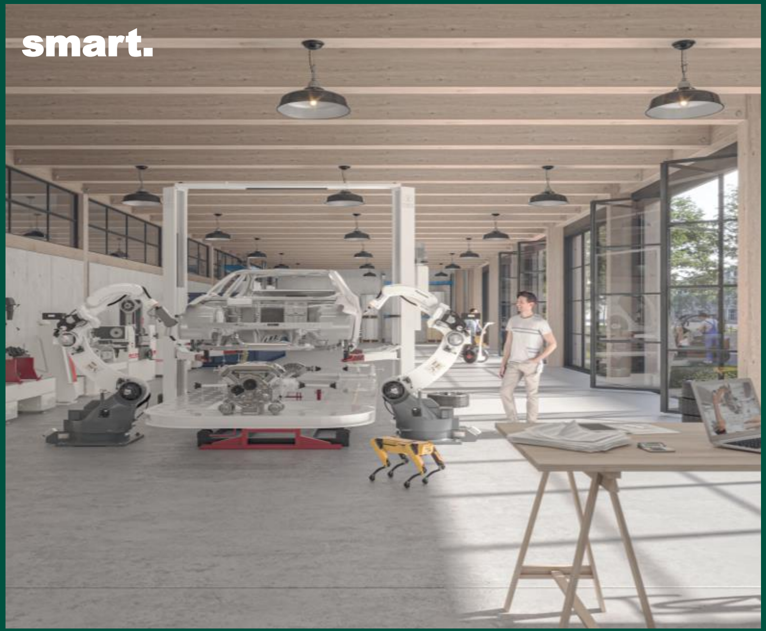
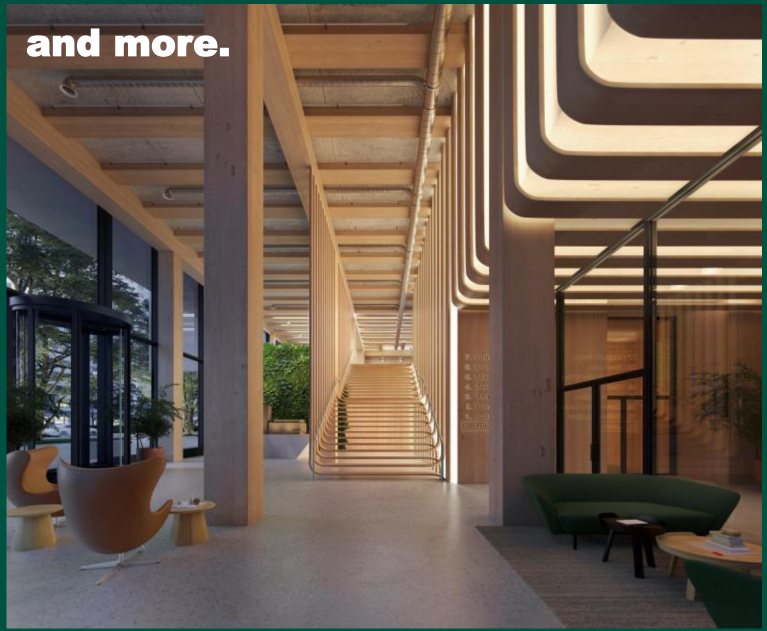




half-year results 2025.

Investor Presentation

28 August 2025

disclaimer.

This presentation was prepared by UBM Development AG (the "Company" or "UBM Development") solely for use at investors' meetings and also includes oral statements made at the investors' meetings and any material distributed in connection with this presentation (together the "Presentation"). The Presentation is furnished to you solely for informational purposes.

This Presentation dates as of 28.08.2025. The facts and information contained herein might be subject to revision in the future. Neither the delivery of this Presentation nor any further discussions of the Company with any of the recipients shall, under any circumstances, create any implication that there has been and will be no change in the affairs of the Company since such date. None of the Company or any of its subsidiaries or any of its shareholders or any of such person's directors, officers, employees or advisors nor any other person makes any representation or warranty, express or implied as to, and no reliance should be placed on, the accuracy or completeness of the information contained in this Presentation. None of the Company or any of its subsidiaries or any of its shareholders or any of their directors, officers, employees and advisors nor any other person shall have any liability whatsoever for any loss howsoever arising, directly or indirectly, from any use of this Presentation. The same applies to information contained in other material made available at such investors' meetings.

This Presentation is selective in nature and is intended to provide an introduction to, and overview of, the business of the Company. Wherever external sources are quoted in this Presentation, such external information or statistics should not be interpreted as having been adopted or endorsed by the Company as being accurate.

This Presentation contains forward-looking statements relating to the business, financial performance and results of the Company and/or the industry in which the Company operates. These statements generally are identified by words such as "believes", "expects", "predicts", "intends", "projects", “plans", "estimates", "aims", "foresees", "anticipates", "targets", and similar expressions. The forward-looking statements, including but not limited to assumptions, opinions and views of the Company or information from third party sources, contained in this Presentation are based on current plans, estimates, assumptions and projections and involve uncertainties and risks. Various factors could cause actual future results, performance or events to differ materially from those described in these statements. The Company does not represent or guarantee that the assumptions underlying such forward-looking statements are free from errors nor do they accept any responsibility for the future accuracy of the opinions expressed in this Presentation. No obligation is assumed to update any forward-looking statements.

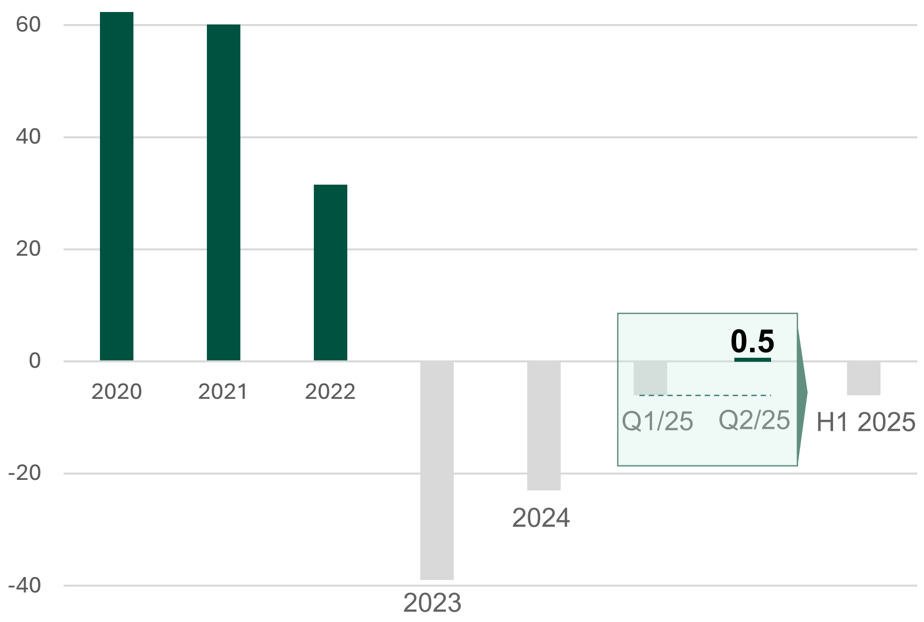
By accepting this Presentation you acknowledge that you will be solely responsible for your own assessment of the market and of the market position of the Company and that you will conduct your own analysis and be solely responsible for forming your own view of the potential future performance of the Company‘s business.

half year 2025. summary.

1	**on a good way to profitability.** black zero in q2.
2	**resi sales doubled again.** pipeline of ~2,800 apartments.
3	**meeting our financial obligations.** in 2025 and 2026.
4	**esg remains relevant.** carbon pricing without alternative.
5	**outlook.** flight to real assets helping real estate with delay.

1 black zero. in q2.

