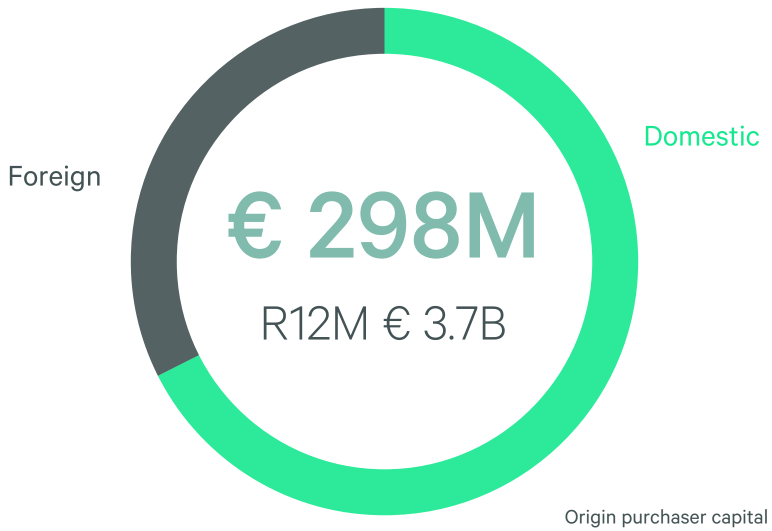
In the second quarter of 2026, EUR 298 m in transactions took place on the Austrian real estate market, bringing the total investment volume for the first half of the year to EUR 1 bn - a decline of approximately 31% compared to H1 2025. However, this decline reflects not so much weaker demand as a structural contraction in supply: the sales of open-ended real estate funds - particularly in the residential segment - that characterized the previous year have largely failed to materialize.

The retail asset class dominated investment volume in the first half of 2026 with a market share of 27%—driven by investments in Vienna's high-street locations and the sale of the Arcade Meidling. Hotel real estate followed closely behind with 26%, accounting for two of the three largest transactions of the half-year: the Andaz Vienna and the Leonardo Smart Hotel at Vienna International Airport. The residential segment - which was the dominant asset class the previous year - saw a decline of around 80% because investors' yield expectations cannot be met despite high demand; nevertheless, it still ranks third with a 15% market share.



