

TEASER

Development Site “Oberlaa – An der Kuhtrift”

Generous Development Site in Vienna, Austria (ZIP 1100, Oberlaa)

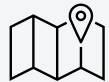
With Proper Zoning in Place, Directly Adjacent to Subway Line “U1”

January 2023



01 Highlights

LSE and WIPARK are selling a generous development site (approx. 10,400 sq m) directly adjacent to subway line U1 (“Oberlaa” station) via a structured sales process.



The property

- **Generous development site** in Vienna’s “Oberlaa” neighborhood
- Approx. **10,400 sq m** of development land with proper zoning already in place
- **Excellent transport connection**, right next to subway line U1 (“Oberlaa” station)



Area*

- Great mixed-use potential with approx. **38,500 sq m GFA*** and approx. 350 parking spaces:
- Residential use: **ca. 13,900 sq m**
 - Commercial use: **ca. 21,100 sq m**
 - Retail space: **ca. 3,500 sq m**
 - Parking spaces: **ca. 350**



Vendor

- **Vendors** are LSE Liegenschafts-strukturentwicklungs GmbH (“LSE”) and WIPARK Garagen GmbH (“WIPARK”) both subsidiaries of **the City of Vienna**
- Exclusive marketing-related advice by **CBRE Capital Markets** GmbH



Process

- **Multi-stage structured sales process**
- Deadline for declaration of interest: **Feb. 24th 2023** via e-mail to **kuhtrift@wse.at**
- Deadline for the submission of offers: **June 1st 2023**
- Please find all further information here: **<http://www.wse.at/kuhtrift>**

Bidding syndicates are explicitly welcome to participate!

• Deduction of use quantities from the cubature and use specifications of the Zoning and Development Plan (plan document 8226), taking into account general uses and the corresponding storey heights.
Source: WSE/LSE, 01/2023.

02 The Property

Oberlaa – An der Kuhtrift, AT-1100 Vienna

Description of the Property in its Current Condition

The subject property is undeveloped and encompasses a total size of approx. 10,482 sq m. The elongated premises are surrounded by public traffic area. The longitudinal dimension of the property is about 250 m, whilst the broadest part measures ca. 63 m. The surface of the site is sloped from north to south, the difference in height amounts to approx. 11 m. There is currently also an east-west slope.

The ground is mainly paved with asphalt or gravel and is currently used as a park & ride parking facility. The property is easily accessible from all directions.

Consolidation of the Individual Lots

The three building lots shall be merged by the buyer into a single building lot according to the building regulations with a total lot size of 10,482 sq m. The consolidation is already in preparation.

Sale-and-Buy-Back | Parking Garage

The property is currently used for parking in a public park-and-ride capacity. This function has to remain. To accommodate this, the buyer is obliged to construct a parking garage with at least 350 parking spaces for park and ride use that has to be sold in condominium ownership to WIPARK Garagen GmbH (WIPARK is the City of Vienna's subsidiary in charge of all public parking structures. They are one of the two sellers in this process).

Development Concept and Development Plan

Based on a public participation process carried out in 2015-2016 for the surrounding area of the “Oberlaa” subway station, a comprehensive Zoning and Development Plan (plan document 8226) has been developed and implemented. This process was carried out by planning bureaus “M&S Architekten ZT GmbH”, “Gerner und Partner zt GmbH” and “SUPERBLOCK Ziviltechniker GmbH”. According to their 2016 development concept, the area should be developed into a **mixed-use structure** with a **dedicated, architecturally distinct building base**. The structure should encompass **residential, commercial and retail uses** as well as provide the City of Vienna with the same park-and-ride capacity as is present now.

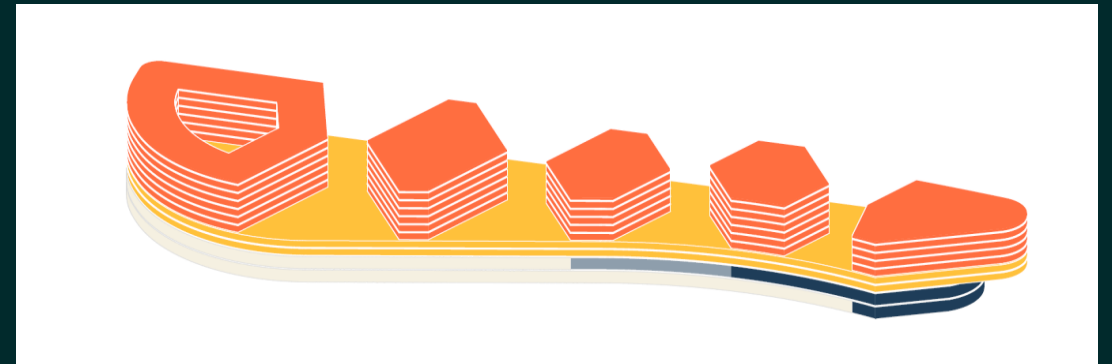


Illustration: Volume Study / Mass Study of the Possible Building Structure.

