



29. November 2023 – 1-9 2023

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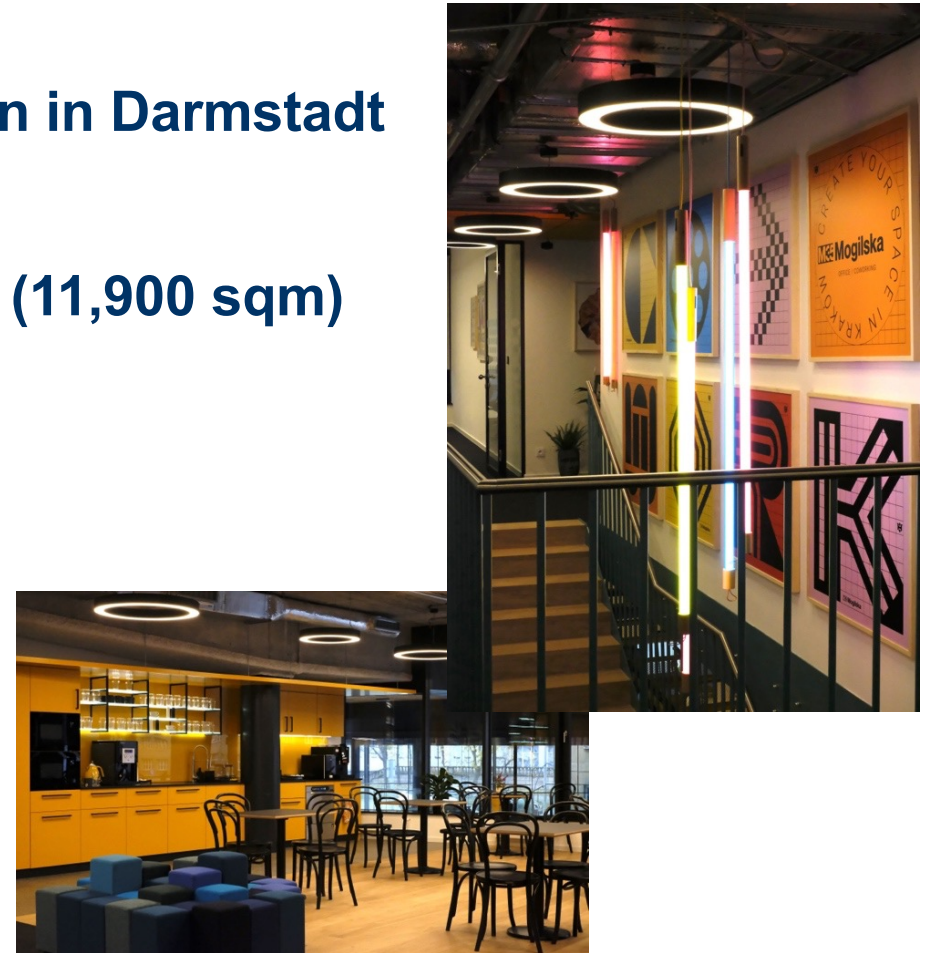
Highlights

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Operational Highlights 2023

- Topping out at the Mogilska 35 Office building in Krakow (Q1 2023)
- Successful adoption of the zoning plan in Darmstadt (Q3 2023)
- Mogilska 35 Office building in Krakow (11,900 sqm) completed (Q4 2023)





Key figures 1-9 2023 (22)

- 1. Revenues: +16 % to EUR 37.5 mn**
 - Revenues Investment Properties +17 %
 - Revenues Hotels +27 %
- 2. EBITDA: EUR 16.7 mn (EUR 15.9 mn)**
- 3. Profit for the period: EUR 3.2 mn (EUR 13.6 mn)**
- 4. EPRA NTA EUR 3.16**



