

hotel.



office.



residential.



25

UNION-BAUMATERIALIEN-GESELLSCHAFT.

25

Nr. 29.576—29.600

CERTIFICAT.

5% ZINSEN BEZALT
VOM 1. MÄRZ BIS 31. DEZEMBER 1873

Gegen dieses Certificat wird dem Ueberbringer ein

INTERIMS-SCHEIN

auf

FÜNFUNDZWANZIG ACTIEN

der

UNION-BAUMATERIALIEN-GESELLSCHAFT

jede über

Zweihundert 200 Gulden Ö. W.

mit 40% — 80 Gulden Einzahlung per Actie an einem später kundzumachenden Termine ausgefolgt werden.

WIEN, 1. März 1873.

Union-Baumaterialien-Gesellschaft.

Controllirt:

Langer

Wattne

25

25

145 years. we develop values.

Long before “sustainable value creation” became a buzzword, it was already an integral component of the way we think and act. To be precise, it goes back to the founding of our company in March 1873 and its first listing on the Vienna Stock Exchange, which followed just a month later. After all, our roots as a leading Austrian brick maker are just as strongly influenced by this as our commitment today as a European real estate developer.

six eras.

1873–1898

UBM was founded on 3 March 1873 under the name “Union-Baumaterialien-Gesellschaft”. Its focus in the early years was on purchasing and operating brickworks and stone quarries. UBM was first listed on the Vienna Stock Exchange as early as 10 April 1873. Even though the global economic crisis served as a far from ideal backdrop, the company committed to expansion and acquired numerous new brickworks in the 1880s. This entrepreneurial savvy paid off and UBM soon grew into the monarchy’s second-largest brick-making operation.

1899–1924

At the start of the 20th century UBM held 30% of the Vienna brick market. This strong market position not only made UBM an attractive prospect for suppliers, it also caught the eye of PORR, a rapidly growing construction company. PORR wanted to achieve greater independence in its supply of construction materials and purchased shares in “Union-Baumaterialien-Gesellschaft”. An inflation rate of over 100% at the start of the 1920s necessitated a broadening of the business model. As land was practically unscathed by inflation-related depreciation, several housing associations were founded in cooperation with the General Austrian Building Society in 1921.

1925–1950

At the end of the 1920s UBM and PORR formed a consortium in recognition of their joint activities on the Parisian real estate market. The 1920s drew to a close amid a global economic crisis which also affected Austria. However, thanks to its timely focus on real estate, UBM was able to withstand the severe turbulence prevailing at the time.

one success story.

1951–1990

In the meantime, UBM had broadly left behind the original business focus of “Union-Baumaterialien-Gesellschaft” and repositioned itself on the market. In the 1950s the company’s focus on project development in Austria and Vienna became ever more pronounced. The economy benefited from the heightened new optimism, while the real estate sector was a particular beneficiary of the economic recovery.

1991–2015

The 1990s were a time of great political change. With the fall of the Iron Curtain, many Austrian companies recognised and exploited the potential of Eastern Europe, as did UBM. The market entry into the Czech Republic and Poland took place in 1992/1993, with UBM undertaking activities in Germany, France and the Netherlands just a few years later. What’s more, changes were underway in the UBM ownership structure. Klaus Ortner bought his first shares in UBM in 2000. The entry of the Strauss Group in 2014 led to the syndicate of the industrialists Ortner and Strauss. This syndicate purchased a majority stake in PORR and spun off the real estate activities from the construction business, whereby the development companies were merged. A capital increase was carried out in spring 2015 and led to free-float shareholders accounting for 60%. PORR’s stake fell below 1% and no longer exists today.

2016–2018

There were a great deal of changes in terms of personnel and strategy in these dynamic years. In 2016 Thomas G. Winkler was named as the new CEO/CFO. The UBM share moved to the prime market segment of the Vienna Stock Exchange. One year later, the streamlined, functional Management Board consisted of Thomas G. Winkler as CEO, Martin Löcker as COO and Patric Thate as CFO. In 2018 UBM celebrates its 145th corporate anniversary and 145-year listing on the Vienna Stock Exchange. And the company continues to look ahead: UBM is rebranding in line with the new motto “one goal.one team.one company”. In future the subsidiaries Münchner Grund from Germany, the Austrian Strauss & Partner, and all other subsidiaries will operate under a single brand: UBM Development.

one brand.