Earnings before tax
in € m

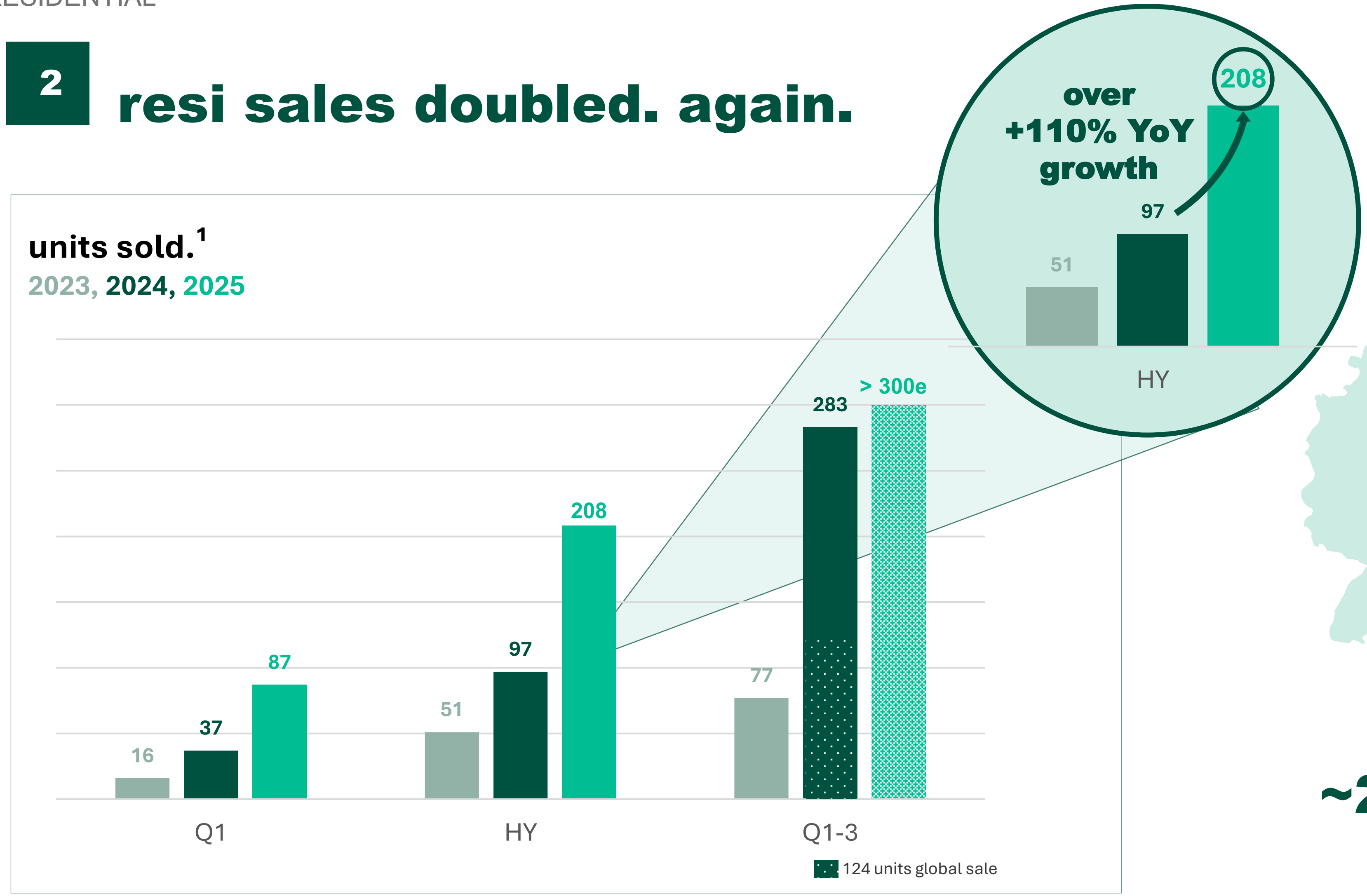


- **H1/25 EBT improved** by **47%** compared to the prior-year period
- **Equity-Ratio back above 30%, returning** to our **target range** of **30-35%**
- **Net debt under control**
- Balance sheet ratios improved:

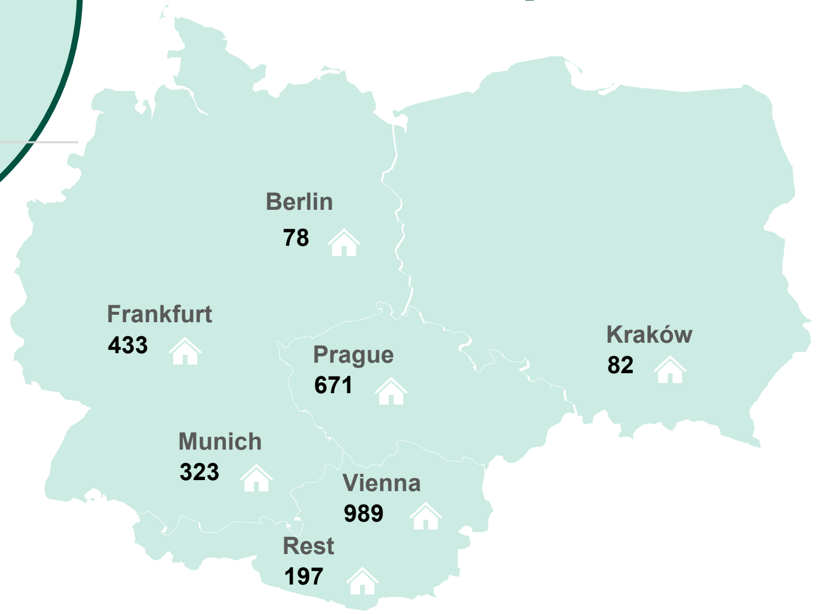
	Dec 31, 2024	Mar 31, 2025	Jun 30, 2025
Balance sheet total	1,182m	1,141m	**1,167m**
Equity	344m	335m	**351m**
Equity-Ratio	29.1%	29.4%	**30.1%**
Net debt	546m	564m	**546m**

on a good way to profitability. strong balance sheet.

2 resi sales doubled. again.



UBM Residential Pipeline:



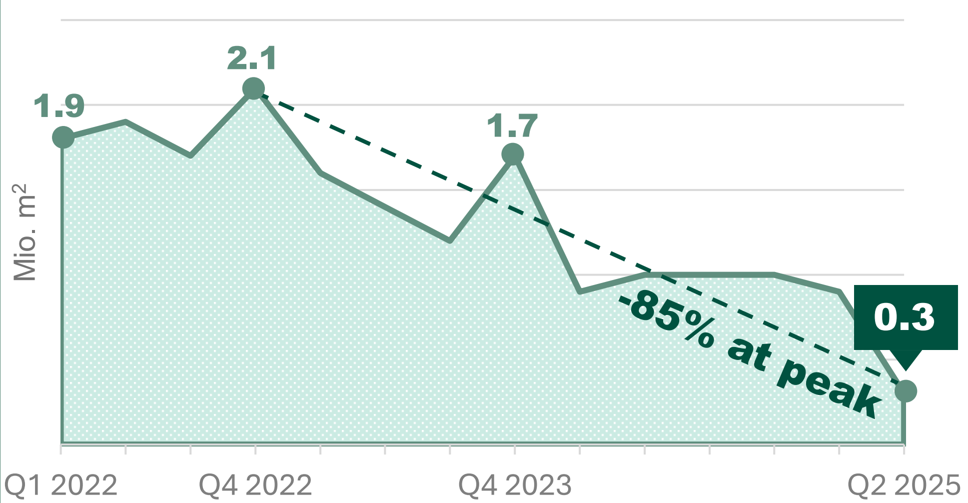
~2,800 on sale/ under development²

residential. first asset class out of crisis.

[1] based on 100% view [2]based on a four-year view Q3 2025-Q2 2029

2 demand and supply gap. widening dramatically.

new project volume: residential[1]



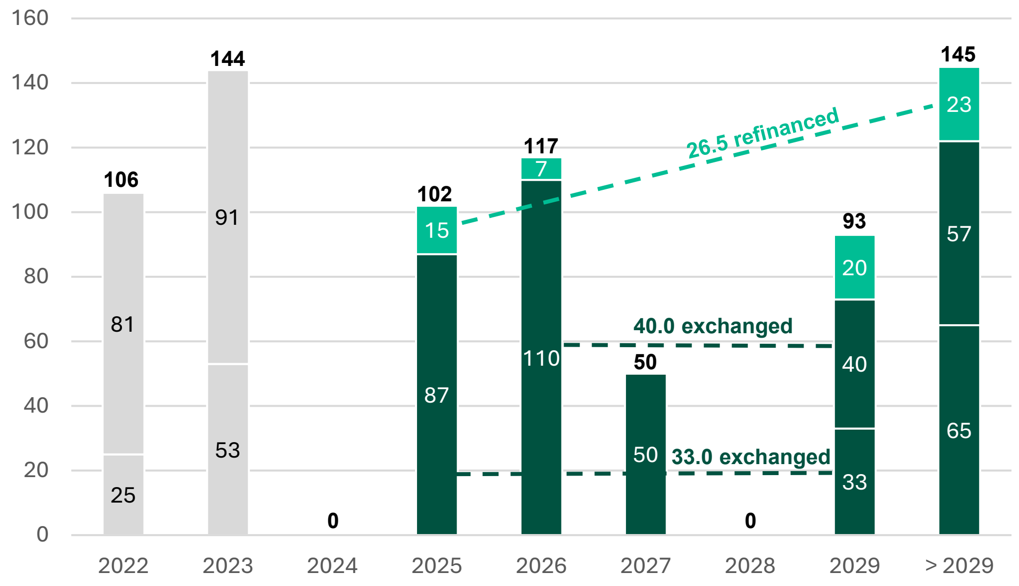
- **Bulwiengesa** and **BFW**[2] **ring all alarm bells**
- **85% decline** of **newly started residential construction** in **Germany**
- **Less than 200,000 new apartments in 2025e**, **highest price increase of 3.8% in the last 30 months (in Germany)**
- **Only ~10,000 apartments** completed H1/25 in **Vienna, price increases of 4.0% in Austria**
- **Building permits in the Czech Republic declined by 9.9% in 2024, price increase of 17%**[3]

shortage of supply intensifies. market shakeout aggravates situation.

[1] Bulwiengesa [2] Bundesverband Freier Immobilien- und Wohnungsunternehmen [3]Czech Statistical Office

3 meeting our financial obligations. in 2025 and 2026.

