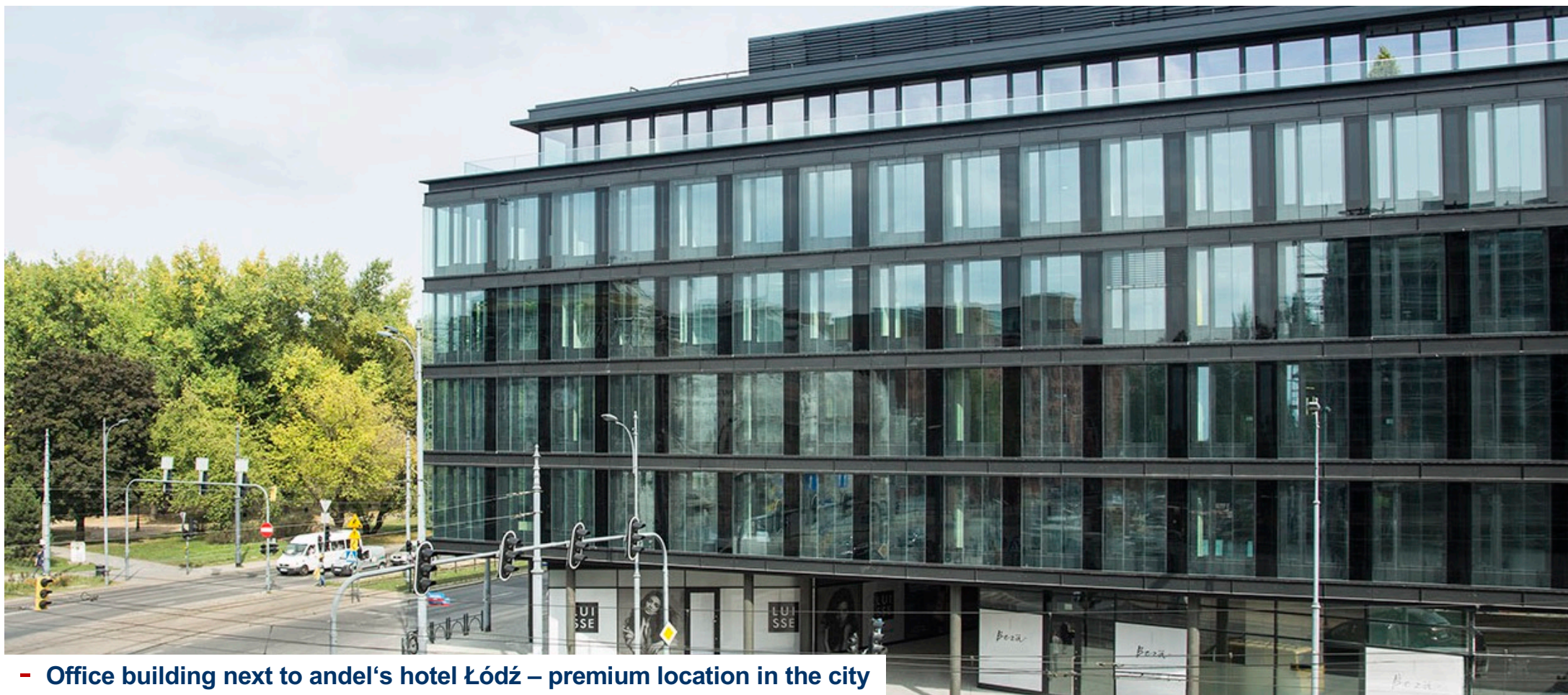




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Łódź

Ogrodowa Office



- Office building next to andel's hotel Łódź – premium location in the city
- Total of approx. 28,000 m² lettable office space
- Underground parking lot
- Construction started in Q4 2016
- Opened October 2018