Assets

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Current office portfolio at a glance

as of 30.06.23



Offices	City	Country	Area*	Stake	Occ. rate (approx.)	Tenant
Ogrodowa office	Łódź	PL	28,400 m ²	100 %	91 %	Harmann / several
Mogilska 43	Krakow	PL	12,900 m ²	100 %	100 %	Air Liquide / Lurgi / Rödl
Mogilska 41	Krakow	PL	5,100 m ²	100 %	100 %	City of Krakow
Red Tower	Łódź	PL	12,400 m ²	100 %	29 %	several
Zeppelin	St. Petersburg	RU	15,500 m ²	100 %	100 %	Gazprom
Jupiter	St. Petersburg	RU	16,800 m ²	100 %	100 %	Gazprom
Avior	St. Petersburg	RU	18,600 m ²	100 %	100 %	Gazprom
Bykovskaya multi-use building	St. Petersburg	RU	2,200 m ²	100 %	100 %	Gazprom
Erzsébet Offices	Budapest	HU	14,400 m ²	100 %	95 %	Groupama Insurance

* Office and retail area, without storage

126,300 m²

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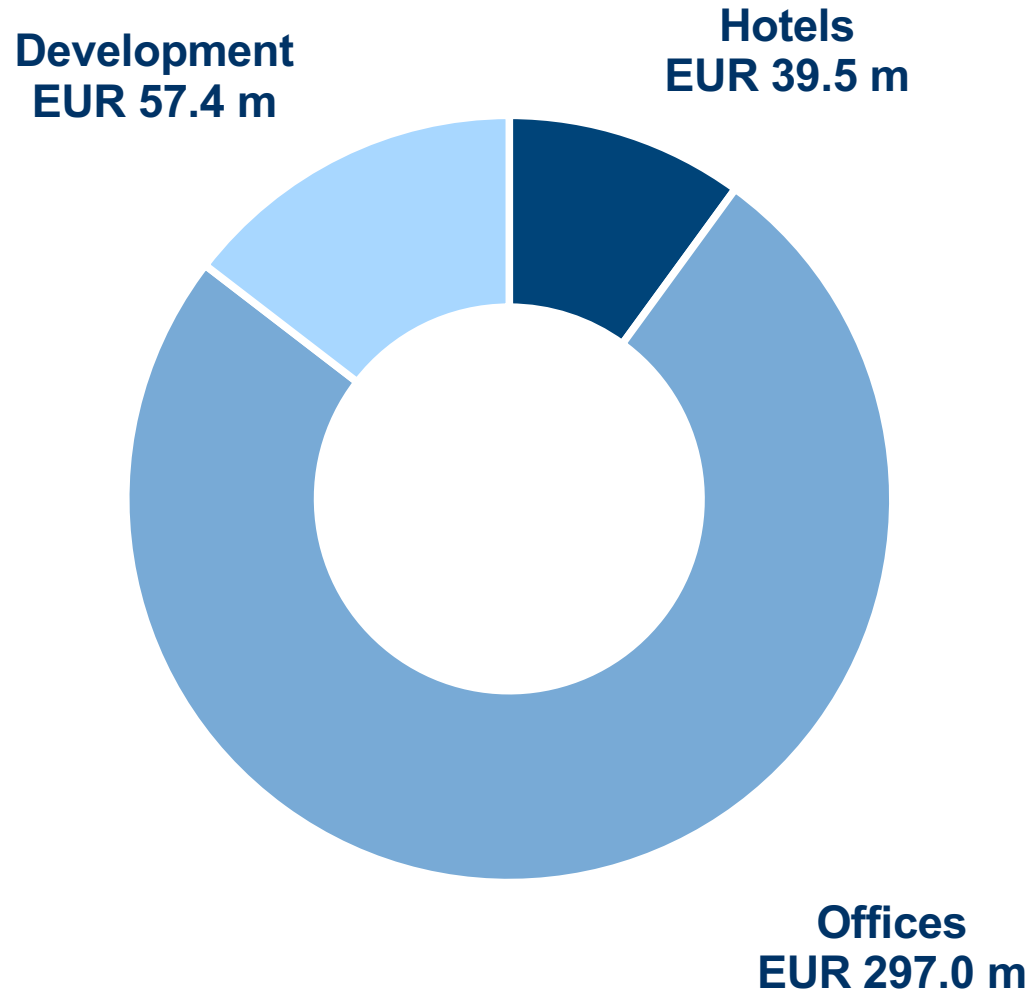
Current hotel portfolio at a glance



