



REPORT
of the Management Board of
UBM Development AG

**regarding the Management Board's authorization to exclude the subscription right
(Ausschluss des Bezugsrechts) in case of the disposal of treasury shares (own shares)**

(Sections 65 para 1b in connection with 153 para 4 Austrian Stock Corporation Act (AktG))

**on agenda item 6.
of the 144th Annual General Meeting on 21 May 2025**

The Management Board and the Supervisory Board of UBM Development AG (**UBM** or **Company**) intend to propose a resolution to the Annual General Meeting authorizing the Management Board to dispose of or use treasury shares (own shares) of the Company by means other than via the stock exchange or via a public offer and also excluding subscription rights.

Since the Management Board was authorized by the Company's Annual General Meeting on 19 May 2023 to dispose of or use the Company's treasury shares (own shares) for a period of five years from the date of the resolution by means other than via the stock exchange or via a public offer, the existing authorization must be revoked prior to the adoption of a resolution on a new authorization.

1. RESOLUTION PROPOSAL

The resolution proposal on item 6. of the agenda reads as follows:

- a) *The authorization of the Management Board resolved by the Annual General Meeting on 19 May 2023 to acquire treasury shares (own shares) pursuant to Section 65 para 1 no 4 and no 8 as well as para 1a and para 1b AktG, as well as the authorization of the Management Board also resolved by the Annual General Meeting on 19 May 2023 with respect to the disposal respectively use of treasury shares (own shares) pursuant to Section 65 para 1b AktG is revoked..*
- b) *The Management Board is authorized by the Annual General Meeting for a period of 30 months from the date of the resolution pursuant to Section 65 para 1 no 4 and no 8 as well as para 1a and para 1b AktG to acquire treasury shares (own shares) up to the statutory limit of 10 % of the share capital, taking into account own shares previously acquired. The consideration per share to be paid on the repurchase must not be lower than EUR 7.00 and not higher than a maximum of 10% above the average of the unweighted closing price of the ten stock exchange trading days preceding the repurchase. Any acquisition may be carried out via the stock exchange or by means of a public offer or any other appropriate means permitted by law, including over the counter or by means of a negotiated purchase from individual shareholders intending to sell their shares, and also*

with exclusion of the quota-based right to tender of shareholders, which may arise in the context of such acquisition (reverse exclusion of subscription rights). The Management Board is further authorized to determine the respective repurchase conditions, whereby the Management Board shall publish its relevant resolution and the respective repurchase programme based thereon, including its duration, in accordance with the statutory provisions (in each case). This authorization may be performed in full or in part or in several tranches and for one or several purposes by the Company, by a subsidiary pursuant to Section 189a of the Austrian Commercial Code (Unternehmensgesetzbuch) or by third parties for the account of the Company. Trading in treasury shares (own shares) as the purpose of the acquisition is excluded.

- c) The Management Board is authorized for a period of five years from the date of the resolution in accordance with Section 65 para 1b AktG to dispose of or use treasury shares (own shares) of the Company by other means than via the stock exchange or via a public offer, subject to the consent of the Supervisory Board. The authorization may be performed in full or in part, also in several tranches and for one or more purposes. The proportional subscription right of the shareholders in case of a disposal or use other than via the stock exchange or by means of a public offer is excluded (exclusion of subscription right).*
- d) The Management Board is authorized, without further approval by the General Meeting, to cancel treasury shares (own shares) with the consent of the Supervisory Board. The Supervisory Board is authorized to resolve on amendments to the articles of association resulting from a cancellation of treasury shares (own shares).*

2. REPORT

- 2.1 Regarding the exclusion of the right to purchase shares (subscription right; *Bezugsrecht*) in case of a disposal or use of treasury shares (own shares) by other means than via the stock exchange or via a public offer, the Management Board hereby reports in writing pursuant to Section 65 para 1b AktG in connection with Section 153 para 4 sentence 2 AktG on the reasons for the exclusion of the shareholders' right to purchase (exclusion of subscription right; *Ausschluss des Bezugsrechts*).
- 2.2 In the following cases of the disposal or use of treasury shares (own shares) by the Company by means other than via the stock exchange or via a public offer, the exclusion of the shareholders' proportionate right to purchase (subscription right; *Bezugsrecht*) is in the interest of the Company:
 - 2.2.1 When acquiring enterprises, businesses, parts of businesses or shares in companies as well as when acquiring other assets, it may be advantageous or appropriate to use treasury shares (own shares) as consideration, e.g. to compensate shareholders of the target company or if the seller favours shares in the Company to cash as consideration. Thus, the liquidity required to perform the acquisition is reduced and the closing of a transaction is accelerated, since existing shares may be used and no new shares need to be created. All types of assets may be transferred to the Company, including securities issued by the Company and receivables against the Company. The Company is enabled to make use of opportunities quickly, flexibly and without the time-consuming and cost intensive processing of subscription rights.
 - 2.2.2 In addition, in such context (but also to cover other financing needs of the Company or one of its subsidiaries), the disposal or use of treasury shares (own shares) by means other than via the stock exchange or via a public offer may also serve to cover specific financing needs (individually or along with other measures) quickly and at a low cost. In particular, taking into consideration the general and specific market and share price developments, the trading volumes available on the stock exchange and any statutory volume restrictions on stock sale programmes via the stock exchange, such financing needs may not be met or may not be generated in due time by an (exclusive) sale of

