



30. August 2023 – H1 2023

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Highlights

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Operational Highlights 2023



- Topping out at the Mogilska 35 Office building in Krakow (Q1 2023)





Key figures 1-6 2023 (22)

- 1. Revenues: +31 % to EUR 26.3 mn**
 - Revenues Investment Properties +32 %
 - Revenues Hotels +55 %
- 2. EBITDA: EUR 11.3 mn (EUR 10.7 mn)**
- 3. Profit/Loss for the period: EUR 0.2 mn (EUR 13.4 mn)**



Assets

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Current office portfolio at a glance

as of 30.06.23



Offices	City	Country	Area*	Stake	Occ. rate (approx.)	Tenant
Ogrodowa office	Łódź	PL	28,400 m ²	100 %	91 %	Harmann / several
Mogilska 43	Krakow	PL	12,900 m ²	100 %	100 %	Air Liquide / Lurgi / Rödl
Mogilska 41	Krakow	PL	5,100 m ²	100 %	100 %	City of Krakow
Red Tower	Łódź	PL	12,400 m ²	100 %	29 %	several
Zeppelin	St. Petersburg	RU	15,500 m ²	100 %	100 %	Gazprom
Jupiter	St. Petersburg	RU	16,800 m ²	100 %	100 %	Gazprom
Avior	St. Petersburg	RU	18,600 m ²	100 %	100 %	Gazprom
Bykovskaya multi-use building	St. Petersburg	RU	2,200 m ²	100 %	100 %	Gazprom
Erzsébet Offices	Budapest	HU	14,400 m ²	100 %	95 %	Groupama Insurance

* Office and retail area, without storage

126,300 m²

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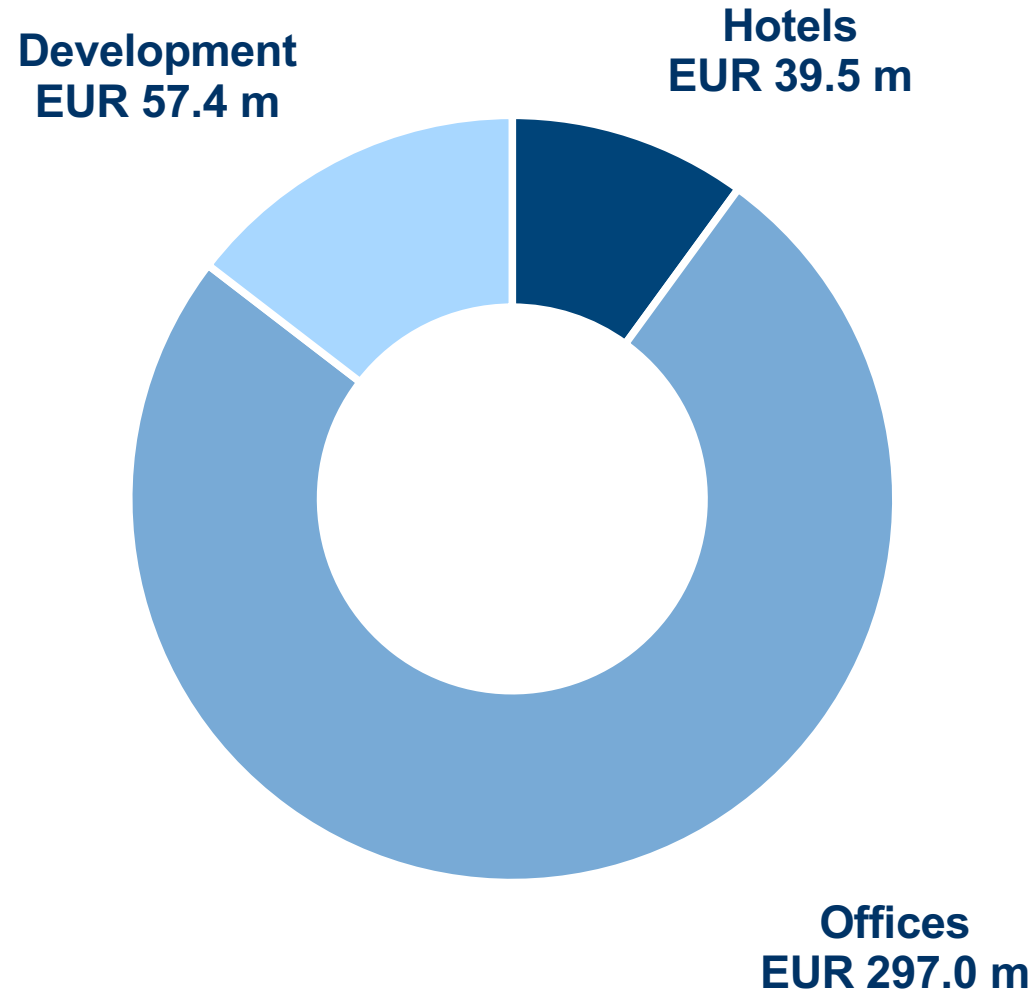
Current hotel portfolio at a glance



