



warimpex

WARIMPEX
*Report on the
First Three
Quarters of
2023*

WARIMPEX GROUP

Key Figures

in EUR '000	1–9/2023	Change	1–9/2022
Investment Properties revenues	28,096	17%	23,912
Hotels revenues	8,425	27%	6,613
Development and Services revenues	1,015	-47%	1,908
<i>Total revenues</i>	<i>37,536</i>	<i>16%</i>	<i>32,433</i>
Expenses directly attributable to revenues	12,610	7%	11,742
<i>Gross income from revenues</i>	<i>24,926</i>	<i>20%</i>	<i>20,691</i>
Gains or losses from the disposal of properties	–	–	2,821
EBITDA	16,745	5%	15,948
Depreciation, amortisation, and remeasurement	-2,029	–	5,535
EBIT	14,716	-31%	21,482
Financial result	-8,908	60%	-5,573
Profit or loss for the period	3,245	-76%	13,576
Net cash flow from operating activities	20,657	155%	8,092
Equity and liabilities	403,601	-16%	481,793
Equity	143,955	-16%	171,414
Equity ratio	36%	0 pp	36%
Number of shares	54,000,000	–	54,000,000
Earnings per share in EUR	0.06	-76%	0.26
Number of treasury shares as at 30 September	1,939,280	-	1,939,280
Number of office and commercial properties	9	1	8
Lettable office space	126,300 m ²	21,600 m ²	104,700 m ²
Office space with sustainability certificates	75,400 m ²	18,600 m ²	53,800 m ²
in % of the total floor area	60%	6 pp	54%
Number of hotels	4	–	4
Number of rooms (adjusted for proportionate share of ownership)	831	–	831
	30/6/2023¹	Change	31/12/2022¹
Gross asset value (GAV) in EUR millions	393.9	-8%	429.3
NNNAV per share in EUR	3.33	-12%	3.78
EPRA NTA per share in EUR	3.16	-12%	3.59
End-of-period share price in EUR	0.78	20%	0.65

¹ As no external valuation of the portfolio was completed as at 30 September 2023 or 30 September 2022, the latest available values are shown.

FOREWORD BY THE CHAIRMAN OF THE MANAGEMENT BOARD

Dear Shareholders,

Warimpex succeeded in generating a clearly positive result amidst the still challenging market conditions in the first three quarters of the year. The focus of recent activities has been on the successful adoption of a new zoning plan for office developments in Darmstadt as well as the completion of Mogilska 35 Office in Krakow after the reporting date.

Positive development of operational activities

The trend seen in the first two quarters continued, and Warimpex's total revenues improved by 16 per cent to EUR 37.5 million. This can be attributed to higher revenues due to higher occupancy for the Polish office properties as well as to Avior Tower in St. Petersburg, which has been fully occupied since January 2023. In contrast to the prior year, which saw the completion of a transaction in Budapest, no property sales have been executed this year. EBITDA thus increased by 5 per cent from EUR 15.9 million to EUR 16.7 million, primarily due to the increase in revenues.

EBIT fell from EUR 21.5 million to EUR 14.7 million as a result of a decline in the result from depreciation, amortisation, and remeasurement from EUR 5.5 million to minus EUR 2 million. The financial result went from minus EUR 5.6 million to minus EUR 8.9 million, primarily due to lower exchange rate gains and slightly higher interest expenses. Only 20 per cent of Warimpex's financial liabilities are subject to variable interest rates, so interest rate risk is considered to be manageable. All in all, this resulted in a profit for the period of EUR 3.2 million, down from EUR 13.6 million in the prior-year period.

Focus on office developments in Germany and Poland

The Mogilska 35 Office building in Krakow, which offers 11,900 square metres of net floor space, was completed according to plan after the reporting date. The building is just under half occupied at present. The tenant adaptation work is currently under way.

