

P R E S S R E L E A S E

AIRPORTCITY St. Petersburg: Term sheet signed for sale of two office towers

Vienna/St. Petersburg, 19 February 2014 – ZAO AVIELEN A.G. – a joint venture between the Austrian real estate developer Warimpex (55 per cent), CA Immo Group (35 per cent) and UBM (10 per cent) – has negotiated and concluded a term sheet with a Russian pension fund for the sale of two office towers at AIRPORTCITY St. Petersburg. The parties agreed that the details of the term sheet and the negotiated purchase price would not be disclosed. The two buildings – Jupiter 1 and Jupiter 2 – offer roughly 16,800 square metres of space in total and have been let out to subsidiaries of a major Russian energy group for about a year. The parties expect the transaction to close in mid-2014.

AIRPORTCITY St. Petersburg

AIRPORTCITY St. Petersburg is being developed by the project company ZAO AVIELEN A.G. and is located in close proximity to “Pulkovo 2” international airport. It is the first premium-class business centre at this location and is a key infrastructure project in the area around the airport, one of the fastest-growing commercial zones in St. Petersburg. In August 2013, the Austrian joint venture led by Warimpex concluded an agreement with a local bank for the refinancing of a EUR 60 million loan for AIRPORTCITY St. Petersburg.

In addition to a four-star Crowne Plaza hotel, the complex includes three modern office buildings with a total lettable space of roughly 31,000 square metres. The two towers from the first construction phase, Jupiter 1 and Jupiter 2, with approximately 16,800 square metres of space have already been opened and are fully let out. Shortly after the opening of the Crowne Plaza hotel and the Jupiter business centre, ZAO Avielen A.G. won two Commercial Real Estate Awards for the best multifunctional project and as the best developer in the region. The third tower, Zeppelin (roughly 14,800 square metres), from the second construction phase is in the process of being completed. A letter of intent has already been signed with a renowned company for rental. Additional office buildings are also being planned on this property.

ZAO AVIELEN A.G.

The project company ZAO AVIELEN A.G. is the developer and operator of a four-star Crowne Plaza hotel with 294 rooms and spacious conference facilities as well as three office buildings (31,000 square metres) in the “Pulkovo 2” business district at AIRPORTCITY St. Petersburg. www.avielen.net

Shareholder structure of ZAO AVIELEN A.G.:

55 per cent	Warimpex Finanz- und Beteiligungs AG
35 per cent	CA Immo Group
10 per cent	UBM Realitätenentwicklung AG

Warimpex Finanz- und Beteiligungs AG at a glance



Warimpex Finanz- und Beteiligungs AG is a real estate investment and development company. The firm is headquartered in Vienna and is listed on the stock exchanges in Vienna and Warsaw (WTF). As one of the largest hotel investors in Central and Eastern Europe, Warimpex currently owns, partially owns or operates nineteen business and luxury hotels with over 4,600 rooms in total as well as five commercial and office buildings with a total useable area of roughly 43,000 square metres. Over the past twenty-five years, Warimpex has developed properties worth over one billion euros. Warimpex believes in quality and sustainability as the basis for strong future growth.

The firm's top properties include the andel's hotels in Berlin and Łódź, as well as angelo hotels in Prague, Plzeň, Katowice, Bucharest and Ekaterinburg, the Kempinski hotel in Vienna and the InterContinental hotel in Warsaw, which was sold and leased back in 2012.

Contact:

Warimpex Finanz- und Beteiligungs AG

Christoph Salzer, presse@warimpex.com

Daniel Folian, investor.relations@warimpex.com

Tel. +43 1 310 55 00

www.warimpex.com

Ecker & Partner Öffentlichkeitsarbeit und Public Affairs GmbH

Nele Renzenbrink, Barbara Hirsch

presse@warimpex.com

Tel. +43 1 599 32 26

About CA Immo



CA Immo is one of the leading Central European real estate firms and is included in the ATX index of the Vienna Stock Exchange. Its core activity is the rental and development of commercial real estate, primarily offices. The company was established in 1987 and holds real estate assets worth roughly EUR 5.4 billion (as of 30 September 2013) in Germany, Austria and Eastern Europe.

Contact:

CA Immo

Susanne Steinböck, susanne.steinboeck@caimmo.com

Tel. +43 1 532 59 07 533

www.caimmo.com

UBM Realitätenentwicklung AG at a glance



UBM Realitätenentwicklung AG develops, lets and sells properties throughout Europe. The company was established in 1873, has a broad business base and maintains offices in Bulgaria, Croatia, the Czech Republic, France, Germany, Hungary, the Netherlands, Poland, Romania, Russia, Slovakia and Switzerland. UBM is listed on the Vienna Stock Exchange. Its core shareholders are Porr (41 per cent) and CA Immo (25 per cent). Its success is driven by its risk-averse and value-oriented business policy – profit is an opinion, cash is a fact.

As of 30 June 2013, UBM held land with an area of around 2.5 million square metres and properties with a utilizable space of roughly 439,000 square metres. Its portfolio also includes holdings in fifteen hotels with over 3,700 rooms.

Contact:

UBM Realitätenentwicklung AG

Roman Rusy Informationsmanagement, office@rusy.at

Tel. +43 2625 37 164

www.ubm.at