Consolidated Financial Statements

LOG CENTER | Timişoara | RO

Logistics property with 8 modules and an adjoining office building. Further development potential on an additional 70,000 sqm of land

20,000 sqm rentable space

43,000 sqm of land

Consolidated Financial Statements

Individual Financial Statements

Consolidated Income Statement

All amounts in TEUR	Notes	1 May 2013– 30 April 2014	1 May 2012– 30 April 2013 [1]
Rental income	**5.1.1**	**506,666.3**	**546,202.3**
Operating costs charged to tenants		125,651.4	139,050.9
Other revenues		11,439.7	12,673.2
Revenues	**5.1.2**	**643,757.4**	**697,926.4**
Expenses from investment property	5.1.3	-120,499.3	-134,124.2
Operating expenses	5.1.4	-122,099.6	-137,318.2
Results of asset management	**5.1**	**401,158.5**	**426,484.0**
Sale of properties		568,723.0	126,709.8
Carrying amount of sold properties		-568,723.0	-126,709.8
Gains/losses from deconsolidation		18,745.4	46,785.9
Expenses from property sales		-5,642.1	-4,368.8
Revaluation of properties sold and held for sale adjusted for foreign exchange effects		19,670.7	29,041.4
Results of property sales before foreign exchange effects		**32,774.0**	**71,458.5**
Revaluation of properties sold and held for sale resulting from foreign exchange effects		0.0	-2,625.4
Results of property sales	**5.2**	**32,774.0**	**68,833.1**
Sale of real estate inventories		9,727.4	12,778.0
Cost of real estate inventories sold		-9,117.4	-11,100.3
Expenses from real estate inventories		-7,974.5	-14,487.3
Real estate development expenses		-21,451.6	-12,681.3
Revaluation of properties under construction adjusted for foreign exchange effects	5.7.1	-47,858.7	-15,819.4
Results of property development before foreign exchange effects	**5.3**	**-76,674.8**	**-41,310.3**
Revaluation of properties under construction resulting from foreign exchange effects	5.7.1	36,797.5	7,804.5
Results of property development	**5.3**	**-39,877.3**	**-33,505.8**
Other operating income	5.4	17,872.0	30,170.6
Other not directly attributable expenses	5.5	-92,764.3	-95,607.7
Results of operations		**319,162.9**	**396,374.2**
Revaluation of investment properties adjusted for foreign exchange effects	5.7.1	-177,907.6	-31,382.0
Revaluation of investment properties resulting from foreign exchange effects	5.7.1	310,964.0	96,634.2
Goodwill impairment and earn-out effects on income	5.7.2	68,874.1	-123,273.4
Other revaluation results		**201,930.5**	**-58,021.2**
Operating profit (EBIT)		**521,093.4**	**338,353.0**
Financing costs		-203,662.4	-216,281.9
Financing income		13,713.3	18,420.1
Foreign exchange differences		-135,832.2	-32,462.9
Other financial results		-8,044.8	-41,913.0
Shares of profit/loss from associated companies	6.5	43,515.3	-2,910.6
Financial results	**5.8**	**-290,310.8**	**-275,148.3**
Earnings before tax (EBT)		**230,782.6**	**63,204.7**
Current income taxes	5.9	-50,011.0	-22,106.8
Deferred tax expenses (from 49% investment in BUWOG Group)	5.9	-44,376.0	0.0
Deferred tax expenses (other)	5.9	-60,951.5	-30,429.8
Net profit for the period from continued operations		**75,444.1**	**10,668.1**
Net profit from discontinued operations	3.8	104,980.6	100,167.9
Net profit for the period		**180,424.7**	**110,836.0**

[1] *The comparable prior year figures were adjusted accordingly (see section 2.4).*
[2] *This deferred tax expense provides for the future income tax effects of the possible sale of the at equity investment in the BUWOG Group at the current carrying amount.*

All amounts in TEUR	Notes	1 May 2013–30 April 2014	1 May 2012–30 April 2013 [1]
Net profit for the period		**180,424.7**	**110,836.0**
Thereof attributable to owners of IMMOFINANZ AG		**178,075.7**	**111,094.8**
Thereof attributable to non-controlling interests		**2,349.0**	**-258.8**
Basic earnings per share in EUR	**5.10**	**0.18**	**0.11**
Net profit for the period from continued operations per share in EUR		**0.08**	**0.01**
Net profit from discontinued operations per share in EUR		**0.10**	**0.10**
Diluted earnings per share in EUR	**5.10**	**0.18**	**0.11**
Net profit for the period from continued operations per share in EUR		**0.08**	**0.01**
Net profit from discontinued operations per share in EUR		**0.10**	**0.10**

[1] *The comparable prior year figures were adjusted accordingly (see section 2.4).*

Consolidated Statement of Comprehensive Income

All amounts in TEUR	1 May 2013–30 April 2014	1 May 2012–30 April 2013
Net profit for the period	**180,424.7**	**110,836.0**
Other comprehensive income (reclassifiable)		
Valuation of available-for-sale financial instruments	-3,948.0	-8,700.4
Currency translation adjustment	-191,731.2	-67,667.8
Thereof changes during the reporting period	-196,126.4	-67,124.2
Thereof reclassification to profit or loss	4,395.2	-543.6
Other comprehensive income from associates recorded at equity	-3,681.3	4,755.8
Total other comprehensive income (reclassifiable)	**-199,360.5**	**-71,612.4**
Other comprehensive income (not reclassifiable)		
Revaluation of defined benefit plans	-52.7	0.0
Income taxes	13.2	0.0
Total other comprehensive income (not reclassifiable)	**-39.5**	**0.0**
Total other comprehensive income after tax	**-199,400.0**	**-71,612.4**
Total comprehensive income	**-18,975.3**	**39,223.6**
Thereof attributable to owners of the parent company	**-21,246.3**	**39,461.0**
Thereof attributable to non-controlling interests	**2,271.0**	**-237.4**

Consolidated Balance Sheet

All amounts in TEUR	Notes	30 April 2014	30 April 2013
Investment property	6.1	6,574,379.5	9,297,431.3
Property under construction	6.2	251,916.1	344,170.1
Other tangible assets	6.3	8,768.5	19,594.7
Intangible assets	6.4	219,112.9	275,243.7
Investments in associated companies	6.5	827,078.8	72,320.4
Trade and other receivables	6.6	354,709.6	390,603.4
Income tax receivables		16,834.7	16,861.0
Other financial instruments	6.7	154,932.0	213,859.3
Deferred tax assets	6.8	15,389.6	45,034.2
Non-current assets		**8,423,121.7**	**10,675,118.1**
Trade and other receivables	6.6	195,785.8	305,887.7
Income tax receivables		20,901.3	15,190.8
Other financial assets	6.7	262,366.1	0.0
Non-current assets held for sale	6.9	261,530.0	583,403.2
Real estate inventories	6.10	159,107.2	262,649.6
Cash and cash equivalents	6.11	244,859.9	738,454.9
Current assets		**1,144,550.3**	**1,905,586.2**
Assets		**9,567,672.0**	**12,580,704.3**
Share capital		1,172,059.9	1,172,059.9
Capital reserves		3,629,746.3	4,518,235.9
Treasury shares		-329,504.5	-329,504.5
Accumulated other equity		-373,552.9	-82,168.5
Retained earnings		153,074.2	37,692.4
Thereof attributable to owners of the parent company		**4,251,823.0**	**5,316,315.2**
Non-controlling interests		8,080.8	10,751.7
Equity	**6.12**	**4,259,903.8**	**5,327,066.9**
Liabilities from convertible bonds	6.13	494,043.0	525,221.4
Long-term financial liabilities	6.14	2,455,076.8	4,106,969.8
Trade and other payables	6.15	162,526.9	243,943.3
Income tax liabilities		222.3	366.7
Provisions	6.16/6.17	48,595.5	53,380.2
Deferred tax liabilities	6.8	467,806.4	577,181.0
Non-current liabilities		**3,628,270.9**	**5,507,062.4**
Liabilities from convertible bonds	6.13	44,219.0	28,887.0
Short-term financial liabilities	6.14	1,254,332.2	756,533.5
Trade and other payables	6.15	214,467.4	610,076.9
Income tax liabilities		35,307.7	31,583.8
Provisions	6.16/6.17	50,455.6	57,018.0
Financial liabilities held for sale	6.9	80,715.4	262,475.8
Current liabilities		**1,679,497.3**	**1,746,575.0**
Equity and liabilities		**9,567,672.0**	**12,580,704.3**

Consolidated Cash Flow Statement

All amounts in TEUR	Notes	1 May 2013–30 April 2014	1 May 2012–30 April 2013
Earnings before tax (EBT) from continued operations		230,782.6	63,204.7
Earnings before tax (EBT) from discontinued operations		127,773.5	131,837.9
Revaluation/impairment losses/recognition of gains on bargain purchases		-148,107.0	-113,526.1
Gains/losses from associated companies	6.5	-42,711.0	2,910.6
Gains/losses from disposal of non-current assets		241.9	171.1
Temporary changes in the fair value of financial instruments		109,111.7	60,469.8
Income taxes paid		-50,504.2	-13,672.5
Net interest		228,996.6	234,394.3
Results from the change in investments		-19,584.7	-49,067.7
Other non-cash income/expense		-102,433.1	91,739.5
Gross cash flow		**333,566.3**	**408,461.6**
Receivables and other assets		-86,934.8	-85,578.8
Trade payables		40,089.1	2,687.1
Provisions		9,465.0	7,374.6
Other liabilities		-8,386.3	63,403.2
Cash flow from operating activities		**287,799.3**	**396,347.7**
Thereof from discontinued operations		**57,196.5**	**26,738.8**
Acquisition of/investments in investment property		-129,527.5	-95,246.0
Acquisition of/investments in property under construction		-275,870.7	-131,142.6
Acquisition of property companies including change in joint venture receivables, net of cash and cash equivalents (EUR 1.2 mill.; 2012/13: EUR 8.0 mill.)		-246,904.5	-138,871.4
Acquisition of other tangible assets		-2,476.9	-3,657.7
Acquisition of intangible assets		-1,981.1	-1,655.8
Acquisition of financial investments		-2,285.7	-9,056.6
Proceeds from disposal of property companies net of cash and cash equivalents (EUR 9.8 mill. excl. spin-off of BUWOG; 2012/13: EUR 20.8 mill.)	3.6	124,291.3	99,777.0
Disposal of cash and cash equivalents from spin-off of BUWOG	3.6	-132,775.9	0.0
Proceeds from disposal of non-current assets		727,531.6	223,051.5
Proceeds from disposal of financial assets		33,688.7	9,684.4
Interest received		11,502.2	20,801.3
Cash flow from investing activities		**105,191.5**	**-26,315.9**
Thereof from discontinued operations		**59,769.7**	**-10,686.4**
Cash inflows from long-term financing		373,738.0	828,759.3
Cash inflows from issue of corporate bond		0.0	98,729.8
Cash outflows for long-term financing		-907,735.6	-521,945.6
Purchase of treasury shares		0.0	-62,361.4
Cash in-/outflows from the change in investments		3,472.1	-1,364.0
Cash outflows for convertible bonds		-25,700.0	-188,130.9
Cash outflows for derivative transactions		-35,216.6	-32,535.2
Interest paid		-164,572.6	-166,530.7
Distributions		-152,408.6	-155,248.1
Distributions to non-controlling interests		-2,160.0	-85.5
Cash outflows for capital decreases		-385.1	-359.4
Cash flow from financing activities		**-910,968.4**	**-201,071.7**
Thereof from discontinued operations		**-30,614.8**	**-66,386.8**
Net foreign exchange differences		24,382.6	10,331.6
Change in cash and cash equivalents	**7**	**-493,595.0**	**179,291.7**
Cash and cash equivalents at the beginning of the period	7	738,454.9	559,163.2
Cash and cash equivalents at the end of the period	7	244,859.9	738,454.9
Change in cash and cash equivalents	**7**	**-493,595.0**	**179,291.7**

Statement of Changes in Equity

2013/14 All amounts in TEUR	Attributable to owners of the parent company Share capital	Capital reserves	Treasury shares	Accumulated other equity Revaluation reserve	AFS reserve	IAS 19 reserve
Balance on 30 April 2013	**1,172,059.9**	**4,518,235.9**	**-329,504.5**	**91,411.0**	**7.2**	
Revaluation of defined benefit plans						-52.7
Income taxes						13.2
Revaluation of available-for-sale financial instruments					-3,948.0	
Currency translation adjustment						
Other comprehensive income from associates						
Other comprehensive income for the financial year 2013/14					**-3,948.0**	**-39.5**
Net profit for the financial year 2013/14						
Total comprehensive income					**-3,948.0**	**-39.5**
Distributions						
Dividend in kind BUWOG		-888,489.6				
Structural changes				2.6		
Change in consolidation method/addition to the scope of consolidation						
Deconsolidations				-87,552.1	-10.2	18.6
Common control transactions						
Balance on 30 April 2014	**1,172,059.9**	**3,629,746.3**	**-329,504.5**	**3,861.5**	**-3,951.0**	**-20.9**

2012/13 All amounts in TEUR	Share capital	Capital reserves	Treasury shares	Revaluation reserve	AFS reserve	IAS 19 reserve
Balance on 30 April 2012 (adjusted)	**1,184,026.4**	**4,541,741.6**	**-302,615.3**	**-168,892.3**	**8,707.6**	**0.0**
Revaluation of available-for-sale financial instruments					-8,700.4	
Currency translation adjustment						
Other comprehensive income from associates						
Other comprehensive income for the financial year 2012/13					**-8,700.4**	
Net profit for the financial year 2012/13						
Total comprehensive income					**-8,700.4**	
Share buyback			-62,361.4			
Withdrawal of treasury shares	-11,966.5	-23,505.7	35,472.2			
Distributions						
Structural changes						
Minorities from Gangaw Investments Ltd.				275,449.9		
Change in consolidation method/addition to the scope of consolidation						
Deconsolidations				-15,146.6		
Balance on 30 April 2013	**1,172,059.9**	**4,518,235.9**	**-329,504.5**	**91,411.0**	**7.2**	**0.0**

2013/14	Accumulated other equity	Attributable to owners of the parent company			
All amounts in TEUR	Currency translation reserve	Retained earnings	Total	Non-controlling interests	Total equity
Balance on 30 April 2013	**-173,586.7**	**37,692.4**	**5,316,315.2**	**10,751.7**	**5,327,066.9**
Revaluation of defined benefit plans			-52.7		-52.7
Income taxes			13.2		13.2
Revaluation of available-for-sale financial instruments			-3,948.0		-3,948.0
Currency translation adjustment	-191,653.2		-191,653.2	-78.0	-191,731.2
Other comprehensive income from associates	-3,681.3		-3,681.3		-3,681.3
Other comprehensive income for the financial year 2013/14	**-195,334.5**		**-199,322.0**	**-78.0**	**-199,400.0**
Net profit for the financial year 2013/14		**178,075.7**	**178,075.7**	**2,349.0**	**180,424.7**
Total comprehensive income	**-195,334.5**	**178,075.7**	**-21,246.3**	**2,271.0**	**-18,975.3**
Distributions		-152,408.6	-152,408.6	-2,160.0	-154,568.6
Dividend in kind BUWOG			-888,489.6		-888,489.6
Structural changes	-126.1	-2,469.2	-2,592.7	5,679.8	3,087.1
Change in consolidation method/addition to the scope of consolidation				-94.7	-94.7
Deconsolidations	-4,395.2	92,191.4	252.5	-8,374.5	-8,122.0
Common control transactions		-7.5	-7.5	7.5	0.0
Balance on 30 April 2014	**-373,442.5**	**153,074.2**	**4,251,823.0**	**8,080.8**	**4,259,903.8**

