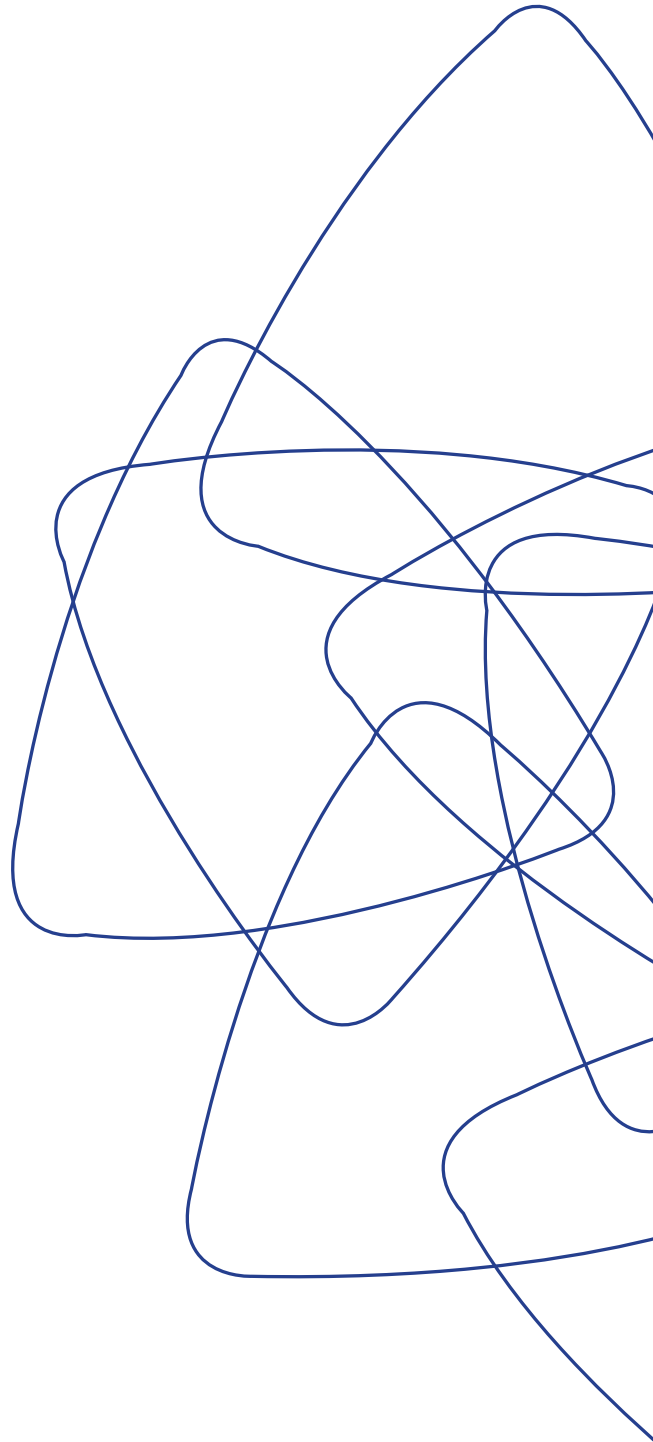
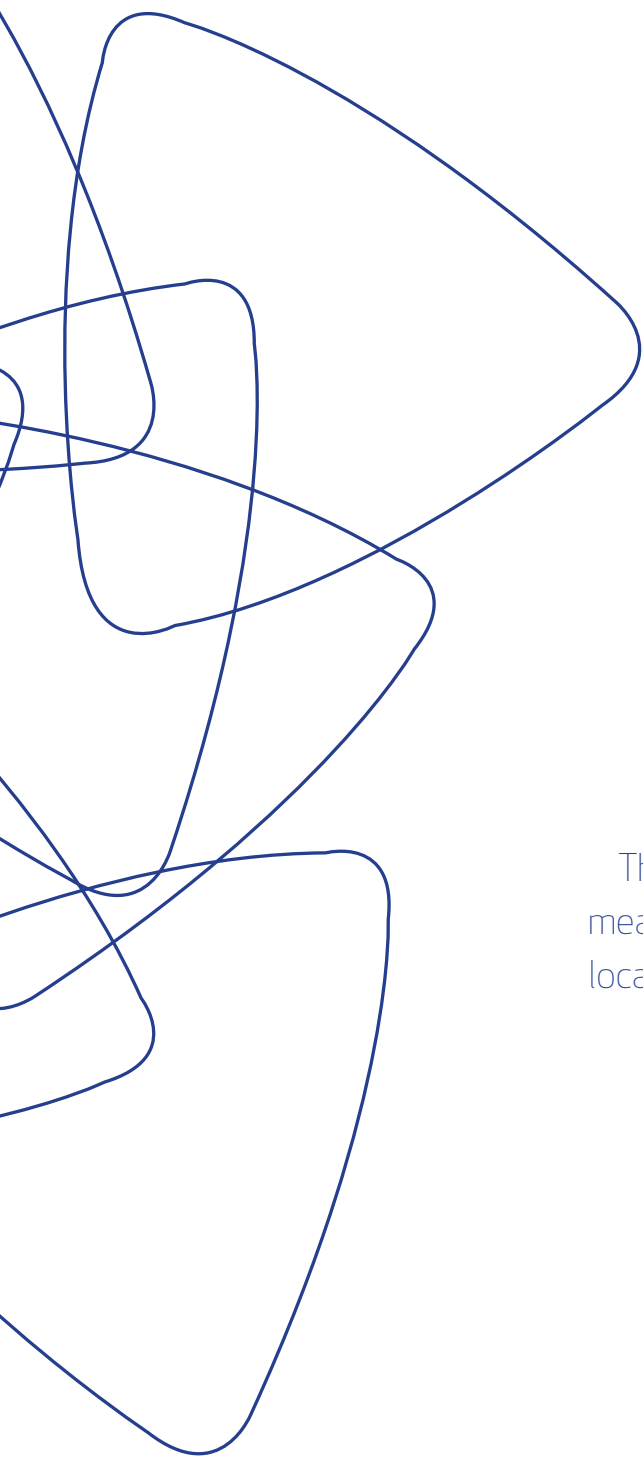