as of 31.12.2022

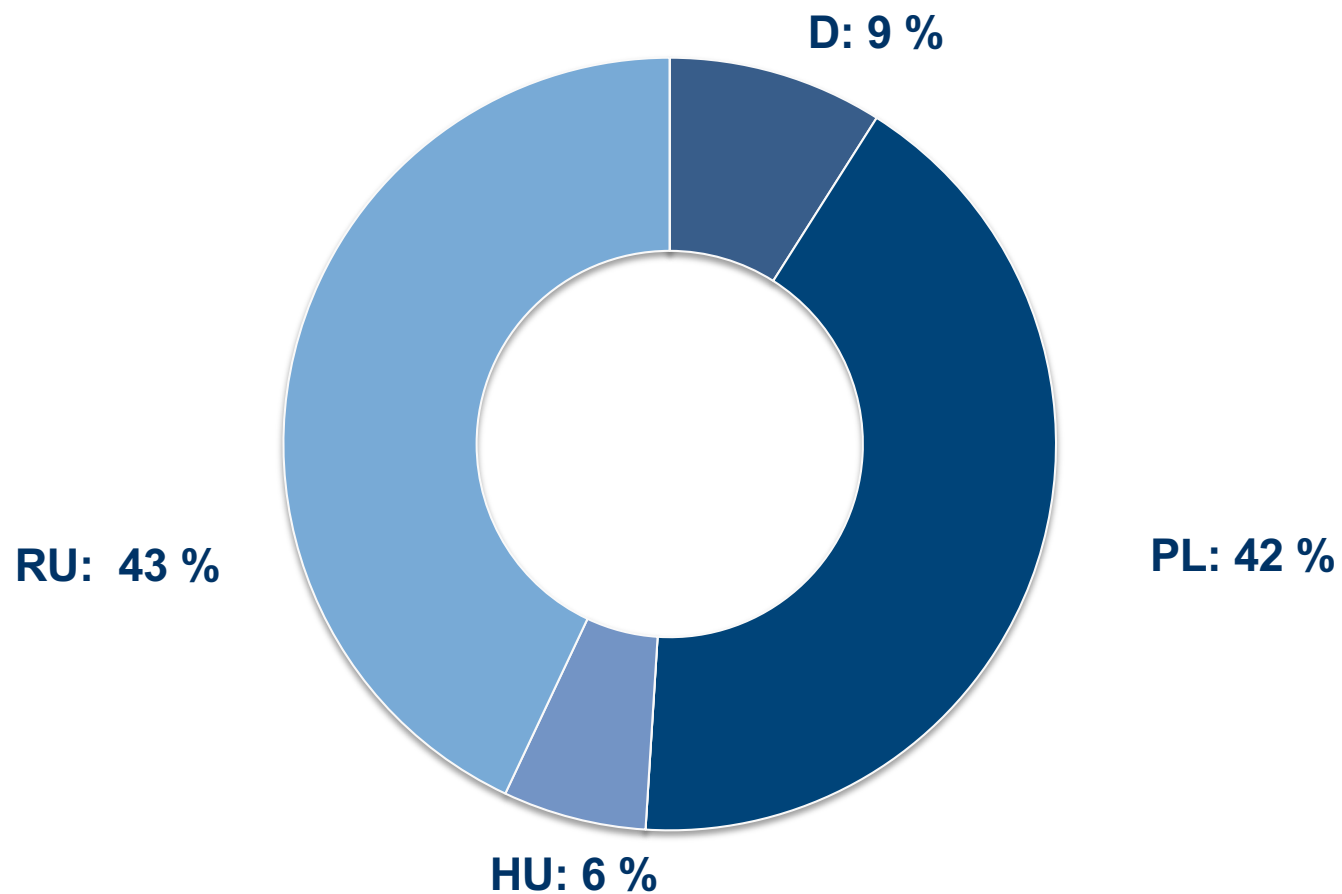
Hotels	City	Country	Rooms	Stake
greet hotel Darmstadt ***S	Darmstadt	GER	330	100 %
Airportcity Plaza ****	St. Petersburg	RU	294	100 %
InterContinental *****	Warsaw	PL	404	50 % operating lease
Palais Hansen Kempinski Wien *****	Vienna	AT	152	9.88 %

