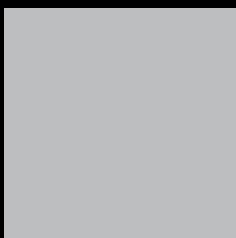


THE MARK





Dreaming about excellent office space?

THE MARK prime location | modern | high quality | advanced technologies | high standard | cutting-edge design | energy saving | environmentally friendly



A STRIKING NEW OFFICE DEVELOPMENT OF **25,000** SQM



PRIME CENTRAL LOCATION



EASILY ACCESSIBLE



NO COMPROMISE ON EMPLOYEES' COMFORT



ENERGY SAVING



1 WORKSPACE PER 8 SQM



HIGHEST STANDARDS



A WIDE RANGE OF LOCAL AMENITIES



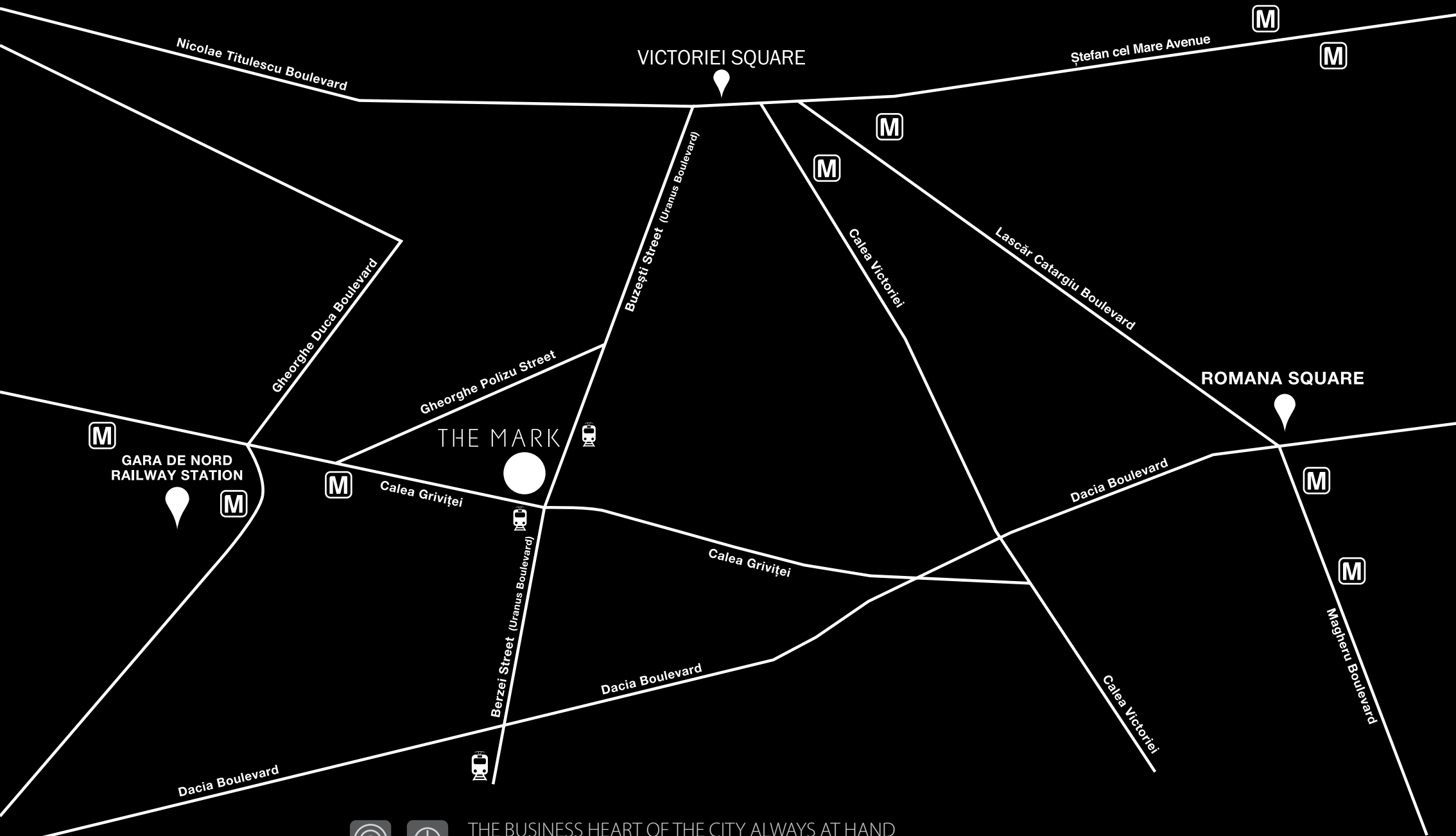
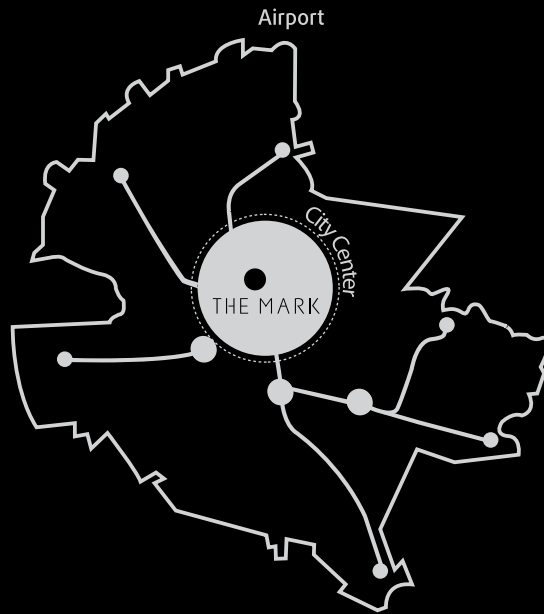
BREEAM EXCELLENT



