



Interim Report
on the 1st half of 2008
Figures that make sense

Key figures of the UBM group

	1. HY/2008	2008*	1. HY/2007	2007	1. HY/2006	2006
RESULTS FIGURES IN MILLION EUROS						
Total revenues of UBM group	146,1	320,4	150,7	263,0	91,7	185,7
of which foreign portion in %	85,3	89,5	42,0	63,5	90,0	72,2
Result before interest and taxes (EBIT)	20,2		13,1	32,2	5,3	18,6
Result before income taxes (EBT)	7,1		6,9	16,6	5,0	11,2
Period result	7,8		6,1	12,0	4,6	8,6
Investments	33,4	95,0	26,9	93,0	27,1	74,9
ECONOMIC OVERVIEW IN MILLION EUROS						
Total revenues of UBM group	146,1	320,4	150,7	263,0	91,7	185,7
Central and Eastern Europe	86,4	167,9	49,7	132,7	74,4	109,6
Western Europe	38,3	118,8	13,2	34,2	8,0	24,4
Austria	21,4	33,7	87,8	96,1	9,3	51,7
Personnel level						
Due date 30.06.	345		280		146	

* Forecast

Contents

Introduction by the Board	04
10-year evolution of UBM group	05
Projects	06
Andel City	
Hotel Angelo Munich	
Management report	10
Economic parameters	
Evolution of sales	
Earnings	
Financial situation, asset and capital structure	
Risks and uncertainties	
Events after 30.06.2008	
Segment reporting	
Outlook for the second half of 2008	
Declaration of the board	
Abbreviated group interim statement	16
Group balance sheet as of 30.06.2008	
Group profit and loss account from 01.01.2008 bis 30.06.2008	
Group capital flow account	
Change of the group equity	
UBM Realitätenentwicklung AG	18
Notes on the Group Interim Accounts as of 30.06.2008	



Introduction BY THE BOARD

Gratifying balance sheet in the first half-year

Dear shareholders,

The first half of 2008 has been gratifying for the UBM group. A € 146.1 million annual building output is showing only a small decrease from last year (€ 150.7 million). This is noteworthy in as much as in the previous year the successful sale of Florido Towers made a major contribution to the annual building output of the comparable period.

The main contributors to this result were the sale of the hotel "andel's" in Cracow, the sale of the office building "Váci utca" in Budapest and a further partial sale of Andel City in Prague.

In particular these sales account for the recent further increase of the result by € 0.2 million (from € 6.9 million to € 7.1 million).

On top of that, many further projects have been in the centre of our activities: for example the start of building of hotels in Linz and in Pilsen. Additionally also the hotel "angelo" in Munich and "andel's" in Berlin made substantial contributions to the performance. However, not only hotel projects, but also housing sales (Schwabing, Munich) have made a positive impact. In addition we should emphasise the market entry in Russia and the partial completion of our first project in Romania. In Poland it is above all the hotel "andel's" in Lodz and a further hotel construction in Cracow which are leading to the successful evolution.

For the further course of the year we are planning in particular the start of two promising large-scale projects in Poland: the development of Poleczki Business Park and a hotel in Katowice. In addition there are also smaller local housing projects, e.g. in Breslau.

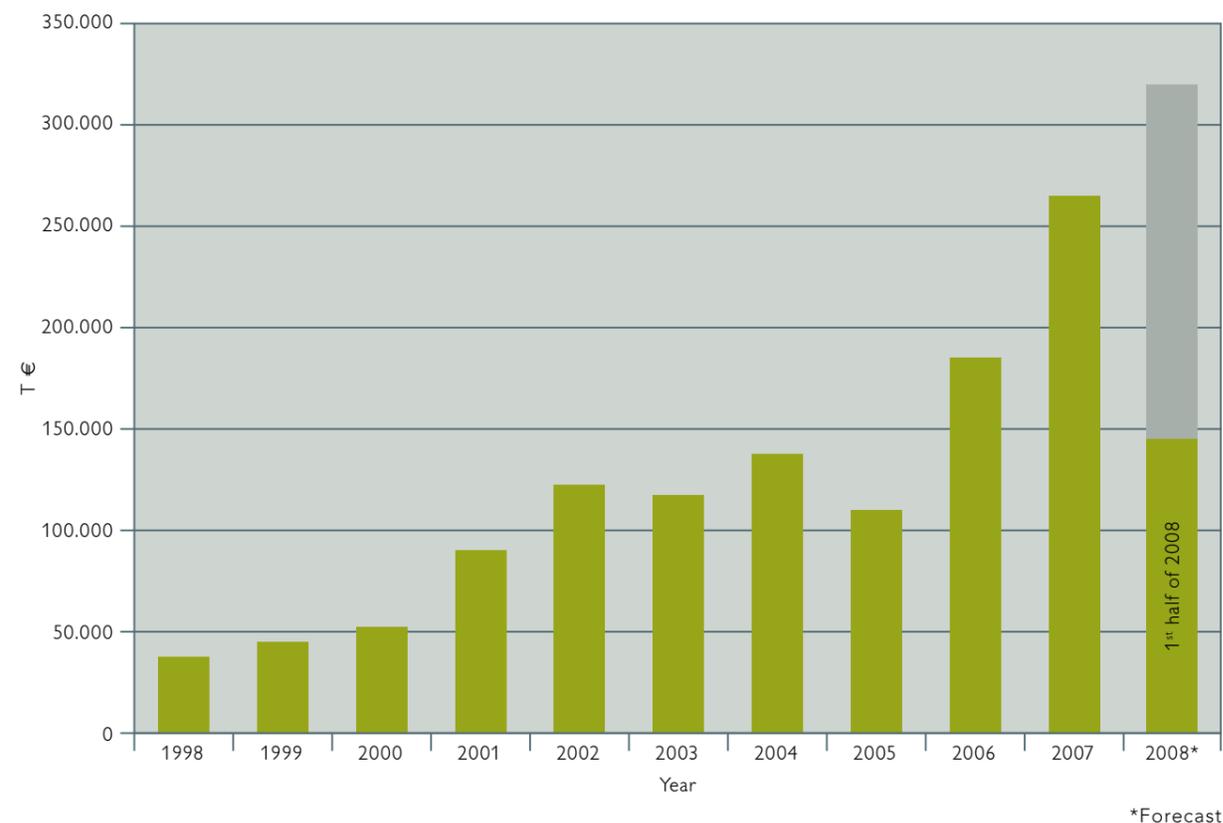
In principle, we still expect by the year end a successful evolution of sales and result.