A tall, modern skyscraper with a curved facade and many windows, illuminated from within, set against a twilight sky. The building is the central focus of the image.

ORBI

TOWER





The name ORBI derives from the Latin word "orbis". It means a circle, disc or globe. The ORBI Tower is the ideal location to perceive or conquer the world from Vienna.



Central Station Vienna

Mariahilfer Strasse



St. Stephen's
Cathedral

Viennese Giant
Ferry Wheel

Vienna International
Centre

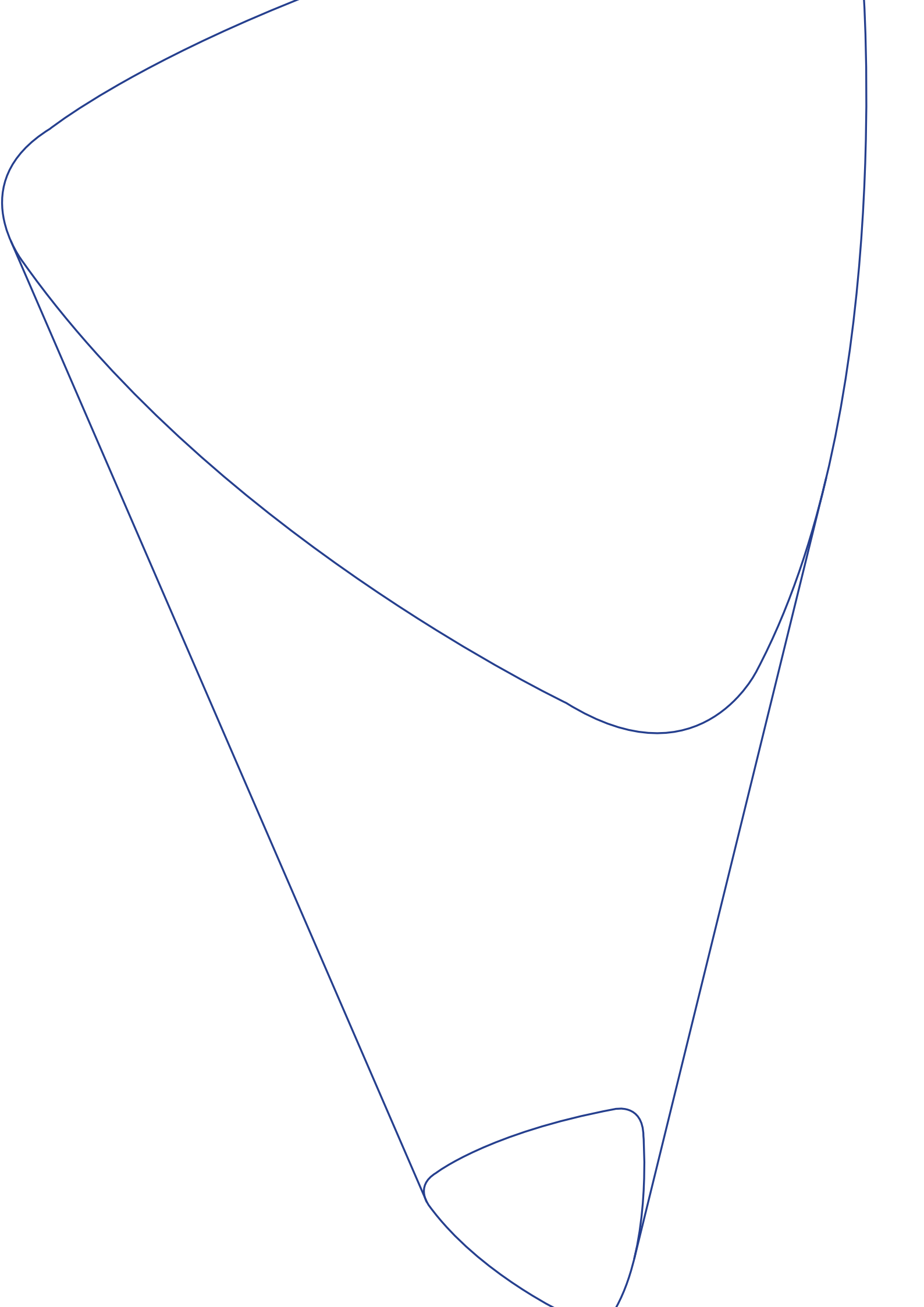
Prater recreation area



Bratislava

Vienna International
Airport





EDITORIAL



Ernst Machart



Urs Waibel

The successful office real estate project TownTown is reaching the ultimate stage: So far, gross floor space of 108,000 sq. m. has been implemented and leased out or sold 100 per cent. The new ORBI Tower is the last module of this impressive project.

The geometric shape of the ORBI Tower combines three demands:

- It has appealing and attractive aesthetics.
- It ensures optimal use of the available space.
- It is the basis for the economy and efficiency of the building.

Much more: The sophisticated building control system reduces the running operational costs, provides comfortable room climate and lays the foundation stone for a high level of work productivity.

THE BEST LOCATION

TownTown is the best conceivable location for your new office in Vienna: The infrastructure with its catering facilities and shopping opportunities, as well as the proximity to the Prater recreation area and the green centerline of the Donaukanal (Danube Channel) already covers the most important requirements of more than 4,000 people engaged in TownTown.

