UBM Development AG

Buy (unchanged) **Target: Euro 25.00** (old: Euro 27.00)

26 | Nov | 2026

Der Spezialist für Finanzaktien

Price (Euro)	**13,30**
52 weeks range	23.60 / 12.90

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)	99,4
Number of shares (million)	7,47
Free Float	46,7%
Free Float MCap (million)	46,4
CAGR pre tax profit '25 - '28e	103,6%

Multiples	**2025**	**2026e**	**2027e**	**2028e**
MarketCap/revenues	0,71	0,61	0,57	0,54
PE ratio	**-9,6**	**223,3**	**33,4**	**16,5**
Dividend yield	**0,0%**	**0,0%**	**0,0%**	**3,0%**
Price-to-Book ratio	**0,28**	**0,28**	**0,28**	**0,28**

Key Data per Share (Euro)	**2025**	**2026e**	**2027e**	**2028e**
Earnings per share (EPS)	**-1,39**	**0,06**	**0,40**	**0,80**
Dividends per share (DPS)	**0,00**	**0,00**	**0,00**	**0,40**
Book Value per share (BVpS)	46,87	46,93	47,33	48,13

Financial Data (Euro '000)	**2025**	**2026e**	**2027e**	**2028e**
Revenues	**139.201**	**163.150**	**175.221**	**184.855**
Operating profit (EBITDA)	**7.378**	**26.423**	**33.297**	**42.270**
Operating profit (EBIT)	4.915	24.069	30.399	38.725
Pre-tax profit (EBT)	3.934	16.887	25.365	33.190
Net profit (after minorities)	**-10.372**	**445**	**2.979**	**6.006**
Shareholders' equity	350.189	350.634	353.613	359.619
RoE after tax	**-3,0%**	**0,1%**	**0,8%**	**1,7%**

Financial Calendar

2026 annual report	1 April 2027
AGM	20 May 2027
1Q 2027 report	3 June 2027
1H 2027 report	26 August 2027
9M 2027	25 November 2027

Main Shareholders

Syndicate Ortner/ Strauss	38,8%
IGO Industries	7,0%
J. Dickinger	5,0%
Own shares	1,6%
Strauss Group	0,9%

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Output +9%, equity ratio jumps to 37%, bond in October boosts cash – trading activities still weighed down by a sluggish market

Today, UBM Development released the 9M 2026 report. The numbers painted a solid picture in terms of top-line growth and operating profit as well as for the bottom line. **The total output was up 9%, from Euro 218m in 9M 2025 to Euro 238m.** The boost in output mainly came from the first half of the year, as 3Q stand-alone output was at Euro 58m, a bit below the Euro 78m last year. The 9M revenues even jumped by more than 10%, from Euro 97m to over Euro 107m. Here again the 3Q stand-alone was a bit below the level from last year. **The remarkable growth was driven by the continued high number of residential sales, in particular in Austria and Czech. UBM sold 312 units in 9M 2026 (with further backlog of 44 units, close to a notarization), after 355 units in the extremely high 9M last year and still above the 283 units in 9M 2024. More upside to come from some delayed sales in Germany (Munich, Mainz, Berlin) probably throughout 2027**, as all developers continue to benefit from strong pent-up demand in metropolitan regions. Regarding cash-driven operating profit **(EBITDA), we welcome the return to black: after Euro -2m in 9M 2025, UBM generated an EBITDA profit of over Euro 16m. Even with slightly higher financing expenses, this swing translated into a pre-tax profit of Euro 8.2m, compared to Euro -3.9m in 9M 2025.** Profit after tax also turned positive at Euro 6.9m (9M 2025: Euro -5.0m), though EPS remained slightly negative at Euro -0.29 (9M 2025: Euro -1.32) due to the deduction of hybrid capital interest. Turning to the balance sheet, the company improved its overall structure, by replacing an old hybrid bond with new instruments and lifting hybrid capital from Euro 125m in 2025 to Euro 150m at 9M 2026. Moreover, the successful placement of the new Euro 58m Green Bond in October (of which Euro 40m represents fresh money) further enhances financial flexibility. At the end of 9M (prior to the bond issuance), cash stood at comfortable Euro 88m and equity ratio jumped to 37%, up from 32% in 2025. With the additional inflow coming from the new bond, we expect a year-end 2026 cash position of ca. Euro 100m or slightly above. **The debt maturity profile has become quite undemanding, with only a small Euro 32m bond repayment in July 2027 and no major maturities to come until Oct. 2029 (€ 93m bond).**

