

An aerial photograph of a city skyline. The central focus is a tall, modern skyscraper with a distinctive orange and black facade. To its left is a white building with a 'Ladziec' sign. To its right is a large mural on a building facade depicting a dragon and a castle. The sky is blue with light clouds.

warimpex

ESTABLISHED IN 1959

*Warimpex
Projects*

2023

Office assets

Page	Asset	Area	Warimpex share
06	Mogilska 41 Office, Cracow, PL	5,100 m ²	100%
07	Mogilska 43 Office, Cracow, PL	12,900 m ²	100%
08	Ogrodowa 8 Office, Łódź, PL	28,400 m ²	100%
09	Red Tower, Łódź, PL	12,400 m ²	100%
10	Business Tower "Zeppelin", St. Petersburg, RU	15,500 m ²	100%
11	Business Towers "Jupiter 1&2", St. Petersburg, RU	16,800 m ²	100%
12	Avior Tower 1, St. Petersburg, RU	18,600 m ²	100%
13	AirportCity Parking Complex, St. Petersburg, RU	445 cars + 2,200 m ²	100%
14	Erzsébet Offices, Budapest, HU	14,400 m ²	100%

Hotel assets

Page	Hotel		Rooms	Warimpex share
18	Airportcity Plaza****, St. Petersburg, RU	owner, operator	294	100%
19	Palais Hansen Kempinski Wien****, Vienna, AT	owner, lessor	152	9.88%
20	InterContinental****, Warsaw, PL	lessee, operator	414	50%
21	greet hotel Darmstadt ***S, Darmstadt, DE	owner, operator	330	100%

Major projects in development

Page		Completion Status	Opening Date	Area	Warimpex share
24	Mogilska 35 Office, Cracow, PL	under construction	2023	11,900 m ²	100%
25	Chopin Office, Cracow, PL	in planning	2024	20,600 m ²	100%
26	MC55 Office, Białystok, PL	in planning	2024	38,500 m ²	100%
27	West Yard 29, Darmstadt, DE	in planning	2024	13,800 m ²	100%
	West Yard 21, Darmstadt, DE	in planning	2025/26	21,000 m ²	100%

History

- 1959** Warimpex Export-, Import- Transithandelswarengesellschaft m.b.H. founded
- 1982** Company begins to specialise in real estate in Central and Eastern Europe, focusing on hotel properties (import/export trading business unit closed in 1999)
- 1982 – present** Strong growth through expansion of the real estate portfolio and development of numerous new projects with a total volume of more than one billion euro
- 2007** IPO on the Vienna and Warsaw stock exchanges

Reference projects see page 30

Warimpex at a glance

Warimpex Finanz- und Beteiligungs AG is a real estate development and investment company. The firm is headquartered in Vienna and is listed on the stock exchanges in Vienna and Warsaw. Its core focus is the construction and operation of offices and hotels in Central and Eastern Europe. Due to this combination of real estate development and asset management, Warimpex sees itself as a “hybrid” real estate company that operates properties until the time at which the highest added value can be realised through sale. The Company has developed properties worth over two billions euro over the past 40 years and is currently active in CEE, Russia, Austria and Germany. Warimpex believes in quality and sustainability as the basis for strong future growth.

Investment Case

- Many years of success in the development and sale of properties as part of the establishment of its portfolio
- Broadly diversified portfolio in terms of regions (from Paris to St. Petersburg) and segments
- Synergies from business activities as a property developer and property owner
- Management team with over 40 years of experience on the CEE real estate market
- External valuations guarantee transparency

Management Board

Franz Jurkowitsch, CEO

Daniel Folian

Alexander Jurkowitsch

Florian Petrowsky



Office Assets



warimpex

Mogilska 41 Office

CRACOW

Address:

ul. Mogilska 41

PL-31-545 Cracow



Warimpex share: 100%

Constructed: 1967

Renovated: 2019

Purchased: 2017

Location

- Prime location in the commercial district of Cracow
- Direct connection to public transportation at Rondo Mogilskie
- Vicinity of courts and public offices

Facts

- Class B office
- 12 floors above ground (office space)
- 5,088 m² leasable office space
- 12 Parking places
- Leasable space per floor between 200 m² and 900 m²

Mogilska 43 Office

CRACOW

Address:

ul. Mogilska 43
PL-31-545 Cracow



★★★★☆ EXCELLENT

Warimpex share: 100%

Opened: 2019

Location

- Prime location in the business district of Cracow
- Direct connection to public transportation at Rondo Mogilskie and Mogilska Street
- Vicinity of courts and public offices