-72%
Y-on-Y Change Q2

19%
Y-on-Y Change R12M

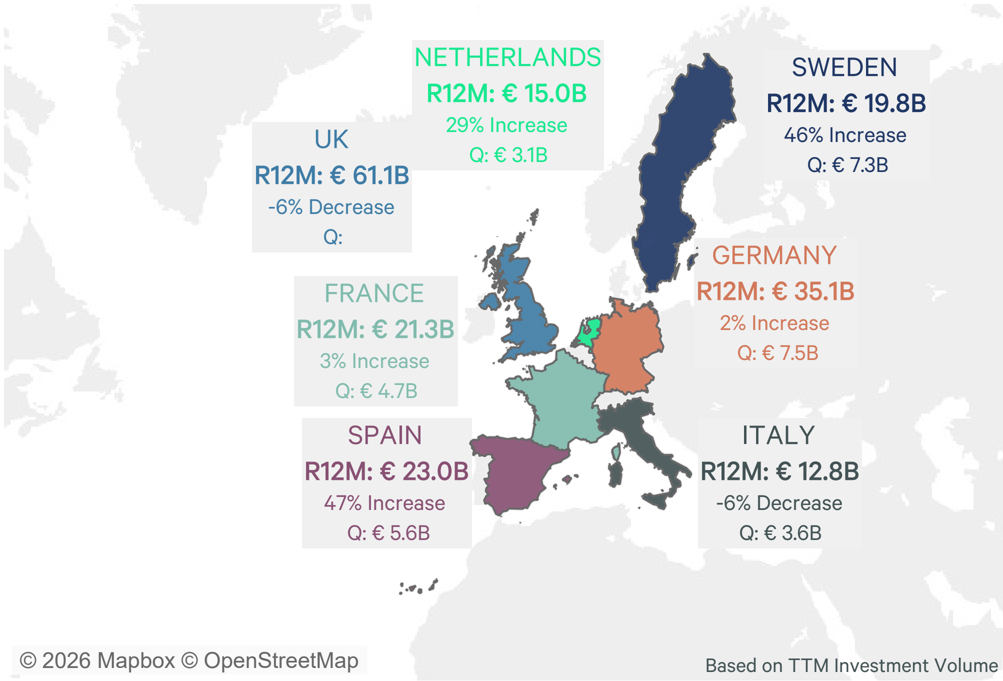
Nr. of Transactions
16
151 R12M

Y-on-Y: Year on Year
R12M: Rolling Twelve Months

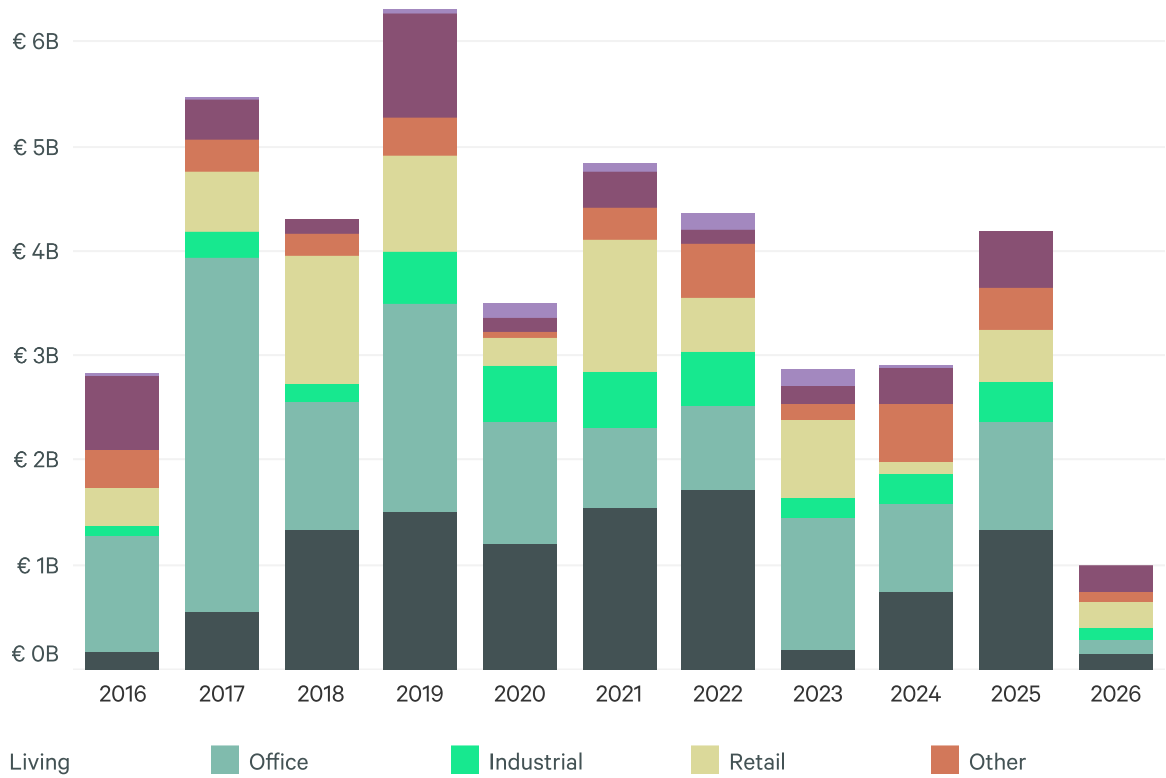
Investment by Sector (Austria)

			Y-on-Y Change R12M
RETAIL	€ 96M	R12M: € 669M	388%
HOTELS	€ 92M	R12M: € 569M	35%
INDUSTRIAL	€ 42M	R12M: € 366M	5%
OTHER	€ 34M	R12M: € 417M	-17%
LIVING	€ 33M	R12M: € 763M	-33%
HEALTHCARE		R12M:	
OFFICE		R12M: € 949M	64%

Investment in Top 7 European Countries



Investment Volumes Annual by Sector (Austria)



Note: 2026 annual numbers till 30.06.2026

With a 53% share of the investment volume to date - up from 35% the previous year - international investors are playing a significantly greater role in 2026. They dominate the market, particularly in larger transactions, marking a clear shift from previous years, when domestic capital predominated.

Large-scale transactions exceeding EUR 100 m have yet to materialize so far this year, but several such deals are currently in the pipeline - including the Goldene Quartier and the Park Hyatt Hotel in the 1st district of Vienna - which should provide additional momentum in the second half of the year.

Global developments toward the end of the first quarter - combined with a changing interest rate environment and rising energy and inflation costs - led to a more cautious investor stance in the second quarter and further extended transaction timelines. However, the fundamentals of the Austrian real estate market remain stable. Combined with rising international demand and increasing market activity, we expect a dynamic increase in investment volume for the second half of the year.

In the second quarter, several asset classes saw moderate increases in yields: high-street retail rose to 4.75% (+5 bps), residential real estate to 4.10% (+10 bps), and logistics to 5.15% (+5 bps). Office real estate, at 4.75%, and hotels, at 5.40%, remained stable, however.

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