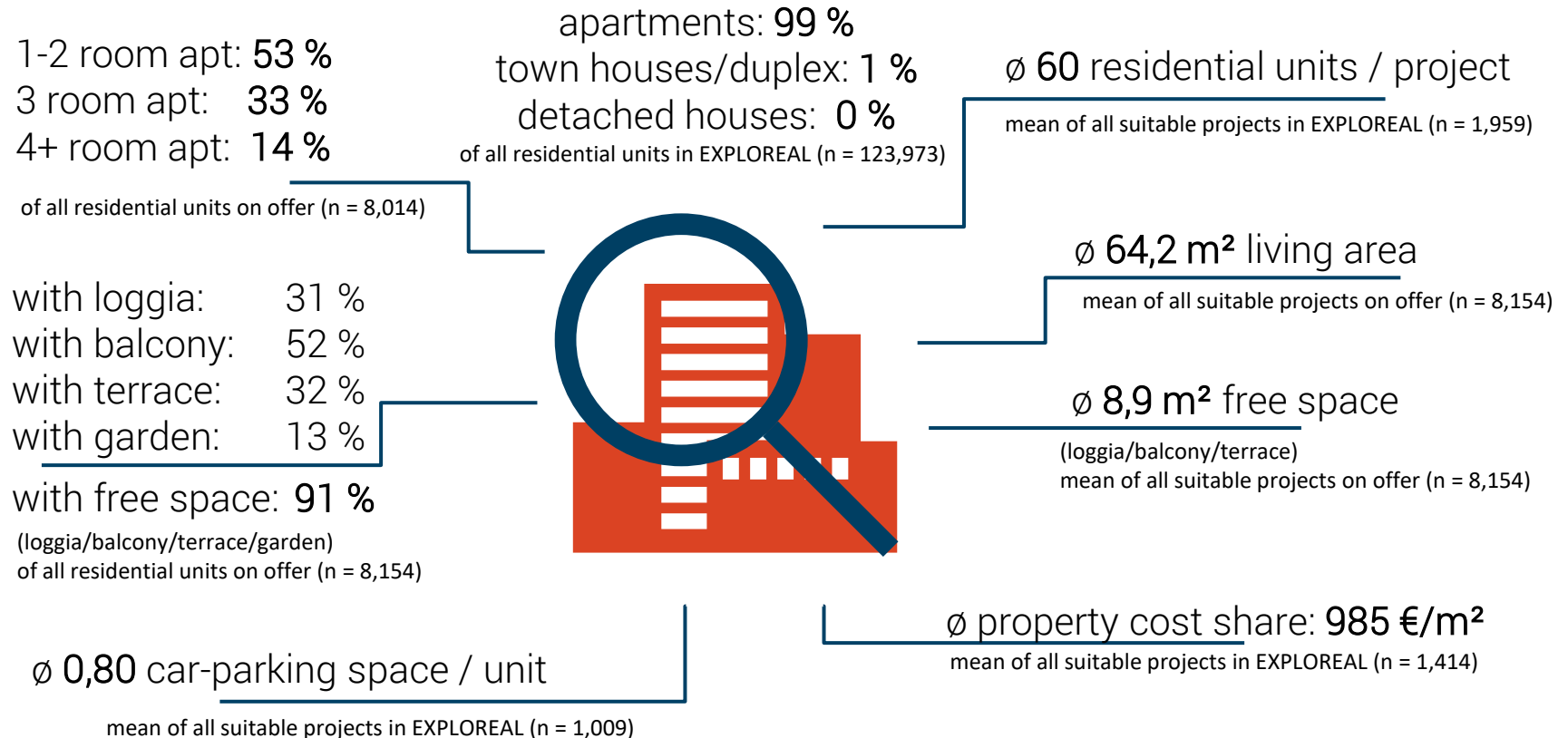


Residential building projects in the pipeline Vienna

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DI Matthias Grosse, MA

Founders and Managing Directors of
EXPLOREAL GMBH

The „transparent“ project – Vienna

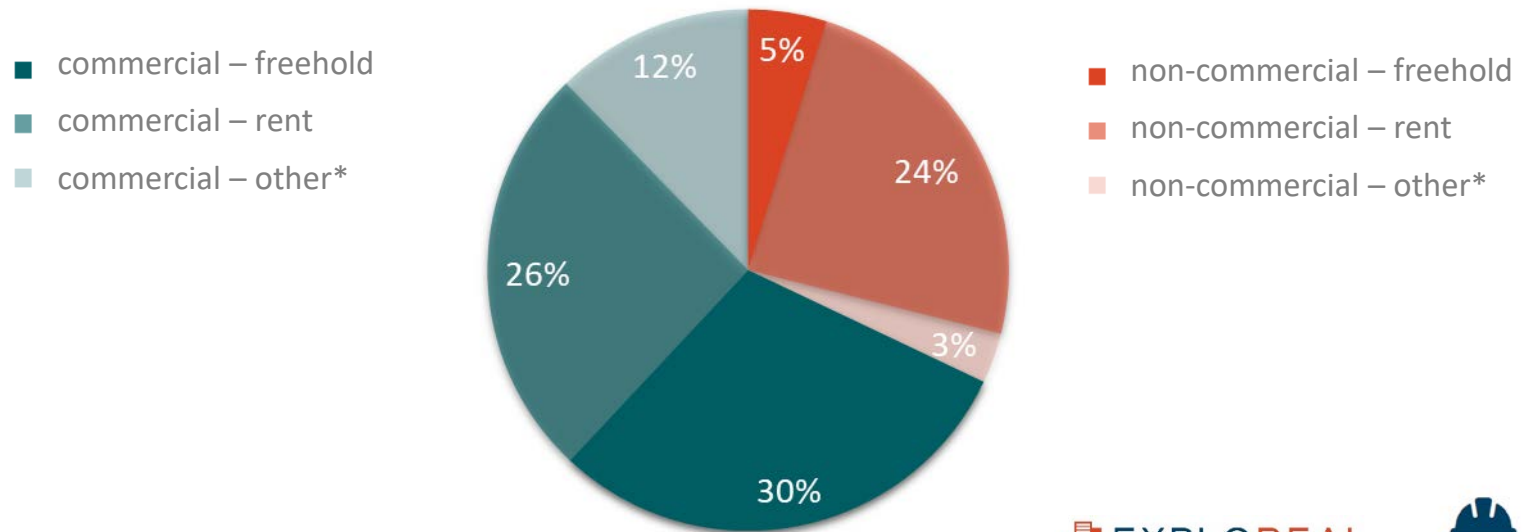


Comparatively large projects with more than 60 residential units are predominant in Vienna. The living area