Office developments in the German city of Darmstadt represent a major future project for Warimpex, and the company has property reserves for this purpose at Telekom City in the immediate vicinity of the greet hotel. An important milestone was reached with the successful adoption of the zoning plan in September. As a result, office and commercial properties with up to 77,500 square metres of floor space can now be built. The planning for the first project, West Yard 29 with gross floor space of roughly 13,800 square metres, is already at an advanced stage. The modern office building will offer six storeys and meet the highest standards with regard to sustainable and Taxonomy-aligned construction methods. For example, roof and facade greening, photovoltaic systems, and mobility concepts with sharing offers are planned. The application for a building permit was submitted after the reporting date. The start of construction will depend on finding a favourable timeframe on the market and securing tenant interest, and will be in the second half of 2024 at the earliest.

Further developments are in the pipeline, such as the MC 55 multi-use building in Białystok with roughly 38,500 square metres of space and the Chopin co-living/office project in Krakow with roughly 21,200 square metres of space. Building permits have already been issued for both of these real estate projects. No new developments are planned in Russia.

Outlook for 2024

Management continues to keep a close eye on the geopolitical developments and their effects, such as inflation and interest rate hikes.

From an operational standpoint, the focus is on pushing ahead with our projects on existing property reserves. In addition, the entire Group is pursuing the goal of confirming the implementation of sustainability concepts through appropriate property certifications and creating high-quality, modern work environments.

Vienna, November 2023



Franz Jurkowitsch

REPORT ON THE FIRST THREE QUARTERS OF 2023

Assets, Financial Position, and Earnings Situation

Earnings situation

Development of revenues

The rise in revenues from the rental of office properties (Investment Properties revenues) from EUR 23.9 million to EUR 28.1 million is due to the higher occupancy rate of the Polish office properties as well as additional revenues from Avior Tower, which has been fully occupied since the beginning of 2023.

Revenues in the Hotels segment rose to EUR 8.4 million in the first three quarters of 2023, which represents an increase of 27 per cent compared with the prior-year period. The development of revenues was still stunted by the COVID-19 pandemic in the previous year.

Total revenues improved by 16 per cent to EUR 37.5 million, while the expenses directly attributable to revenues increased by 7 per cent to EUR 12.6 million. This led to a 20 per cent increase in gross income from revenues to EUR 24.9 million (2022: EUR 20.7 million).

Gains or losses from the disposal of properties

The Group conducted no real estate transactions in the first three quarters of 2023. The B52 office property in Budapest was sold at a profit in the prior-year period.

EBITDA – EBIT

EBITDA (earnings before interest, taxes, depreciation, amortisation, and gains/losses on the remeasurement of investment properties) rose from EUR 15.9 million to EUR 16.7 million, primarily due to the increase in revenues.

EBIT fell from EUR 21.5 million to EUR 14.7 million, mainly due to the negative result from depreciation, amortisation, and remeasurement in the amount of minus EUR 2.1 million (2022: remeasurement gain of EUR 5.5 million).

Financial result

The financial result (including earnings from joint ventures) went from minus EUR 5.6 million to minus EUR 8.9 million, primarily due to lower exchange rate gains and slightly higher interest expenses.

Finance expenses: in EUR '000	1–9/2023	1–9/2022
Composition:		
Interest on short-term borrowings, project loans, and other loans	(9,084)	(7,712)
Coronavirus aid for interest expenses	–	41
Interest on bonds	(475)	(303)
Interest on loans from minority shareholders	(9)	(4)
Interest on lease liabilities	(68)	(80)
Derecognition of capitalised transaction costs	–	(34)
Other finance expenses	(476)	(369)
Unrealised losses on derivative financial instruments	–	(979)
	(10,112)	(9,440)

Profit or loss for the period

Overall, the result for the period for the Warimpex Group went from EUR 13.6 million in the prior-year period to EUR 3.2 million.