Facts

- Class A office
- 9 floors above ground (office space, retail space)
- 2 underground levels (with 203 parking places)
- 11,344 m² leasable office space and 1,565 m² leasable retail space
- Leasable space per floor between 800 and 2,000 m²



Ogrodowa 8 Office

ŁÓDŹ

Address:

Ogrodowa 8
PL-91-065 Łódź



★★★★☆ EXCELLENT

Warimpex share: 100%

Opened: 2018

Location

- Central location
- High visibility
- In vicinity to Manufaktura Shopping centre and ul. Piotrkowska
- Direct connection to public transportation

Facts

- Class A office
- 7 floors above ground (office space, retail space)
- 2 underground levels (with 286 parking places)
- 24,931 m² leasable office space and 3,491 m² leasable retail space
- Leasable space per floor approx. 4,700 m²



Red Tower

ŁÓDŹ

Address:

ul. Piotrkowska 148/150

PL-90-063 Łódź



Warimpex share: 100%

Constructed: 1978

Renovated: 2008

Purchased: 2022

Location

- Prime location in the city center of Łódź
- At the pedestrian zone of Piotrkowska street
- Direct connection to public transportation at Pilsudskiego street
- Vicinity of public areas and shops

Facts

- Class B business tower with a total gross area of 15,000 m² (net lease area 12,400 m²)
- One of the tallest office buildings in Łódź with 20 floors and office space with flexible layout options (floor net area 615 m²)
- 22 parking spaces
- Coworking space and serviced offices



AIRPORTCITY Business Tower "Zeppelin"

ST. PETERSBURG

Address:

Pulkovo

International Airport St. Petersburg

www.airportcity.spb.ru



AIRPORTCITY

ST. PETERSBURG



Warimpex share: 100%

Opened: 6/2015

Location

- 1,500 m from airport Pulkovo, free shuttle bus
- Just off the Pulkovo superhighway
- Close to the Ring Road (Pulkovo Exit)
- Close to high-speed road
- 15 km from the historic centre of the city
- 4 km from the Moskovskaya and Zvezdnaya subway stations, shuttle bus

Facts

- Total gross building area of 15,600 m²
- Class A business tower
- Car parking
- Cafeteria
- LEED Gold certificate



AIRPORTCITY Business Towers "Jupiter 1 & 2"

ST. PETERSBURG

Address:

Pulkovo

International Airport St. Petersburg

www.airportcity.spb.ru



AIRPORTCITY

ST. PETERSBURG

Warimpex share: 100%

Opened: 07/2012

Location

- 1,500 m from airport Pulkovo, free shuttle bus
- Just off the Pulkovo superhighway
- Close to the Ring Road (Pulkovo Exit)
- Close to high-speed road
- 15 km to the historic centre of the city
- 4 km from the Moskovskaya and Zvezdnaya subway stations, free shuttle bus

Facts

- Class A business towers with a total gross building area of 18,600 m²
- Canteen
- Car parking



Avior Tower 1

ST. PETERSBURG

Address:

Pulkovo

International Airport St. Petersburg

www.airportcity.spb.ru



AIRPORTCITY

ST. PETERSBURG



Warimpex share: 100%

Opened: 07/2022

Location

- 1,500 m from airport Pulkovo, free shuttle bus
- Just off the Pulkovo superhighway
- Close to the Ring Road (Pulkovo Exit)
- Close to high-speed road
- 15 km from the historic centre of the city
- 4 km from the Moskovskaya and Zvezdnaya subway stations, shuttle bus

Facts

- Class A business tower with a total gross building area of 18,635 m²
- Canteen
- Car parking

AIRPORTCITY Parking Complex

ST. PETERSBURG



Warimpex share: 100%

Opened: 5/2017

Location

- 1,500 m from airport Pulkovo, free shuttle bus
- Just off the Pulkovo superhighway
- Close to the Ring Road (Pulkovo Exit)
- Close to high-speed road
- 15 km from the historic centre of the city
- 4 km from the Moskovskaya and Zvezdnaya subway stations, shuttle bus

Facts

- Total gross building area of 20,400 m²
- Closed heated car park building with total area of 4,700 m²
- 445 Parking spaces on 2 floor levels
- approx. 2,500 m² storage area
- approx. 2,200 m² offices



Erzsébet Offices

BUDAPEST

Address:

Erzsébet királyné útja 1/C

HU-1146 Budapest

Warimpex share: 100%

Year built:

Building A: 1963, Building B: 1965

Acquired: 2006

Rental space: 14,355 m²

Location

- The building is located on the Pest side of the River Danube, close to the intersection of Hungária krt. and highway M3.
- The neighbourhood is characterised by both residential and business buildings.