Repayment profile[1]
in €m as of August 2025

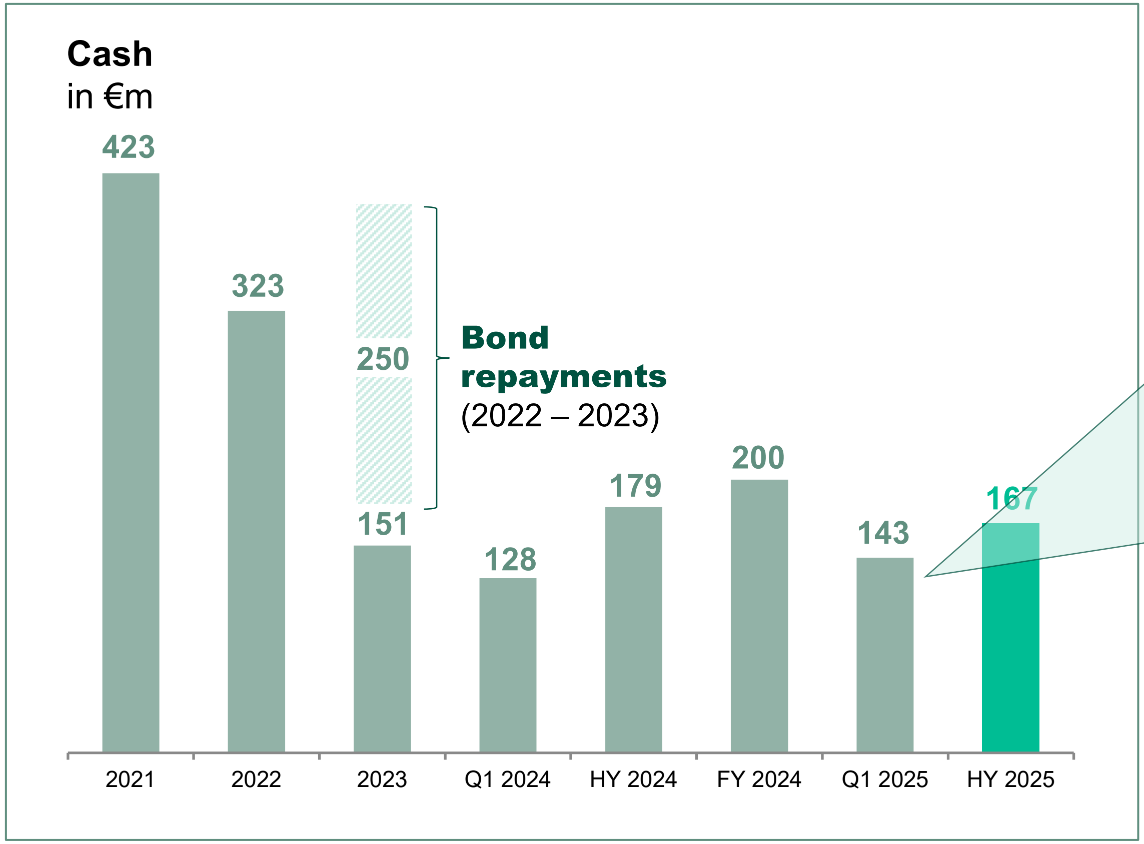


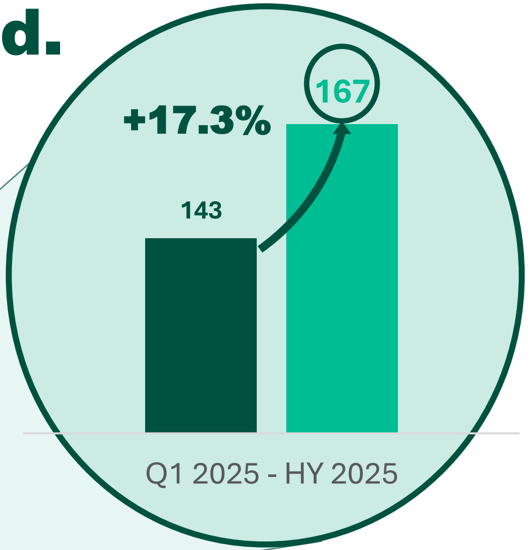
- **Capital market access maintained** throughout crisis
- **Successfully refinanced** our 2025 SSD* and IHS** in Q3 2025 **with €26.5m covering more than 50%**
- **Repayment of remaining €87m 2020-2025 bond in November 2025 secured**
- **Repayment of remaining €110m 2021-2026 bond in May 2026 covered by financial plan**
- **€158m raised in only six months** through Green Bond (€93m) & Green Hybrid (€65m) issuances

€167m of liquidity. and several capital market windows ahead.

*Schuldscheindarlehen/promissory notes **Inhaberschuldverschreibung/bearer bonds

3 cash management. proven track record.

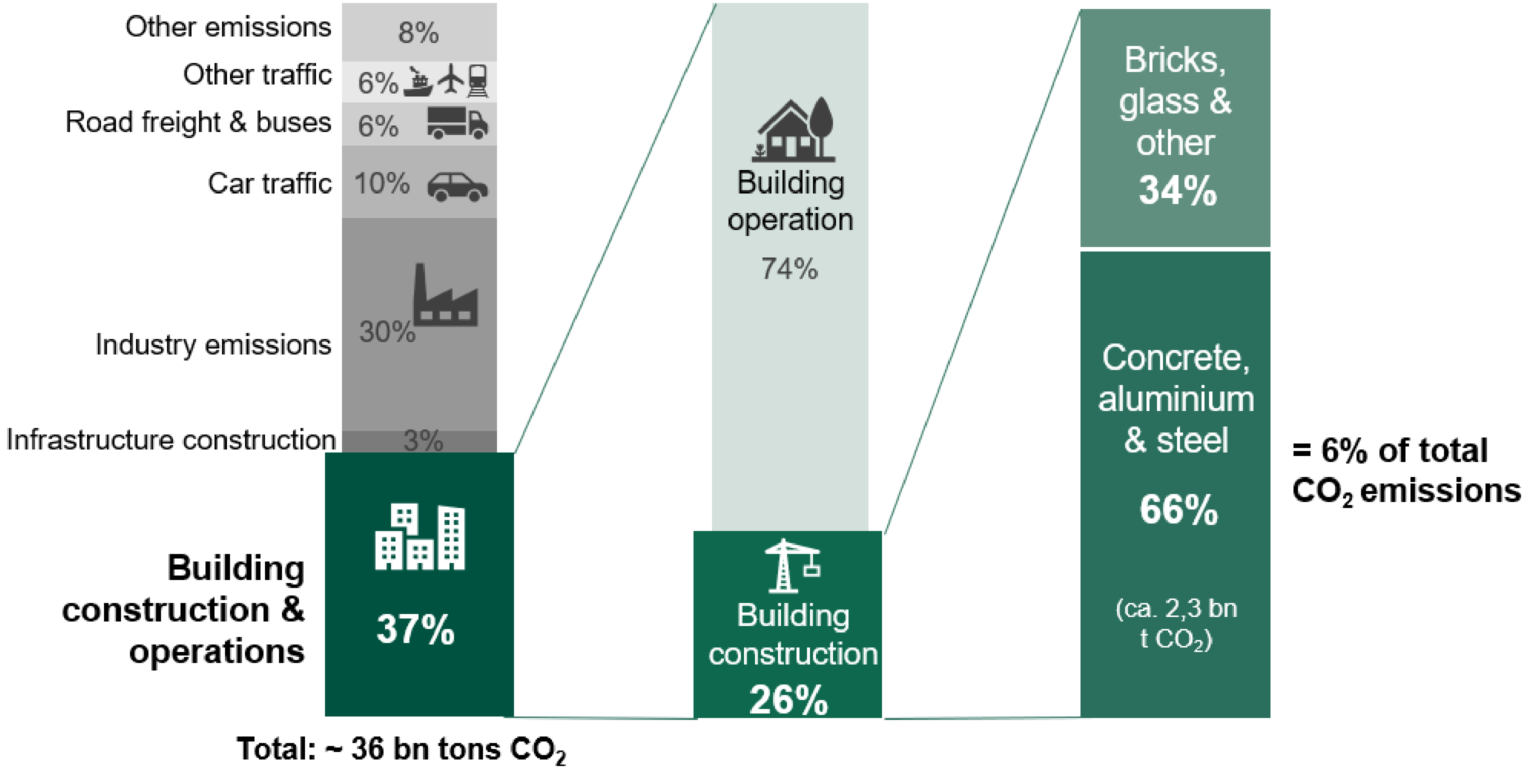




- **Cash increased by +17.3% compared to Q1**
- **Hybrid interest payment in Q2 2025 -** despite no dividend payment for 2024
- **Year- end 2024** liquidity partially used to **repay bank debt in Q1**

foresight and daily reporting to top management. continuous focus.

4 esg. remains relevant.



- **No way around carbon pricing** to **meet EU climate targets**
- **EU cannot afford hundreds of billions of euros** in fossil energy imports **in the future**
- **Damage of climate change must be mitigated** to remain affordable in the future
- **ESG** as a **major driver of future growth** in Europe

europe cannot afford to leave ESG path. bureaucracy must be cut back.

Source: United Nations Environment Programme (2022 Global Status Report for Buildings and Construction) & IEA (Transport sector CO_2 emissions, Buildings energy system)

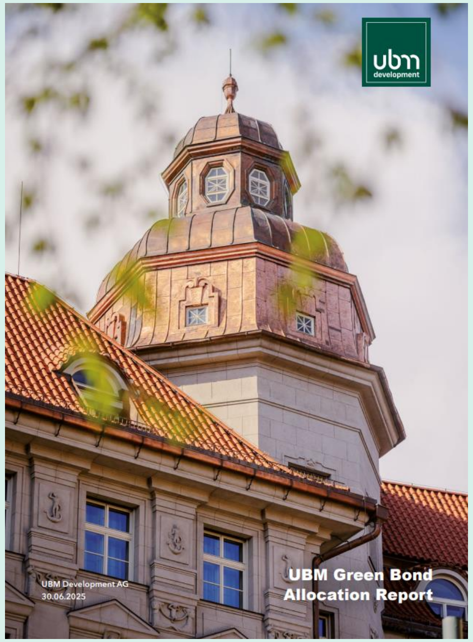
4 esg. staying at the top.

ISS ESG [1]
- **Prime Status** (B-)
- 4 years sector leader in Germany & Austria

EcoVadis [2]
- **Platinum Status** (Top 1%)
- 3rd year in a row

CDP Ratings [3]
- **B** for **Climate Change** (3rd year in a row)
- **B** for **Water Security** (first time)
- **A List** for **Supplier Engagement Assessment**

VÖNIX Index [4]
- 4th year in **VBV's Austrian Sustainability Index**.



- **Second UBM Green Bond Allocation Report published**
- **€208m in Green Bond proceeds fully allocated**
- Confirmed use of proceeds for **financing green projects**
- **Externally audited** by PWC

delivering consistent excellence. is going to pay off.

[1] Rating Date: November 2024 | [2] Rating Date: January 2025 | [3] Rating Date: February 2025 | [4] Listing Date: June 2025

5 outlook.

return to profitability in H2/2025.

flight to real assets due to macro uncertainties.

- real estate lagging behind other tangible asset classes.
- political debate on resi rent cap is fueling flight into ownership.
- potential buyers do not expect falling resi prices anymore.
- uncertainty in office market will prevail in 2025.

„survivors“ to benefit from massive market shakeout and lack of supply.

backup.

