This is an informal translation of ÖVI Form 44a and for your information only; it is not intended to be completed.

PURCHASE OFFER

FOR A (CONDOMINIUM) APARTMENT

Buyer	
Mr / Ms	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
Born on:	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
Occupation:	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
Address:	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
Nationality:	xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx
O Acting in his/her own name	O as an authorized representative of the company below
Company:	xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx
Company register no:	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
Company address and base:	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
(hereinafter referred to as 'Buyer')	
Seller	
Mr / Ms	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
Born on:	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
Occupation:	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
Address:	xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx
O Acting in his/her own name	O as an authorized representative of the company below
Company:	xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx
Company register no:	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
Company address and base: (hereinafter referred to as 'Seller')	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

I. Object of Purchase

The Buyer viewed the property, located at XXXXXXXXX (place), on XXXXXXXXXX (date).

Type of property

- O Condominium (apartment no. XXXX)
- O Other independent facility (unit no. XXXX)
- O Parking space (no. XXXX)



According to the land register, the Seller currently owns XXXX shares in the condominium property no. EZ XXXXXXX, land register XXXXXXXX at the above address. These shares represent the ownership of apartment no. XXXXXXXXXX.

The Buyer makes a legally binding offer to purchase the property above in accordance with the terms specified below.

Upon the Seller's acceptance of the purchase offer, the legal transaction takes effect in principle and only a written purchase agreement is required for its inscription in the land register.

The detailed description and condition of the purchase object is included in the documents below, which have been provided by the broker and/or the Seller:

O Prepayments for the current service charge
O Annual accounting of service charges for the
years XXXX
O Accounting preview
O Description

Condition of the purchase object:1

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	ΚΧΧΧ
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	⟨XXX
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	ΚΧΧΧ
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	(XXX
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	ΚΧΧΧ
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	(XXX

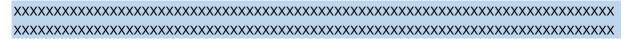
¹ It is recommended to note any essential conditions and particularities of the purchase object, such as its state of repair, quality of furnishings, size, year of completion, current service charges, loans for renovation, unusual allocation of costs, house rules, official permits, easements and encumbrances, any liability and warranty agreements, etc.

II. Purchase Price

The purchase price amounts to

The purchase price does not include any transaction costs, such as fees and taxes, as well as the costs related to the inscription in the land register. Any such costs are based on the provisions below.

The following due date for payment / terms of payment have been agreed:



III. Purchase Agreement, Trusteeship, Inscription in Land Register

The parties to the contract agree on handling the transaction through a trustee. In the event this offer is accepted, O the Buyer O the Seller undertakes to instruct a layer / notary public XXXXXXXXXXXXXXXX to draw up a purchase agreement for inscription in the land register and act as trustee during the transaction process. Both parties shall do their best to ensure that the transaction proceeds **without unjustified delay**.

The costs for **drawing up the purchase agreement** and the subsequent **trusteeship** shall be borne by O the Buyer O the Seller O equally shared by the Buyer and Seller

The Buyer shall bear the costs and fees for the inscription in the land register to the extent they are prescribed by law. These include in particular the land acquisition tax in the amount of 3.5% and the inscription fee for the land register, totaling 1.1% (each of the total purchase price). In the event of third-party financing, there will be additional fees, such as for the recording of mortgages (1.2% of the hypothecated amount).

The Seller shall bear the costs for the deletion of encumbrances in connection with the inscription of the purchase transaction in the land register, as well as the fee for calculating and remitting the real estate gains tax.

The costs, if any, for annotating a priority order in connection with the planned sale shall be borne by the O Buyer O Seller.

IV. Encumbrances

The Seller guarantees that the object of purchase shall pass to the Buyer free of any monetary encumbrances (i.e., without any mortgages or pledges) as well as lease or usufruct agreements.

V. Hand-Over / Take-Over Date

The hand-over and take-over of the object by the Buyer will be no later than on XXXXX, however, not before the full purchase price has been transferred to the lawyer's trustee account. By that date, the Seller must have cleared the property from any chattel not included in the purchase price.

The first day of the month following the hand-over date shall be the date when all rights and obligations pass to the Buyer. From that date all benefits and advantages shall transfer to the Buyer, as does all liability, hazard, and contingency. That date is also the reference date for accounting purposes.

VI. Miscellaneous

O It is planned to use the object of purchase as a primary residency (for own or third-party-
occupancy).
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

VII. Binding Nature of this Offer

This offer shall be binding on the Buyer until XXXXXXXXXX (date and time), at which time the Seller's acceptance must be received by the Buyer in writing. This offer shall not be binding on the Buyer after that date.

	O without reservation O subject to the following conditions: XXXXXXXXXXXXXX
XXXXXXX , on XXXXXXX	Buyer
This offer is accepted:	
, on	 Seller