DI Peter Maitz


Mag. Karl Bier


Heribert Smolé

10-year evolution of UBM group



The sales development of UBM AG has had an extremely positive trend in the last few years. Thus a constant upwards movement can already be observed since 1998. Even in 1999 an increase by 20.3%, in the year could be achieved in comparison to the previous year even after an increase by 21.3%. This line was successfully continued, so that annual building output in the year 2001 with € 88.5 million was only slightly under € 100 million. Already in subsequent years it was possible for this to be exceeded by the expansion of our activities in the Central European area but even these targets were exceeded: up to 2005 the performance moved with slight fluctuations, but nevertheless stably between € 109.0 million and € 120.7 million. Finally in 2006 annual building output could be increased by successful project sales (Darex, Velky Spalicek, hotel "angelo" Prague) by 70.4% from € 109.0 million to € 185.7 million. This development was also continued further: in 2007 annual building output with € 263.0 million again stood above the previous year level (sale of Florido Tower, Griffin House, first part of Andel City), and also for 2008 this trend of continuous increase is further expected. After the extremely successful first half-year with annual building output of € 146.1 million annual building output can be forecast of € 320.4 million for the whole year 2008.



Andel City: City of angels



The word "Andel" means amongst other things a salt meadow grass, a quarter of the city Bernkastel-Kues, the Czech astronomer Karel Andel (1884-1947), a moon crater, a municipality in Brittany in France, a city in the municipality of Woudrichen in the Netherlands and the Prague underground station "Andel".

"Andel" means angel in Czech and this is also precisely the name for the completely new city quarter which had been created in a part of the Prague district of Smichov. It represents a comprehensive concept, which is representative of all trend-setting projects of UBM. Here all aspects are integrated and interconnected: hotels, flats, dwellings, leisure and shopping centres and office buildings.

The originally rural district of Smichov located close to the city centre of Prague was covered in the first half of the 19th century by the rise of industry. Beside numerous textile companies the well-known Ringhoffer car factory was also established. In the eighties of

the past century the company was finally moved to the outskirts of the town, which raised a fundamental problem:

The city quarter had to be completely redeveloped - and UBM showed itself more than adequate to this task. Already in the year 1994 UBM acquired the approximately 25,000 m² of former factory premises, to be ready for the boom of construction activity around the European Union accession. Under the brand name "Andel City" there has arisen on the former industrial property first the hotel "andel's" (2002), the office part I (2002), a Village Cinema multiplex cinema (2002) and an apartment block with 51 Executive Apartments (2004). Further UBM built the office building of 9,000 m² for the pharmaceutical group Pfizer. Due to the huge success of the 97 freehold flats of Andel City Residenz a start was made in the 4th quarter of 2004 with the building of a further complex of residential buildings (Andel City Residenz II), which was finished in 2007. In addition two fur-

ther office buildings and a second hotel were created thereafter. The latter under the name "Hotel Angelo" began business on 12 June 2006. The office part I was sold in October 2007 and April 2008.

Today Andel City is so well known that there is even an entry dedicated to the quarter in the English version of on-line encyclopaedia Wikipedia.