Thanks to the optimal connection to the public transport, your future office is located in the city center: Stephansplatz (the heart of Vienna) or Mariahilfer Strasse (the biggest shopping street in Vienna) are only a few minutes away by metro. Moreover, from your new company head office you can reach Vienna airport in a quarter of an hour and within a few moments you are on the main highways and expressways around the city.

Mag. Ernst Machart
Chairman of the Executive Board
IWS TownTown AG

Dipl.-Ing. Urs Waibel
Technical Director
IWS TownTown AG





Facts and Figures of the ORBI Tower

Total gross floor space	28,000 sq. m. (above the Piazza level)
Gross floor space per floor	1,040 sq. m.
Leased space per floor	800 sq. m.
Height	102,5 m (above the Piazza level)
Floors (above ground)	27
Car parking spaces	15
Underground garage TownTown parking spaces	650
Bicycle parking spaces	approx. 40
Location	City – Airport motorway, direct connection to the metro U3
Main use	Use as office space with additional bistro and canteen
Certification	DGNB / ÖGNI

Time-line



The Project

The ORBI Tower, with a height of around 102 m, is the first and highly prominent landmark in the east of Vienna and eye-catcher at the Prater traffic junction. The new tower, together with the neighbouring tower of the Vienna Municipal Utilities, constitutes an important part of the Vienna skyline.