is distinctly small, 1-2 room apartments are prevailing on the market.

Status: 02.02.2021

The „transparent“ project – Who is building? Vienna

Share per type of developer and type of usage on the total market



EXPLOREAL

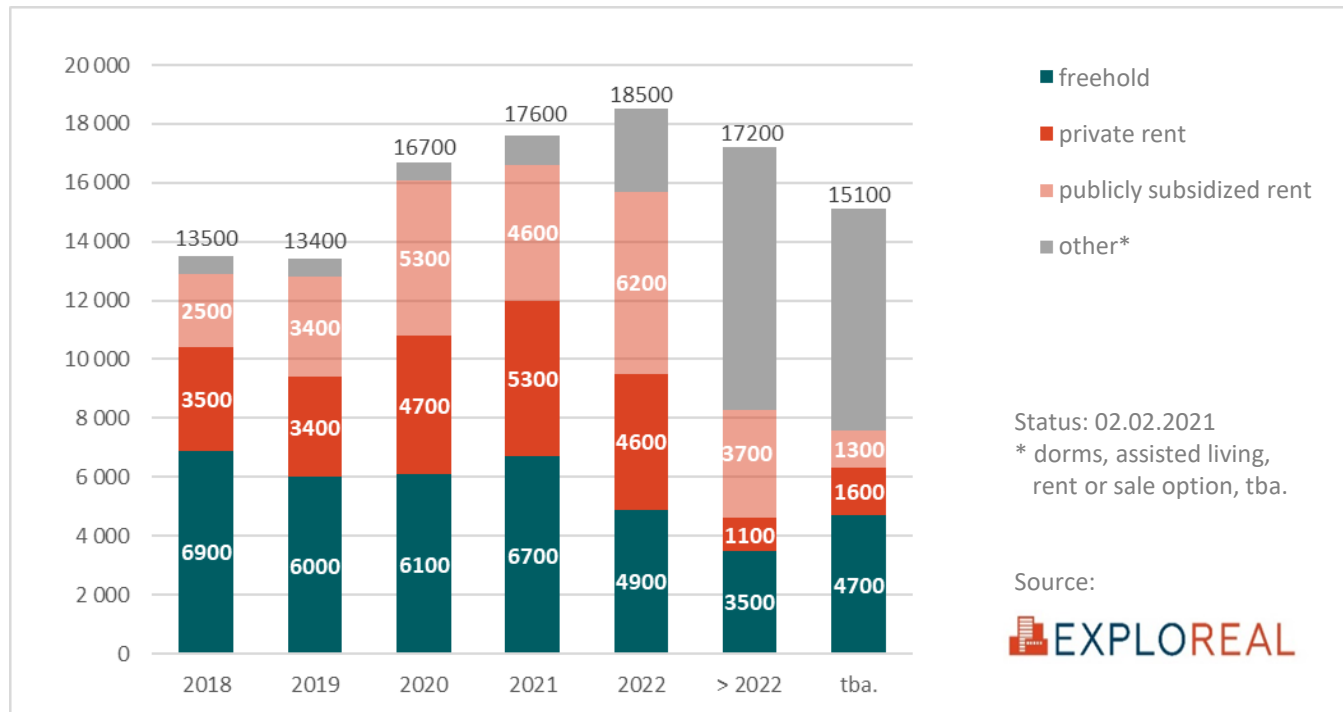
of all completed and planned residential units since 2018
in EXPLOREAL (n = 95,691), Status 02.02.2021
* other: purchase or rent option, or tba.