FACTS AND FIGURES

- Hotel "andel's"**
- Total area: 15,000 m²
- 231 rooms + 8 suites on 5 floors
- Conference room with surface are of 350 m²
- Restaurant, bar, fitness room
- Boarding House "andel's Suites"**
- 7 floors
- 22 studios each of 40 m²
- 18 single bedroom flats

- 5 maisonettes each for one person
- 4 maisonettes each for two persons
- 2 roof flats with terrace
- Pfizer Headquarter**
- Total area: 9,073 m²
- 6 floors
- Hotel "angelo"**
- 168 rooms
- of which 5 suites with roof terrace
- Executive Area on the 6th and 7th floors
- Restaurant, bar, conference rooms

Hotel Angelo Munich

captivates by design, individuality and interior

After an extremely successful start of the angelo designer hotel in Prague in the year 2006 on 15 May 2008 now in Munich the second angelo hotel opened its gates with in total 146 rooms. As general contractor Münchner Grund AG, a subsidiary of UBM AG, handled the project. The hotel located in the quarter Haidhausen (a new scene and entertainment quarter of the Bavarian metropolis) addresses itself to lovers of design and modern architecture: strong black, coral red, yellow and white tones in combination also merge eastern furniture and accessories into a contemporary design concept.

Surrounded by bars, restaurants and various shopping outlets and by the ideal public transport connections, the designer hotel angelo Munich has an extremely favourable situation. The centre of Munich with the famous Marienplatz and the fairground can be reached in only a few minutes. Also Munich airport is rapidly accessible by express railway (the station is in the proximity of the hotel).

The rooms and suites are equipped comfortably and have an individually adjustable air conditioning system, flat screen television, SAT TV, DVD players, minibar, room safe and a tea/coffee set. The modern bathrooms are suited to the highest requirements. They similarly follow the angelo design and correspond with shower, toilet, cosmetic mirror and hair dryer to the state of the art of the equipment of a four-star hotel. In addition restaurant and bar offer a pleasant environment, in order to start the day or relax at the end of it. Also sufficient possibilities are offered for a wide range of meetings: The conference area is in the first floor of the hotel and accommodates with a total area of 250 m² area up to 130 participants. It consists of four conference rooms, of which two are equipped with an adjustable partition. A generous, similarly light-transparent input hall offers the optimum surroundings for coffee breaks, receipts or presentations.



8

9



FACTS AND FIGURES

- 146 rooms (142 double rooms, 2 suites, 2 barrier-free single rooms)
- Restaurant with places for 116 persons
- Lobby bar
- The conference premises with places for up to 130 participants
- Parking lots for car and buses and underground parking
- Express railway connection outside the hotel
- Airport transfers

DISTANCES IN FIGURES

- 35 km to the airport Franz Josef Strauss
- 8 km to the Munich fair
- 4 km to Marienplatz
- 1 km to the east station
- 0.1 km to the express railway station

Management report

Economic parameters

Current and Future

The world, Europe and the USA

At the present moment the international environment is primarily characterised by the following key words: low growth, concern about inflation, strong uncertainty and volatility on the financial markets and the general re-evaluation of risks.

The real estate crisis in the USA, the turmoil on the financial markets, released by it, and the strong rise of the consumer prices caused by high raw material prices are weighing down the international economic situation. According to current forecasts the view is getting steadily worse: the American economic dynamics are expected to be even more strongly affected by the real estate crisis and its consequences than originally thought, so that the growth weakness in USA might continue longer. A stronger impact on the world economy, possibly also through indirect effects from exchange-rates or business expectations, could weigh down the economic development.

In Europe the economic evolution is being braked by the high euro and the consumer price rise constraining purchasing power. GDP growth evened out in the euro zone at 2.1% (in the USA it is about 2.5%), with a further slowdown of growth to 1.7% (1.4% in the USA) for the entire year 2008 being expected.

Nevertheless the world economy is still characterised by strong dynamics and also the available information by no means suggests that this will decline. There are still several signs that the structural reforms have increased the competitiveness of the economy in Europe and thus the economic evolution could be more robust than expected.

Central and Eastern Europe

In the developing countries and in the new member states of the European Union economic growth remains robust, since the normal growth driving factors still act as supports. Consumption is sustained by the rising income of private households but due to the high inflation pressure and aggravated money market conditions will ultimately be rather more moderate. Low growth in the euro zone and the rising production costs will also have an impact on the export result of the countries of central and eastern Europe. This could also have effects on foreign direct investments and mergers, since these suffer from the world-wide uncertainty. In particular the inflation pressure and the lower worldwide demand also have effects on a tense labour market. The region nevertheless remains competitive, since the relevant countries are showing resistance to the world-economic parameters.

Particularly in Central Europe (Poland, Slovakia, Slovenia, Czech Republic and Hungary) therefore a restrictive policy is on the agenda: Consumption and investment activity are declining, but still remain lively. Hungary however with the weakest macro-economic parameters is reacting with the greatest sensitivity to the development of the world economy.

South-East Europe is turning out to be fairly vulnerable: challenges arise here particularly from high loads on the balance of payments, growth highly dependent on foreign savings credits and strong inflation pressure. The main problem which can still be observed is the financing of the high deficits on the balance of payments on current account. After the boom in South-East Europe, registered so far, a somewhat more moderate growth is now to thus to be expected (however still for a long time no hard landing, as for instance in the Baltic states). For Romania and Bulgaria the growth prospects remain good (however the challenges are increasing) and above all Russia should be highlighted considering the fact that it is the only country profiting from the high inflation environment.