345 PARKING SPACES AND 72 BICYCLE RACKS



CONSTRUCTION STARTED Q3/2016
DELIVERY Q2 2018



THE BUSINESS HEART OF THE CITY ALWAYS AT HAND

3 METRO LINES | 12 BUS LINES | 6 TRAM LINES | 25 MINUTES TO THE AIRPORT (BY CAR)



AN IMPRESSIVE TONE FOR YOUR BUSINESS...

CUTTING-EDGE DESIGN, ENVIRONMENTAL FRIENDLINESS AND FUNCTIONALITY SAVE BOTH THE ENVIRONMENT AND YOUR ENERGY



BREEAM EXCELLENT



24/7 ACCESS & SECURITY SERVICE



VENTILATION WITH HIGH EFFICIENCY HEAT RECOVERY AND FILTERED FRESH AIR



UP TO 30% ENERGY CONSERVATION THANKS TO SMART BUILDING DESIGN AND INTELLIGENT EXTERNAL SHADES



EXCELLENT DAYLIGHT USE IN WORKING AREAS, DUE TO THE HIGH CEILINGS COUPLED WITH FULL HEIGHT GLAZING



CHARGING STATIONS FOR ELECTRIC VEHICLES

PODIUM



A detailed architectural rendering of a modern multi-story building. The central feature is a tall, slender tower with a glass facade, reflecting the sky. This tower is flanked by two wings with a light-colored brick or stone facade and regular window patterns. The ground floor is a glass-enclosed atrium with people walking inside. The building is set on a city street with trees, a black SUV, and other cars. The sky is a clear, light blue.