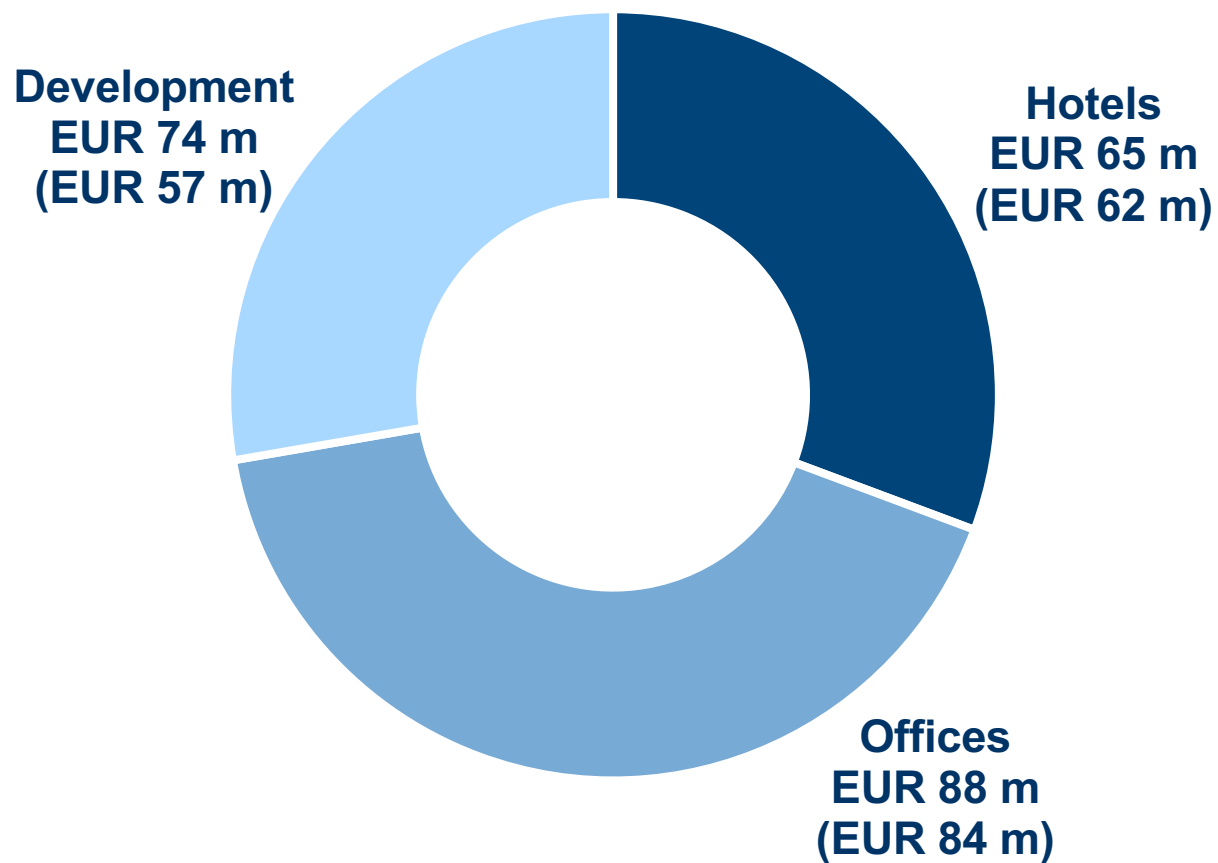
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Company history

1959	<ul style="list-style-type: none">- Foundation of Warimpex Export-, Import- Transithandelswarengesellschaft m.b.H.	
1980	<ul style="list-style-type: none">- Warimpex enters real estate market	
1982 - 1988	<ul style="list-style-type: none">- Novotel, Budapest – first Warimpex hotel- Penta Hotel, Budapest, Forum Hotel, Prague	
1988-1989	<ul style="list-style-type: none">- Holiday Inn, Warsaw- Hotel Palace, Prague	
1994 -1996	<ul style="list-style-type: none">- Hotel Savoy, Prague- Hotel Sheraton, Warsaw	
1999	<ul style="list-style-type: none">- Warsaw Towers – first Warimpex office building	
2001-2003	<ul style="list-style-type: none">- Shopping and Entertainment Gallery, Brno- Hotel andel's, Prague- Hotel Le Palais, Prague- Hotel InterContinental, Warsaw	
2004-2006	<ul style="list-style-type: none">- andel's Suites, Prague - long stay apartments- Leaders Club guests recognition Award for Le Palais- Hotel angelo, Prague- Hotel Chopin, Krakow- Hotel Sobieski, Warsaw	
2007-2008	<ul style="list-style-type: none">- IPO in Vienna and Warsaw- Hotel andel's, Krakow- Hotel Liner, Ekaterinburg- Hotel angelo, Munich- Hotel angelo, Pilsen	
		2009-2014
		<ul style="list-style-type: none">- Hotel andel's, Łódź- Hotel angelo, Katowice- Hotel andel's, Berlin- Hotel angelo, Bucharest- Hotel angelo, Ekaterinburg- Hotel Crowne Plaza, AIRPORTCITY St. Petersburg- Le Palais Office, Warsaw- Jupiter Towers, AIRPORTCITY St. Petersburg- Palais Hansen Kempinski, Vienna
		2015-2018
		<ul style="list-style-type: none">- Zeppelin Tower, AIRPORTCITY St. Petersburg- Erzsébet Office, Budapest- Bykovskaya multi-use building, AIRPORTCITY St. Petersburg- B52, Budapest- Ogrodowa office, Lodz