2012/13 All amounts in TEUR	Currency translation reserve	Retained earnings	Total	Non-controlling interests	Total equity
Balance on 30 April 2012 (adjusted)	**-110,890.0**	**77,912.3**	**5,229,990.3**	**287,545.6**	**5,517,535.9**
Revaluation of available-for-sale financial instruments			-8,700.4		-8,700.4
Currency translation adjustment	-67,689.2		-67,689.2	21.4	-67,667.8
Other comprehensive income from associates	4,755.8		4,755.8		4,755.8
Other comprehensive income for the financial year 2012/13	**-62,933.4**		**-71,633.8**	**21.4**	**-71,612.4**
Net profit for the financial year 2012/13		**111,094.8**	**111,094.8**	**-258.8**	**110,836.0**
Total comprehensive income	**-62,933.4**	**111,094.8**	**39,461.0**	**-237.4**	**39,223.6**
Share buyback			-62,361.4		-62,361.4
Withdrawal of treasury shares					0.0
Distributions		-155,248.1	-155,248.1	-85.5	-155,333.6
Structural changes		-1,186.9	-1,186.9	-586.7	-1,773.6
Minorities from Gangaw Investments Ltd.			275,449.9	-275,449.9	0.0
Change in consolidation method/addition to the scope of consolidation	-306.9		-306.9	-434.4	-741.3
Deconsolidations	543.6	5,120.3	-9,482.7		-9,482.7
Balance on 30 April 2013	**-173,586.7**	**37,692.4**	**5,316,315.2**	**10,751.7**	**5,327,066.9**

Notes

1. General Principles

1.1 Introduction

IMMOFINANZ AG is the parent company of IMMOFINANZ Group, the largest publicly traded real estate company in Austria. The company headquarters are located at A-1100 Vienna, Wienerbergstrasse 11. The business activities of IMMOFINANZ Group cover the development, acquisition, rental and best possible commercial utilisation of properties to optimise asset management. The IMMOFINANZ AG share is listed in the Prime Market Segment of the Vienna Stock Exchange.

These consolidated financial statements of IMMOFINANZ Group were prepared as of 30 April 2014 in accordance with § 245a (1) of the Austrian Commercial Code and in agreement with International Financial Reporting Standards (IFRS), as adopted by the EU. The consolidated financial statements are presented in thousand Euros ("TEUR", rounded).

The consolidated financial statements of IMMOFINANZ Group comprise the consolidated income statement, the consolidated statement of comprehensive income, the consolidated balance sheet, the consolidated cash flow statement, the consolidated statement of changes in equity and the notes. The use of automatic data processing equipment can lead to rounding differences in the addition of rounded amounts or percentage rates.

1.2 Conformity with IFRS

1.2.1 Statement of compliance with IFRS

The consolidated financial statements prepared by IMMOFINANZ Group reflect the full scope of International Financial Reporting Standards (IFRS) in their current version, to the extent these IFRS were adopted by the European Union into the European Union body of law in accordance with Art. 6 para. 2 of IAS Regulation 1606/2002 through the special unification procedure.

IFRS comprise IFRS and the International Accounting Standards (IAS) issued by the International Accounting Standards Board (IASB) as well as the interpretations of the Standing Interpretations Committee (SIC) and the IFRS Interpretations Committee (IFRIC).

1.2.2 First-time application of standards and interpretations

The following changes to or new versions of standards and interpretations were applied for the first time in 2013/14:

Standard	Content	Published by the IASB (endorsed by the EU)	Mandatory application for IMMOFINANZ
New standards and interpretations			
IFRS 13	Fair Value Measurement	12 May 2011 (11 December 2012)	1 May 2013
Changes to standards and interpretations			
IFRS 1	Severe Hyperinflation and the Removal of Fixed Dates for First-time Adopters	20 December 2010 (11 December 2012)	1 May 2013
IFRS 1	Government Loans	13 March 2012 (4 March 2013)	1 May 2013
IFRS 7	Disclosure-Offsetting Financial Assets and Financial Liabilities	16 December 2011 (13 December 2012)	1 May 2013
IAS 1	Presentation of Individual Components of Other Comprehensive Income	16 June 2011 (5 June 2012)	1 May 2013
IAS 12	Deferred Taxes: Recovery of Underlying Assets	20 December 2010 (11 December 2012)	1 May 2013
IAS 19	Employee Benefits	16 June 2011 (5 June 2012)	1 May 2013
IFRIC 20	Stripping Costs in the Production Phase of a Surface Mine	19 October 2011 (11 December 2012)	1 May 2013
Various	Improvements to IFRS 2009–2011	17 May 2012 (27 March 2013)	1 May 2013

IFRS 13 “Fair Value Measurement”

IFRS 13 provides a general definition of fair value for all standards, specifies a more precise procedure for the determination of fair value and requires extensive disclosures in the notes. The standard defines fair value as the exit price for a theoretical transaction, i.e. the price that would be received to sell an asset or paid to transfer a liability on the measurement date. The transaction is generally assumed to be carried out on the primary or most advantageous market. The application of IFRS 13 did not lead to any changes in the valuation of the assets and liabilities in the consolidated financial statements of IMMOFINANZ Group. IFRS 13 required prospective application as of 1 May 2013.

The initial application of IFRS 13 had an effect on IMMOFINANZ Group, above all with regard to investment properties. IFRS 13 significantly expands the required disclosures in the notes, in particular concerning valuation methods, processes and the parameters used for valuation, including extensive quantitative information. These disclosures must be presented separately for each of the defined categories of real estate assets (see 6.1.1 Fair value).

IFRS 7 “Disclosures – offsetting of financial assets and financial liabilities”

The changes to this standard expand the required disclosures in the notes on the net presentation of financial assets and liabilities, i.e. on offsetting financial instruments and netting arrangements. This change did not have any effect on the consolidated financial statements of IMMOFINANZ Group.

IAS 1 “Presentation of individual components of other comprehensive income”

The components of other comprehensive income must be presented in two categories – items that will be reclassified (recycled) to the income statement at a later date under certain circumstances and items that will not be reclassified. The presentation on the consolidated statement of comprehensive income was adjusted accordingly.

IAS 12 “Deferred taxes: recovery of underlying assets”

In accounting for investment property, it is often not possible to clearly determine whether temporary tax differences will reverse during the continued use or sale of the asset. The change to IAS 12 introduced the refutable presumption that the reversal generally occurs through sale. As a consequence of this change, SIC 21 "Income Taxes – Recovery of Revalued Non-depreciable Assets" no longer applies to investment property measured at fair value. The other contents of the interpretation were integrated into IAS 12, and SIC 21 was withdrawn. The change in this standard did not have any effects on the consolidated financial statements of IMMOFINANZ Group.

IAS 19 “Employee Benefits”

The changes to IAS 19 involve, among others, accounting for post-employment benefits. In the future, the net liability arising from employee benefits must be recorded in full on the balance sheet. The components of personnel expenses were redefined and binding rules were established for the presentation of these components on the statement of other comprehensive income. Actuarial gains and losses must be reported under other comprehensive income in the future. Another change involves the expected income on plan assets: the discount rate applied to the net liability must now also be used to calculate the interest on plan assets. In addition, extensive disclosures are required in the notes.

The application of these changes to the consolidated financial statements of IMMOFINANZ Group as of 30 April 2014 led to changes in the presentation of actuarial gains and losses in other comprehensive income and to additional disclosures in the notes. Since IMMOFINANZ Group recorded actuarial gains and losses in full during previous financial years, the application of the revised IAS 19 did not result in any adjustments to equity.

The changes to IAS 19 generally require retrospective application to consolidated financial statements for financial years beginning on or after 1 January 2013. IMMOFINANZ Group applied the changes to IAS 19 prospectively with the beginning of the 2013/14 financial year. Retrospective application would have led to a shift of TEUR 18.1 between other comprehensive income and Group net profit in the previous financial year.

Annual improvements to IFRS – 2009–2011 cycle

The annual improvements to IFRS included changes in five standards. The adjustment of the wording in individual IFRSs is designed to clarify the existing rules. Other changes have an effect on accounting, recognition and/or measurement as well as the disclosures in the notes and involve IAS 1, IAS 16, IAS 32, IAS 34 and IFRS 1.

These changes to these standards did not have a material effect on the consolidated financial statements of IMMOFINANZ Group.

1.2.3 Standards and interpretations adopted by the EU, but not yet applied

The following changes to standards and interpretations had been adopted by the EU as of the balance sheet date, but did not require mandatory application for the reporting year and were not applied prematurely:

Standard	Content	Published by the IASB (endorsed by the EU)	Mandatory application for IMMOFINANZ
New interpretations			
IFRS 10	Consolidated Financial Statements	12 May 2011 (11 December 2012)	1 May 2014
IFRS 11	Joint Arrangements	12 May 2011 (11 December 2012)	1 May 2014
IFRS 12	Disclosure of Interests in Other Entities	12 May 2011 (11 December 2012)	1 May 2014
Changes to standards and interpretations			
IFRS 10,11,12	Transition Guidance	28 June 2012 (4 April 2013)	1 May 2014
IAS 27	Separate Financial Statements	12 May 2011 (11 December 2012)	1 May 2014
IAS 27, IFRS 10, 12	Investment Entities (Amendments to IFRS 10, IFRS 12 and IAS 27)	31 October 2012 (20 November 2013)	1 May 2014
IAS 28	Investments in Associates and Joint Ventures	12 May 2011 (11 December 2012)	1 May 2014
IAS 32	Offsetting Financial Assets and Financial Liabilities	16 December 2011 (13 December 2012)	1 May 2014
IAS 36	Recoverable Amount Disclosures for Non-Financial Assets	29 May 2013 (19 December 2013)	1 May 2014
IAS 39	Novation of Derivatives and Continuation of Hedge Accounting	27 June 2013 (19 December 2013)	1 May 2014
IFRIC 21	Interpretation Levies	20 May 2013 (13 June 2014)	1 May 2015

IFRS 10 "Consolidated Financial Statements"

IFRS 10 replaces IAS 27 "Consolidated and Separate Financial Statements" and SIC-12 "Consolidation – Special Purpose Entities". In the future, IAS 27 "Separate Financial Statements" will only regulate the accounting treatment of (investments in) subsidiaries, joint ventures and associates in separate financial statements under IFRS. IFRS 10 provides a new definition of control that applies to all companies, including special purpose entities. In accordance with IFRS 10, control is considered to exist when the parent company is entitled to receive or is exposed to the risk of variable returns from its investment in a company ("the investee") and has the ability to affect these returns. Furthermore, IFRS 10 provides specific information on how to apply the control principle through the acknowledgment or evaluation of potential voting rights, joint decision-making powers or protective rights of third parties as well as constellations that are characterised by delegated or retained decision-making rights or de facto control. The assessment of control will require a more comprehensive assessment (i.e. more dependent on judgment) of the parent company's influence over the investee. The circle of companies included in the consolidated financial statements of IMMOFINANZ Group through full consolidation will remain generally unchanged despite the application of the new standard in 2014/15.

IFRS 11 "Joint Arrangements"

IFRS 11 replaces the accounting rules for joint ventures, joint operations and jointly managed assets in IAS 31 "Interests in Joint Ventures" and SIC 13 "Jointly Controlled Entities – Non-Monetary Contributions by Venturers". IAS 28 was therefore renamed. IFRS 11 eliminates proportionate consolidation as an optional method for consolidating investments in joint ventures; in the future, these investments must be consolidated at equity. The difference between joint ventures and joint operations was also defined more precisely; the latter now also includes jointly managed assets. If the partner companies to a joint arrangement have direct rights to the assets of the joint arrangement or obligations arising from its liabilities based on the legal form, contract terms or other facts and circumstances, the joint arrangement is no longer classified as a joint venture but as a joint operation. Under a joint operation, the partner companies must recognize their proportional share of the assets, liabilities, income and expenses in their IFRS consolidated financial statements. IMMOFINANZ Group previously included joint ventures in its consolidated financial statements through proportionate consolidation. In accordance with IFRS 11, these proportionately consolidated companies must be included at equity beginning with the 2014/15 financial year. Specific transition guidance was provided for the changeover from proportionate consolidation to the equity method and the change in the consolidation method must be made retrospectively.

The initial application of IFRS 11 in connection with the revised IAS 28 will change the structure of IMMOFINANZ Group's income statement. The application of IFRS 11 to corporate relationships as of 30 April 2014 would reduce revenues by EUR 28.2 million (thereof rental revenues: EUR 23.6 million) and operating earnings by EUR 26.2 million. However, these effects are offset by the results from investments consolidated at equity. Similar effects are to be expected in 2014/15. The investment property and the related financing for the companies included at equity are generally "aggregated" on the balance sheet. This leads to a reduction of EUR 174.7 million in investment property and property under construction – property with a carrying amount of EUR 122.8 million is already classified as long-term assets held for sale – as well as a reduction of EUR 120.7 million in financial liabilities. In the consolidated financial statements of IMMOFINANZ Group, the accounts receivable from joint venture companies previously represented only the "non-controlling interest" in the related financing. One consequence of accounting under the equity method is the presentation of these receivables at their full amount because equity accounting does not include the consolidation of liabilities.

IFRS 12 "Disclosure of Interests in Other Entities"

IFRS 12 represents the new comprehensive standard for disclosures on investments in subsidiaries, joint ventures, associated companies and structured entities. The disclosures currently defined in IAS 27, IAS 28 and IAS 31 were expanded, above all, to include information on the significant judgments and assumptions made in determining the scope of consolidation. This new standard will lead to additional or revised disclosures in the consolidated financial statements of IMMOFINANZ Group.

IFRS 10, 11, 12 "Transition Guidance"

The changes to IFRS 10, 11 and 12 included the clarification of the transition guidance in IFRS 10 and the simplification of all three standards. The clarification defines the timing for the initial application of IFRS 10 as the beginning of the reporting period in which this standard is initially applied. For all three standards, the presentation of comparative information for corrections as required by IAS 8 is limited to the prior reporting period, but the voluntary disclosure of corrections for earlier reporting periods is permitted. The changes to IFRS 12 included the elimination of the requirement to present comparative information for non-consolidated special purpose entities in connection with the initial application of this standard. IMMOFINANZ Group will incorporate these changes when the revised IFRS 10, 11 and 12 are applied.

IAS 27 "Separate Financial Statements", IAS 28 "Investments in Associates and Joint Ventures"

The announcement of IFRS 10 involves the transfer of the rules governing control and the requirements for the preparation of consolidated financial statements from IAS 27 to IFRS 10. IAS 27 now only includes the rules for the accounting treatment of subsidiaries, joint ventures and associated companies in separate financial statements prepared in accordance with IFRS.