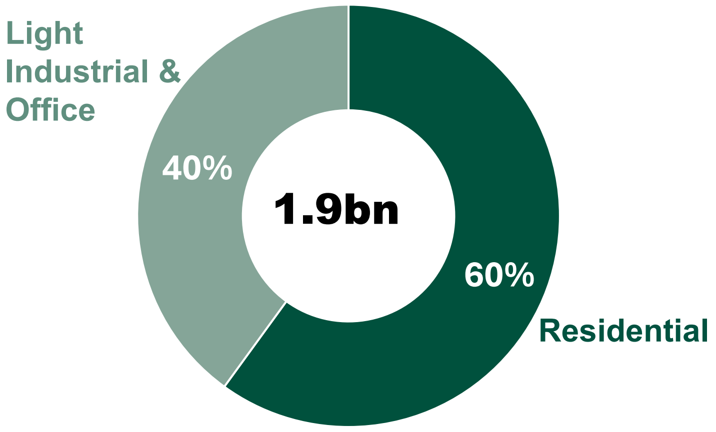
ubm. at a glance.

focus.	▪ Residential and Light Industrial & Office ▪ Major European cities ▪ *green. smart. and more.*
pipeline.	▪ € 1.9bn (pro rata over the next four years) ▪ More than 300,000m² of timber (hybrid) construction ▪ 90% in Germany and Austria
stock exchange.	▪ Prime Market listing in Vienna for maximum transparency ▪ Ortner and Strauss syndicate as core shareholder (roughly 39%) ▪ Top management (ExCo) invested and incentivized (virtual share options plan)
track record.	▪ more than 150 years of corporate history ▪ more than 150 years of capital markets history ▪ *competent. consequent. Transparent.*

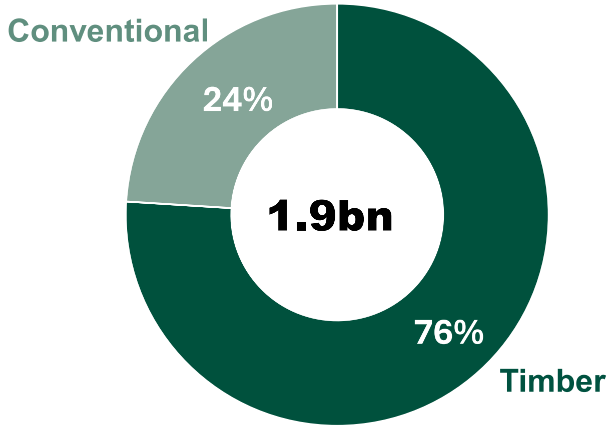
one of the leading developers of timber construction projects in Europe.

pipeline. turning *green. smart. and more.* into action.

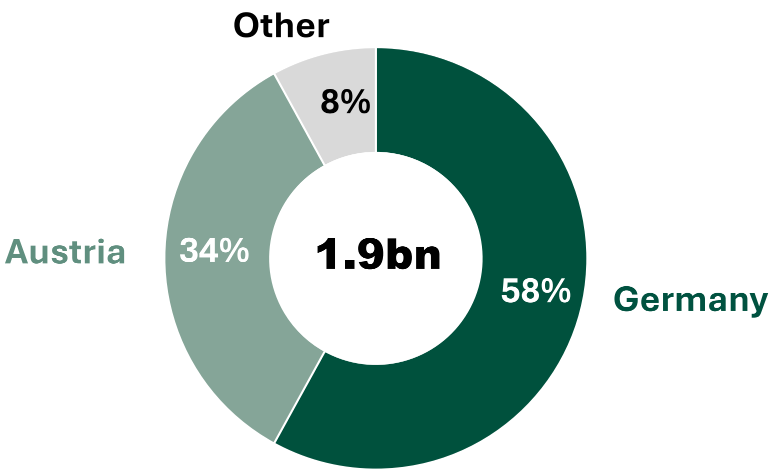
Pipeline by asset class[1]



Pipeline by technology[1]



Pipeline by country[1]



we continue investments in our project pipeline.

[1] based on total output logic (pro-rata, based on UBM share), Q3 2025-Q2 2029

residential. in focus.

improved market conditions

- **Lower inflation (2% YoY)** and **declining interest rates** (**3.29%** house purchase) provide relief for borrowers in eurozone [1]
- Austria: **+60% YoY in private mortgage lending** (Jan–May 2025)[2]

safe heaven in real estate assets[3]

- **Equities, gold and other real assets on all-time highs**
- Tariff volatility: **limited impact on real estate** so far

rising sales prices

- Germany: **+3.8% YoY** – **strongest increase in last 30 months**[4]
- Austria: prices for new apartments increased by **+4.0% YoY** in Austria[5]
- Czech Republic: **+17.0% YoY**[6]

declining building permits

- Germany: Jan–May total: **90,700 units approved, less than 200,000 new apartments in 2025e**
- Austria (Vienna): **~10,000 apartments completed in H1/25 (after 12,000 in 2024 / 14,000 in 2023)**
- Czech Republic: **building permits declined by 9.9% in 2024**[6]

conditions improve. politics slow (Germany) or unwilling (Austria) to respond.

Sources: [1] ECB [2] OeNB [3] UBS Asset Management [4] Statistisches Bundesamt [5] Immoscout 24 [6] Czech Statistical Office

development pipeline. residential.

Project	Asset class	Gross floor area, apartments	Share	Completion	Status[1]
Gmunder Höfe (II), Munich	Residential	124 apartments	30%	Q1/25	Fwd. S.
Leopold Quartier BT C, Vienna	Residential	75 apartments	100%	Q4/25	Part. S.
Havn, Mainz	Residential/Office	44 apartments, 1,600m²	100%	Q4/25	Part. S.
Leopold Quartier BT D, Vienna	Residential	178 apartments	100%	Q1/26	Part. S.
Village im Dritten, Vienna	Residential/Office	488 apartments, 10,200m²	51%	Q2/26	Part. S.
Na Plzeňce Phase I, Prague	Residential	160 apartments	100%	2027	Part. S.
Thulestraße 48, Berlin	Residential	78 apartments	47%	2027	Part. S.
Unterbibergstraße, Munich	Residential	99 apartments	100%	2027	
Wohnanlage Amras, Innsbruck	Residential	150 apartments	50%	2027	
Timber Living, Munich	Residential/Retail	224 apartments, 2,200m²	100%	2028	
Leopold Quartier BT B, Vienna	Residential	244 apartments	100%	2028	
Timber View, Mainz	Residential	184 apartments	100%	2029	
Molenkopf, Mainz	Residential	108 apartments	100%	2029	

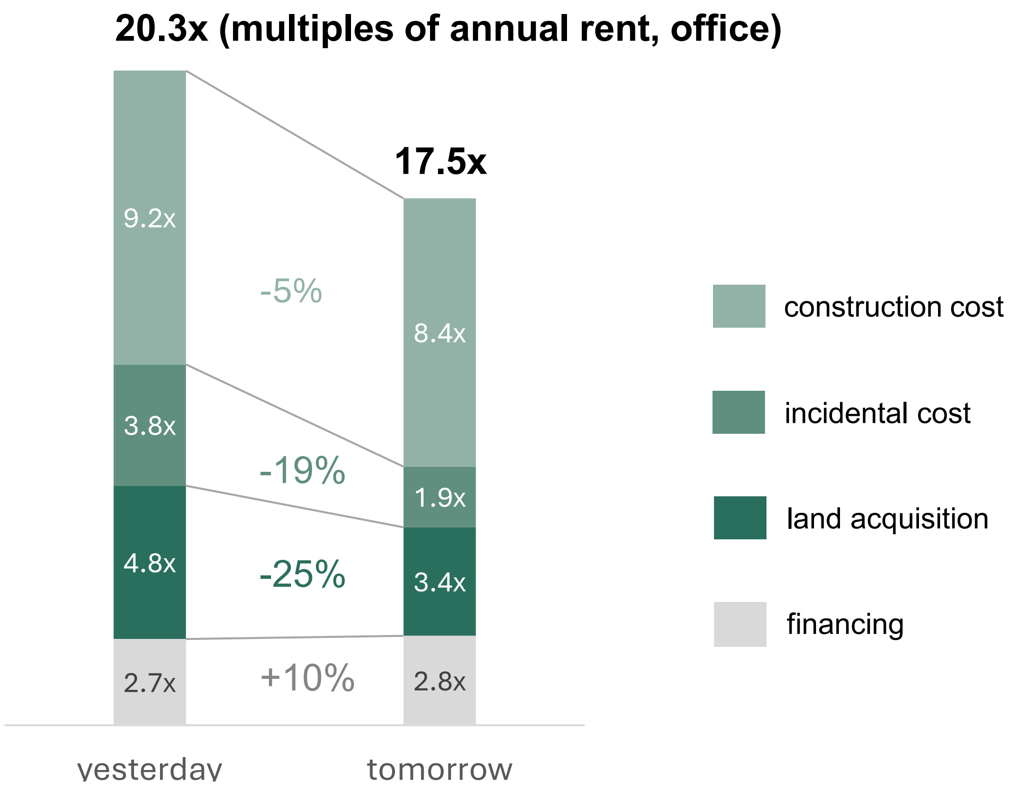
Note: selected projects
[1] Fwd. S. = Forward Sale, Part. S. = Partial Sale,

development pipeline. office.

Project	Asset class	Gross floor area	Share	Compl.	Status[1]
Leopold Quartier BT A, Vienna	Office	28,800m²	70%	Q4/25	
Timber Peak, Mainz	Office	9,500m²	100%	Q4/25	
Timber Works, Munich	Light Industrial & Office	9,700m²	100%	Q2/27	
Timber Factory, Munich	Light Industrial & Office	55,200m²	60%	2028	
Timber Port, Düsseldorf	Office	11,800m²	100%	2028	
Timber Marina Tower, Vienna	Office	46,600m²	100%	2029	

Note: selected projects
[1] Fwd. S. = Forward Sale, Part. S. = Partial Sale,

operational improvement.



- standardisation, simplification, modularisation
  - pre-fabrication (TiPi 23% vs. LQ-A 43%)
  - answer to an increasing lack of skilled workers
  - bathroom modules (in residential)
  - „Hamburger Modell“ – up to 33% savings
  - overcapacity in building construction for short term gains

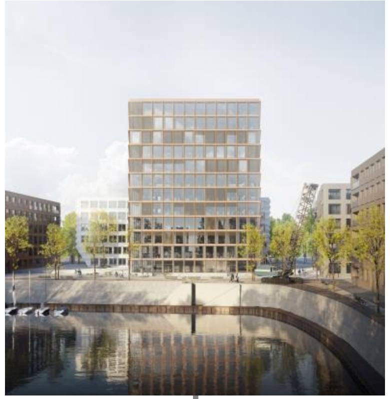
  - less contingencies for changes (was up to 5%)
  - short term overcapacity in consultants (architects, civil eng.)

- real estate crisis
  - forced sellers: „please wait“
  - cash cannot be earmarked for acquisitions

- average interest cost rise
  - average cost of debt at 5-6%
  - business model: sell for 20-22.5 times annual rent
  - 8% cost for shareholder loans included in projects

unlocking scalability and time advantage.

timber family. (I).