Financial position

Changes in the most important assets and liabilities:

Investment properties: in EUR '000	Developed properties	Development properties	Reserve properties	Total
Changes in 2023:				
Carrying amounts at 1 January	336,835	30,128	21,500	388,463
Additions/investments	1,212	9,773	767	11,753
Capitalised borrowing costs	–	711	–	711
Disposals	(382)	–	–	(382)
Net measurement result	(2,534)	(2,913)	3,301	(2,146)
Exchange adjustments	(48,280)	253	(2,107)	(50,133)
Net carrying amount at 30 September	286,851	37,952	23,462	348,265

Property, plant, and equipment: in EUR '000	Hotels	Right- of-use assets	Other property, plant, and equipment	Total
Changes in 2023:				
Carrying amounts at 1 January	33,362	896	2,149	36,408
Additions	540	262	477	1,280
Disposals	(8)	(5)	–	(13)
Scheduled depreciation and amortisation	(1,099)	(229)	(290)	(1,618)
Impairment reversals	2,024	–	–	2,024
Impairment charges	(268)	–	–	(268)
Exchange adjustments	(5,493)	(4)	(14)	(5,511)
Net carrying amount at 30 September	29,059	921	2,322	32,302

Financial liabilities: in EUR '000	Project loans	Working capital loans	Bonds	Loans from minorities and others	Lease liabilities	Total
Changes in 2023:						
Carrying amounts at 1 January	206,753	14,556	12,627	8,897	2,136	244,970
Borrowing (cash flow)	10,917	–	–	933	–	11,850
Repayment (cash flow)	(6,866)	(1,774)	(1,800)	(2,000)	(204)	(12,644)
Change in accumulated interest	266	–	258	(59)	26	491
Changes in foreign exchange rates	(22,894)	–	–	(456)	(35)	(23,385)
Other changes	–	–	–	–	229	229
As at 30 September	188,176	12,782	11,085	7,315	2,153	221,511
<i>thereof current (due < 1 year)</i>	9,296	12,782	1,962	5,544	516	30,100
<i>thereof non-current (due > 1 year)</i>	178,881	–	9,123	1,771	1,637	191,411

Segment analysis

The Warimpex Group has defined the business segments of: Investment Properties, Hotels, and Development and Services. The Investment Properties segment contains the income and expenses from the rental of office properties as well as the gains/losses on the remeasurement of the properties. The results from the operation of the hotel properties owned by the Group are shown in the Hotels segment. The Development and Services segment covers development services, activities of the Group parent, and profit contributions from the sale of properties.

Investment Properties segment

in EUR '000	1–9/2023	1–9/2022
Segment revenues	28,096	23,912
Segment EBITDA	19,740	14,137
Property remeasurement result	-2,534	1,808

The higher revenues and the EBITDA for the Investment Properties segment are primarily due to the additional earnings contributions from the Avior office tower and higher occupancy rates in Poland.

Hotels segment

in EUR '000	1–9/2023	1–9/2022
Segment revenues	8,425	6,613
Segment EBITDA	1,691	2,012
Depreciation, amortisation, and impairments/impairment reversals	652	-1,158

The development of revenues in the first three quarters of 2022 – and particularly in the first half of the year – was still stunted by the COVID-19 pandemic, while no such restrictions were in place during the reporting period.

Development and Services segment

in EUR '000	1–9/2023	1–9/2022
Segment revenues	1,015	1,908
Gains or losses from the disposal of properties	–	2,821
Segment EBITDA	-4,685	-201
Remeasurement result	388	5,436

The results in this segment typically depend heavily on the sale of real estate holdings (share deals) and properties (asset deals) and are subject to significant year-on-year fluctuation. A new zoning plan pertaining to office and commercial property developments on our plots of land in Darmstadt was adopted in September. This led to an increase in the value of the land and thus a remeasurement gain.

The B52 office property in Budapest was sold at a profit in June of the prior year.

Outlook

After the reporting date, the Mogilska 35 Office building in Krakow with roughly 11,900 square metres of space was completed according to plan. The tenant adaptation work is currently under way. Around 50 per cent of the space at the office building is occupied at the moment.