treasury shares (own shares) via the stock exchange or via a public offer to existing shareholders.

By excluding the general right to purchase (subscription right; *Bezugsrecht*), potential disadvantages for the Company can be avoided, in particular price risks. This applies in particular to negative share price developments as a result of the pressure to sell during a disposal programme (in particular in times of volatile markets), the prevention of speculation (in particular in the case of short selling) against the share during a disposal programme and hedging a specific sale proceeds (elimination of placement risk).

- 2.2.3 By excluding the shareholders' purchase right (subscription right; *Bezugsrecht*), the Company is also enabled to transfer treasury shares (own shares) to selected investors or groups of investors (or to limited groups of investors) in a private placement or a public offer (other than by way of a public offer to all shareholders).

Thereby, on the one hand, the shareholder structure can be selectively expanded or stabilized in the interest of the Company. This concerns the introduction of the Company to (certain groups of) institutional investors. Thereby, trading activity in the Company's shares may be enhanced, which strengthens the Company's ability to fund itself on the capital markets. On the other hand, it may be of strategic interest to attract one or several existing or potentially new business partners of UBM Group companies to become shareholders in the Company, or to enlarge their participation; both to strengthen their ties to the Company.

On the other hand, a private placement or a restricted public offer, in particular applying the accelerated bookbuilding procedure, may mitigate placement risk and price risk and reduce the cost and duration of a placement. An accelerated bookbuilding allows the Company to assess the market's price expectations more precisely and rapidly. Due to the immediate placement, market risk factors are eliminated, which would otherwise be taken into account by (institutional) investors to the disadvantage of the Company. A public offer to all shareholders requires considerably longer lead-times to draw up and approve a capital market prospectus, which, for the Company, involves a substantial use of own resources and external costs. A placement with exclusion of the shareholders' purchase right (subscription right; *Bezugsrecht*) and with no requirement to draw up a prospectus, assist to avoid such disadvantages as well as exposure to potential liability of the Company (no prospectus liability; *keine Prospekthaftung*).

- 2.2.4 Treasury Shares (own shares) may also be used to settle conversion and/or subscription options under convertible bonds which may potentially be issued by the Company in the future. If treasury shares (own shares) are used to cover and/or settle such future convertible bonds, no additional capital measures (such as conditional capital; *bedingtes Kapital*) are required. Thus, no new shares need to be created (e.g. by using conditional capital) to settle conversion and/or subscription rights, and the dilution effect typically inherent to capital measures can be avoided. In addition, the time and administrative efforts required for the Company can be reduced.
- 2.2.5 In the context of cash dividends, treasury shares (own shares) may also be used to grant the shareholders an opportunity to re-invest their dividend (in full or in part) in shares of the Company, so that the payment of the dividend has the economic effect of a dividend in-kind (share dividend; *Aktiendividende*) (**Scrip Dividend**) for the relevant consenting shareholders. To the extent individual shareholders opt for such possibility, dividends paid to such shareholders have a reduced impact on the Company's equity and liquidity. To the extent that shareholders opt for a Scrip Dividend in a volume exceeding the number of treasury shares (own shares) available, or in the event that any other situation occurs which, in the opinion of the Management Board, prevents or limits a successful reinvestment in Scrip Dividend shares of the Company, or in the event that there is any change in national or international, financial, political, legal or tax conditions or there is a catastrophic or emergency situation which, in the opinion of

the Management Board, causes or is likely to cause a substantial decrease in the market price of the Company's shares, it may be necessary to reduce the Scrip Dividend on an aliquot basis or to cancel it entirely. This authorization is only relevant where such procedure does not anyway qualify as an offer to all shareholders.

