

PRESS RELEASE

UBM sells Vienna standing asset Doppio Offices for approximately EUR 20 mn to Union Investment

(Vienna, 10 November 2016) **UBM Development AG has taken another step towards optimising its standing portfolio. The sale of Doppio Offices to Union Investment has been finalised and the property handed over.**

The sale of the office property Doppio Offices in Vienna, which was developed by UBM, is now finalised. The standing asset has been acquired by the property investment manager Union Investment for its in Austria distributed open real estate fund immofonds 1. Doppio Offices has an ideal location close to Vienna's city centre in the third district, in the urban development area "Neu Marx". Conceived as an extension to the award-winning T-Center, the office building is an optimal business venue with good transport access and a unique advertising impact thanks to the company logo on the roof that can be seen from far and wide. Tenants include renowned brands such as Fielmann, Lidl, ÖWD and BM Tricon. The building was completed in May 2012. The sales proceeds from the property (asset value) total EUR 19.5 mn.

"With the handover of Doppio Offices to Union Investment, we have succeeded in selling a property from our comprehensive portfolio", says Michael Wurzinger, COO of UBM Development AG. He adds: "The sales pipeline of UBM is very well filled until year-end 2016 and beyond".

"With its excellent quality and broad mix of tenants with high credit standings, the property is an excellent complement for our immofonds 1 real estate fund and a good signal to the market that we are driving forward our growth strategy for the fund with acquisitions in Austria and Germany", says Dr. Kurt Rossmüller, Managing Director of Union Investment Real Estate Austria AG.

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Impact of the transaction on UBM

The sale and handover of the standing asset (closing) will have a reductive impact to the full extent on net debt in Q4 2016. At the same time, the transaction will increase total output in the same period.

Time of taking effect	Q4/2016
Net sales proceeds*	EUR 19.5 mn
Effect on total output	100% (consolidated in full)
Effect on revenue	None (share deal)
Effect on net debt	100% (reductive impact)

* Asset value

Doppio Offices: a property with outstanding infrastructure

The ten storeys of the Doppio Offices have total lettable space of around 8,000 sqm and benefit from excellent transport connection, comprehensive infrastructure and very good technical fittings. In addition, the office building offers 85 parking spaces. Directly adjacent to the Doppio Offices, an extension to the award-winning T-Center, is the Austria Trend Hotel Doppio – a 4-star hotel with 185 rooms, conference facilities for corporate events, and an inviting lobby.

UBM Development AG is a pure player focusing on real estate development. The strategic focus on the clearly defined three asset classes of Hotel, Office and Residential is complemented by the concentration on the three home markets of Germany, Austria and Poland. In 2015 UBM significantly expanded its business and achieved new records in total output and earnings for the third year in a row.

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Union Investment is one of Europe's leading real estate investment managers and specialises in open property funds for private and institutional investors. Union Investment manages assets of around EUR 30.9 bn in its real estate funds. In the field of open property funds Union Investment is currently number one among investment funds in Germany. Union Investment offers its investors a stable and effective platform, combining a strong performance in property purchases with an active asset management approach. The diversified property portfolio spans 24 countries and five continents and consists of more than 350 properties in the segments office, hotel, retail and logistics.

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