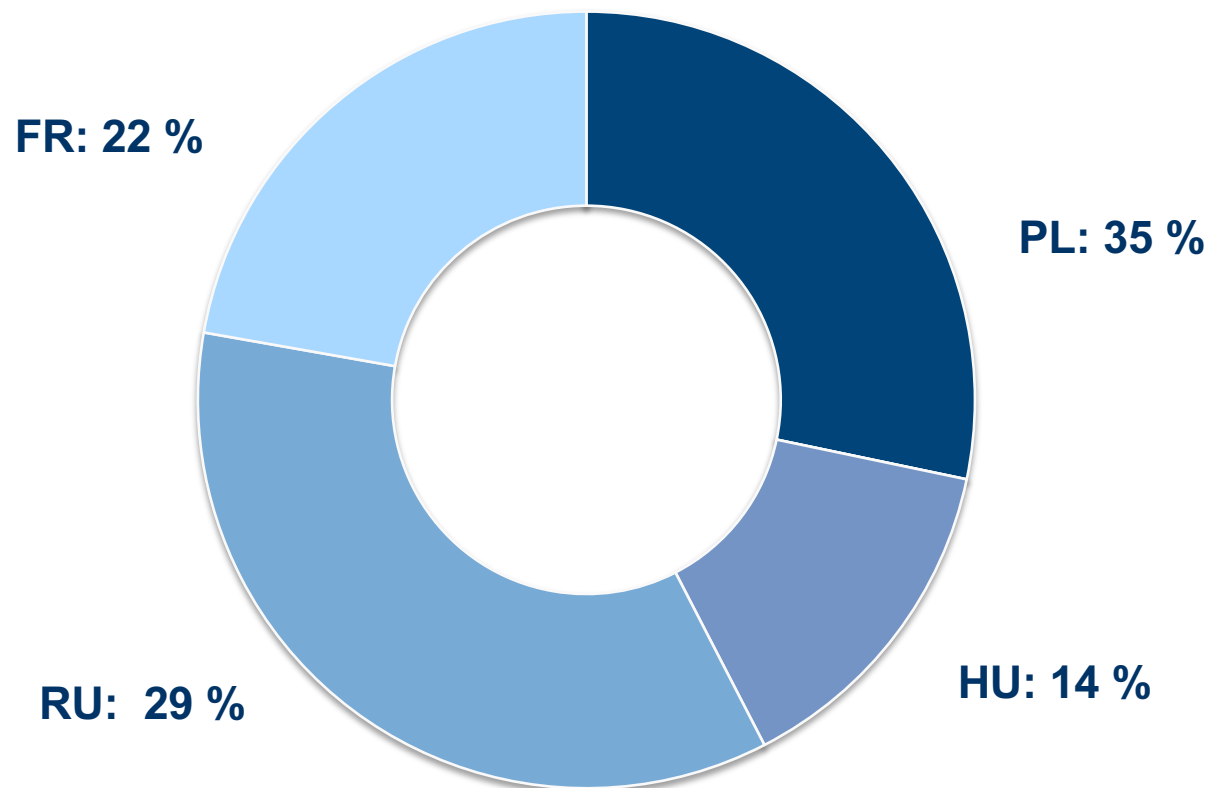
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Real estate held by sector*



* Gross Asset Value as of 30.06.2018 (30.06.2017)

Real estate assets by country*



* as of 30.06.2018

Krakow Mogilska 43



- Office building in the commercial district
- Total of approx. 12,000 m² lettable office space
- 60 % pre-leased
- Underground parking lot
- Construction started in Q3 2017
- Expected opening in Q1 2019

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AIRPORTCITY St. Petersburg Phase III & IV



Avior tower offices – approx. 20,000 m² lettable office space

- Early planning stage
- Expected opening in 2021

Phase IV offices – approx. 130,000 m² lettable office space

- Early planning stage
- Expected opening in 2025

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2017: AIRPORTCITY St. Petersburg Bykovskaya multi-use building



- 3 car parking decks with 450 car parking spaces and bus parking spaces
- 2,500 m² archive / storage area
- 4,700 m² office space
- Car wash station, car service station
- Fully let
- Finished and handed over to tenant in May 2017

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Operational Highlights



- **Purchase and sale of properties in Budapest**
 - Acquisition of B52 Office
 - Sale of Ülloi land plot
- **Ogrodowa Office in Lodz opened**



Key figures 1-9 2018

- 1. Revenues: -39 % to EUR 21.6 mn**
 - Revenues Hotels -61 %
 - Revenues Investment Properties +17%
- 2. EBITDA / EBIT: EUR 4.4 mn / EUR 4.2 mn**
- 3. Gross Asset Value + 12 %**
- 4. Net Asset Value EUR 2.4 per share**



