

A PROJECT OF
IWS **TownTown** AG



ORBI
TOWER

* **WELCOME**
to the New World of Work.

“When the wind of change blows,
some build walls,
others build windmills.”

Chinese proverb

INNOVATION. 3.0*

The ORBI Tower has been planned as a ‚New World of Work‘ for the first time in Austria. It must be considered a completely new generation of business properties.

Michael Bartz, professor at IMC Krems

The ORBI Tower is a newly invented company location that looks at the big picture: cost, space and energy efficiency meet wellbeing on the highest level.

Urs Waibel, Board Member of IWS TownTown AG

Companies of the future feel at home in and with the ORBI Tower: Austria’s first ‚emotional business building‘ focuses on the human being again.

*Ernst Machart,
Chief Executive Officer of IWS TownTown AG*

The logo for ORBI Tower is located in the bottom right corner of the dark blue background. It consists of the word "ORBI" in a large, white, sans-serif font, with the word "TOWER" in a smaller, white, sans-serif font directly below it. The logo is set against a light blue, rounded triangular shape that is part of the overall design.

ORBI
TOWER

*** WELCOME**
to the New World of Work.

A warm welcome to the new ORBI Tower. Let your imagination run wild. Allow yourself to look beyond the horizon. Into an inspiring new business atmosphere. Far beyond a classic office.

**SIMPLY LOG IN AND THAT'S IT:
WELCOME TO THE NEW WORLD OF WORK.**

* The images in this document may include special equipment requested by tenants that is not part of the standard building and equipment specification.

* THE ORBI TOWER. THE NEW WORLD OF WORK FROM SCRATCH!

WHAT IS NEW ABOUT THE ORBI TOWER?

Simply everything: a business property that fully meets the requirements of a "New World of Work" for the first time in Austria. In short: the new "WoW" in Vienna as a result of a future-oriented vision of great international project partners.

First and foremost: Wiener Stadtwerke with a state-of-the-art energy concept. An amazing building that is perfectly tailored to the most important topic of our time: efficiency enhancement 3.0.



* THE NEW ORBI TOWER!

- Space efficiency: + 30 %
- Office infrastructure costs: - 15 % to - 30 %
- Primary energy costs: - 60 %



EFFICIENCY ENHANCEMENT
3.0*

* THE WHOLE IS GREATER. THAN ITS INDIVIDUAL PARTS.

More space efficiency. More energy efficiency. More cost efficiency. What more could you ask for? Everything is our answer. And we start with the ORBI Tower concept:

Anyone with a future belongs here. No other office building in Austria is so ideal for a true (re-) start.

UTILIZE THE FULL POTENTIAL – PROGRESS IS UNSTOPPABLE.



* DEFINITELY NOT A "NORMAL BUILDING": A TRUE MILESTONE!

The third district of Vienna is home to a "city in the city":
TownTown has emerged as the first choice for inter-/national companies and has made a name
for itself as the number one business location. The impressive skyline is crowned by the
ORBI Tower: an attractive eye-catcher with an extraordinary streamlined shape, space-efficient
floor plan and glass façade, designed by the Viennese architects Zechner & Zechner.
Representative headquarters, located directly at the Prater traffic junction.

NICE TO SEE: LANDMARK 3.0



LANDMARK 3.0*

102,5 m height (from piazza level) | 26 floors (from piazza level)
Total floor area: 28,000 sqm | Total rental space: 21,600 sqm
Gross area per level: 1,040 sqm | Rental space per level: 800 sqm
Room depth: 470 cm or 570 cm | Clear room height per level: 300 cm
Restaurant and bistro space: 1,000 sqm

Main usage office usage with additional restaurant/bistro | Interlocking staircase
Storage facilities: basement -1 | Access Schnirchgasse, parking spaces: basement -2
Elevators: 5 (+1 supplier elevator for access from basement to transition area) on ground floor
Car parking spaces: 650+ | Bicycle stands: approx. 60
Location: axis city – airport, direct access to U3

OPENING: SUMMER 2017

LANDMARK
3.0*

* THE ORBI TOWER IS FIT –
FOR THE FUTURE.

The ORBI Tower is easy to see through: flooded by natural daylight, filled with fresh air, individually designed and equipped. Sounds interesting? Then how about thermo-active ceilings based on district heating and cooling and providing comfort? Our recommendation: Don't bother with technical details. We could give you a list of complicated technical terms, which all serve to minimize costs. And to maximize company success.

