



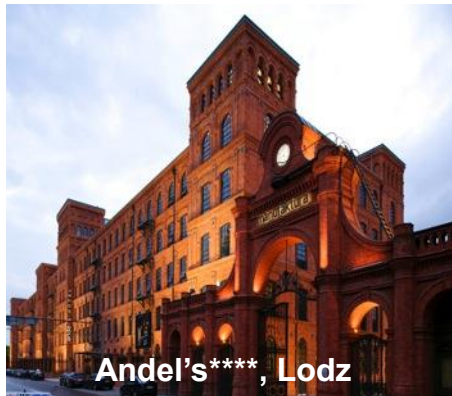
November 2015

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Company Highlights

Warimpex Finanz- und Beteiligungs AG, Vienna is one of the largest investors in commercial property development, operation and sale in the CEE region with 15 Hotels (3,700 rooms) and 5 office buildings (42,000 sqm) in 7 countries

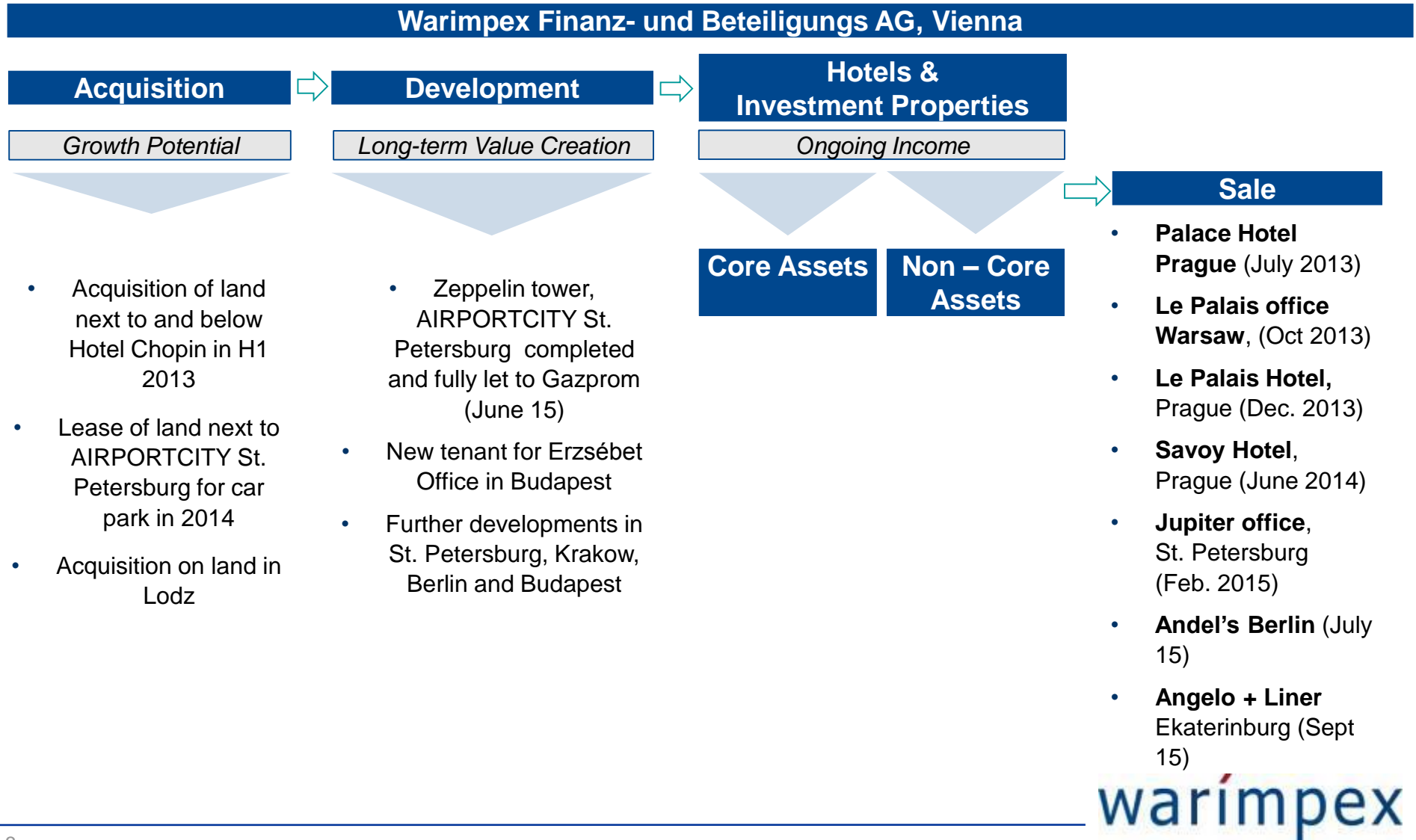
- Superior locations and upper-end quality of hotels provide good customer value



