

UniCredit Bank Austria AG requests the following announcement:

Voluntary public takeover offer to acquire a controlling interest pursuant to § 25a of the Austrian Takeover Act by conwert Immobilien Invest SE (“the Bidder”) to the shareholders of ECO Business-Immobilien AG (ISIN AT0000617907) (“the Offer”)

Publication and distribution of the offer documents:

The publication of the offer documents was announced in the “Amtsblatt zur Wiener Zeitung” on 2 July 2010.

The offer documents are available for review on the website of the Bidder (www.conwert.at), the Target Company (www.eco-immo.at) and the Austrian Takeover Commission (www.takeover.at). These documents are also available immediately and free of charge in the form of a brochure at the registered office of conwert Immobilien Invest SE, Albertgasse 35, 1080 Vienna, and from the tender and paying agent UniCredit Bank Austria AG, Schottengasse 6-8, 1010 Vienna.

Shareholders of ECO Business-Immobilien AG, whose legal residence or usual place of residence is located outside the Republic of Austria, are expressly referred to point 8.3 of the offer documents:

“Point 8.3 Restriction of Publication

Unless in compliance with applicable laws this Offer Document or other documents related to this Offer may not be published, sent, distributed or made available outside of the Republic of Austria. The Bidder shall not incur any liability whatsoever for a breach of the aforementioned provision.

In particular, the Offer is not being made, directly or indirectly, in the United States of America, its territories or possessions or any area subject to its jurisdiction, nor may it be accepted in or from the United States of America. Furthermore, this Offer is not being made, directly or indirectly, in Australia or Japan, nor may it be accepted in or from Australia or Japan.

Additionally, this Offer Document does not constitute a solicitation or invitation to offer shares in the Target Company in or from any jurisdiction where it is prohibited to make such invitation or solicitation or where it is prohibited to launch an offer by or to certain individuals.

Holders of the Shares in the Target Company who come into possession of the Offer Document outside the Republic of Austria and/or who wish to accept the Offer outside the Republic of Austria are strongly advised to inform themselves with regard to the applicable legal provisions and to observe these provisions. The Bidder does not assume any liability in connection with the acceptance of the Offer outside the Republic of Austria.”

Bidder:

conwert Immobilien Invest SE, a Societas Europaea organised under the laws of Austria with its registered office in Vienna and its business address at Albertgasse 35, 1080 Vienna, registration number FN 212163 f.

Target Company:

ECO Business-Immobilien AG, a joint stock company organised under the laws of Austria with its registered office in Vienna and its business address at Opernring 1, 1010 Vienna, registration number FN 241364 y.

Offer:

The purchase of all free float, zero par value bearer shares in ECO Business-Immobilien AG that are admitted for trading in the Official Market on the Vienna Stock Exchange and are neither owned by the Bidder nor by a party acting in concert with the Bidder.

Offer Price:

EUR 7.15 per share of ECO Business-Immobilien AG (ISIN AT0000617907)

Acceptance Period:

2 July 2010 to 30 July 2010, 5:00 pm local time in Vienna

The Bidder reserves the right to extend the acceptance period once or more than once.

Tender and Paying Agent:

UniCredit Bank Austria AG, Schottengasse 6-8, 1010 Vienna

Offer Conditions:

The Offer is subject to the conditions defined in point 2.3. of the offer documents.

Acceptance of the Offer:

Shareholders of ECO Business-Immobilien AG can only accept this Offer vis-à-vis the depository bank by means of a written declaration of acceptance of the Offer for a specified number of shares, whose number must be indicated in the declaration of acceptance.

We note that acceptance of the Offer is irrevocable.

Re-booking of offered shares:

A separate ISIN will be opened to settle the Offer: **AT0000A0JG73 “ECO Business-Immobilien AG – zum Verkauf eingereichte Aktien”** (shares tendered for sale).

A declaration of acceptance is deemed to be timely, if and to the extent that it has been received by the depository bank within the acceptance period and that, no later than on the third stock exchange trading day after expiration of the acceptance period (i) re-booking (meaning the registration of ISIN AT0000A0JG73 and the blocking of ISIN AT0000617907) has been effected and (ii) the depository bank has transferred the declarations of acceptance to the tender and paying agent by specifying the number of the placed client orders as well as the overall number of shares of these declarations of acceptance which the depository bank has received during the acceptance period.

Until transfer of ownership of the tendered shares, the shares specified in the declaration of acceptance remain (albeit with a different ISIN) in the securities account of the accepting shareholder; however, they will be re-booked and labelled "*ECO Business-Immobilien AG – zum Verkauf eingereichte Aktien*".

Technical settlement of the Offer:

We ask you to re-book the ECO Business-Immobilien shares held by clients who accept the Offer under the new ISIN code.

Please transfer the respective shares from the old ISIN code AT0000617907 – ECO Business-Immobilien AG – no later than 30 July 2010 (last day of the acceptance period), 5:00 pm local time in Vienna, via WSB-Depository No. 2221/00 with UniCredit Bank Austria AG for further credit to your depository account with the tender and paying agent.

Orders to accept the Offer during the acceptance period should be sent daily, but no later than 30 July 2010, 5:00 pm local time in Vienna, to UniCredit Bank Austria AG, Vienna, via fax to 050505-51836. These orders should also include the number of placed client orders as well as the number of shares covered by the declarations of acceptance. Banks that serve as custody clients are asked to place their orders via Swift MT 565 or Fax to (01) 317 60 71.

Please note that the number of shares re-booked to ISIN AT0000A0JG73 must agree with the ECO Business-Immobilien shares (ISIN AT0000617907) offered for tender at the time the orders are submitted.