as of 31.12.2022

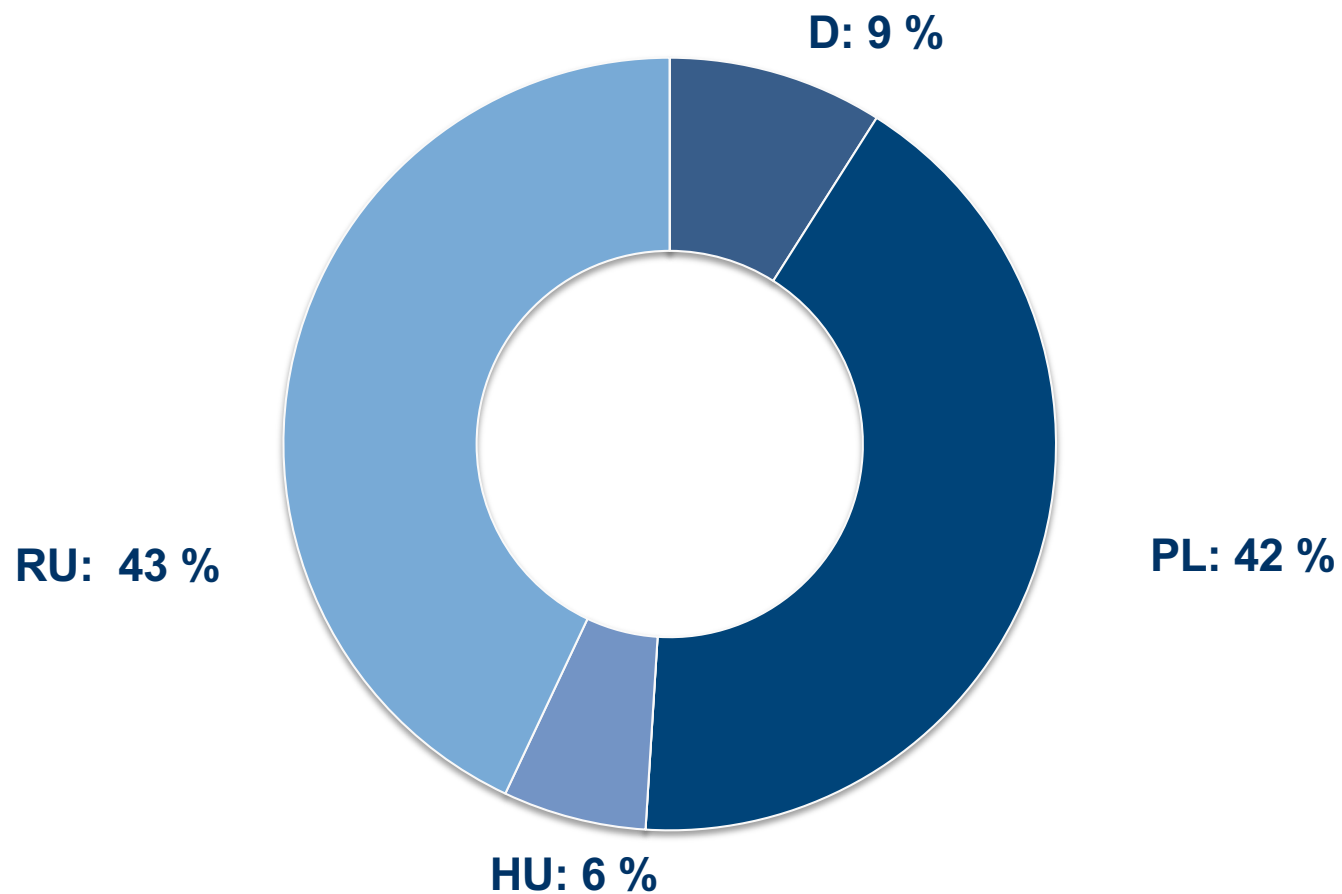
Hotels	City	Country	Rooms	Stake
greet hotel Darmstadt ***S	Darmstadt	GER	330	100 %
Airportcity Plaza ****	St. Petersburg	RU	294	100 %
InterContinental *****	Warsaw	PL	404	50 % operating lease
Palais Hansen Kempinski Wien *****	Vienna	AT	152	9.88 %