Austria

In line with the international developments described above, growth forecasts for the Austrian area are currently somewhat in decline. Although the Austrian economy has been able to withstand the unfavourable economic parameters for a very long time, the economic downswing has now nevertheless begun in spring 2008 after some delay.

The Austrian economy should grow this year by 2.1%, but for next year the forecasts are very various. In the next months a downturn should be expected, and only in the last quarter of the current year will the Austrian economy again be able to grow more strongly. Compared to the economic growth of the EU-15, Austria is still slightly above average. For the coming year one can thus definitely expect that the economic situation in Austria will recover momentum. Above all the Austrian export economy is temporarily braked by the weak dynamics of world trade and the reduced price competitiveness due to the revaluation of the euro. Since imported goods are continuing to grow, the foreign economy is still making a positive contribution to economic growth.

Since above all food and energy affect prices, the rate of inflation since November of the previous year has been above the three per cent mark and thus for the first time since 2000 above the average of the EU-15. An easing of the inflation pressure can only be expected in the second half of the year. The inflation forecast for 2008 is therefore currently about 2.6%, and in 2009 the rate could come to be just under the two per cent mark.

The Austrian budget deficit fell in 2007 by 1% to 0.5%. This trend is not expected to stop in 2008 and 2009. The unemployment ratio fell to 4.4% (EU-15: 7%), and for 2008 a further decrease to 4.2% is expected here.

Property market

Growth, boom and record: the most frequently occurring words in discussions of the European property market of the last years. The current developments have rapidly, however, produced a change of trend. The alleged slowdown still does not apply everywhere: for example whereas in London in the second quarter of 2008 around 30% fewer offices were rented than in the first quarter, in other markets again (e.g. in the CEE countries) demand and the level of letting are still rising stably.

In Austria the prices for houses and dwellings have been declining for some months, yet in this country also there has so far been no major property crash. The value of owned homes in the federal states fell between September 2007 and June 2008 by 2.66%, while it grew in Vienna by 0.97%. The prices for used free-hold flats fell by contrast in the Federal Capital by 1.78% and in the Federal states by 1.91%, those for new dwellings fell in Vienna by 1.00% and rose in the federal states by 0.59%. These figures represent a disconnection of the domestic market for residential property from the international development.

Developments in the CEE markets are also bucking the trend at the moment, where the investment volume was at a high level in the first quarter of 2008 - with approximately EUR 3 billion. In comparison to the year 2007 this corresponds to 21% of the entire annual turnover (whereby the first quarter is always the weakest according to experience). In total the cities Belgrade, Bratislava, Bucharest, Budapest, Moscow, Prague, Sofia, Warsaw and Zagreb at the end of the 2nd quarter 2008 had an office surface of 19.5 million square metres. That corresponds to a growth of 9% compared with the figure from the end of 2007. The CEE overall vacancy level recorded a rise for the first time since 2000. But above all Moscow, Bucharest and Sofia are responsible for this, while by contrast in Warsaw further declining vacancy levels have been registered. The highest vacancy levels are still in Budapest and Belgrade. Nevertheless rising letting levels have been recorded: Moscow can record a plus of 13%, Kiev a plus of 27% and Warsaw a plus of 6%. Also in Prague the rents rose by 5%, with the main cause being the shortage of supply.

On the Viennese office market the decline in economic activity up to now has similarly been hardly apparent. Vienna is still one of the most stable markets in Europe. After a very successful year 2007 the Viennese office market also finds itself at the beginning of 2008 in a relatively reassuring initial position. There was still sustained high demand, moderate introduction of new spaces, a slight increase in the letting level and

high quality orientation. Already in the first half-year with 170,000 square metres of newly rented surfaces it was possible to achieve the level of the comparable period in 2007. There is very high demand in particular for new buildings and refurbished properties. In comparison to the previous year the top rents are rising slightly. In the inner city net rents currently amount to 23 euros per square metres and month (outside the City they amount to up to 16 euros). The office surface supply in Vienna is in general slightly declining, while letting performance is rising. The decline of the vacancy rate could be further maintained (currently the value is approximately 4.7%). Approximately € 900 million were invested in the first half of 2008 in real estate, and the share of international investors rose to 69%. An analysis of the sectoral structure indicates a clear dominance of the service sector, but also in the financial, insurance and pharmaceutical sector there is a clear rise in surface requirements.

Evolution of sales

As of 30.06.2008 the annual building output of the UBM group was € 146.1 million (previous year: € 150.7 million) and thus records only a slight decrease in relation to the reference value of the previous year. In the segment "central and Eastern Europe", which records an increase by € 36.7 to the current € 86.4, the Czech Republic with € 35.8 million has the largest share of this performance. So for instance a substantial part must be due to the sale of the last third of Andel City (construction unit 1-4) in Prague. In addition, the construction of the hotel "angelo" in Pilsen and the residential sales of the Andel Residences in Prague make a substantial contribution to annual building output. Poland is directly behind the Czech Republic in second place in the segment "central and Eastern Europe" with € 31.7 million. The amount consists particularly of the sale of the hotel "andel's" Cracow and building services for hotels in Lodz and Cracow.