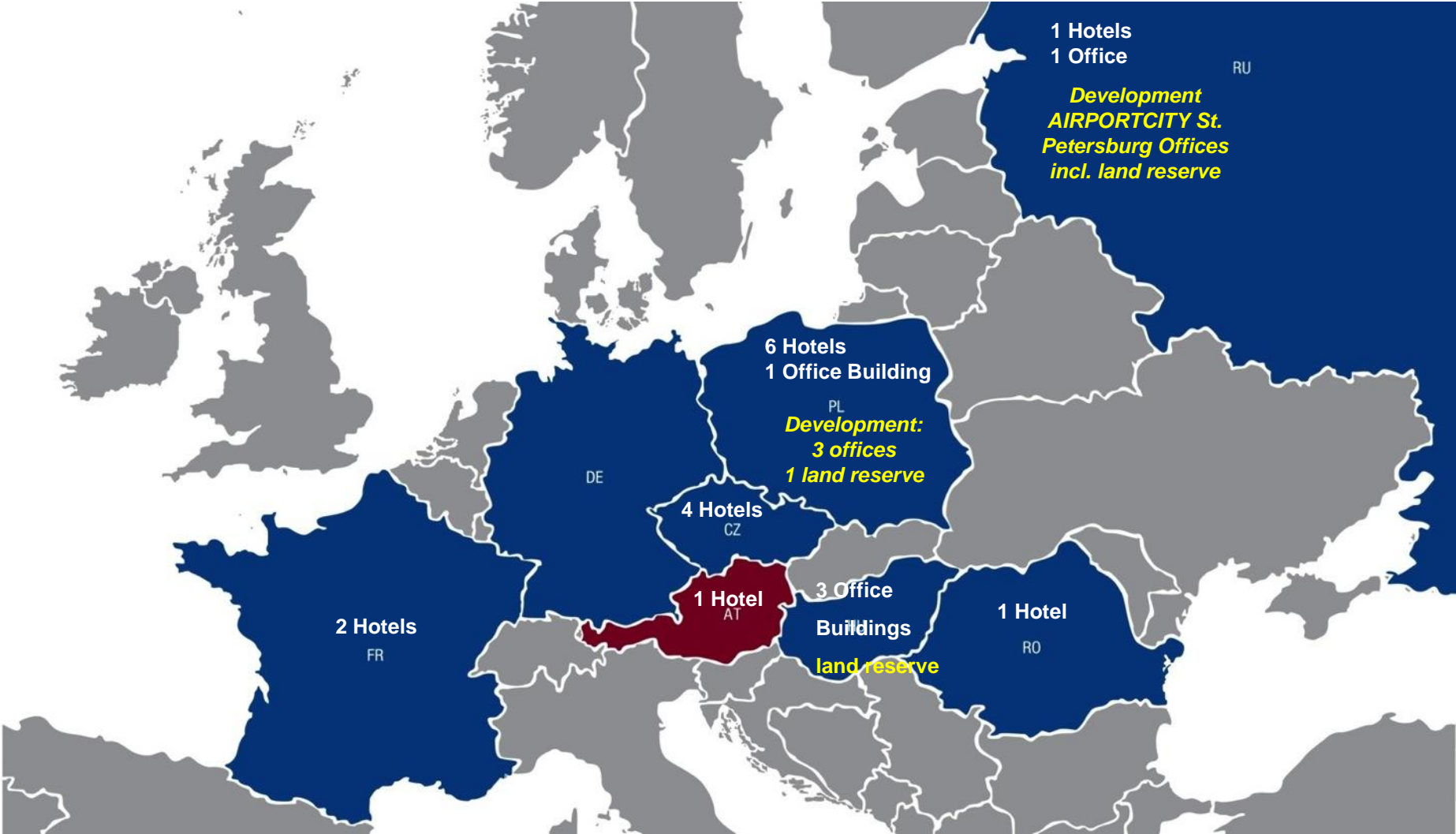
- Growth and value creation through active management of undervalued assets in emerging markets
- EUR 69 mn. (i.e. EUR 1.3/share) hidden reserves as of 30.06.15
- Listed in Vienna and Warsaw and traded at discount to NNAV
- Proven strong track record of professional, high-experienced management team and high transparency