TOWER



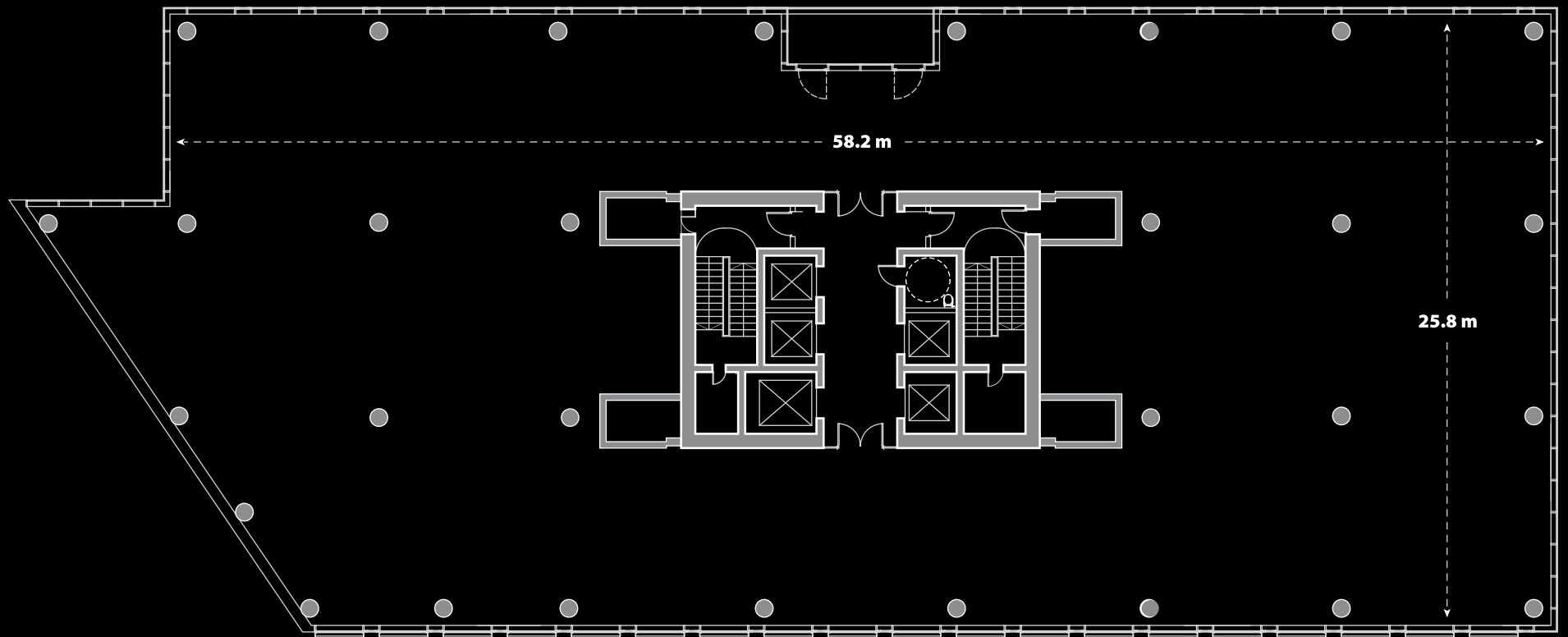
300 PARKING SPACES ON 3 UNDERGROUND LEVELS
45 OUTDOOR PARKING SPACES FOR TENANTS & VISITORS



ENJOY TAILOR-MADE OFFICES WITH CUTTING-EDGE TECHNOLOGIES
AND SPACES FLOODED WITH NATURAL LIGHT.