Timber Peak, Mainz

GFA: 9,500m²
Completion: Q4/25

Timber Works, Munich

GFA: 9,700m²
Completion: Q2/27

2025

2028

Leopold Quartier A, C, D, Vienna

Office GFA: 28,800m²
Apartments: 253
Completion: Q4/25 (A,C)
Q1/26 (D)

Timber Living, Munich

Apartments: 224
Completion: 2028

Note: selection of projects in UBM's pipeline, GFA = Gross Floor Area

timber family. (II).

Timber Port, Düsseldorf

GFA: 11,800m²

Completion: 2028

Timber Marina Tower, Vienna

GFA: 46,600m²

Completion: 2029

2028

2029

Leopold Quartier B, Vienna

Apartments: 244

Completion: 2028

Timber Factory, Munich

GFA: 55,200m²

Completion: 2028

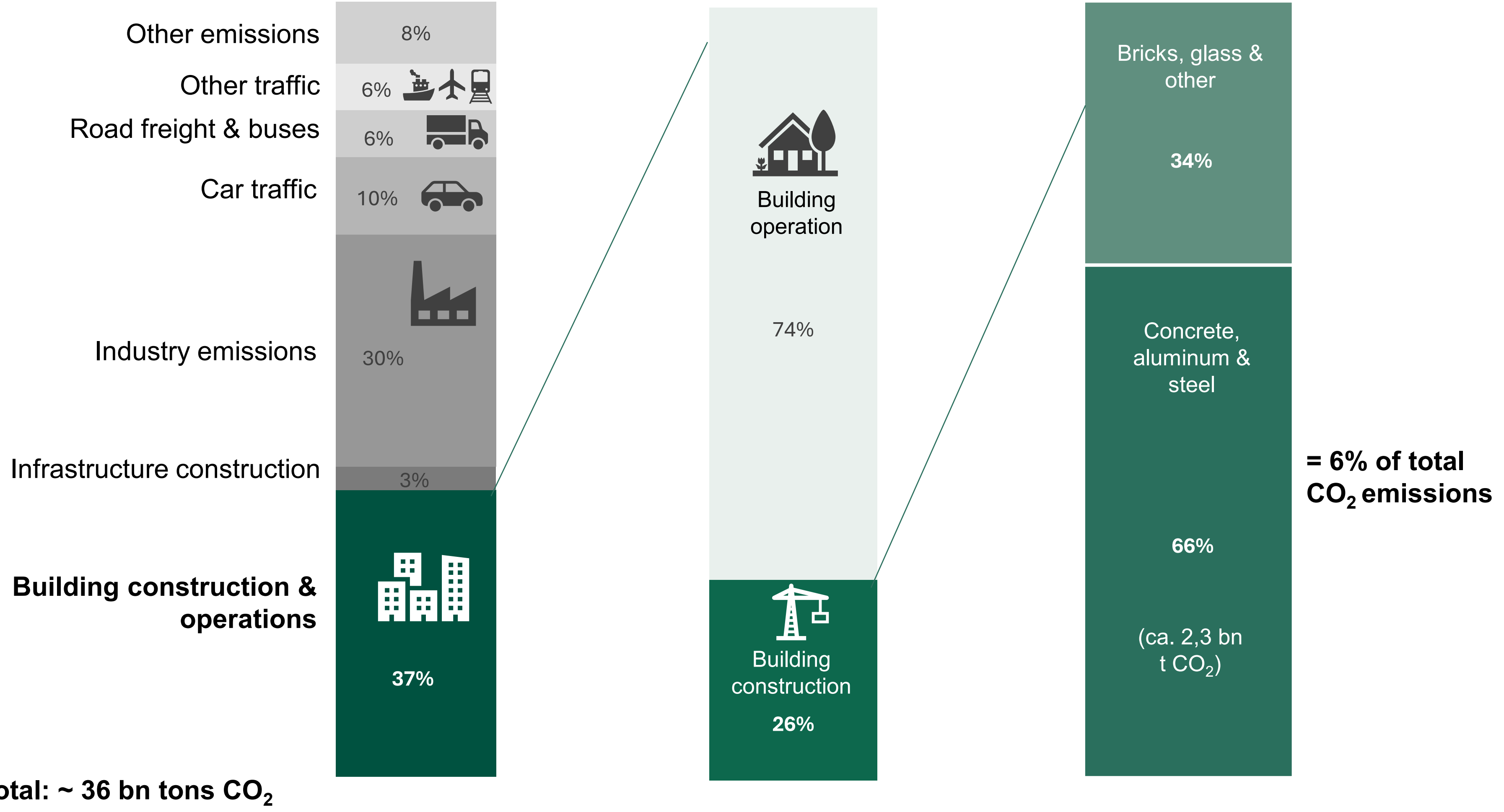
Timber View, Mainz

Apartments: 184

Completion: 2029

Note: selection of projects in UBM's pipeline, GFA = Gross Floor Area

global co_2 emissions.



Source: United Nations Environment Programme (2022 Global Status Report for Buildings and Construction) & IEA (Transport sector CO_2 emissions, Buildings energy system)

timber construction. benefits.

CO_2 footprint – climate neutrality.

- one m³ of wood stores one ton of CO_2
- one m³ of concrete produces 0.6 tons of CO_2

Time and cost advantages.

- almost half of construction time
- cost advantages through standardisation, modularisation and pre-fabrication
- >3% more usable space due to reduced wall strength

less weight and traffic on site.

- approximately 66% lower weight compared to conventional structures
- up to 7 times less truck traffic due to pre-fabrication

renewable raw material.

- more wood growing than harvested in Germany and Austria
- best in class regarding recycling and cradle-to-cradle
- regional sourcing in all of UBM's markets possible

high quality of living.

- natural material creates a natural living environment
- better atmosphere ("room climate")
- new aesthetics

hotels. leasing business.

"covid" hotels – on balance sheet

Andaz Prague

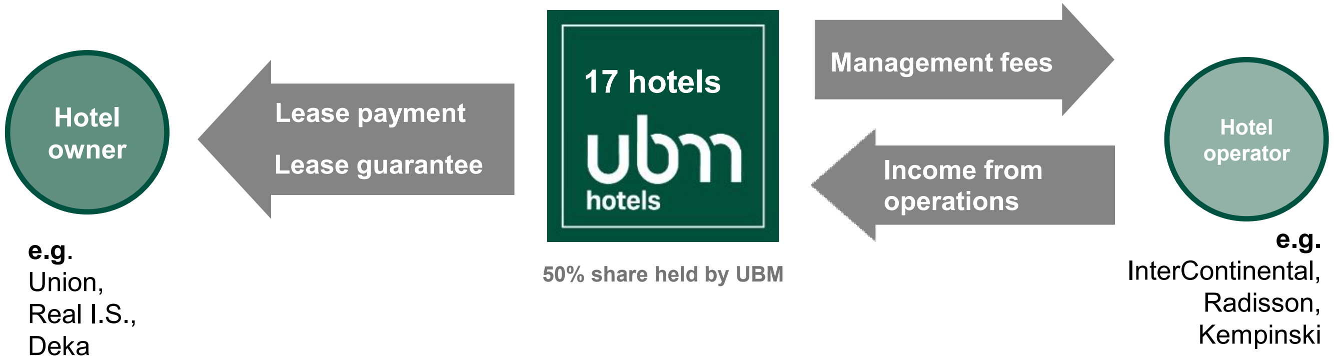
Voco The Hague

Hiex Düsseldorf

Hiex Potsdam

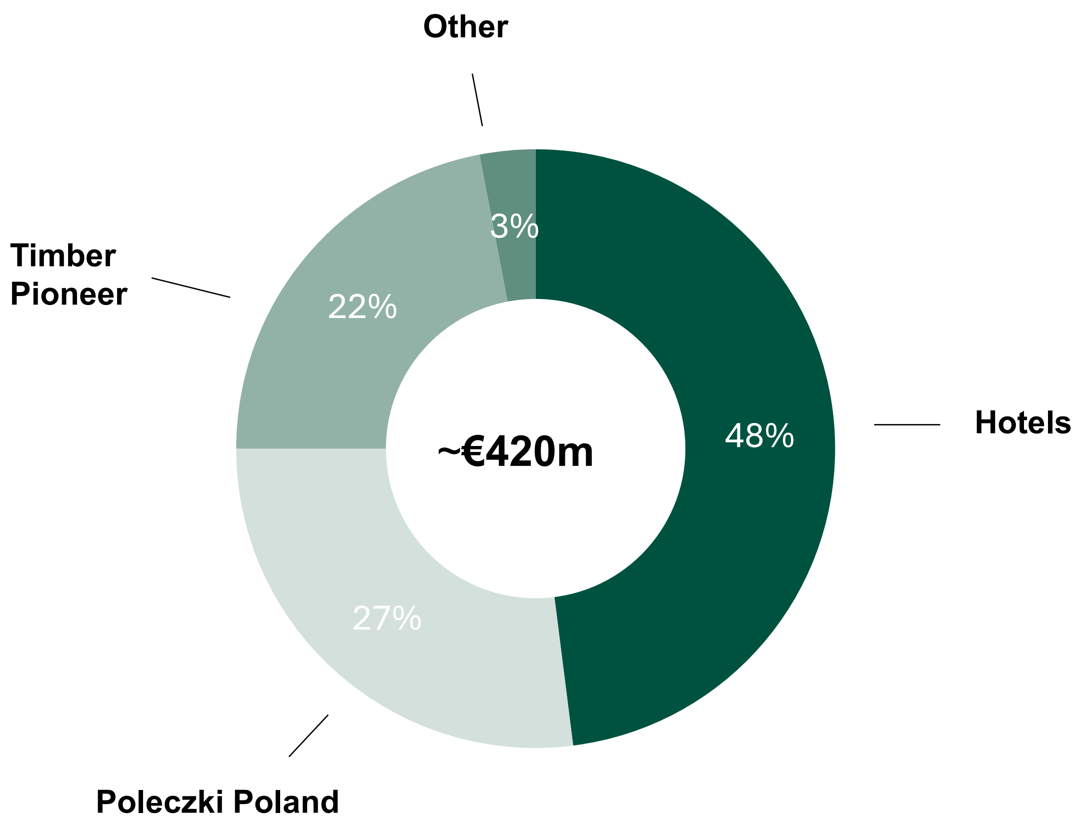
hotel operation portfolio – 3,912 rooms

ubm hotels business model



standing assets.