In contrast to the good operating numbers and the improving balance sheet, UBM is grappling with a sluggish market, in particular in Germany. That means a relatively small number of residential units to be sold due to the adverse financing conditions for many buyers. And also, a subdued picture at trading and leasing activities, as the firm has 2 German hotels to sell in Düsseldorf and Potsdam as well as 2 attractive sustainable offices with the Frankfurt Timber Pioneer and the Mainz Timber Peak with more space to lease. **We feel comfortable with the 9M and consider the strategic shift to more developments in the affordable housing segment the right move. For a faster acceleration of the new business line, these disposals would be highly beneficial. Still Buy. Target down to € 25.00.**

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UBM Development AG

Industry:	Real Estate Development
Sub-segment:	Residential, Office
Country:	Austria
Headquarter:	Vienna
Foundation:	1873
Employees:	211

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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)

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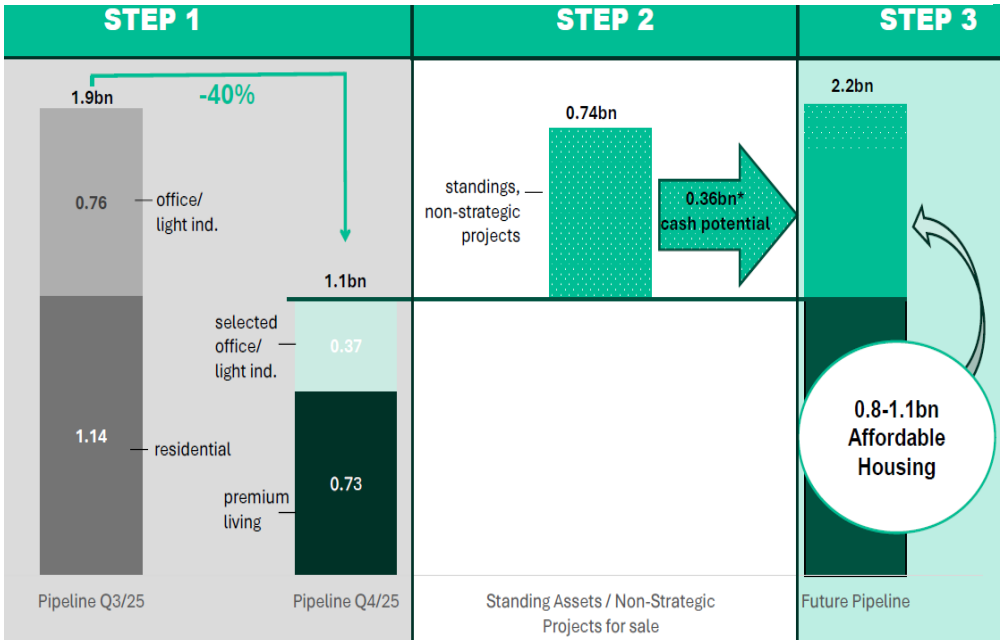
Dr. Susanne Weiss
Michael Strauss
Hannes Muster
Günter Schnötzinger

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 marktes like France and the Netherlands with hotels. In 2014 PORR, the Vienna-based construction and development conglomerate decided to seperate its non-core real estate development activities from its construction activities with the destination to create two pure play entities and seperately 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, the company still delivered more than Euro 40m in net profit in 2020 and 2021 and at least Euro 27m in 2022. The ongoing sluggish econmic framework in Germany and Austria together with the remarkable hike in interest rates since 2022 and the reluctance in the office letting and investment market led to three loss making years 2023, 2024 and 2025 at bottom line level. But we have to state that UBM managed to come back to black numbers at pre-tax level already in 2025, with a EBT profit of Euro 3.9m (2024: Euro -23.2m). The years 2024 and 2025 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 2024 in only one year. And from this high plattform UBM managed another 12% hike in apartment sales to 452 apartments in 2025, thereof about 50% in Austria and almost 45% in Czech Republic. The company also managed a much higher equity ratio which climbed from 29.1% to 32.1%. The 9M 2026 equity ratio even increased to 37%, above the targeted 30% - 35%. The debt maturity profile is undemanding UBM has a sufficient cash level, also after recently paying back the 2021 -2026 Sustainability Bond in May 2026 (Euro 73m). The 9M 2026 cash is at Euro 88m, with an undemanding maturity profil, after the successful Euro 58m bond issuance in Oct. 2026. There is only a small Euro 32m bond maturing in July 2027 and a Euro 93m Green Bond in Oct. 2029, 3 years from now. The current pipeline is targeted to be re-balanced by the sale of standing assets and non core assets the next two years. The freed up cash is to be used for the build-up of an affordablehusing pipeline of around Euro 1.0bn.