Facts

- The office complex consists of two separate office buildings with a total leasable area of 14,355 m².
- Office building A: refurbishment completed to an A category office building in 2015
- Office building B: refurbishment has been completed in 2009.
- 157 parking spaces are available.





A nighttime aerial view of a city with a prominent Intercontinental hotel building in the foreground. The hotel's name is illuminated on its facade. The background shows a dense urban landscape with many lit-up buildings and streets.

Hotel Assets

INTERCONTINENTAL

warimpex

Address:

Startovaya 6 Lit. A
RU-196210 St. Petersburg
info@airportcityplaza.ru
www.airportcityplaza.ru



Managed by Formalhaut



Warimpex share: 100%

Opened: 12/2011

Location

- 1,500 m from the airport Pulkovo, shuttle bus
- Just off the Pulkovo superhighway
- Close to the Ring Road (Pulkovo Exit)
- Close to high-speed road
- 15 km from the historic center of the city
- 4 km from the Moskovskaya and Zvezdnaya subway stations, shuttle bus

Facts

- State-of-the-art conference centre with 11 multi-functional meeting rooms (1,130 m²)
- Restaurant, cocktailbar, "illy"-cafe
- Spa & fitness centre
- Car parking

Room types

294 modern designed double rooms and suites equipped with high quality amenities



Address:

Schottenring 24
AT-1010 Vienna
www.palaishansen.com
www.kempinski.com/en/vienna/palais-hansen



Managed by Kempinski

Warimpex share: 9.88%
Constructed: 1873
Opened: March 2013
Net floor area: 20,500 m²

Facts

- 280 m² ballroom “Theophil”
- 820 m² conference space (including ballroom “Theophil”)
- 800 m² wellness & spa
- 2 restaurants “Wintergarten” and “Edvard”
- Sushi bar “Daihachi”

Room types

152 rooms and suites

The Palais Hansen Kempinski – originally built as a hotel for the World Exhibition in Vienna in 1873 – captivates the visitor with a historic building, modern architecture and contemporary luxury.

It is located in the historic city centre of Vienna, close to the former Vienna stock exchange, St. Stephen’s Cathedral and other sights of the city. It takes only 25 minutes by car to reach Vienna International Airport and the hotel is easily reachable by public transport.

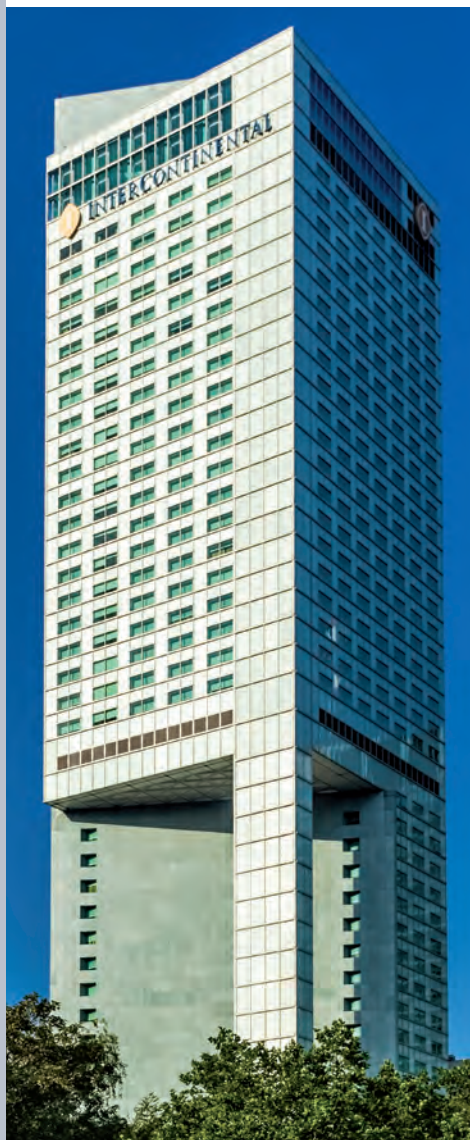


Address:

ul. Emilii Plater 49
 PL-00-125 Warsaw
 warsaw@ihg.com
 www.warsaw.intercontinental.com



