

UNION-BAUMATERIALIEN-GESELLSCHAFT. 25 25 Nr. 29,576-29,600 CERTIFICAT. 5% ZINSEN BEZALT VBM 1 MARZ BIS 31 DEZEMBER 1873 Gegen dieses Certificat wird dem Ueberbringer ein INTERIMS-SCHEIN FÜNFUNDZWANZIG ACTIEN UNION-BAUMATERIALIEN-GESELLSCHAFT Zweihundert 2 Gulden Ö. W. mit 40%, = 80 Gulden Einzahlung per Actie an einem später kundzumachenden Termine ausgefolgt werden. WIEN, 1. März 1873. Union-Baumaterialien-Gesellschaft. Controllirt: Ca 25

145 years. we develop values.

Long before "sustainable value creation" became a buzzword, it was already an integral component of the way we think and act. To be precise, it goes back to the founding of our company in March 1873 and its first listing on the Vienna Stock Exchange, which followed just a month later. After all, our roots as a leading Austrian brick maker are just as strongly influenced by this as our commitment today as a European real estate developer.

six eras.

1873-1898

UBM was founded on 3 March 1873 under the name "Union-Baumaterialien-Gesellschaft". Its focus in the early years was on purchasing and operating brickworks and stone quarries. UBM was first listed on the Vienna Stock Exchange as early as 10 April 1873. Even though the global economic crisis served as a far from ideal backdrop, the company committed to expansion and acquired numerous new brickworks in the 1880s. This entrepreneurial savvy paid off and UBM soon grew into the monarchy's second-largest brick-making operation.

1899-1924

At the start of the 20th century UBM held 30% of the Vienna brick market. This strong market position not only made UBM an attractive prospect for suppliers, it also caught the eye of PORR, a rapidly growing construction company. PORR wanted to achieve greater independence in its supply of construction materials and purchased shares in "Union-Baumaterialien-Gesellschaft". An inflation rate of over 100% at the start of the 1920s necessitated a broadening of the business model. As land was practically unscathed by inflation-related depreciation, several housing associations were founded in cooperation with the General Austrian Building Society in 1921.

1925-1950

At the end of the 1920s UBM and PORR formed a consortium in recognition of their joint activities on the Parisian real estate market. The 1920s drew to a close amid a global economic crisis which also affected Austria. However, thanks to its timely focus on real estate, UBM was able to withstand the severe turbulence prevailing at the time.

one success story.

1951-1990

In the meantime, UBM had broadly left behind the original business focus of "Union-Baumaterialien-Gesellschaft" and repositioned itself on the market. In the 1950s the company's focus on project development in Austria and Vienna became ever more pronounced. The economy benefited from the heightened new optimism, while the real estate sector was a particular beneficiary of the economic recovery.

1991-2015

The 1990s were a time of great political change. With the fall of the Iron Curtain, many Austrian companies recognised and exploited the potential of Eastern Europe, as did UBM. The market entry into the Czech Republic and Poland took place in 1992/1993, with UBM undertaking activities in Germany, France and the Netherlands just a few years later. What's more, changes were underway in the UBM ownership structure. Klaus Ortner bought his first shares in UBM in 2000. The entry of the Strauss Group in 2014 led to the syndicate of the industrialists Ortner and Strauss. This syndicate purchased a majority stake in PORR and spun off the real estate activities from the construction business, whereby the development companies were merged. A capital increase was carried out in spring 2015 and led to free-float shareholders accounting for 60%. PORR's stake fell below 1% and no longer exists today.

2016-2018

There were a great deal of changes in terms of personnel and strategy in these dynamic years. In 2016 Thomas G. Winkler was named as the new CEO/CFO. The UBM share moved to the prime market segment of the Vienna Stock Exchange. One year later, the streamlined, functional Management Board consisted of Thomas G. Winkler as CEO, Martin Löcker as COO and Patric Thate as CFO. In 2018 UBM celebrates its 145th corporate anniversary and 145-year listing on the Vienna Stock Exchange. And the company continues to look ahead: UBM is rebranding in line with the new motto "one goal.one team.one company". In future the subsidiaries Münchner Grund from Germany, the Austrian Strauss & Partner, and all other subsidiaries will operate under a single brand: UBM Development.

one brand.