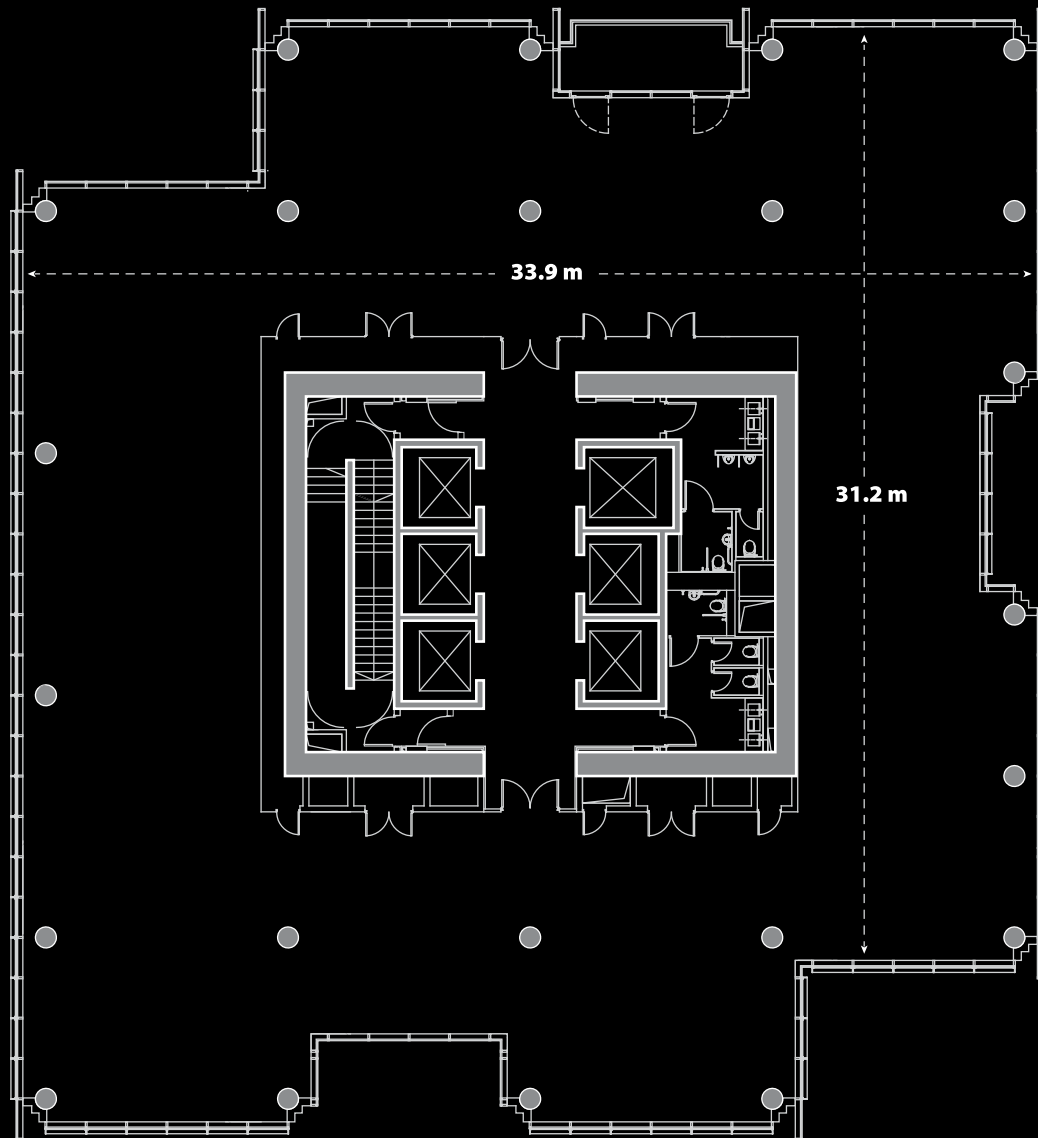


- Excellent natural lighting with protection against solar gain by external shading. Automatically adjusted according to the sun movement, with additional options for individual adjustment
- High-tech shading system, designed for maximum transparency, high efficiency and high wind speed resistance (up to gale strength)
- 4-pipe fan coil system conditioning (ceiling concealed units) with an option for individual temperature regulation
- 2 fresh air exchanges per hour
- Sprinkler installation and electronic fire detection
- Fully accessible raised floor, overpressured and used to distribute the fresh air (filtered and cooled / heated and humidified)
- 3 m clear height between raised floor and the suspended ceiling provides space and secures comfort
- 1.35 m planning grid for highly efficient and flexible fit-out
- Each tenant's cooling, heating and power consumption is individually metered
- Floor boxes equipped with two 230V power sockets and space for 2 data points
- Programmable personal access cards