Real estate held by sector*



* EUR 393.9 mn Gross Asset Value as of 30.06.2023

Real estate assets by country*



* as of 30.06.2023

Łódź Red Tower



- Leasable area of more than 12,400 m²

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Developments

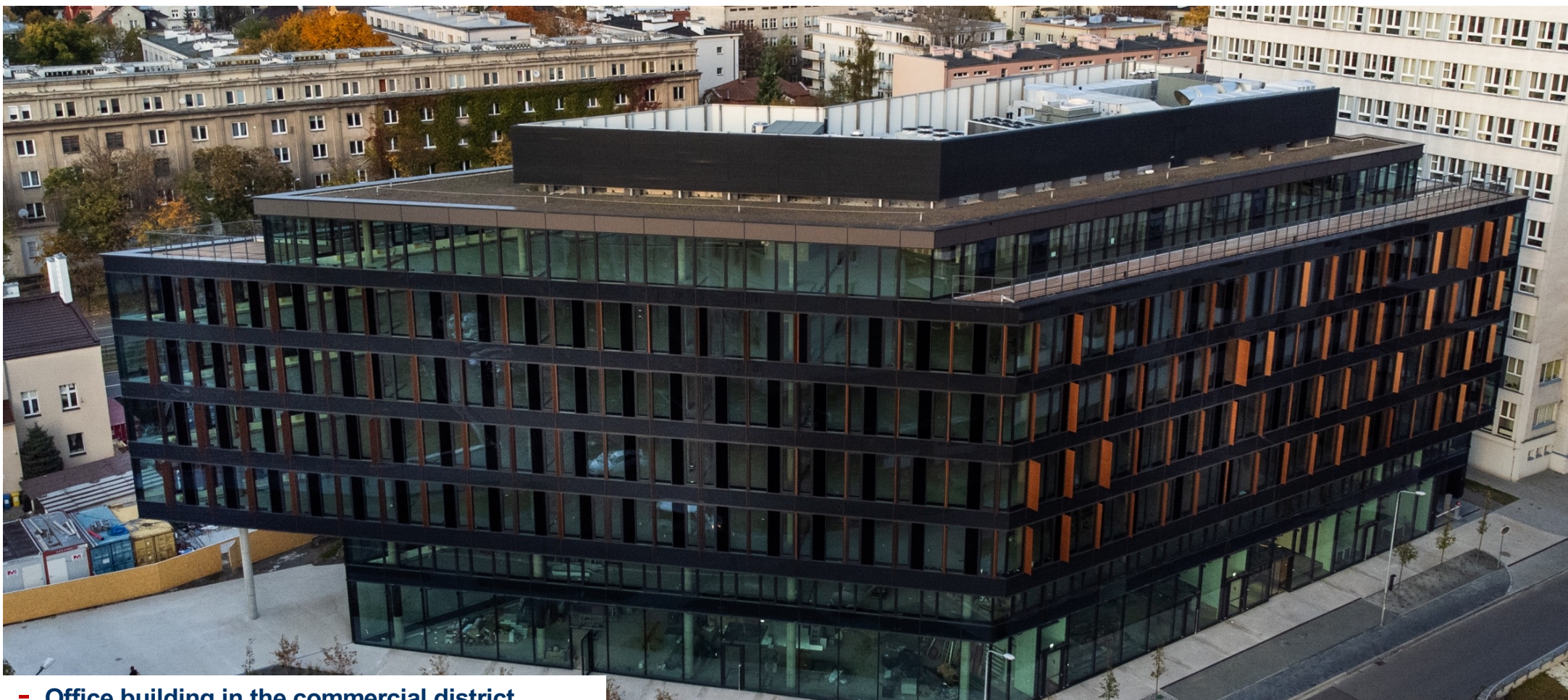
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Overview ongoing developments

Project	Status	Exp. opening	Total area (approx.)	Beneficial ownership
Krakow Mogilska 35		completed 10/2023	11,900 m ²	100 %
Krakow Chopin Office	building permit	-	20,600 m ²	100 %
Krakow Mogilska Phase IV	planning	-	9,100 m ²	100 %
Białystok MC55	buidling permit	-	10,000 m ²	100 %
Darmstadt Office West Yard 29	planning	-	11.400 m ²	100 %
Białystok Offices	building permit	-	28,500 m ²	100 %
Darmstadt Office West Yard East	early planning	-	22,000 m ²	100 %