About 2/3 of all new residential units in Vienna are being constructed by commercial real estate developers. Thereof, freehold projects are only slightly predominant since the share of commercial rental projects increased significantly.

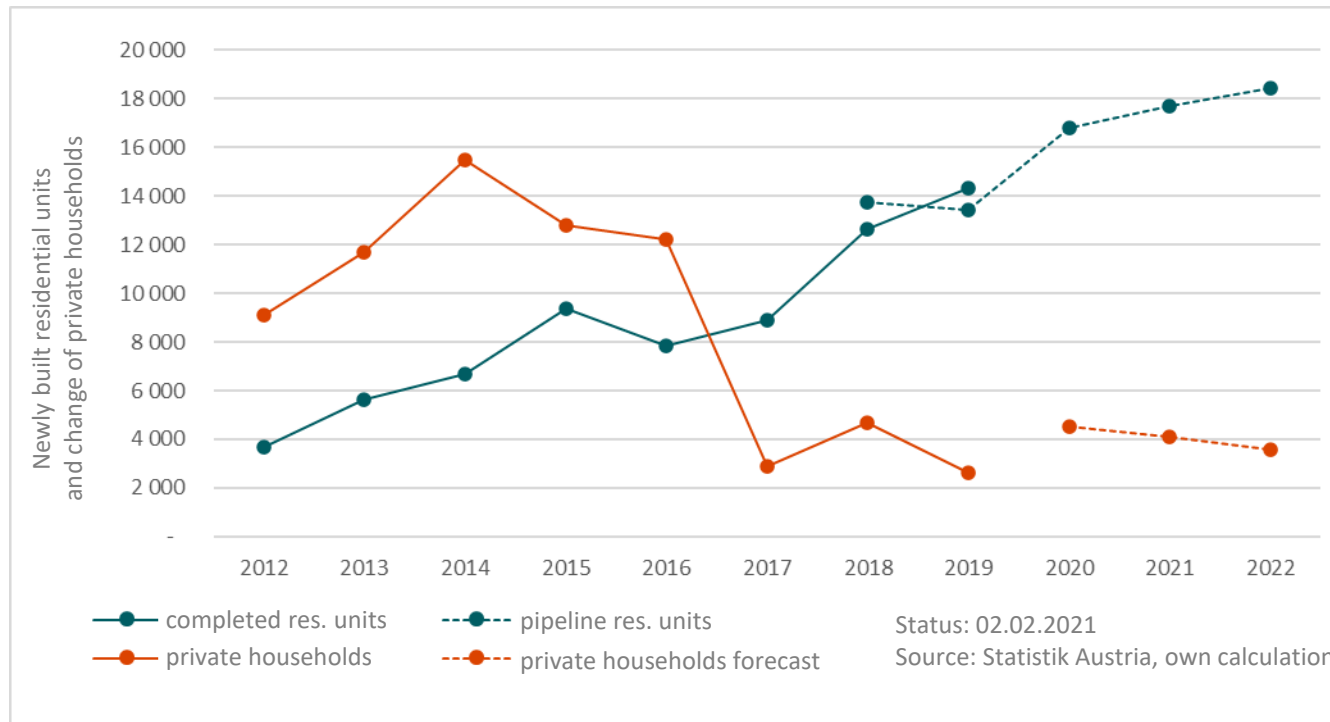
The „transparent“ project – When and how much is being built in Vienna?