UBM Development AG
UBM Development Deutschland
UBM Development Österreich
UBM Development Polska
UBM Development Czechia
UBM Development Netherlands
UBM Development Slovakia
UBM Development Hungary
UBM Development Romania
UBM Development Bulgaria

one company.

who we are.

- UBM is the leading hotel developer in Europe
- Our three core markets are **Germany, Austria and Poland**
- We focus on our three asset classes **Hotel, Office and Residential**

stock exchange.

- UBM shares are listed on the prime market of the **Vienna Stock Exchange**, ensuring maximum transparency
- A syndicate of the industrialists **Ortner and Strauss** is the core shareholder with approx. 39%
- The top management (Executive Committee) has invested **€5m in UBM shares**
- Share options enable the Executive Committee to participate in **5% of future value creation**

league.

- UBM has around **750 employees**; 310 work in Development and around 440 in the Hotel Business
- UBM develops hotels with **over 500 rooms**, residential buildings with **more than 500 apartments**, and offices with **project volumes of around €200m**
- We cover the **entire development value chain in-house**

size.

- Development pipeline: **€1.8 bn**
- Portfolio value: **€1.3 bn**
- Total assets: **€1.1 bn**
- Equity: **€355m**

all figures as of 31.12.2017



no. 1 in europe. we develop stars.

Many travellers are our guests without realising it. As a developer, we are number one in Europe; as a leaseholder we are a reliable partner. This is how we develop hotels that appeal to international operators and investors - and provide a warm welcome for people from all over the world.

50 hotels in 25 years.

- UBM has developed **50 hotels** in Europe in the last 25 years (with more than 10,000 rooms)
- There are currently **eight hotels in the development pipeline** (with over 2,000 rooms)
- Via UBM Hotels, UBM is the **leaseholder of 14 hotels**, thereby taking on the role between the owner and operator (“sandwich model”)

Amber Baltic Miedzzydroje | 1993
Grand Hotel Bohemia Prague | 1993
Sheraton Warsaw | 1996
Ramada Graz | 2000
Andel's Prague | 2002
Le Palais Prague | 2002
Radisson Blu Wroclaw | 2002
Intercontinental Warsaw | 2003
Radisson Blu Krakow | 2003
Boarding House Prague | 2004
Dream Castle Paris | 2004
Holiday Inn Munich Schwabing | 2005
Angelo Prague | 2006
Cube Savognin | 2006
Andel's Krakow | 2007
Magic Circus Paris | 2007
Holiday Inn Munich Leuchtenbergring | 2008
Angelo Pilsen | 2008
Hotel am Spittelberg | 2008
Park Inn Linz | 2009
Aldiana Cubhotel Bad Mitterndorf | 2009
Andel's Berlin | 2009
Andel's Lodz | 2009
Angelo Airport Bucharest | 2009
Angelo Ekaterinenburg | 2009

Grimming Spa Hotel | 2009
Kempinski Das Tirol Jochberg | 2009
Park Inn Krakow | 2009
Angelo Katowice | 2010
A&O Hotel and Hostel Graz | 2011
Crowne Plaza Amsterdam South | 2011
Crowne Plaza St. Petersburg Airport | 2011
Tivoli Ramada Innsbruck | 2011
Holiday Inn Munich Westpark | 2012
Austria Trend Hotel Doppio | 2012
Holiday Inn Alexander Parkside Berlin | 2012
Holiday Inn Express Warsaw City Center | 2012
Hostel Alexander Parkside Berlin | 2012
Indigo Alexander Parkside Berlin | 2012
Wine & Spa Hotel Loisium Southern Styria | 2012
Kempinski Palais Hansen | 2013
StarInn Hotel am Storchengrund | 2013
Holiday Inn Frankfurt Alte Oper | 2015
Holiday Inn Express Munich City West | 2016
Holiday Inn Gateway Gardens Frankfurt | 2016
Holiday Inn Express Berlin Alexanderplatz | 2017
Hyatt Regency Amsterdam | 2017
QBC Ibis Vienna | 2017
QBC Novotel Vienna | 2017
Holiday Inn Warsaw City Centre | 2017

strong partners.



best references.