Managed by InterContinental Hotels Group



Warimpex share: 50%*

Opened: 2003

Renovated: 2019

*developed, sold and leased by Warimpex

Location

- In Warsaw's financial district in the heart of the capital
- 8 km from the international airport

Facts

- Tallest 5-star hotel in Poland
- 14 conference rooms with a total area of more than 1,340 m²
- The Riverview Wellness Centre on the 43rd and 44th floors, with views of the Vistula River and the city, is equipped with swimming pool, gym and aerobics room, sauna, steam bath, jacuzzi and spa
- Several restaurants and bars
- Underground parking for 175 cars

Room types

414 rooms, suites and luxury apartments in total:

- 131 standard rooms
- 26 business rooms
- 97 club rooms
- 88 deluxe rooms
- 30 junior suites
 - 3 senior suites
- 24 apartments
- 14 corner suites
 - 1 presidential suite

Address:

Hilpertstraße 27
DE-64295 Darmstadt
www.greethoteldarmstadt.com

★★★★S

Managed by Cycas Hospitality
Franchised by Accor

greet**Warimpex share:** 100%**Constructed:** 1988**Purchased:** April 2019**Reopened:** September 2019**Refurbished:** 2020/2021**Location**

- Close to many renowned companies (Deutsche Telekom, Software AG, Borg Warner Akasol, European Space Agency, Eumetsat, Merck, Evonik, Röhm, P&G, Wella)
- Close to the motorway –1 km
- 15 min to Frankfurt Airport
- 10 min walk to central railway station
- Close to various high-end technical universities (TU-Darmstadt, h_da)

Facts

- Car parking
- Restaurant
- Bar 24/7
- 26 meeting rooms (2,000 m²)
- Auditorium
- 5,000 m² private garden space
- 1,500 m² offices & co-working spaces

Room types

- 330 rooms & suits
- 4 different room types







*Projects in
development*

warimpex

Mogilska 35 Office

CRACOW

Address:

ul. Mogilska 35

PL-31-545 Cracow

Warimpex share: 100%

Opening: 2023

Location

- Prime location in the business district of Cracow
- Direct connection to public transportation at Rondo Mogilska and Mogilska Street
- Vicinity of courts and public offices

Facts

- Class A office
- 7 floors above ground (office space, retail space)
- 3 underground levels (with approx. 264 parking places)
- Up to 10,628^{m²} leasable office space and 1,248 m² leasable retail space
- Leasable space per floor approx. 1,600 m²



Chopin Office

CRACOW

Address:

ul. Przy Rondzie 2
PL-31-547 Cracow

Warimpex share: 100%

Opening: 2024

Location

- Prime location in the business district of Cracow
- Direct connection to public transportation at Rondo Mogilskie
- Vicinity of courts and public offices

Facts

- Class A office
- 9 floors above ground (office space, retail space)
- 3 underground levels (with approx. 234 parking places)
- 18,600 m² leasable office space and 2,000 m² leasable retail space
- Leasable office space per floor between 2,000 and 2,600 m²
- Direct connection to Vienna House Easy by Wyndham Cracow



MC 55

BIALYSTOK

Address:

ul. Bohaterów Monte Cassino 55

PL-15-873 Białystok

Warimpex share: 100%

Opening: 2024

Location

- Prime location vis-à-vis main bus and train station
- Direct connection to public transportation
- Vicinity to City Center
- High visibility

Facts

- Class A office with shopping area
- 6 floors above ground (office space, retail space)
- 2 underground levels (with approx. 396 parking places)
- Up to 33,431 m² leasable office space and 5,024 m² leasable retail space
- Leasable space per floor approx. 4,600 m²



West Yard 29

DARMSTADT

Address:

Hilpertstraße 29

DE-64295 Darmstadt

Warimpex share: 100%

Opening: 2025

Location

- Close to many renowned companies (Deutsche Telekom, Software AG, Borg Warner Akasol, European Space Agency, Eumetsat, Merck, Evonik, Röhm, P&G, Wella)
- Close to the motorway –1 km
- 15 min to Frankfurt Airport
- 10 min walk to central railway station
- Close to various high-end technical universities (TU-Darmstadt, h_da)

Facts

- Class A office
- 6 floors above ground (office space, café)
- 3 underground levels (with parking places for approx. 297 cars and 224 bikes)
- 13.800 m² leasable office space
- Leasable space per floor approx. 2,100 m²
- Flexible office sizes from 180 m²





