

## **P R E S S   R E L E A S E**

### **AIRPORTCITY St. Petersburg: Successful signing for the sale of two office towers**

Vienna/St. Petersburg, 19 November 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) – today successfully concluded contract negotiations for the sale of two office towers at AIRPORTCITY St. Petersburg. The buyer is a subsidiary of the private Russian pension fund BLAGOSOSTOYANIE managed by the TRINFICO Investment Group. The investment volume amounts to EUR 70 million. The deal had already been announced and a corresponding term sheet signed in February 2014. The closing of the transaction is expected within several weeks, after fulfilment of the standard closing requisites for such real estate transactions in Russia. 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 nearly two years.

"When we started the detailed planning for this project ten years ago, we knew that we could create something special at this outstanding location. The success of this endeavour is confirmed by the long-term rental agreements and, not least, by the conclusion of this purchase agreement today. Both of these achievements show that, even during difficult economic times, the necessary trust for good business has been established to allow for cooperation with local investors," says Georg Folian, a member of the Management Board of Warimpex, on behalf of the Austrian consortium.

#### **AIRPORTCITY St. Petersburg**

AIRPORTCITY St. Petersburg is being developed by the project company ZAO AVIELEN A.G. is located in close proximity to Pulkovo 2 international airport in St. Petersburg. 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 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. In May 2014, a long-term rental agreement for the office tower was signed with a renowned international corporation. Additional office buildings are also being planned on this property.

## TRINFICO Investment Group

TRINFICO Investment Group was founded in 1993 and today is one of the biggest independent companies in Russia that specializes in serving institutional and private clients. The company provides a diversified portfolio of financial products and services, including asset management for non-state pension funds, management of closed-end mutual funds (ZPIFs), individual structured products, real estate management, investment-banking services and brokerage and depository services. TRINFICO's operations are guided by three key principles: responsibility, results and trust. TRINFICO has preserved the private and independent nature of its business since its inception and to the present day. TRINFICO Investment Group holds an A+ (very high) rating for reliability and service quality from the EXPERT RA ratings agency.

## BLAGOSOSTOYANIE Non-State Pension Fund

BLAGOSOSTOYANIE Non-State Pension Fund is one of the biggest non-state pension funds in Russia. It has been operating on the pension services market for 18 years. The Fund's equity was valued at RUB 240 billion, including pension reserves of RUB 234 billion for the first nine months of 2014. BLAGOSOSTOYANIE Non-State Pension Fund is a leader among non-state pension funds for non-state pension provision: the Fund has more than 1.18 million people participating in non-state pension plans, with more than 300,000 people receiving non-state pensions. The Expert RA agency has given the Fund an A++ reliability rating, "Extremely High Degree of Reliability." The Fund also holds a reliability rating of AAA, "Maximum Reliability," from the National Ratings Agency.

## 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](http://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

Warimpex Finanz- und Beteiligungs AG is a real estate investment and development company. The company is headquartered in Vienna and listed on the stock exchanges in Vienna and Warsaw (WXF). As one of the largest hotel investors in Central and Eastern Europe, Warimpex currently owns, partially owns or operates eighteen business and luxury hotels with a total of over 4,600 rooms 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 EUR 1 billion. Warimpex believes in quality and sustainability as the basis for strong future growth.

The company operates in seven European countries. The highlights among the hotels that the company owns, partially owns, or operates are the andel's hotels in Berlin and Łódź, the angelo hotels in Prague, Plzen and Katowice, the angelo airport hotels in Bucharest and Ekaterinburg, the Crowne Plaza hotel at the AIRPORTCITY St. Petersburg, the Kempinski hotel in Vienna and the InterContinental hotel in Warsaw.

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## About CA Immo

CA IMMO

CA Immo specialises in office properties in Central European capitals. The company covers the entire value chain in the field of commercial real estate, from lettings and management to project development based on a high degree of in-house construction expertise. Founded in 1987, CA Immo – which is listed on the ATX index of the Vienna Stock Exchange – controls property assets of around € 3.6 bn in Germany, Austria and Eastern Europe.

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## **UBM Realitätenentwicklung AG at a glance**

UBM Realitätenentwicklung AG, which is listed on the Vienna Stock Exchange, 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, the Netherlands, Poland, Romania, Russia, Slovakia and Switzerland. UBM's success is driven by its risk-averse and value-oriented business policy – profit is an opinion, cash is a fact. As of 31 December 2013, its assets comprised land with an area of around 2.5 million square metres and properties with a utilisable space of roughly 460,000 square metres. Its portfolio also includes holdings in fourteen hotels with over 3,660 rooms.

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