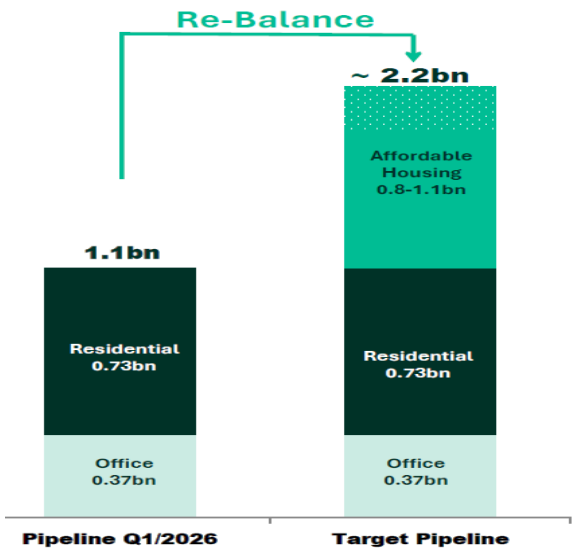
Source: Company data, SRC Research

The pilot project in Vienna serves as the first proof for the portfolio re-balancing towards affordable housing

Affordable housing faces huge excess demand in Germany and Austria. About 1.5 million apartments may be missing across the two countries.

In co-operation with partner PORR the company offers a high level of standardization in the new affordable housing segment, focusing on prefabricated elements at production halls to reduce construction costs and construction time. The first project offers 92 new-build apartments in Vienna, with low operating costs of only Euro 1.70 to Euro 1.90 per sqm. This might be an important argument for potential buyers.