Developer residential units per (planned) completion year and type of sale



In 2021, the completion of around 17,600 residential units is expected. In 2022, the number of completed units will even exceed 18,000. The trend of a high share of rental units, in the private as well as in the publicly subsidized sector, continues.

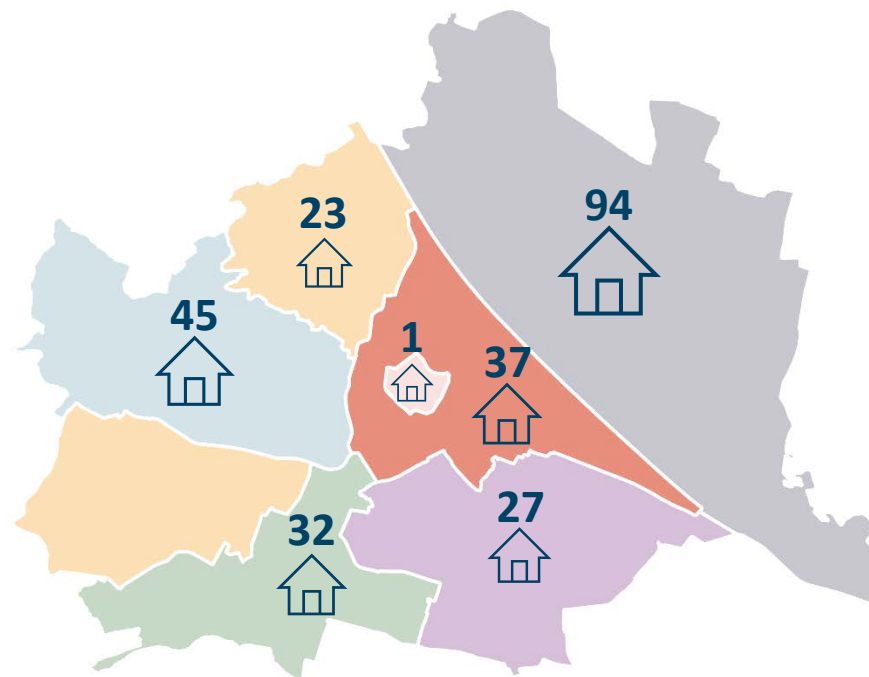
Residential projects in the pipeline – too many? Vienna



Starting in 2018, significantly more residential units were entering the market than new private households were established due to the low increase of population. The current population forecast predicts continuing low growth rates. Since 2019, the completion of residential units notably exceeds the expectable demand from this low population growth.

Where is being built in Vienna? Offered projects per district

District	Projects	Units	Ø*	Pop. FC 2030**
1230	20	1803	16,32	108,5
1210	52	2670	15,90	114,3
1030	8	784	8,55	108,3
1220	42	1635	8,37	117,2
1140	11	712	7,60	107,4
1110	15	712	6,82	110,4
1120	12	591	6,09	108,1
1160	19	458	4,44	110,3
1050	3	233	4,23	109,8
1190	9	273	3,69	103,3
1100	12	753	3,63	113,3
1020	8	282	2,66	112,1
1040	5	75	2,26	107,4
1200	6	176	2,04	113,5
1180	8	103	2,00	104,2
1130	6	95	1,76	99,3
1170	8	97	1,70	108,3
1150	7	122	1,59	111,8
1080	1	38	1,52	109,1
1070	2	37	1,16	109,0
1010	1	9	0,56	94,4
1060	2	8	0,25	111,3
1090	2	10	0,24	111,2



of all developer projects newly offered since January 2020
in EXPLOREAL (n = 11,676 residential units).
Citizens per 1.1.2020 according to Statistik Austria
*Ø residential units per 1,000 citizens
**according to ÖROK population forecast compared to 2018

Most of the residential units of all developer projects per 1,000 citizens, that are newly offered since January 2020, are located in the 23rd district, followed closely by the 21st district. The least offers for new apartments were registered in the districts 1, 6 and 9.

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... Thank you!!