**IMPLEMENTED IN THE ORBI TOWER:
ENJOY THE ORBIWAY OF LIFE!**

* NEVER BEFORE HAS OFFICE BEEN SO INDIVIDUAL:
**THE ORBI TOWER
TOPS EVERYTHING ELSE**

The glittering façade of the ORBI Tower already suggests that there is a “paradise” for modern companies hidden behind it. Built in consideration of future developments. Flexible like no other location. Abundant space for an abundance of ideas. The geometrical form of the ORBI Tower meets three requirements: fabulous aesthetic

design, optimal use of the available space and economic efficiency of the building. The sophisticated building services lower the ongoing operating costs, provide a comfortable room climate and lay the foundation for higher work productivity. The ORBI Tower invites you to completely reinvent and define work areas and match them with the company philosophy.



**NEW THINKING STARTS IN VIENNA.
AS ALWAYS.**

Conservative solution or daring concept? Individual or open-plan office? Optimal room climate? Staircases promoting chance encounters and as “natural fitness” zones? Meeting spaces? Flexible work places? Relaxation islands? Bike stands? Gladly: You would not expect anything less from your new work place in Vienna.

SEE FOR YOURSELF: ORBIDREAMS COME TRUE.



OFFICE REVOLUTION 3.0*



* MORE THAN EVOLUTION: **REVOLUTION. WITH AN EXTRA MEASURE OF EMOTION.**



As the only real "New World of Work" in Austria, the ORBI Tower combines all relevant management decisions of our times under one innovative roof. Nobody knows better than the first instance in scientific research of the topic: Professor Michael Bartz from the "New World of Work Institute" at the IMC Krems, who confirms the unique suitability of the new office tower for the realization of the new world of work:

„THE ORBI TOWER OPTIMALLY MEETS THE REQUIREMENTS OF INNOVATIVE WORKING METHODS. IT IS FULLY COMPATIBLE WITH THE 'NEW WORLD OF WORK'."

With his knowledge from the research on the "New World of Work", Professor Bartz supports IWS TownTown AG and all future tenants.

**GET A HEAD START:
THE ORBISPACE
IS OPEN FOR YOU**

* MORE CREATIVITY. MORE PRODUCTIVITY. MORE OUTPUT.

People say, "A smile is the only curve that sets everything straight." Where the atmosphere is light and friendly. Where the atmosphere invites to work. In a completely new world of work, which consists of many different components. Above all: the people as a key success factor. It is fascinating to see who works where, when, how and using which means of communication. Happy and carefree. And it works excellently. The world's most successful companies now work like this. And will never change back. This requires glass-fiber technology and WLAN equipment on a level that demands top performance power: entirely self-evident in the ORBI Tower.

IN SHORT: ORBITECH WITH ORBISURROUND.

WORKING TOGETHER WITH SMILE FACTOR 3.0

Physical and mental health, individual life planning and satisfaction at the work place come together and require openness for totally new ways of thinking. The ORBI Tower is open: 365 days a year. 24 hours a day. This is ORBIclass, which already starts at the entrance. With the concierge, who warmly welcomes you.

WELCOME TO THE NEW WORLD OF WORK.



SMILE FACTOR 3.0*

* DESIRABLES IN A NWOW OFFICE: SIMPLY MADE REAL.

- Employee satisfaction: + 15 % to + 20 % | Productivity + 5 % to + 20 %
- Number of steps per employee: + 50 % to + 100 % | Commitment/volume of work: + 10 % to + 15 %
- Employee turnover: less than 5 % | Travel costs: - 30 % to - 40 %
- Recruiting costs: - 20 % to - 30 %

