

QUARTERLY REPORT

INTERIM REPORT ON 2011 Q3

in EUR million	Q3/2011	2011 *	Q3/2010	2010	Q3/2009	2009
TOTAL REVENUES OF UBM GROUP	172.7	302.5	173.4	217.0	205.9	275.4
Central and Eastern Europe	76.2	125.6	74.9	93.3	56.4	105.2
Western Europe	76.5	144.6	77.9	95.2	124.7	136.8
Austria	20.0	32.3	20.6	28.5	24.8	33.4
INVESTMENTS	46.8	75.0	31.5	72.4	11.3	18.2
HEADCOUNT (fully-consolidated companies)						
As of 30 September	402		388	381	261	290
of which hotel staff	182		171	169	54	146
EBT						
UBM Group	8.6		7.5	14.4	7.1	14.2

* Projection

FOREWORD FROM THE MANAGING BOARD



Dear shareholders,

In the third quarter of 2011 the UBM Group generated total revenues of €172.7 million (previous year: €173.4 million), thereby confirming the extremely steady development of business in the year to date. This is also reflected in earnings before tax, which rose by €1.1 million to €8.6 million.

The performance in recent quarters is mainly attributable to the sale of properties SO 11 and SO 16/17 in Andel City in Prague. The steady construction revenues in Poland also made a significant contribution in this respect. Furthermore, the revenue from a project in the Netherlands deserves a mention too.

Our activities in what remains of this year will continue to concentrate mainly on our two focal markets, Poland and Germany: in Poland we are engaged in residential constructions, commercial properties and offices, currently focusing

on retail parks. In Germany we are concentrating more on residential construction, and expanding our market in Munich with projects in Frankfurt and Berlin.

Throughout 2011 we intend to continue exploiting the opportunities presented by the recovering real estate markets. In spite of the continued difficulties in predicting future developments on the market we are confident of being able to generate revenues and profits in 2011 that are commensurate with the results achieved in 2010.

As of 22 September 2011 Mr. Peter Maitz stepped down from the Managing Board. We would like to thank our long-standing colleague for his commitment and his loyalty, and wish him continued success as project manager in St. Petersburg.

A handwritten signature in black ink, appearing to read 'Karl Bier'.

Karl Bier
(Chairman)

A handwritten signature in black ink, appearing to read 'Heribert Smolé'.

Heribert Smolé

A handwritten signature in black ink, appearing to read 'Martin Löcker'.

Martin Löcker

BUSINESS DEVELOPMENTS

JANUARY TO SEPTEMBER 2011

Revenues

Sales revenue of the UBM Group as of 30 September 2011 totalled €172.7 million (previous year: €173.4 million). Consequently, this corresponds to a decrease on the previous year of €0.7 million. This performance is mainly attributable to the sale of properties SO 11 and SO 16/17 in Andel City in Prague and to steady construction revenue in Poland.

The primary segments are divided on a geographical basis into the business lines of "Austria", "Western Europe" and "Central and Eastern Europe". This reflects the organisational structure of the UBM Group. In the Austria segment (€20.0 million) the main contributor to sales revenue was management services for projects. Rental revenue from Austrian real estate is also included here.

The Western European segment (€76.5 million) comprises sales revenues from our hotel operations in Germany and France. Furthermore, the revenue from a project in the Netherlands deserves a mention too. The lion's share of the revenue generated by the Central and Eastern Europe segment (€76.2 million) comes from Poland with steady construction revenues. This segment also includes sales revenue from services for the St. Petersburg project.

Earnings

The consolidated profit of the UBM Group improved in the year to the third quarter of 2011 to €8.6 million (previous year: €7.5 million).

Investments

By 30 September 2011 the UBM Group had carried out investments totalling €46.8 million. We anticipate that investments will amount to around €75.0 million for 2011 as a whole.

Headcount

The UBM Group employed a total of 402 staff at the fully-consolidated companies at the end of September 2011, whereby 182 are employed in our hotel operations.

OUTLOOK

Throughout 2011 we are planning the further development and implementation of existing real estate projects, the acquisition of new projects, the continuation of regional diversification in countries that we consider to have stable economies and the deepening of partnerships and services.