Krakow Mogilska 35



- Office building in the commercial district
- Total of approx. 11,900 m² lettable office space
- Underground parking lot
- Opened in 2023

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Krakow Chopin Co-Living/Office



- Co-Living/Office project next to Chopin hotel Krakow
- Premium location in the city
- Total of approx. 21,000 m² lettable space
- Underground parking lot
- Building permit in place

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Białystok Multifunctional MC55



- Development plot for multifunctional buildings
- construction permit in place

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Darmstadt Office West Yard 29



- Close to the central railway station & the universities
- 15 min to Frankfurt Airport
- Up to 11,400m² leasable space
- planning phase

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Darmstadt Development West Yards



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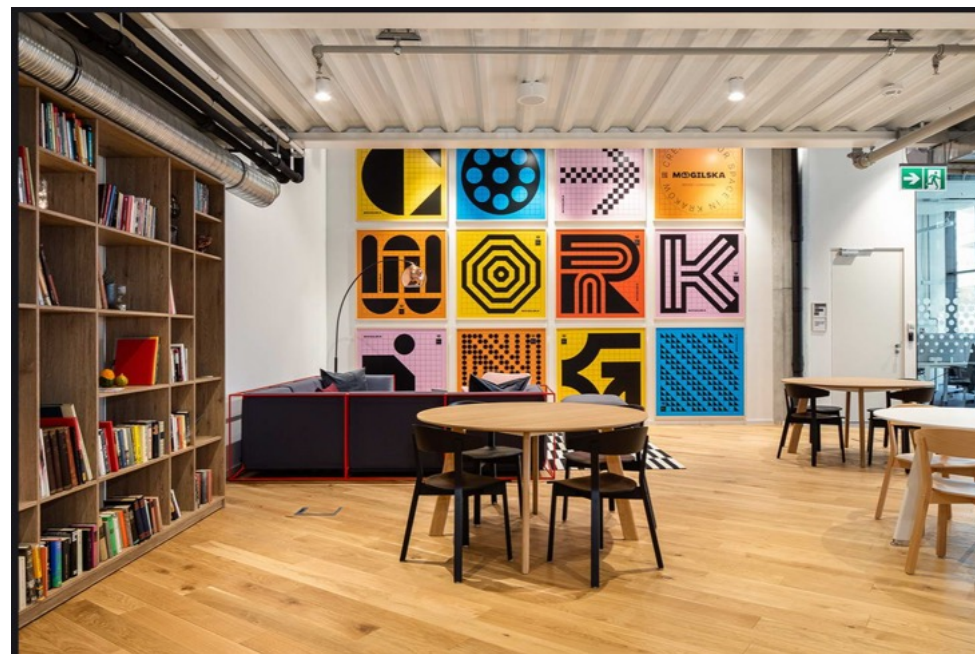
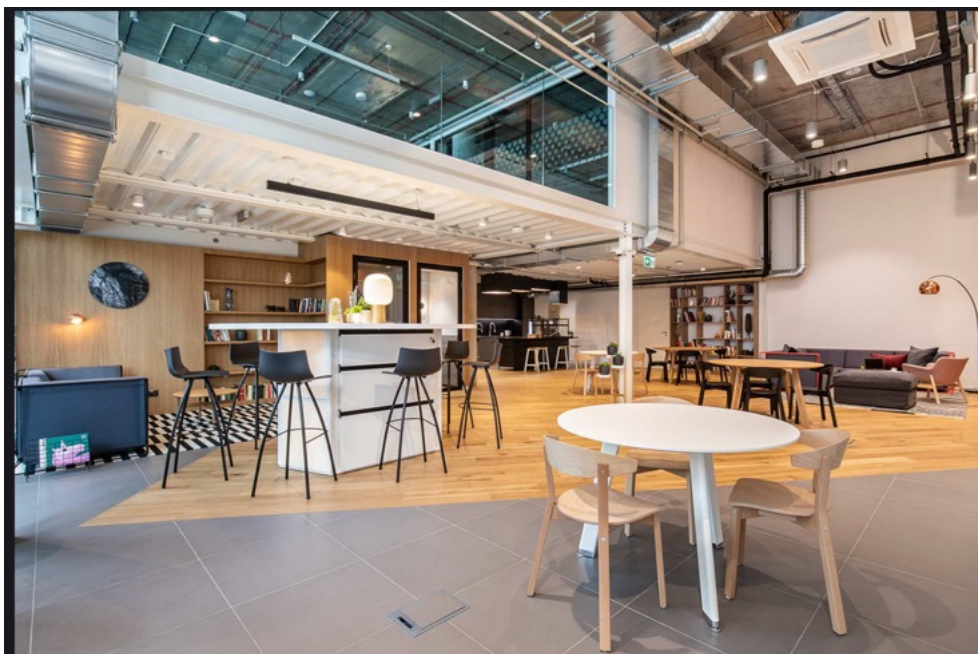
Key to future success

