

Intended Sale of the Property



Hansen Palace

A - 1010 Vienna, Schottenring 20-26

Invitation for submitting an offer

Wien Holding GmbH intends to offer the Hansen Palace in the first district of Vienna for sale in a structured tender process. The subject property comprises about 23,000 sqm gross floor space (above ground) and is currently used for offices and retailing. The sale will be processed as a share deal.

Wien Holding GmbH reserves the unrestricted right to change or terminate the sale process of the building at any time at its sole discretion, to choose an alternative form of transaction or to withdraw from the sales process either wholly or in part.

Real estate brokers, consultants or other representatives acting on behalf of third parties may only participate in the process by disclosing the identity of their clients and providing suitable and sufficient evidence of their mandates. The property owner explicitly excludes payment of any sales commission.

The following documentation must be attached to any indicative offer: a detailed description of the bidding company, data regarding the financial standing of the company, a detailed track record showing experience with comparable transactions and the reason for its interest in the acquisition.

The submission of an indicative offer shall neither grant the bidders a right to further participate in the tender process nor to receive further documents nor to acquire the property and / or shares in the company "Palais Hansen Immobilienentwicklung GmbH". Bidders shall have no right for reimbursement of costs and expenses.

Selected potential buyers will be invited to participate in the tender process and will subsequently be provided with detailed information regarding the offered property and the company, together with information on the further sales process.

The sale will be handled in the German language and is governed by Austrian law. Legal venue shall be Vienna. All offers, inquiries and correspondence are to be addressed exclusively to:

Postal address:	MRG Metzger Realitäten Beratungs- und Bewertungs- GmbH Gumpendorfer Straße 72, A - 1060 Vienna, Austria
E-Mail:	office@metzger-estate.com
Minimum bid:	€ 26,000,000
Deadline for submission:	Monday, September 17, 2007, 1:00 p.m. local time (receipt of all documents)