UBM Development AG
UBM Development Deutschland
UBM Development Österreich
UBM Development Polska
UBM Development Czechia
UBM Development Netherlands
UBM Development Slovakia
UBM Development Hungary
UBM Development Romania
UBM Development Bulgaria

one company.

who we are.

- UBM is the leading hotel developer in Europe
- Our three core markets are Germany, Austria and Poland
- We focus on our three asset classes Hotel, Office and Residential

stock exchange.

- UBM shares are listed on the prime market of the Vienna Stock Exchange, ensuring maximum transparency
- A syndicate of the industrialists Ortner and Strauss is the core shareholder with approx. 39%
- The top management (Executive Committee) has invested €5m in UBM shares
- Share options enable the Executive Committee to participate in 5% of future value creation

league.

- UBM has around 760 employees; 305 work in Development and around 455 in the Hotel Business
- UBM develops hotels with over 500 rooms, residential buildings with more than 500 apartments, and offices with project volumes of around €200m
- We cover the entire development value chain in-house

size.

■ Development pipeline: €1.8 bn

Portfolio value: €1.1 bn
Total assets: €1.1 bn
Equity: €412.4m



no. 1 in europe. we develop stars.

Many travellers are our guests without realising it. As a developer, we are number one in Europe; as a leaseholder we are a reliable partner. This is how we develop hotels that appeal to international operators and investors - and provide a warm welcome for people from all over the world.

50 hotels in 25 years.

- UBM has developed over 50 hotels in Europe in the last 25 years (with more than 10,000 rooms)
- There are currently twelve hotels in the development pipeline (with over 3,200 rooms)
- Via UBM Hotels, UBM is the leaseholder of 14 hotels, thereby taking on the role between the owner and operator ("sandwich model")

Amber Baltic Miedzyzdroje | 1993

Grand Hotel Bohemia Prague | 1993

Sheraton Warsaw | 1996

Ramada Graz | 2000

Andel's Prague | 2002

Le Palais Prague | 2002

Radisson Blu Wroclaw | 2002

Intercontinental Warsaw | 2003

Radisson Blu Krakow | 2003

Boarding House Prague | 2004

Dream Castle Paris | 2004

Holiday Inn Munich Schwabing | 2005

Angelo Prague | 2006

Cube Savognin | 2006

Andel's Krakow | 2007

Magic Circus Paris | 2007

Holiday Inn Munich Leuchtenbergring | 2008

Angelo Pilsen | 2008

Hotel am Spittelberg | 2008

Park Inn Linz | 2009

Aldiana Cubhotel Bad Mitterndorf | 2009

Andel's Berlin | 2009

Andel's Lodz | 2009

Angelo Airport Bucharest | 2009

Angelo Ekaterinenburg | 2009

Grimming Spa Hotel | 2009

Kempinski Das Tirol Jochberg | 2009

Park Inn Krakow | 2009

Angelo Katowice | 2010

A&O Hotel and Hostel Graz | 2011

Crowne Plaza Amsterdam South | 2011

Crowne Plaza St. Petersburg Airport | 2011

Tivoli Ramada Innsbruck | 2011

Holiday Inn Munich Westpark | 2012

Austria Trend Hotel Doppio | 2012

Holiday Inn Alexander Parkside Berlin | 2012

Holiday Inn Express Warsaw City Center | 2012

Hostel Alexander Parkside Berlin | 2012

Indigo Alexander Parkside Berlin | 2012

Wine & Spa Hotel Loisium Southern Styria | 2012

Kempinski Palais Hansen | 2013

Starlnn Hotel am Storchengrund | 2013

Holiday Inn Frankfurt Alte Oper | 2015

Holiday Inn Express Munich City West | 2016

Holiday Inn Gateway Gardens Frankfurt | 2016

Holiday Inn Express Berlin Alexanderplatz | 2017

Hyatt Regency Amsterdam | 2017

QBC Ibis Vienna | 2017

QBC Novotel Vienna | 2017

Holiday Inn Warsaw City Centre | 2017

Holiday Inn Munich Leuchtenbergring | 2018

strong partners.



























