

PRESS INFORMATION

Grand Opening of andel's Hotel Berlin

- Warimpex, UBM and Vienna International open first design hotel in Berlin
- andel's Berlin among four largest conference hotels in Berlin; largest hotel for investors and operator
- Further andel's design hotel set to open soon in Łódź, Poland

Berlin/Vienna, 10 March 2009 – The 4-star superior design hotel andel's Berlin will celebrate its grand opening this evening. After 19 months of intense construction, the largest hotel project for Austrian real estate developers Warimpex and UBM to date will be officially opened. The management of the hotel has been entrusted to Vienna International Hotelmanagement AG.

The opening of the andel's Hotel marks the successful completion of the second hotel project in Germany for the joint venture of Austrian real estate developers UBM and Warimpex. "With the andel's Hotel Berlin, we want to follow up on the success of the andel's design hotels in Prague and Cracow. Not least due to the dynamic development of Berlin as a conference capital am I convinced that we will more than succeed," says Warimpex CEO Franz Jurkowitsch of his largest hotel project so far.

The andel's Hotel Berlin

The 4-star superior design hotel was built on Landsberger Allee at a cost of € 80 million with the participation of London star interior designers Jestico + Whiles – the designing force behind the interiors at the andel's Hotels in Prague and Cracow – and the architectural office of Seeger Müller. With a total of 557 rooms on ten floors, a 3,800 m² flexibly designable conference centre, a 570 m² ballroom and a sky bar on the 14th floor of the 60-meter hotel tower – offering panorama views over the rooftops of Berlin – the andel's Hotel is one of the most attractive events and conference locations in Berlin. Guests also have a 550 m² wellness area at their disposal and are offered an exquisite dining experience in the sophisticated à-la-carte restaurant. The unique, first-class interior design is sure to make a stay in the andel's Hotel an unforgettable experience.

Rudolf Tucek, the CEO of Vienna International Hotelmanagement AG: “The andel’s Hotel fits well to Berlin – it is modern and aspiring, in line with the zeitgeist of a young capital city. The conference facilities, marked by its functionality and design, will make it possible to realise a variety of creative events. With Ambion as a partner, we can offer full client support in the planning and realisation of events.”

The Location: Convenient and Central in the Former East Berlin

The andel’s Hotel is located in the eastern part of the German capital, in the immediate vicinity of the Velodrom concert and event facilities and the swimming and diving centre in the Europasportpark, which, with the most modern swimming facilities in Berlin, is the venue for many national and international competitions. The central location is further guaranteed by a the commuter rail (S-Bahn) station and tram stop directly in front of the building, ensuring quick, easy transport into the heart of Berlin, the main train station, to the international airports Tegel and Schönefeld as well as the fairgrounds. Thanks to its excellent connections, the hotel is ideal for tourists and businesspeople alike..

The Construction Phase

A special challenge for the architects and the construction company in the intensive construction phase was the 3,800 m² conference centre. The substantial changes to the existing raw construction involved the inclusion of truck lifts – the first ever in a hotel – capable of transporting trucks, buses and other exhibits weighing up to 28 metric tons to the basement level. A logistical challenge during the completion and start-up phase involved the co-ordination between the construction staff and the hotel personnel. This was mastered particularly well thanks to the dedication and commitment of the hotel team.

“The andel’s Hotel Berlin also is UBM’s largest touristic development to date,” says UBM CEO Peter Maitz. “After a record construction time of 19 months without any major incidents, we are proud to hand over the new hotel to the guests.”

andel’s – The Success Story Goes On

The andel’s Hotel Berlin is the third realisation of the andel’s design concept and will be followed in June 2009 by a further andel’s in Łódź, Poland. With the andel’s Hotels in Prague, Czech Republic (2002) and Cracow, Poland (2007), the selection comprises four hotels in three countries.

The name “andel’s” traces back to the andel’s design hotel in Prague, the first choice for tourists and business travellers in the centrally located Prague district of Anděl (Czech for “angel”). The success of the first andel’s continues not just in the name: the 4-star hotels stand for a combination of exciting contemporary architecture, individuality and functionality. Finally, the andel’s Hotels also stand out for the exclusive interior design by the famous star architects Jestico + Whiles.

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About UBM

UBM develops, lets and sells real estate throughout Europe with a focus on the countries of Central and Eastern Europe. In 2008, UBM generated revenues of more than € 300 million. In line with the group's international orientation, about 80 % of the revenues were generated outside of Austria. In contrast to developers or construction companies, however, UBM is itself active as an investor, constantly expanding its assets in a similar way to an investment fund. Properties are often developed over a period of several years until they are ready for the market. As of 31 December 2008, UBM held properties with a total area of more than 1.5 million m² and a net floor space of 330,000 m². The portfolio also includes eleven hotels, owned either fully or partly by UBM, with over 2,700 rooms. UBM shares (UBS) are listed for trading on the Vienna Stock Exchange.

About Warimpex

Warimpex is a real estate development and investment company with headquarters in Vienna and branch offices in Budapest, Prague, St. Petersburg and Warsaw. Over the last 25 years, Warimpex has developed real estate projects in Central and Eastern Europe with a total value of more than one billion euros. At present Warimpex is the owner or co-owner of 18 business and luxury hotels with a total of more than 4,200 rooms, plus seven commercial and office buildings with a total floor area of approx. 31,000 m² in Poland, the Czech Republic and Hungary. A number of further real estate projects are currently under development. In the medium term the Group aims to achieve market leadership in hotel real estate in "New Europe". Warimpex shares are traded on the Vienna and Warsaw Stock Exchanges (WXF).

About Vienna International Hotelmanagement AG

Vienna International Hotels & Resorts was founded in 1989. On the basis of individual management contracts, Vienna International operates and is developing a total of 45 first-class hotels & resorts (34 hotels and 11 hotel projects) as well as a 27-hole golf course. The portfolio, which includes five Leading Hotels of the World and one Leading Spa Hotel, comprises city, resort, spa and conference hotels in 9 European countries: Austria, the Czech Republic, Poland, Croatia, Switzerland, France, Germany, Romania and Russia. In addition to holiday and leisure products internationally, e.g. in Loipersdorf, Salzburg, Carlsbad and Opatija, the focus of the destinations is on business centres such as Salzburg, Munich, Berlin, Paris, Prague, Cracow, Łódź, Bucharest, Moscow, Ekaterinburg and Vienna. In 2009, Vienna International expects to welcome over 1,980,500 guests and post total revenues of € 156 million. The hotel group employs about 2,400 people. Further information and image material is available at www.vi-hotels.com (News/Press Releases).