The following real estate projects are currently under development:

- MC 55 multi-use building in Bialystok with roughly 38,500 square metres of space (currently being planned, building permit issued)
- Chopin co-living/office project with roughly 21,200 square metres of space, Krakow (currently being planned, building permit issued)
- West Yard 29 office building in Darmstadt with roughly 13,800 square metres of space (currently being planned, zoning plan approved)

Our operational focus continues to be on making preparations for construction and obtaining building permits in order to be ready to start construction at the suitable time. The new zoning plan for office developments in Darmstadt entered into force in September. The application for a building permit was submitted after the reporting date.

Since the beginning of the conflict in Ukraine, management has continuously focused on the related geopolitical developments. The Management Board is monitoring the economic and legal developments in Russia very closely in coordination with the Supervisory Board in order to be able to react quickly to current events if necessary. At present, it is possible to continue the operational activities (letting of office properties and operation of a hotel) in Russia without significant restrictions; new projects are not planned at this time.

The Group owns properties in St. Petersburg (one hotel, three office properties, one multi-use building) with a value of roughly EUR 155 million, which make up roughly 41 per cent of its property assets. The office properties are fully occupied. The revenue attributable to Russia in the first three quarters of 2023 came to EUR 23.6 million. As at the reporting date, there are bank deposits of Russian subsidiaries equivalent to EUR 5.9 million that the Group can only access to a limited extent due to the applicable restrictions on the movement of capital, as there are monthly limits per company for transfers from Russia to the EU. Other financial effects on the consolidated financial statements due to the investments in Russia (see also section 3.4.1. in the notes to the consolidated financial statements as at 31 December 2022 as well as section 2.2. in the consolidated interim financial statements as at 30 June 2023) are possible depending on the duration of the conflict, but cannot be reliably estimated at present.

Warimpex expects the rouble exchange rate to remain volatile in the future, as well.

The increase in the cost of project financing resulting from the inflation trend and the higher key rates as well as the rise in yields for properties, which in turn could lead to lower property values, are still key topics in the real estate industry. As at the reporting date, only around 20 per cent of the Group's interest-bearing financial liabilities were subject to variable interest rates, so interest rate risk is considered to be manageable for Warimpex.

Based on the budget figures for the current financial year, the Group anticipates positive development of its operational activities for 2023. Market conditions are expected to remain challenging due to the conflict in Ukraine and the higher prices and interest rates, but Warimpex is optimally prepared to meet these challenges with its experienced and crisis-tested team.

In addition, the topic of sustainability is becoming an increasingly important focus. Sustainability has long since become more than a peripheral topic and now shapes the thinking and actions of the majority of the population. Sustainability and climate protection are gaining even more significance due to the initial application of the EU Taxonomy, which is aimed at promoting environmentally sustainable economic activities. Throughout the Group, the goal is to confirm the implementation of sustainability concepts at our properties by obtaining appropriate certifications for our property portfolio. Several of our properties have already been classified as Taxonomy-aligned and thus as environmentally sustainable. This course will be continued in the future.

Vienna, 29 November 2023



Franz Jurkowitsch
Chairman of the Management Board



Daniel Folian
Deputy Chairman of the Management Board



Alexander Jurkowitsch
Member of the Management Board



Florian Petrowsky
Member of the Management Board

Condensed Consolidated Interim Financial Statements

AS AT 30 SEPTEMBER 2023

- 9 **Condensed Consolidated Income Statement**
- 10 **Condensed Consolidated Statement of Comprehensive Income**
- 11 **Condensed Consolidated Statement of Financial Position**
- 12 **Condensed Consolidated Statement of Cash Flows**
- 13 **Condensed Consolidated Statement of Changes in Equity**