A Warsaw landmark
Intercontinental, Warsaw
Rooms: 414



Five stars in the Alps
Kempinski Das Tirol, Jochberg
Rooms: 144



Splendour in Vienna
Kempinski Palais Hansen, Vienna
Rooms: 151



Luxury in Amsterdam
Hyatt Regency, Amsterdam
Rooms: 211



Biggest in class
Holiday Inn Express Munich City West, Munich | Rooms: 302



600 rooms in Vienna
Novotel/Ibis at the central station, Vienna | Rooms: 577



City hotel
Holiday Inn Alte Oper, Frankfurt
Rooms: 249



Airport hotel
Gateway Gardens, Frankfurt
Rooms: 288

hotels under development.



Holiday Inn Gdansk City Centre, Gdansk
Rooms: 236



Holiday Inn Eiffestraße, Hamburg
Rooms: 316



Super 8 Eiffestraße, Hamburg
Rooms: 276



Leuchtenbergring, Munich
Rooms: 279



Zollhafen, Mainz
Rooms: 216



Central Tower, Berlin
Double hotel | Rooms: 550





Zalando Headquarter, Berlin

new worlds of work. we develop outlooks.

With high quality and attractive layouts, our modern office worlds offer valuable inspiration for many people. Thus we also regard ourselves as a developer of opportunities and sustainable corporate success. A success we gladly share.

best references.



City quarter in Vienna
Quartier Belvedere Central,
Vienna | LS: 60,607 m²



200,000 m² in Vienna
EURO PLAZA, Vienna
LS: 212,000 m²



Offices with style
Trikot, Munich
LS: 14,376 m²



Popular neighbourhood
Arena Boulevard, Berlin
LS: 8,210 m²



Poland's largest business park
Poleczki Park, Warsaw
LS: 140,000 m²



City quarter in Prague
Andel City, Prague
LS: 108,255 m²



In the heart of Wroclaw
Pegaz, Wroclaw
LS: 20,900 m²



Landmark in Krakow
Kotlarska, Krakow
LS: 11,000 m²

LS = lettable space

offices under development.



**Leuchtenberggring,
Munich**
LS: 13,300 m²



Office Provider, Vienna
LS: 18,400 m²



**Zalando Headquarters,
Berlin**
LS: 41,150 m²



QBC 1, Vienna
LS: 8,300 m²



QBC 2, Vienna
LS: 27,000 m²



LS = lettable space



Rosenhügel, Vienna

new living spaces. we develop homes.

For people who value quality, functionality and sustainability. People who see their living space as room to create. For themselves and their environment. People who think holistically and pay attention to detail. Just like we do.

best references.



Like in the movies
Rosenhügel, Vienna
Apartments: 205



Beside Belvedere
QBC Living, Vienna
Apartments: 140



Rooms with a view
MySky, Vienna
Apartments: 128



Architectural icon
Sternbrauerei, Salzburg
Apartments: 100



The other centre
Hohenzollerndamm, Berlin
Apartments: 136



Urban flair
Inselstraße, Berlin
Apartments: 100



Living in greenery
Parkstadt Schwabing, Munich
Apartments: 160



Centrally located
Central Living, Frankfurt
Apartments: 100

apartments under development.



QBC 6.1, Vienna
Apartments: 140



The Brick, Hamburg
Apartments: 101



Storchengrund, Vienna
Apartments: 82



Immergrün, Berlin
Apartments: 502

— 2018 — 2019 — 2020 — 2021 —

Riedenburgkaserne, Salzburg
Apartments: 63



Neuhouse, Berlin
Apartments: 75



Neugraf, Prague
Apartments: 140



Waterkant, Mainz
Apartments: 82



Anders Wohnen, Munich
Apartments: 463



2016/2017 certificates.



Arena Boulevard,
Berlin, DE (2016)¹
Trikot Office,
Munich, DE (2016)¹
Campus Zalando BT A,
Berlin, DE (2016)²
Campus Zalando BT B,
Berlin, DE (2016)²
Holiday Inn EiffestraÙe,
Hamburg, DE (2016)²
Super 8 EiffestraÙe,
Hamburg, DE (2016)²
Holiday Inn
Gateway Gardens,
Frankfurt, DE (2017)¹
Holiday Inn Express
KlosterstraÙe,
Berlin, DE (2017)¹
MySky,
Vienna, AT (2016)³
QBC 6.1,
Vienna, AT (2016)³
QBC 6.2,
Vienna, AT (2016)³