Developments

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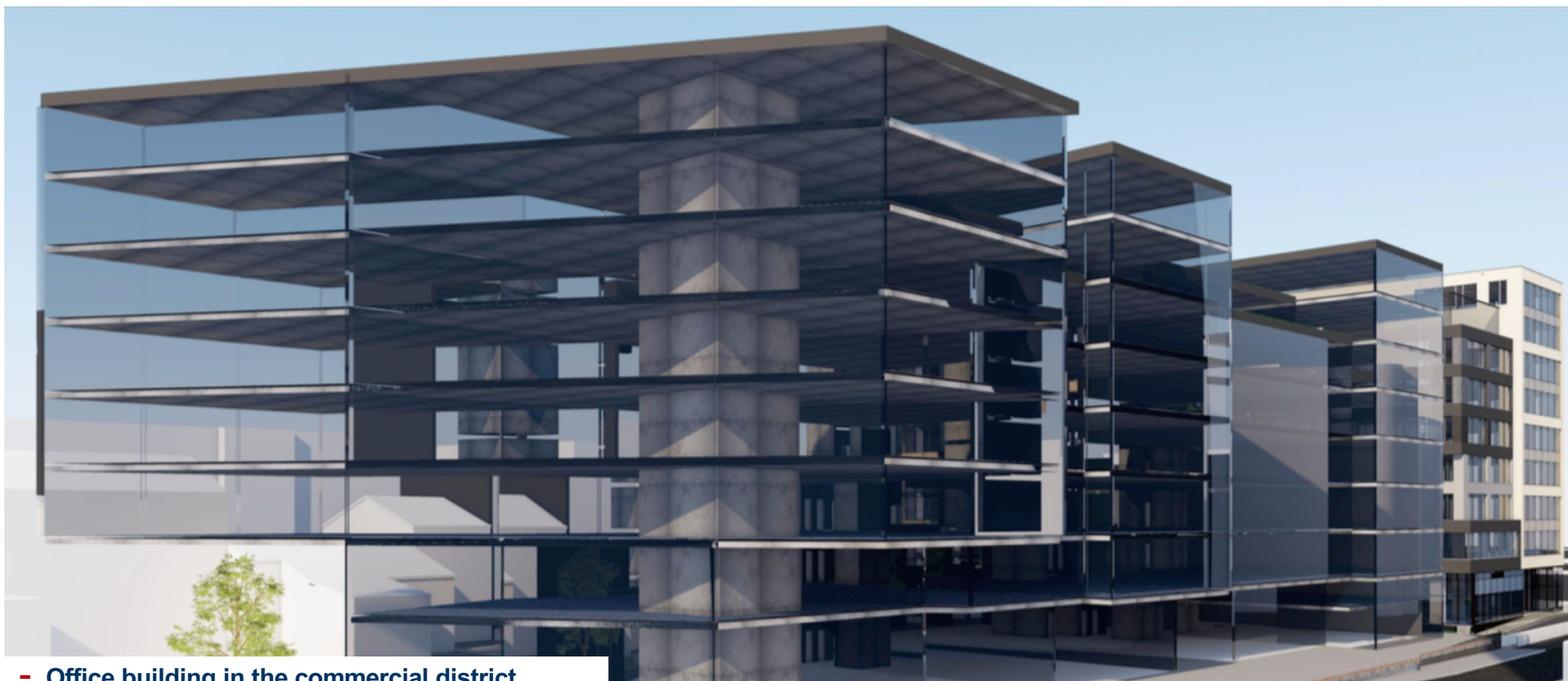
Krakow Chopin Office



- Office building next to Chopin hotel Krakow
- Premium location in the city
- Total of approx. 21,000 m² lettable office space
- Underground parking lot
- Planning stage
- Expected opening in 2021

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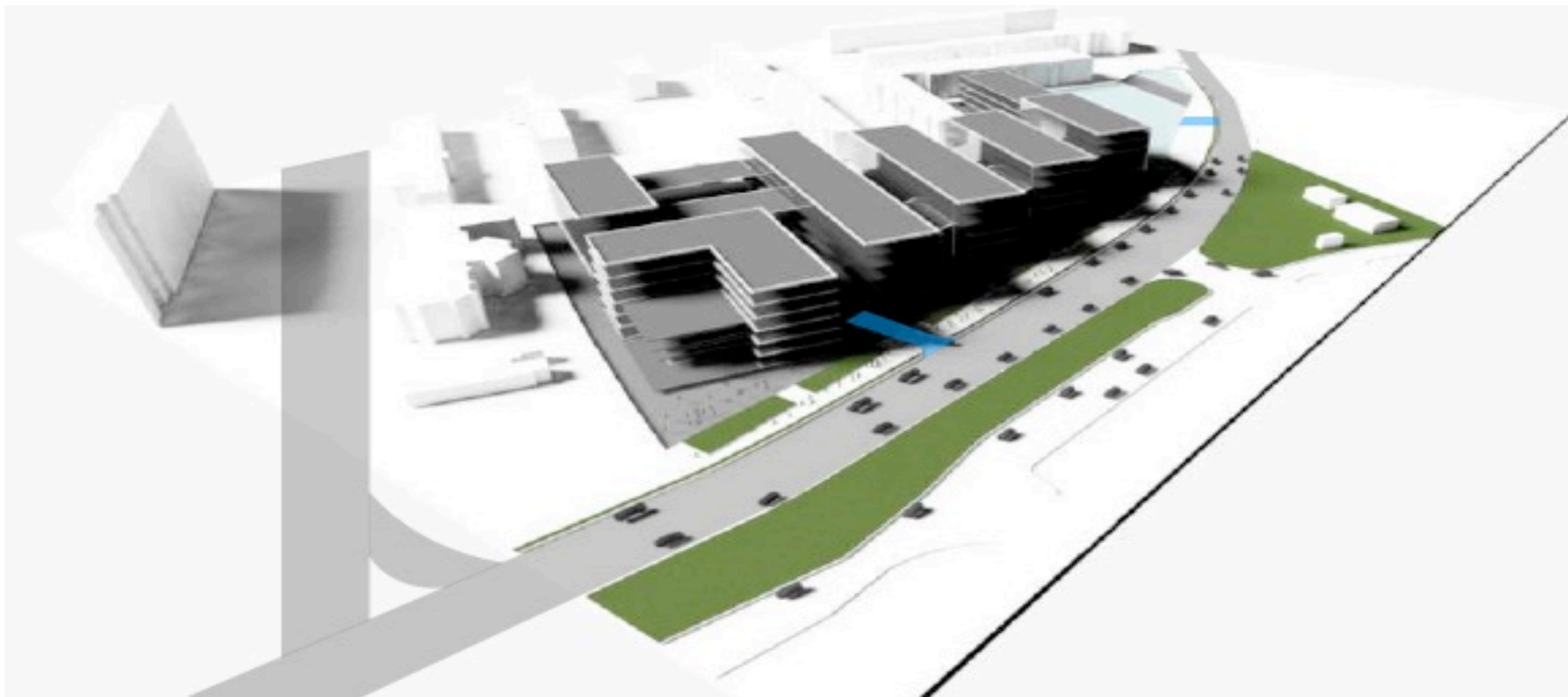
Krakow Mogilska 41