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Flex Office



- Flexible Office in Krakow und Łódź





Key objectives for 2023

1. new developments



- get building permits
Darmstadt
- flexible office

2. sustainable buildings



- BREEAM in use
Excellent or higher
- LEED Gold or higher

Green buildings



Offices	City	Country	Area	Stake	Green Certificate
Zeppelin	St. Petersburg	RU	15,500 m ²	100 %	LEED Gold
Avior	St. Petersburg	RU	18,600 m ²	100 %	LEED Gold
Mogilska 43	Krakow	PL	12,900 m ²	100 %	BREEAM Excellent
Ogrodowa office	Lodz	PL	28,400 m ²	100 %	BREEAM Excellent
			75,400 m ²		
Mogilska 35	Krakow	PL	11,900 m ²	100 %	BREEAM Excellent
			11,900 m ²		

as of 30.06.2023

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Thank you!

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Appendix

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Company history

1959	<ul style="list-style-type: none"> - Foundation of Warimpex Export-, Import- Transithandelswarengesellschaft m.b.H. 	
1980	<ul style="list-style-type: none"> - Warimpex enters real estate market 	
1982 - 1988	<ul style="list-style-type: none"> - Novotel, Budapest – first Warimpex hotel - Penta Hotel, Budapest, Forum Hotel, Prague 	
1988-1989	<ul style="list-style-type: none"> - Holiday Inn, Warsaw - Hotel Palace, Prague 	
1994 -1996	<ul style="list-style-type: none"> - Hotel Savoy, Prague - Hotel Sheraton, Warsaw 	
1999	<ul style="list-style-type: none"> - Warsaw Towers – first Warimpex office building 	
2001-2003	<ul style="list-style-type: none"> - Shopping and Entertainment Gallery, Brno - Hotel andel's, Prague - Hotel Le Palais, Prague - Hotel InterContinental, Warsaw 	
2004-2006	<ul style="list-style-type: none"> - andel's Suites, Prague - long stay apartments - Leaders Club guests recognition Award for Le Palais - Hotel angelo, Prague - Hotel Chopin, Krakow - Hotel Sobieski, Warsaw 	
2007-2008	<ul style="list-style-type: none"> - IPO in Vienna and Warsaw - Hotel andel's, Krakow - Hotel Liner, Ekaterinburg - Hotel angelo, Munich - Hotel angelo, Pilsen 	
		2009-2014 <ul style="list-style-type: none"> - Hotel andel's, Łódź - Hotel angelo, Katowice - Hotel andel's, Berlin - Hotel angelo, Bucharest - Hotel angelo, Ekaterinburg - Hotel Crowne Plaza, AIRPORTCITY St. Petersburg - Le Palais Office, Warsaw - Jupiter Towers, AIRPORTCITY St. Petersburg - Palais Hansen Kempinski, Vienna
		2015-2023 <ul style="list-style-type: none"> - Zeppelin Tower, AIRPORTCITY St. Petersburg - Erzsébet Office, Budapest - Bykovskaya multi-use building, AIRPORTCITY St. Petersburg - B52, Budapest - Ogrodowa office, Lodz - Mogilska 43 office, Krakow - Avior Tower, AIRPORTCITY St. Petersburg - Mogilska 35, office, Krakow

