

ECO Business-Immobilien AG confirms record pace in Q3 2006

Vienna, November 15, 2006. ECO Business-Immobilien AG, listed on the Vienna Stock Exchange, consistently pursued its growth course in the first three quarters of 2006. ECO's property portfolio increased to 146 properties (including the trading portfolio) through acquisitions in the core markets Austria and Germany. Property assets were up to EUR 650.8 million. Regarding sales and profit key figures, new record values were reached. ECO will also consistently take advantage of growth opportunities in the current fourth quarter.

The sales and profit figures rose to new record heights during the first nine months 2006, thereby surpassing the level for the whole of 2005. Rental income rose by 210% from EUR 8.5 million in the first three quarters of 2005 to EUR 26.4 million this year. Accordingly, earnings before interest and taxes (EBIT) were improved to EUR 20.6 million, a rise of 200% in comparison to the previous year's value of EUR 6.9 million. Group results after minority interests were tripled, increasing from EUR 3.1 million in the first nine months of 2005 to a current total of EUR 9.2 million. Mainly responsible for this pleasing development was higher rental income due to additions to the property portfolio. Also the profitable sale of two commercial properties (EUR 1.5 million) and moderately set fair value adjustments amounting to EUR 2.9 million, corresponding to 0.45 % of the real estate assets, contributed to the results.

ECO Business-Immobilien AG was once again able to add premium, high profit yielding properties to its property portfolio in the first nine months of the 2006 fiscal year. The number of properties in the portfolio was thus increased from 56 as of December 31, 2005 to 146 as of September 30, 2006 (including 77 properties in the trading portfolio in which ECO has a 33% interest). These include 115 properties in Austria (of which 77 in the trading portfolio), 30 properties in Germany and 1 property in the Czech Republic. The total usable area was expanded in the first three quarters of 2006 from 236,000 sqm at the change of fiscal year 2005/6 to a current total of around 416,000 sqm. Property assets were up to EUR 650.8 million as of September 30, 2006. In comparison to the end of 2005 (EUR 331.3 million), this represents an increase of 96% and vis-à-vis the value for the corresponding period of the previous year, an increase of 184%.

The acquisitions in the third quarter comprised properties in Austria and Germany, although the primary focus was in Germany. The most significant new acquisition was an optimally incorporated office and commercial centre in Saarbrücken with around 33,000 sqm of total usable space. In Austria, in addition to selective purchases two retail park centres were sold at a profit to an international investor. This disposal also had a positive impact on the company's profit situation.

ECO expects the business real estate market in Austria and Germany to continue to develop positively in the coming quarters and offer attractive investment opportunities. Furthermore, ECO will reinforce its market position in Eastern Europe

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and will, via its subsidiary, invest in properties in CEE markets. Pursuant to the investment guidelines ECO will only investment in properties that are characterised by a balanced risk-return profile.

The company will pursue its considered growth course and conservative equity policy it has followed up to now. Based on the conditions on the capital market and the numerous acquisition opportunities already in the acquisition pipeline, ECO's property portfolio will soon overtake the billion Euro level.

Company Key Figures in TEUR (according to IFRS)

	01-09/2006	01-09/2005	01-12/2005
Rental Income	26,370	8,496	13,488
Fair value adjustments	2,944	2,228	3,044
Sales from properties	1,492	0	3,500
Earnings before interest and taxes (EBIT)	20,602	6,879	13,903
Earnings before taxes (EBT)	12,107	4,482	10,412
Group results after minority interests	9,178	3,060	6,914

Property Key Figures

	30.09.2006	31.12.2005
Number of properties	146	56
<i>of which in Hold Portfolio</i>	69	56
<i>of which in Trading Portfolio</i>	77	0
Total usable space in sqm	415,607	235,482
<i>of which in Trading Portfolio</i>	40,183	0
Garage spaces	1,965	1,549
<i>of which in Trading Portfolio</i>	199	0
Property assets in TEUR	650,841	331,348
<i>of which in Trading Portfolio</i>	73,885	0

For more information please contact:

ECO Business-Immobilien AG

Friedrich Scheck, Chairman of the Management Board

Tel +43 1 535 21 99

E-mail: scheck@eco-immo.at

Hochegger|Financials

Roland Mayrl

Tel +43 1 504 69 87-31

E-mail: r.mayrl@hochegger.com