We endeavour to develop properties on the office market that are both cost-effective for tenants and have excellent transport links. In the hotel sector the emphasis is placed on cost-conscious business travellers and tourists. In terms of residential buildings we target the medium to upper segment of customers. Throughout the countries of Central and Eastern Europe there is massive potential on the market, particularly with commercial real estate (retail parks).

Our key markets will remain Poland and Germany. While the spotlight in Poland will still mainly be on retail parks, in Germany we are focusing on residential construction (realising projects in various cities: from Berlin through Frankfurt to Munich). In Austria we are already in the second phase of the Sternbrauerei residential building in Riedenburg. In addition to projects in the traditional core markets of UBM we are also planning projects in various segments in other European countries: for example, we are completing a hotel project in Amsterdam and have projects in the pipeline in all other countries which we can implement depending on how the market climate changes.

**WE STRENGTHEN
STABLE MARKETS AND
SET PRIORITIES,
WITH HOTELS, OFFICES
AND RESIDENTIAL
BUILDINGS.**



Andel City, Prague

INTERNATIONAL PROJECTS

COMPLETION OF VILLA GALICJA RESIDENTIAL PROJECT, KRAKOW

The land for the "Villa Galicja" residential project is situated in Krakow, just 4km away from the city centre, and therefore it is quick and easy to reach (public transport in the immediate vicinity). A post office, a bank and a supermarket can be found only 150m from the building; 1km away there are also various shopping opportunities as well as a multiplex cinema. As there are many new office buildings in the neighbourhood it is reasonable to assume that the employees working there will also want to have apartments that are located close to their workplace. Consequently, this investment constitutes a meaningful addition to the surrounding area and will certainly raise the standards of the location.

The area stretches over 5,362 m² and comprises 72 apartments over four storeys (plus a basement for car parking spaces). The apartments comprise one to three rooms and range from 32 to 192 m², whereby the ground floor units have a garden and the upper units a spacious balcony.

Some apartments have a conservatory, while the loft apartments have a mezzanine floor and access to the terrace. The four stairwells were fitted with lifts that are also suitable for people with disabilities. The underground garage has 40 car parking spaces and also 72 storage spaces for residents.

The building is constructed using wood and glass (windows and doors made of aluminium) to make sure it fits seamlessly with the style of the surrounding area.

Completed apartments have been handed over to new tenants since September 2011.

FACTS AND FIGURES:

- Living space: 32 m² to 192 m²
- 72 apartments spread over an area of 5,362 m²
- 40 car parking spaces,
72 separate storage spaces



COMPLETION OF OFFICE BUILDING IN DYWIDAGSTRASSE, DORNACH

The Dywidagstraße 1 office building is located in the industrial area of Dornach near Aschheim north-east of Munich, opposite the new Munich/Riem trade fair centre. In the direct vicinity of the Riem tram station and the A94 motorway, this location offers excellent links to the city and the regional transport network. Connections from here take you on to other highways and the airport.

The six-storey building constructed in 1978 in the form of a cross and with a normal construction depth of 12.5m facilitates a flexible office layout (open-plan, combi-office and individual offices). The different ways to divide the space mean that with a gross floor area of almost 30,000 m² and a floor space per storey of more than 4,000 m², the building can be used easily and efficiently by both large tenants and many individual tenants from just 400-600 m². In the basement of the building and in addition to larger areas for conference and meeting rooms there is also an eating area with a large kitchen and an archive. Additionally, an area of roughly 15,000 m² on the site is earmarked for development. On the neighbouring land the gross floor area for potential use totals more than 95,000 m².

Münchner Grund acquired the office building and part of the neighbouring land in 2007 via a project company. The building permit for the modernisation work was issued in December 2008. The construction of two modern office buildings is planned for the vacant land. This will give companies the opportunity to establish themselves in a spacious and very high-quality environment, but one that is still more economically efficient. In the meantime, new tenants are being found for the existing building, and are moving in on a continuous basis.