A similar emphasis must be given to Hungary, which records a substantial rise primarily through the sale of the office building " Váci utca" in Budapest.

The segment "Western Europe" also only records increases. In total the € 38.3 million in comparison to the previous year represent almost a trebling. Above all Germany has a conspicuously positive position. The contribution of € 29.9 million in comparison to the previous year represents a quadrupling and is particularly attributable to sales of building output for the hotels "andel's" in Berlin and "angelo" in Leuchtenbergring. Only the segment "Austria" records a decrease, which is however explained by the previous year sale of Florido Towers. Nevertheless the share of € 21.4 million is not to be underestimated. The construction of the hotel in Hessen Square in Linz should particularly be highlighted.

	30.06.2008	30.06.2007
in T€		
Total output of the group	146,116	150,676
Group internal sales	-3,304	-3,374
Sales from consortia	-36,104	-5,013
Change of the stock of internal projects	6,159	28,685
Sales from equity or subordinate holdings	-25,116	-93,579
activated own contributions	108	142
Sales profits as per group profit and loss account	87,859	77,537

Earnings

In the group profit and loss account recorded sales on 30.06.2008 had a value of € 87.9 million and were thus 13.3% over the reference value of the previous year. For UBM the relevant, because more indicative, operational benchmark, annual building output, achieved only a slight decrease with € 146.1 million in com-

parison to the previous year. That is above all remarkable because in the previous year the successful sale of Florido Towers contributed a high share to the relevant amount from the comparison period.

The other operational yields record a decrease by € 2.4 million - in the previous year the reference value was € 15.7 million. The reason for this development lies in the fact that this item contained the dissolution of adjustments of value in the previous year.

The expenditures for material particularly on the basis of construction work for the hotel "andel's" Berlin, a hotel in Pilsen, the hotel "angelo" in Munich and the hotel "angelo" in Lodz in Poland amounted to € 53.3 million. As of 30.06.2008 the personnel expenses are € 7.9 million and are strongly characterised by the expansion of the activities (particularly in Eastern Europe).

The result from associated companies for the first half of 2008 is € -6.8 million and essentially contains a claim value adjustment of a German company and half yearly results of the associated companies.

The financial yield amounts to € 2.7 million. The financial expenditure on the basis of active investment activity is € 9.1 million. The annual surplus amounts to € 7.8 million and the profit per share to € 2.57.

Financial situation, asset and capital structure

The balance sheet total of the UBM group increased in the first half of 2008 compared with the December values by approximately 8.2% to € 517.3 million

On the assets side substantial changes are recorded in the items tangible assets and financial fixed assets and holdings in associated companies and other financial assets. With tangible assets the reason for the doubling to € 80.7 million is the first consolidation of the company Hotel Akademia Sp.z.o.o. and the investment project Salzburg Lehen. The decline of the financial fixed assets by € 4.2 million must be attributed primarily to the deconsolidation of a hotel company in Austria and to sales of real estate properties in Slovakia and Austria. Among the liabilities the biggest changes are in the item of the long-term financial liabilities: The reason for the increase by € 19.6 million to the current € 142.1 million is to be found particularly in the intensified financing of investments.

The equity has risen by 30.06.2008 to € 112.8 million. The equity ratio hardly changed at 21.8%.

Risks and uncertainties

For the further evolution of business in the second half of 2008 UBM sees the central risk in the development of inflation. Rising inflation leads to interest rate rises - the further development of the financial market is however only foreseeable with great difficulty in this context. It is possible that higher financing costs will arise both in production for the UBM group, and in the operation of objects. On the other hand the indexation of the rents but also increases in value in the property portfolio are inevitable.

Also the further development of the subprime crisis must be kept in mind. Through the resultant lack of capital a tendency can be recognised towards fewer loans from banks, which leads to a reduction of the number of buyers in the market. So under certain conditions there could be a slight reduction of property sales.

The selection of the financing currency is made to a large extent in dependence on the respective yield currency, so that the foreign exchange risk is subordinated. Further information on the risks can be taken from the detailed description indicated in the business report 2007 (p. 57-59).



Events after 30. 06. 2008

Since the balance sheet date no substantial events have occurred.

Segment reporting

The subdivision of the primary segments is into the business areas "Austria", "Western Europe" and "Central and Eastern Europe". This division also corresponds to the organisational structure of the UBM group. In the business area "Austria" building output of € 21.4 million was achieved in the first half of 2008. In relation to the reference value of the previous year that corresponds to a decrease by € 66.4 million, caused by the sale of Florido Towers in the previous year. The segment yield amounts to € 20.9 million (previous year: € 7.6 million), and the segment result is € +3.4 million (previous year: € 0 million). In the segment "Western Europe" in building output an amount of € 38.3 million was achieved, which in comparison to the previous year corresponds to a rise by just under threefold. The segment yield amounts to € 34.1 million (previous year: € 35.1 million), the segment result is € -0.1 million (previous year: € +0.3 million). The segment "Central and Eastern Europe" records with building output of € 86.4 million a rise of 74%. The amount consists primarily of the partial sale of Andel City in Prague and further housing sales. The segment yield amounts to € 32.8 million (previous year: € 34.9 million), the segment result is € +3.7 million (previous year: € +6.5 million).