02 The Property

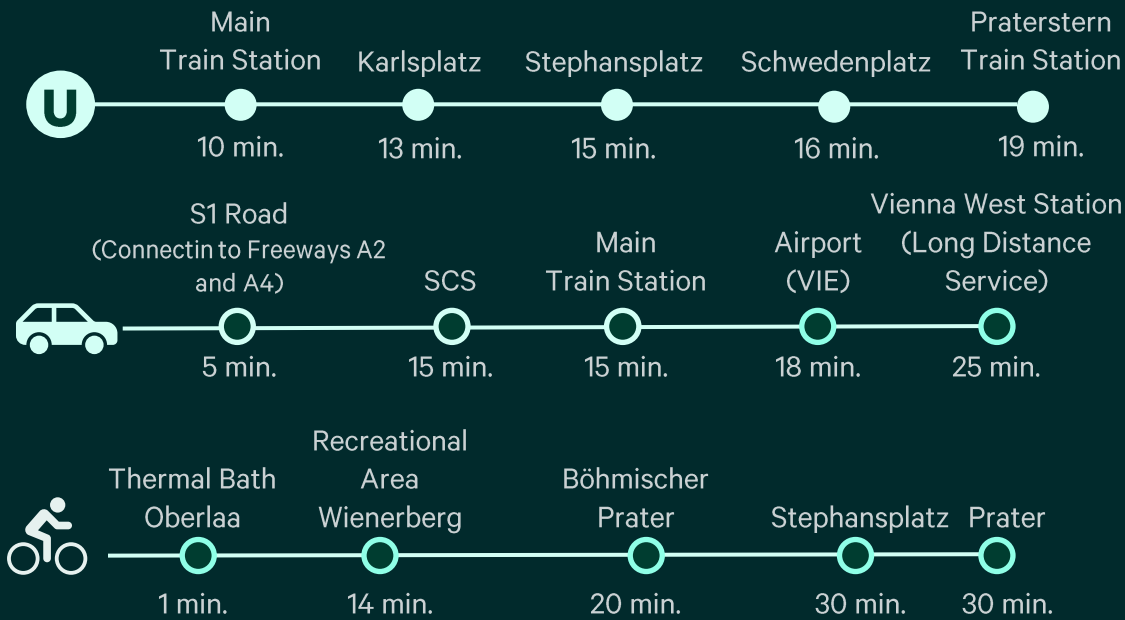
Oberlaa - An der Kuhtrift, AT-1100 Vienna



