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UBM Development AG: UBM announces planned issue of a further green bond

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- **New up to EUR 100m bond with five-year term and annual coupon of 7% (possible increase of up to EUR 150m)**
- **Exchange offer to bondholders of the UBM Bond 2019-2025 (ISIN AT0000A2AX04) as well the UBM Bond 2021-2026 (ISIN AT0000A2QS11)**
- **Exchange period: 1 October to 15 October 2024 | Cash subscription period: 16 October to 22 October 2024**

UBM Development AG (**Issuer**) is planning the issue of a new bond with a five-year term (2024-2029), an interest rate of 7% per year and a denomination of EUR 500.00. The issue volume of the UBM Green Bond 2024-2029 (**Green Bond 2024**) is expected to total up to EUR 100m, with a possible increase of up to EUR 150m, and will be based, above all, on the acceptance rate of the exchange offer which relates to both the UBM Bond 2019-2025 and the UBM Bond 2021-2026 (**Exchange Offer**). Following the closing of the Exchange Offer on 15 October 2024, the remaining bonds of the Green Bond 2024 (**2024 UBM Bonds**) will be offered for subscription by way of a public offer with prospectus in Austria, Germany and Luxembourg and in other countries through a private placement for subscription (**Cash Subscription Offer**). Interested investors may subscribe for the 2024 UBM-Bonds in the period from 16 October to 22 October 2024, whereby premature closing is reserved. The re-offer price will range between 98% and 100% of the nominal amount of the 2024 UBM-Bonds and will be determined by the Issuer in consultation with the Joint Lead Managers taking into account the then prevailing market conditions after the end of the Exchange Offer and will be published prior to the commencement of the Cash Subscription Offer.

The Issuer intends to use the net issue proceeds for the full or partial financing and/or refinancing of new or existing suitable green projects in agreement with the UBM Green Finance Framework, which is available for review and download on the website at <https://www.ubm-development.com/de/green-finance/>. The planned value date is 29 October 2024.

Plans call for the listing of the Green Bond 2024 for trading on the Official Market (Corporates Prime) of the Vienna Stock Exchange.

The transaction is subject to the approval of a prospectus by the Austrian Financial Market Authority.

Disclaimer: This document does not constitute an offer to sell or exchange or the solicitation of an offer to buy or exchange or subscribe for any securities. In particular, the information contained herein is not intended for direct or indirect publication in or into the United States of America, Australia, Canada or Japan. In particular, this document (and the information contained herein) does not constitute or imply any offer of securities for sale or any solicitation of an offer to purchase any securities in the United States, Australia, Canada or Japan or the United Kingdom of Great Britain and Northern Ireland or in any other country in which such offer or solicitation is prohibited. A public offering of the 2024 UBM-Bonds subject to a prospectus will be made exclusively in Austria, Germany and Luxembourg (**Offer**) to investors resident there on the basis of a securities prospectus prepared in accordance with Regulation (EU) 2017/1129 (Prospectus Regulation) which is expected to be approved by the Austrian Financial Market Authority on or about 30 September 2024, published as planned and notified to the Federal Financial Supervisory Authority in the Federal Republic of Germany and to the Commission de Surveillance du Secteur Financier in the Grand Duchy of Luxembourg as well as any supplements and supplementary sheets thereto (together, the **Prospectus**). The prospective approval of the Prospectus is not to be understood as an endorsement of the 2024 UBM-Bonds offered. Once approved, the Prospectus will be published in electronic form on the Issuer's website at www.ubm-development.com, sub-menu "investor relations", sub-item "bonds" free of charge at the registered office of the Issuer, Laaer-Berg-Straße 43, 1100 Vienna. In connection with the Offer of the 2024 UBM-Bonds, only the information in the Prospectus is binding, the information in this publication is non-binding. Investors should therefore familiarize themselves with the contents of the Prospectus before making their investment decision, in particular with the

information on risks, taxes and conflicts of interest, and seek detailed personal advice taking into account their personal asset and investment situation. Investors are therefore advised to read the Prospectus before making any investment decision in order to fully understand the potential risks and rewards of the decision to invest in 2024 UBM-Bonds. An investment in securities is subject to risks. Investors bear the credit risk of the Issuer. In the event of insolvency and/or liquidation of the Issuer, amounts payable on interest and/or principal may be lower; total loss of the capital invested is also possible in these cases.

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