

UBM Development AG

Buy (unchanged) **Target: Euro 30.00** (unchanged)

24 | October | 2025



Second successful green bond issue in 2025 with a Euro 75m volume – debt maturity profile significantly improved – Buy rating and Euro 30.00 target price confirmed

Today, UBM Development announced the successful placement of a second Green Bond this year. After the company placed a Hybrid Bond in May with a volume of Euro 65m, UBM now successfully placed a straight bond with a 5 years duration until 2030 and a 6.75% coupon. The targeted volume of the Green Bond was up to Euro 100m. Despite the still challenging overall environment for real estate developers UBM raised a satisfying Euro 75m volume. This good result underlines the trust of the capital markets in the firm's sustainable strategy and the superior quality of the pipeline. From the Euro 75m about Euro 48m came from the bondholders of the bonds 2019 – 2025 and 2021 – 2026, who took the chance to tender into the new bond. The remaining Euro 27m was “fresh money”. The planned value date is next week, on 30 October 2025.

The exchange rate of old bondholders of a total 45% to exchange in this placement or in the last year's Green Bond is a really high level from a historic point of view. All in all, Euro 122m out of the Euro 270m “old” bond volume due in November 2025 and May 2026 were now extended until October 2029 and October 2030.

With a total refinancing volume of over Euro 165m (Euro 65m the Green Hybrid Bond in May, Euro 26m in promissory notes and now the Euro 75m in the new straight Green Bond) UBM can look back on a successful year with regards to the debt side of the balance sheet. The company achieved a much more staggered debt maturity profile, as only Euro 76m are due now on 13 November for the 2019 – 2025 bond and only Euro 72m are due on 21 May 2026.

The refinancing profile is quite undemanding until 2027, as the 2023 – 2027 Green Bond has only a quite small size of Euro 50m.

After the second good news flow of this year about a Green Bond placement, we clearly confirm our positive Buy recommendation for the UBM share and also stick to our Euro 30.00 target price. The 9M 2025 report is to be presented in about one month, on 27 November.

Price (Euro)	23,00			
52 weeks range	23.30 / 14.95			
Key Data				
Country	Austria			
Industry	Real Estate			
Segment	Development (trading oriented)			
ISIN	AT0000815402			
WKN	852735			
Reuters	UBMV.VI			
Bloomberg	UBS VI			
Internet	www.ubm-development.com			
Reporting Standard	IFRS			
Fiscal Year	31/12			
Market Cap (EUR million)	171,9			
Number of shares (million)	7,47			
Free Float	49,2%			
Free Float MCap (million)	84,6			
CAGR pre tax profit '22 - '27e	12,2%			
Multiples	2024	2025e	2026e	2027e
MarketCap/revenues	1,62	1,23	0,93	0,81
PE ratio	-4,8	110,6	9,6	0,0
Dividend yield	0,0%	0,0%	2,2%	4,3%
Price-to-Book ratio	0,50	0,50	0,47	0,44
Key Data per Share (Euro)	2024	2025e	2026e	2027e
Earnings per share (EPS)	-4,77	0,21	2,40	4,68
Dividends per share (DPS)	0,00	0,00	0,50	1,00
Book Value per share (BVpS)	45,99	46,20	48,60	52,78
Financial Data (Euro '000)	2024	2025e	2026e	2027e
Revenues	106.239	139.884	185.149	211.478
Operating profit (EBITDA)	-6.694	31.534	55.916	79.126
Operating profit (EBIT)	-9.169	28.204	52.262	83.453
Pre-tax profit (EBT)	-23.191	7.456	29.710	55.921
Net profit (after minorities)	-35.646	1.554	17.910	34.965
Adj. shareholders' equity	343.653	345.207	363.117	394.347
RoE after tax	-9,9%	0,5%	5,1%	9,2%
Financial Calendar				
3Q 2025			27 November 2025	
2025 annual report			27 March 2026	
AGM			21 May 2026	
1Q 2026			28 May 2026	
Main Shareholders				
Syndicate Ortner/ Strauss			38,8%	
IGO Ortner Gruppe			7,0%	
J. Dickinger			5,0%	
Management & Supervisory board			3,9%	

Analyst **Dipl.-Kfm. Stefan Scharff, CREA**

E-Mail **scharff@src-research.de**

Internet **www.src-research.de**
www.aktienmarkt-international.at
www.aktienmarkt-international.de

UBM Development AG

Industry: Real Estate Development
Sub-segment: Residential, Office
Country: Austria
Headquarter: Vienna
Foundation: 1873
Employees: 218

IR Contact

Christoph Rainer
 Phone: +43664801873200
 Mail: investor.relations@ubm-development.com

