

REAL ESTATE ACQUISITION PROFILE



DIE WOHNKOMPANIE follows a strategy of stable and sustainable growth in its projects. Our goal is to create living spaces that offer long-term and attractive investment opportunities. Beyond thorough project planning, the careful selection of locations is a key priority for us. We are therefore interested in land plots, either undeveloped or with structures suitable for demolition, intended for privately financed residential development. In addition, we evaluate conversion opportunities and projects with approved building permits. DIE WOHNKOMPANIE guarantees professional property evaluations, a transparent and smooth transaction process, and reliable payment of the purchase price.

✓ Location:

- Focus on Vienna and the surrounding area
- Including all Austrian state capitals, major urban areas and lake districts
- Good infrastructure with easy access to everyday essentials
- Well-connected to public transport

✓ Plots:

- Suitable for multi-story residential development, with valid zoning and development permits
- Unoccupied or containing structures designated for demolition (not located in conservation areas)
- Commercial use restricted to the ground floor
- Potential residential usable area of approximately 2,000 m² or more
- In prime locations, properties starting from 1,500 m² will also be considered
- Projects with existing building permits are also evaluated

✓ Existing Buildings:

- With development potential (e.g., vertical extension, attic conversion)
- Vacant or subject to limited-term lease agreements
- Hotels or office buildings in urban locations with conversion potential
- Potential usable area of approximately 2,000 m² or more, in prime locations from 1.500 m²
- Heritage protection is not a disqualifying factor

✓ Properties with Zoning Classification:

- Located in areas with noticeable growth trends and neighborhood development
- Formerly used for agricultural or commercial purposes
- Zoning status valid for up to a maximum of 3 years

✓ Ownership Structures for Acquisition:

- Only sole ownership accepted (superficies rights and condominium ownership excluded)
- Properties subject to building lease agreements
- Acquisitions may be structured as asset deals (purchase of the property) or share deals (purchase of the owning company)



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