- Office building in the commercial district
- Total of approx. 12,000 m² lettable office space
- Underground parking lot
- Expected opening in 2021

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Białystok Offices



- Development plot for 4 office buildings
- Total area of approx. 73,000 m²
- Early planning stage

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Overview developments



Project	Status	Exp. opening	Total area (approx.)	Beneficial ownership
AIRPORTCITY St. Petersburg Bykovskaya multi-use building	finished	Q2 2017	7,200 m ² 450 parking spaces	100 %
Łódź Ogrodowa Office	finished	Q4 2018	28,000 m ²	100 %
Krakow Mogilska 43	construction	Q1 2019	12,000 m ²	100 %
Krakow Chopin Office	planning	2021	21,000 m ²	100 %
AIRPORTCITY St. Petersburg Avior towers	planning	2021	20,000 m ²	55 %
Białystok Offices phase 1	early planning	2021	13,000 m ²	100 %
Krakow Mogilska 41	early planning	2021	12,000 m ²	100 %
Białystok Offices phase 2-4	early planning	-	60,000 m ²	100 %
AIRPORTCITY St. Petersburg Offices phase IV	early planning	-	130,000 m ²	55 %

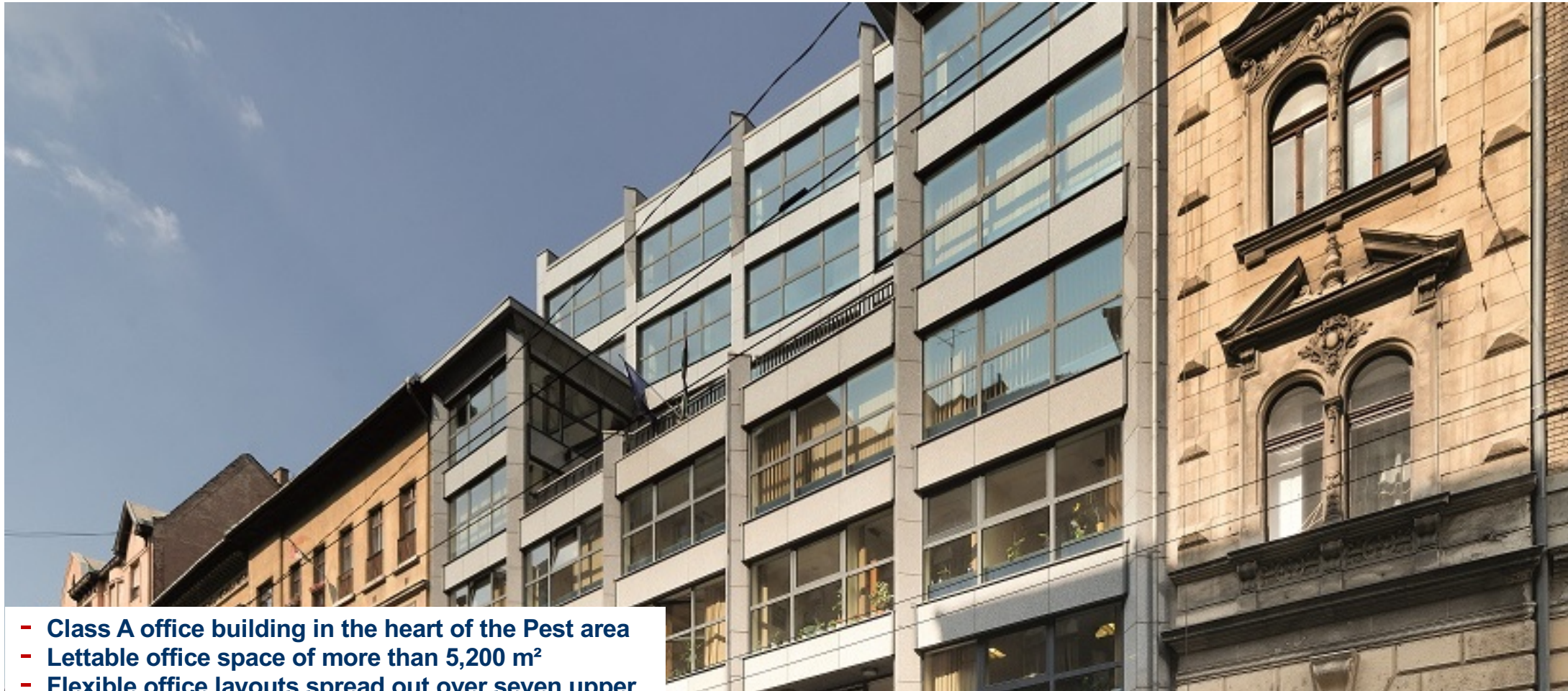


Transactions & Acquisitions

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2018: Budapest

Acquisition of B52 Office in May 2018



- Class A office building in the heart of the Pest area
- Lettable office space of more than 5,200 m²
- Flexible office layouts spread out over seven upper floors and a ground floor
- 26 parking spaces
- 100 % let out

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2017: Sale of 8 hotel holdings in 3 countries



**Vienna House
Diplomat**
Prague, CZ



**angelo
by Vienna House**
Pilsen, CZ



**andel's
by Vienna House**
Łódź, PL



**andel's
by Vienna House**
Krakow, PL



**Vienna House
Easy Chopin**
Krakow, PL



**angelo
by Vienna House**
Katowice, PL



**Vienna House
Amber Baltic**
Międzyzdroje, PL



**angelo
by Vienna House**
Bucharest, RO

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Key to future success

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Three key objectives for 2018/19

**1.
new
developments**

**2.
strategic
acquisitions**

**3.
dividend
payment**



portfolio growth up to
pre-portfolio-sale-level
by end of 2019

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Thank you!

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Appendix