Red Tower
Łódź, PL

Condensed Consolidated Income Statement

FOR THE PERIOD FROM 1 JANUARY TO 30 SEPTEMBER 2023 – UNAUDITED

in EUR '000	1–9/2023	7–9/2023	1–9/2022	7–9/2022
Investment Properties revenues	28,096	8,681	23,912	9,221
Hotels revenues	8,425	2,511	6,613	2,787
Development and Services revenues	1,015	86	1,908	323
Revenues	37,536	11,278	32,433	12,332
Expenses from the operation of investment properties	(5,162)	(1,580)	(4,866)	(2,050)
Expenses from the operation of hotels	(6,574)	(1,934)	(5,068)	(2,102)
Expenses directly attributable to development and services	(875)	(92)	(1,808)	(384)
Expenses directly attributable to revenues	(12,610)	(3,606)	(11,742)	(4,535)
Gross income from revenues	24,927	7,673	20,691	7,797
Gains or losses from the disposal of properties	–	–	2,821	–
Other operating income	253	95	1,423	161
Administrative expenses	(7,467)	(2,026)	(7,883)	(2,824)
Other expenses	(967)	(261)	(1,105)	73
Earnings before interest, taxes, depreciation, amortisation, and remeasurement (EBITDA)	16,745	5,481	15,948	5,207
Scheduled depreciation and amortisation on property, plant, and equipment and intangible assets	(1,396)	(461)	(1,631)	(545)
Scheduled depreciation on right-of-use assets	(243)	(69)	(281)	(78)
Impairment of property, plant, and equipment	(268)	(117)	–	26
Reversals of impairment on property, plant, and equipment	2,024	93	201	201
Gains/losses on remeasurement of investment property	(2,146)	3,349	7,245	(63)
Depreciation, amortisation, and remeasurement	(2,029)	2,796	5,534	(459)
Earnings before interest and taxes (EBIT)	14,716	8,277	21,482	4,748
Interest revenue	533	246	367	92
Other finance income	110	110	–	–
Finance expenses	(10,112)	(3,244)	(9,440)	(3,930)
Changes in foreign exchange rates	551	(811)	2,994	(2,864)
Result from joint ventures (equity method) after taxes	11	–	506	181
Financial result	(8,908)	(3,700)	(5,573)	(6,520)
Earnings before taxes	5,808	4,577	15,909	(1,772)
Current income taxes	(1,202)	(419)	(1,025)	(735)
Deferred income taxes	(1,361)	(1,126)	(1,308)	2,662
Taxes	(2,563)	(1,546)	(2,334)	1,926
Profit or loss for the period	3,245	3,032	13,576	155
thereof profit or loss of non-controlling interests	(6)	(8)	23	12
thereof profit or loss of shareholders of the parent	3,252	3,040	13,552	142
Earnings per share:				
Undiluted earnings per share in EUR	0.06	0.06	0.26	0.00
Diluted earnings per share in EUR	0.06	0.06	0.26	0.00

Condensed Consolidated Statement of Comprehensive Income

FOR THE PERIOD FROM 1 JANUARY TO 30 SEPTEMBER 2023 – UNAUDITED

in EUR '000	1–9/2023	7–9/2023	1–9/2022	7–9/2022
Profit or loss for the period	3,245	3,032	13,576	155
Foreign exchange differences	(33,138)	(9,136)	35,247	(4,911)
<i>thereof reclassified to the income statement</i>	129	–	–	–
(Deferred) taxes in other comprehensive income	3,321	846	(2,171)	(543)
Other comprehensive income (reclassified to profit or loss in subsequent periods)	(29,818)	(8,290)	33,076	(5,453)
Gains/losses from financial assets measured at fair value through other comprehensive income	239	129	61	–
(Deferred) taxes in other comprehensive income	–	–	(15)	(15)
Other comprehensive income (not reclassified to profit or loss in subsequent periods)	239	129	46	(15)
Other comprehensive income	(29,579)	(8,161)	33,122	(5,469)
Total comprehensive income for the period	(26,333)	(5,130)	46,697	(5,314)
thereof profit or loss of non-controlling interests	(2)	(19)	11	4
thereof profit or loss of shareholders of the parent	(26,331)	(5,111)	46,686	(5,318)