The announcement of IFRS 11 also led to changes in IAS 28. IAS 28 now regulates – as in the past – the application of the equity method. However, the scope of application of IAS 28 was substantially expanded by the announcement of IFRS 11 because not only investments in associated companies but also investments in joint ventures must be recorded at equity in the future.

A further standard change involves accounting in accordance with IFRS 5 "Non-current Assets Held for Sale and Discontinued Operations", when only part of the investment in an associated company or joint venture is designated for sale. IFRS 5 is to be applied to the component designated for sale, while the "retained" component is to be accounted for at equity until the first component is sold.

IAS 27, IFRS 10, 12 "Investment entities"

The changes to these standards include the definition of investment entities and exclude these types of companies from the scope of application of IFRS 10 "Consolidated Financial Statements". According to this standard, investment entities do not include the companies under their control in their IFRS consolidated financial statements – however this exception from general principles is not to be seen as an option. Instead of full consolidation, they measure the stakes in other companies that held for investment purposes at fair value and recognise the periodic changes in value to profit or loss. The changes to these standards will have no effect on the consolidated financial statements of IMMOFINANZ Group.

IAS 32 "Presentation – disclosure requirements for offsetting financial assets and liabilities"

The changes to IAS 32 specify and expand the requirements for offsetting financial instruments. The offsetting of financial assets and financial liabilities is still only possible under the following conditions: the company currently has a legally enforceable right to set off the recognised amounts and intends to settle on a net basis or to realise the asset and settle the liability simultaneously. These changes improve and refine the application guidance in regard to the terms "current" and "simultaneous". The change to IFRS 7 should also be seen in this connection: the notes must include additional disclosures on offset financial instruments and on financial instruments that were not offset but are subject to a global settlement or other similar agreement. The change in this standard will not have a significant effect on the consolidated financial statements of IMMOFINANZ Group.

IAS 36 "Disclosures – recoverable amount for non-financial assets"

A subsequent revision to IFRS 13 introduced a new mandatory disclosure on the impairment testing of goodwill under IAS 36: the recoverable amount of the cash-generating unit would have to be reported independently of any impairment. The requirement was introduced unintentionally and subsequently retracted with this change. The revision also includes additional information as to when an impairment loss was actually recognised and the recoverable amount was determined on the basis of fair value. The changes in this standard will possibly lead to additional or revised disclosures in the notes to the consolidated financial statements of IMMOFINANZ Group.

IAS 39 "Novation of Derivatives and Continuation of Hedge Accounting"

This change permits the continuation of hedge accounting under certain circumstances when a derivative, which has been designated as a hedging instrument, is novated to a central counterparty as a result of legal regulations. Since IMMOFINANZ Group does not use hedge accounting, the change in this standard will have no effect on its consolidated financial statements.

IFRIC 21 "Levies"

IFRIC 21 represents an interpretation to IAS 37 "Provisions, Contingent Liabilities and Contingent Assets". It addresses, above all, the issues of when a current obligation to pay a levy imposed by a government arises and when to recognise a provision or a liability. The scope of application of IFRIC 21 does not cover, in particular, penalties and duties resulting from public law contracts or items that fall under the scope of application of other standards (e.g. IAS 12 Income Taxes). In accordance with IFRIC 21, a liability must be recognised for a levy when the obligating event occurs. The obligating event is the activity that triggers the payment of the levy in accordance with the relevant legislation. The decisive factor for recognition is the formulation of the relevant legislation. IMMOFINANZ Group is currently evaluating the effects of this interpretation, above all on property-related duties and taxes. However, this interpretation is not expected to have a significant effect on the consolidated financial statements of IMMOFINANZ Group.

1.2.4 Standards and interpretations announced, but not yet adopted by the EU

The following changes or revisions to standards and interpretations had been announced as of the balance sheet date, but have not yet been adopted by the EU and are therefore not applicable:

Standard	Content	Announced by the IASB	Expected mandatory application by IMMOFINANZ
New interpretations			
IFRS 9	Financial Instruments and Subsequent Amendments to IFRS 9 and IFRS 7: Mandatory Effective Date and Transition Disclosures , Hedge Accouting and Amendments to IFRS 9, IFRS 7 and IAS 39.	12 November 2009 and 16 December 2011	1 May 2018
IFRS 14	Regulatory Deferral Accounts	30 January 2014	1 May 2016
IFRS 15	Revenue from Contracts with Customers	28 May 2014	1 May 2017
Changes to standards and interpretations			
IFRS 11	Accounting for Aquisitions of Interests in Joint Operations	6 May 2014	1 May 2016
IAS 16, 38	Clarification of Acceptable Methods of Depreciation and Amortisations	12 May 2014	1 May 2016
IAS 16, 41	Agriculture: Bearer Plants	21 November 2013	1 May 2016
IAS 19	Employee Contributions	21 November 2013	1 May 2015
Various	Improvements to IFRS 2010–2012	21 November 2013	1 May 2015
Various	Improvements to IFRS 2011–2013	21 November 2013	1 May 2015

IFRS 9 "Financial Instruments"

IFRS 9 will replace the previous IAS 39, which defined the rules for the accounting and measurement of financial instruments. Financial assets will only be classified in two groups in the future with measurement either at amortised cost or fair value. Financial assets carried at amortised cost comprise financial assets which are held within a business model whose objective is to hold assets in order to collect contractual cash flows, whereby the only contractual cash flows are payments of principal and related interest on specified dates. All other financial assets must be accounted for at fair value. Under certain circumstances, financial assets which would require classification at amortised cost can be designated at fair value ("fair value option"). Changes in the fair value of financial assets must basically be recognised in profit or loss. An option is available for certain equity instruments that permits the changes in value to be recorded under other comprehensive income, but claims to dividends from these assets must be recognised in profit or loss. The requirements for financial liabilities were basically taken over from IAS 39. The most important difference involves the recognition of changes in the value of financial liabilities carried at fair value. These changes must be separated in the future: the change in fair value attributable to changes in the credit risk must be recorded under other comprehensive income; the remaining change should be recorded in profit or loss. The initial application date for IFRS 9 is still open, but is not expected to be scheduled before 1 January 2017.

IFRS 14 "Regulatory Deferral Accounts"

IFRS 14 permits first-time adopters of IFRS that operate in a rate-regulated environment to continue to apply their previous accounting policies for regulatory deferral accounts with certain limitations. This standard does not apply to IMMOFINANZ Group.

IFRS 15 "Revenue from Contracts with Customers"

The IASB and the FASB developed and announced this joint standard for revenue recognition as part of a convergence project. The new IFRS 15 replaces the previous IAS 18 "Revenue", IAS 11 "Construction Contracts" and the related interpretations. Its objective, among others, is to unify the realisation of revenues between these two standard setters and eliminate the inconsistencies between IAS 18 and IAS 11.

The basis for the new standards includes a comprehensive model for the recognition of revenues from contracts with customers. Under this model, a company recognises revenues in the amount that reflects the consideration expected in exchange for the obligation(s) accepted or for the transfer of goods or the provision of services.

IMMOFINANZ Group is currently in the process of evaluating the effects of this standard on the consolidated financial statements.

IFRS 11 "Accounting for the purchase of an interest in a joint operation"

This change to IFRS 11 requires the purchaser of an interest in a joint operation in which the activity constitutes a business to apply IFRS 3 "Business Combinations" and other IFRSs unless they conflict with the guidance in IFRS 11.

IAS 16, 38 "Clarification of acceptable depreciation methods"

The changes to IAS 16 and IAS 38 provide additional information on the guidelines for the application of certain depreciation and amortisation methods. As a result of these changes, revenue-based methods are not acceptable. The change in this standard will not have any effect on the consolidated financial statements of IMMOFINANZ Group.

Annual improvements to IFRS – 2010–2012 cycle

The annual IFRS improvement project included changes to seven standards. The phrasing of individual IFRSs was modified to clarify existing rules. Other changes had an effect on the disclosures in the notes. This cycle involved IFRS 2, IFRS 3, IFRS 8, IFRS 13, IAS 16, IAS 24 and IAS 38.

The changes are applicable to financial years beginning on or after 1 July 2014, contingent upon their adoption into the body of law of the EU. The change to IFRS 2 on share-based remuneration is applicable to financial years beginning on or after 1 July 2014.

Annual improvements to IFRS – 2011–2013 cycle

The annual IFRS improvement project included changes to four standards. The phrasing of individual IFRSs was modified to clarify existing rules. This cycle involved IFRS 1, IFRS 3, IFRS 13 and IAS 40.

The changes are applicable to financial years beginning on or after 1 July 2014, contingent upon their adoption into the body of law of the EU.

2. Significant Accounting Policies

2.1 Consolidation methods

2.1.1 Basis of consolidation

The annual financial statements of all significant Austrian and foreign companies included in the consolidated financial statements, either through full or proportionate consolidation (see 2.1.2 Fully consolidated companies and 2.1.3 Companies included through proportionate consolidation) were converted to IFRS. The financial statements of newly acquired companies were revalued (see section 2.1.5 Business combinations). The accounting and valuation principles applied by all companies included in the consolidated financial statements were standardised; uniform options and judgments were applied throughout the Group. The balance sheet date for the consolidated financial statements of IMMOFINANZ Group is the same as the balance sheet date of IMMOFINANZ AG. The annual financial statements of all companies included in the consolidation were prepared on the same balance sheet date as the consolidated financial statements.

All receivables and liabilities, revenues, other income and expenses from the provision of goods and services between companies included through full or proportionate consolidation were eliminated. Interim profits, which arise primarily from the transfer of stakes in other companies and properties between member companies of the group, were also eliminated.

2.1.2 Fully consolidated companies

A subsidiary is an entity that is controlled by a parent company. Subsidiaries are included in the consolidated financial statements of IMMOFINANZ Group through full consolidation. The control concept defined in IAS 27 forms the basis for deciding when a company must be classified as a subsidiary. Control is understood to mean the power to govern the financial and operating policies of an entity so as to obtain benefits from its activities. The possibility of exercising control is sufficient for this classification, while actual control is less important. Direct or indirect control over more than 50% of the voting rights in an entity is considered to be a refutable presumption for the existence of control. Control can also arise through voting trust agreements or contractual agreements between shareholders, e.g. to determine the majority of members in management or supervisory bodies and the like. A subsidiary is included in the consolidated financial statements when control is obtained and deconsolidated when control ends. The control concept defined in IAS 27 will be replaced in the future by IFRS 10 (see section 1.2.3 Standards and interpretations adopted by the EU, but not yet applied).

In contrast to IFRS 10, IAS 27 does not provide any accounting guidance for cases of de-facto control – a controlling influence can, for example, be presumed when there is an attendance majority in the annual general meetings of a publicly held company. The selection of the consolidation method therefore represents a discretionary decision by management. The 49% stake in the BUWOG Group that resulted from the spin-off (see section 3.8 Spin-off of the BUWOG operating segment) could represent this type of case. In order to ensure the autonomy and independence of the BUWOG Group over the long-term, IMMOFINANZ AG and BUWOG AG concluded a de-domination agreement, which establishes limitations on voting rights for the BUWOG shares held by IMMOFINANZ Group. The de-domination agreement limits the number of supervisory board members whose election includes the exercise of voting rights by IMMOFINANZ AG. The purpose of this limitation is to prevent majority decisions by members of the supervisory board whose election included the exercise of voting rights by IMMOFINANZ AG, even if there is a change in the number of members on this body. The supervisory board of BUWOG AG currently has five members, whereby IMMOFINANZ AG exercised its voting rights in the election of Eduard Zehetner and Vitus Eckert. IMMOFINANZ AG is also obliged not to exercise its voting right in the annual general meeting of BUWOG AG, among others in the following cases: resolutions on the release of the executive board or other supervisory board members from liability, resolutions on the dismissal of another supervisory board member or resolutions on management issues that are presented by the executive board or supervisory board to the annual general meeting for voting. The de-domination agreement can only be cancelled by IMMOFINANZ AG or BUWOG AG for important reasons. The term of the de-domination agreement ends on 29 April 2020; if IMMOFINANZ AG does not raise any objections, the term of the de-domination agreement will be extended automatically. Compliance with the de-domination agreement can be required by shareholders of BUWOG AG who alone or together represent 5% of share capital or by any member of the executive board of BUWOG AG. Against this backdrop, it can be assumed that IMMOFINANZ AG does not exercise control over BUWOG AG based on the control concept defined in IAS 27 or IFRS 10. BUWOG AG is therefore included in the consolidated financial statements of IMMOFINANZ AG as an associated company and the 49% investment is accounting for by applying the equity method.

2.1.3 Companies included through proportionate consolidation

A joint venture is a contractual agreement whereby two or more parties undertake an economic activity that is subject to contractually agreed joint control. The partner companies are the shareholders of the joint venture and share management responsibility for the entity. The form of the contractual agreement is determined by the relevant legal regulations.

The provisions of IAS 31 that are applicable to the consolidated financial statements allow for the use of the equity method or proportionate consolidation for the inclusion of joint ventures. The selected method must then be applied throughout the corporate group. IMMOFINANZ Group considers the depiction of joint ventures through proportionate consolidation to be the more appropriate form of presentation because it makes the asset, financial and earnings position more easily understandable for the users of the financial statements. IAS 31 will be replaced by IFRS 11, which will result in a changeover from proportionate consolidation to the equity method for IMMOFINANZ Group's joint ventures (see section 1.2.3 Standards and interpretations adopted by the EU, but not yet applied).

2.1.4 Associated companies

An associated company is a company in which IMMOFINANZ Group holds an investment and can exercise significant influence. In accordance with IAS 28, associated companies are to be accounted for at equity. The equity method is a consolidation and valuation method under which the investment is initially recognised at its acquisition cost. Subsequent measurement involves the adjustment of the carrying amount to reflect changes in the share held by IMMOFINANZ AG in the net assets of the associated company; the result is a "one-line consolidation". The accounting treatment for the purchase of shares in an associated company includes comparing the cost of the investment with the proportional share of revalued net assets.

Positive differences between the acquisition cost and the proportional share of revalued net assets represent goodwill. This goodwill is not reported separately, but as part of the carrying amount of the investment in the associated company. Negative differences are recognised immediately to profit or loss. The shares in associated companies that are accounted for at equity are assessed for indications of impairment as of every balance sheet date in accordance with IAS 39. If such indications are identified, the shares in the associated companies are tested for impairment in accordance with IAS 36. Any goodwill included in the carrying amount of shares in associated companies is not tested separately for impairment in keeping with IAS 28.

2.1.5 Business combinations

Property companies acquired by IMMOFINANZ are accounted for as business combinations that fall under the scope of application of IFRS 3 when the transaction involves the purchase of business operations. In all other cases, the acquisition cost is allocated to the identifiable assets and liabilities based on their fair value on the acquisition date. These transactions do not lead to the recognition of goodwill.

Acquired property companies with real estate assets frequently represent business operations from IMMOFINANZ Group's point of view. The decision as to the extent acquired property assets represent business operations in the sense of IFRS 3 is based on judgment and requires regular detailed analyses of the acquired processes and structures, especially with regard to property management.