Income statement – 1-9 2023



EUR (in thousands)	1-9 2023	1-9 2022	+/-
Revenues from Investment Properties	28,096	23,912	17 %
Revenues from Hotels	8,425	6,613	27 %
Revenues from Development & Services	1,015	1,908	-47 %
<i>Total revenues</i>	37,536	32,433	16 %
Expenses directly attributable to the revenues	-12,260	-11,742	7 %
<i>Gross income from revenues</i>	24,926	20,691	20 %
Income from the disposal of properties	-	2,821	-
EBITDA	16,745	15,948	5 %
Depreciation, amortization, and revaluation	-2,029	5,534	-
EBIT	14,716	21,482	-31 %
Financial result	-8,908	-5,573	60 %
Profit for the period	3,245	13,576	-76 %

Balance Sheet – 30 September 2023



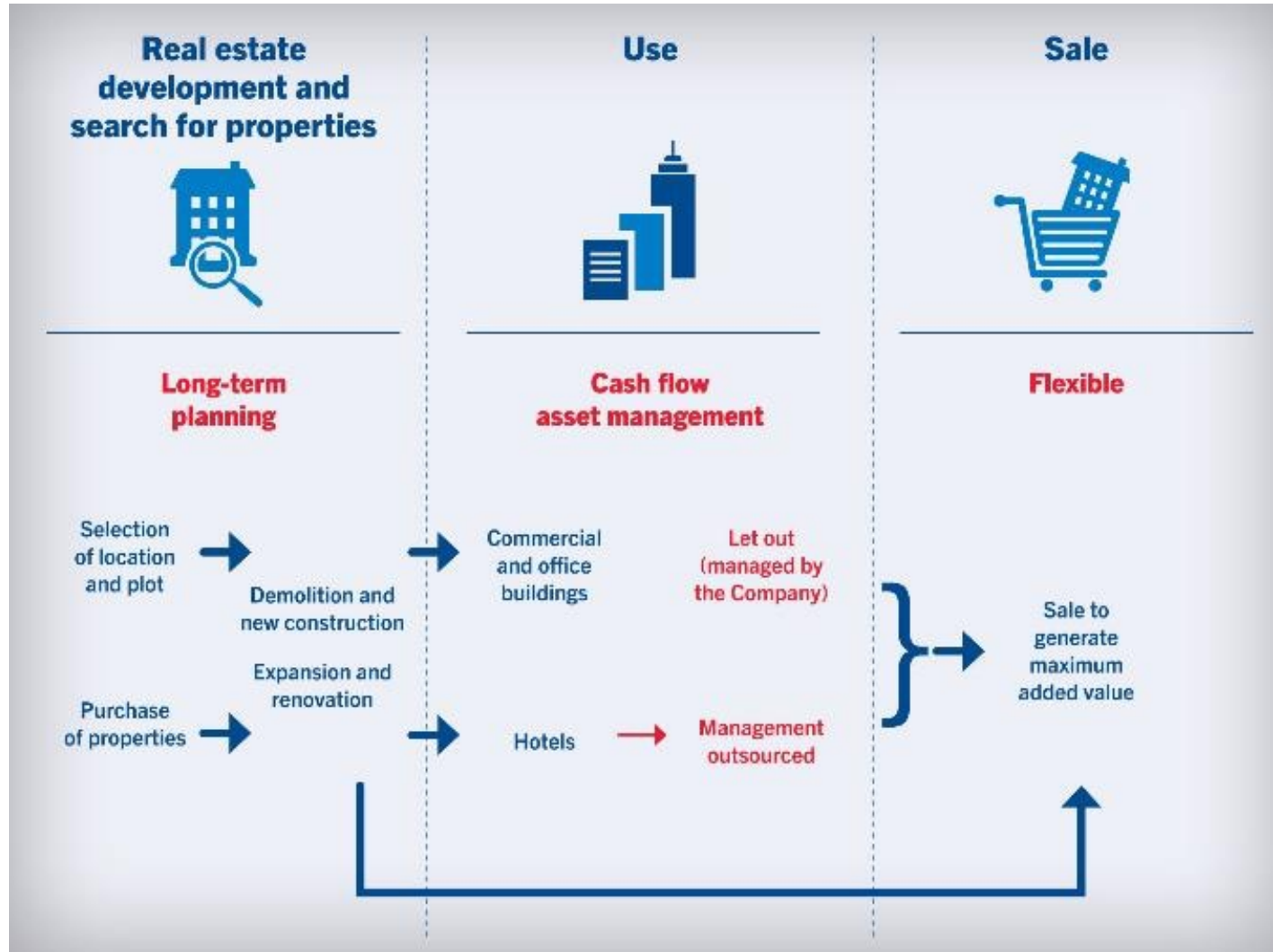
EUR (in thousand)	30/9/2023	30/9/2022	+/-
Non-Current Assets	388,246	457,856	-15 %
Current Assets	15,355	23,937	-36 %
<i>Total Assets</i>	<i>403,601</i>	<i>481,793</i>	<i>-16 %</i>
Equity attributable to shareholders of the parent	143,832	171,299	-16 %
Non-controlling interests	123	115	7 %
Equity	143,955	171,414	-16 %
Long-term Debt	221,173	272,804	-19 %
Short-term Debt	38,472	37,575	2 %
<i>Total Equity and Liabilities</i>	<i>403,601</i>	<i>481,793</i>	<i>-16 %</i>

