



UBM Development AG

as Issuer of
7% UBM Green Bond 2023-2027
ISIN: AT0000A35FE2

Supplement dated 22 June 2023 to the Prospectus dated 14 June 2023

This 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 14 June 2023 (the "**Original Prospectus**") relating to the issuance of bearer bonds (the "**Bonds**" or the "**2023 UBM-Bonds**", and each of them a "**Bond**" or a "**2023 UBM-Bond**") in an aggregate principal amount of up to EUR 50,000,000, and potential increase to up to EUR 100,000,000, with a denomination of EUR 500.00 each (the "**UBM Green Bond 2023-2027**") of UBM Development AG (the "**Company**", or "**UBM**", or the "**Issuer**" and, together with its consolidated subsidiaries as well as its at-equity consolidated companies, 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 14 June 2023, 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 14 June 2023.

This Supplement has been approved by the FMA in its capacity as competent authority under the Prospectus Regulation and pursuant to the Austrian Capital Markets 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 two working days after the publication of this Supplement, 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 22 June 2023.

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 page mentioned below as follows (references to page numbers in this Supplement refer to page numbers of the Original Prospectus):

Page 84

On page 84, the following sentences are added to the end of the fifth paragraph to describe another planned project in this regard:

"Furthermore, UBM plans the development of a 113-metre office tower in timber-hybrid construction. This Donaumarina Tower is expected to have 32 upper floors and four underground floors with approximately 44,350 square metres of gross floor space and will be located directly at the Donaumarina U2 underground station in the 'Waterfront' development area".

Page 92

On page 92, the following new second bullet point concerning the Donaumarina Tower project is inserted:

- **"Vienna, Austria, Donaumarina Tower (Office)**
UBM Development has acquired a project on Vienna's Handelskai from Signa Group for EUR 24.5 million (including existing land financing). Plans call for the development of a 113-metre office tower at this site in timber-hybrid construction. The Donaumarina Tower is expected to have 32 upper floors and four underground floors with approximately 44,350 square metres of gross floor space and will be located directly at the Donaumarina U2 underground station in the 'Waterfront' development area. The building will comply with the EU Taxonomy Regulations and ESG guidelines. The environmentally friendly operation of the office tower will be maximised by the use of geothermal power, ground water and the installation of photovoltaic modules."

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, June 2023

Signaturwert	w6Hnzng6/Mrrj9ELC5cKGYFjnu8U9vjXOumFripZtPavZq9FxxFLDy7MShSO59dlt2D6Fbe2NC80XETdbLfQt4iP7Nh6vFN3ZF/B/+ovHHS978Ca6uDqMYWP2mhVxyzTDieUDGKokhWQOE6IKCEJsVk5VtsOaVtY41Z5M6C22MyvLJ5d7RzX8iVLJtpvQd+dFgy1fDgZ6Fmu7yUyNkZNnCEtOxvQA3CxL4n2y3PmG6WP2M1v17urNMRSNohECZyoFH9Z1MeJ5ciKuat2oqvFwXdsX/4VfuYcNYSkKET3ghw9R2JA86z3U2iSRxsvo5oBtAls8NPshsPQduxMDCHw==	
	Unterzeichner	Österreichische Finanzmarktaufsichtsbehörde
	Datum/Zeit-UTC	2023-06-22T11:05:11Z
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Prüfinformation	Informationen zur Prüfung des elektronischen Siegels bzw. der elektronischen Signatur finden Sie unter: https://www.signaturpruefung.gv.at Informationen zur Prüfung des Ausdrucks finden Sie unter: https://www.fma.gv.at/amtssignatur	
Hinweis	Dieses Dokument wurde amtssigniert. Auch ein Ausdruck dieses Dokuments hat gemäß § 20 E-Government-Gesetz die Beweiskraft einer öffentlichen Urkunde.	