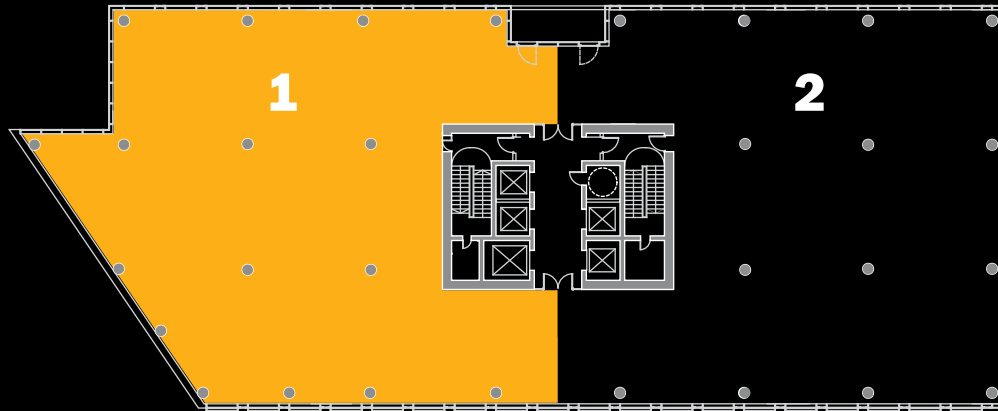
PODIUM FLOOR PLAN

OCCUPANT AREA 1,324 SQM

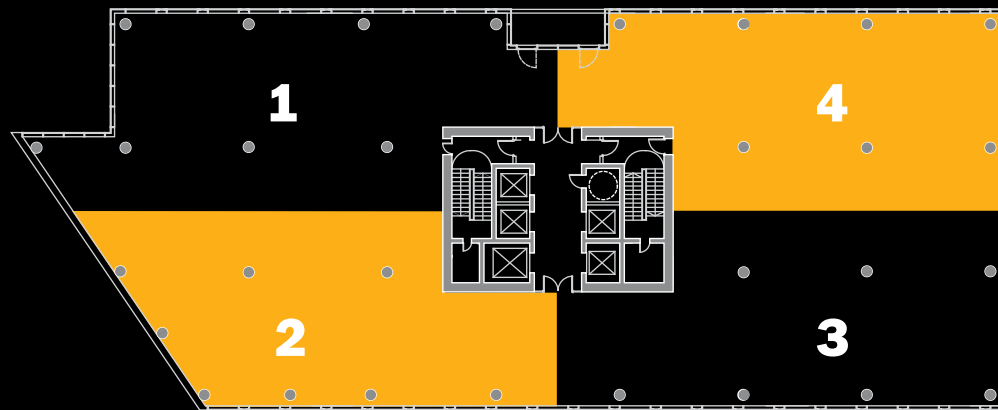
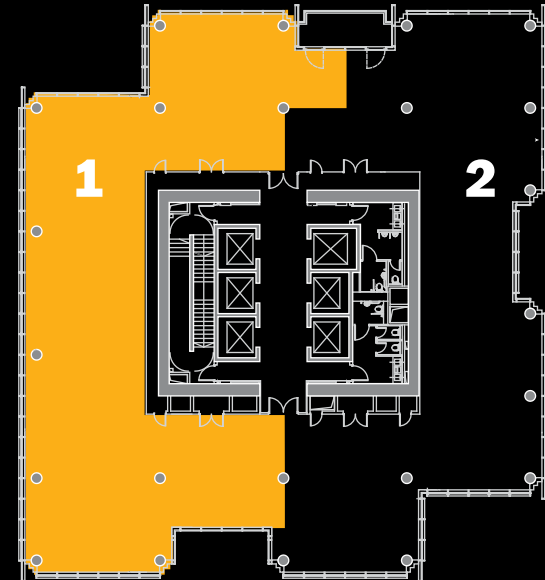


TOWER FLOOR PLAN

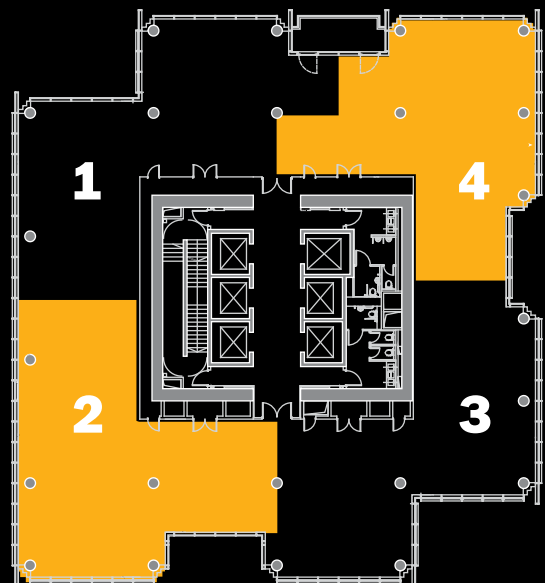
OCCUPANT AREA 873 SQM



PODIUM - (1) 665 SQM + (2) 659 SQM
TOWER - (1) 465 SQM + (2) 408 SQM



PODIUM - (1) 349 SQM + (2) 316 SQM + (3) 331 SQM + (4) 328 SQM
TOWER - (1) 228 SQM + (2) 237 SQM + (3) 213 SQM + (4) 195 SQM



S IMMO AG DEVELOPER AND INVESTOR

S IMMO AG WAS FOUNDED IN 1987 AND BECAME THE FIRST AUSTRIAN REAL ESTATE COMPANY
TO BE LISTED ON THE VIENNA STOCK EXCHANGE

S IMMO AG OPERATES IN AUSTRIA, GERMANY, CZECH REPUBLIC, SLOVAKIA,
BULGARIA, ROMANIA, CROATIA AND HUNGARY.

STRATEGIC CORE SHAREHOLDERS OF S IMMO AG ARE ERSTE GROUP
AND VIENNA INSURANCE GROUP.

OVER 1.3 MILLION SQM OF GLA AND OVER 2,000M EUR PROPERTY PORTFOLIO VALUE
WITH AN OCCUPANCY RATE OF ABOUT 93%.

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