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Income statement – 1-9 2018



EUR (in thousands)	1-9 2018	1-9 2017	+/-
Revenues from Hotels	9,681	24,551	-61 %
Revenues from Investment Properties	11,290	9,610	17 %
Revenues from Development & Services	657	1,310	-50 %
<i>Total revenues</i>	<i>21,629</i>	<i>35,470</i>	<i>-39 %</i>
Expenses directly attributable to the revenues	-9,210	-18,417	-50 %
<i>Gross income from revenues</i>	<i>12,418</i>	<i>17,053</i>	<i>-27 %</i>
Income from the disposal of properties	-	23,648	-
EBITDA	4,353	31,774	-86 %
Depreciation, amortization, and revaluation	-197	13,773	-
EBIT	4,157	45,547	-91 %
Financial result	-10,615	-11,527	-8 %
Profit/Loss for the period	-6,464	34,152	-
Profit/Loss for the shareholders of the parent company	-3,042	29,202	-

Balance Sheet – 30 September 2018



EUR (in thousand)	30/9/2018	30/9/2017	+/-
Non-current Assets	252,340	196,785	28%
Current Assets	16,872	32,151	-48%
<i>Total Assets</i>	269,212	228,936	18%
Equity attributable to shareholders of the parent	103,203	100,687	2%
Non-controlling interests	-30,941	-22,586	37%
Equity	72,262	78,101	-7%
Long-term Debt	169,075	129,428	31%
Short-term Debt	27,874	21,408	30%
<i>Total Equity and Liabilities</i>	269,212	228,936	18%



Cash flow statement – 1-9 2018

EUR (in thousand)	1-9 2018	1-9 2017	+/-
Cash receipts	21,576	36,351	-41%
Cash payments	-20,372	-28,866	-29%
<i>Cash flows from operating activities</i>	<i>1,205</i>	<i>7,485</i>	<i>-84%</i>
Cash flows from investing activities	-20,607	60,775	-
Cash flows from financing activities	8,571	-57,160	-
<i>Cash and cash equivalents at the end of period</i>	<i>11,347</i>	<i>15,772</i>	<i>-28%</i>

Income statement – FY 2017



EUR (in thousands)	1-12 2017	1-12 2016	+/-
Revenues from Hotels	27,509	51,864	-47 %
Revenues from Investment Properties	13,190	8,580	54 %
Revenues from Development & Services	1,668	1,757	-5 %
<i>Total revenues</i>	<i>42,367</i>	<i>62,201</i>	<i>-32 %</i>
Expenses directly attributable to the revenues	-21,995	-35,967	-39 %
<i>Gross income from revenues</i>	<i>20,412</i>	<i>26,235</i>	<i>-22 %</i>
Income from the disposal of properties	26,575	8,674	206 %
EBITDA	33,605	21,450	57 %
Depreciation, amortization, and revaluation	21,098	4,285	392 %
EBIT	54,704	25,735	113 %
Financial result	-11,715	-1,889	520 %
Profit for the period	40,496	22,862	77 %
Profit for the shareholders of the parent company	40,542	17,423	133 %