- 2.2.6 The preferential issuance of shares to employees, managers or members of the Management Board of the Company or its affiliates as part of a participation programme also constitutes sufficient reason for the exclusion of subscription rights pursuant to Section 153 para 5 AktG. In such case, the exclusion of subscription rights is objectively justified, since the employee participation programme is in the overwhelming interest of the Company (it serves the purpose of enhancing the Company's performance) and the participation of employees constitutes an effective instrument to achieve this purpose.
- 2.2.7 The exclusion of the shareholders' purchase right (subscription right; *Bezugsrecht*) may also be in the Company's interest in the context of a capital increase and the placement of new shares or of existing shares in the Company where an overallotment option (greenshoe option; *Mehrzuteilungsoptionen*) (**Greenshoe**) is served with own shares.

In the case of an overallotment option (Greenshoe) the underwriters (*Emissionsbanken*) have the possibility to allot up to 15% more shares (as permitted under applicable laws) than initially offered, whereby the shares necessary to settle such overallotment are usually provided to the underwriters (*Emissionsbanken*) via securities lending. Thereby, the basis for a stabilization of the share price may be achieved: If the share price falls after the offer, the underwriters (*Emissionsbanken*) purchase shares on the market, thereby support the share price and use the shares so acquired to repay the securities loan (or use such shares to settle the excess allotment, if a delayed delivery was agreed). If the share price rises further to the offer, the underwriters (*Emissionsbanken*) exercise an option previously granted by the Company to deliver to the underwriters (*Emissionsbanken*) additional shares at the price of the initial offer. Such measure, common in the context of an issue of securities, serves to stabilize the share price in the period following the offer and is thus in the Company's interest.

- 2.3 To the extent of common trading volumes, shareholders may buy additional shares via the stock exchange and thereby avoid any dilution of their shareholding interest in the event that the Company uses/sells treasury shares (own shares) with exclusion of the purchase right (subscription right; *Bezugsrecht*) of shareholders.
- 2.4 The disposal of treasury shares (own shares) with exclusion of the shareholders' purchase right (subscription right; *Bezugsrecht*) does not result in the "typical" dilution of a shareholding interest. In a first step, the existing shareholders' actual voting share "increases" in the event of an acquisition of treasury shares (own shares) by the Company, as the shareholder rights vested in own shares are suspended. A pro-rata reduction of the shareholding interest of an existing shareholder only occurs (temporarily) when the Company disposes treasury shares (own shares) excluding the shareholders' purchase right (subscription right; *Bezugsrecht*). Further to such disposal being carried out with exclusion of purchase rights (subscription right; *Bezugsrecht*), the shareholders' position held prior to the initial buyback is restored.
- 2.5 In the cases referred to in clauses 2.2.1 to 2.2.5 above, the Management Board will only sell treasury shares (own shares) at a price which is not substantially (*wesentlich*) lower than the market price. In the cases referred to in clause 2.2.6 (employees; *Mitarbeiter*), the price is equivalent to the price at which a share may be acquired in the context of an employee participation programme (if any) and in the case of clause 2.2.7 (overallotment option/Greenshoe) the price is equivalent to the offer price at which all other shares were placed in the relevant offer.
- 2.6 Even if the exclusion of the shareholders' purchase right (subscription right; *Bezugsrecht*) caused a disadvantage to shareholders, any such disadvantage would have a limited impact

due to the statutory limit preventing the Company from holding more than 10% of its share capital as treasury shares (own shares).

- 2.7 The disposal of treasury shares (own shares) and the determination of all conditions of such disposal are subject to the Supervisory Board's approval. To enable the Company to carry out a disposal of treasury shares (own shares) (as set out above) rapidly and in a flexible manner, the Annual General Meeting shall exclude the shareholders' purchase right (subscription right; *Bezugsrecht*), so that it does not require the publication of a separate report before it is exercised.
- 2.8 Balancing the Company's interest to sell treasury shares (own shares) and its interest to obtain funding, on the one hand, and the shareholders' interest to retain their shareholding interest, on the other hand, results in the conclusion that the authorization to sell treasury shares (own shares) by means other than via the stock exchange or via a public offer and by excluding the shareholders' purchase right (subscription right; *Bezugsrecht*) is not disproportionate and is therefore objectively justified when all the circumstances to be taken into account are weighed up.
- 2.9 In this context, the Management Board also states that it is not intended to (disproportionately) allot shares to members of the syndicate (IGO Industries Group, Strauss Group), which controls the Company, in connection with a disposal of treasury shares (own shares) to existing shareholders.

Vienna, April 2025

The Management Board