Twin Yards,
Munich, DE (2016)¹
EURO PLAZA 6,
Vienna, AT (2016)²
QBC 5,
Vienna, AT (2017)¹
Hafenallee Super 8,
Mainz, DE (2016)³
QBC 1+2,
Vienna, AT (2017)²
QBC 3,
Vienna, AT (2016)¹
QBC 4,
Vienna, AT (2016)¹
Holiday Inn Express
Am Hirschgarten,
Munich, DE (2017)¹



Poleczki Business Park
Gebäude B2+B3,
Warsaw, PL (2016)¹
Pegaz Times II,
Wroclaw, PL (2017)¹
Kotlarska 11 Büro,
Krakow, PL (2017)¹
Holiday Inn
Gateway Gardens,
Frankfurt, DE (2017)¹
Leuchtenbergring,
Munich, DE (2016)³
MySky, Vienna, AT (2016)³
QBC 1-5, Vienna, AT (2016)³
Holiday Inn
Warschau City Centre,
Warsaw, PL (2016)³
Poleczki Business Park
Gebäude C2+D
Warsaw, PL (2016)¹
Mogilska Büro,
Krakow, PL (2016)³
Hotel, Gdansk, PL (2016)³



Arena Boulevard,
Berlin, DE (2016)¹



Hyatt Regency,
Amsterdam, NL (2017)¹

¹ Certified | ² Preliminary certification | ³ Certification pending

sustainable thinking. we develop futures.

From urban planning and project development through to construction, technical building services and facility management, we take a holistic approach with a view that extends far beyond completion day. And our target group includes the next generations. After all, we are ultimately shaping their future environment as well.

