

# REMIC 2014 Presentation - Moscow



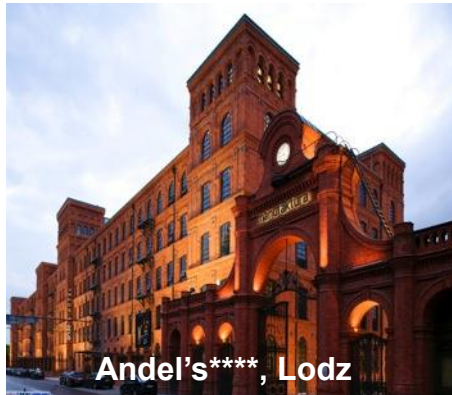
20. November 2014

warimpex

# 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 18 Hotels (3,200 rooms) and 5 office buildings (43.100 sqm) in 8 countries**

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



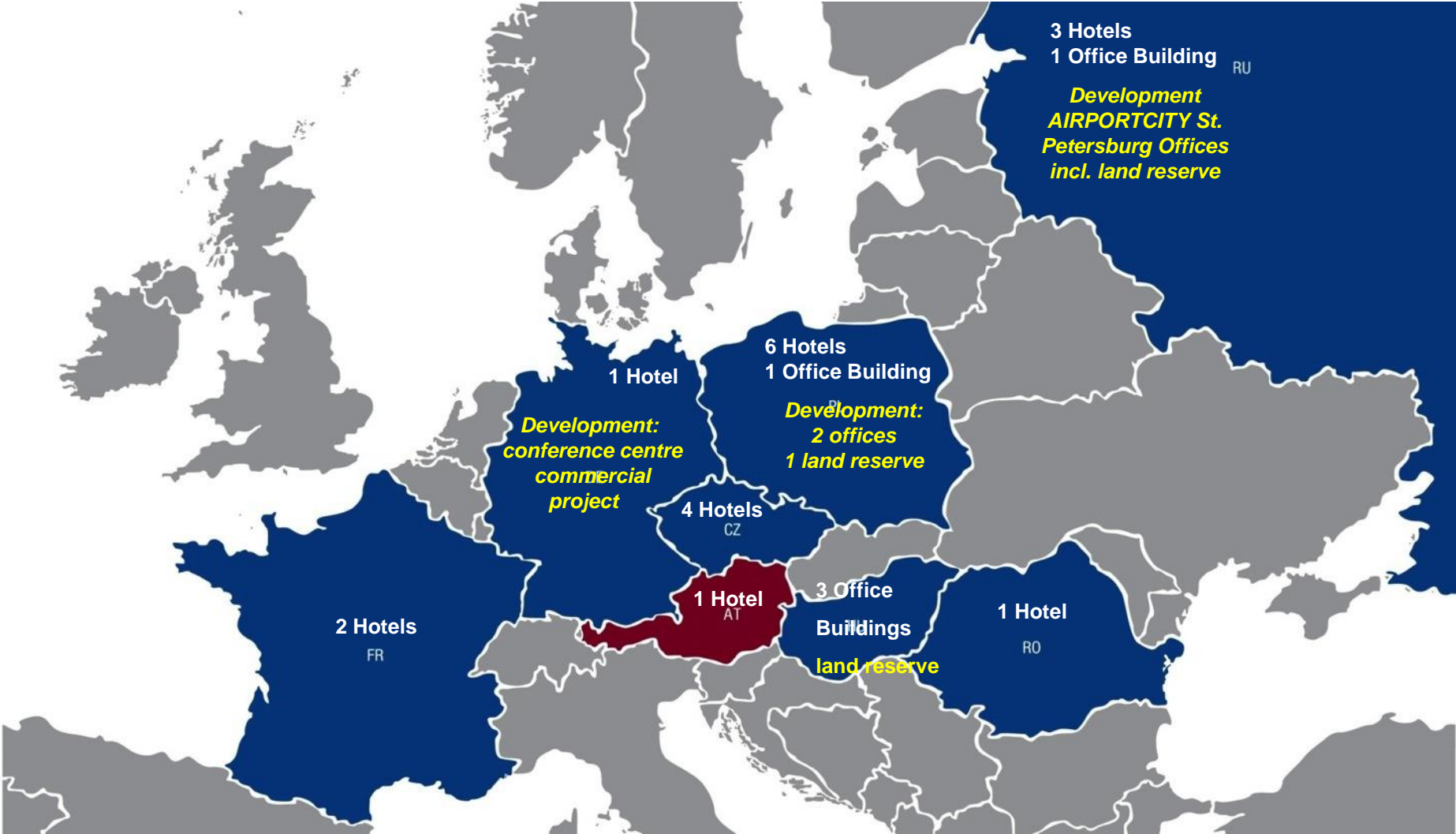
- Growth and value creation through active management of undervalued assets in emerging markets
- EUR 70 mn. (i.e. EUR 1.3/share) hidden reserves
- Listed in Vienna and Warsaw and traded at discount to NNNAV
- Proven strong track record of professional, high-experienced management team and high transparency