References

warimpex

Hotels

Vienna House Dream Castle Marne-la-Vallée, FR 4-star hotel, 397 rooms and suites	Opened in 2004	Sold in 2019
Vienna House Magic Circus Marne-la-Vallée, FR 4-star hotel, 396 rooms and suites	Opened in 2003	Sold in 2019
Vienna House Dvořák Karlovy Vary, CZ 4-star hotel, 126 rooms	Opened in 1990	Sold in 2019
Vienna House Diplomat Prague, CZ 4-star hotel, 398 rooms and suites	Opened in 1990	Sold in 2017
angelo Pilsen, CZ 4-star hotel, 144 rooms and suites	Opened in 2008	Sold in 2017
andel's Łódź, PL 4-star hotel, 278 designer rooms and suites	Opened in 2009	Sold in 2017
andel's Cracow, PL 4-star hotel, 159 rooms and suites	Opened in 2007	Sold in 2009 operated till 2017
Vienna House Easy Chopin Cracow, PL 3-star hotel, 221 rooms and suites	Opened in 1992	Sold in 2017
angelo Katowice, PL 4-star hotel, 203 rooms, suites and apartments	Opened in 2010	Sold in 2017
Vienna House Amber Baltic Międzyzdroje, PL 4-star hotel, 191 rooms and suites	Opened in 1991	Sold in 2017
angelo Bucharest, RO 4-star hotel, 177 rooms and suites	Opened in 2001	Sold in 2017
angelo Prague, CZ 4-star hotel, 168 rooms and suites	Opened in 2006	Sold in 2016
angelo Congress and Airporthotel Ekaterinburg, RU 4-star hotel, 211 rooms and suites	Opened in 2009	Sold in 2015
Liner Hotel Ekaterinburg, RU 3-star hotel, 152 rooms	Opened in 1986	Sold in 2015
andel's Berlin, DE 4-star S hotel, 557 rooms and suites	Opened in 2009	Sold in 2015
Savoy Hotel Prague, CZ 4-star hotel, 61 luxurious rooms and suites	Opened in 1994	Sold in 2014
Le Palais Hotel Prague, CZ 5-star hotel, 72 luxurious rooms and suites	Opened in 2003	Sold in 2013
Palace Hotel Prague, CZ 5-star hotel, 114 rooms and 10 luxury suites	Opened in 1989	Sold in 2013
angelo Munich, DE 4-star hotel, 146 rooms	Opened in 2008	Sold in 2013
Radisson Blu Sobieski Hotel Warsaw, PL 4-star hotel, 435 rooms	Purchased in 2006	Sold in 2011

andel's Suites Prague, CZ 51 studios and apartments	Opened in 2003	Sold in 2005
andel's Prague, CZ 4-star hotel, 239 rooms	Opened in 2002	Sold in 2005
Sheraton Hotel Warsaw, PL 5-star hotel, 350 rooms	Opened in 1996	Sold in 1996
Průhonice Sport Hotel Prague, CZ 4-star hotel, 100 rooms	Opened in 1990	Sold in 1990
Holiday Inn Hotel Warsaw, PL 4-star hotel, 172 rooms	Opened in 1989	Sold in 1989
Forum Hotel Prague, CZ 4-star hotel, 560 rooms	Opened in 1989	Sold in 1989
Jelenia Gora Hotel Jelenia Gora, PL 4-star hotel, 172 rooms	Opened in 1989	Sold in 1987
Panorama Hotel Prague, CZ 4-star hotel, 456 rooms	Opened in 1983	Sold in 1983
Novotel Hotel Budapest, HU 4-star hotel, 324 rooms	Opened in 1982	Sold in 1982
Penta Hotel Budapest, HU 4-star hotel, 400 rooms	Opened in 1982	Sold in 1982

Shopping Center

Velký Špalíček – Shopping Center & Multiplex Brno, CZ Shopping and entertainment mall	Opened in 2001	Sold in 2006
---	----------------	--------------