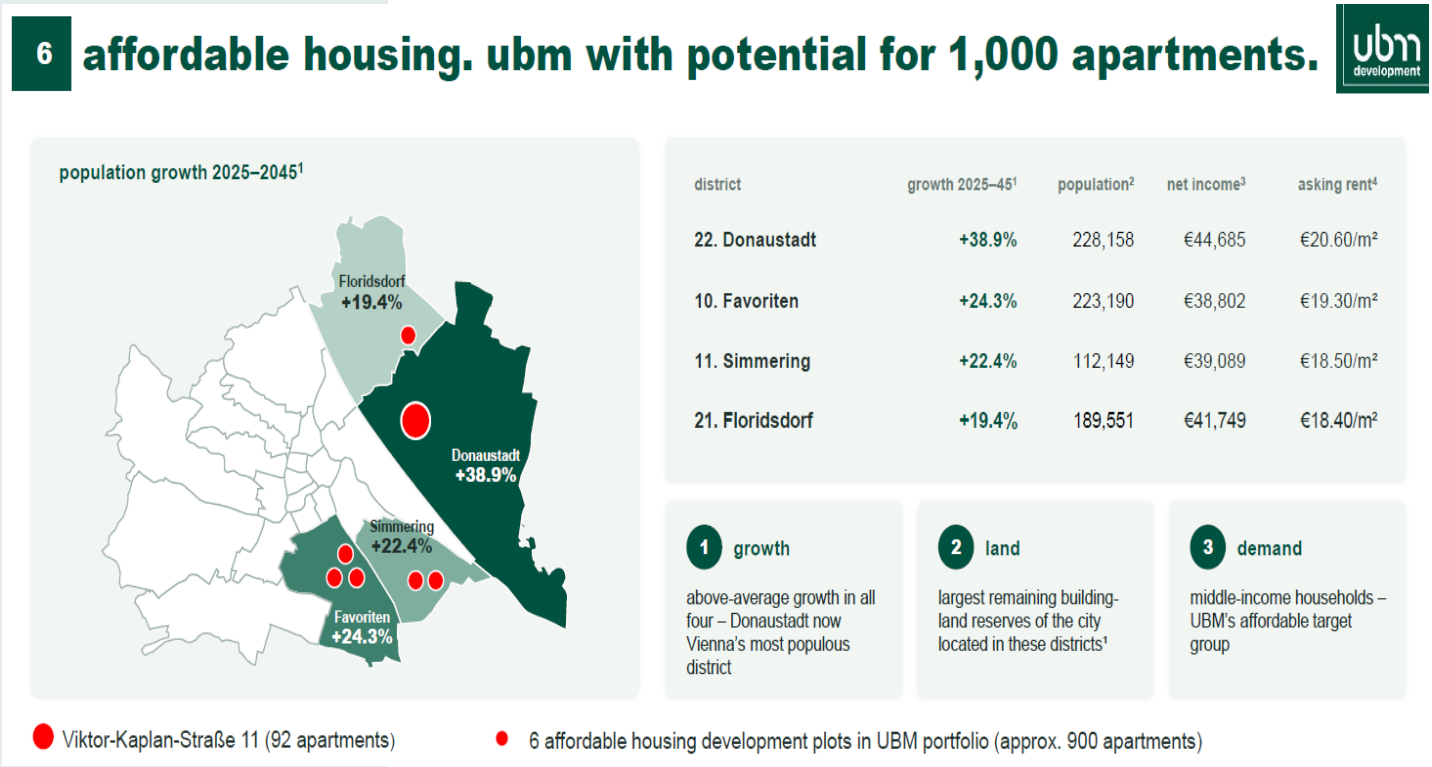




Source, company data, 1H 2026 presentation

The company has several suitable plots in Vienna for starting affordable housing projects for 1,000 apartments

The company is well positioned with the already existing land bank. More projects to follow in Germany as second big home market.



Source: Company data, 9M 2026 presentation

P & L UBM Development AG

31/12 IFRS (Euro '000 except for per share-data)	2020	2021	2022	2023	2024	2025	2026e	2027e	2028e	CAGR '25 - '28e
Revenues	**183.339**	**278.313**	**133.944**	**85.315**	**106.239**	**139.201**	**163.150**	**175.221**	**184.855**	*9,9%*
Changes in the portfolio	-21.145	-45.874	2.965	33.011	12.323	-13.026	-50.202	-13.520	4.502	
Share of profit/loss of companies accounted for under the equity method	27.813	36.003	25.396	-14.059	-13.102	-10.788	22.240	26.457	12.450	
Income from fair-value adjustments to investment property	69.853	11.568	25.454	318	16.084	417	15.549	50	450	
Other operating income	8.224	11.767	12.740	51.039	10.477	17.757	10.251	15.745	16.540	
Cost of materials and other related production services	-115.673	-141.421	-86.858	-70.389	-66.218	-74.293	-90.121	-115.780	-120.210	
Staff expenses	-34.847	-36.807	-37.255	-30.910	-22.728	-24.601	-24.090	-26.171	-27.140	
Expenses from fair-value adjustments to investment property	-7.543	-6.550	-4.619	-40.767	-23.220	-7.436	-1.645	-541	-950	
Other operating expenses	-44.922	-31.070	-32.594	-40.842	-26.550	-19.853	-18.711	-28.164	-28.227	
Operating profit (EBITDA)	**65.099**	**75.929**	**39.173**	**-27.284**	**-6.694**	**7.378**	**26.423**	**33.297**	**42.270**	*78,9%*
Depreciation, amortisation and impairment expenses	-3.085	-2.627	-5.266	-2.779	-2.475	-2.463	-2.354	-2.898	-3.545	
Operating profit (EBIT)	**62.014**	**73.302**	**33.907**	**-30.063**	**-9.169**	**4.915**	**24.069**	**30.399**	**38.725**	*99,0%*
Financial income	23.899	14.040	23.442	21.760	18.087	26.698	20.825	24.178	24.850	
Financing costs	-23.654	-27.203	-25.899	-31.060	-32.109	-27.679	-28.007	-29.212	-30.385	
Financial result	**245**	**-13.163**	**-2.457**	**-9.300**	**-14.022**	**-981**	**-7.182**	**-5.034**	**-5.535**	
Earnings before tax (EBT)	**62.259**	**60.139**	**31.450**	**-39.363**	**-23.191**	**3.934**	**16.887**	**25.365**	**33.190**	*103,6%*
Income tax expense	-21.506	-16.428	-4.338	-6.682	-6.402	-6.249	-3.322	-5.841	-8.412	
Tax rate	34,5%	27,3%	-13,8%	17,0%	27,6%	158,8%	19,7%	23,0%	25,3%	
Net profit before minorities	**40.753**	**43.711**	**27.112**	**-46.045**	**-29.593**	**-2.315**	**13.565**	**19.524**	**24.778**	
Minorities and shares of hybrid capital	-7.984	-10.086	-10.322	-6.454	-6.053	-8.057	-13.120	-16.545	-18.772	
Net profit after minorities	**32.769**	**33.625**	**16.790**	**-52.499**	**-35.646**	**-10.372**	**445**	**2.979**	**6.006**	
Earnings per share (EPS)	4,39	4,50	2,25	-7,03	-4,77	-1,39	0,06	0,40	0,80	
Dividends per share (DPS)	2,20	2,25	1,10	0,00	0,00	0,00	0,00	0,00	0,40	
Payout ratio	50,2%	50,0%	49,0%	0,0%	0,0%	0,0%	0,0%	0,0%	49,8%	
Number of shares ('000)	7.472	7.472	7.472	7.472	7.472	7.472	7.472	7.472	7.472	
Shareholders' equity	**478.467**	**545.435**	**501.449**	**379.722**	**343.653**	**350.189**	**350.634**	**353.613**	**359.619**	*-6,7%*
Total assets	**1.372.021**	**1.494.463**	**1.451.831**	**1.253.777**	**1.182.396**	**1.092.257**	**1.026.722**	**1.016.454**	**1.046.948**	*-6,9%*
Equity ratio	**35,5%**	**37,1%**	**35,1%**	**30,3%**	**29,1%**	**32,1%**	**34,2%**	**34,8%**	**34,3%**	
Book value per share (BVpS)	**64,03**	**73,00**	**67,11**	**50,82**	**45,99**	**46,87**	**46,93**	**47,33**	**48,13**	*-6,7%*
RoE (after tax)	7,0%	6,6%	3,2%	-11,9%	-9,9%	-3,0%	0,1%	0,8%	1,7%	