Outlook for the second half of 2008

A priority of UBM will again be further work on numerous projects both in the country and abroad, which should ensure the achievement of our company target. In addition beside hotels and office buildings sales of housing projects continue to be prioritised.

In Austria above all the completion and transfer of the project "Neue Mitte Lehen" will take centre stage. In addition we are building a four-star hotel in Linz for an international operator. Not only in Austria, but also in Germany we are continuing to concentrate on the building of hotels. In Berlin we are building an "andel's" hotel, and we are also focusing with the project "Bergmannstrasse" in Munich on the successful route of residential.

While in the Czech Republic the launch of the hotel "angelo" in Pilsen is imminent, in Romania by the continuation of the project "Chitila" we are planning to confirm our market entrance. In Poland "Poleczki Business Park" and a hotel project in Katowice are close to the start of construction for the project. In addition we intend to continue to establish our presence with local housing projects, e.g. in Breslau.

In Russia also we will strengthen our market presence in the near future by projects in Petersburg and Jekaterinburg.

The UBM group conducts constant market analysis, and we are currently monitoring in particular the countries Bulgaria, Croatia and Ukraine. Through the market preparation already achieved sales of projects are possible at any time.

The constant growth strategy of UBM is intended to achieve an optimisation of short term sales as a permanent goal. This is ensured by the sale of existing properties of our property portfolio a medium to long-term cultivation of our goal markets.

Therefore we are confident about the further development of the group and expect in the year 2008 also the continuation of the past turnover and result trend.



Declaration of the board

We confirm to the best of our knowledge that the abbreviated group interim statement drawn up in conformity with the applicable accounting standards gives as faithful a picture as possible of the property, financial and earnings of the group and that the half yearly management report of the group concerning the highlights during the first six months of the financial year and its effects on the abbreviated group interim statement and concerning the substantial risks and uncertainties in the remaining six months of the financial year achieves as faithful a picture as possible of the property, financial and earnings position of the group.

Vienna, 25 August 2008

The board

DI Peter Maitz

Mag. Karl Bier

Heribert Smolé

Abbreviated group interim statement

Group balance sheet as of 30.06.2008

in T€	30.06.2008	31.12.2007
ASSETS		
Long-term net assets		
Intangible assets	2,894.0	3,005.8
Tangible assets	80,677.3	39,541.4
Financial fixed assets	254,734.6	258,912.6
Holdings in associated companies	9,394.8	15,483.4
Loans	12,274.9	13,786.7
Other financial assets	18,013.4	13,165.4
Latent tax requirements	1,221.4	1,160.8
	379,210.4	345,056.1
Short term net assets		
Stocks	42,672.2	40,354.2
Receivables from goods and services	65,781.7	64,502.2
Other receivables and net assets	11,003.1	9,708.4
Liquid funds	18,597.2	18,325.2
	138,054.2	132,890.0
	517,264.6	477,946.1
LIABILITIES		
Equity		
Core capital	5,450.5	5,450.5
Capital reserves	45,185.8	45,185.8
Foreign currency sales reserve	2,585.0	2,920.4
Other reserves	58,483.5	53,898.6
Shares of the shareholders of the parent company	111,704.8	107,455.3
Shares of other shareholders of subsidiaries	1,070.2	1,024.8
	112,775.0	108,480.1
Long-term liabilities		
Reserves	7,561.2	7,391.2
Bond issues	100,000.0	100,000.0
Financial liabilities	142,132.3	122,497.6
Latent tax liabilities	6,700.5	6,242.1
	256,394.0	236,130.9
Short term liabilities		
Reserves	4,564.8	5,103.5
Financial liabilities	74,678.3	71,714.8
Liabilities from goods and services	28,229.3	26,356.5
Tax liabilities	3,904.8	5,519.9
Other liabilities	36,718.4	24,640.4
	148,095.6	133,335.1
	517,264.6	477,946.1

Group profit and loss account

from 01.01.2008 to 30.06.2008

in T€	from 01.01.2008 to 30.06.2008	from 01.01.2007 to 30.06.2007
Proceeds of sales	87,858.7	77,536.7
In the fixed assets activated own contributions	108.0	142.0
Other operational revenues	2,436.0	15,707.7
Expenses for material and other manufacturer services purchased	-53,345.3	-64,087.2
Personnel expenses	-7,934.1	-5,561.6
Depreciations on intangible items of the fixed assets and tangible assets	-1,378.5	-1,183.2
Other operational expenses	-7,505.2	-9,464.5
Operating result (EBT)	20,239.6	13,089.9
Result from associated companies	-6,764.2	-450.3
Financial revenues	2,733.8	2,046.8
Financial expenditure	-9,140.8	-7,812.0
Result before taxes on profits (EBT)	7,068.4	6,874.4
Taxes on income and revenue	699.8	-802.2
Period result	7,768.2	6,072.2
of which portion of the shareholders of the parent company	7,723.0	5,974.2
of which portion of other shareholder of subsidiaries	45.2	98.0
Profit per share (in €)	2.57	1.99