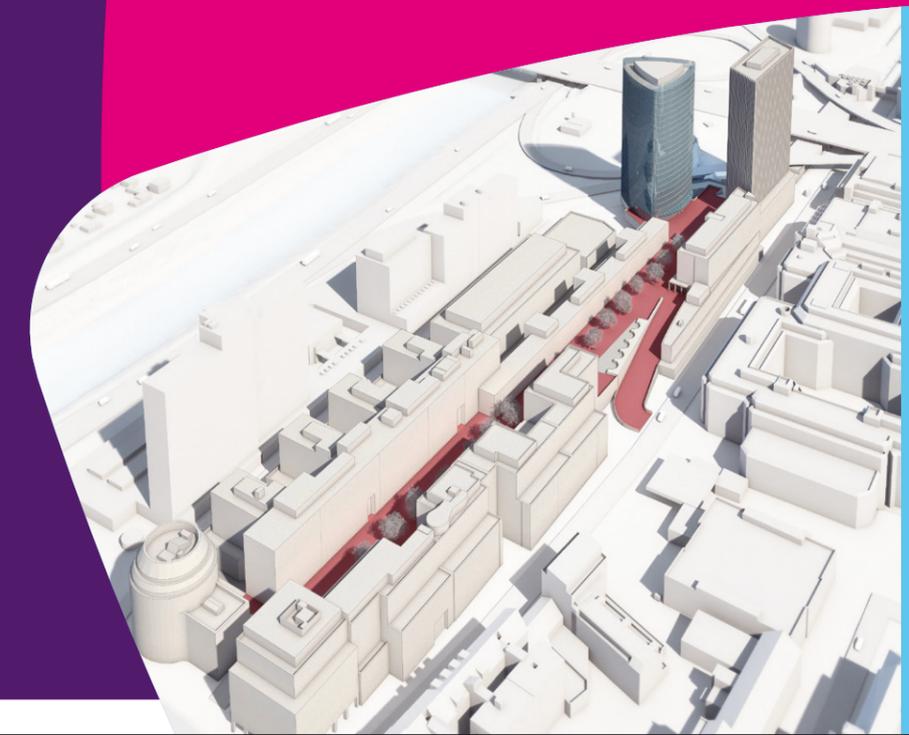
* according to NWOW research by Professor Michael Bartz



* IMMEDIATELY EVERYWHERE. WHERE ELSE?

Where else should the ORBI Tower be built but in TownTown: at the best business location with direct connection to the most important major transit routes, half way to the city center, easily reachable by bike, twelve minutes to the airport, in immediate proximity to the recreation area of the green Prater, directly at the U3 station Erdberg.

**A LOCATION THAT PROMOTES MODERN MOBILITY.
WELCOME TO THE NEW WORLD OF WORK.**



BUSINESS HUB 3.0*



SMART CITY 3.0*

* SMART CITY.
SMART BUILDING.
SMART BUSINESS.
**IT'S AS SIMPLE
AS THAT.**

WORLD OF ITS OWN. IS THERE ANYTHING BETTER?

- Directly on the traffic axis city/airport
- Fully developed infrastructure
- Urban environment, comprehensive local supply
- Local recreation area Prater in 5 minutes walking distance
- TownTown underground parking with 650 parking spaces
- View over the whole city

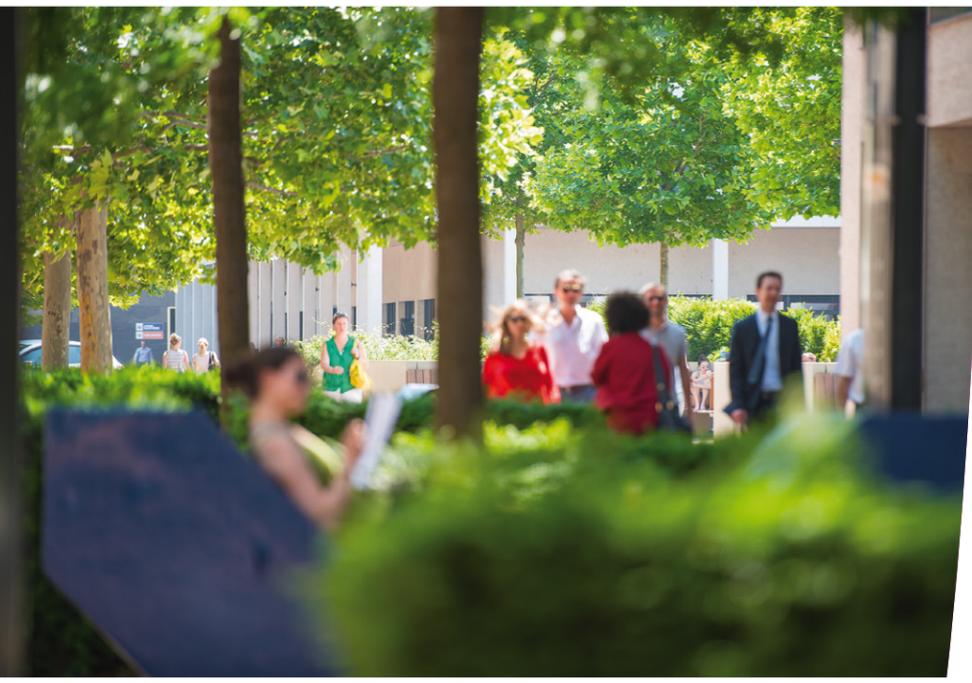
PERFECT TRANSPORT LINKS:

