

UNIQA Real Estate Investment Profile

Austria

As of October 2026



Investing in long-term value

As an active investor, we continuously identify and pursue attractive investment opportunities that support the strategic development and enhancement of our portfolio.

In Austria, we focus on the following asset classes:

Residential, Office & Hospitality

Our investment approach prioritises high-quality assets in prime locations, attractive risk-adjusted returns, sustainability and stable long-term income.

Our investments profile Austria:

Residential



Investment Volume

> € 20m

Investment Profile: **Core / Core+**



Property & Specification Quality

- New developments
- Modern floor plans and high-quality specifications
- Underground parking



Geographic Allocation

Focus: **Vienna**

Broader focus: **Linz, Graz, Salzburg (City) & Innsbruck**



Sustainability

- EU Taxonomy alignment
- Internationally recognised certification (e.g. DGNB, LEED) or potential to achieve certification in the short term



Location Quality

- Sought-after micro-locations
- Excellent public transport connectivity, local amenities and social infrastructure



Other Criteria

- 100% ownership
- Sustainable rent levels
- Fixed-term leases

Office



Investment Volume

> € 40m

Investment Profile: **Core / Core+**



Property & Specification Quality

- Built in 2010 or later
- Modern, flexible floor plates
- Contemporary specification standard



Geographic Allocation

Focus: **Vienna**



Sustainability

- EU Taxonomy alignment
- Internationally recognised certification (e.g. DGNB, LEED) or potential to achieve certification in the short term



Location Quality

- Established office locations – preferably CBD
- Excellent accessibility by car and public transport
- Very good infrastructure



Other Criteria

- 100% ownership
- Strong tenant quality and tenant mix
- Fixed-term leases
- WAULT > 5 years

Hospitality



Investment Volume

> € 40m

Investment Profile: **Core / Core+**



Property & Specification Quality

- Built in 2010 or later
- No deferred maintenance
- Modern and attractive hotel specification



Geographic Allocation

Focus: **Vienna**

Broader focus: **Linz, Graz, Salzburg (City) & Innsbruck**



Sustainability

- EU Taxonomy alignment
- Internationally recognized certification (e.g. DGNB, LEED) or potential to achieve certification in the short term



Location Quality

- Attractive city and business hotel locations
- Strong micro-locations
- Excellent public transport connectivity



Other Criteria

- 100% ownership
- Established hotel operators
- Focus on fixed-rent lease agreements
- WAULT > 10 years

Contact us

For investment proposals, please contact:

investment@uniqa.at



Marco Handschmann

Head of Asset Management AT

marco.handschmann@uniqa.at