Group capital flow account

in T€	from 01.01.2008 to 30.06.2008	from 01.01.2007 to 30.06.2007
Cash-flow from operating activity	7,418.3	11,752.2
Cash-flow from investment activity	-18,551.5	-25,770.9
Cash-flow from financing activity	10,552.6	14,836.0
Change of the liquid funds	-580.6	817.3
Liquid funds as of 01.01.	18,325.2	14,212.2
Exchange-rate differences	852.6	-35.7
Liquid funds as of 30.06.	18,597.2	14,993.8



Change of the group equity

in T€	Core capital	Capital reserve	Foreign currency sales reserve	other reserve	Shares of the share-holders the parent company	Shares of other share-holder of subsidiaries	Amount
As of 01.01.2007	5,450.5	45,185.8	5,822.2	44,614.3	101,072.8	958.6	102,031.4
Exchange-rate differences	-	-	-1,746.5	5.2	-1,741.3	-0.2	-1,741.5
Cash-flow Hedge	-	-	-	150.9	150.9	-	150.9
Taxes on profits on items directly charged against equity	-	-	344.8	-	344.8	-	344.8
Total costs and revenues directly recorded in equity	0.0	0.0	-1,401.7	156.1	-1,245.6	-0.2	-1,245.8
Period result	-	-	-	5,974.2	5,974.2	98.0	6,072.2
Total recorded costs and revenues	0.0	0.0	-1,401.7	6,130.3	4,728.6	97.8	4,826.4
Dividend payments	-	-	-	-3,000.0	-3,000.0	-	-3,000.0
As of 30.06.2007	5,450.5	45,185.8	4,420.5	47,744.6	102,801.4	1,056.4	103,857.8

As of 01.01.2008	5,450.5	45,185.8	2,920.4	53,898.6	107,455.3	1,024.8	108,480.1
Exchange-rate differences	-	-	-335.4	-	-335.4	0.2	-335.4
Cash-flow Hedge	-	-	-	161.9	161.9	-	161.9
Taxes on profits on direct in Equity charged items	-	-	-	-	0.0	-	0.0
Directly in the equity entered Costs and revenues in total	0.0	0.0	-335.4	161.9	-173.5	0.2	-173.3
Period result	-	-	-	7,723.0	7,723.0	45.2	7,768.2
In total entered costs and revenues	0.0	0.0	-335.4	7,884.9	7,549.5	45.4	7,594.9
Dividend payments	-	-	-	-3,300.0	-3,300.0	-	-3,300.0
As of 30.06.2008	5,450.5	45,185.8	2,585.0	58,483.5	111,704.8	1,070.2	112,775.0

UBM Realitätenentwicklung AG - Notes on the Group Interim Accounts as of 30.06.2008

1. General data

The UBM group consists of UBM Realitätenentwicklung Aktiengesellschaft (UBM AG) and its subsidiaries. UBM AG is a joint stock company in Austrian law and is registered in Vienna with the business address 1210 Vienna, Floridsdorfer Hauptstrasse 1. It is registered with the commercial court of Vienna under FN 100059 x. The main activities of the group are the development, disposal and administration of properties.

The reporting currency is the euro, which is also the operational currency of UBM AG and the majority of the subsidiaries included in the group accounts.

The group interim statement has not been audited and has not been reviewed by an auditor.

2. Perimeter of consolidation

The group interim accounts cover beside UBM AG 6 (as of 31.12.2007: 7) domestic subsidiaries and 35 (as of 31.12.2007: 33) foreign subsidiaries. In addition 6 (as of 31.12.2007: 5) domestic and 11 (as of 31.12.2007: 12) foreign associated companies are valued according to the equity method.

The alteration of the perimeter of consolidation is essentially due to the first full consolidation of Hotel Akademia Sp.z.o.o, whose remaining shares (66.67%) were acquired in the report period for T € 1,660. The changes resulting from this are recorded among the tangible assets for T € +28,682, the interest-bearing liabilities for T € +13.613 and the share of the group EBT for T € +2.

3. Bases of the reporting

For the present group interim statement of UBM AG and its subsidiaries as of 30.06.2008, drawn up on the basis of the IFRS (IAS 34), which has been adopted by the European Union, in principle the same balance sheets and assessment methods are used as in the group accounts for the financial year 2007. For further information reference is made to the specific balance sheet and assessment methods used for the group accounts of UBM AG as of 31.12.2007.

4. Commercial relations with connected companies and persons

Transactions between companies of the group and their associated companies consist predominantly of loans for the acquisition of financial fixed assets and related interest charges.

Deliveries to and/or from connected companies or persons

Beside the associated companies the Allgemeine Baugesellschaft - A. Porr Aktiengesellschaft, its subsidiaries and CA Immo International Beteiligungsverwaltungs GmbH can be regarded as connected parties and companies within the meaning of IAS 24, since they hold substantial shares in UBM AG.