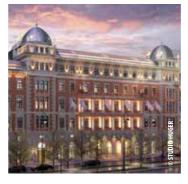
best references.



A Warsaw landmark Intercontinental, Warsaw Rooms: 414



Five stars in the AlpsKempinski Das Tirol, Jochberg
Rooms: 144



Splendour in Vienna Kempinski Palais Hansen, Vienna Rooms: 151



Luxury in Amsterdam Hyatt Regency, Amsterdam Rooms: 211



Most modern in class Holiday Inn Leuchtenbergring, Munich | Rooms: 279



600 rooms in ViennaNovotel/Ibis at the central station, Vienna | Rooms: 577

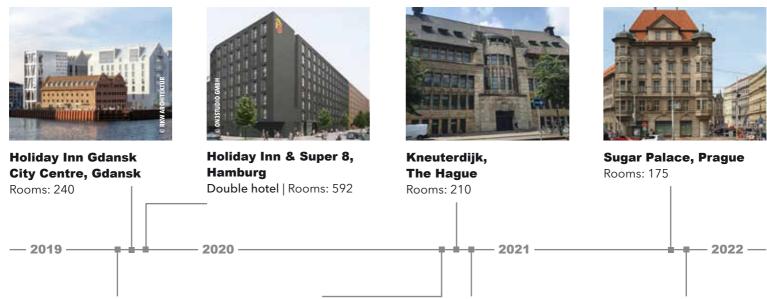


City hotelHoliday Inn Alte Oper, Frankfurt
Rooms: 249



High quality design Holiday Inn City Center, Warsaw | Rooms: 256

hotels under development.



Zollhafen, Mainz Rooms: 216



Moskauer Straße, Düsseldorf Rooms: 445



Mlynska, Katowice Rooms: 260



Central Tower, BerlinDouble hotel | Rooms: 561



Note: Selection of Projects



new worlds of work. we develop outlooks.

With high quality and attractive layouts, our modern office worlds offer valuable inspiration for many people. Thus we also regard ourselves as a developer of opportunities and sustainable corporate success. A success we gladly share.

best references.



City quarter in Vienna Quartier Belvedere Central, Vienna | LS: 60,607 m²



200,000 m² in Vienna EURO PLAZA, Vienna LS: 212,000 m²



Lighthouse-Project Leuchtenbergring, Munich LS: 13,300 m²



Popular neigbourhood Arena Boulevard, Berlin LS: 8,210 m²



Poland's largest business park Poleczki Park, Warsaw LS: 140,000 m²



City quarter in Prague Andel City, Prague LS: 108,255 m²



In the heart of Wroclaw Pegaz, Wroclaw LS: 20,900 m²



Landmark in Krakow Kotlarska, Krakow LS: 11,000 m²

LS = lettable space

offices under development.



Office Provider, Vienna

LS: 18,400 m²



QBC 1, Vienna

LS: 8,300 m²



Zalando Headquarters, Berlin

LS: 41,150 m²



QBC 2, Vienna

LS: 27,700 m²





new living spaces. we develop homes.

For people who value quality, functionality and sustainability. People who see their living space as room to create. For themselves and their environment. People who think holistically and pay attention to detail. Just like we do.

best references.