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Warimpex Snapshot – Business Model



Portfolio Overview



Redevelopment Process

- **Identify & Assess Brownfields**
- **Identify Redevelopment Needs/ Set Goals**
- **Investigate - site assessments**
- **Environmental due diligence)**
- **Clean-up, if necessary Redevelop**

*Erszebet Office
Tower 2, Budapest*

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2006: „the shame of Lichtenberg“ was acquired



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2007-2009: the construction



2009 - 2015: proactive asset management



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2015: successful & profitable sale



- 105 M EUR
- Profit app. 10 M EUR in Q3 15

Disposal Strategy Example Office Building - Le Palais, Warsaw

- Warimpex initially bought a devastated historical building in the centre of Warsaw (Próżna street)
- The building was then sold and leased back; Warimpex performed renovation works
- Net lettable area of approximately 6,600m²
- Opened in January 2013
- Reconstruction efforts were awarded by Poland's largest daily newspaper
- Several awards:
 - Nomination for award of merit „Stolek” by Gazeta Wyborcza (Poland's largest daily newspaper) for „fantastic renovation of Próżna building, which turned ruins into architectural pearls”
 - **CEE Quality Awards 2013 (Warsaw, 23.4.2013)** “Building of the Year 2013”, & “Office Development of the Year 2013”



Skygate Hotel Bucharest

07/2007



angelo Airporthotel Bucharest

09/2008



•Acquisition in July 2007

•2 floors with approx. 3,000 sqm were used as office, redevelopment of office space (69 additional rooms) and refurbishment of hotel



airport
angelo
HOTEL ★★★★★ BUCHAREST

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25 March 2014

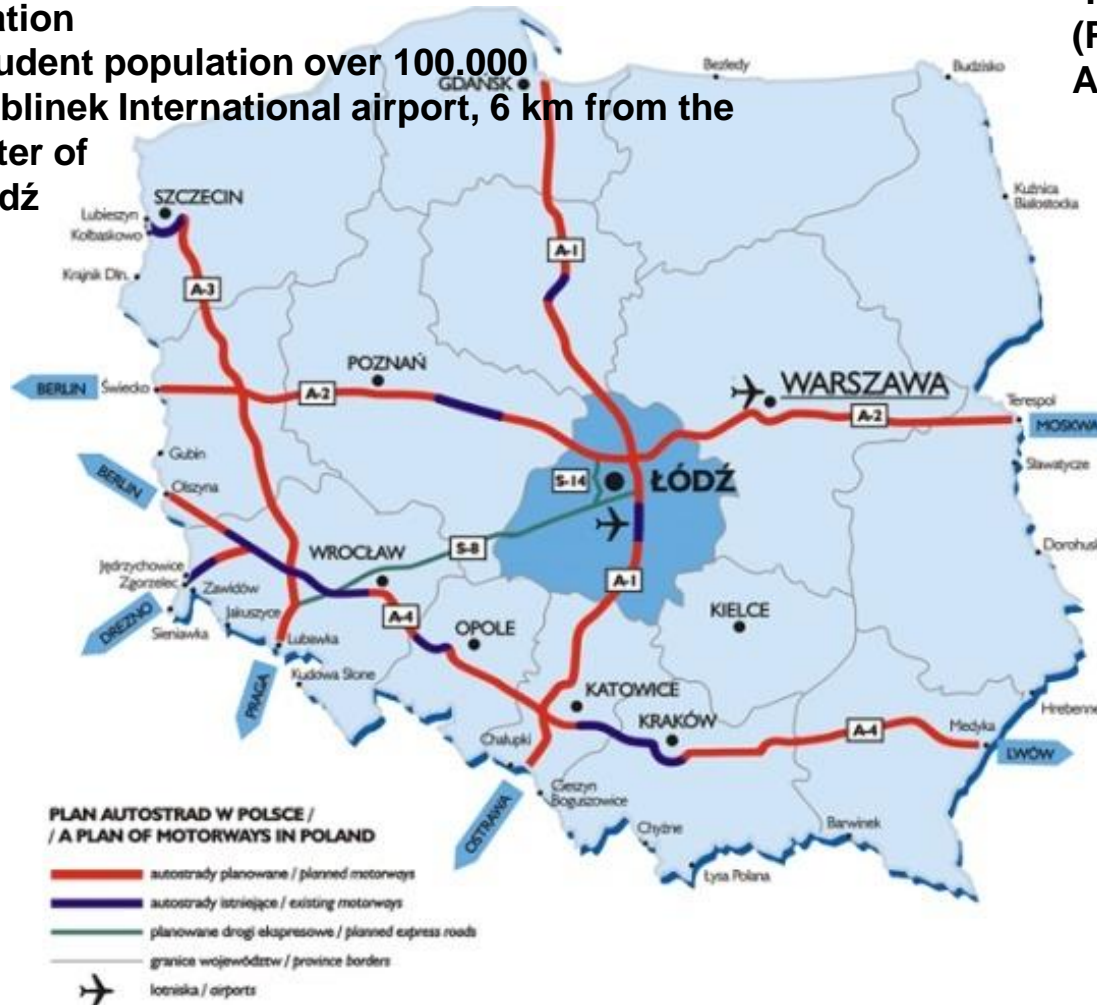
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Lodz: A Strategic Location

