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UBM Development AG: UBM intends to issue another Green Bond

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- **New Green Bond of up to EUR 50 million with a five-year term and an annual coupon of 7 % (with the option to increase to up to EUR 100 million)**
- **Exchange offer to holders of the UBM Green Bond 2023-2027 (ISIN AT0000A35FE2)**
- **Exchange period: 28 September – 16 October 2026 | Cash subscription period: 6 October – 23 October 2026**

UBM Development AG (the "**Issuer**") intends to issue a further green bond with a term of five years (2026-2031), an interest rate of 7% p.a. and a denomination of EUR 500.00. The issue volume of the UBM Green Bond 2026-2031 (the "**Green Bond 2026**") is expected to amount to up to EUR 50 million, with the option to increase it to up to EUR 100 million, and will depend in particular on the acceptance rate of the exchange offer relating to the UBM Green Bond 2023-2027 (the "**Exchange Offer**"). In addition to the Exchange Offer, the bonds of the Green Bond 2026 (the "**2026 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 by way of a private placement (the "**Cash Subscription Offer**"). Interested investors may subscribe for the 2026 UBM Bonds in the period from 6 October 2026 to presumably 23 October 2026, subject to early closing of the Cash Subscription Offer. The re-offer price will be within a range of 99% to 100% of the nominal amount of the 2026 UBM Bonds and will be determined and published by the Issuer, in consultation with the Joint Lead Managers, prior to the start of the Cash Subscription Offer, taking into account the market conditions then prevailing.

The Issuer intends to use the net issue proceeds of the Green Bond 2026 for the potential refinancing of existing financing of the Issuer and for the full or partial financing and/or refinancing of new or existing eligible green projects in accordance with the UBM Green Finance Framework, which is published and available on the website at https://www.ubm-development.com/de/green-finance/. The planned value date is 30 October 2026.

The Green Bond 2026 is intended to be listed for trading on the Official Market (Corporates Prime) of the Vienna Stock Exchange. Furthermore, the Issuer intends to have the 2026 UBM Bonds included for trading on the Quotation Board segment of the Open Market (*Freiverkehr*) of the Frankfurt Stock Exchange.

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

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will be published in electronic form on the Issuer's website at www.ubm-development.com, submenu "Investor Relations", sub-item "Bonds", and will be available free of charge at the Issuer's registered office, Laaer-Berg-Straße 43, 1100 Vienna, Austria. In connection with the Offer of the 2026 UBM Bonds, only the information contained in the Prospectus will be binding; the information in this publication is non-binding. Investors should therefore familiarise themselves with the content of the Prospectus before making an investment decision, in particular with the information on risks, taxes and conflicts of interest, and should obtain thorough professional advice taking into account their personal financial and investment situation. Investors are therefore advised to read the Prospectus before making an investment decision in order to fully understand the potential risks and rewards associated with the decision to invest in the 2026 UBM Bonds. An investment in securities involves risks. Investors bear the credit risk of the Issuer. In the event of insolvency and/or liquidation of the Issuer, the amounts payable in respect of interest and/or principal may be lower; a total loss of the capital invested is also possible in such cases.

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