A business combination gives IMMOFINANZ Group control over one (or more) business operations through an asset deal or a share deal. Business combinations ae accounted for by applying the acquisition method. The compensation transferred in the form of acquisition costs (plus any non-controlling interests and/or any investment previously held by IMMOFINANZ Group) is compared with the fair value of the acquired net assets to determine a potential difference. A positive difference represents goodwill; a negative difference initially results in the reassessment of the assets acquired and liabilities assumed to verify their correct identification. Any negative difference remaining after this review is recognised to profit or loss. Non-controlling interests are measured at their proportional share of revalued net assets. The acquisition of property companies and the application of the acquisition method generally lead to goodwill because of the obligation to record deferred taxes on the difference between the fair value and the tax base of the acquired real estate assets. Consequently, goodwill normally results as a technical figure.

Joint ventures are initially consolidated at their proportionate share based on the general principles described above.

2.1.6 Structural changes

Structural changes represent shifts in investments in other companies – that do not lead to the attainment or loss of control – between sets of shareholders, i.e. between IMMOFINANZ Group (the shareholders) and the non-controlling interests in the relevant consolidated subsidiaries or companies included through proportionate consolidation which, in turn, have their own consolidated companies with non-controlling interests. An increase or decrease in the investment in a controlled subsidiary is accounted for as an equity transaction between shareholders. The carrying amounts of assets and liabilities, including any initially recognised goodwill, remain unchanged; the structural changes do not have any effect on the income statement or statement of comprehensive income. Differences between the proportional carrying amount of the respective equity, which represents the structural change in the investment in the subsidiary, and the fair value of the compensation received are recognised directly in equity.

2.1.7 Deconsolidations

A subsidiary is excluded from the consolidated financial statements (i.e. deconsolidated) when it is sold or when the parent company loses control. The income and expenses of the deconsolidated subsidiary are included in the consolidated financial statements of IMMOFINANZ Group up to the date on which control is lost.

Deconsolidation involves the comparison of the disposed assets and transferred liabilities with the fair value of the compensation received; the resulting amount represents the proceeds from deconsolidation. When a foreign subsidiary is deconsolidated, the proceeds from the deconsolidation are increased or decreased to reflect any items recorded under other comprehensive income during the subsidiary's membership in the group, e.g. from foreign currency translation.

2.2 Foreign currency translation

2.2.1 Functional currency

The Group reporting currency is the Euro. For subsidiaries or joint ventures that prepare their financial statements in a foreign currency, the determination of the functional currency is based on the primary (macro)economic environment in which the respective company operates. One determining factor is the currency in which the majority of cash flows, goods and services are denominated and settled in the relevant country. When the functional currency cannot be clearly identified, IAS 21 allows management to use its judgment to determine the functional currency that most faithfully represents the economic effects of the underlying transactions and events. Any change in the functional currency must be made prospectively in accordance with IAS 21.

In 2012/13 the local situation of the subsidiaries in in Romania, Poland, Czech Republic and Hungary was reassessed with respect to the functional currency. The local currency previously represented the functional currency for these companies. However, it can be assumed that numerous indicators speak in favour of the Euro as the functional currency: these indicators include the growing influence of the Euro zone on economic development in these countries and/or on the synchronisation of growth with the Euro zone; the role of the Euro as the primary currency for most of the business transactions in the companies controlled by IMMOFINANZ Group – intragroup financing is concluded in Euros, cash balances are held in or converted into Euros as quickly as possible; and the Euro increasing represents the contract currency for rental agreements.

In light of the above, the management of IMMOFINANZ Group decided to change the functional currency of the subsidiaries in Romania, Poland, Czech Republic and Hungary to the Euro prospectively as of 1 May 2013. The conversion involved the translation of all balance sheet items into the Euro at the applicable rates in effect on 30 April 2013. The converted amounts are treated as historical acquisition or production cost. The currency translation differences previously recorded under other comprehensive income will only be transferred to profit or loss when a company is deconsolidated.

2.2.2 Foreign currency transactions

The individual Group companies record foreign currency transactions at the average exchange rate in effect on the date of the event. Monetary assets and liabilities denominated in foreign currencies are translated on the balance sheet date at the average exchange rate in effect on this date. Any resulting foreign exchange gains or losses are recognised to the income statement for the reporting year.

2.2.3 Translation of financial statements from foreign subsidiaries, associated companies and joint ventures

In accordance with IAS 21, foreign currency translation for the Group's foreign subsidiaries, joint ventures and associated companies (in the following referred to collectively as foreign operations) is based on the functional currency concept as reflected in the modified current rate method. The assets and liabilities in the financial statements to be consolidated are translated at the average exchange rate on the balance sheet date; the income statement positions are translated at the weighted average exchange rate for the reporting year. Goodwill allocated to a foreign operation is translated at the closing rate. The equity of foreign operations and foreign currency investments in other foreign entities are translated at the historical exchange rate on the date of initial consolidation. Foreign currency distributions are translated at the average exchange rate for the purpose of elimination. Historical changes in the equity of foreign operations are translated at the average historical exchange rate. Differences arising from the above-mentioned application of different exchange rates to the individual components of financial statements or from period to period changes in exchange rates are recognised to the currency translation reserve under equity. Changes in this reserve are reported under other comprehensive income.

Foreign currency translation is based on the following exchange rates issued by the European Central Bank and by the respective national banks:

Currency	Closing rate on 30 April 2014	Closing rate on 30 April 2013	Average rate 2013/14	Average rate 2012/13
HUF	307.78000	300.03000	301.07917	289.11500
PLN	4.19940	4.14290	4.21365	4.16368
CZK	27.45500	25.79500	26.63425	25.40275
RON	4.45030	4.32370	4.46755	4.46513
BGN	1.95583	1.95583	1.95583	1.95583
RSD	115.67510	110.54260	114.55793	113.88105
HRK	7.60419	7.60068	7.59865	7.54091
BAM	1.95585	1.95585	1.95585	1.95585
LVL	0.70280	0.70000	0.70253	0.69761
RUB	49.50640	40.83580	45.17868	40.32403
UAH	16.06540	10.60000	11.67205	10.43663
USD	1.38500	1.30720	1.34923	1.28548
CHF	1.22000	1.22380	1.22950	1.21282
SEK	9.07230	8.54200	8.79978	8.57431
TRY	2.93280	2.35200	2.76458	2.31478
GBP	0.82300	0.84430	0.84027	0.81698

2.3 Specific accounting policies

2.3.1 Revenue realisation

Revenues from property rentals are recognised during the period defined by the underlying rental agreement. Incentives granted for the conclusion or extension of rental agreements, e.g. rent-free periods or the assumption of relocation costs, are recognised on a straight-line basis as a reduction of rental revenues over the term of the rental contract. In addition, contractually defined rent increases are accrued on a straight-line basis over the term of the respective rental contract.

The sale of inventories is reported under income from property development, with the transfer of ownership representing the date of realisation. Revenues are recognised when the risks and opportunities of ownership as well as control over the goods or services are transferred to the buyer. In accordance with IFRIC 15, contracts relating to inventories that are sold during the planning or construction stage fall under IAS 18.

Revenue recognition also requires the reliable measurement of the revenues and costs arising from the sale of an asset. If these criteria are met, revenues are recognised in the respective period. Revenues are not recognised in other cases. Any payments received are reported as liabilities.

2.3.2 Impairment

In accordance with IAS 36, impairment tests must be performed when there are indications that an asset may be impaired. Independent of this practice, intangible assets with an indefinite useful life and intangible assets that are not yet available for use must be tested each year for signs of impairment. In cases where cash inflows cannot be directly allocated to a specific asset and individual valuation is not possible, the impairment test takes place at the cash-generating unit level. Cash-generating units represent the smallest groups of units to which independent cash flows can be allocated. A cash-generating unit may not be larger than an operating segment defined in accordance with IFRS 8. IAS 36 defines the recoverable amount as the relevant benchmark for the impairment test. The recoverable amount equals the higher of fair value less costs to sell and the value in use.

Fair value less costs to sell represents the amount obtainable from the sale of an asset or cash-generating unit in an arm's length transaction at normal market conditions between knowledgeable and willing parties, less the costs of disposal. The costs of disposal are incremental costs directly attributable to the disposal of an asset or cash-generating unit. The value in use equals the present value of the estimated future cash flows that are expected to arise from the continuing use of an asset or cash-generating unit. Cash flow planning must be based on reasonable and justifiable assumptions. A net present value method, e.g. the discounted cash flow (DCF) method, is generally used to determine the value in use.

If the carrying amount of an asset or disposal group exceeds the recoverable amount, the difference is recognised as an impairment loss. An impairment loss calculated in accordance with the above principles must then be allocated to the assets in the cash-generating unit as follows: First, the carrying amount of goodwill in the cash-generating unit is written down; any remaining impairment loss is then allocated to the other assets in the cash- generating unit in proportion to their carrying amount. The impairment loss may not be allocated to an individual asset if the resulting carrying amount would be lower than the fair value of the asset less cost to sell, the value in use or zero.

If there is an indication that the reasons for impairment no longer exist or have decreased, the impairment loss is reversed to the carrying amount that would have been determined (net of amortisation or depreciation) if the impairment loss had not been recognised in prior years. IFRS do not permit the write-up of goodwill that was previously reduced through an impairment loss.

If the acquisition of a property company through a share deal falls under the scope of application of IFRS 3 "Business Combinations", accounting based on the acquisition method generally leads to goodwill (as a technical figure) due to the mandatory recognition of deferred taxes on the difference between fair value and the tax base of the acquired property. This goodwill must be tested annually for signs of impairment. The cash-generating units generally represent individual properties or property portfolios. Since it is assumed that above-market returns are not sustainable, the recoverable amount is normally not based on the value in use but on fair value less costs to sell. The recoverable amount of the cash-generating units corresponds to the fair value of the included property (properties) as determined by an expert opinion. The determination of fair value reflects the assumption that the underlying hypothetical transaction is structured in a way that does not change the tax base of the asset(s); this is regularly the case with share deals. The recoverable amount of a cash-generating unit is then compared with the carrying amount of the included properties less the related deferred taxes (as a rule, deferred tax liabilities). Deferred taxes are included in accordance with IAS 36 because they were implicitly reflected at an amount of zero in the determination of the recoverable amount. Unless it not possible to assume with sufficient certainty that properties in a particular market can be sold through share deals – i.e. without the realisation of deferred taxes – goodwill is generally not considered to be recoverable.

2.3.3 Investment property

Investment property includes land, buildings and/or parts of buildings that are held to generate rental income or for capital appreciation or both and are not used in production or for administrative purposes or sold as part of the company's ordinary business activities. Land purchased as a site for the construction of investment property is classified as investment property on the date of acquisition. In accordance with IAS 40, investment property is initially recognised at acquisition or production cost; subsequent measurement is based on fair value.

Valuation process

The valuation of investment property in accordance with the fair value model requires regular revaluation. In IMMOFINANZ Group, the valuation of de facto all properties is carried out by independent appraisers in accordance with the recommendations of the European Public Real Estate Association ("EPRA's Best Practices Policy Recommendations").

As of 30 April 2014 IMMOFINANZ Group had commissioned the following appraisers: Jones Lang LaSalle (for the CEE, SEE and CIS regions), BNP Paribas Real Estate Consult (for the valuation of the properties in the Netherlands, USA, Switzerland, Germany and Austria, excluding residential properties in Austria) and CB Richard Ellis (for residential properties in Austria and Germany as well as selected office and retail properties in Austria).

The valuations by these external appraisers are based on their knowledge of the markets and inspection of the properties as well as distributed information, e.g. rental lists, rental contracts, land register excerpts and investment budgets. This data is reviewed by the appraisers, who verify its plausibility through comparisons with market data. The experts also make estimates, among others, for the occupancy, future rental income, scheduled investments and expected returns. This process is accompanied by discussions with members of IMMOFINANZ Group's asset management and controlling staffs.

A Group guideline and the contracts concluded with IMMOFINANZ Group require the appraisers to fully inspect all properties in connection with their initial valuation. Starting with the first follow-up valuation, the appraisers are required to inspect selected properties and examine all newly acquired properties each year.

The IMMOFINANZ Group properties are appraised as of 30 April for the preparation of the consolidated financial statements and as of 31 October for the preparation of the interim financial statements. An internal valuation by asset management and/or controlling is carried out for the preparation of the interim financial statements as of 31 July and 31 January. The review by asset management and controlling is designed to identify any changes in rental income, occupancy or value-increasing investments since the last external appraisal and to make any necessary adjustments to fair value.

The above-mentioned appraisers were commissioned for a three-year period in connection with the tender of various valuation services as of 30 April 2013. A very limited internal valuation was also carried out. In accordance with the Group guideline, a new tender will be held for valuations as of 30 April 2016.

Valuation methods

The investment properties were generally valued using a discounted cash flow method, specifically in the form of the term and reversion model as well as the hard core and top-slice method. The application of the term and reversion model to existing rental contracts involves the following: net income up to the end of the contract term and the market-based net income over the following ten years are discounted back to the valuation date ("term"); for the time after this period, the stabilised net rental income is capitalised at the market interest rate and also discounted back to the valuation date to determine the perpetual yield ("reversion").

Depending on the estimates of risk – which are based on the type of property, location and region as well as current market circumstances – different discount rates are applied to the current rental income and the capitalisation of the perpetual yield. The assumptions underlying the valuation, e.g. for risk, vacancies or maintenance costs, are based on estimates by relevant market players, on derived data or the appraisers' experience. The calculation methodology for the hard core and top-slice method is similar to the logic behind the term and reversion model. Net income generated by the property – up to the market rent (hard core component) – is capitalised at a normal market interest rate as a perpetual yield over the entire term (term of the rental contract plus subsequent rental).

The top-slice component (the net income for this same term that exceeds the market rent) is then discounted at a risk-adjusted market interest rate. The amount of the risk premium is dependent on the probability of vacancy. Quantitative disclosures on the parameters used for valuation are provided in section 6.1.1 Fair value.

The valuation of undeveloped land is based on a comparable value method. This method uses the realised purchase prices from other sites with a similar location and size to determine the value of the target property.

Properties under construction, development objects and investment properties that were acquired for possible redesign and renovation (redevelopment) are also measured at fair value using the residual value method. Suspended development projects were valued according to the sales comparison approach.

All changes in the fair value of investment properties, properties under construction, properties held for sale and properties sold are recognised to the income statement. These items are reported under the revaluation of investment properties, properties under construction or properties sold adjusted for or resulting from foreign exchange effects (also see sections 5.7.1 Revaluation of properties adjusted for foreign exchange effects and revaluation of properties and 8.2.4 Foreign exchange risk). The revaluation results resulting from foreign exchange effects are calculated by multiplying the beginning balance by the difference between the exchange rates in effect on 30 April 2014 and 30 April 2013. In addition, all movements in the reporting year are multiplied by the difference between the average exchange rate for 2013/14 and the exchange rate in effect on 30 April 2014. The revaluation results adjusted for foreign exchange effects represent the difference between the total revaluation results and the revaluation results resulting from foreign exchange effects.

2.3.4 Leasing

In accordance with IAS 17, the classification of a leased asset is based on the extent to which the risks and rewards incidental to the ownership of the leased asset lie with the lessor or lessee.

Fixed assets obtained through finance leases are recognised by the lessee at fair value or the lower present value of the minimum lease payments, and depreciated on a straight-line basis over the expected useful life or the shorter term of the lease.

Under an operating lease, the economic ownership of the lease asset remains with the lessor. The lessee recognizes the lease payments as an expense on a straight-line basis over the term of the lease.