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## Over 30 Years Experience in Real Estate Asset Management

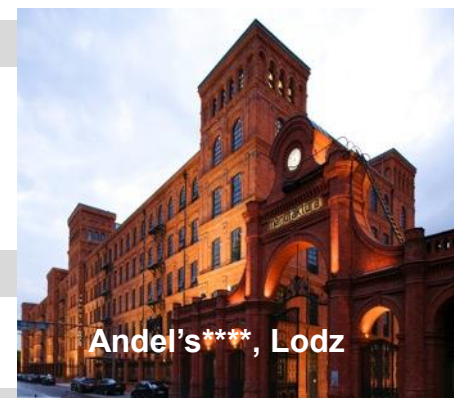
<b>HOTELS</b>	<b>Number of rooms</b>	<b>In Portfolio from</b>	<b>Sale</b>
Palace Hotel Prague	5-star, 124 rooms	Purchased 2001	2013
angelo Hotel Munich	4-star, 146 rooms	Opened 2008	2013
Intercont Warsaw	5-star, 414 rooms	Opened 2003	2012
Sobieski Hotel Warsaw	4-star, 435 rooms	Purchased 2006	2011
andel's Krakow	4-star, 159 rooms	Opened 2007	2009
andel's Hotel & Suites Prague	4-star, 239 rooms + 51 studios	Opened 2002	2005
Sheraton Hotel Warsaw	5-star, 350 rooms	Opened 1996	1996
Pruhonice Sport Hotel, Prague	4-star, 100 rooms	Opened 1990	1990
Holiday Inn, Warsaw	4-star, 172 rooms		Developed 1989
Forum Hotel, Prague	4-star, 560 rooms		Developed 1989
Jelina Gora Hotel	4-star, 172 rooms		Developed 1989
Panorama Hotel, Prague	4-star, 456 rooms		Developed 1983
Novotel Hotel, Budapest	4-star, 324 rooms		Developed 1982
Penta Hotel, Budapest	4-star, 400 rooms		Developed 1982
<b>OFFICES</b>	<b>Area (sqm)</b>	<b>In Portfolio from</b>	<b>Sale</b>
Csalogany office, Budapest	2,600 sqm	Purchased 2003	2009
Pauler office, Budapest	3,000 sqm	Purchased 2006	2008
andel's City SO 11, Prague	4,000 sqm	Opened 2007	2007
Warsaw Towers, Warsaw	20,000 sqm	Opened 1999	2000

# Portfolio Overview



## Hotel Portfolio at a Glance

Hotels (as of 30.06.2014)	City	Country	Rooms	Stake	Occupancy Rate		RevPAR
					2013	2012	2013
					66 %	65 %	EUR 53
Angelo****	Prague	CZ	168	100 %			
Diplomat****	Prague	CZ	398	100 %			
Dvořák****	Karlovy Vary	CZ	126	100 %			
Angelo****	Plzeň	CZ	144	50 %			
Angelo****	Katowice	PL	203	50 %			
InterContinental****	Warsaw	PL	404	50 % operational lease			
Chopin***	Krakow	PL	220	100 %			
Amber Baltic****	Międzyzdroje	PL	191	100 %			
Andel's****	Krakow	PL	159	100 % operational lease			
Andel's****	Łódź	PL	278	100 %			
Angelo Airporthotel****	Bucharest	RO	177	100 %			
Angelo Airporthotel****	Ekaterinburg	RU	211	60 %			
Liner***	Ekaterinburg	RU	151	60 %			
Crowne Plaza****	St. Petersburg Airport	RU	294	55 %			
Andel's****	Berlin	DE	557	50 %			
Dream Castle****	Paris	FR	397	50 %			
Magic Circus****	Paris	FR	396	50 %			
Palais Hansen Kempinski*****	Vienna	AT	152	9,88 %**			



4,636 rooms in total (stake adjusted 3,169 rooms)

Note: \*\* recognized as financial instrument

# Office Portfolio at a Glance

**43,100 sqm office in total (stake adjusted 30,600 sqm)**

Offices (as of 30.06.2014)	City	Country	Area	Stake	Occupancy rate	Tenant
Parkur Tower	Warsaw	PL	9,700 sqm	50%	90%	Sodexo, etc.
AIRPORTCITY	St. Petersburg Airport	RU	17,000 sqm	55%	100%	Gazprom
Erzsebet Office	Budapest	HU	15,000 sqm	100%	79%	Groupama Garancia Insurance
Dioszegi Office	Budapest	HU	800 sqm	100%	100%	
Sajka Office	Budapest	HU	600 sqm	100%	83%	