- Subway (U3 Erdberg) | Tramway (18) | Bus (77A and 80A)
- A4 airport highway
- A23 Südost-Tangente (Southeast expressway)
- Vienna bike path network (Danube Canal, Prater)

Vienna is booming. And everyone knows why. The world's most livable city is the hot spot of Centrepe: The terrain of an open world is exactly your terrain when the smart city Vienna meets a breathing office? Welcome!

TownTown offers everything for high-quality living: a bakery, a grocery store, cafes, restaurants, a pharmacy, a tobacconist and banks as well as fitness and wellness centers are part of the local supply offering. The new custom-made suit for your company has been tailored: optimistic is now called ORBI-mistic.

LOOK FORWARD TO THE FUTURE!



The advertisement features a tall, curved office building at night, illuminated from within. The building has a modern, glass facade with a curved corner. The sky is dark blue with some clouds. In the foreground, there are silhouettes of people walking. A large blue shape on the right side of the image contains the text.

ORBI
TOWER

EVERYTHING THAT AN OFFICE TOWER MUST HAVE. **LIKE NOTHING ELSE.**

Whether international group, medium-sized enterprise, co-working space, IT start-up or business law firm – the ORBI Tower represents a mind-set and offers free space. Whatever this space looks like, however joyful the colors, however many levels, however individually designed – it's all up to you.

THIS IS ORBISTYLE: THE TREND OF THE TIME.

Get a comprehensive advice and enjoy the first-class ORBI services from the very beginning. Our ORBI officers will be happy to meet you personally.

**JUST CALL US AT +43 1 531 23-74267
OR VISIT US AT WWW.ORBI-TOWER.AT**

* © Visualization: zoom VP, expressive

© Image photos: IWS TownTown AG, shooting location: Microsoft Austria

EVERYTHING DIFFERENT. 3.0*

**COMPLETELY ON TRACK FOR THE FUTURE. WELCOME TO AUSTRIA'S FIRST
"NEW WORLD OF WORK" WITH MANY ARGUMENTS IN.**

- ▶ **WARM WELCOME:** The ORBI Tower is well connected. With future-proof glass-fiber technology, an excellent mobile connection for all networks and high-speed WLAN. Always and everywhere: Office. Elevator. Piazza. Power connections for visitors? More than sufficient – in the reception area.
- ▶ **PERFECT WORK CLIMATE:** Natural light, daylight control and fresh air. Pleasant warmth and soft cooling via thermo-active ceilings. At the desk, in meetings, during breaks. First-class: with operable windows.
- ▶ **EVERYTHING WE LIKE TO HEAR.
OR DO NOT HEAR:** The ORBI Tower avoids noise wherever possible. Suspended acoustic elements in creative designs, wall panels, moss walls and carpeted floors help to concentrate on the essentials.
- ▶ **IDEAL CONNECTION:** A staircase that unites people, light, color and acoustic effects in a way that makes climbing the stairs your new favorite sport.
- ▶ **UNIQUE LOCATION:** Close to the green Prater. Accessible by the cycle path network. Motion clears the mind and helps to think. Roofed bike parking spaces, showers and dressing rooms have been included.
- ▶ **COMPLETE FREEDOM:** An international business meeting by video conferencing in the open air? Vienna stays tuned! The outdoor area of the ORBI Tower is designed with modern outdoor furniture and perfectly supplied with open WLAN.
- ▶ **NEW INDIVIDUALITY:** Supervisory board level? Adventure zone? Retreat area? Meeting and conference sector? Kitchenette? Smoker cabin? Phone booth? Free floor plan – stay flexible!

**WE ANSWER ALL YOUR QUESTIONS WITH AN INTERNATIONAL "BEST PRACTICE".
3D VISUALIZATIONS OF POSSIBLE SOLUTIONS ARE AVAILABLE ANY TIME TO MAKE IT EASIER
FOR YOU TO ENVISAGE THE "NEW WORLD OF WORK": HAVE FUN THINKING IT UP!**

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ORBI
TOWER

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