



Report on the 1st quarter 2007

The best imaginable.

| € million | Q1/2007 | 2007* | Q1/2006 | 2006 | Q1/2005 | 2005 |
|--|---------|--------|---------|-------|---------|-------|
| TOTAL REVENUES OF THE UBM GROUP | 103,7 | 256,4* | 31,6 | 185,7 | 33,3 | 109,0 |
| REVENUES FROM PROJECT DEVELOPMENT AND CONSTRUCTION OPERATIONS | 101,9 | 249,8* | 30,6 | 181,1 | 32,5 | 105,1 |
| thereof real estate rentals | 4,6 | 15,9* | 4,9 | 19,7 | 4,3 | 19,1 |
| FACILITY MANAGEMENT | 1,8 | 6,6* | 1,0 | 4,6 | 0,8 | 3,9 |
| INVESTMENTS | 15,0 | 75,0* | 8,4 | 74,9 | 8,5 | 38,7 |
| NUMBER OF EMPLOYEES | | | | | | |
| Balance sheet date 31.03 | 301 | | 146 | | | |
| EBT | | | | | | |
| UBM AG | 2,6 | | 3,2 | | | |
| UBM Group | 3,2 | | 2,4 | | | |

*Forecast

Foreword

OF THE BOARD OF MANAGEMENT

Dear Shareholders,

The first quarter of the fiscal year 2007 was extremely successful for UBM.

The revenues of the UBM Group for the period up to 31.03.2007 amounted to € 103.7 million (prior year: € 31.6 million) and is thus more than three times higher than the comparative amount of the prior year.

The major portion of this increase in revenues was able to be achieved by the sale of the participation in the Florido Tower in Vienna. In January of this year the closing for the sale of Florido Towers took place to a German fund and had effect on the profit and loss account at the end of the 1st quarter.

In Poland the construction work for the “andel’s” Hotel in Krakow is fully under way. The hotel will be opened in May.

In Austria the focus of the construction activities is on the construction of phase C of Brehmstrasse and the project Salzburg-Lehen.

In Switzerland we have started with the construction of the Regensdorf logistic centre near Zürich.

As at 31.03.2007 UBM AG achieved a result of € +2.6 million. The consolidated result of the UBM Group amounted to € +3.2 million and has thus risen by approximately 33%.

As a further development of our Andel City project, which will be concluded during 2007, we are planning with the Poleczki Business Park in Warsaw the construction of a real estate complex for office and commercial buildings as well as its own hotel. Due to a restriction for most buildings to three upper floors as well as the laying out of avenues, this project, which was developed jointly with a partner, will gain the character of a garden city and also be interesting from a municipal architectural point of view in spite of its strict commercial purpose.

We are preparing our market entry into Russia with a project in St. Petersburg. We are planning to develop there an office building complex with an integrated hotel in the neighbourhood of the airport.


For the full year 2007 we are expecting a continuation of the positive development of profits during the year 2006.



DI Peter Maitz



Mag. Karl Bier



Heribert Smolé

Development of the business

January to March 2007

Development of revenues

For the period ending on 31.03.2007 the revenues of the UBM Group amounted to € 103.7 million (prior year: € 31.6 million) and is thus more than three times higher than the comparative amount of the prior year. The major portion of this increase in revenues was achieved by the sale of the participation in the Florido Tower in Vienna to a German fund. The closing of this sale took place in January of this year and became effective for the profit and loss account at the end of the 1st quarter. Reserves relevant to the result were taken into consideration in conformity with the contract.

In Austria the major emphasis of the construction activities is on the project Brehmstrasse, phase C.

In Poland the construction work for the "andel's" Hotel in Krakow is fully under way. The opening will be in May.

In the Czech Republic the construction work for the phases SO 10 (residential property) and SO 11 (office building) in Andel City were completed during the 1st quarter 2007.

The revenues from real estate rentals are slightly lower than in the comparative prior year period due to the sales of real estate in the prior year.

The Facility Management division with revenues of € 1.8 million (prior year: € 1.0 million) shows a strong increase due to the expansion of the activities in Vienna.

Profitability

For the period up to 31.03.2007 UBM AG achieved a result to € +2.6 million. The consolidated result of the UBM Group improved during the 1st quarter by approximately 33% to € 3.2 million.