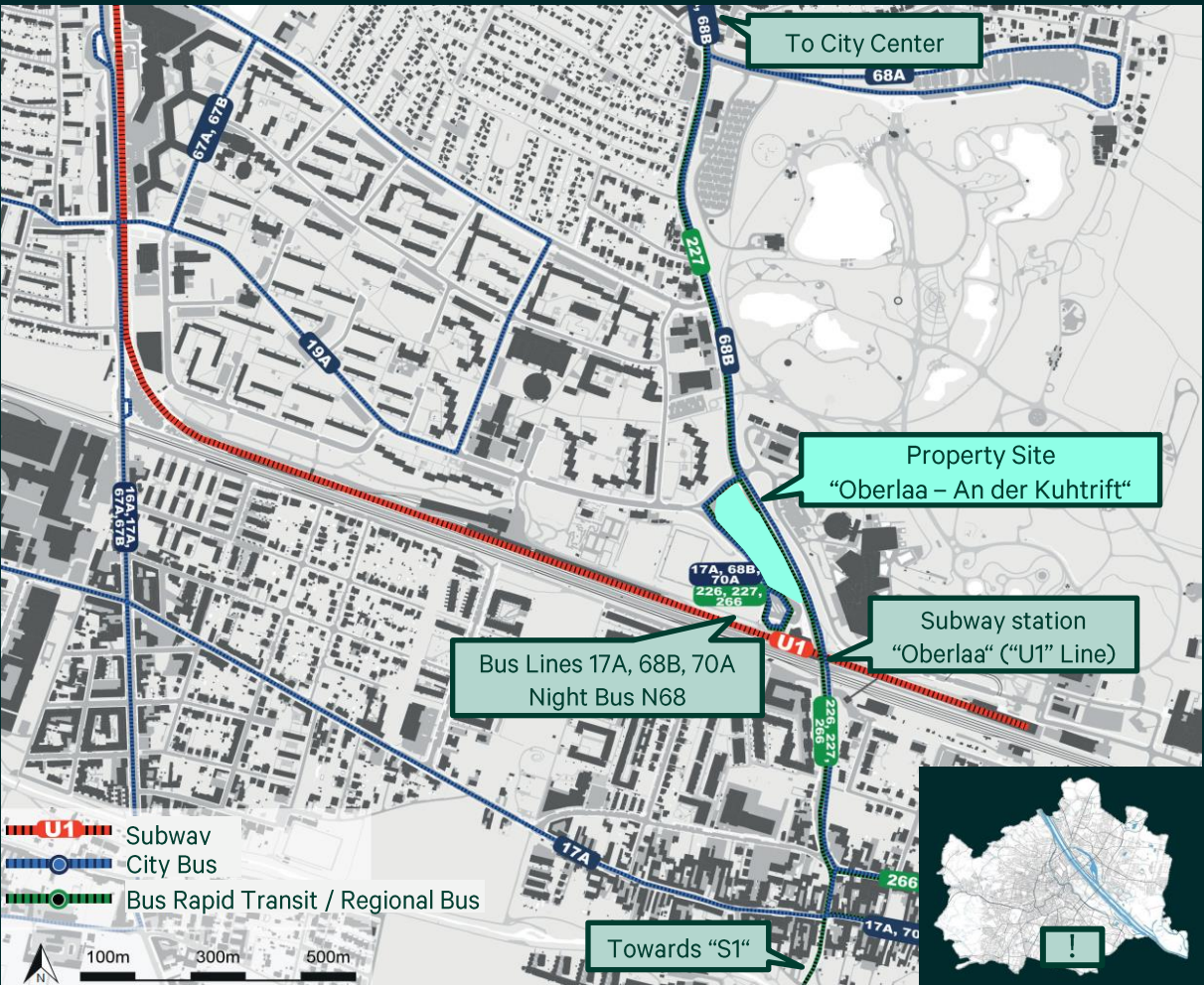
Projection: Volume Study / Mass Study of the Possible Building Structure on the Property - Approximate Location and Dimensioning. For Explanatory Use Only.

03 Area Overview

The location benefits from very good public transport/ traffic connections and is therefore very conveniently situated. Subway station “Oberlaa” (“U1” line) is directly adjacent to the property. In addition several bus lines as well as the proximity of the “S1” (arterial road) ensure excellent connectivity.



Times Measured on Workdays at 11 am



04 Micro Location




View to the North

Location and Infrastructure

The project is situated in a truly prominent location near the locally well-known public park “Kurpark Oberlaa”. The connection to the public transit network of Vienna is excellent. A subway station (line “U1”) as well as various bus lines (17A, 68B, 70A, N68) are directly adjacent to the site. The “Schnellstrasse S1” (arterial road providing a direct connection to freeways “A2” and “A4”) can be reached within 5 minutes. The area has an abundance of dedicated biking infrastructure, including several “bike highways”.