The costs to prepare the lease agreement and other similar expenses are recognised to profit or loss analogously over the term of the lease.

In accordance with IAS 40, investment property that is utilised on the basis of an operating lease may be classified as such if the fair value method is applied and the asset meets the other criteria for inclusion under investment property.

Investment property includes assets obtained through finance leases as well as operating leases. All these assets are classified as investment property and measured at fair value as of the balance sheet date.

2.3.5 Government grants

Government grants represent assistance, subsidies or public sector support provided to a company through the transfer of funds in return for past of future compliance with certain conditions relating to the company's operating activities. IMMOFINANZ Group generally uses the net method to account for investment subsidies provided by public bodies, i.e. the government grant reduces the acquisition or production cost of the subsidised asset.

The government grants received by IMMOFINANZ Group to date are generally concentrated on the residential property portfolio in the BUWOG operating segment.

BUWOG receives loans from local authorities, in part at low-interest rates, to finance residential construction projects. These low-interest loans are related to the subsidy of real estate development by the public sector and are generally connected with the obligation to meet certain conditions (e.g. rent control). The fair value of these non-market rate loans is determined when the funds are received; the difference to the repayment amount represents the government grant and is contrasted by the regular reduction of the property's fair value due to the limitations on the realisable rents. The recognition under revaluation results of the present value advantage from the low-interest loan on the pay-out date ensures the correct matching of the negative effect on earnings connected with the fulfilment of the grant conditions and the benefit arising from the grant for the respective accounting periods in accordance with IAS 20.

In contrast, regular interest subsidies from the public sector are recognised to profit or loss in the period granted.

2.3.6 Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of assets whose purchase or development requires a longer period of time are capitalised as part of acquisition or production cost. In accordance with IAS 23, this accounting requirement does not require application if the acquired or developed assets are measured at fair value. Since IMMOFINANZ Group uses the fair value model for the subsequent measurement of investment property, borrowing costs are not capitalised for properties accounted for in accordance with IAS 40. The borrowing costs for real estate inventories under construction are capitalised on the basis of actual interest expense. For financing provided by the Group, the average interest expense is capitalised. The average borrowing costs for IMMOFINANZ Group in 2013/14 equalled approx. 3.7%. Borrowing costs of EUR 5.6 million were capitalised for real estate inventories during the reporting year.

2.3.7 Other tangible assets

In accordance with IAS 16, tangible assets not covered by IAS 40 are carried at cost less accumulated depreciation and any recognised impairment losses. Acquisition or production cost includes all costs incurred to bring the asset to the location and condition necessary for it to be capable of operating in the intended manner.

When the payment for a tangible asset extends beyond the normal payment period, interest expense at market rates is also recognised or included.

Depreciation is calculated on a straight-line basis beginning in the month of acquisition.

Ordinary straight-line depreciation on depreciable tangible assets is based on the following useful lives:

	Useful life in years
Administrative buildings (own use)	10–50
Other tangible assets	2–10

The useful lives of the various assets and the depreciation method are reviewed regularly in agreement with IAS 16 to ensure they reflect the expected development of the economic value in use of the tangible asset.

2.3.8 Other intangible assets

Intangible assets represent identifiable, non-monetary assets without physical substance that can be expected to generate a future economic benefit. In accordance with IAS 38, intangible assets are carried at cost less amortisation.

With the exception of goodwill, all intangible assets held by IMMOFINANZ Group have a finite useful life and are amortised on a straight-line basis (pro rata temporis).

Ordinary straight-line amortisation is based on the following useful lives:

	Useful life in years
Other intangible assets	2–10

IMMOFINANZ Group had no internally generated intangible assets or capitalised market rights as of 30 April 2014.

2.3.9 Trade and other receivables

Receivables and other financial assets are generally classified as loans and receivables (L&R) in accordance with IAS 39 and carried at amortised cost. Recognisable individual risks are reflected in appropriate valuation adjustments.

Non-financial receivables, e.g. claims against administrative authorities for the reimbursement of input VAT, are also basically carried at amortised cost after the deduction of any necessary impairment losses.

Information on the distinction between financial and non-financial assets is provided under the definition of financial instruments in section 8.1 Information on financial instruments.

2.3.10 Other financial assets

Other non-current financial instruments comprise securities and similar rights, other investments, originated loans and derivative financial instruments.

Securities and similar rights as well as investments acquired prior to 1 May 2004 are classified as available for sale (AFS) in accordance with IAS 39 and carried at fair value, i.e. at the market of stock exchange value as of the balance sheet date. If fair value cannot be determined and comparable market prices are not available, fair value is established using generally accepted valuation methods. The initial valuation is made as of the settlement date. Market-based fluctuations in fair value are recorded under other comprehensive income and only recognised to the income statement when the assets are sold or in the event of impairment. If there are objective indications of solvency-related impairment as defined in IAS 39, an impairment loss is recognised.

Investments in other companies that were acquired after 1 May 2004 are generally designated as financial instruments at fair value through profit or loss in accordance with IAS 39. This classification reflects the fact that the investments are part of a portfolio whose results are measured at fair value, which also forms the basis for periodic reporting to management.

Originated loans are classified as loans and receivables (L&R) in accordance with IAS 39. These items are generally carried at amortised cost.

Derivatives are accounted for as independent transactions. These financial instruments are used to reduce the risks associated with foreign exchange and interest rate fluctuations. Derivative transactions are only concluded with financial institutions that have first-rate credit standings. Derivatives are assigned to the category "held for trading" (HFT) and valued through profit or loss at the market value applicable on the balance sheet date. IMMOFINANZ Group does not apply hedge accounting.

Information on the conditions and market values of derivatives is provided under section 8.2.5 Interest rate risk.

Other short-term financial assets are classified as held for trading (HFT) in accordance with IAS 39 and carried at the applicable market or stock exchange value as of the balance sheet date. All purchases and sales are recognised as of the settlement date, which represents the date on which the asset is transferred. Temporary fluctuations in fair value are recognised through profit or loss.

2.3.11 Deferred tax assets and deferred tax liabilities

Income tax expenses as reported on the income statement include the current taxes payable by fully consolidated subsidiaries and proportionately consolidated joint ventures for the reporting year – based on their taxable income and the applicable tax rate – as well as changes in deferred tax assets and deferred tax liabilities. In accordance with the balance sheet liability method defined in IAS 12, deferred taxes are calculated on temporary differences between the carrying amount of an asset or liability in the IFRS consolidated financial statements and the respective tax base at the subsidiary or joint venture level. Deferred taxes are calculated for temporary differences that lead to taxable or deductible amounts for the determination of taxable income in future periods. Temporary differences can be:

- Taxable temporary differences that lead to taxable amounts for the determination of taxable profit (tax loss) in future periods when the carrying amount of the respective asset or liability is recovered or settled; or
- Deductible temporary differences that lead to taxable amounts for the determination of taxable profit (tax loss) in future periods when the carrying amount of the respective asset or liability is recovered or settle.

A deferred tax asset or deferred tax liability must be recorded for each taxable temporary difference unless the difference arises from the initial recognition of goodwill or the initial recognition of an assets or liability in a transaction that is not a business combination as defined in IFRS 3 and affects neither accounting profit (before tax) nor taxable profit (tax loss) at the time of the transaction.

Expected realisable tax credits from unused tax loss carryforwards and deductible temporary differences are included in the determination of deferred taxes to the extent it is probable that they can be used against taxable profit in the future. The relevant estimates by management are updated as of every balance sheet date based on the latest tax planning. With regard to the deferred taxes resulting from the use of the fair value model for the valuation of investment property, it assumed that the carrying amount is realised through the sale of the property.

Goodwill arising during the initial recognition of a subsidiary does not lead to deferred taxes. Another exception to the extensive recognition of deferred taxes involves regular temporary differences in regard to the carrying amounts of investments, in cases where these differences do not result from tax deductible depreciation.

The calculation of deferred taxes is based on the tax rate that is expected to apply when the temporary differences are reversed. The applicable corporate tax rate for IMMOFINANZ AG is 25%.

2.3.12 Properties held for sale

IFRS 5 classifies all non-current assets and groups of assets (disposal groups) as held for sale if they can be sold in their present condition and the intention to sell indicates that a sale is highly probable within 12 months. If the requirements for classification as held for sale are no longer met, the assets or groups of assets are reclassified under their original balance sheet positions.

Non-current assets and groups of assets classified as held for sale are measured at the lower of the carrying amount and fair value less costs to sell. The following items, among others, are excluded from the IFRS 5 valuation requirements: investment properties that are measured at fair value, financial assets and deferred taxes. However, these non-current assets must be reported separately according to IFRS 5. The carrying amount of investment property is reduced in cases where an impairment loss required for a group of assets held for sale cannot be allocated to assets covered by the scope of application of IFRS 5 – for example, based on the need to deduct the expected costs to sell from fair value.

2.3.13 Real estate inventories

Inventories represent assets that are held for sale during the ordinary course of business, or are in the process of production for such sale, or take the form of materials or supplies to be consumed in the production process or in the rendering of services.

The business activities of IMMOFINANZ as a property company include the acquisition, rental and best possible commercial utilisation of assets to optimise asset management. The properties held for sale by IMMOFINANZ Group's subsidiaries during the course of ordinary business operations do not fall under the scope of application of IAS 40 investment properties), and are therefore treated as inventories in accordance with IAS 2.

Inventories are capitalised at cost and measured at the lower of carrying amount or net realisable value as of the balance sheet date. Net realisable value is determined as the estimated selling price less any outstanding production costs and costs to sell. The acquisition or production cost of inventories includes all purchase and processing costs as well as other expenses incurred to bring the asset to the current location and condition.

Sales of inventories are reported under the results of property development, whereby revenue is realised when ownership is transferred. In the event of a sale, the relevant production costs are recorded as a disposal under the production cost of sold inventories.

The production cost of all real estate inventories is compared with the net realisable value, which is determined in part by expert opinions. If the net realisable value is lower than production cost, an impairment loss is recognised. Information on the determination of net realisable value and the related uncertainty is provided in sections 2.3.3 Investment property and 2.5 Judgments and estimation uncertainty.

2.3.14 Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, funds-in-transit and deposits with financial institutions with a term of up to three months. These items are carried at the value applicable on the balance sheet date.

2.3.15 Financial liabilities, trade and other liabilities

Financial liabilities are generally classified as financial liabilities measured at amortised cost (FLAC) in accordance with IAS 39. These items are carried at amortised cost.

Non-financial liabilities are also carried at amortised cost.

Financial liabilities are recorded at the amount of funds received less transaction costs. The amount received generally represents fair value. Any difference (premium, discount or other difference) between the amount received and the repayment amount is allocated over the term of the financing according to the effective interest rate method and recorded under financial results. Hybrid financial instruments, which include both equity and debt components, must be separated for accounting purposes. Financial instruments can consist of a non-derivative underlying contract and a derivative financial instrument. Embedded derivatives are accounted for as independent derivatives if they meet the separation criteria defined in IAS 39.

Derivatives with a negative fair value as well as derivatives with a positive fair value (see section 2.3.10 Other financial assets) are classified as held for trading (HFT) and carried at fair value through profit or loss as of the balance sheet date.

2.3.16 Provisions

In accordance with IAS 37, an obligation arising from a past event whose timing or amount is uncertain is recorded as a provision when it becomes probable that an outflow of resources will be required to settle this obligation and when the amount can be reliably estimated.

The provision is based on the best estimate at the time the financial statements are prepared. The best estimate of the amount required to meet the present obligation is the amount the entity would rationally pay to settle the obligation at the balance sheet date or to transfer the obligation to a third party at that time.

The risks and uncertainties that inevitably surround many events and circumstances must be taken into account in determining the best estimate. The expected cash flows must be discounted to their present value if the time value of money is material.

In cases where some or all of the expenditure required to settle an obligation is expected to be reimbursed by another party, the reimbursement may only be recognised when it is virtually certain that this reimbursement will be received if the entity settles the obligation. This reimbursement must be treated as a separate asset. The amount recognised for the reimbursement may not exceed the amount of the provision.

Provisions must be reviewed as of each balance sheet date and adjusted through profit or loss if an outflow of resources is no longer probable.

2.3.17 Obligations to employees

The provisions for termination benefits, pensions and long-service bonuses are calculated in accordance with the projected unit credit method, whereby an actuarial valuation is carried out as of each balance sheet date. The actuarial gains and losses – which are referred to as revaluations – are recognised under other comprehensive income. The revaluations recognised under other comprehensive income are considered part of equity and are not reclassified to the income statement at a later date. The service cost and net interest cost are reported on the income statement. The calculation of the provisions for pensions, termination benefits and long-service bonuses are based on assumptions and estimates as of the balance sheet date. The following actuarial assumptions form the basis for the major parameters:

	30 April 2014	30 April 2013
Discount rate	3.000%	3.500%
Increase in wages/salaries	2.000%	2.000%
Employee turnover (graduated by length of employment)	0.000%	0.000%
Remaining life expectancy as per mortality tables	Pagler & Pagler AVÖ 2008-P	Pagler & Pagler AVÖ 2008-P

The Austrian Group companies currently recognise provisions for termination benefits. Labour regulations in Austria grant employees whose employment relationship began before 1 January 2003 specific benefits on termination or retirement. The amount of this payment is dependent on the length of service and remuneration at the end of employment. The provisions for termination benefits expose the company to risks that can influence the amount of these provisions in the future. However, these risks are not considered to be material because of the scope of the provisions for termination benefits. The provisions for termination benefits are not covered by plan assets; the obligations will be financed through future cash flows.