Efficiency, infrastructure and location make the ORBI Tower the first office address of Vienna:

- Due to its impressive geometric characteristics, the office tower not only looks elegant, but also can be operated very economically in terms of space use and energy efficiency.
- The ORBI Tower has been integrated in an existing city district and benefits from the existing operational infrastructure.
- Thanks to the excellent traffic connections available at the ORBI Tower, you can reach the city center of Vienna, the airport and the main Austrian

motorways within a few minutes by metro or car.

According to the design of the architects Zechner & Zechner, the tower is a building based on the orbi-form. A slightly curved and streamlined shape lends lightness to the high-rise building.

The ORBI Tower presents itself as a simple, but dynamically curved shape in the horizontal cross-section with smooth and rounded surfaces. The streamlined basic shape of the building, with its curves resulting from horizontal structuring, stands in harmony with the adjacent motorway junction.

The internal configuration of the tower provides compact areas for movement of people and office space that can be organised with a high degree of flexibility.

The design of the architects Zechner & Zechner is the winning project of an open design competition.





Traffic connections

Direct connection to the metro U3. The passageway between the towers leads directly to the Erdberg metro station.

Almost direct connection to the motorway junction Prater: This is where the motorway A23 and the airport motorway meet.

Maximum Flexibility

The facade grid of the ORBI Tower enables future tenants to have a flexible layout and design of the indoor rooms:

- The smallest possible office unit has two axes and a width of 2.9 m. The partition walls are 10 cm thick and provide enhanced sound insulation.
- The smallest unit for an office for two

persons has three axes and a width of about 4.4 m.

- Four-person offices have at least four axes or a width of 5.8 m.

The rooms can be expanded as desired up to the size of a large room office. Due to the ceiling height of 3 m the relevant statutory requirements are met.

For tenants who would like to have passages on their floors, two variants are possible: either a room depth of 470 cm or 570 cm. In the wider passages, isolated meeting areas or multi-purpose zones can be set up.