Balance Sheet – 31- Dec. 2017



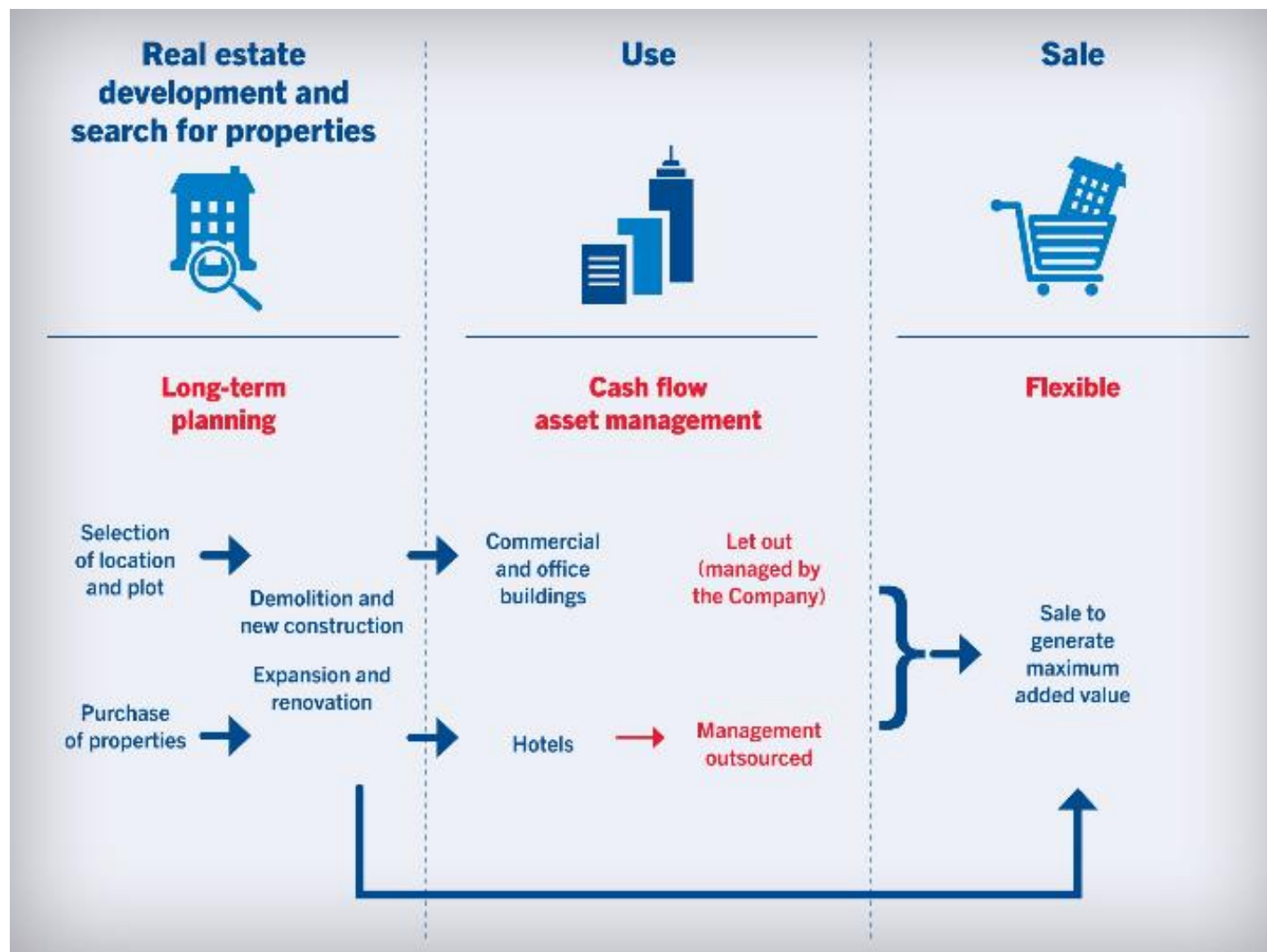
EUR (in thousand)	31/12/2017	31/12/2016	+/-
Non-Current Assets	223,272	174,185	28 %
Current Assets	41,982	183,701	-77 %
<i>Total Assets</i>	<i>265,254</i>	<i>357,886</i>	<i>-26 %</i>
Equity attributable to shareholders of the parent	110,926	70,188	58 %
Non-controlling interests	-27,445	-27,130	-
Equity	83,481	43,058	94 %
Long-term Debt	154,300	169,371	-9 %
Short-term Debt	26,468	145,457	-82 %
<i>Total Equity and Liabilities</i>	<i>265,254</i>	<i>357,886</i>	<i>-26 %</i>



Cash flow statement – FY 2017

EUR (in thousand)	1-12 2017	1-12 2016	+/-
Cash receipts	46,347	64,370	-28 %
Cash payments	-34,345	-51,412	-33 %
<i>Cash flow from operating activities</i>	<i>12,002</i>	<i>12,958</i>	<i>-7 %</i>
Cash flow from investing activities	48,081	10,121	375 %
Cash flow from financing activities	-41,939	-26,751	57 %
<i>Cash and cash equivalents at the end of period</i>	<i>22,849</i>	<i>4,723</i>	<i>384 %</i>

