index, but it remains to be seen how residential prices develop with regard to increasing construction costs and other factors.

THE VIENNESE HOUSING MARKET shows a lot of development potential, and we, the BUWOG Group and EHL Immobilien, have made it our business to take an active part in shaping this market.

We are proud of the opportunity to provide our combined know-how, and demonstrate the latest developments in this year's First Vienna

"The Viennese housing market shows a lot of development potential, and we, the BUWOG Group and EHL Immobilien, have made it our business to take an active part in shaping this market."

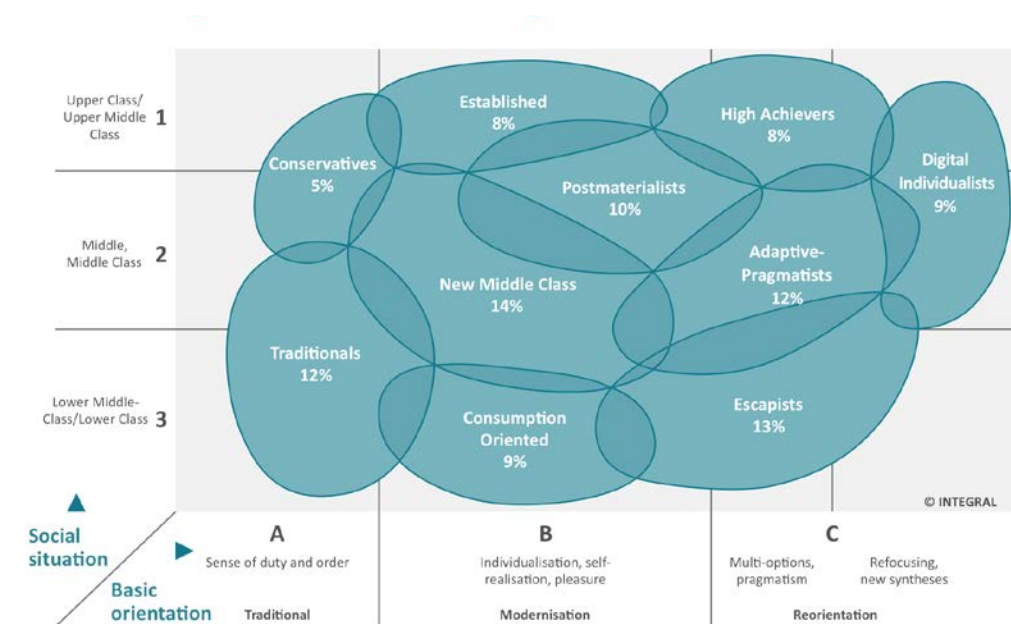
Residential Market Report. Carefully researched facts and figures give an overview of the current situation in all twenty-three districts. Estimates and forecasts of, and for, trends and hotspot areas give an impression of what the future holds for Vienna. All this information supports home seekers and investors in selecting an ideal residential property.

THE BUWOG GROUP AND EHL IMMOBILIEN have decades of experience on the housing market, and both place high importance on environmentally sustainable activity on the market, as living itself is a long-term proposition. ✕

GLOSSARY

COMMENTS AND TERMINOLOGY

SINUS-MILIEUS®



SINUS-MILIEUS® are target groups that actually exist; the model groups people according to their attitudes and lifestyles as based on more than three decades of social research, and includes basic value preferences and attitudes of people towards work and recreation, family and partnership, consumption and politics in a holistic approach encompassing all factors relevant to daily life. Sinus-Milieus® look into actual living environments by reference to a basic orientation from

which an individual will develop as a young person and remain within a stable structure over the coming years without immediate or sudden change.

THE SINUS-MILIEU® MODEL is subject to continuous adjustment in response to socio-cultural changes in society as based on trend research from INTEGRAL-SINUS and research into people's lifestyles.

APART FROM CONSUMER BEHAVIOUR and lifestyle, fundamental underlying attitudes play a major role in shaping living environments. Every Viennese district has its own specific features that appeal to some groups more than others. This report draws on those Sinus-Milieus® specifically prominent for each individual district compared to the Vienna average. These milieu concentrations have been calculated for the entire district in question, so deviations in individual parts of the district are entirely possible.

THE DIAGRAM ON PAGE 75 shows the current group landscape with each group's position in Austrian society. The X-axis shows basic orientations in each group within society. Traditional values (A) indicate

the pursuit of order and personal responsibility. Modern values (B) include the need for individualisation and self-realisation, amongst other values. Re-orientation (C) reflects modern society's distinction between pragmatism and multiple optionality as well as refocusing and looking for new syntheses. The Y-axis shows the social situation of each group- ing as distinguished by upper class (1), middle class (2), and lower class (3). A higher position for a certain group on the Y-axis reflects high levels of education, income, and professional situation, while positioning towards the right reflects more current socio-cultural basic orientation in the respective group. Refer to www.integral.co.at for more information on Sinus-Milieus®.



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 Statistics 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 report.

ALL PRICES QUOTED FOR THE VARIOUS DISTRICTS OF VIENNA refer to square metres 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 service and maintenance costs.

RENTS are quoted net, exclusive of taxes and service charges.

DEFINITIONS

THE TERM “FIRST OCCUPANCY” in relation to prices refers to newly built apartments, or older buildings after complete refurbishment.

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

THE TERM “HOTSPOTS” 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.

FIRST VIENNA RESIDENTIAL MARKET REPORT

www.residentialmarketvienna.at