Investments

During the period up to 31.03.2007 the UBM Group undertook investments in the amount of € 15.0 million. For the year 2007 we expect investments at the same level as in the prior year.

In Austria, with the start of the construction work, our project Salzburg-Lehen entered the active phase. Our investment activity in Germany was concentrated on residential property complexes in Munich.

The construction of the logistics centre in Regensdorf near Zürich started and near by Warsaw a site was acquired for the construction of apartments.

In Prague we acquired the half share in the SO 11 office building and are thereby now the sole proprietors.

Personnel

The personnel of the UBM Group amounted to 301 employees as at 31.03.2007. The increase is attributable to the inclusion of the hotel company in Poland, the expansion of the activities of Facility Management and the activities in Poland as well as the strengthening of the technical management.

Outlook

In Austria the Salzburg-Lehen project is continuing and in Vienna we are continuing with the successful project Brehmstrasse.

In Germany we are using the positive economic situation for the development of a commerce-based project in Munich-Pasing as well as for a hotel project in Berlin. The emphasis will continue to be on the construction of residential properties.

In Poland the start of construction is planned for a residential area near Warsaw and

in Krakow a hotel project is in the completion phase and another in the planning phase. In Krakow we shall start, furthermore, with the construction of a residential home complex with approximately 1200 units, in order to position ourselves in this market which is growing as a result of rising demand.

In Slovakia we have as a result of our cooperation with a local partner assured for ourselves the possibilities to use a large number of sites in the neighbourhood of Senec.

In the Czech Republic the Andel City project will be finally completed this year. In May of this year the realisation of a hotel project in Pilsen will be started.

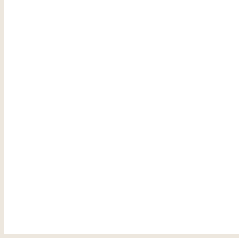
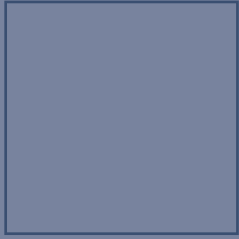
In Romania we are starting the first construction phase of a logistics centre at the edge of Bucharest in cooperation with a local partner.

With regard to the development of the earnings of the UBM Group we are confident that the positive development of the year 2006 will continue.

Florida Tower.

With its 113 metres of height the Florida Tower office complex is an outstanding building in the north of Vienna and, with its all-round views, gives a remarkable outlook over the whole city.

It also convinces customers due to its well thought-out concept with a large number of services provided, such as a central reception, the "Circle Lounge" conference floor in the top storey, the restaurant, the kindergarten and the visitors' parking spaces in the underground garage.



Florido Tower

Floridsdorfer Hauptstrasse 1
A-1210 Vienna

Technical data:

Height: 113 m

31 floors

750 m² to 840 m² rental space per floor,
smallest rental space as from 250m²

Total floor space of the Tower: 20,000 m²

Area of total property: 36,000 m²

Storage space: 3,400 m²

(divisible into spaces as from 10 m²)