Management Board of UBM

Thomas G. Winkler, LL.M. (CEO)
 Dipl.-Ökonom Patric Thate (CFO)
 Martina Maly-Gärtner, MRICS (COO)
 Dipl.-Ing. Peter Schaller (CTO)

Supervisory Board of UBM

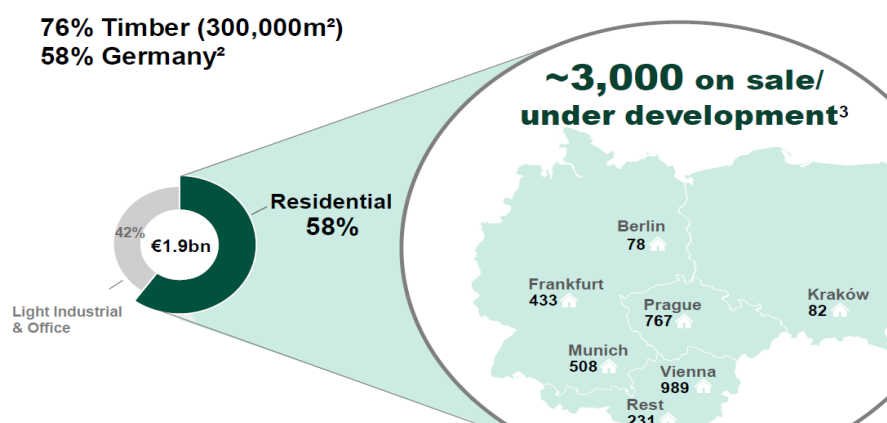
Ing. Karl-Heinz Strauss (Chairman)
 DI Iris Ortner (Dep. Chairwoman)
 DI Klaus Ortner
 Dr. Ludwig Steinbauer
 Mag. Paul Unterluggauer
 Martin Mann
 Anke Duchow
 Dr. Bernhard Vanas
 Dr. Susanne Weiss
 Dkff. Birgit Wagner
 Hannes Muster
 Günter Schnötzing

Founded in 1873 as "Union-Baumaterialien-Gesellschaft" the company has now an outstanding history of more than 145 years. Keep in mind, that since 1873, the firm is also listed on the Viennese stock market and thus is the oldest Austrian real estate company. After the initial focus was on the renting of construction equipment, the firm made a significant step ahead since the early Nineties where the firm started to initiate many new development projects after a 50% increase of share capital in 1991. In 1992 the firm started to develop numerous lucrative projects in Eastern Europe, in particular in Poland and Czech Republic. Between 2001 and 2010 UBM entered some opportunistic markets like France and the Netherlands with hotels. In 2014 PORR, the Vienna-based construction and development conglomerate decided to separate its non-core real estate development activities from its construction activities with the destination to create two pure play entities and separately listed companies. In this spirit, PIAG was used as a spin-off vehicle which held PORR's non-core real estate development activities as well as PORR's share in UBM. In a second step UBM Realitäten AG was merged with PIAG and Strauss & Partner to the "new" UBM.

The UBM Development AG acts now since 2016 as a pure-play trade developer. After a record year in 2019 with a net profit of Euro 53m, the 2020 fiscal year was impacted by the Covid pandemic, however, considering the circumstances turned out to be very successful as well and above expectations. 2021, which was originally considered to be a year that reflects a Corona dent, turned out to deliver the second highest bottom line in the firm's history at almost Euro 44m. Thus, UBM lifted the dividend to Euro 2.25 per share, representing a new record dividend. The strong balance sheet remained with the full year 2022 numbers as equity ratio remained at almost 35% and with Euro 1.10 the company continued the shareholder friendly policy in a much more rough economic and interest environment. The 2022 bottom line was impaired by two major delays, the permit for Munich Bauberger Strasse and the Frankfurt FAZ tower closing did not come in 2022. Net profit after minorities halved from Euro 34m to Euro 17m. Due to the current market environment and mainly the high increase of interest rates, the firm reported a net loss for 2023 of Euro 46m, driven by the negative impact of revaluations. The times could be easier for developers, but UBM has an appealing and sustainable pipeline for residential and light industrial & office properties, as for instance the highly rated Timber Highrises in Germany to come in Frankfurt, Mainz and Düsseldorf as well as in Vienna with the TimberOffice at Leopoldquartier, here the section A is to be completed soon, in 4Q 2025.