Key ratios & figures	2020	2021	2022	2023	2024	2025	2026e	2027e	2028e
Growth rates in %									
Sales revenues	-24,2%	51,8%	-51,9%	-36,3%	24,5%	31,0%	17,2%	7,4%	5,5%
EBT	-11,7%	-3,4%	-47,7%	-225,2%	-41,1%	-117,0%	329,3%	50,2%	30,8%
Net profit after minorities	-28,8%	2,6%	-50,1%	-412,7%	-32,1%	-70,9%	-104,3%	569,4%	101,6%
Margins in %									
Operating profit (EBIT)	33,8%	26,3%	25,3%	-35,2%	-8,6%	3,5%	14,8%	17,3%	20,9%
Pre-tax profit (EBT)	34,0%	21,6%	23,5%	-46,1%	-21,8%	2,8%	10,4%	14,5%	18,0%
Net Profit (after minorities)	17,9%	12,1%	12,5%	-61,5%	-33,6%	-7,5%	0,3%	1,7%	3,2%
Expense ratios in %									
Personnel costs to sales	19,0%	13,2%	27,8%	36,2%	21,4%	17,7%	14,8%	14,9%	14,7%
Cost of material to sales	63,1%	50,8%	64,8%	82,5%	62,3%	53,4%	55,2%	66,1%	65,0%
Depreciation to sales	1,7%	0,9%	3,9%	3,3%	2,3%	1,8%	1,4%	1,7%	1,9%
Profitability in %									
Return on equity (RoE) after tax	7,0%	6,6%	3,2%	-11,9%	-9,9%	-3,0%	0,1%	0,8%	1,7%
Return on assets (RoA)	2,4%	2,2%	1,2%	-4,2%	-3,0%	-0,9%	0,0%	0,3%	0,6%
Valuation									
P/E-ratio	3,0	3,0	5,9	-1,9	-2,8	-9,6	223,3	33,4	1654,6%
Price/ BV per Share	0,21	0,18	0,20	0,26	0,29	0,28	0,28	0,28	27,6%
Dividend yield	16,5%	16,9%	8,3%	0,0%	0,0%	0,0%	0,0%	0,0%	3,0%

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Rating Chronicle	Date	Rating	Former Price	Former Target
UBM Development AG	22 October 2026	Buy	15,00 €	27,00 €
UBM Development AG	27 August 2026	Buy	16,90 €	30,00 €
UBM Development AG	29 May 2026	Buy	17,60 €	30,00 €
UBM Development AG	27 March 2026	Buy	17,40 €	30,00 €
UBM Development AG	27 November 2025	Buy	22,40 €	30,00 €
UBM Development AG	24 October 2025	Buy	23,00 €	30,00 €
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 €

Please note:
The UBM share price mentioned in this report is from closing of 25 November 2026.
UBM mandated SRC Research for covering the UBM share.

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