Condensed Consolidated Statement of Financial Position

AS AT 30 SEPTEMBER 2023 – UNAUDITED

in EUR '000	30/9/23	31/12/22	30/9/22
ASSETS			
Investment properties	348,265	388,463	402,531
Property, plant, and equipment	32,302	36,408	45,669
Other intangible assets	26	47	55
Net investments in joint ventures (equity method)	25	410	417
Financial assets measured at fair value through other comprehensive income	5,460	5,221	5,565
Derivative financial instruments	–	85	293
Other assets	1,402	1,782	2,228
Deferred tax assets	766	1,666	1,098
Non-current assets	388,246	434,081	457,856
Inventories	194	189	216
Trade and other receivables	5,711	4,873	5,546
Derivative financial instruments	181	–	–
Cash and cash equivalents	9,268	15,924	18,174
Current assets	15,355	20,986	23,937
TOTAL ASSETS	403,601	455,068	481,793
EQUITY AND LIABILITIES			
Share capital	54,000	54,000	54,000
Retained earnings	132,150	128,659	99,701
Treasury shares	(2,991)	(2,991)	(2,991)
Other reserves	(39,327)	(9,505)	20,588
Equity attributable to shareholders of the parent	143,832	170,164	171,299
Non-controlling interests	123	125	115
Equity	143,955	170,289	171,414
Bonds	9,123	10,785	10,697
Other financial liabilities	180,651	203,630	233,375
Lease liabilities	1,637	1,737	1,901
Other liabilities	10,335	8,408	9,033
Provisions	2,432	2,344	2,627
Deferred tax liabilities	16,972	19,831	15,109
Deferred income	23	41	64
Non-current liabilities	221,173	246,775	272,804
Bonds	1,962	1,842	1,953
Other financial liabilities	27,622	26,577	25,712
Lease liabilities	516	400	351
Trade and other payables	8,279	9,048	8,301
Provisions	24	98	752
Income tax liabilities	46	17	483
Deferred income	23	23	23
Current liabilities	38,472	38,004	37,575
Liabilities	259,645	284,779	310,379
TOTAL EQUITY AND LIABILITIES	403,601	455,068	481,793