Additional acceptance period:

If this Offer is successful (i.e. after the fulfilment of all conditions precedent, including the minimum acceptance threshold), the acceptance period for all shareholders of the target company, which did not accept this Offer within the acceptance period, will be extended by three months from the date of announcement (publication) of the outcome of the Offer.

Payment of the offer price and transfer of ownership:

The offer price will be paid to those holders of shares in the target company who have already accepted the Offer during the acceptance period in exchange for transfer of the shares (i) after the expiry of the acceptance period and (ii) the fulfilment or waiver of all conditions precedent, however, no later than on the tenth (10th) stock exchange trading day following (i) the fulfilment or waiver of all conditions precedent and (ii) the expiration of the acceptance period.

The holders of shares in the target company who accept this Offer during the statutory additional acceptance period pursuant to § 19 (3) of the Austrian Takeover Act will receive the offer price in exchange for transfer of the shares no later than on the tenth (10th) stock exchange trading day after the expiration of such additional acceptance period.

The exact date of payment will be announced separately.

Withdrawal rights of shareholders and the Bidder in case of competing offers:

If a competing offer is launched during the terms of this offer, § 17 of the Austrian Takeover Act entitles the holders of shares to withdraw their declarations of acceptance no later than four stock exchange days prior to the expiration of the original acceptance period (§ 19 of the Austrian Takeover Act). Any declaration of withdrawal must be issued in writing and must be addressed to the depository bank or to the tender and paying agent.

The Bidder reserves the right to withdraw this offer if a competing offer is launched during the term of the offer.

Tax issues:

The only costs to be borne by the Bidder are transaction costs, in particular the costs of the tender and paying agent. Income taxes and any other taxes, which do not qualify as transaction costs, will not be borne by the Bidder.

Liability of depository banks:

The depository banks are liable for the correctness of the information provided to the tender and paying agent.

Settlement fees:

No commissions or fees will be charged on the offer price.

The banks will receive compensation of EUR 7.50 per client depository. Claims for compensation must include the number of client depositories and must be sent no later than the effective date of settlement (to be announced separately) to UniCredit Bank Austria AG, 8811/Corporate Actions, attn. Ms. Anita Böhm, Fax +43 (0)5 05 05-51836.

If there are any questions on the technical settlement, please contact UniCredit Bank Austria AG, Ms. Anita Böhm, +43 (0) 5 05 05-54832.

Attachment: **Sample depository letter**

01.07.2010

„Name“
„Adresse“

Your Depository No. 000

Dear Mr./Ms. ,

We are currently holding < NUMBER> shares of the following security on your behalf:

ECO Business Immobilien AG
Bearer shares with zero par value
ISIN AT0000617907

conwert Immobilien Invest SE (“Bidder“), Albertgasse 35, 1080 Vienna, has made an offer to the shareholders of ECO Business-Immobilien AG (“Target Company“), Opernring 1, 1010 Vienna. This offer covers the purchase of all free float, zero par value bearer shares in the Target Company that are admitted for trading in the Official Market of the Vienna Stock Exchange and are neither owned by the Bidder nor by a party acting in concert with the Bidder.

Acceptance period: 2 July up to and including 30 July 2010, 5:00 pm local time in Vienna
Offer price: EUR 7.15 per share

This offer represents a voluntary public takeover offer to acquire a controlling interest pursuant to § 25a of the Austrian Takeover Act.

The publication of the offer documents was announced in the “Amtsblatt zur Wiener Zeitung“ on 2 July 2010. The offer documents are available for review on the website of the Bidder (www.conwert.at), the Target Company (www.eco-immo.at) and the Austrian Takeover Commission (www.takeover.at). These documents can also be obtained in printed form from UniCredit Bank Austria AG, Schottengasse 6-8, 1010 Vienna, as the tender and paying agent, free of charge during regular business hours.

This letter does not include all information on the offer to shareholders of the Target Company. Shareholders who would like to accept the offer should only make their decision on the basis of the complete documents. In particular, we make note of point 2.3 of the offer documents as well as the restriction of publication stated in point 8.3 of the offer documents.

Acceptance of the offer must take place through written instructions to the respective depository bank.

If you accept the offer, the shares indicated in the statement of acceptance will be re-booked and labelled “ECO Business-Immobilien AG – zum Verkauf eingereichte Aktien“ (shares tendered for sale) with ISIN AT0000A0JG73.

The purchase price of EUR 7.15 per share will be transferred to shareholders who have accepted the offer within the acceptance period after the end of the acceptance period but no later than ten stock exchange days after the offer becomes binding. The offer price will be paid in cash in exchange for transfer of the shares.

No commissions or fees will be charged on the offer price. The Bidder will bear all reasonable and usual costs and expenses connected with the settlement of the offer in Austria.

If the offer is successful (fulfilment of all conditions precedent, including the minimum acceptance threshold), the acceptance period will be extended by three months beginning on the date of announcement (publication) for those shareholders of ECO Business-Immobilien AG who did not accept the offer within the acceptance period.

If a competing offer is launched during the terms of this offer, § 17 of the Austrian Takeover Act entitles the holders of shares to withdraw their declarations of acceptance no later than four stock exchange days prior to the expiration of the original acceptance period (§ 19 of the Austrian Takeover Act). Any declaration of withdrawal must be issued in writing and must be addressed to the tender and paying agent. The Bidder reserves the right to withdraw this offer if a competing offer is launched during the term of the offer.

Shareholders should seek appropriate tax advice concerning their individual tax situation before accepting the offer.

Please notify us no later than 30 July 2010, 5:00 pm local time in Vienna, whether you intend to accept this offer. We will undertake no actions with respect to this matter without your specific instructions.

Please contact your branch office to place an order.

Sincerely,