Real estate held by sector*



* EUR 393.9 mn Gross Asset Value as of 30.06.2023

Real estate assets by country*



* as of 30.06.2023



Developments

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Overview ongoing developments

Project	Status	Exp. opening	Total area (approx.)	Beneficial ownership
Krakow Mogilska 35	under construction	summer 2023	11,900 m ²	100 %
Krakow Chopin Office	building permit	-	20,600 m ²	100 %
Krakow Mogilska Phase IV	planning	-	9,100 m ²	100 %
Białystok MC55	buidling permit	-	10,000 m ²	100 %
Darmstadt Office West Yard 29	planning	-	11.400 m ²	100 %
Białystok Offices	building permit	-	28,500 m ²	100 %
Darmstadt Office West Yard East	early planning	-	22,000 m ²	100 %

Krakow Mogilska 35



- Office building in the commercial district
- Total of approx. 11,900 m² lettable office space
- Underground parking lot
- Expected opening in 2023 / under construction

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Białystok Offices MC55



- Development plot for office buildings
- phase 1 (10,000m²)
- construction permit in place

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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
- Building permit in place

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Darmstadt Office



- Close to the central railway station & the universities
- 15 min to Frankfurt Airport
- Up to 11,400m² leasable space
- planning phase

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Key to future success

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Key objectives for 2023

1. new developments



- get building permits
Darmstadt
- flexible office

2. sustainable buildings

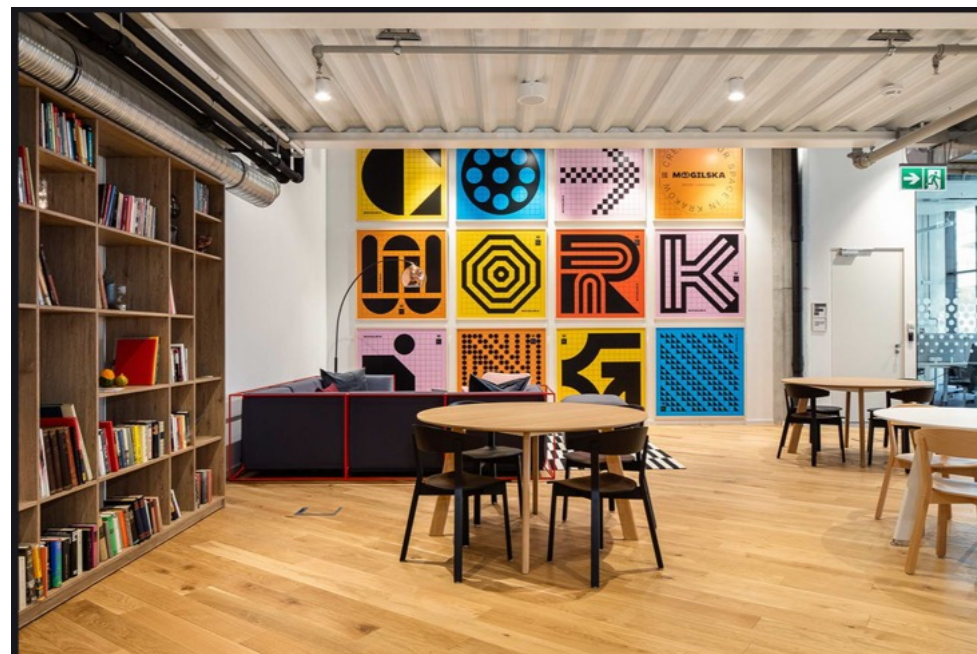
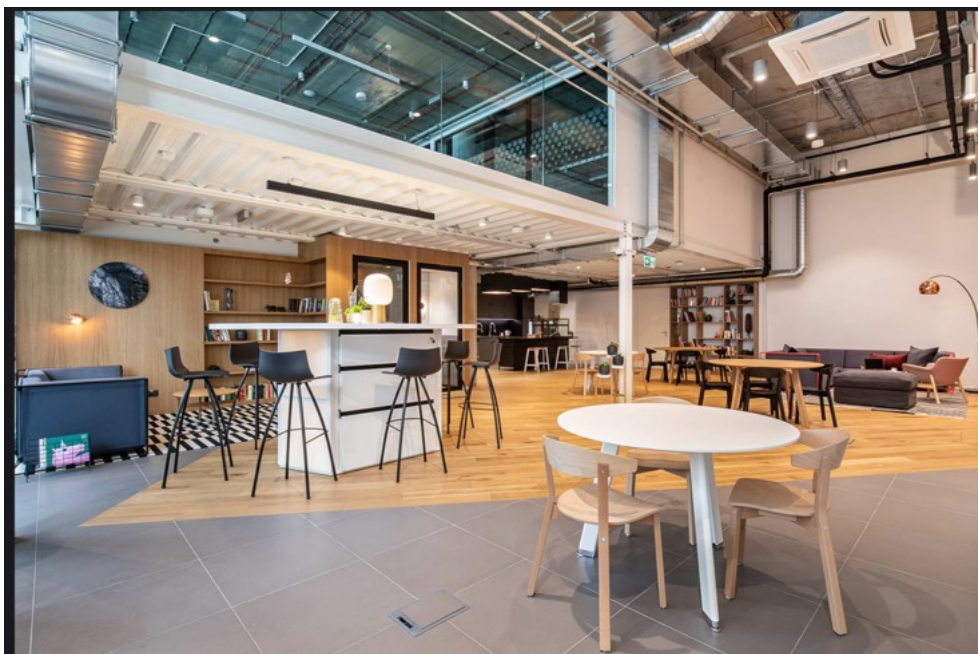


- BREEAM in use
Excellent or higher
- LEED Gold or higher

Flex Office



- Flexible Office in Krakow und Łódź



Green buildings



Offices	City	Country	Area	Stake	Green Certificate
Zeppelin	St. Petersburg	RU	15,500 m ²	100 %	LEED Gold
Avior	St. Petersburg	RU	18,600 m ²	100 %	LEED Gold
Mogilska 43	Krakow	PL	12,900 m ²	100 %	BREEAM Excellent
Ogrodowa office	Lodz	PL	28,400 m ²	100 %	BREEAM Excellent
			75,400 m ²		

Under construction

Mogilska 35	Krakow	PL	11,900 m ²	100 %	BREEAM Excellent
			11,900 m ²		

as of 30.06.2023

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Thank you!