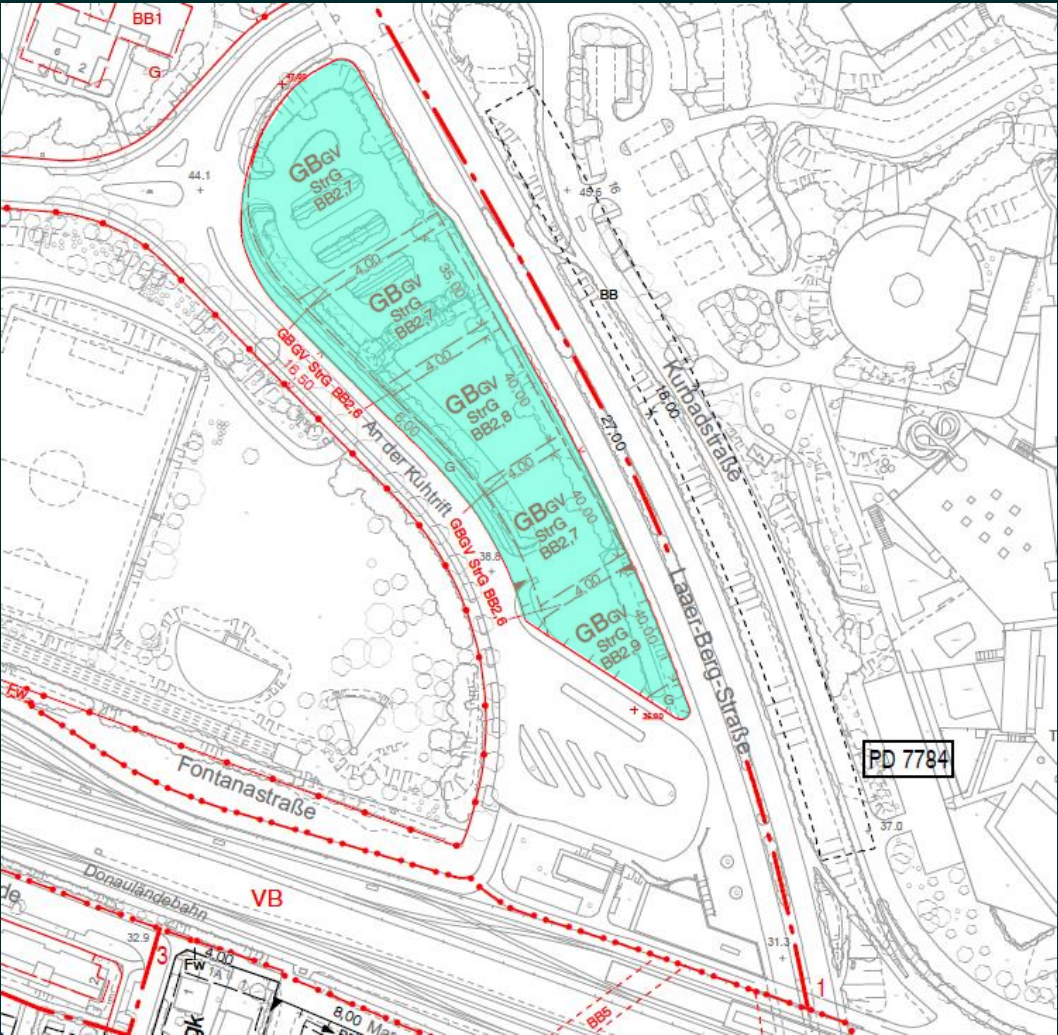
The property is superbly connected with the natural and unobstructable green areas of the surroundings. The “Kurpark Oberlaa” on the opposite site and the adjacent sports and recreational center are undeveloped green areas in the immediate vicinity. The nature reserve “Favoriten” is only a few minutes away on foot or by bike.

 Subway Station (Line „U1“)

 Bus Station

 Dedicated Biking Infrastructure

05 City Planning and Zoning



Zoning and Development Plan – Oberlaa “An der Kuhtrift” (current version)

Lots

Lot numbers: 2398/14 + 2398/16 + 1880/5
Land Register/municipality: 011057 / Oberlaa Stadt
Property/title ID: EZ 3502 + EZ 3619 + EZ 3620 („EZ“ = „Einlagezahl“)
(merger in preperation)
Lot size: 4,880 sq m + 3,624 sq m + 1,978 sq m

Zoning

GB GV mixed use area - commercial district
StrG functional unit
BB2, 7,9 additional specifications

Urban Planning - Local Particularities

Certain parts of the area have to be developed with landscaping (west side). For some areas, an alignment line has to be respected, along which no driveways can be constructed.

Note: A unique particularity in terms of planning law is the **reference** of building height constraints to **“Wiener Null” (WN) or “Vienna Zero”**. A part of the building may not exceed “+52m above WN”. “Wiener Null” corresponds to **156.68 m above sea level (Adriatic)**. For this particular site the values range from approx. +36 m above WN to approx. +47 m above WNN; **the cantilever of the building is therefore effectively approx. +5m to +16m above ground level, depending on its location within the site.**

06 Floor Area*

*Based on the cubature and use specifications of the Zoning and Development Plan (plan document 8226), the following use quantities were calculated for a projected development having regard to general uses and the corresponding storey heights. These are approximate figures. | Source: WSE/LSE, 01/2023.

Area by use	Gross Floor Area [sq m]*
Residential	13,900
Commercial	21,100
Retail	3,500
Parking (incl. underground garage)	19,100
Total gross floor area, above and below ground	<u>57,600</u>
Total gross floor area, above ground	<u>52,600</u>

Area according to level-related use	Gross floor area [sq m]
Above ground, from a height of +52.00 m above “Vienna Zero”	
Residential	13,900
Commercial	13,900
Above ground, up to a height of +52.00 m above “Vienna Zero”	
Parking (for Park & Ride and retail incl. mandatory parking minimum)	14,100
Commercial	7,200
Retail	3,500
Below ground	
Parking (mandatory parking minimum)	5,000



CBRE is the exclusive marketing-related consultant for this process.

A declaration of interest including the signed confidentiality agreement (“NDA”) has to be submitted by Feb. 24th 2023 as a scan via e-mail to LSE (Liegenschaftsstrukturentwicklungs GmbH). Please do only use the following e-mail address: kuhtrift@wse.at

For further information on modalities please go to: <http://www.wse.at/kuhtrift>

Deadline for the submission of offers: 01.06.2023.

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