Book values (IFRS)
in € m



- **Timber Pioneer** was **added** to the standing asset portfolio **in Q1**
- **Hotels** and **Office Buildings** represent around € 410m **(~98%)** of standing assets
- **Hotel transaction** market showing first **signs of a recovery**

Andaz Prague

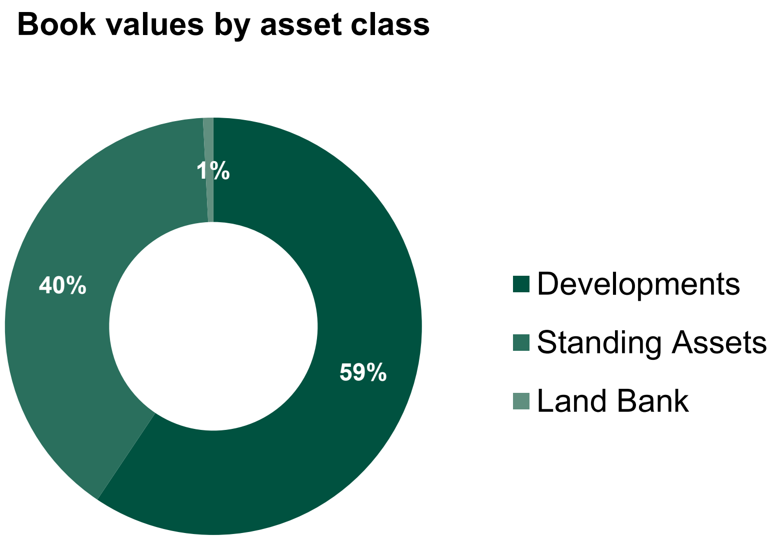
Voco The Hague

HIEx duesseldorf

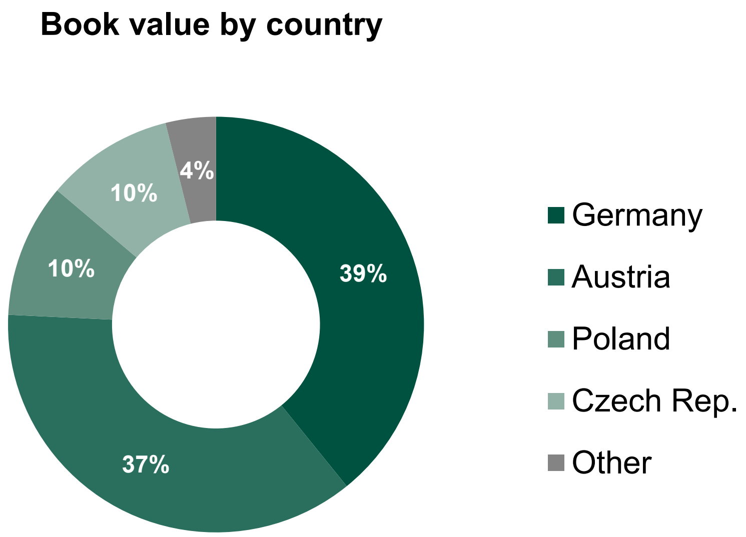
HIEx Potsdam

Kempinski Jochberg

book value breakdown. €1.6bn.



- **Standing asset** portfolio as a result of **current market condition**



- **Germany and Austria represent more than three quarters**

key performance indicators.

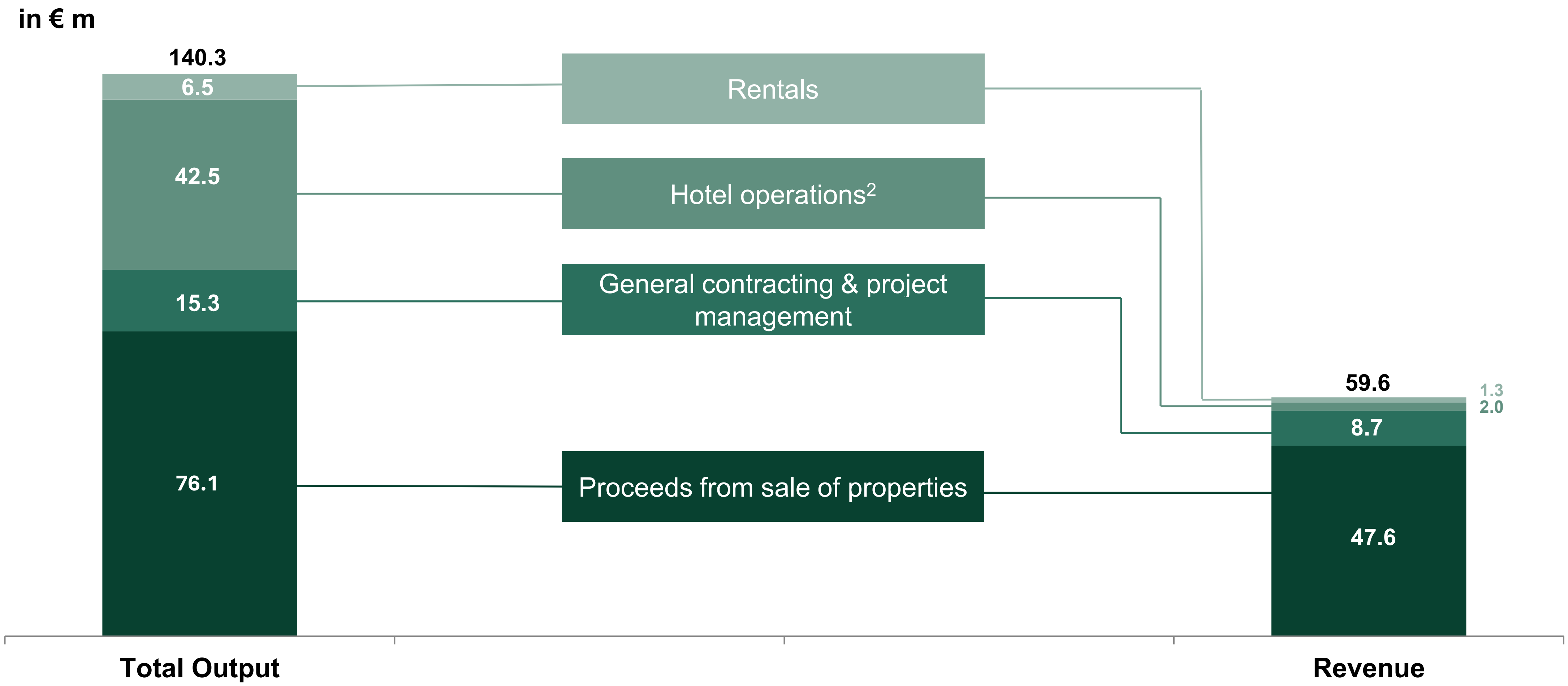
Key Earnings Figures (in € m)	**1-6/2025**	**1-6/2024**	**%Δ**
Total Output	140.3	249.1	-43.7%
Revenue	59.6	42.9	39.0%
EBT	-5.8	-10.9	47.0%
Net result (before non-controlling interests)	-6.6	-12.5	47.5%

Key Asset and Financial Figures (in € m)	**30 Jun 2025**	**31 Dec 2024**	**%Δ**
Total assets	1,166.6	1,182.4	-1.3%
Equity	351.0	343.7	2.1%
Equity ratio	30.1%	29.1%	1.0PP
Net debt[2]	546.4	545.9	0.1%
Cash and cash equivalents	167.3	199.5	-16.1%

Key Asset and Financial Figures (in € m)	**30 Jun 2025**	**30 Jun 2024**	**%Δ**
Earnings per share (in €)	-1,32	-2,06	35.9%
Market capitalisation (in €)	156.9	159.2	-1.4%
Dividend per share (in €)	-	-	-
Staff	218	252	-13.5%

[1] Total Output corresponds to the revenue generated by fully consolidated companies and companies consolidated at equity as well as the sale proceeds from share deals, each in proportion to the stake held by UBM.
[2] Net debt equals current and non-current bonds and financial liabilities, excluding leasing liabilities, minus cash and cash equivalents.
[3] Earnings per share after the deduction of hybrid capital interest.

total output and revenue. bridge.



[1] Total Output corresponds to the revenue generated by fully consolidated companies and companies consolidated at equity as well as the sale proceeds from share deals, each in proportion to the stake held by UBM.
[2] Net debt equals current and non-current bonds and financial liabilities, excluding leasing liabilities, minus cash and cash equivalents.
[3] Earnings per share after the deduction of hybrid capital interest.

total output and EBT. segment reporting.

in € thousands

Total Output by region	1-6/2025	1-6/2024	%Δ
Germany	23,118	20,335	13.7%
Austria	56,723	103,857	-45.4%
Poland	22,213	62,827	-64.6%
Other	38,277	62,045	-38.3%
Total	**140,331**	**249,065**	**-43.7%**

EBT by region	1-6/2025	1-6/2024
Germany	-8,289	-8,513
Austria	4,888	2,563
Poland	119	-1,467
Other	-2,515	-3,513
Total	**-5,797**	**-10,930**

Total Output by asset class	1-6/2025	1-6/2024	%Δ
Residential	66,819	39,005	71.3%
Office	16,201	120,850	-86.6%
Hotel	43,150	62,419	-30.9%
Other	3,105	7,127	-56.4%
Service	11,056	19,664	-43.8%
Total	**140,331**	**249,065**	**-43.7%**

EBT by asset class	1-6/2025	1-6/2024
Residential	626	-9,474
Office	-2,712	-4,148
Hotel	-5,573	-1,038
Other	-1,355	-1,304
Service	3,219	5,034
Total	**-5,797**	**-10,930**

balance sheet. assets.