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Appendix

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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
		2015-2022 <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 – Mogilska 43 office, Krakow – Avior Tower, AIRPORTCITY St. Petersburg

Income statement – H1 2023



EUR (in thousands)	1-6 2023	1-6 2022	+/-
Revenues from Investment Properties	19,415	14,691	32 %
Revenues from Hotels	5,914	3,826	55 %
Revenues from Development & Services	929	1,585	-41 %
<i>Total revenues</i>	<i>26,258</i>	<i>20,101</i>	<i>31 %</i>
Expenses directly attributable to the revenues	-9,004	-7,207	25 %
<i>Gross income from revenues</i>	<i>17,254</i>	<i>12,895</i>	<i>34 %</i>
Income from the disposal of properties	-	2,821	-
EBITDA	11,264	10,741	5 %
Depreciation, amortization, and revaluation	-4,825	5,993	-
EBIT	6,440	16,733	-62 %
Financial result	-5,208	947	-
Profit/Loss for the period	214	13,421	-98 %

Balance Sheet – 30- June 2023



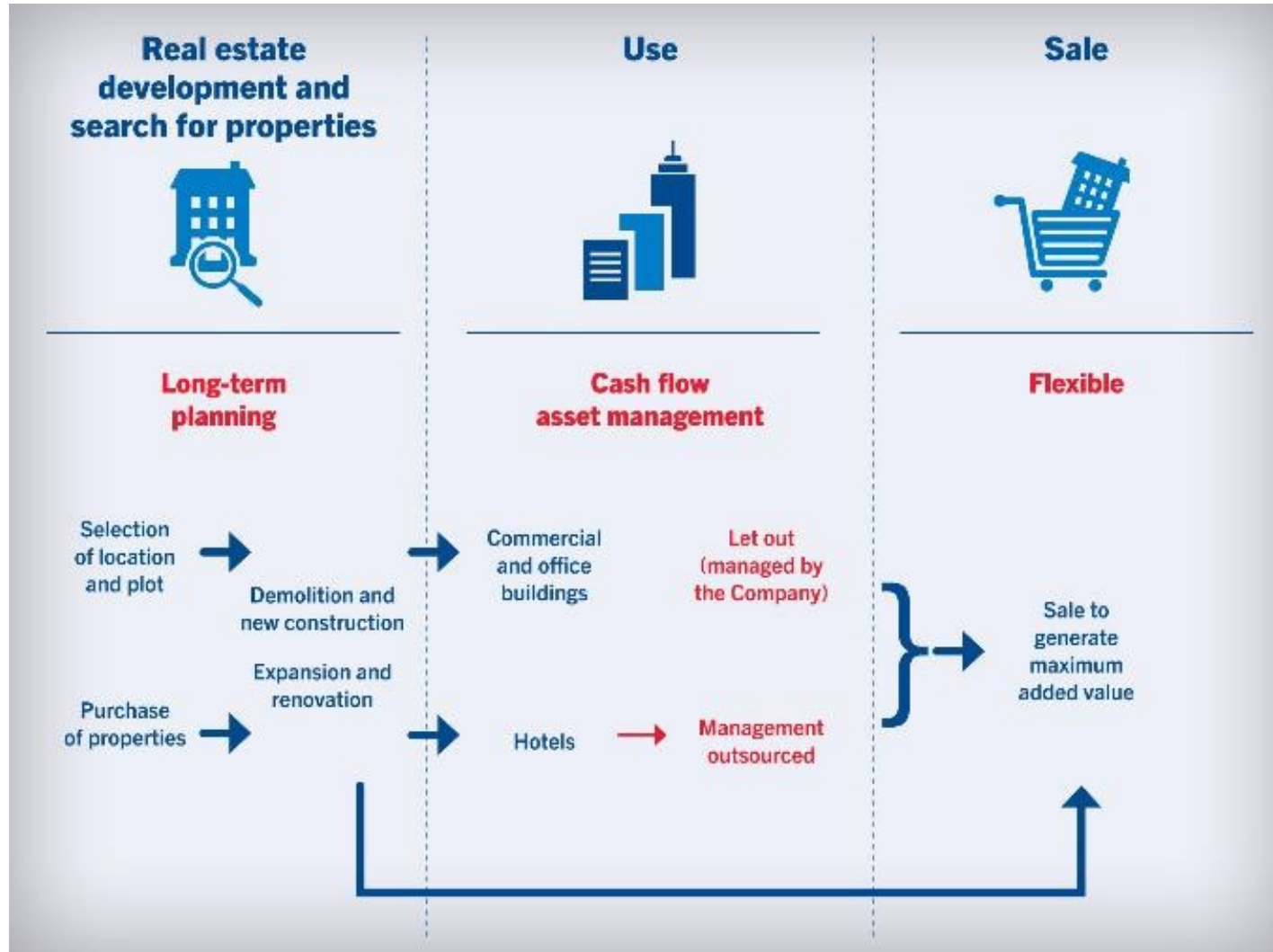
EUR (in thousand)	31/6/2023	31/6/2022	+/-
Non-Current Assets	397,373	463,742	- 14 %
Current Assets	18,701	31,314	- 40 %
<i>Total Assets</i>	<i>416,074</i>	<i>495,055</i>	<i>- 16 %</i>
Equity attributable to shareholders of the parent	148,944	176,601	- 16 %
Non-controlling interests	142	111	28 %
Equity	149,085	176,713	- 16 %
Long-term Debt	238,725	275,745	- 14 %
Short-term Debt	28,264	42,598	- 34 %
<i>Total Equity and Liabilities</i>	<i>416,074</i>	<i>495,055</i>	<i>- 16 %</i>