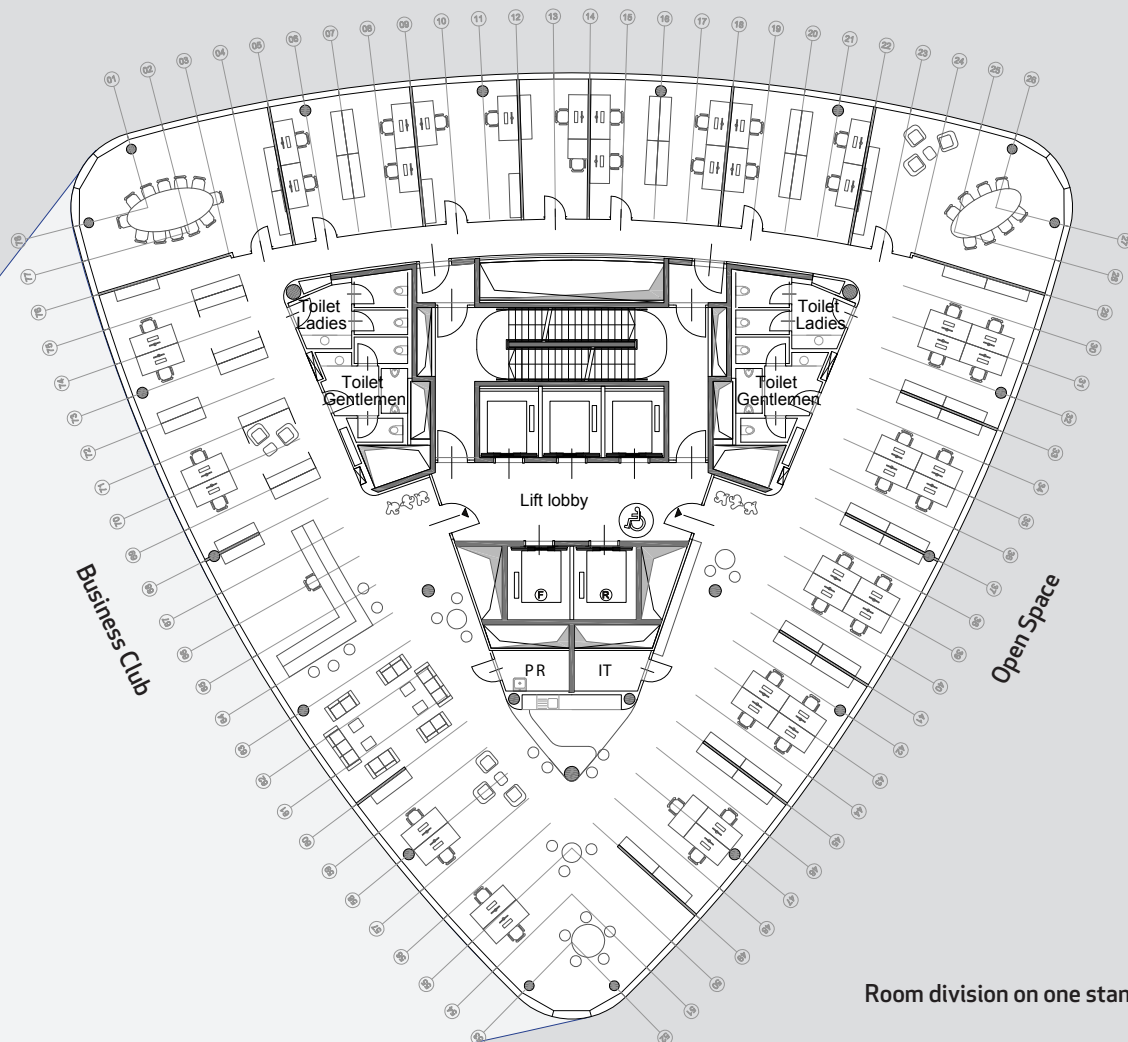
Basically, one floor can be divided into two tops.

Key figures of the ORBI Tower

Total gross floor space	28,000 sq. m. (above Piazza level)
Gross floor space on each floor	1,040 sq. m.
Leased space per floor	800 sq. m.
Catering facilities at Piazza level	190 sq. m.
Clearance in the standard floor	300 cm
Height of the ORBI Tower	102.5 m (above Piazza level)
Floors (above ground)	27
Staggered staircase	
Storage area	underground level -1
Entry from Schnirchgasse, parking spaces	underground level -2
Lifts	5 (+1 service lift for entry from the basement floors to the changeover zone on the ground floor)
Parking spaces	15
Underground garage TownTown parking spaces	650
Bicycle parking spaces	approx. 40
Location	City – Airport motorway, direct connection to the metro U3
Main use	Use as office space with additional bistro and canteen
Certification	DGNB / ÖGNI



Multi-person offices



Room division on one standard floor





Cosy, comfortable and modern offices

The ORBI Tower provides the tenants and their employees with maximum cosiness, flexibility and comfort.

The office space that can be organised individually enables customised planning of the room sizes, the working rooms and the workplaces ranging from a single-person office to multi-person offices right up to large offices. Apart from the traditional office concept, the geometry and technical facilities of the building also allow Smart Offices on each floor.

Optimal Lighting

Optimum daylight illumination provides the maximum possible comfort for working in the ORBI Tower:

The ideal office depth and the optimised transparent facade elements offer the best lighting requirements with respect to daylight. Moreover, the offices in ORBI Tower have a controllable, external sunshade with Venetian blinds for light control. This ensures maximum availability of daylight. The energy requirement for lighting is reduced in a sustainable manner.

The perfect room climate

Uniform temperature is maintained in the ORBI Tower by heating and cooling using concrete core activation. Mechanical ventilation ensures constant supply of fresh air that is matched with the occupational density of the tower. It has been verified by simulation that the air speed varies in a range that is barely noticeable for human beings. Based on these wide-ranging analyses, there shall be no cold draughts in the ORBI Tower. This tower with very low energy consumption promises a high level of comfort at low operational costs.