2.4 Change in comparative information

The following items were reclassified on the income statement during the reporting year to provide a clearer presentation of earnings. The comparable prior year data were adjusted accordingly:

Consolidated Income Statement	1 May 2012– 30 April 2013	Adjustments			1 May 2013– 30 April 2014
All amounts in TEUR	**Reported**	**Discontinued Operations**	**Transactions with BUWOG-Facility Management GmbH**	**Reclassification**	**Adjusted**
Operating costs charged to tenants	198,652.0	-59,620.3	19.2	0.0	139,050.9
Other revenues	14,717.7	-2,096.2	51.7	0.0	12,673.2
Revenues	**869,216.4**	**-171,360.9**	**70.9**	**0.0**	**697,926.4**
Expenses from investment property	-162,024.7	36,238.5	-1,737.3	-6,600.7	-134,124.2
Operating expenses	-194,163.6	62,930.5	-6,085.1	0.0	-137,318.2
Results of asset management	**513,028.1**	**-72,191.9**	**-7,751.5**	**-6,600.7**	**426,484.0**
Expenses from real estate inventories	-2,484.2	1,384.6	0.0	-13,387.7	-14,487.3
Results of property development	**-18,440.0**	**-1,678.1**	**0.0**	**-13,387.7**	**-33,505.8**
Other operating income	35,216.4	-5,057.4	16.7	-5.1	30,170.6
Other not directly attributable expenses	-98,505.0	6,844.6	28.4	-3,975.7	-95,607.7
Results of operations	**542,064.8**	**-114,015.0**	**-7,706.4**	**-23,969.2**	**396,374.2**
Impairment, related reversals and earn-out adjustments	-168,894.9	5,945.7	0.0	162,949.2	0.0
Goodwill impairment and earn-out effects on income	0.0	0.0	0.0	-123,273.4	-123,273.4
Addition to/reversal of provision for onerous contracts	1,125.8	13.0	0.0	-1,138.8	0.0
Other revaluation results	**-33,195.5**	**-63,362.7**	**0.0**	**38,537.0**	**-58,021.2**
Operating profit (EBIT)	**508,869.3**	**-177,377.7**	**-7,706.4**	**14,567.8**	**338,353.0**
Other financial results	-43,681.4	16,336.2	0.0	-14,567.8	-41,913.0
Financial results	**-313,826.7**	**53,246.2**	**0.0**	**-14,567.8**	**-275,148.3**
Earnings before tax (EBT)	**195,042.6**	**-124,131.5**	**-7,706.4**	**0.0**	**63,204.7**
Income Taxes	-84,206.6	31,670.0	0.0	0.0	-52,536.6
Net profit from discontinued operations	**0.0**	**92,461.5**	**7,706.4**	**0.0**	**100,167.9**
Net profit for the period	**110,836.0**	**0.0**	**0.0**	**0.0**	**110,836.0**

Depreciation of TEUR 6,713.4 (2012/13: TEUR 13,387.7) on real estate inventories, which was reported under "impairment, related reversals and earn-out adjustments" in the prior year, is now included under results of property development. The addition to/reversal of provisions for onerous contracts" totalling TEUR -7,414.4 (2012/13: TEUR 1,138.8), which was shown as a separate position on the income statement, is now included under "expenses not directly attributable". Depreciation and amortisation of TEUR 3,923.6 (2012/13: TEUR 5,114.5), which were previously included under "impairment, related reversals and earn-out adjustments", are now shown under "expenses not directly attributable". Valuation adjustments to receivables of TEUR 23,494.5 (2012/2013: TEUR 21,168.5), which were previously reported under "expenses not directly attributable", are now included on the income statement based on the related functional area: TEUR 5,645.3 (2012/13: TEUR 6,600.7) under "expenses directly related to investment property" and TEUR 17,849.2 (2012/13: TEUR 14,567.8) under "other financial results".

On the income statement of IMMOFINANZ Group, transactions between continuing and discontinued operations are generally eliminated, i.e. the consolidation of income and expenses as well as the elimination of interim profits was carried out for all reported periods. The only exception to this procedure involved the charges for services provided by BUWOG – Facility Management GmbH, which is basically responsible for facility management in the investment properties attributable to the operating segment Austria. Since income and expenses, especially from this service relationship, are expected to continue after the spin-off, the incremental approach was selected for presentation, i.e. the consolidation of income and expenses was not applied to this service relationship.

2.5 Judgments and estimation uncertainty

The preparation of consolidated financial statements in accordance with IFRS requires judgments and assumptions for future developments by the management of IMMOFINANZ Group. These judgments and assumptions can have a significant influence on the recognition and measurement of assets and liabilities, the disclosure of other obligations as of the balance sheet date and the reporting of income and expenses for the financial year. Numerous discretionary decisions were required by the management of IMMOFINANZ Group in 2013/14, above all due to the complex structure of the spin-off of the BUWOG operating segment (see 3.8 Spin-off of the BUWOG operating segment) and the lack of specific accounting rules in the existing IFRS.

- The application of the acquisition method prescribed by IFRS 3 to business combinations is dependent on whether a business is acquired. The assessment of whether the acquired property assets represent a business in the sense of IFRS 3 involves judgments and regularly requires a detailed analysis of the acquired processes and structures, above all with respect to property management. If the acquisition method is applied, the related transaction costs are treated as an expense; deferred taxes on temporary differences between the fair value of the acquired property assets and their respective tax bases must be recognised in full; and any resulting goodwill must be tested annually for indications of impairment. The acquisition method is not used if a business is not acquired. In this case the acquisition costs, including transaction costs, are distributed to the acquired assets and liabilities based on their fair value; deferred taxes are not recognised (initial recognition exemption); and goodwill does not arise.
- If a subsidiary's functional currency is not obvious, IAS 21 permits management to use judgment to determine the functional currency that most faithfully represents the economic effects of the underlying transactions, events and conditions. Against this backdrop, the management of IMMOFINANZ Group decided to convert the functional currency for the subsidiaries in Romania, Poland, Czech Republic and Hungary to the Euro prospectively as of 1 May 2013.
- In connection with the spin-off of the BUWOG operating segment, IMMOFINANZ AG and BUWOG AG concluded a de-domination agreement that establishes limitations on voting rights for the BUWOG shares held by IMMOFINANZ Group. The potential sanctions defined by the de-domination agreement lead to the assumption that IMMOFINANZ Group can no longer exercise a controlling influence over the significant activities of the BUWOG Group in spite of its 49% investment. In the future IMMOFINANZ AG will not be able to exercise significant influence over the BUWOG Group in the sense of IAS 28 through the members it appoints to that company's supervisory board.
- The accounting requirements of IFRIC 17 "Distributions of Non-cash Assets to Owners" are relevant for the accounting treatment of the spin-off of the BUWOG operating segment. IFRIC 17 requires measurement at fair value in cases where a business is "distributed". Fair value is to be determined de facto through a "retrograde purchase price allocation" that covers all identifiable assets and liabilities as well as any goodwill. The fair value of the business was derived from capital market data and represents a Level 2 valuation based on a 100% acquisition. The remaining 49% investment held by IMMOFINANZ Group in the BUWOG Group was also measured at fair value in accordance with IAS 27. This figure was also derived from capital market data and also represents a Level 2 valuation. The liability which was recognised in connection with the spin-off and settled through the deconsolidation of the BUWOG operating segment was measured as the difference between the fair value of the business and the 49% investment valued under the equity method.
- The spin-off of the BUWOG operating segment also required the determination of fair values for the business operations of BUWOG and for a 49% investment in the BUWOG Group. Since Level 1 fair values were not available for these units of account, a discretionary decision was required to select a valuation method for the determination of fair value. The current IFRSs do not include any rules for determining the fair value of these two units of account. Therefore, the management of IMMOFINANZ Group decided in favour of a near-market valuation. The basis for this valuation was derived from the first share price quotation on the Vienna Stock Exchange, which represents the main market as defined in IFRS 13. In accordance with IFRS 13, premiums may be included when they reflect the economic characteristics of the valuation object; when hypothetical buyers would incorporate the premium in determining the purchase price; and when the inclusion of premiums does not contradict the unit of account – which, in this case, is the business operation, respectively the investment accounted for at equity. The current case meets these requirements in full. Under these circumstances, appropriate control premiums must be included in the determination of fair value. These control premiums were derived from comparable transactions – which reflect the purchase of shares in European property companies from 2009 to 2013 – based on capital market data. The valuations of BUWOG's business were then tested for plausibility based on current NAV and a DCF calculation.

The following assumptions carry a significant risk that they may lead to a material adjustment in the value of assets and liabilities during the next financial year:

- The fair value of the investment property, property under construction and properties held for sale recognised by IMMOFINANZ Group (carrying amount on 30 April 2014: EUR 7,070.6 million) and, in part, the net realisable of real estate inventories are determined on the basis of appraisals prepared by independent property experts. These appraisals are prepared on the basis of net present value methods, in most cases based on the DCF method, by discounting the expected future cash flows from the respective property. The preparation of these appraisals involves the use of assumptions, e.g., for the applied discount rate, expected occupancy, development of rental prices or outstanding construction costs. One characteristic of net present value methods is their sensitivity to the underlying assumptions and parameters. For example, a reduction in the applied discount rate without any changes to the other assumptions or parameters will lead to an increase in the value of the respective property. In contrast, a reduction in the expected occupancy rate or the expected rental prices without any changes to the other assumptions or parameters will lead to a decline in the value of the respective property. These assumptions and parameters relevant for valuation are determined through a careful process as of each balance sheet date based on the best possible estimates of the current market environment by management and the appraisers. The estimates are updated as of every balance sheet date, which can lead to substantial fluctuations in the value of the appraised properties.
- The net realisable value of inventories is calculated, in part, on the basis of the expected sale proceeds minus the estimated costs for completion and sale. These estimates are updated as of every balance sheet date, which can lead to substantial fluctuations in the value of the appraised properties.
- The fair value of the 49% investment in the BUWOG Group that remained after the spin-off of the BUWOG operating segment was derived from capital market data. The purchase price allocation, which was based on the recognition of the negative difference through profit or loss in accordance IAS 28, should be considered temporary as of 30 April 2014 due to the timing of the transaction shortly before the balance sheet date. The value of the carrying amount of the investment, which was accounted for at equity, was confirmed as of 30 April 2014 by a value in use calculation that was based primarily on the spin-off valuation. A decline in the share price of the BUWOG Group and the value in use could lead to an impairment loss in the future.
- The impairment testing of intangible assets, goodwill and tangible assets is based on forward-looking assumptions because net present value models are also used here. With regard to the impairment testing of goodwill, in particular, the management of IMMOFINANZ Group assumes that goodwill primarily arises as a technical figure due to the mandatory recognition of deferred taxes. Impairment testing based on fair value less costs to sell reflects the assumption that the hypothetical transaction, which forms the basis for determining the fair value of the property, is structured in a way that does not change the tax base of the property to be transferred. It is also assumed that most of the costs to sell will be carried by the buyer. If these assumptions are not tenable or if there is a decline in the fair values of the properties in the cash-generating units that carry the goodwill, an impairment loss will be required for the recognised goodwill.
- Alternative financial valuation methods are used in the impairment testing of financial instruments for which there is no active market. The parameters used to establish fair value are based in part on forward-looking assumptions.
- The valuation of pension and severance compensation obligations includes the use of assumptions for the interest rate, retirement age, life expectancy, employee turnover and future increase in salaries and wages.
- The recognition of deferred tax assets, in general, and deferred taxes on unused tax loss carryforwards, in particular, is based on expectations by the management of IMMOFINANZ Group concerning the availability of sufficient taxable profits in the future. Accounting decisions regarding the recognition or impairment of deferred taxes are based, on the one hand, on assumptions for the timing of the reversal of deferred tax liabilities and, on the other hand, on the latest data from tax planning over a five-year period.
- The measurement of outstanding purchase price liabilities from earn-out payments is regularly based on the latest expert estimates for the relevant parameters and estimates for current developments.
- The valuation of provisions is based on the best possible estimates, which were developed in part by experts. The factors included in this valuation process include, among others, past experience, the probability of the outcome of legal or tax proceedings, future cost trends and assumptions for interest rates.
- The contingent liabilities arising from sureties, guarantees and other liabilities that are not recognised on IMMOFINANZ Group's balance sheet are evaluated regularly with respect to the probability of their occurrence. If an outflow of resources embodying economic benefits is neither sufficiently probable to require the recognition of a provision nor improbable, the obligations are recognised as contingent liabilities. The estimates are made by IMMOFINANZ Group specialists based on market-related inputs (where possible) and expert opinions (in individual cases).

› In connection with the initial recognition of convertible bonds, the fair value of the liability component is calculated in accordance with IAS 32 based on applicable swap rates with similar terms in effect at that time and on the average risk premiums for financing obtained by IMMOFINANZ Group.

The estimates and related underlying assumptions used by IMMOFINANZ Group are reviewed regularly. Actual values may vary from these estimates and assumptions when the development of the general parameters is different than expectations on the balance sheet date. Changes are made when more accurate information is available, and the assumptions and parameters are adjusted accordingly.

3. Scope of Consolidation and Business Combinations

3.1 Development of the scope of consolidation

The changes in the scope of consolidation during the 2013/14 financial year are shown in the following table:

Scope of consolidation	Full consolidation	Proportionate consolidation	Equity method	Total
Balance on 30 April 2013	**698**	**52**	**27**	**777**
Initially included due to founding	20	0	0	20
Initially included due to business combination in acc. with IFRS 3	5	0	0	5
Initially included due to acquisition	21	0	0	21
Disposal	-19	-12	-5	-36
Disposal through BUWOG spin-off	-75	0	0	-75
Merger	-19	-1	-1	-21
Change in consolidation method	2	0	-2	0
Balance on 30 April 2014	**633**	**39**	**19**	**691**
Thereof foreign companies	385	37	13	435

A list of the IMMOFINANZ Group companies is presented at the end of the notes.

3.2 Fully consolidated companies

In addition to IMMOFINANZ AG, these consolidated financial statements include 247 domestic and 385 foreign subsidiaries in which IMMOFINANZ directly or indirectly holds the majority of shareholder voting rights or can exercise legal and actual control.

3.3 Companies included through proportionate consolidation

The companies included in the consolidated financial statements through proportionate consolidation are listed in the following table.

The indented companies are direct subsidiaries of the company listed on the above line. The column "direct stake" shows the ownership based on the direct parent-subsidiary relationship.

Segment	Country	Headquarters	Company	Direct stake
Austria	AT	Vienna	CFE Immobilienentwicklungs GmbH	50.00%
Austria	AT	Vienna	Mollardgasse 18 Projektentwicklungs GmbH	50.00%
Poland	PL	Warsaw	Vertano Residence Sp. z o.o.	50.00%
Romania	RO	Bucharest	S.C. IE Baneasa Project s.r.l.	50.00%
Slovakia	SK	Bratislava	BUWON s.r.o.	50.00%
Other	BG	Sofia	VTI Varna Trade Invest OOD	50.00%
Other	MD	Chisinau	IM TAL Development SRL	50.00%
Other	US	Houston	IMF Investments 105 LP	90.00%
Other	US	Houston	IMF Investments 111 LP	90.00%
Other	US	Houston	IMF Investments 205 LP	90.00%
Other	US	Houston	IMF Investments 307 LP	90.00%
Czech Republic	CZ	Prague	NP Investments a.s.	50.00%
Holding	LU	Luxembourg	HEPP III Luxembourg MBP SARL	50.00%
Poland	PL	Warsaw	MBP I Sp. z o.o.	100.00%
Poland	PL	Warsaw	MBP II Sp. z o.o.	100.00%
Other	SE	Stockholm	MBP Sweden Finance AB	100.00%
Holding	CY	Nicosia	Caterata Limited	50.00%
Poland	PL	Warsaw	Metropol NH Sp. z o.o.	50.00%
Romania	RO	Bucharest	Polivalenta Building SRL	50.00%
Romania	RO	Bucharest	Confidential Business SRL	50.00%
Poland	CY	Nicosia	Residea Limited	50.00%
Poland	PL	Warsaw	Residea Alpha Sp. z o.o.	100.00%
Romania	CY	Nicosia	Phelma Investments Limited	50.10%
Romania	RO	Bucharest	GAD Real Estate SRL	100.00%
Other	NL	Rotterdam	Efgad Europe BV	50.01%
Other	HR	Pula	SBE Rijeka d.o.o.	100.00%
Other	HR	Porec	Raski Zalijey Vile d.o.o.	50.00%
Other	LU	Luxembourg	Hekuba S.à r.l.	64.88%
Other	TR	Istanbul	Anadolu Gayrimenkul Yatirimciligi ve Ticaret A.S.	100.00%
Other	TR	Istanbul	Bersan Gayrimenkul Yatirim A.S.	100.00%
Other	TR	Istanbul	Manisa Cidersan Gayrimenkul Yatirim A.S.	100.00%
Other	TR	Istanbul	Kilyos Gayrimenkul Yatirim A.S.	100.00%
Other	TR	Istanbul	Sehitler Gayrimenkul Yatirim A.S.	100.00%
Other	CY	Nicosia	Termanton Enterprises Limited	75.00%
Romania	RO	Bucharest	Hadas Management SRL	100.00%
Other	CY	Nicosia	Sadira Ltd.	50.10%
Other	UA	Odessa	Alpha Arcadia LLC	100.00%
Other	CY	Nicosia	Maramando Trading & Investment Limited	50.00%
Other	UA	Kiev	TOV Evro-Luno-Park	100.00%

The following table shows the pro rata values for companies that were included in the consolidated financial statements at their proportionate share (before the elimination of intercompany relations):

All amounts in TEUR	30 April 2014	30 April 2013
Non-current property assets	174,733.3	316,810.6
Current property assets	129,300.8	3,668.4
Other non-current assets	70,788.6	129,543.9
Other current assets	42,683.5	51,528.8
Non-current liabilities	-256,688.7	-403,365.4
Current liabilities	-129,356.0	-78,392.8
Proportional share of net assets	**31,461.5**	**19,793.5**

All amounts in TEUR	2013/14	2012/13
Revenues	28,190.9	27,959.0
Revaluation of properties	12,198.8	-13,378.2
Operating profit (EBIT)	**38,350.8**	**9,401.5**
Financial results	**-8,428.4**	**-14,158.1**
Income taxes	-45.1	3,846.0
Net profit for the period	**29,877.3**	**-910.6**

3.4 Associated companies

As of 30 April 2014, six domestic and 13 foreign companies were included in the consolidated financial statements by applying the equity method.