AIRPORTCITY, St.Petersburg



Parkur Tower, Warsaw



Erzsebet Office, Budapest

# Pipeline Overview

Development Projects	Expected opening	Total area / no. of rooms	Beneficial ownership (%)
<b>Under construction:</b>			
Offices AIRPORTCITY St. Petersburg Phase II (Zeppelin)	Q2-Q3 2015	16,000 m <sup>2</sup>	55
Erzsebet Office Tower 2, Budapest	Q2-Q3 2015	8,000 m <sup>2</sup>	100
<b>Planning phase:</b>			
Retail & Conference Centre, Berlin Prenzlauer Berg	2016/17	up to 18,000 m <sup>2</sup>	50
Multidevelopment Krakow office building	2017	up to 20,000 m <sup>2</sup>	100
Chopin Krakow office	2016	app. 20,000 m <sup>2</sup>	100
AIRPORTCITY St. Petersburg Phase III Offices	2016	40,000 m <sup>2</sup>	55
Land reserves in Budapest, Bialystok, St. Petersburg (Phase IV up to 110,000 m <sup>2</sup> )	-	-	-



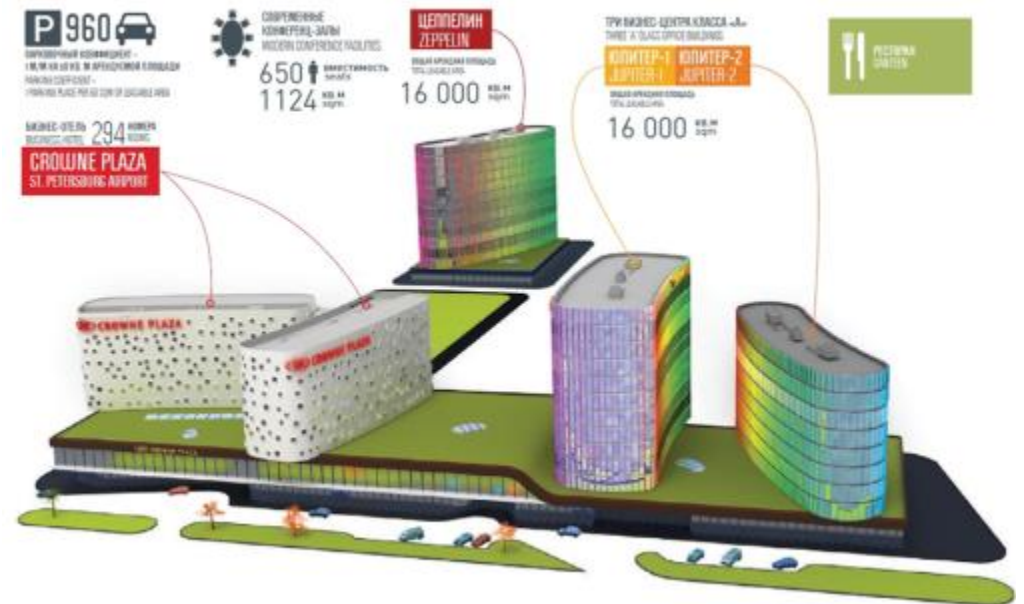
**Zeppelin,  
AIRPORTCITY St.  
Petersburg**



**Erzsebet Office  
Tower 2, Budapest**

# Under Construction - AIRPORTCITY St. Petersburg

- **Hotel Crowne Plaza \*\*\*\*, 294 rooms**
- **Phase I: Jupiter 1 and Jupiter 2**  
opened 2011 and 2012
  - 17,000 m<sup>2</sup> office, fully leased to Gazprom
- **Phase II: Zeppelin**  
expected opening mid 2015
  - 16,000 m<sup>2</sup> leasable office area
- **Phase III Offices**
  - 60,000 m<sup>2</sup> leasable office area
- **Phase IV Offices**
  - up to 110,000 m<sup>2</sup> leasable office area





# Under Construction - AIRPORTCITY St. Petersburg, Zeppelin tower

- **Phase II: Zeppelin**
  - expected opening mid 2015
  - 16,000 m<sup>2</sup> total leasable office area



as of August 2013

2014

- financing in place
- construction ongoing



as of October 2014

- **Phase III Offices**

- 60,000 m<sup>2</sup> total leasable office area
- 5 office towers à 13 floors
- internally connected stylobat area
- retail, conference and restaurant zones
- 4 underground car parking levels

- **Phase IV Offices**

- 110,000 m<sup>2</sup> leasable office area



# Pipeline - AIRPORTCITY St. Petersburg, parking

## ■ AIRPORTCITY Car Park

- 19,500 m<sup>2</sup> total leasable area
- 560 car parking spaces
- 3 car parking decks (2 heated decks)
- 1,600 m<sup>2</sup> archive/storage area
- 500 m<sup>2</sup> retail zone
- car wash station
- car service station
- bus parking spaces