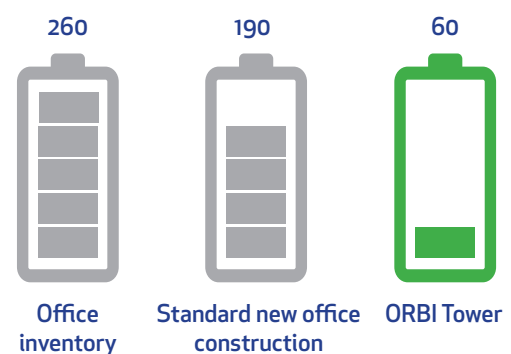
CO₂-Emissions

in kg CO₂/sq. m./Year



Primary energy consumption

in kWh/sq. m./Year





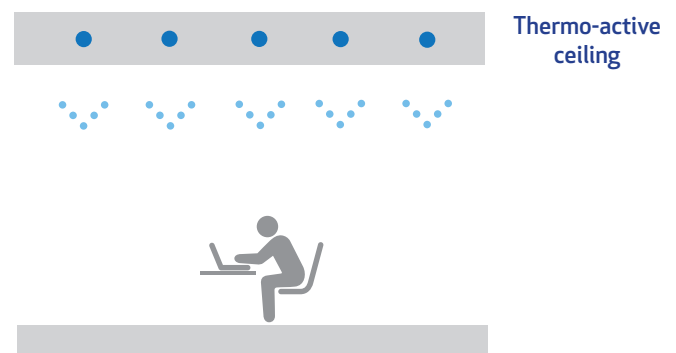
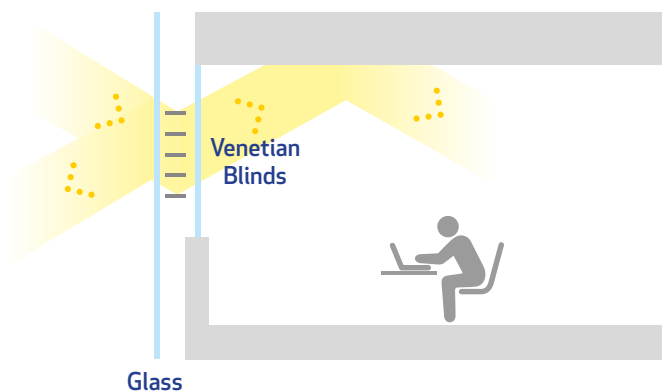
Effective energy efficiency

An optimised facade construction that has been fine-tuned by means of thermal simulations, facilitates enhanced thermal insulation and high level of air-tightness by the correct proportion of transparent facade elements. As a result, heat penetration in summer is minimised and the cooling power required is reduced.