Like in the movies Rosenhügel, Vienna Apartments: 205



Beside Belvedere QBC 6.1, Vienna Apartments: 140



Rooms with a view MySky, Vienna Apartments: 128



Architectural icon Sternbrauerei, Salzburg Apartments: 100



The other centreHohenzollerndamm, Berlin
Apartments: 136



Urban flair Inselstraße, Berlin Apartments: 100



Living in greeneryParkstadt Schwabing, Munich
Apartments: 160



Centrally locatedCentral Living, Frankfurt
Apartments: 100

apartments under development.



QBC 6.2, Vienna Apartments: 131



Storchengrund, Vienna Apartments: 82



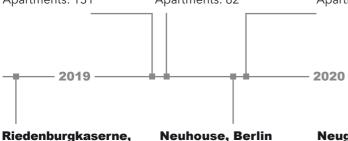
The Brick, Hamburg Apartments: 101



immergrün, Berlin Apartments: 501



Hafeninsel V, Mainz Apartments: 50



Salzburg
Apartments: 63



Neuhouse, Berlin Apartments: 75



Neugraf, PragueApartments: 177



Waterkant, Mainz Apartments: 82

2021



Anders Wohnen, Munich

Apartments: 463



Note: Selection of Projects

2016/2017 certificates.



DGNB Platin

Twin Yards, Munich, DE (2016)¹

EURO PLAZA 6, Vienna, AT (2016)²

QBC 5.

Vienna, AT (2017)1

Hafenallee Super 8, Mainz, DE (2016)³

QBC 1+2, Vienna, AT (2017)²

QBC 3,

Vienna, AT (2016)¹

QBC 4,

Vienna, AT (2016)¹

Holiday Inn Express Am Hirschgarten, Munich, DE (2017)¹



DGNB Gold

Arena Boulevard, Berlin, DE (2016)¹

Trikot Office, Munich, DE (2016)¹

Campus Zalando BT A, Berlin, DE (2016)²

Campus Zalando BT B, Berlin, DE (2016)²

Holiday Inn Eiffestraße, Hamburg, DE (2016)²

Super 8 Eiffestraße, Hamburg, DE (2016)²

Holiday Inn Gateway Gardens, Frankfurt, DE (2017)¹

Holiday Inn Express Klosterstraße, Berlin, DE (2017)¹

MySky,

Vienna, AT (2016)3

QBC 6.1.

Vienna, AT (2016)3

QBC 6.2,

Vienna, AT (2016)³



LEED Platin

Arena Boulevard, Berlin, DE (2016)¹

BREEAM

Hyatt Regency, Amsterdam, NL (2017)¹



LEED Gold

Poleczki Business Park Gebäude B2+B3, Warsaw, PL (2016)¹

Pegaz Times II, Wroclaw, PL (2017)¹

Kotlarska 11 Büro, Krakow, PL (2017)¹

Holiday Inn Gateway Gardens, Frankfurt, DE (2017)¹

Leuchtenbergring, Munich, DE (2016)³

MySky, Vienna, AT (2016)³

QBC 1-5, Vienna, AT (2016)³

Holiday Inn Warschau City Centre, Warsaw, PL (2016)³

Poleczki Business Park Gebäude C2+D

Warsaw, PL (2016)¹

Mogilska Büro, Krakow, PL (2016)³

Hotel, Gdansk, PL (2016)³

¹ Certified | ² Preliminary certification | ³ Certification pending

sustainable thinking. we develop futures.

From urban planning and project development through to construction, technical building services and facility management, we take a holistic approach with a view that extends far beyond completion day. And our target group includes the next generations. After all, we are ultimately shaping their future environment as well.

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kirsten wolany, carina wolf, stefan würrer, sahir yakoub, andreas zangenfeind, peter zecher. erwin zeller. jan zemanek. aleksandra zieba. nicole zimmermann. justin rolf zinke. michal zwierz. thomas zwölfer.

the brains behind ...

executive committee.



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Rolf Hübner MD UBM Hotels



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Andrea Rochelt Project Acquisition



Udo Sauter MD Germany



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