The year 2024 remained challenging, in particular for the office and hotel investment markets, but UBM managed a steep growth of sales in residential units, which quadrupled in only one year. The company also managed a much higher cash position and a lower debt level. The equity ratio remained more or less stable at 29% at year-end 2024. The pre-tax loss of Euro -39m in 2023 was reduced to a relatively small Euro -23m in 2024, with improved residential sales and a cost cutting in staff and other operating expenses. As the firm did not return to profit zone yet, there will be no dividend payment for 2024. The share price might profit from a quick return to the shareholder friendly dividend policy in the coming years and also from the new share buyback program which recently started on 18 March 2025 and will run presumably until mid of November 2025. Almost 60% of the current Euro 1.9bn pipeline is residential and 76% is focused on a green and carbon saving timber construction.

76% Timber (300,000m²)
58% Germany²



Source: Company data, SRC Research

P & L UBM Development AG

31/12 IFRS (Euro '000 except for per share-data)	2020	2021	2022	2023	2024	2025e	2026e	2027e	CAGR '22 - '27e
Revenues	183.339	278.313	133.944	85.315	106.239	139.884	185.149	211.478	9,6%
Changes in the portfolio	-21.145	-45.874	2.965	33.011	12.323	19.500	12.012	34.004	
Share of profit/loss of companies accounted for under the equity method	27.813	36.003	25.396	-14.059	-13.102	-1.200	22.240	26.457	
Income from fair-value adjustments to investment property	69.853	11.568	25.454	318	16.084	11.758	16.558	15.871	
Other operating income	8.224	11.767	12.740	51.039	10.477	5.545	17.812	15.445	
Cost of materials and other related production services	-115.673	-141.421	-86.858	-70.389	-66.218	-98.774	-139.147	-158.789	
Staff expenses	-34.847	-36.807	-37.255	-30.910	-22.728	-24.579	-26.521	-28.771	
Expenses from fair-value adjustments to investment property	-7.543	-6.550	-4.619	-40.767	-23.220	-1.250	-879	-785	
Other operating expenses	-44.922	-31.070	-32.594	-40.842	-26.550	-19.350	-31.310	-35.784	
Operating profit (EBITDA)	65.099	75.929	39.173	-27.284	-6.694	31.534	55.916	79.126	15,1%
Depreciation, amortisation and impairment expenses	-3.085	-2.627	-5.266	-2.779	-2.475	-3.330	-3.654	4.327	
Operating profit (EBIT)	62.014	73.302	33.907	-30.063	-9.169	28.204	52.262	83.453	19,7%
Financial income	23.899	14.040	23.442	21.760	18.087	15.785	12.078	13.478	
Finance costs	-23.654	-27.203	-25.899	-31.060	-32.109	-36.533	-34.630	-41.010	
Financial result	245	-13.163	-2.457	-9.300	-14.022	-20.748	-22.552	-27.532	
Earnings before tax (EBT)	62.259	60.139	31.450	-39.363	-23.191	7.456	29.710	55.921	12,2%
Income tax expense	-21.506	-16.428	-4.338	-6.682	-6.402	-1.141	-7.362	-14.409	
Tax rate	34,5%	27,3%	-13,8%	17,0%	27,6%	15,3%	24,8%	25,8%	
Net profit before minorities	40.753	43.711	27.112	-46.045	-29.593	6.315	22.348	41.512	8,9%
Minorities and shares of hybrid capital	-7.984	-10.086	-10.322	-6.454	-6.053	-4.761	-4.438	-6.547	
Net profit after minorities	32.769	33.625	16.790	-52.499	-35.646	1.554	17.910	34.965	15,8%
Earnings per share (EPS)	4,39	4,50	2,25	-7,03	-4,77	0,21	2,40	4,68	
Dividends per share (DPS)	2,20	2,25	1,10	0,00	0,00	0,00	0,50	1,00	
Payout ratio	50,2%	50,0%	49,0%	0,0%	0,0%	0,0%	20,9%	21,4%	
Number of shares ('000)	7.472	7.472	7.472	7.472	7.472	7.472	7.472	7.472	
Adjusted shareholders' equity without minorities	478.467	545.435	501.449	379.722	343.653	345.207	363.117	394.347	-4,7%
Total assets	1.372.021	1.494.463	1.451.831	1.253.777	1.182.396	1.168.207	1.214.936	1.263.533	-2,7%
Equity ratio	35,5%	37,1%	35,1%	30,3%	29,1%	29,6%	29,9%	31,2%	
Book value per share (BVpS)	64,03	73,00	67,11	50,82	45,99	46,20	48,60	52,78	-4,7%
RoE (after tax)	7,0%	6,6%	3,2%	-11,9%	-9,9%	0,5%	5,1%	9,2%	
Key ratios & figures	2020	2021	2022	2023	2024	2025e	2026e	2027e	
Growth rates in %									
Sales revenues	-24,2%	51,8%	-51,9%	-36,3%	24,5%	31,7%	32,4%	14,2%	
EBIT	-13,2%	18,2%	-53,7%	-188,7%	-69,5%	-407,6%	85,3%	59,7%	
EBT	-11,7%	-3,4%	-47,7%	-225,2%	-41,1%	-132,2%	298,5%	88,2%	
Net profit after minorities	-28,8%	2,6%	-50,1%	-412,7%	-32,1%	-104,4%	1052,4%	95,2%	
Margins in %									
Operating profit (EBIT)	33,8%	26,3%	25,3%	-35,2%	-8,6%	20,2%	28,2%	39,5%	
Pre-tax profit (EBT)	34,0%	21,6%	23,5%	-46,1%	-21,8%	5,3%	16,0%	26,4%	
Net Profit (after minorities)	17,9%	12,1%	12,5%	-61,5%	-33,6%	1,1%	9,7%	16,5%	
Expense ratios in %									
Personnel costs to sales	19,0%	13,2%	27,8%	36,2%	21,4%	17,6%	14,3%	13,6%	
Cost of material to sales	63,1%	50,8%	64,8%	82,5%	62,3%	70,6%	75,2%	75,1%	
Depreciation to sales	1,7%	0,9%	3,9%	3,3%	2,3%	2,4%	2,0%	-2,0%	
Profitability in %									
Return on equity (RoE) after tax	7,0%	6,6%	3,2%	-11,9%	-9,9%	0,5%	5,1%	9,2%	
Return on assets (RoA)	2,4%	2,2%	1,2%	-4,2%	-3,0%	0,1%	1,5%	2,8%	
Valuation									
P/E-ratio	4,5	4,4	8,7	-2,8	-4,1	94,5	8,2	4,2	
Price/ BV per Share	0,31	0,27	0,29	0,39	0,43	0,43	0,40	0,37	
Dividend yield	11,2%	11,5%	5,6%	0,0%	0,0%	0,0%	2,5%	5,1%	

