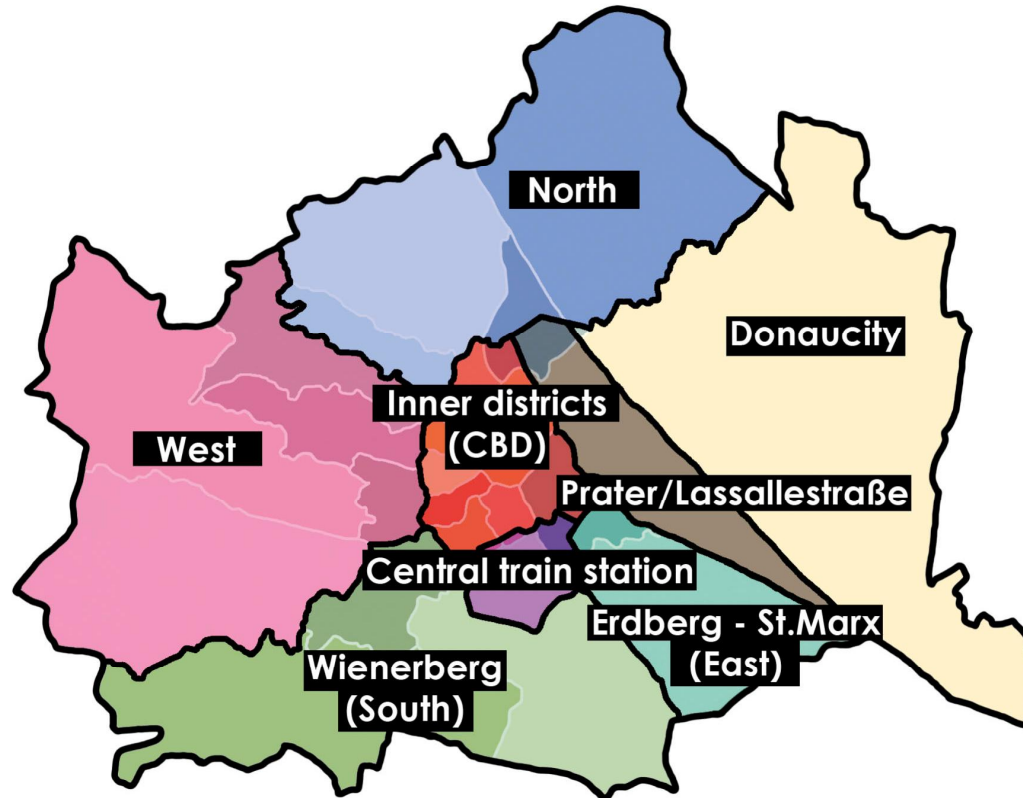


Location Vienna - Submarkets Definition



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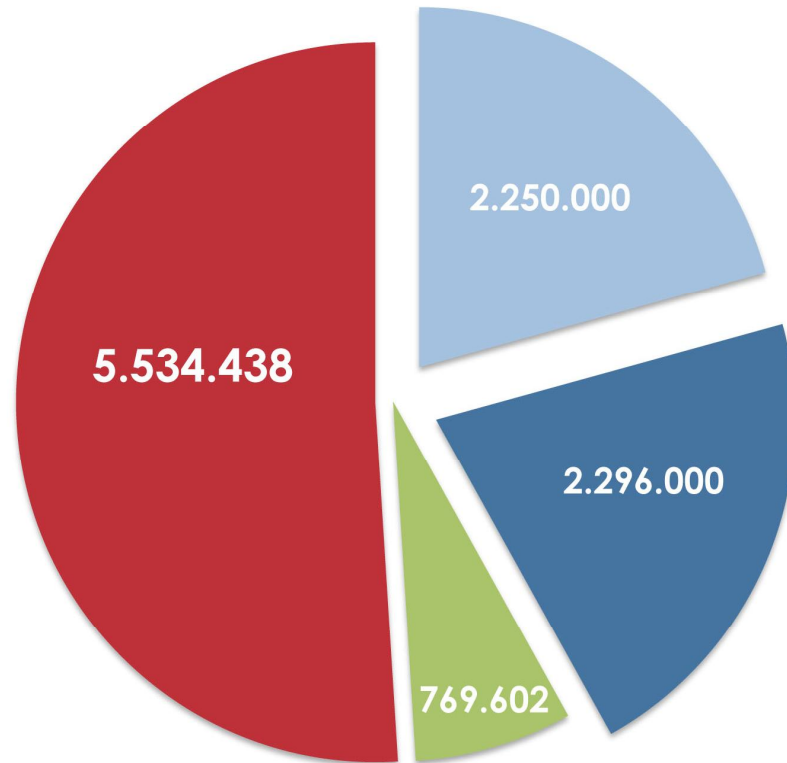
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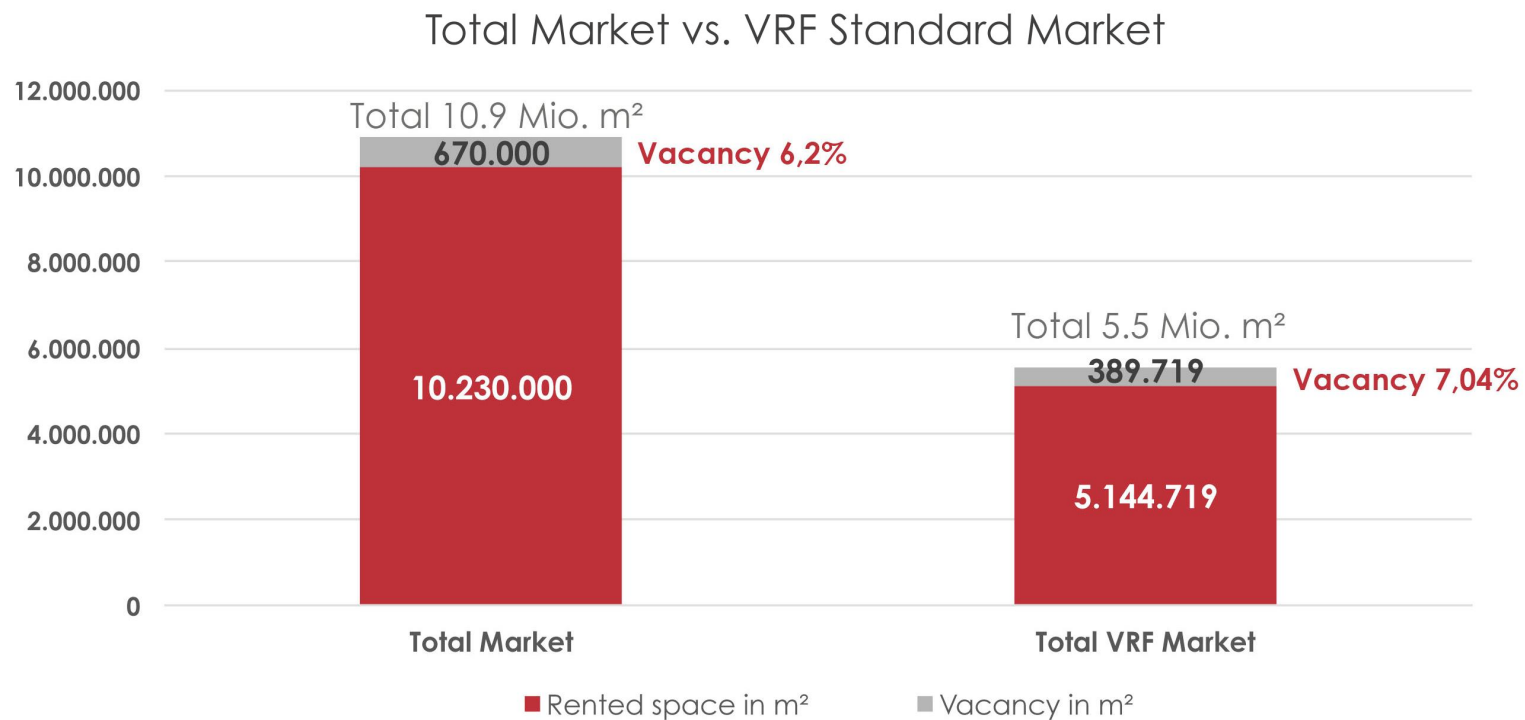
Analysis Total Market: Segments



Total office space 10.850.000 m²

- Small businesses: office utilization below 50%, less than 1000 m² space
- Remaining spaces: schools, universities, workshops, factories, etc.
- Potential for improvement: particular criteria according to VRF not yet met
- VRF Standard: modern office status, Class A+B

Vacancy Total Market vs. VRF Standard



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Analysis Submarkets Vienna

Submarket name	Total space in m ²	Total space in m ² Class A	Total space in m ² Class B	Vacancy m ² until 01.04.2016	Vacancy rate in %	Rental performance total Q2 2016
Inner districts (CBD)	2.192.216	937.572	1.254.644	91.651	4,18%	11.398
Prater/Lassallerstraße	513.436	263.334	250.102	53.744	6,98%	11.250
Donaucity	592.603	491.215	101.388	41.338	10,47%	8.179
Erdberg - St. Marx (East)	616.945	497.826	119.119	61.479	9,97%	6.554
Central train station	427.489	284.188	143.301	27.336	6,39%	4.141
Wienerberg (South)	540.029	270.248	269.781	71.589	13,26%	4.030
North	395.731	178.706	217.025	21.815	5,51%	0
West	255.989	140.693	115.296	20.767	8,11%	0
	5.534.438	3.063.782	2.470.656	389.719	7,04%	45.552

