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UBM Development AG: UBM plans to issue another green bond

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- **New up to EUR 100m bond with five-year term and annual coupon of 6.75% (possible increase of up to EUR 120m)**
- **Exchange offer to bondholders of the UBM Bond 2019-2025 (ISIN AT0000A2AX04) as well as the UBM Bond 2021-2026 (ISIN AT0000A2QS11)**
- **Exchange period: 29 September to 16 October 2025 | Cash subscription period: 20 October to 24 October 2025**

UBM Development AG (**Issuer**) is planning the issue of another green bond with a five-year term (2025-2030), an interest rate of 6.75% per year and a denomination of EUR 500.00. The issue volume of the UBM Green Bond 2025-2030 (**Green Bond 2025**) is expected to total up to EUR 100m, with a possible increase to up to EUR 120m, 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**). Upon completion of the Exchange Offer, presumably on 16 October 2025, the remaining bonds of the Green Bond 2025 (**2025 UBM Bonds**) will be offered for subscription by way of a public offer subject to a prospectus in Austria, Germany and Luxembourg and in other countries through a private placement (**Cash Subscription Offer**). Interested investors may subscribe for the 2025 UBM Bonds in the period from 20 October to presumably 24 October 2025, whereby premature closing of the Cash Subscription Offer is reserved. The re-offer price will range between 98% and 100% of the nominal amount of the 2025 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 of the Green Bond 2025 for the potential refinancing of existing financing of the Issuer or for the full or partial financing and/or refinancing of new or existing suitable green projects in accordance 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 30 October 2025.

The Green Bond 2025 is intended to be listed for trading on the Official Market (Corporates Prime) of the Vienna Stock Exchange. In addition, the Issuer plans to have the 2025 UBM Bonds included for trading on the Quotation Board, Open Market of the Frankfurt Stock Exchange.

The transaction is subject to the approval of a prospectus by the Austrian Financial Market Authority (**FMA**) and its notification to the Federal Financial Supervisory Authority in Germany (*Bundesanstalt für Finanzdienstleistungsaufsicht*) as well as to the *Commission de Surveillance du Secteur Financier* in Luxembourg.

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is not to be understood as an endorsement of the 2025 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" and may also be obtained free of charge at the registered office of the Issuer, Laaer-Berg-Straße 43, 1100 Vienna. In connection with the offer of the 2025 UBM Bonds, only the information contained in the Prospectus shall be binding, the information contained 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 financial 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 opportunities of investing in 2025 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 such cases.

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