Geographic and Human Assets:

- The second city of Poland
- A strategic geographical and economic location
- Student population over 100,000
- Lublinek International airport, 6 km from the center of Łódź

- MOTORWAY A1 (2007)
- MOTORWAY A2 (2005/2006)
- PLANS FOR ROUTES S14 (PARIS-WROCLAW-ŁÓDŹ-WARSZAW) AND S8



Lodz is the main intersection of the Polish motorway network

Splendor and Decadence of the City of Łódź

A Golden Age: the era of the Industrial Revolution

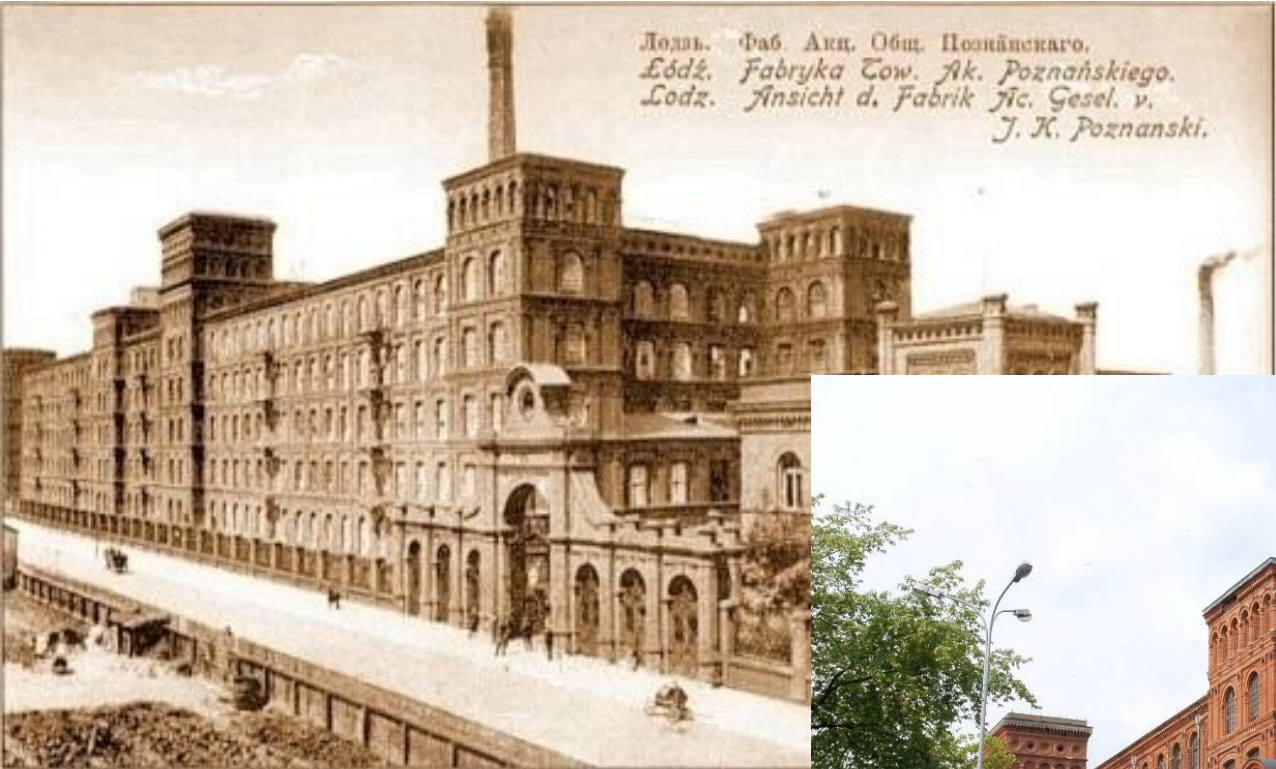
- Creation of the city (XIXth century)
- Strategic location: a city in the heart of Poland under the Russian Empire, attracting German entrepreneurs
 - Period of great prosperity and growth