Offices

Office B52 Budapest, HU Baross utca 52, HU-1085 Budapest	Acquired in 2018	Sold in 2022
Parkur Tower Warsaw, PL, Ursynów District/Mokotów District ul. Kłobucka 25, PL-02-699 Warsaw	Opened in 2006	Sold in 2017
Le Palais Office Warsaw, PL ul. Prozna 7-9, PL-00-107 Warsaw	Opened in 2013	Sold in 2013
Csalogány Office Budapest, HU Csalogány utca 47-49, H-1027 Budapest	Purchased in 2003	Sold in 2009
Pauler Office Budapest, HU 3,095 m ² net leasable office space	Purchased in 2006	Sold in 2008
Anděl City Office Building SO 11 Prague, CZ AAA office building, 4,000 m ² net leasable office space	Opened in 2007	Sold in 2007
Warsaw Towers Warsaw, PL approx. 20,000 m ² net leasable office space	Opened in 1999	Sold in 2000
Kolmex Office Building Warsaw, PL 8-floor office building	Opened in 1992	Sold in 1992

andel's**** Hotel
Łódź, PL



andel's**** Hotel
Berlin, DE



andel's**** Hotel
Cracow, PL



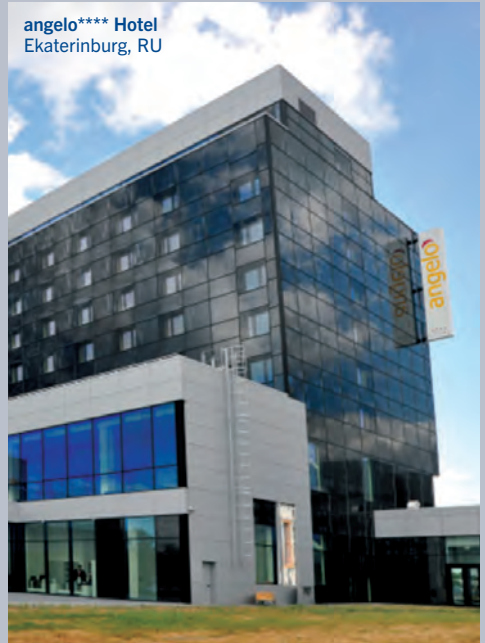
angelo**** Hotel
Katowice, PL



angelo**** Hotel
Prague, CZ



angelo**** Hotel
Ekaterinburg, RU



Palace***** Hotel
Prague, CZ



LePalais***** Hotel
Prague, CZ



Dvorak****
Karlovy Vary, CZ



Magic Circus****
Paris, FR



Dream Castle****
Paris, FR



Amber Baltic** Hotel**
 Międzyzdroje, PL



Savoy** Hotel**
 Prague, CZ



angelo** Hotel**
 Pilsen, CZ



angelo** Hotel**
 Bucharest, RO



andel's Hotel**** + Suites
Prague, CZ

FIRST DESIGN HOTEL CEE



angelo**** Hotel
Munich, DE



Radisson Blu Sobieski Hotel
Warsaw, PL



Vienna House Diplomat**** Hotel
Prague, CZ



Novotel Hotel****
Budapest, HU



Sheraton Hotel*****
Warsaw, PL



Chopin *** Hotel
Cracow, PL



Parkur Tower Office
Warsaw, PL



Cetelem Office
Budapest, HU

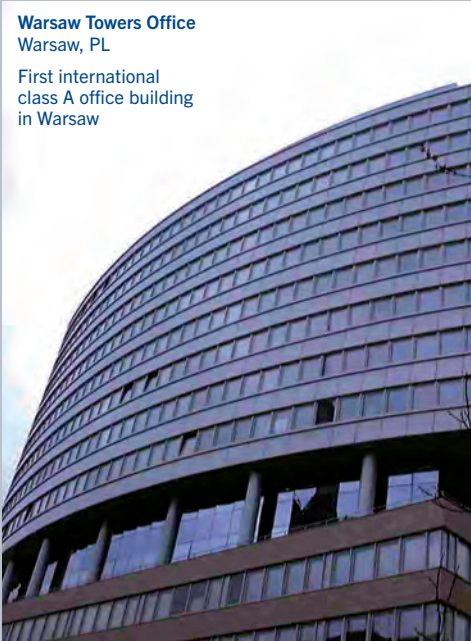


Pauler Office
Budapest, HU



Warsaw Towers Office
Warsaw, PL

First international
class A office building
in Warsaw



Le Palais Office
Warsaw, PL





warimpex

*Experts with a
40-year track record
in the hotel and office
investment market*

Warimpex Finanz- und Beteiligungs AG

Floridsdorfer Hauptstraße 1, A-1210 Vienna

T +43 1 31055 00 · F +43 1 31055 00-122

© 02/2023 · Errors and omissions excepted

www.warimpex.com