600 parking spaces /

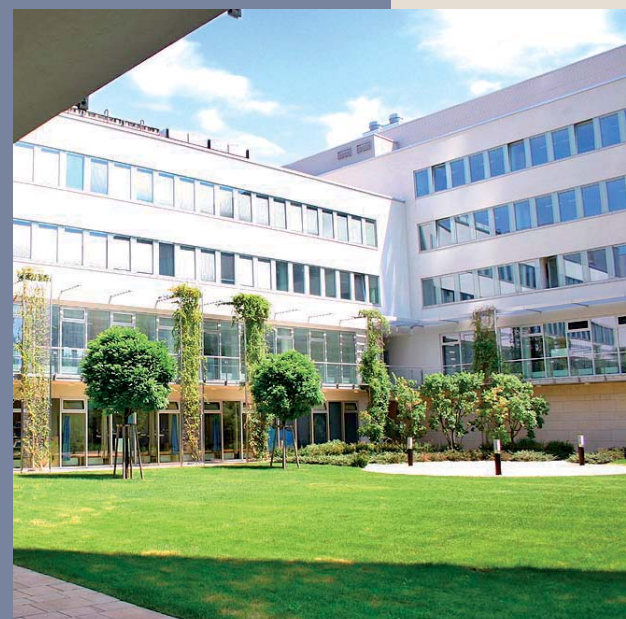
50 visitors' parking spaces

Restaurant with 350 seats

48 security cameras



DIFA Deutsche Immobilien Fonds AG, Hamburg, has acquired Florido Tower from UBM Realitätenentwicklung AG and thus made its first investment in the Viennese office real estate market. UBM will continue to administer the Tower and operate the facilities management. The entry of DIFA into Vienna takes place during a phase, which is characterised by a decline in the volume of completions and a positive outlook for rentals.



Service and infrastructure

Office restaurant with different lunch menus every day
Catering for events and meetings
Security service 24 hours / 7 days per week
Central reception with help desk
Modern equipped conference floor in the 30th storey
Business lounge in the 30th storey
Kindergarten
Automatic teller machine in the lobby
Facility management in the building
Free parking spaces for visitors
Green oasis in the inner courtyard
Intranet for communication between the tenants with facility management and service partners (rental car service, food delivery service, hotels, etc.)
Cleaning service
Plant service
Free space occupation planning



The security concept corresponds to the requirements of international groups with the technical building equipment such as cooling beam systems, electrical sunshades and an energy-saving double-walled climate façade with the most modern standards for office buildings.



UBM Realitätenentwicklung AG
Absberggasse 47, A-1103 Vienna, Austria
Tel: +43 (0) 50 626-0
www.ubm.at

UBM AUSTRIA

UBM Investors Relations
Dr. Julia Schmidt
Email: julia.schmidt@ubm.at
Tel: +43 (0) 50 626-3827

UBM Vienna/Lower Austria/Burgenland
Mag. Edgar Rührlinger
Email: edgar.ruehrlinger@ubm.at
Tel: +43 (0) 50 626-1760

UBM Styria/Carinthia
DI Gabriele Wiedergut
Email: gabriele.wiedergut@ubm.at
Tel: +43 (0) 50 626-1322

UBM Tyrol/Vorarlberg
DI Peter Ellmerer
Email: peter.ellmerer@ubm.at
Tel: +43 (0) 50 626-3032

UBM Salzburg
Mag. Edgar Rührlinger
Email: edgar.ruehrlinger@ubm.at
Tel: +43 (0) 50 626-1760

UBM Upper Austria
DI Markus Lunatschek
Email: markus.lunatschek@ubm.at
Tel: +43 (0) 50 626-1712

UBM INTERNATIONAL

UBM in Hungary
DI Sarolta Koeves
Email: sarolta.szabo-koeves@ubm.at
Tel: +43 (0) 50 626-1477

UBM in the Czech Republic
Mag. Margund Schuh
Email: margund.schuh@ubm.at
Tel: +42 (02) 510 13-0

UBM in Switzerland
Mag. Edgar Rührlinger
Email: edgar.ruehrlinger@ubm.at
Tel: +43 (0) 50 626-1760

UBM in Poland
Mag. Peter Obernhuber
Email: peter.obernhuber@ubm.pl
Tel: +48 (22) 356 81 10

UBM in France
DI Martin Löcker
Email: martin.loecker@ubm.at
Tel: +43 (0) 50 626-1261

UBM in Germany
Münchner Grund
Dr. Bertold Wild
Email: bertold.wild@muenchnergrund.de
Tel: +49 (89) 74 15 05-0

UBM in Slovakia
Mag. Edgar Rührlinger
Email: edgar.ruehrlinger@ubm.at
Tel: +43 (0) 50 626-1760

UBM in Croatia
DI Gabriele Wiedergut
Email: gabriele.wiedergut@ubm.at
Tel: +43 (0) 50 626-1322

UBM in Bulgaria
DI Martin Löcker
Email: martin.loecker@ubm.at
Tel: +43 (0) 50 626-1261

UBM in Romania
DI Daniel Halswick
Email: daniel.halswick@ubm.at
Tel: +43 (0) 50 626-1620

UBM in the Ukraine
Mag. Peter Obernhuber
Email: peter.obernhuber@ubm.pl
Tel: +48 (22) 356 81 10