Condensed Consolidated Statement of Cash Flows

FOR THE PERIOD FROM 1 JANUARY TO 30 SEPTEMBER 2023 – UNAUDITED

in EUR '000	1–9/2023	7–9/2023	1–9/2022	7–9/2022
Cash receipts				
from letting and hotel operations	42,431	10,543	32,876	12,050
from real estate development projects and other	996	159	2,509	1,134
from interest income	360	205	248	53
Cash receipts from operating activities	43,786	10,908	35,634	13,237
Cash payments				
for real estate development projects	(398)	(132)	(214)	(96)
for materials and services received	(11,669)	(3,614)	(11,368)	(4,302)
for personnel expenses	(7,226)	(2,068)	(7,307)	(2,871)
for other administrative expenses	(2,719)	(580)	(7,594)	(3,759)
for income taxes	(1,116)	(421)	(1,059)	(442)
Cash payments for operating activities	(23,129)	(6,815)	(27,542)	(11,469)
Net cash flows from operating activities	20,657	4,093	8,092	1,768
Cash receipts from				
the sale of disposal groups and property	–	–	12,870	352
less outflow of cash and cash equivalents from disposal groups sold	–	–	(366)	–
purchase price payments from sales in previous periods	125	–	125	–
the sale of property, plant, and equipment	24	24	75	6
other financial assets	2	–	228	228
returns on joint ventures	396	–	504	182
Cash receipts from investing activities	547	24	13,436	768
Cash payments for				
investments in investment property	(12,297)	(3,909)	(15,304)	(1,448)
investments in property, plant, and equipment	(1,006)	(322)	(1,001)	(254)
other financial assets	(1,013)	–	(20)	49
Cash payments for investing activities	(14,316)	(4,230)	(16,326)	(1,653)
Net cash flows for investing activities	(13,769)	(4,206)	(2,889)	(885)
Cash received from the issue of bonds	–	–	14,200	776
Cash payments for the redemption of bonds	(1,800)	(1,800)	(1,800)	(1,800)
Payments received from loans and borrowing	11,850	2,429	27,237	15,735
Payments for the repayment of loans and borrowing	(10,640)	108	(31,623)	(15,320)
Payments for the payment of lease liabilities	(207)	(101)	(206)	(98)
Paid interest (for loans and borrowing)	(9,746)	(3,101)	(8,169)	(3,307)
Paid interest (for bonds)	(394)	(151)	(201)	(201)
Paid financing expenses	(180)	(77)	(1,075)	(115)
Net cash flows from financing activities	(11,118)	(2,692)	(1,637)	(4,329)
Net change in cash and cash equivalents	(4,230)	(2,806)	3,565	(3,446)
Foreign exchange rate changes in cash and cash equivalents	(4)	(53)	(35)	(5)
Foreign exchange rate changes from other comprehensive income	(2,423)	(584)	3,453	(582)
Cash and cash equivalents at the beginning of the period	15,924	12,712	11,192	22,208
Cash and cash equivalents as at 30 September	9,268	9,268	18,174	18,174
Cash and cash equivalents at the end of the period consist of:				
Cash and cash equivalents of the Group	9,268	9,268	18,174	18,174

Condensed Consolidated Statement of Changes in Equity

AS AT 30 SEPTEMBER 2023 – UNAUDITED

in EUR '000	Equity attributable to shareholders of the parent					Non-controlling interests	Total equity
	Share capital	Retained earnings	Treasury shares	Other reserves	Total		
As at 1 January 2022	54,000	86,103	(2,991)	(12,500)	124,612	105	124,717
Total comprehensive income for the period	–	13,598	–	33,088	46,686	11	46,697
<i>thereof profit or loss for the period</i>	–	13,552	–	–	13,552	23	13,576
<i>thereof other comprehensive income</i>	–	46	–	33,088	33,134	(12)	33,122
As at 30 September 2022	54,000	99,701	(2,991)	20,588	171,299	115	171,414
As at 1 January 2023	54,000	128,659	(2,991)	(9,505)	170,164	125	170,289
Total comprehensive income for the period	–	3,491	–	(29,822)	(26,331)	(2)	(26,333)
<i>thereof profit or loss for the period</i>	–	3,252	–	–	3,252	(6)	3,245
<i>thereof other comprehensive income</i>	–	239	–	(29,822)	(29,583)	4	(29,579)
As at 30 September 2023	54,000	132,150	(2,991)	(39,327)	143,832	123	143,955

warimpex

Financial Calendar

2024

29 April 2024

Publication of the Annual Report for 2023

27 May 2024

Record date for the Annual General Meeting

29 May 2024

Publication of the results for the first quarter of 2024

6 June 2024

Annual General Meeting

10 June 2024

Ex-dividend date

11 June 2024

Dividend record date

14 June 2024

Dividend payment date

30 August 2024

Publication of the results for the first half of 2024

29 November 2024

Publication of the results for the first three quarters of 2024

NOTES

We have compiled this report and checked the data with the greatest possible care. Nonetheless, rounding, typographical, and printing errors cannot be ruled out. The summation of rounded amounts and percentages may result in rounding differences. Statements referring to people are intended to be gender neutral.

This report was prepared in German, English, and Polish.
In cases of doubt, the German version is authoritative.

PUBLICATION DETAILS

Warimpex Finanz- und Beteiligungs AG
Floridsdorfer Hauptstraße 1, A-1210 Vienna
Investor relations: **Daniel Folan**
Tel. +43 1 310 55 00-156, investor.relations@warimpex.com
Photos: Warimpex

www.warimpex.com