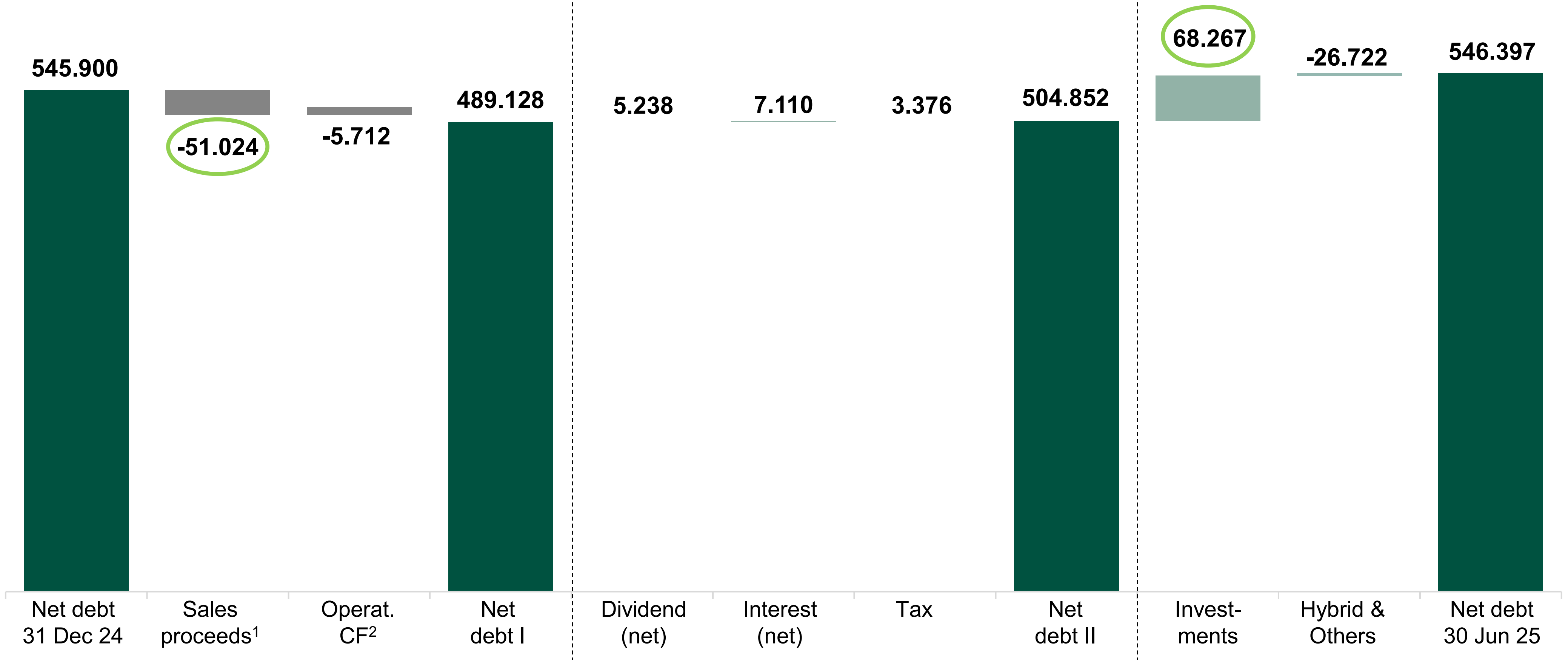
in € thousands	30 Jun 2025	31 Dec 2024	%Δ
Non-current assets			
Intangible assets	1,697	1,818	-6.7%
Property, plant and equipment	9,098	9,601	-5.2%
Investment property	302,879	294,938	2.7%
Investments in companies accounted for at equity	111,049	112,362	-1.2%
Project financing	197,878	195,077	-1.4%
Other financial assets	10,886	10,886	0.0%
Financial assets	2,239	2,242	-0.1%
Deferred tax assets	662	667	-0.7%
Current assets	**636,388**	**627,591**	**1.4%**
Inventories	310,444	293,925	5.6%
Trade receivables	18,860	26,243	-28.1%
Financial assets	23,641	27,385	-13.7%
Other receivables and current assets	9,893	7,715	28.2%
Cash and cash equivalents	167,329	199,537	-16.1%
	530,167	**554,805**	**-4.4%**
Total assets	**1,166,555**	**1,182,396**	**-1.3%**

balance sheet. equity & liabilities.

in € thousands	30 Jun 2025	31 Dec 2024	%Δ
Equity			
Share capital	52,305	52,305	0.0%
Treasury shares	-1,010	-	-
Capital reserves	99,164	98,954	0.2%
Other reserves	74,827	85,151	-12.1%
Mezzanine/hybrid capital	120,192	101,605	18.3%
Equity attributable to owners of the parent	**345,478**	**338,015**	**2.2%**
Non-controlling interests	5,555	5,638	-1.5%
	351,033	**343,653**	**2.1%**
Long-term liabilities			
Provisions	6,154	7,229	-14.9%
Bonds	141,711	257,688	-45.0%
Current financial liabilities	190,579	175,819	8.4%
Other financial liabilities	1,218	1,141	6.7%
Other liabilities	-	-	-
Deferred tax liabilities	2,947	2,929	0.6%
	342,609	**444,806**	**-23.0%**
Short-term liabilities			
Provisions	3,969	3,790	4.7%
Bonds and promissory note loans	246,521	130,131	89.4%
Financial liabilities	156,307	203,073	-23.0%
Trade payables	27,739	25,155	10.3%
Other financial liabilities	19,176	15,130	26.7%
Other liabilities	13,411	7,924	69.2%
Tax liabilities	5,790	8,734	-33.7%
	472,913	**393,937**	**20.0%**
Total liabilities and equity	**1,166,555**	**1,182,396**	**-1.3%**

overview. cashflow.

in € m



[1] Incl. advance payments (IAS 2) and PoC IFRS 15 valuations
[2] Operative cash flow after working capital and before interest/taxes

cash flow. net debt reconciliation.

		Sales Proceeds	Operating CF incl. WC	Dividends (net)	Interest (net)	Tax (Income Tax)	Investments	Other	Net debt neutral
Profit/Loss for the period	-6,580								
Depreciation, impairment & reversals of impairment on fix & fin. Assets	5,236		-3,204			-3,376			
Interest income/expense	4,312		5,236						
Income from companies accounted for at equity	3,569		4,312						
Dividends from companies accounted for at equity	3,019		3,569						
Decrease in long-term provisions	-1,075		3,019						
Deferred income tax	351		-1,075						
			351						
Operating cash flow	**8,832**	**0**	**12,208**	**0**	**0**	**-3,376**	**0**	**0**	**0**
Increase/decrease in short-term provisions	-137		-137						
Increase/decrease in tax provisions	-2,944		-2,944						
Losses/gains on the disposal of assets	-319		-319						
Increase/decrease in inventories	-1,738	32,774	-3,785				-30,727		
Increase/decrease in receivables	5,815	15,820	-4,349				-5,656		
Increase/decrease in payables	7,304		7,304						
Interest received	865				865				
Interest paid	-7,975				-7,975				
Other non-cash transactions	-3,356		-2,266						
								-1,090	
Cash flow from operating activites	**6,347**	**48,594**	**5,712**	**0**	**-7,110**	**-3,376**	**-36,383**	**-1,090**	**0**
Proceeds from sale of intangible assets	0							0	
Proceeds from sale of property, plant and equipment & investment property	571	571							
Proceeds from sale of financial assets	0	0							
Proceeds from the repayment of project financing	13,893						13,893		
Investments in intangible assets	0						0		
Investments in property, plant and equipment & investment property	-22,850						-22,850		
Investments in financial assets	-3,983						-3,983		
Investments in project financing	-15,502						-15,502		
Proceeds from disposal of subsidaries / business units	1,859								
Payments made for the purchase of subsidaries less cash and cash equivalents	-3,442						-3,442		
							-31,884	**0**	**0**
Cash flow from investing activities	**-29,454**	**2,430**	**0**	**0**	**0**	**0**			
Dividends	-5,224			-5,224					
Dividends paid out to non-controlling interests	-14			-14					
Proceeds from promissory note loans	0								0
Proceeds from bonds and notes	0								0
Repayment of bonds and notes	0								0
Increase in loans and other financing	40,519								40,519
Repayment of loans and other financing	-65,287								-65,287
Contribution from financing activities	-1,010							-1,010	
Cash flow from financing activities	**-10,321**	**0**	**0**	**-5,238**	**0**	**0**	**0**	**19,685**	**-24,768**
							-36,383	**-1,090**	**0**
Cash flow from operating activities	**6,347**	**48,594**	**5,712**	**0**	**-7,110**	**-3,376**	**-31,884**	**0**	**0**
Cash flow from investing activities	**-29,454**	**2,430**	**0**	**0**	**0**	**0**	**0**	**19,685**	**-24,768**
Cash flow from financing activities	**-10,321**	**0**	**0**	**-5,238**	**0**	**0**			
Change to cash and cash equivalents	**-33,428**	**51,024**	**5,712**	**-5,238**	**-7,110**	**-3,376**	**-68,267**	**18,595**	**-24,768**
Cash and cash equivalents as of 1 Jan	199,537								
Currency translation differences	1,220							**1,220**	
Cash and cash equivalents as of 31 Mar	**167,329**								
Tax paid	-3,376		227						
		51,024	**5,712**	**-5,238**	**-7,110**	**-3,376**	**-68,267**	**19,815**	**-24,768**