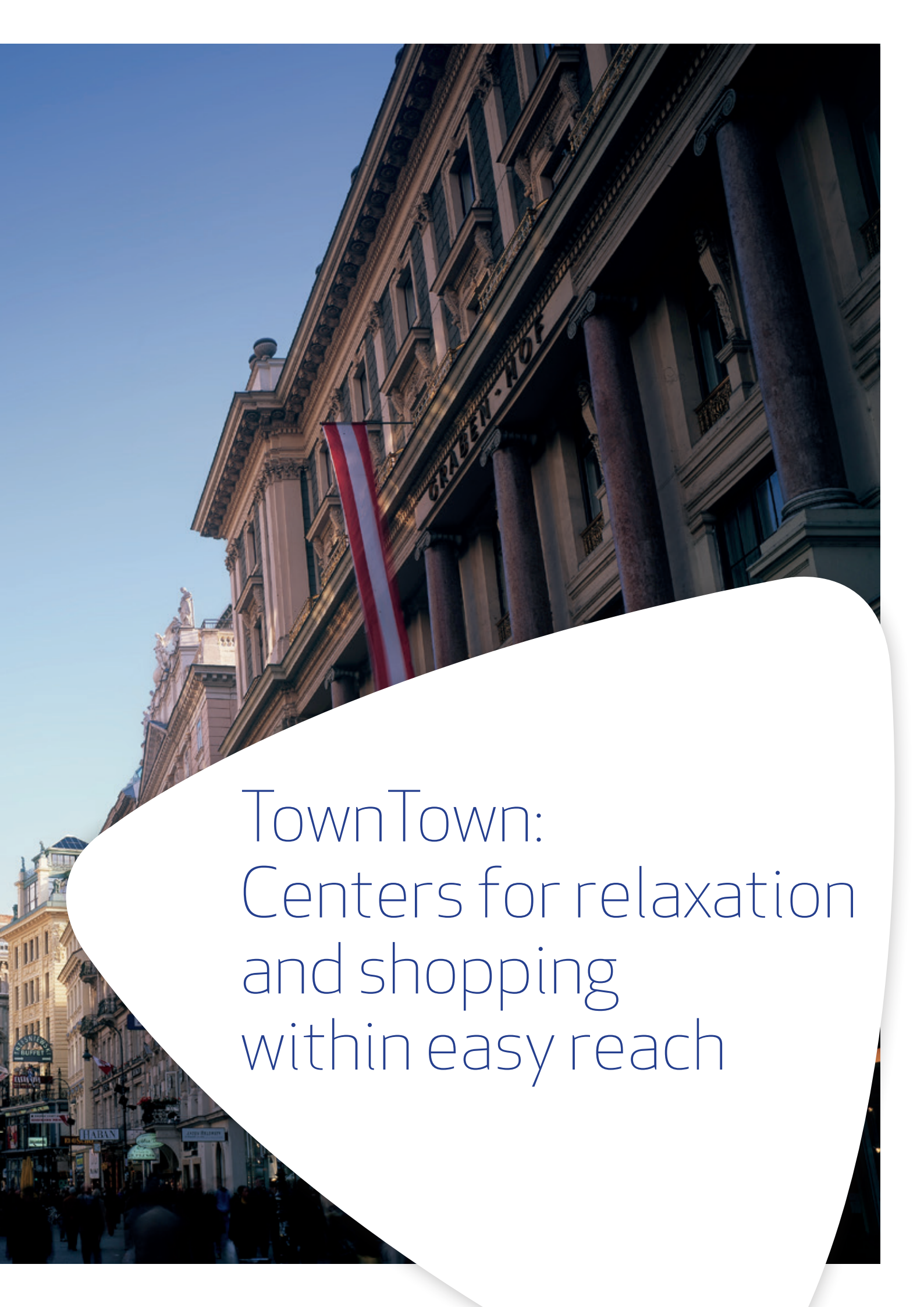
Concrete core activation is used for heating and cooling. A comfortable room climate can be ensured by activating the storage masses of the concrete. Conventional air-conditioning systems can be dispensed completely. This minimises the risk of catching colds or getting infected.

The energy concept selected for the ORBI Tower is based on remote heating and remote cooling as well as increased daylight utilisation. Compared to a standard new construction of an office building, the primary energy consumption in the ORBI Tower is reduced by about 60 per cent.

Light control with Venetian Blinds Concrete Core Activation (CCC)







TownTown:
Centers for relaxation
and shopping
within easy reach



Prater recreation area

Everything within a stone's throw

All important local suppliers are within easy reach in order to save those engaged in TownTown from unnecessary commuting routes: Bakery, pharmacy, tobacco wares, post office, banks etc. Moreover, TownTown has a comprehensive range of catering facilities with respect to Cafés and Restaurants. A rich variety of culinary delights is also available around TownTown and you can reach these on foot: classical Viennese restaurants, pizza parlours or Sushi saloons.

You can reach other shopping facilities in a few minutes by metro from the Erdberg station:

- One metro station to the Gasometer City with shopping center and cinema.
- One metro station to Schlachthausgasse street with supermarkets.
- Three metro stations to the Rochusgasse street, the nearest typical Viennese outdoor street market surrounded by restaurants, bars and cafés.
- Four metro stations to Wien Mitte (The Mall, City Airport Train, etc.).
- Six metro stations to Stephansplatz – the city center of Vienna.
- In seven minutes by metro you can go from TownTown to Stephansplatz and enjoy a business meal in one of the finest restaurants in the city.
- In twelve minutes by car, you can reach the Vienna airport and check in for your business trip.
- In merely five minutes by bicycle, you can jog or take in the fresh air in the midst of the Grünprater (Public Park).