The city of 4 cultures

- Jewish, German, Russian and Polish communities



The former Poznanski Textile factory



Manufaktura: The Destination Center



Manufaktura - past and present

230 million euros annual turnover, 19 million visitors, 3 000 employees



Key figures

- **Culture: 8.000 m²**
- **Hotel / Conference: 40.000m²**
- **Retail: 101.000 m²**
- **Leisure: 21.000 m²**

TOTAL GLA 150.000 M²



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andel's Design Hotels



a unique experience of **contemporary lifestyle de luxe**



290 rooms opened 2002/2004

„andel“ = angel in Czech language



159 rooms opened 2007



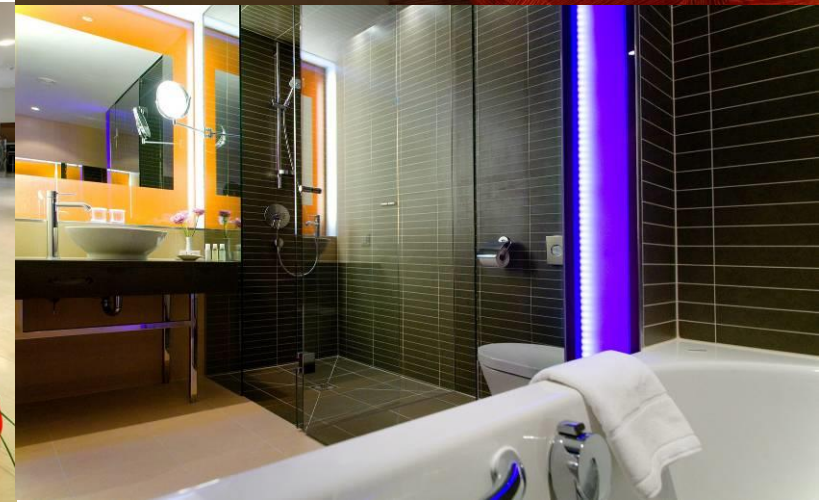
278 rooms opened 2009



557 rooms opened 2009

andel's Design impressions

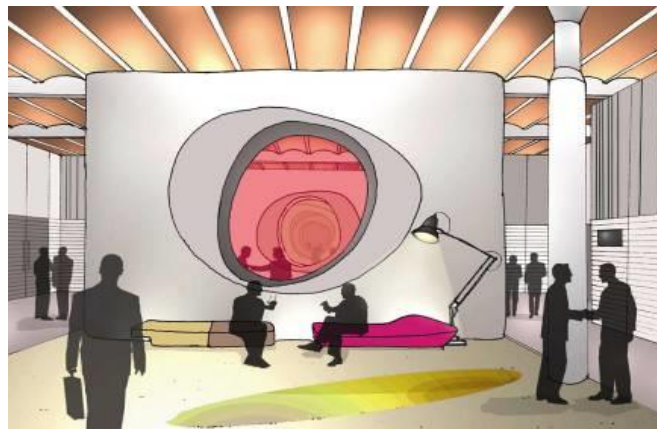
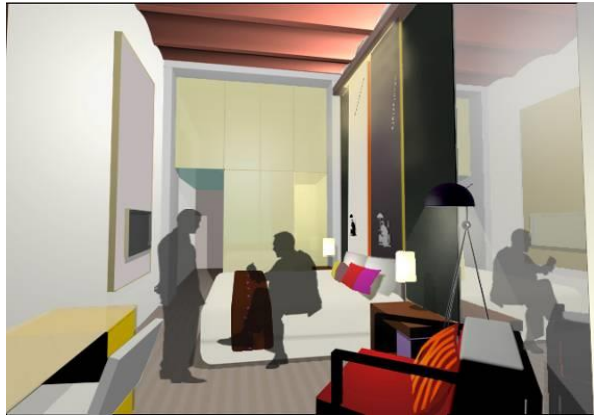
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andel's Lodz Design

