

P R E S S R E L E A S E

Gazprom new tenant at AIRPORTCITY St. Petersburg

Vienna/St. Petersburg, 11 December 2012 – ZAO AVIELEN A.G., a joint venture of the Austrian real estate companies Warimpex, CA Immo and UBM, is renting two thirds of its office space at AIRPORTCITY St. Petersburg to Gazprom Invest Zapad, a subsidiary of OAO Gazprom.

“Gazprom Invest Zapad is the first Gazprom subsidiary located in the super modern open-plan office. The building’s proximity to the airport and main highways as well as its modern equipment and infrastructure were decisive factors in choosing AIRPORTCITY St. Petersburg as the new location of our enterprise”, said Mikhail Levchenkov, general director of Gazprom Invest Zapad. “In line with our main activity – the realization of major construction projects in the gas industry – we strive to meet the most modern requirements in terms of safety, environmental and climate protection, and the use of advanced technologies and equipment. We also applied the principle of innovation and security in our search for new offices. I think that the AIRPORTCITY St. Petersburg complex completely satisfies our needs.”

“Since part of the interior of the leased 9,960 m² of Gazprom are still under finalization, the completion of the office space is pushed on with high pressure until the end of the year“, said UBM CEO Karl Bier, whose company is responsible for the project management of interior works.

Georg Folian, a member of Warimpex’s Management Board and chairman of the supervisory board of ZAO AVIELEN A.G.: “Gaining this high profile company as anchor tenant has again proven the value of our commitment to St. Petersburg.” St. Petersburg has developed into an important business centre in recent years. A growing number of international companies are setting up operations here because of the good infrastructure, qualified workforce, local tax breaks and, last but not least, proximity to the vast Russian sales market.

Bruno Ettenauer, CEO of CA Immo: “Despite difficult market conditions, we kept the project on course. Securing Gazprom as a tenant is an important success for the overall project.”

AIRPORTCITY St. Petersburg

AIRPORTCITY St. Petersburg is being developed by the project company ZAO AVIELEN A.G. and is located in close proximity to Pulkovo 2 international airport. It is the first premium-class business centre and a key infrastructure project in Airport Pulkovo area, which is a fast growing economic zone of St. Petersburg.

In addition to a four-star Crowne Plaza hotel, the complex includes three modern office buildings with a total lettable space of 31,000 square meters. Two towers Jupiter 1 and Jupiter 2 of the first construction phase of 16,000 square meters have already been opened, and roughly 80 per cent of their space is now let out thanks to the lease with Gazprom. Shortly after the opening of the Crowne Plaza Hotel and the Jupiter-Business Center ZAO Avielen A.G. was rewarded by Commercial Real Estate Awards for the best multi-functional project and as the best developer in the region. The shell of the third tower Zeppelin of the second construction phase (15,000 square meters) has been completed, and the building is being finished in accordance with rental demand. This latest development confirms that there is healthy demand in the area and is indicative of the remaining office space being rented out in the near term, which will allow the project to be concluded soon.

ZAO AVIELEN A.G.

ZAO AVIELEN A.G. is a project company that is developing and owning a four-star Crowne Plaza hotel (294 rooms) with large conference facilities and three office buildings (31,000 square meters) in the Pulkovo 2 business district in St. Petersburg. www.avielen.net

Shareholder Structure of ZAO AVIELEN A.G.

55 % Warimpex Finanz- und Beteiligungs AG
35 % CA Immo Group
10 % UBM Realitätenentwicklung AG

Warimpex Finanz- und Beteiligungs AG at a glance:

warimpex

Warimpex Finanz- und Beteiligungs AG is a real estate investment and development company. The firm is headquartered in Vienna and is listed on the stock exchanges in Vienna and Warsaw (WXX). As one of the largest hotel investors in Central and Eastern Europe, Warimpex currently owns, partially owns or operates twenty business and luxury hotels with over 4,800 rooms in total as well as five commercial and office buildings with a total useable area of roughly 43,000 square meters. Over the past twenty-five years, Warimpex has developed properties worth over one billion euros. Warimpex believes in quality and sustainability as the basis for strong future growth.

The firm's top properties include the InterContinental hotel in Warsaw, andel's hotels in Berlin, Łódź and Krakow, as well as angelo hotels in Prague, Munich, Píseň, Katowice, Bucharest and Ekaterinburg.

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About CA Immo

CA Immo is a leading Central European real estate company and is listed in the ATX, the leading index  CA IMMO Stock Exchange. Its core business is the rental and development of commercial real estates, mainly in the office sector. Founded in 1987 the company's real estate assets total around EUR 5.3 billion (as of 30 June 2012) in Austria, Germany and Eastern Europe.

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UBM Realitätenentwicklung AG at a glance



UBM Realitätenentwicklung AG develops, lets and sells properties throughout Europe. The company was established in 1873, has a broad business base and maintains offices in Bulgaria, Croatia, the Czech Republic, France, Germany, Hungary, the Netherlands, Poland, Romania, Russia, Slovakia, Switzerland and Ukraine. UBM is listed on the Vienna Stock Exchange. Its core shareholders are Porr (41 per cent) and CA Immo (25 per cent). Its success is driven by its risk-averse and value-oriented business policy – profit is an opinion, cash is a fact.

As of 30 June 2012, UBM held land with an area of around 2.7 million square meters and properties with a utilizable space of roughly 590,000 square meters. Its portfolio also includes holdings in 14 hotels with over 3,500 rooms.

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