The requirement for application of the equity method is the ability of the investing company to exercise significant influence over the associate. This is normally evidenced by one or more of the factors defined in IAS 28. For example, the appointment of individual representatives to a management or supervisory body or participation in decision processes can be considered in determining whether the requirements for significant influence are met. In contrast, the actual exercise of significant influence is not required.

Significant influence is considered to exist when the stake owned in a company equals 20.00% or more of the voting rights. Stakes of more than 20.00% are held in the net assets of the following companies, which were not classified as associated companies due to a lack of significant influence:

> Dikare Holding Ltd. (22.00%)
> E-Stone Central Europe AT Holding GmbH (28.00%)
> E-Stone Central Europe Holding B.V. (28.00%)
> E-Stone TriCapitals Holding B.V. (40.00%)
> FFA Utility P. West (31.32%)
> Global Emerging Property Fund L.P. (25.00%)
> M.O.F. Immobilien AG (20.00%)
> M.O.F. Beta Immobilien AG (20.00%)
> Russia Development Fund L.P. (50.66%)

For the above companies, the presumption of significance is refuted by the absence of IMMOFINANZ Group's staff or corporate bodies on the managing bodies of the above companies or in the shareholding that is required to pass resolutions. Therefore, these stakes are accounted for in accordance with IAS 39.

3.5 Business combinations

In 2013/14 IMMOFINANZ Group acquired the following subsidiaries through business combinations as defined in IFRS 3:

Aquired company	Primary activity	Direct stake	Aquisition date
STOP.SHOP. Kladno s.r.o.	Retail warehouse	100,00%	9 December 2013
C.E. Investicije d.o.o.	Retail warehouse	100,00%	19 December 2013
Interoffice Irodaepület Kft.	Retail warehouse	100,00%	27 March 2014
EHL Real Estate Romania S.R.L.	Asset management	100,00%	30 December 2013
EHL Real Estate Slovakia S.R.O.	Asset management	100,00%	30 December 2013

The STOP.SHOP. portfolio in the Czech Republic was expanded by the acquisition of STOP.SHOP. Kladno s.r.o. C.E. Investicije d.o.o. holds and operates five retail parks and strengthens the STOP.SHOP. portfolio in Slovenia. The acquired Interoffice Irodaepület Kft. holds and operates two office properties and expands IMMOFINANZ Group's office portfolio in Hungary. EHL Real Estate Romania S.R.L. and EHL Real Estate Slovakia S.R.O. supplement asset management functions in their respective locations. Control over these subsidiaries was obtained through share deals.

Acquired assets and liabilities

In connection with the acquisition of the above property companies, the following revalued assets and liabilities were recognised in accordance with IFRS 3:

All amounts in TEUR	2013/14
Cash and cash equivalents	1,224.1
Receivables and other assets	2,071.5
Deferred tax assets	39.8
Investment property	31,410.0
Tangible assets	60.8
Intangible asssets (excl. goodwill)	13.6
Financial liabilities	-18,222.1
Trade accounts payable	-97.0
Other liabilities	-3,197.7
Provisions	-439.0
Deferred tax liabilities	-1,278.8
Net assets acquired	**11,585.2**
(Negative) goodwill	-2,351.9
Purchase price retained	-205.0
Purchase price paid in cash	**9,028.3**
Less cash and cash equivalents	-1,224.1
Net purchase price for property companies	**7,804.2**

The acquisition of STOP.SHOP. Kladno s.r.o and C.E. Investicije d.o.o. led to negative differences, which resulted from the utilisation of favourable purchase opportunities ("lucky buy"). These negative differences were recognised through profit or loss and are reported under impairment of goodwill and earnings effects of earn-out adjustments. The main component of EUR 2.2 million is attributable to the initial consolidation of C.E. Investicije d.o.o. The receivables of the acquired subsidiaries were generally considered collectible as of the acquisition date.

The influence of the acquired property companies on Group earnings since their initial inclusion in the scope of consolidation is as follows:

All amounts in TEUR	2013/14
Revenues	1,682.3
Revaluation results	-29.3
After-tax results	**1,114.4**

Based on linear estimates, revenues of EUR 3.6 million and profit after tax of EUR 1.5 million would have been included in the consolidated financial statements of IMMOFINANZ Group if the above companies had been initially consolidated as of 1 May 2013. Adjustments to the fair value of properties were not included in the determination of profit after tax. Transaction costs of TEUR 264 were recognised in connection with the above acquisitions.

3.6 Deconsolidations

The following table shows the total effects of the deconsolidations recognised in 2013/14:

All amounts in TEUR	BUWOG	Other	2013/14
Cash and cash equivalents	132,775.9	9,775.9	142,551.8
Other financial instruments	17,032.8	0.0	17,032.8
Receivables and other assets	119,468.8	21,001.1	140,469.9
Deferred tax assets	62,880.2	2,449.6	65,329.8
Investment property	2,812,478.8	176,868.2	2,989,347.0
Tangible assets	7,859.8	88.7	7,948.5
Intangible asssets (excl. goodwill)	1,459.6	11.5	1,471.1
Goodwill	1,766.6	103.1	1,869.7
Financial liabilities	-1,063,071.4	-25,767.0	-1,088,838.4
Trade accounts payable	-27,149.7	-765.6	-27,915.3
Other liabilities	-230,141.1	-48,820.6	-278,961.7
Income tax liabilities	-14,252.1	-3,526.4	-17,778.5
Provisions	-10,855.1	-1,453.3	-12,308.4
Deferred tax liabilities	-206,282.3	-14,046.0	-220,328.3
Foreign exchange differences	288.0	-899.8	-611.8
Non-controlling interests	-8,375.0	0.4	-8,374.6
Net assets acquired	**1,595,883.8**	**115,019.8**	**1,710,903.6**
Results of deconsolidation	-1,595,883.8	18,745.5	-1,577,138.3
Sale price	**0.0**	**133,765.3**	**133,765.3**
Less cash and cash equivalents	-132,775.9	-9,775.9	-142,551.8
Disposal of cash and cash equivalents/net sale price	**-132,775.9**	**123,989.4**	**-8,786.5**

Deconsolidation results from the BUWOG spin-off are offset by the "clearance" of the non-cash dividend liability and the recognition of the 49% investment in the BUWOG Group (see section 3.8 Spin-off of the BUWOG operating segment).

3.7 Structural changes

The following table lists the companies in which IMMOFINANZ Group's investment changed during 2013/14 without a loss of control as well as companies merged during that financial year. The latter are reported at an investment of 0.00% in the column "Direct stake after".

Segment	Country	Head-quarters	Company	Stake before	Stake after	Consol-idation method	Date
Structural changes							
Romania	CY	Nicosia	Ahava Ltd.	98.40%	98.71%	F	8 October 2013
Romania	RO	Bucharest	Harborside Imobiliara s.r.l.	75.00%	90.00%	F	30 October 2013
Romania	CY	Nicosia	Adama Ukraine Ltd	98.40%	98.71%	F	8 October 2013
Other	CY	Nicosia	Fawna Limited	99.20%	99.36%	F	8 October 2013
Other	CY	Nicosia	Sadira Ltd.	49.30%	49.45%	P	8 October 2013
Other	CY	Nicosia	Sigalit Ltd.	98.40%	98.71%	F	8 October 2013
Other	CY	Nicosia	Vastator Limited	99.20%	99.36%	F	8 October 2013
Other	CY	Nicosia	Ventane Ltd.	98.40%	98.71%	F	8 October 2013
Other	NL	Amsterdam	City Box Exploitatie I B.V.	95.01%	100.00%	F	31 July 2013
Other	NL	Amsterdam	City Box Holding B.V.	95.01%	100.00%	F	31 July 2013
Other	NL	Amsterdam	City Box Local B.V.	95.01%	100.00%	F	31 July 2013
Other	NL	Amsterdam	City Box Properties B.V.	95.01%	100.00%	F	31 July 2013
Other	NL	Amsterdam	IMMOWEST Storage Holding B.V.	95.01%	100.00%	F	31 July 2013
Other	UA	Kiev	Adama Management Ukraine LLC	98.40%	98.71%	F	8 October 2013
Other	UA	Kiev	Ahava Ukraine LLC	98.40%	98.71%	F	8 October 2013
Other	UA	Kiev	Best Construction LLC	98.40%	98.71%	F	8 October 2013
Other	UA	Kiev	Medin-Trans LLC	98.40%	98.71%	F	8 October 2013
Other	UA	Kiev	Obrii LLC	98.40%	98.71%	F	8 October 2013
Other	UA	Kiev	Probo Management LLC	98.40%	98.71%	F	8 October 2013
Other	UA	Kiev	Property Holding LLC	98.40%	98.71%	F	8 October 2013
Other	UA	Kiev	TOV Arsenal City	99.20%	99.35%	F	8 October 2013
Other	UA	Kiev	TOV Vastator Ukraine	99.20%	99.35%	F	8 October 2013
Other	UA	Kiev	Ventane Ukraine LLC	98.40%	98.71%	F	8 October 2013
Other	UA	Kiev	Village Management LLC	98.40%	98.71%	F	8 October 2013
Other	UA	Odessa	Alpha Arcadia LLC	49.30%	49.45%	P	8 October 2013
Mergers							
Germany	DE	Essen	Deutsche Lagerhaus Dormagen GmbH u. Co KG	100.00%	0.00%	F	15 March 2013
Germany	DE	Essen	Deutsche Lagerhaus dreiundzwanzigste Objekt GmbH & Co KG	100.00%	0.00%	F	29 May 2013
Germany	DE	Essen	Deutsche Lagerhaus einundzwanzigste Objekt GmbH & Co KG	100.00%	0.00%	F	24 June 2013
Germany	DE	Essen	Deutsche Lagerhaus Hamburg I GmbH u. Co KG	100.00%	0.00%	F	14 May 2013
Germany	DE	Essen	Deutsche Lagerhaus Heusenstamm GmbH u. Co KG	100.00%	0.00%	F	1 November 2013
Germany	DE	Essen	Deutsche Lagerhaus Kirchheim GmbH u. Co KG	100.00%	0.00%	F	1 November 2013
Germany	DE	Essen	Deutsche Lagerhaus zwanzigste Objekt GmbH & Co KG	100.00%	0.00%	F	13 May 2013
Germany	DE	Essen	Deutsche Lagerhaus zweiundzwanzigste Objekt GmbH & Co KG	100.00%	0.00%	F	3 June 2013
Germany	DE	Essen	Rheinische Lagerhaus Hannover GmbH u. Co KG	100.00%	0.00%	F	1 February 2014
Austria	AT	Vienna	ECE Shoppingcenter Projektentwicklungs- und Management GmbH	50.00%	0.00%	P	12 December 2013
Austria	AT	Vienna	EHL Asset Management GmbH	49.00%	0.00%	E	17 June 2013
Austria	AT	Vienna	ESG Beteiligungs GmbH	100.00%	0.00%	F	23 October 2013
Poland	PL	Warsaw	Atlantis Invest Sp. z o.o.	100.00%	0.00%	F	6 May 2013
Poland	PL	Warsaw	Omega Invest Sp. z o.o.	100.00%	0.00%	F	29 May 2013
Other	NL	Amsterdam	City Box Amsterdam Zuid B.V.	95.01%	0.00%	F	30 April 2014
Other	NL	Amsterdam	City Box Eindhoven Centrum B.V.	95.01%	0.00%	F	30 April 2014
Other	NL	Amsterdam	City Box Euroborg B.V.	95.01%	0.00%	F	30 April 2014
Other	NL	Amsterdam	City Box Exploitatie II B.V.	95.01%	0.00%	F	30 April 2014
Other	NL	Amsterdam	City Box Properties II B.V.	95.01%	0.00%	F	30 April 2014
Other	NL	Amsterdam	City Box Rijswijk B.V.	95.01%	0.00%	F	30 April 2014
Other	NL	Amsterdam	Europa City Box B.V.	95.01%	0.00%	F	30 April 2014

F = Full consolidation, P = Proportionate consolidation, E = Equity method

3.8 Spin-off of the BUWOG operating segment

On 12 February 2014 IMMOFINANZ Group announced its intention to separate the BUWOG operating segment through a spin-off (a spin-off for absorption in accordance with the Austrian Spin-off Act). IMMOFINANZ AG held a diversified portfolio of commercial and residential properties up to that time. The IMMOFINANZ share previously traded at a substantial discount to the NAV (30 April 2013: -43.6%; 31 January 2014: -36.2%). The establishment of an independent residential property portfolio with BUWOG AG as the parent company of an independent listed corporation, BUWOG Group, would – from the viewpoint of IMMOFINANZ Group's management – support an improvement in the joint market capitalisation of IMMOFINANZ Group and BUWOG Group. In preparation for the spin-off, the BUWOG operating segment was transferred to Artemis Immobilien GmbH, a wholly owned subsidiary of IMMOFINANZ AG following the change in that company's corporate form and renaming as BUWOG AG. All Group transactions in preparation of the spin-off were made on the basis of common control. Transactions under common control in IMMOFINANZ Group involve the carryforward of the carrying amounts of the transferred company and the elimination of interim results.

In February 2014 IMMOFINANZ AG provided its shareholders with a draft spin-off and takeover contract and an audited spin-off report in preparation for requesting their approval for the spin-off of 56.67% of the shares in BUWOG AG at an extraordinary general meeting on 14 March 2014. The spin-off was approved by 99.96% of the valid votes cast at this extraordinary general meeting.