FACTS AND FIGURES:

- Start of construction: October 2010
- Completion: August 2012



ANDEL CITY, PRAGUE

**ANDEL CITY, PRAGUE: THERE ARE
20 PROPERTIES IN TOTAL SPREAD
OVER A GROSS AREA OF 161,945 M²
THAT UNITES ALL OF THE BUSINESS
FIELDS OF UBM UNDER ONE NAME.**



INTERNATIONAL PROJECTS



SALE OF SO 11 IN ANDEL CITY, PRAGUE

Andel City: There are 20 properties in total spread over a gross area of 161,945 m² that unites all of the business fields of UBM under one name. After the SO 16/17 property (a seven-storey office building) was sold in May 2010, the project was finally closed in July 2011 with the sale of the SO 11 property, more than fifteen years following the acquisition of the former factory site spread over approximately 25,000 m². SO 11 is also an office building that was only completed in 2007 and is therefore the last part of Andel City. It was developed to high quality standards and has a flexible floor plan. With roughly 4,100 m² of lettable space and 31 underground car parking spaces the property is fully leased out to prominent international tenants, such as UBS, Maersk and Boston Scientific.

The sale of the property completes the circle: with its 108,255 m² of lettable space, Andel City provided UBM with its first opportunity to move into the Czech market and has always been a flagship project. The completed transaction can now be taken as proof that the Prague real estate market continues to recover: after several years of restraint the global investment community is starting to buy again, as there are better yields on offer in the Czech capital than in other comparable European markets, at no greater risk.



SO 11, Andel City, Prague

FACTS AND FIGURES:

- Investment volume: roughly €390 million when completed
- Hotel: 4-star Andel's hotel
- Apartments
- Multiplex cinema
- Restaurants and retail stores
- Underground garages

YOUR UBM CONTACT PARTNERS

UBM Realitätenentwicklung AG

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

UBM Austria

UBM Investor Services

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

UBM Vienna/Lower Austria/ Burgenland

Andreas Grassl
E-mail: andreas.grassl@ubm.at
Tel: +43 (0) 50 626-1473

UBM Styria/Carinthia

Martin Löcker
E-mail: martin.loecker@ubm.at
Tel: +43 (0) 50 626-1261

UBM Tyrol/Vorarlberg

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

UBM Salzburg

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

UBM Upper Austria

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

UBM International

UBM in Hungary

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

UBM in the Czech Republic

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

UBM in Switzerland

Mark-John Pippan
E-mail: mark.pippan@ubm.at
Tel: +43 (0) 50 626-1723

UBM in Poland

Peter Obernhuber
E-mail: peter.obernhuber@ubm.pl
Tel: +48 (22) 356 81 10

UBM in France

Martin Löcker
E-mail: martin.loecker@ubm.at
Tel: +43 (0) 50 626-1261

UBM in Germany

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

UBM in Slovakia

Mark-John Pippan
E-mail: mark.pippan@ubm.at
Tel: +43 (0) 50 626-1723

UBM in Croatia

Davor Vilic
E-mail: davor.vilic@ubm.at
Tel: +385 (0) 15 390-732

UBM in Bulgaria

Elza Vassilieva Stanimirova
E-mail: elza.stanimirova@ubm.at
Tel: +359 887 95 47 15

UBM in Romania

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

UBM in Ukraine

Peter Obernhuber
E-mail: peter.obernhuber@ubm.pl
Tel: +48 (22) 356 81 10

UBM in Russia

Peter Maitz
E-mail: peter.maitz@ubm.pl
Tel: +43 (0) 50 626-1294

UBM in the Netherlands

Martin Löcker
E-mail: martin.loecker@ubm.at
Tel: +43 (0) 50 626-1261

This quarterly report contains forward-looking statements based on current assumptions and estimates that are made by the management to the best of its knowledge. Information offered using the words "expectation," "target" or similar phrases indicate such forward-looking statements. The forecasts that are related to the future development of the company represent estimates that were made on the basis of information available as of 30 September 2011. Actual results may differ from these forecasts if the assumptions underlying the forecasts fail to materialise or if risks arise at a level that was not anticipated.

The quarterly report as of 30 September 2010 was prepared with the greatest possible diligence in order to ensure that the information provided in all parts is correct and complete. Nevertheless, rounding, type-setting and printing errors cannot be completely ruled out.