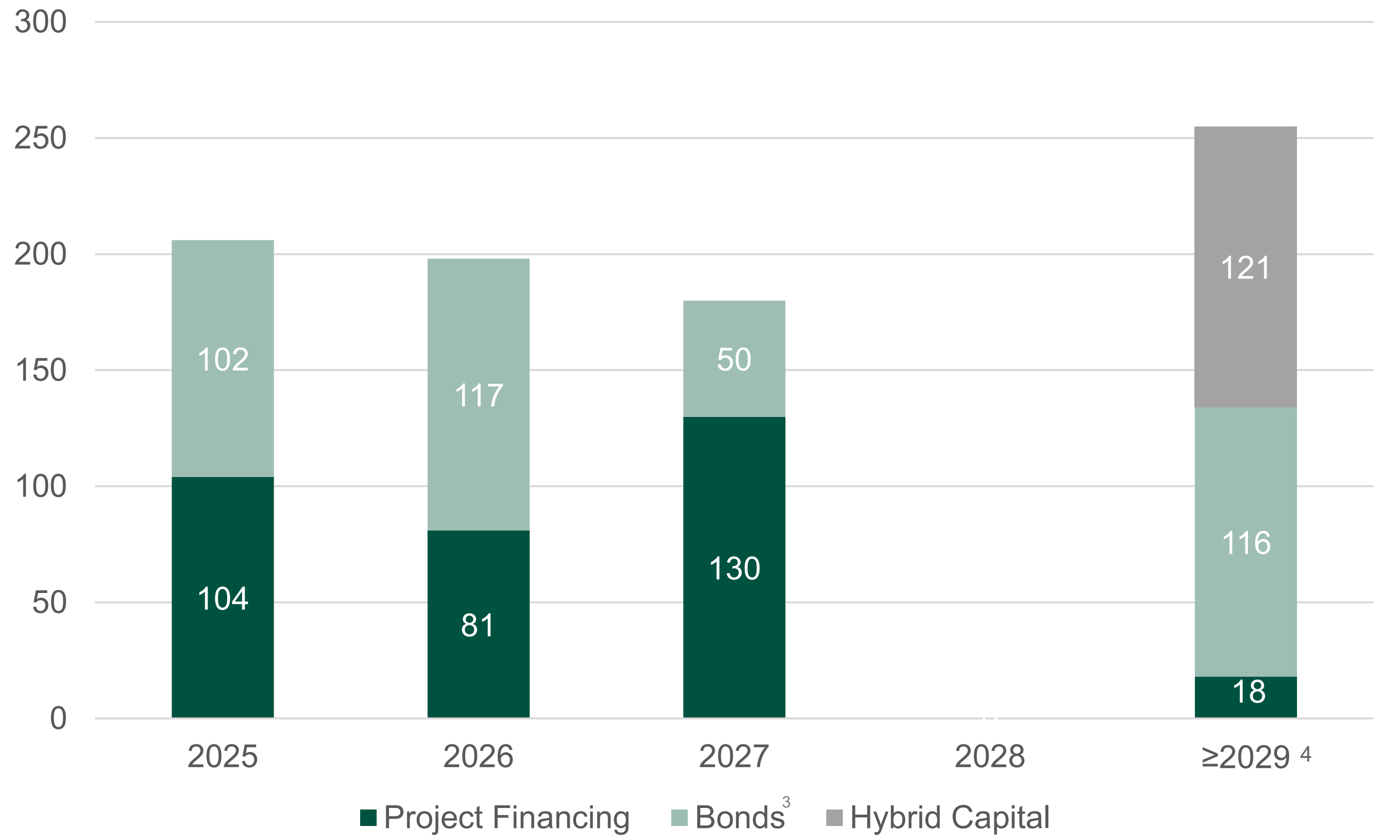
bonds. overview.

Bond	Term	Nominal (in € m) 30.06.2025	Nominal (in € m) 27.08.2025	Coupon
2.750% UBM Bond	2019-2025	86.9	86.9	2.75%
3.125% Sustainability-linked bond	2021-2026	109.5	109.5	3.125%
7.00% Green Bond	2023-2027	50.0	50.0	7.00%
7.00% Green Bond	2024-2029	93.0	93.0	7.00%
5.50% Sustainability-linked Hybrid Bond	unlimited maturity[2]	56.4	56.4	5.50%
10 % Green Hybrid Bond	unlimited maturity[3]	65.0	65.0	10.00 %
Bearer Bond	2020-2025	13.5	6.0	3.00%
Bearer Bond	2025-2030	-	7.5	7.00%
Promissory Note Loans	2020-2025	26.0	5.0	3.00%
Promissory Note Loans[1]	2020-2025	4.0	4.0	3.00%
Promissory Note Loans	2021-2026	4.0	4.0	3.00%
Promissory Note Loans	2021-2026	3.0	3.0	3.00%
Promissory Note Loans	2025-2030	-	15.0	7.00%

Data as of **27 August 2025**
[1] floating rate, Euribor 3M | [2] step-up: 18 June 2026 | [3] step-up: 7 May 2030

financing structure.

Annual Debt Maturity Profile in €m[1]



Group Debt Structure[1]

Average Cost of Debt: **4.51% p.a.**

Long- & Short-Term Financial Liabilities:
€ 333.1m [2]
(average 4.25% p.a.)

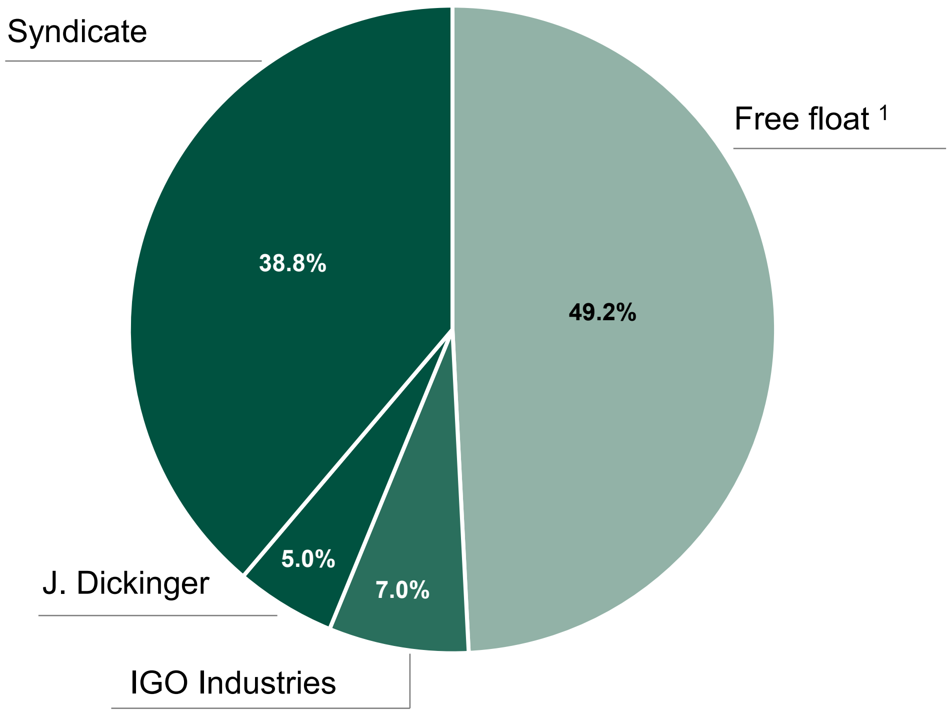
Bonds:
€ 383,9m [3]
(average 4.72% p.a.)

Hybrid Capital:
€ 121,4m
(average 7.91% p.a.)

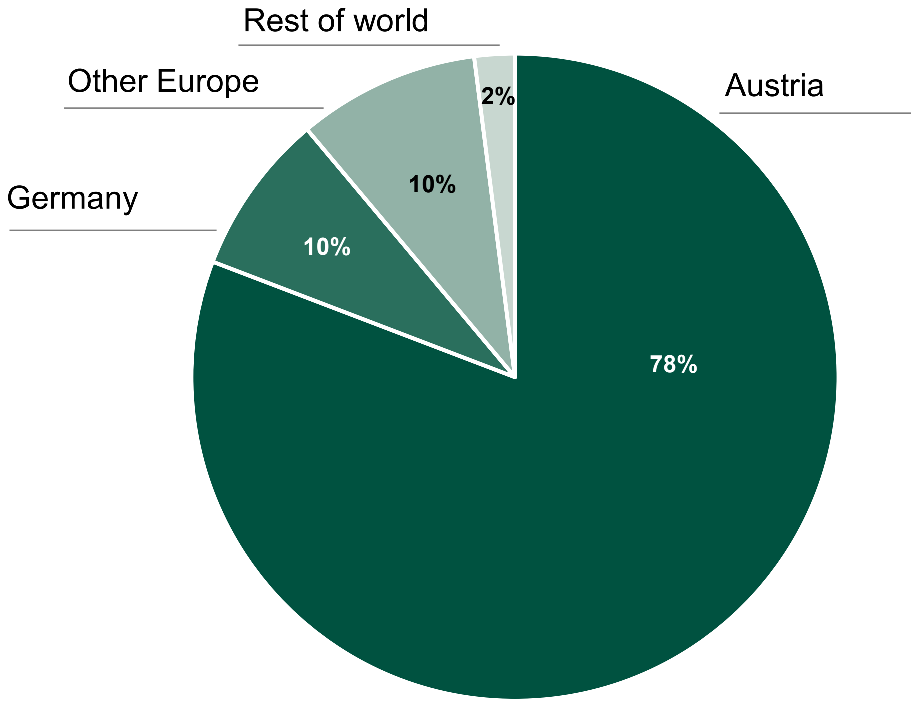
[1] Data as of **27 August 2025** for fully consolidated companies
[2] Excluding leasing liabilities
[3] Including bearer bonds and promissory note loans
[4] €56.4m hybrid step-up in 2026, €65m hybrid step-up in 2030

shareholder structure.

Shareholder Structure



Free Float – Geographical Split[2]



Data as of 30 June 2025
[1] Free float including Management Board and Supervisory Board (3.0%)
[2] Free float geographical split excluding Management Board and Supervisory Board

coverage. regular research.

Bank	Analyst	Price target	Recommendation	Date
M.M. Warburg	Simon Stippig	€33.50	Buy	26.05.2025
SRC Research	Stefan Scharff	€30.00	Buy	07.05.2025
Erste Group	Christoph Schultes	€28.00	Buy	10.06.2025
ODDO BHF	Phillip Hettich	€22.00	Neutral	28.05.2025
Consensus		**€28.38**		

average share price target above €28.

investor relations.

Financial Calendar 2025

Interest payment on UBM Green Bond 2023	10 Jul 25
Half-Year Report 2025	28 Aug 25
Interest payment on UBM Green Bond 2024	29 Oct 25
Repayment UBM bond 2019	13 Nov 25
Q3 Report 2025	27 Nov 25

Shareholder Information

Share price	€ 21.51[1]
Market capitalisation	€ 161 Mio.
No. of shares outstanding	7,472,180
Ticker symbol	UBS VI
ISIN	AT0000815402

[1] Closing Price: 26 August 2025