Cash flow statement – H1 2023



EUR (in thousand)	1-6 2023	1-6 2022	+/-
Cash receipts	32,879	22,397	47 %
Cash payments	-16,314	-16,073	15 %
<i>Cash flow from operating activities</i>	16,565	6,324	162 %
Cash flow for investing activities	-9,563	-2,005	377 %
Cash flow for/from financing activities	-8,425	2,692	-
<i>Cash and cash equivalents at the end of period</i>	12,712	22,208	- 43 %

Long-term and flexible corporate strategy

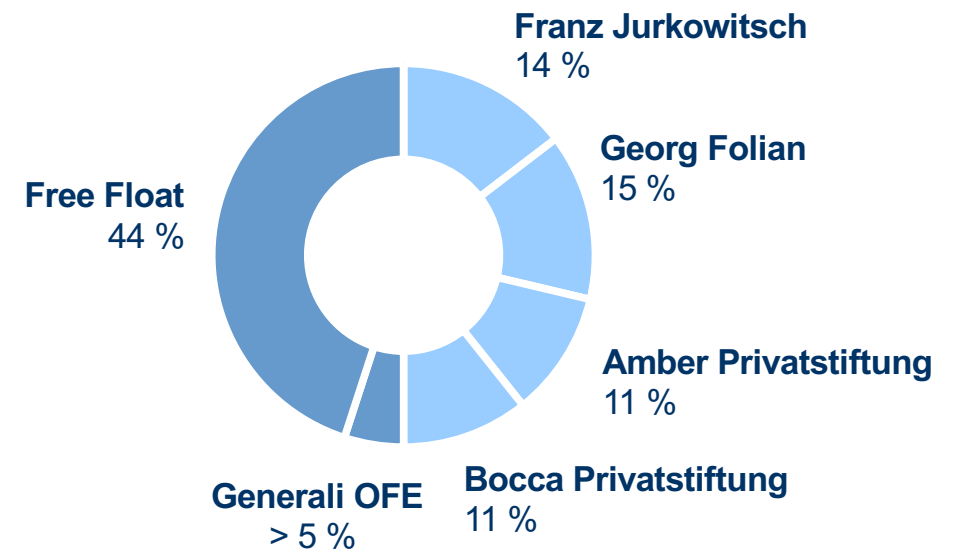


Warimpex on the stock exchange



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



Management Board of Warimpex



Alexander Jurkowitsch
Member



Franz Jurkowitsch
Chairman



Daniel Folian
Deputy Chairman



Florian Petrowsky
Member

Corporate calendar



- 29 November 2023 Publication of the results for the first three quarters of 2023

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