The present tenants in TownTown

APK-Pensionskasse AG, DenizBank AG, Soravia Group, Generali Versicherung AG, ILF Beratende Ingenieure ZT GmbH, STC – Swiss Town Consult Development GmbH, Krankenanstaltenverbund, several municipal authority departments, Wiener Stadtwerke (Viennese Municipal Utilities), Wien Energie, WienIT and many more.

Rochus market





Museums quarter



ORBI Tower with its catering and consumer markets:

W&L Gastronomie (Caterers), yellow deli, Ströck, Billa, Tobacco ware, pharmacy and bank ATM

In merely five minutes by bicycle, you can jog or take in the fresh air in the midst of the Grünprater (Public Park).

In seven minutes by metro you can go from TownTown to Stephansplatz and can enjoy a business meal in one of the finest restaurants in the city.



In twelve minutes by car, you can reach the Vienna airport and check in for your business trip.

The Project Partners

The project partners in the trend-setting private-public partnership project are Wiener Stadtwerke (Viennese Municipal Utilities), STC – Swiss Town Consult AG and Donau-Finanz. These project partners have the relevant stability and expertise for the completion of TownTown until 2016.

They have already developed premises for offices, shops and leisure facilities and have implemented a gross floor space of 108,000 sq. m. in TownTown until today. Of these, 100 per cent has been leased out and sold.

Wiener Stadtwerke (Viennese Municipal Utilities) owns 44 per cent, STC – Swiss Town Consult AG owns 30 per cent and Donau-Finanz owns 26 per cent in the TownTown development company.





Wiener Stadtwerke (Viennese Municipal Utilities)

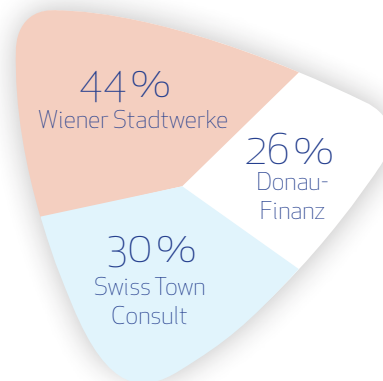
The Wiener Stadtwerke group of companies is a well funded company in Vienna that is investing sustainably in the expansion of infrastructure in Vienna. In this way, the group ensures the high quality of living in Vienna and thus contributes to the fact that also in future, Vienna remains the most liveable city in the world. Implementing TownTown, the company has promoted the outstanding and successful PPP project in building construction decisively.

STC – Swiss Town Consult AG

STC – Swiss Town Consult AG is a Swiss company with its head office in Zurich that develops projects in international real estate as well as in the segment of renewable energy. The development management of the projects as well as the general design and technical project management are covered in-house based on several years of experience.

Donau-Finanz

Donau-Finanz GmbH & Co KG maintains subsidiary companies and shares in real estate development, consultation and administration, in the tourism consulting segment, in hotel development and hotel administration, environment consultancy and in waste management.





HISTORY

The construction of the motorway was a milestone and a signal for the reconstruction of the old industrial area in order to ensure better, more meaningful and a trend-setting use of "New Erdberg".

The further development is an unprecedented success story:

The first thoughts for TownTown came up in the end of the 1990's as the metro U3 was being built

from Volkstheater to Erdberg. Finally, TownTown was situated above the metro depot in Erdberg in 2003. The depot is 243 metres long, 27 metres wide and provides space for twelve metro trains.

After an urban development competition in the 1990's, the construction work of TownTown commenced in 2005. Of 19 buildings planned, 18 have been implemented in TownTown so far.





Phases of construction

The first phase of construction began in autumn 2005. Ten buildings – with a total leasing space of 26,000 sq. m. – were completed until the end of 2006. At that time around 90 per cent of the space had already been leased out.

In 2008, another 15,000 sq. m. were handed over to the users in the second phase of construction.

Along with the second phase of construction, the heart of TownTown was also completed: the Piazza with green areas and outdoor restaurants having diverse gastronomic delights.

The third phase of construction with a total floor space of 52,000 sq. m. was completed at the end of 2011.



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