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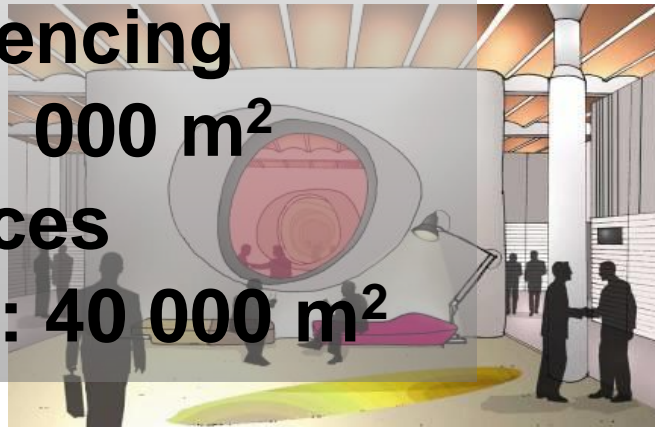
andel's Lodz Hotel project



- 220 standard hotel rooms
- plus 58 suites
- Bars; Restaurants



- 2 650 m² conferencing
incl. Ballroom 1 000 m²
- 200 parking places
- total gross area: 40 000 m²



andel's Lodz Ballroom

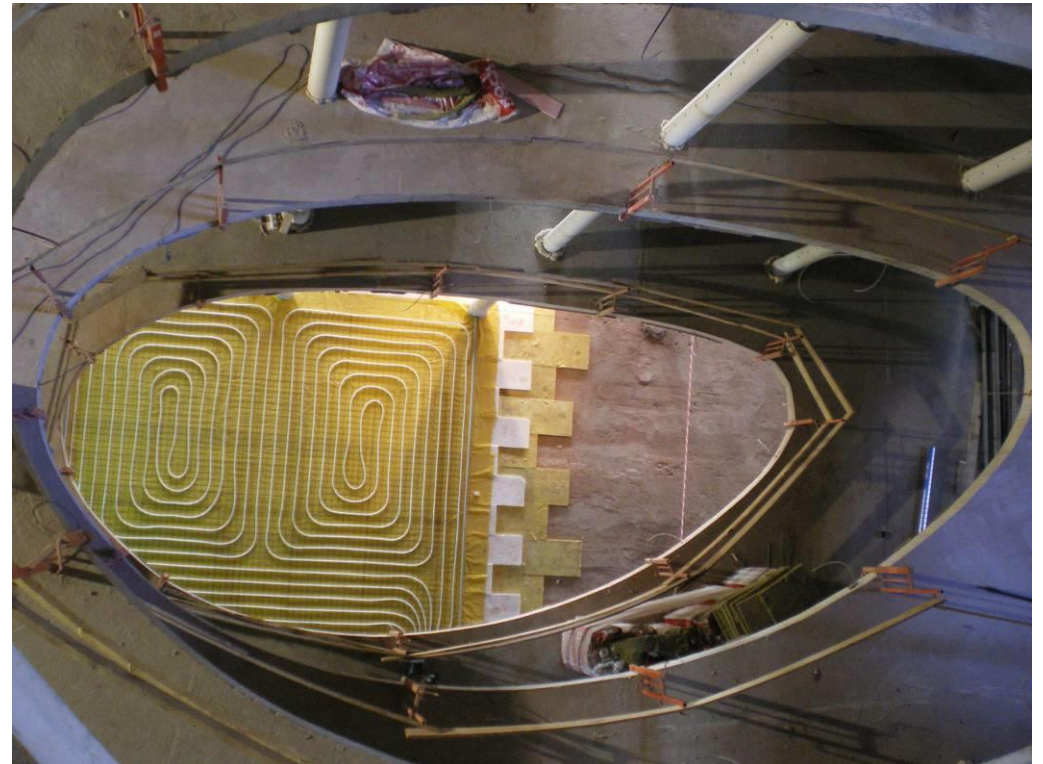
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andel's – a technical challenge

