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ANNOUNCEMENT OF OFFER RESULTS



UBM Development AG

*(incorporated as a stock corporation in the Republic of Austria and registered with the Austrian companies register under number FN 100059 x)
(the "Company")*

The Company announces the results of its Offer according to the Tender Offer Memorandum (as defined below) in respect of its EUR 100,000,000 Undated Resetable Fixed Rate Subordinated Sustainability-Linked Notes issued on 18 June 2021 (ISIN: XS2355161956).

5 May 2025. Today the Company announces the results of its invitation to eligible holders of its outstanding EUR 100,000,000 Undated Resetable Fixed Rate Subordinated Sustainability-Linked Notes issued on 18 June 2021 (ISIN: XS2355161956) (the "Notes") to tender the Notes for purchase by the Company for cash, announced on 23 April 2025 (the "Offer"). Capitalised terms used in this announcement shall have the same meaning given to them in the Tender Offer Memorandum unless defined otherwise herein.

The Company has accepted for purchase Notes validly tendered pursuant to the Offer in an aggregate principal amount of EUR 43,600,000 (the "**Maximum Acceptance Amount**").

Description of the Notes	Aggregated principal amount of Notes accepted for purchase	Purchase Price in per cent for Priority Notes	Purchase Price in per cent for Tender Only Notes	Accrued Interest per Note	Principal amount outstanding following settlement of the Offer
EUR 100,000,000 Undated Resetable Fixed Rate Subordinated Sustainability-Linked Notes issued on 18 June 2021	EUR 43,600,000 of Priority Notes / EUR 0 of Tender Only Notes	99.50 per cent.	95.00 per cent.	EUR 4,867.12	EUR 56,400,000

This announcement is for information purposes only and should be read in conjunction with the tender offer memorandum dated 23 April 2025 (the "**Tender Offer Memorandum**") prepared by the Company.

The Offer commenced on 23 April 2025 and expired at 5:00 p.m. (CEST) on 2 May 2025. Settlement is expected to take place on 7 May 2025 (subject to satisfaction or waiver of the New Financing Condition on or prior to the Settlement Date).

Notes that are not successfully tendered for purchase pursuant to the Offer will remain outstanding.

The contact details for the Dealer Manager and the Tender Agent are set out below.

DEALER MANAGER

Raiffeisen Bank International AG

Am Stadtpark 9
1030 Vienna
Austria

Telephone: +43 1 71707 1039

Attention: Transaction Management

Email: tmg@rbinternational.com and project-bondsyndication@rbinternational.com

TENDER AGENT

Kroll Issuer Services Limited

The News Building
3 London Bridge Street
London, SE1 9SG
United Kingdom

Telephone: +44 (0)20 7704 0880

Attention: Arlind Bytyqi / Jacek Kusion

Email: ubm@is.kroll.com

This announcement, the Tender Offer Memorandum and the Offer are not for release, publication or distribution, directly or indirectly, in or into or to any person located or resident in the United States.

The Offer referenced herein has not been made, directly or indirectly, in or into the United States by use of the mails or by any means or instrumentality (including, without limitation, email, facsimile transmission, telephone and the internet) of interstate or foreign commerce, or of any facility of a national securities exchange of the United States and the Offer cannot be accepted by any such use, means, instrumentality or facility or from within the United States.

This announcement, the Tender Offer Memorandum and the Offer do not constitute or form a part of any offer or solicitation to purchase or subscribe for securities in the United States.

Nothing in this announcement and the Tender Offer Memorandum constitutes an offer to buy or the invitation to offer to sell securities in Italy (except as set out in the Tender Offer Memorandum), France (except as set out in the Tender Offer Memorandum), Belgium (except as set out in the Tender Offer Memorandum) or any other jurisdiction in which such offer or solicitation would be unlawful.

The Tender Offer Memorandum and the Offer may only be communicated to persons in the United Kingdom in circumstances where section 21 (1) of the Financial Services and Markets Act 2000 does not apply.

The distribution of this announcement and the Tender Offer Memorandum in certain jurisdictions may be restricted by law. Persons into whose possession this announcement and the Tender Offer Memorandum comes are required by the Company, the Dealer Manager and the Tender Agent to inform themselves about, and to observe, any such restrictions. See "*Offer and Distribution Restrictions*" in the Tender Offer Memorandum.