SRC Research

- The Specialist for Financial and Real Estate Stocks -

SRC - Scharff Research und Consulting GmbH

Visiting address:

Dahmestr. 5

D-12527 Berlin

Germany

Fon: +49 (0)170/ 316 12 08

Mail: scharff@src-research.de

Internet: www.src-research.de

Rating Chronicle	Date	Rating	Former Price	Former Target
UBM Development AG	29 September 2025	Buy	21,40 €	30,00 €
UBM Development AG	29 August 2025	Buy	21,40 €	30,00 €
UBM Development AG	28 May 2025	Buy	19,65 €	30,00 €
UBM Development AG	07 May 2025	Buy	19,80 €	30,00 €
UBM Development AG	11 April 2025	Buy	20,00 €	30,00 €
UBM Development AG	10 March 2025	Buy	19,20 €	30,00 €
UBM Development AG	28 November 2024	Buy	17,10 €	30,00 €
UBM Development AG	22 October 2024	Buy	19,40 €	30,00 €
UBM Development AG	01 October 2024	Buy	20,70 €	28,00 €
UBM Development AG	29 August 2024	Buy	20,50 €	28,00 €
UBM Development AG	29 May 2024	Buy	20,30 €	26,00 €
UBM Development AG	18 March 2024	Buy	18,95 €	26,00 €

Please note:

The UBM share price mentioned in this report is from closing of 23 October 2025.

UBM mandated SRC Research for covering the UBM share.

Disclaimer © 2025: This equity research report is published by: SRC-Scharff Research und Consulting GmbH, District Court of Darmstadt (HRB 107365), visiting address: Dahmestrasse 5, 12527 Berlin, Germany (short name: SRC Research). All rights reserved.

Although we feel sure that all information in this SRC report originates from carefully selected sources with high credibility, we cannot give any guarantee for accuracy, trueness and completeness. All opinions quoted in this report give the current judgement of the author which is not necessarily the same opinion as SRC-Scharff Research und Consulting GmbH or another staff member. All the opinions and assessment made in this report may be changed without prior notice. Within the scope of German regulative framework the author and SRC-Scharff Research und Consulting GmbH do not assume any liability for this document or its content being used. This report is solely for information purposes and does not constitute a request or an invitation or a recommendation to buy or sell any stock that is mentioned here. Private clients should obtain personal advice at their bank or investment house and should keep in mind that prices and dividends of equities can rise and fall and that nobody can give a guarantee of the future development of equities. The author of this report and the SRC-Scharff Research und Consulting GmbH commit themselves on a unsolicited basis to having no long or short-positions in equities or derivatives related to equities mentioned in this report.

Reproduction, distribution or publishing this report and its content as a whole or in parts is only allowed with approval of SRC management written form. With acceptance of this document you agree with all regulations mentioned here and all general terms and conditions you will find at anytime at our website www.src-research.de.