Long-term and flexible corporate strategy



Current hotel portfolio at a glance



Hotels	City	Country	Rooms	Stake
Vienna House Dvorak****	Karlovy Vary	CZ	126	100 % operating lease
InterContinental*****	Warsaw	PO	404	50 % operating lease
Crowne Plaza****	St. Petersburg	RU	294	55 %
Vienna House Dream Castle****	Paris	FR	397	50 %
Vienna House Magic Circus****	Paris	FR	396	50 %
Palais Hansen Kempinski Wien*****	Vienna	AT	152	9.88 %

Current office portfolio at a glance



Offices	City	Country	Area	Stake	Occ. rate (approx.)	Tenant
Business Tower Zeppelin	St. Petersburg	RU	15,600 m ²	55 %	100 %	Gazprom
Business Tower Jupiter	St. Petersburg	RU	17,000 m ²	24 %	100 %	Gazprom
Bykovskaya multi-use building	St. Petersburg	RU	6,000 m ²	100 %	100 %	Gazprom
Erzsébet Offices	Budapest	HU	15,000 m ²	100 %	95 %	Groupama Garancia Insurance
Sajka Office	Budapest	HU	600 m ²	100 %	100 %	several
B52	Budapest	HU	5,200 m ²	100 %	100 %	several
Mogilska 41	Krakow	PL	5,800 m ²	100 %	100 %	Air Liquide / Lurgi
Ogrodowa office	Lodz	PL	28,000 m ²	100 %	40 %	Harmann / several

as of 30.09.2018

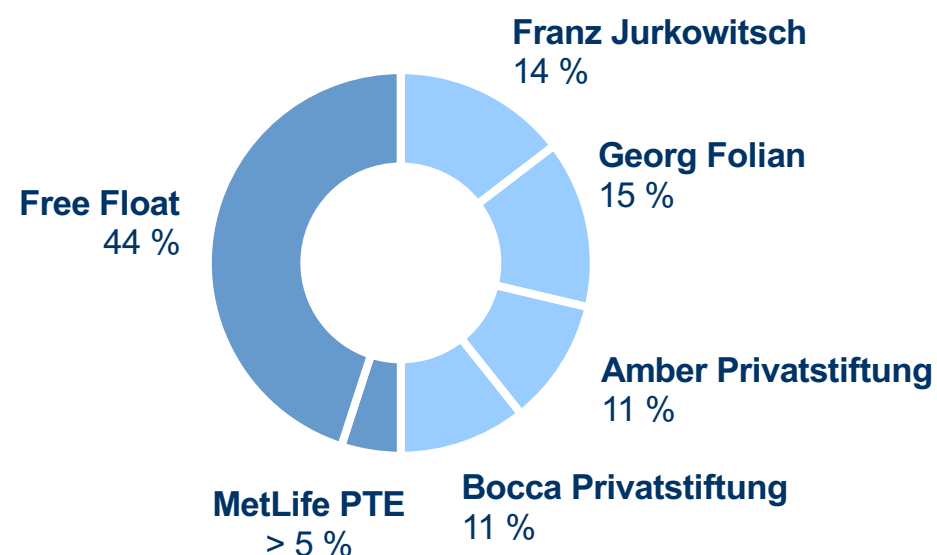
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Warimpex on the stock exchange



Key Exchange Data	
Number of shares	54,000,000
Vienna Stock Exchange	ATX Prime, Immobilien-ATX
Warsaw Stock Exchange	Market Main 50 Plus, WIG SWIG80
Ticker Symbols	Stock Exchanges WXF Reuters WXFB.VI

Shareholder structure



Over 30 years experience

Hotels	Number of rooms	In portfolio since	Sale
Palace Hotel, Prague	5-star, 124 rooms	purchased 2001	2013
angelo Hotel, Munich	4-star, 146 rooms	opened 2008	2013
InterContinental, 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
Pruhonic 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, Jelina Gora	4-star, 172 rooms		developed 1989
Panorma 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
Offices	Area (sqm)	In portfolio since	Sale
Jupiter Towers 1+2, St. Petersburg	17,000 sqm	opened 2011/2012	2015
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

Management Board of Warimpex



Alexander Jurkowitsch
Member



Franz Jurkowitsch
Chairman



Daniel Folian
Deputy Chairman



Florian Petrowsky
Member

Corporate calendar



- 26 April 2019 Publication of the annual report 2018
- 24 May 2019 Record date
- 28 May 2019 Publication of the results for the first quarter of 2019
- 3 June 2019 Annual General Meeting
- 6 June 2019 Ex-dividend date
- 7 June 2019 Dividend record date
- 12 June 2019 Dividend payment date
- 27 August 2018 Publication of the results for the first half of 2019
- 29 November 2018 Publication of the results for the first three quarters of 2019

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Chairman

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