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- The first 4-star design hotel in Łódź
- Largest conference hotel in the region
 - 2nd largest ballroom in Poland – in 4th floor
 - wellness area with roof top pool





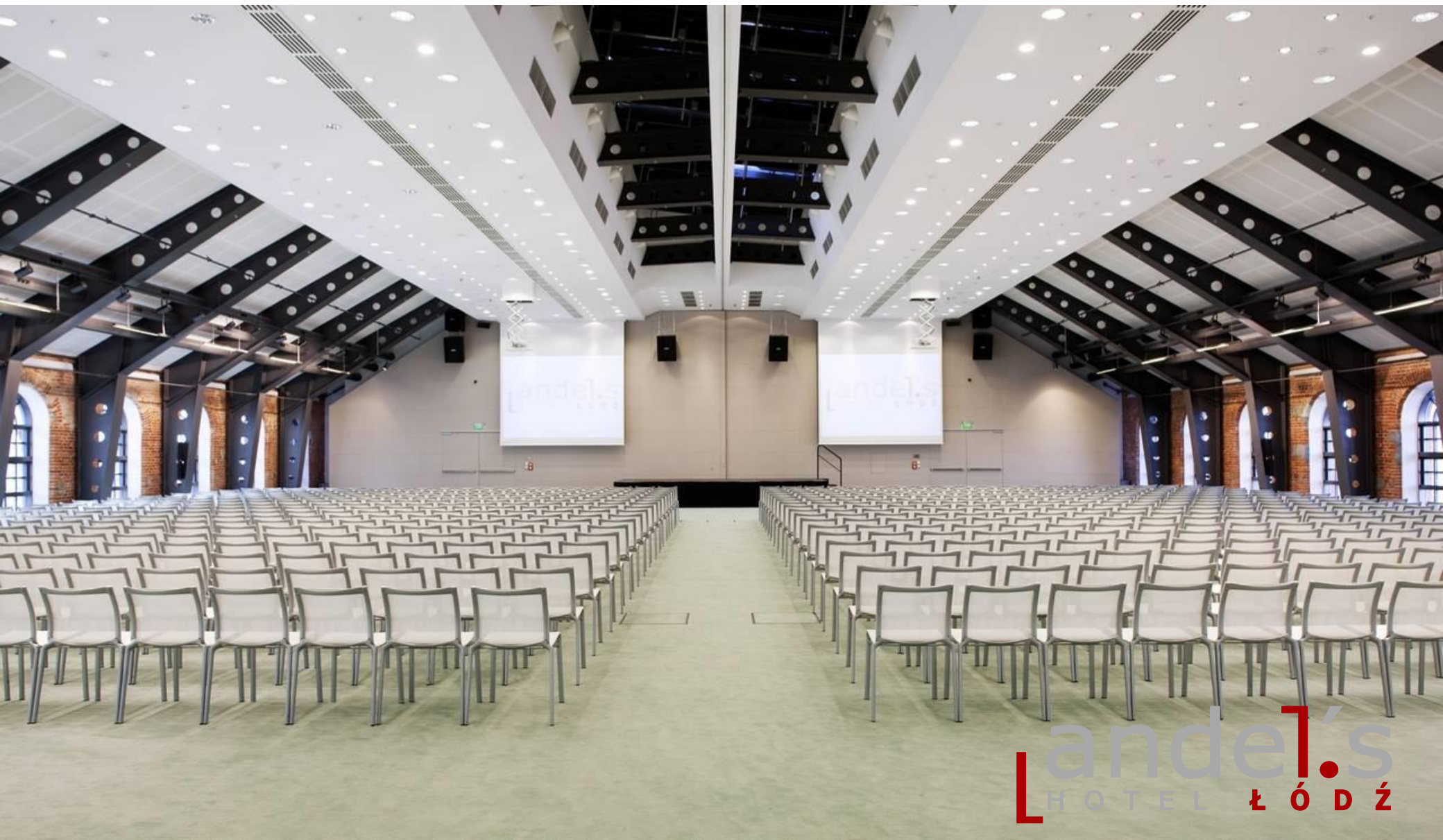
















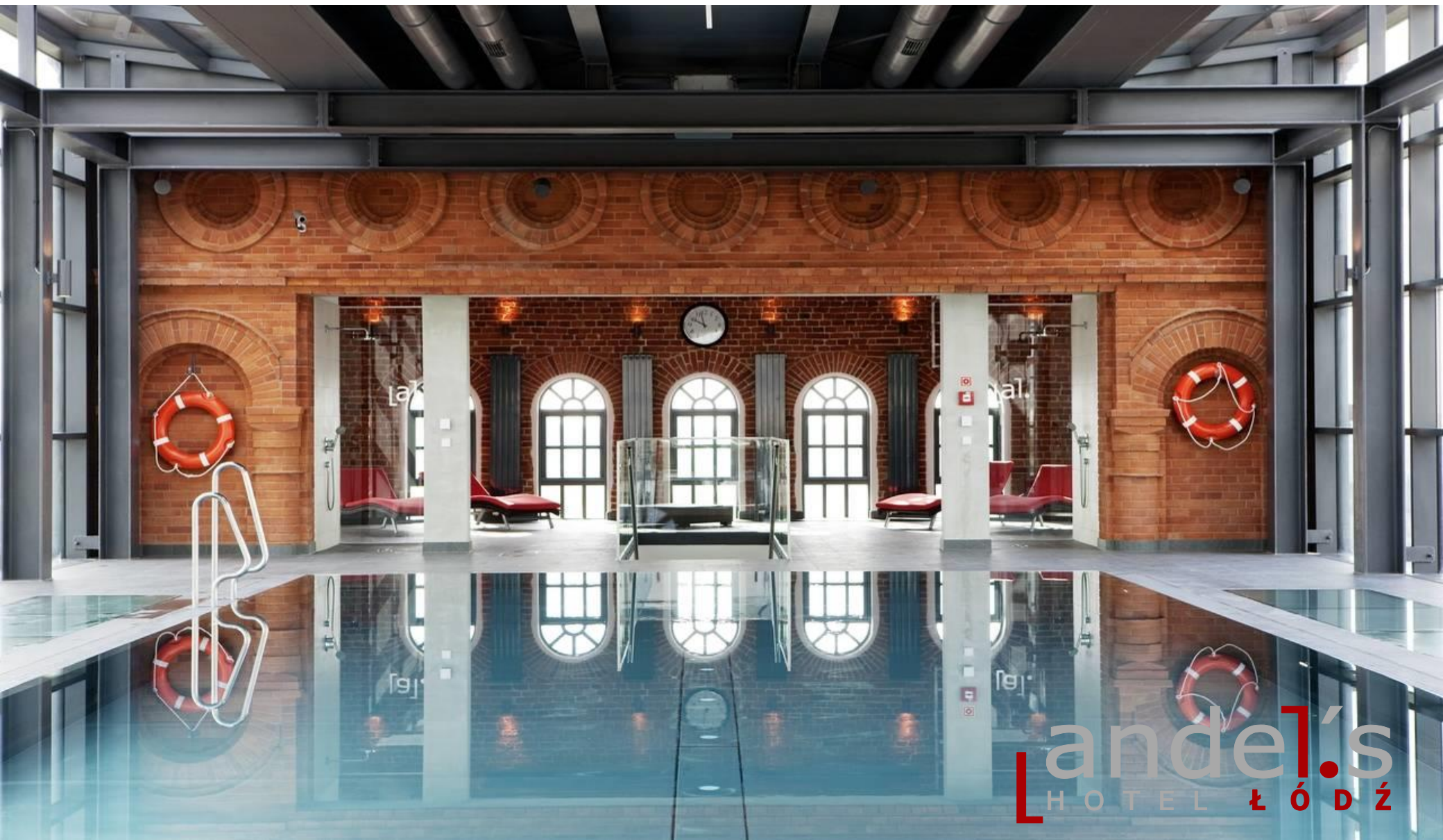


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**Thank you very much
for your attention !**

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