ivonne abraham. jasmin albayrak. michael amann. anna amanowicz-kluszczynska. iwona ambrozinska. nicolae antonescu. eva aue. anne autenrieb. christoph ax. michal bachlinski. ingrid bacovsky-kletzer. mariusz banasiak. magdalena banasiak. mischel baric. arend baron von stackelberg. andrea bauer. mattis baumhöfner. gerald beck. florian becker. susann benz. christian berger. helmut berghöfer. birgit bernsteiner. franz biermayer. pawel biernacki. marcin blaszczyk. celina bogucka. roman borchers. robert bosch. alexandra brandauer. axel brück. iveta brunatova. christina buchegger. monika buczak. anke butzer. nikola cechova. sigrid chavez-kohlenberg. dorota chwastek. slawomir ciechanowicz. anamaria costache. nicole dallinger. christine de filippi. adrian diaconescu. michaela dickinger. tudor dimofte. frau ke dirksen. anke duchow. josip dumeric. radim durchan. bartosz dyda. margarethe eberl. roman ehentraut. bernhard eichmann. petr elias. peter ellmerer. brigitt eših. julia euteneuer. mihai corneliu farca. andreas feige. laura feusch. mirko fiedler. bartosz figat. marta fijalkowska. gabriela flagl. peter fleischmann. tomasz frackiewicz. ton fransoo. hans-peter frey. michael fromm. christian fütterer. helmut gaadt. jana garbe. diego garcia-esteban. ernst gassner. lilia gebert. jasko gegic. frank gehner. michal gertner. frank gläsel. colin godbold. nadica gotic. florian grafen. andreas grassl. petr graulich. stefan gruber. sabine gusel. anja hädicke. ermina halilagic. constanze hallgato. agnieszka harasimiuk. oliver hartl. maria hausenblas. sven heidersbach. maria heim jutta. stefanie joy heredia. eva-maria herrnleben. andreas herz. ewald hiebler. carsten hille. thomas hinrichsen. wolfgang hirschbichler. maximilian hirschvogel. sven hoffmann. serena holoubek. tomasz holubowski. jeannette horst. verena horvath. alexandra horvath. olga hroudova. werner huber. claus hühnlein. andrzej hyjek. iwona hyjek. violeta ichim. milena ioveva. andreas jambor. joanna jez. irina jirasek. thomas jordan. helga jung. sandra jungmanns. dorota kaczmarczyk. petr kadlec. miroslava kadlecova. johann kaller. katja kammerer. joachim kamp. dalibor kämpf. ewelina kaniewska. przemyslaw kaniewski. mario kaschan. brigitt kasinger-goldmann. anette kettnner. marc kirschbaum. ivana klasan. nicci klemme. boris klutz. gabriele knestele. jitka knoskova. eva kojalek. evelyne königsgarten. olgierd korczewski. petra kostal-posch. julia kozielski. andreas kral. tomas krejca. tomas krejci. sarah-kathrin kremser. sebastian kückens. mario kuczmera. martin kudlicska. thomas kuhmann. fritjof kunze. moritz lambert. monika lapcova. patryk lebiecz. ladislav legemza. clarissa leher. ulrich lehmann. stefan leipelt. sabine lennarz. izabella lisiewska. martin löcker. jacek loos. markus lunatschek. andreas mairitsch. friedrich mark. johann markl. iwona markot. maresa maurin. andreas mayr. johannes merhaut. ralf mikolasch. libor mikšovic. jakub miroslawski. ivana mlezivova. cathrine möller. mitel moloiu. giulia monteleone. regina mracek-waldhuber. kurt mühlbacher. alan müller. heinrich muskulus. hannes muster. silke niederl. diana niemeyer. bernarda nour. peter oberhuber. petra opichalova. joanna paczosa. bartosz pajak. beata palikova. janus pancercz. david panner. franz pasler. petr patocka. dusan pavlovic. wojciech pawlik. jochen pelzmann. birgit pelzmann-klein. christoph perkuhn. daniel petrlik. ursula pfann-winter. harald pfriemer. ewa pietras. magdalena pios. mark-john pippan. susanna piros. sabine pitterle. ivana podobova. katerina polakova. tomas popisil. achim preuss. elisabeth proschinger. pawel ptak. beata radulska. ionel rai. izabela ratajska. katharina rathammer. susanne reindl. corinna reumann. gottfried riedl-riedenstein. verena riepl. rüdiger rischer. andrea rochelt. daniel rossmann. antje rudolf. joanna samulska. anna sanden. udo sauter. thomas schaider. sadeta schmid. rudolf schmid. saskia schmidt. dietmar schmitl. doris schnirch. günter schnötzing. antje schöbel. gerhard schöffthaler. margund schuh. markus schwarz. herbert schwarzmann. gert seemann. aloisia seidl. gerhard seiter. julia seitz. ronon seller. jana sheytanova. jan sierocinski-vanek. melanie singer. zuzana sojkova. uwe sonntag. claus stadler. elza stanimirova-zeller. christina stanzig. agnieszka stawska. patrick jason stewart. reinhard steyer. ewa stich. doris stierschneider. monika stohrer. malgorzata stolarska. arwed strauss. valerie streibel. yvonne strelow. eveline strug. ksenija sturlic-ivancic. katarzyna szumanska-kalisz. marcin szurczak. pawel szymborski. mohamed tanich. eva tarcsay. malgorzata tatar. patric thate. bernd thürmer. cristian-daniel-alexandru titor. mersiha todorovac. christoph trenner. barbara turjan. beata urbanek. jan vajcner. martin vanas. vanita vanas. roland vanco. anna vay. lucie vavrova. silke von ferber. nikola wagner. markus waldherr. maximilian wang. nilsson waubke gösta. christine werner. dagmar wickert. bertold wild. thomas winkler. peter wöckinger. kirsten wolany. carina wolf. stefan würrer. sahir yakoub. andreas zangenfeind. peter zecher. erwin zeller. jan zemanek. aleksandra zieba. nicole zimmermann. justin rolf zinke. michal zwierz. thomas zwölfer.

the brains behind ...

executive committee.



Gerald Beck
MD Austria



Christian Berger
MD Germany



Franz Biermayer
Treasury & Finance



Ernst Gassner
MD Austria



Rolf Hübner
MD UBM Hotels



Martin Löcker
COO



Ralf Mikolasch
Legal & Compliance



Peter Oberhuber
MD Poland



Andrea Rochelt
Project Acquisition



Udo Sauter
MD Germany



Claus Stadler
Executive Manager



Patric Thate
CFO



Anna Vay
Inv. Relations & PR



Sebastian Vetter
MD Poland



Bertold Wild
MD Germany



Thomas G. Winkler
CEO



Peter Wöckinger
Technology



Andreas Zangenfeind
Transactions



Erwin Zeller
Controlling



Jan Zemanek
MD Czech Republic

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