Cash flow statement – 1-9 2023



EUR (in thousand)	1-9 2023	1-9 2022	+/-
Cash receipts	43,786	35,634	23 %
Cash payments	-23,129	-27,542	-16 %
<i>Cash flow from operating activities</i>	<i>20,657</i>	<i>8,092</i>	<i>155 %</i>
Cash flow from investing activities	-13,769	-2,889	377 %
Cash flow from financing activities	-11,118	-1,637	579 %
<i>Cash and cash equivalents at the end of period</i>	<i>9,268</i>	<i>18,174</i>	<i>-49 %</i>

Long-term and flexible corporate strategy

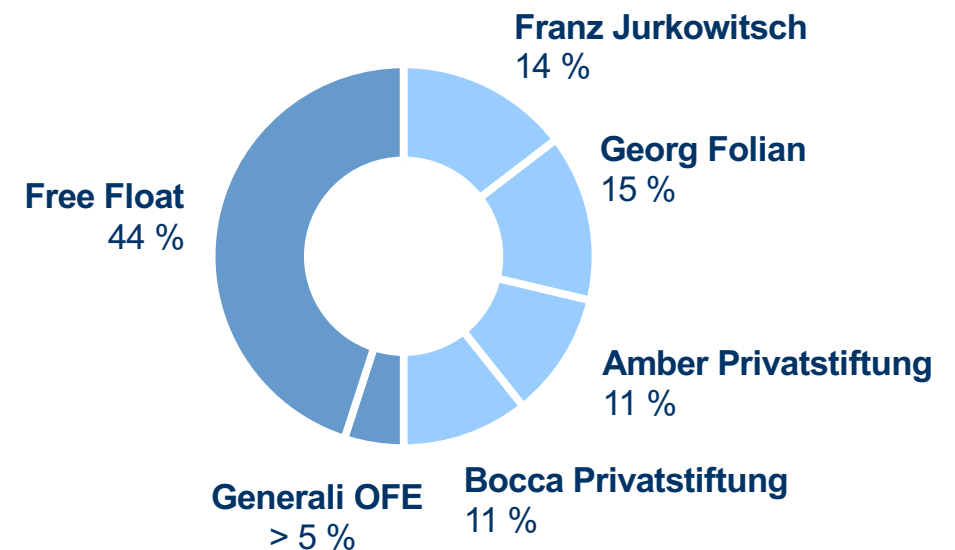


Warimpex on the stock exchange



Key Exchange Data	
Number of shares	54,000,000
Vienna Stock Exchange	ATX Prime, Immobilien-ATX
Warsaw Stock Exchange	Market Main 50 Plus, WIG SWIG80
Ticker Symbols	Stock Exchanges WXF Reuters WXFB.VI

Shareholder structure



Management Board of Warimpex



Alexander Jurkowitsch
Member



Franz Jurkowitsch
Chairman



Daniel Folian
Deputy Chairman



Florian Petrowsky
Member

Corporate calendar



- 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 2023 Publication of the results for the first half of 2024
- 29 November 2023 Publication of the results for the first three quarters of 2024

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