The transactions in the financial year between the companies of the UBM group and companies of the Porr group, included in the group interim statement, essentially concern the purchase of building services. In the first half of 2008 Porr Polska, a wholly-owned subsidiary of Porr HochbauAG, was granted the construction contract for a hotel in Cracow. In the reporting period a revenue property in Vienna 18 was sold to a member of the board of UBM AG and a revenue property in Vienna 18 to a member of the board of Porr Hochbau AG.

5. Dividends

In the general meeting on 18.04.2008, a dividend with a value of € 1.10 for each individual share, i.e. 3,000,000 shares was decided in the amount of € 3.300,000.00 and the residual profit of € 25,584.44 was carried forward to the new account. The disbursement of the dividend took place on 23.04.2008.

6. Contingent liabilities

Contingent liabilities concern predominantly credit endorsements and declarations of guarantee for associated companies. In the first half of 2008 they produced no substantial change on the balance sheet-sheet date 31.12.2007.

Vienna, 25 August 2008

The Board


DI Peter Maitz


Mag. Karl Bier


Heribert Smolé



Editorial

Medium owner and publisher

UBM Realitätenentwicklung AG
Fluridsdorfer Hauptstrasse 1, 1210 Vienna, Austria
www.ubm.at

Concept and organisation

Projektagentur Weixelbaumer
Landstrasse 22, 4020 Linz, Austria
www.projektagentur.at

Images

Florian Vierhauser, Linz, Austria
UBM Realitätenentwicklung AG

Reproduction and processing of images

G2-Druckvorstufe, Linz, Austria

Printing

Gutenberg Linz, Austria
Subject to setting and printing errors

UBM Realitätenentwicklung AG

Fluridsdorfer Hauptstrasse 1
1210 Vienna, Austria
Tel: +43 (0) 50 626-0
www.ubm.at, www.ubm.eu

Your contacts at UBM

UBM Investorrelation

Dr. Julia Schmidt
Mail: julia.schmidt@ubm.at
Tel: +43 (0) 50 626-3827

UBM Vienna/Lower Austria/Burgenland

Mag. Edgar Rührlinger
Mail: edgar.ruehrlinger@ubm.at
Tel: +43 (0) 50 626-1760

UBM Styria/Carinthia

DI Gabriele Wiedergut
Mail: gabriele.wiedergut@ubm.at
Tel: +43 (0) 50 626-1322

UBM Tyrol/Vorarlberg

DI Peter Ellmerer
Mail: peter.ellmerer@ubm.at
Tel: +43 (0) 50 626-3032

UBM Salzburg

Mag. Edgar Rührlinger
Mail: edgar.ruehrlinger@ubm.at
Tel: +43 (0) 50 626-1760

UBM Upper Austria

DI Markus Lunatschek
Mail: markus.lunatschek@ubm.at
Tel: +43 (0) 50 626-1712

UBM in Hungary

Eva Tarcsay
Mail: eva.tarcsay@ubm.at
Tel: +36 (1) 41 10 443

UBM in the Czech Republic

Mag. Margund Schuh
Mail: margund.schuh@ubm.at
Tel: +42 (02) 510 13-0

UBM in Switzerland

Mag. Edgar Rührlinger
Mail: edgar.ruehrlinger@ubm.at
Tel: +43 (0) 50 626-1760

UBM in Poland

Mag. Peter Obernhuber
Mail: peter.obernhuber@ubm.pl
Tel: +48 (22) 356 81 10

UBM in Germany

Münchner Grund
Dr. Bertold Wild
Mail: bertold.wild@muenchnergrund.de
Tel: +49 (89) 74 15 05-0

UBM in France

DI Martin Loecker
Mail: martin.loecker@ubm.at
Tel: +43 (0) 50 626-1261

UBM in Slovakia

Mag. Edgar Rührlinger
Mail: edgar.ruehrlinger@ubm.at
Tel: +43 (0) 50 626-1760

UBM in Croatia

Ing. Martin Steinbrunner
Mail: martin.steinbrunner@ubm.at
Tel: +43 (0) 50 626-5431

UBM in Bulgaria

Mag. Elsa Vassilieva Stanimirova
Mail: elsa.stanimirova@ubm.at
Tel: +359 887 95 47 15

UBM in Romania

DI Daniel Halswick
Mail: daniel.halswick@ubm.at
Tel: +43 (0) 50 626-1620

UBM in Ukraine

Mag. Peter Obernhuber
Mail: peter.obernhuber@ubm.pl
Tel: +48 (22) 356 81 10

This half yearly financial statement also contains future-related statements, which are based on present estimates made to the best of our knowledge and the assumptions of the management. Figures using the words "expectation" or "a goal" or similar formulations indicate such future-related statements. The forecasts which relate to the future development of the enterprise represent estimates, which were made on the basis of the information available on 30.06.2008. If the underlying assumptions for the forecasts prove incorrect or unexpected risks occur for an incalculable amount, then the actual results can deviate from the forecasts.

The interim report as of 30.06.2008 was drawn up with greatest possible care, in order to ensure the correctness and completeness of the data in all respects if possible. Rounding, setting and printing errors nevertheless cannot be excluded.