



UBM Development AG
(Vienna, Republic of Austria)

as Issuer of the
Up to EUR 100,000,000 6.750% Green Bonds 2025-2030
and a potential increase to up to EUR 120,000,000
ISIN: AT0000A3PGY9

1. Supplement
dated 29 September 2025
to the
Prospectus dated 29 September 2025

This first supplement (the "**Supplement**") constitutes a supplement within the meaning of Article 23 of Regulation (EU) 2017/1129 of the European Parliament and of the Council of 14 June 2017, as amended (the "**Prospectus Regulation**") to the Prospectus dated 29 September 2025 (the "**Original Prospectus**") relating to the issuance of fixed rate green bearer bonds (the "**Bonds**" or the "**2025 UBM-Bonds**", and each of them a "**Bond**" or a "**2025 UBM-Bond**") in an aggregate principal amount of up to EUR 100,000,000, and potential increase to up to EUR 120,000,000, with a denomination of EUR 500.00, each (the "**UBM Green Bond 2025-2030**") of UBM Development AG (the "**Company**", or "**UBM**", or the "**Issuer**" and, together with its consolidated subsidiaries as well as its at-equity accounted companies as a whole, the "**Group**" or "**UBM Group**"). This Supplement supplements the Original Prospectus and shall be read only in conjunction with the Original Prospectus (the Original Prospectus together with the Supplement, the "**Prospectus**").

The Original Prospectus was approved by the Austrian Financial Market Authority (*Finanzmarktaufsichtsbehörde*; "**FMA**") on 29 September 2025, notified by the FMA to the Federal Financial Supervisory Authority in Germany (*Bundesanstalt für Finanzdienstleistungsaufsicht*; "**BaFin**") as well as to the *Commission de Surveillance du Secteur Financier* in Luxembourg ("**CSSF**"), published in accordance with Article 21 of the Prospectus Regulation in electronic form on the Issuer's website and filed with Oesterreichische Kontrollbank Aktiengesellschaft on 29 September 2025.

This Supplement has been approved by the FMA in its capacity as competent authority under the Prospectus Regulation and pursuant to the Austrian Capital Market Act 2019 (*Kapitalmarktgesetz* – KMG). The accuracy of the information contained in this Supplement does not fall within the scope of examination by the FMA. The FMA examines and approves this Supplement only in respect of its completeness, comprehensibility and consistency imposed by the Prospectus Regulation.

This Supplement will be notified by the FMA to the BaFin in Germany as well as to the CSSF in Luxembourg and will be published in the same way as the Original Prospectus in electronic form on the Issuer's website.

This Supplement does not constitute an offer or an invitation to sell or a solicitation of an offer to purchase the Bonds.

Investors who have already agreed to purchase or subscribe for the Bonds before this Supplement was published shall have the right, exercisable within three working days after the publication of this Supplement, i.e. until the end of 2 October 2025, to withdraw their acceptances, provided that the significant new factor, material mistake or material inaccuracy referred to in this Supplement arose or was noted before the closing of the offer period or the delivery of the Bonds, whichever occurs first. In case investors wish to exercise their right of withdrawal, they should contact their respective depository bank.

The date of this Supplement is 29 September 2025.

The following significant new factors, material mistakes or material inaccuracies relating to the information included in the Original Prospectus which are capable of affecting the assessment of the Bonds have been noted and are being corrected by way of this Supplement.

The Original Prospectus is amended and supplemented on the pages mentioned below as follows (references to page numbers in this Supplement refer to page numbers of the Original Prospectus):

Page 2 (Cover Page)

On page 2, the square brackets are removed from the date of approval of the Prospectus, so that the sentence reads as follows:

"The date of this Prospectus is 29 September 2025."

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On page 142, the first paragraph of clause 1.1 of the Exchange Terms in the German and English language versions is replaced by the following paragraph and reads as follows:

- 1.1** Die UBM Development AG (die "**Emittentin**") hat im Jahr 2019 die 2,750% UBM-Anleihe 2019-2025, ISIN AT0000A2AX04, zum Tag dieses Umtauschangebots (wie nachstehend definiert) im Gesamtnennbetrag von EUR 86.899.500,00 ausstehend, eingeteilt in 173.799 Teilschuldverschreibungen mit einem Nennbetrag von jeweils EUR 500,00 (die "**2019 UBM-Teilschuldverschreibungen**", und jede von ihnen eine "**2019 UBM-Teilschuldverschreibung**") emittiert.
- UBM Development AG (the "**Issuer**") has issued in 2019 the 2.750% UBM Bond 2019-2025, ISIN AT0000A2AX04, of which an aggregate principal amount of EUR 86,899,500.00 is outstanding as of the date of this Exchange Offer (as defined below), divided into 173,799 bonds with a principal amount of EUR 500.00 each (the "**2019 UBM-Bonds**", and each of them a "**2019 UBM-Bond**").

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On page 142, the second paragraph of clause 1.1 of the Exchange Terms in the German and English language versions is replaced by the following paragraph and reads as follows:

Weiters hat die Emittentin im Jahr 2021 die 3,125% UBM-Anleihe 2021-2026, ISIN AT0000A2QS11, zum Tag dieses Umtauschangebots (wie nachstehend definiert) im Gesamtnennbetrag von EUR 109.519.000,00 ausstehend, eingeteilt in 219.038 Teilschuldverschreibungen mit einem Nennbetrag von jeweils EUR 500,00 (die "**2021 UBM-Teilschuldverschreibungen**", und jede von ihnen eine "**2021 UBM-Teilschuldverschreibung**"; die 2021

In addition, the Issuer has issued in 2021 the 3.125% UBM Bond 2021-2026, ISIN AT0000A2AX04, of which an aggregate principal amount of EUR 109,519,000.00 is outstanding as of the date of this Exchange Offer (as defined below), divided into 219,038 bonds with a principal amount of EUR 500.00 each (the "**2021 UBM-Bonds**", and each of them a "**2021 UBM-Bond**"; the 2021 UBM-Bonds

UBM-Teilschuldverschreibungen gemeinsam mit den 2019 UBM-Teilschuldverschreibungen, die "**Bestehenden Teilschuldverschreibungen**") emittiert. together with the 2019 UBM-Bonds, the "**Existing Bonds**").

RESPONSIBILITY STATEMENT

UBM Development AG with its registered office in Vienna, Austria, accepts responsibility for the information contained in this Supplement and hereby declares that, having taken all reasonable care to ensure that such is the case, the information contained in this Supplement is, to the best of its knowledge, in accordance with the facts and does not omit anything likely to affect the import of such information.

UBM Development AG

Vienna, 29 September 2025