In accordance with the spin-off and takeover contract, the shareholders of IMMOFINANZ AG received one share in BUWOG AG for every 20 shares held in IMMOFINANZ AG. The 56,447,635 shares in BUWOG AG were allocated when the spin-off took effect upon recording in the commercial register. The treasury shares held by IMMOFINANZ Group resulted in the allocation of 5,644,763 shares, which resulted in the spin-off of 51% of the shares in BUWOG AG. IMMOFINANZ Group therefore retained 49% of the shares in BUWOG AG, which management intends to sell over the medium-term. Based on the widely diversified shareholder structure and the expected attendance quorum in the annual general meetings, it was assumed that the 49% investment held by IMMOFINANZ AG would create the possibility of effective control over the BUWOG Group. Not least for the purpose of presenting the separation of the BUWOG Group in the consolidated financial statements of IMMOFINANZ Group over the long-term, IMMOFINANZ AG and BUWOG AG concluded a de-domination agreement that took effect with the recording of the spin-off in the commercial register. The 49% investment in the BUWOG Group is therefore reported in the consolidated financial statements of IMMOFINANZ Group as a share in an associated company and is accounted for by applying the equity method. In its entirety, the spin-off represents a non-cash transaction.

The spin-off of BUWOG falls under the scope of application of IFRIC 17 "Distributions of Non-cash Assets to Owners". The related spin-off liability was recognised at fair value on 26 April 2014 – concurrent with the recording of the spin-off for absorption and the legal effectiveness of the de-domination agreement (see 2.1.2 Fully consolidated companies). The execution of the spin-off and the resulting loss of control over the BUWOG operating segment led to the following: the derecognition of BUWOG net assets totalling EUR 1,595.9 million (including non-controlling interests of EUR 8.4 million); the reclassification of components of other comprehensive income totalling EUR 0.0 million; to the servicing of the spin-off liability of EUR 888.5 million; and to the recognition of a 49% investment in the BUWOG Group at a value of EUR 722.3 million. The resulting effect on earnings amounted to EUR 14.9 million; it represents the deconsolidation results from the BUWOG operating segment and is presented under results of discontinued operations. The deconsolidation results had no effect on income taxes; the spin-off was tax-neutral.

IMMOFINANZ Group determined the fair value of the spin-off liability and the remaining 49% investment in the BUWOG Group based on capital market data. Since the start of trading on 28 April 2014, the fair value of the BUWOG AG share can be determined on the basis of a Level 1 input; the initial price on the main market as defined in IFRS 13 – which is the Vienna Stock Exchange based on the trading volumes – was EUR 13.20. In accordance with the requirements of IFRIC 17, the measurement of the spin-off liability first involved the determination of the fair value of BUWOG business operations. The initial recognition in accordance with IAS 27 of the remaining 49% investment in the BUWOG Group entailed the measurement at fair value of a block of shares which would (without the de-domination agreement and the related restrictions on voting rights) give an independent third party a controlling influence over the BUWOG Group. Comparable transactions – which reflect the purchase of shares in European property companies from 2009 to 2013 – were therefore used to derive the control premiums based on capital market data. These control premiums were derived for the hypothetical purchase of the entire business operations, i.e. for a 100% investment, and for a 49% investment. The resulting control premiums equalled 22.5%, respectively 12.1%. The initial quotation for the BUWOG share was adjusted by these control premiums to reflect the economic characteristics of the valuation objects. The higher control premium for a 100% investment is justified by the fact that the blocking minority and squeeze-out threshold are exceeded. The fair value for the entire business operations of BUWOG would equal EUR 1,610.8 million, while the fair value for the 49% stake in the BUWOG Group would equal EUR 722.3 million. The fair value of the spin-off liability represents the difference between these two amounts and equals EUR 888.5 million.

The results of the BUWOG operating segment are presented as discontinued operations on the income statement of IMMOFINANZ Group for all reported periods:

All amounts in TEUR	1 May 2013– 30 April 2014	1 May 2012– 30 April 2013
Revenues	**191,193.1**	**179,232.4**
Expenses from asset management	-115,111.5	-100,370.4
Results of asset management	**76,081.6**	**78,862.0**
Sale of properties	121,455.2	164,077.4
Gains/losses from deconsolidation	839.2	0.0
Other expenses from property sales	-124,376.2	-167,248.6
Revaluation of properties sold and held for sale	36,443.2	45,103.4
Results of property sales	**34,361.4**	**41,932.2**
Sale of real estate inventories	94,212.5	72,175.4
Expenses from real estate development and real estate inventories	-90,904.0	-68,552.6
Revaluation of properties under construction adjusted for foreign exchange effects	-639.5	-1,710.6
Results of property development	**2,669.0**	**1,912.2**
Other operating income	5,147.1	5,057.4
Expenses not directly attributable	-14,773.6	-9,073.0
Results of operations	**103,485.5**	**118,690.8**
Revaluation of investment properties	40,731.3	69,321.4
Goodwill impairment and earn-out effects on income	-1,728.3	-979.1
Other revaluation results	**39,003.0**	**68,342.3**
Operating profit (EBIT)	**142,488.5**	**187,033.1**
Financing costs	-42,395.2	-42,368.6
Other financial results	12,821.2	-12,826.6
Financial results	**-29,574.0**	**-55,195.2**
Results from deconsolidation of BUWOG	14,859.0	0.0
Earnings before tax (EBT)	**127,773.5**	**131,837.9**
Income taxes	-22,792.9	-31,670.0
Earnings from discontinued operations	**104,980.6**	**100,167.9**
Thereof attributable to owners of the parent company	**104,493.1**	**100,364.2**
Thereof attributable to non-controlling interests	**487.5**	**-196.3**

The assets and liabilities of the BUWOG operating segment were carried on the balance sheet of IMMOFINANZ Group up to the spin-off on 26 April 2014. The transferred assets and liabilities are explained under section 3.6 Deconsolidations.

The outstanding receivables and liabilities due to/from IMMOFINANZ Group by/to the BUWOG Group totalled TEUR 3,347.1, respectively TEUR 261,333.4 as of 30 April 2014. The respective amounts are also disclosed in the notes under section 8.4.1 Associated and proportionately consolidated companies. On the income statement of IMMOFINANZ Group, transactions between continuing and discontinued operations are generally eliminated, i.e. the consolidation of income and expenses as well as the elimination of interim profits was carried out for all reported periods. The only exception to this procedure involved the charges for services provided by BUWOG – Facility Management GmbH, which is basically responsible for facility management in the investment properties attributable to the operating segment Austria. Since income and expenses, especially from this service relationship, are expected to continue after the spin-off, the incremental approach was selected for presentation, i.e. the consolidation of income and expenses was not applied to this service relationship.

4. Information on Operating Segments

4.1 Internal reporting

The chief operating decision-maker of IMMOFINANZ is the Executive Board as a collegial body. Internal reporting to the Executive Board is based on the classification of data into eight regional core markets (Austria, Germany, Czech Republic, Slovakia, Hungary, Romania, Poland and Russia). Within these core markets, rental income is reported by asset class (office, retail, residential and logistics). Regions with a low volume of business are included in the column "Other non-core countries". The presentation of segment results is based on internal reporting to the Executive Board (management approach).

The spin-off of BUWOG led to the classification of this operating segment as a discontinued operation. The following segment information does not include any specifics on discontinued operations. Detailed information on discontinued operations is provided in section 3.8 Spin-off of the BUWOG operating segment.

4.2 Information on reportable operating segments

Segment assets consist primarily of investment properties, property under construction, goodwill, properties held for sale and inventories.

Segment investments include additions to investment properties, property under construction and investments in property companies. Liabilities were not allocated to the individual segments.

Results of asset management and operating profit (EBIT) are used to evaluate earning power and to allocate resources. The development of financial results and tax expense in the Group is managed centrally; reporting does not take place at the operating segment level. The accounting and valuation methods applied by the reportable segments comply with the accounting and valuation methods described in section 2 Significant accounting policies.

4.3 Transition from segments to Group results

There are no material transactions between the segments, and the elimination of intersegment amounts is therefore not reported separately.

Central services are allocated to the operating segments based on actual expenses. Service companies that only provide services for a particular segment are allocated to that segment.

Investments in holding companies that cannot be assigned to a specific segment and non-operating companies are included in the transition column. Also included in this column is elimination of immaterial intersegment transactions.

4.4 Regions as operating segments

The allocation of revenues and non-current assets to the individual regions is based on the location of the property.

- **Austria:** The Austria segment represents a major focal point for the office standing investments. These properties include, among others, the *Business Park Vienna* and the *City Tower Vienna*. This portfolio also includes properties from the retail and other asset classes.

- **Germany:** The majority of the logistics portfolio is located in this core market – properties owned by Deutsche Lagerhaus. Important investments in the asset class office are also under development in Germany.

- **Poland:** This country represents another focal point for the office standing investments which include, above all, the *Park Postepu* and *EMPARK* in Warsaw. Properties in the retail (*Tarasy Zamkowe*), office and other asset class are also under development in Poland.

- **Czech Republic:** The Czech Republic is another focal point for the portfolio of office properties. Included here are the *BB Centrum*, *Pankrac House* and *Jindřišská*. Major retail properties are also included in this portfolio, while office properties are currently under development.

- **Slovakia:** The core business in Slovakia lies primarily in the asset class retail with the *Polus City Center* in Bratislava. The portfolio also includes a substantial share of office properties (e.g. *Polus Tower*).

- **Hungary:** The properties in this country are allocated primarily to the asset classes office (among others, the *Atrium Park*) and retail (STOP.SHOP. properties).

- **Romania:** The operating segment Romania is focused, above all, on the asset classes office and retail. The main properties in the asset class office include the *S Park* and *Iride Business Park*. Important properties in the asset class retail are, above all, the *Polus Center Cluj* and the *Maritimo Shopping Center*. The residential property specialist Adama, which is active in the asset class other, is also allocated to this segment.

- **Russia:** Business activities in this country are concentrated in the asset class retail. The largest properties are the *Golden Babylon Rostokino*, *GOODZONE* and *Golden Babylon I* shopping centers in Moscow.

- **Other non-core countries:** This segment consists primarily of logistics properties owned by Citybox and residential properties in the USA.

4.5 Information on key customers

IMMOFINANZ Group had no individual customers who accounted for 10.00% or more of revenues in 2013/14 or 2012/13.

4.6 Segment reporting

The segment information for the 2012/13 financial year on the reportable segment Austria was adjusted to reflect the spin-off of the BUWOG Group companies allocated to that segment and the retention of companies previously allocated to the BUWOG segment in IMMOFINANZ Group.

Information on the reportable segments of IMMOFINANZ Group is provided in the following section:

Segment Reporting

	Austria		Germany	
All amounts in TEUR	**2013/14**	**2012/13**	**2013/14**	**2012/13**
Office	37,748.4	38,181.8	7,411.2	6,500.2
Logistics	1,672.0	1,642.3	25,858.6	33,633.1
Retail	32,603.5	36,309.5	657.4	522.7
Other	15,506.7	17,852.4	2,963.2	2,749.8
Rental income	**87,530.6**	**93,986.0**	**36,890.4**	**43,405.8**
Operating costs charged to tenants	18,343.2	19,516.1	7,230.4	9,095.1
Other revenues	2,503.6	2,933.1	196.4	117.1
Revenues	**108,377.4**	**116,435.2**	**44,317.2**	**52,618.0**
Expenses directly related to investment property	-28,269.8	-40,494.9	-9,440.5	-9,948.5
Operating expenses	-17,100.8	-19,755.7	-7,310.9	-9,204.2
Results of asset management	**63,006.8**	**56,184.6**	**27,565.8**	**33,465.3**
Sale of properties	86,043.7	38,808.7	70,235.0	51,235.0
Carrying amount of sold properties	-86,043.7	-38,808.7	-70,235.0	-51,235.0
Gains/losses from deconsolidation	13,528.3	3,897.3	-3.0	110.4
Expenses from property sales	-1,429.1	-1,740.5	-2,585.5	-933.1
Revaluation of properties sold and held for sale adjusted for foreign exchange effects	5,193.2	7,739.8	414.8	3,866.6
Results of property sales before foreign exchange effects	**17,292.4**	**9,896.6**	**-2,173.7**	**3,043.9**
Revaluation of properties sold and held for sale resulting from foreign exchange effects	0.0	0.0	0.0	0.0
Results of property sales	**17,292.4**	**9,896.6**	**-2,173.7**	**3,043.9**
Sale of real estate inventories	390.0	196.2	0.0	0.0
Cost of real estate inventories sold	-289.7	-285.0	-0.8	0.0
Expenses from real estate inventories	-131.9	302.2	0.0	-6,622.8
Real estate development expenses	-234.5	-174.0	-1,048.7	-1,135.2
Revaluation of properties under construction adjusted for foreign exchange effects	0.0	1,178.9	9,369.6	-4,138.0
Results of property development before foreign exchange effects	**-266.1**	**1,218.3**	**8,320.1**	**-11,896.0**
Revaluation of properties under construction resulting from foreign exchange effects	0.0	0.0	0.0	0.0
Results of property development	**-266.1**	**1,218.3**	**8,320.1**	**-11,896.0**
Other operating income	2,299.9	6,270.6	792.5	1,011.3
Other not directly attributable expenses	-4,286.0	-7,636.4	-5,640.4	-4,327.5
Results of operations	**78,047.0**	**65,933.7**	**28,864.3**	**21,297.0**
Revaluation of investment properties adjusted for foreign exchange effects	-4,249.5	14,515.4	-5,044.0	-5,539.7
Revaluation of investment properties resulting from foreign exchange effects	0.0	0.0	0.0	0.0
Goodwill impairment and earn-out effects on income	0.0	1.0	-3,110.8	-11,376.6
Other revaluation results	**-4,249.5**	**14,516.4**	**-8,154.8**	**-16,916.3**
Operating profit (EBIT)	**73,797.5**	**80,450.1**	**20,709.5**	**4,380.7**
Financial results				
Income taxes				
Net profit from discontinued operations				
Net profit for the period				
Segment investments	**28,495.6**	**9,235.9**	**74,755.0**	**53,879.7**
	30 April 2014	**30 April 2013**	**30 April 2014**	**30 April 2013**
Investment property	1,349,013.8	1,460,237.2	448,110.0	411,800.0
Property under construction	0.0	0.0	110,990.4	90,198.0
Goodwill	0.0	0.0	0.0	508.4
Properties held for sale	1,625.0	60,478.0	0.0	47,720.2
Real estate inventories	4,270.0	3,319.7	66,198.0	37,859.6
Segment assets	**1,354,908.8**	**1,524,034.9**	**625,298.4**	**588,086.2**

	Poland		Czech Republic	
All amounts in TEUR	**2013/14**	**2012/13**	**2013/14**	**2012/13**
Office	26,005.7	28,897.2	23,094.7	24,930.4
Logistics	1,917.8	2,625.3	1,387.1	1,137.2
Retail	12,138.9	26,092.4	10,583.0	10,617.3
Other	2,732.8	2,820.2	2,515.4	2,571.6
Rental income	**42,795.2**	**60,435.1**	**37,580.2**	**39,256.5**
Operating costs charged to tenants	14,568.0	23,286.1	10,762.6	12,158.7
Other revenues	1,724.1	1,489.1	349.5	516.4
Revenues	**59,087.3**	**85,210.3**	**48,692.3**	**51,931.6**
Expenses directly related to investment property	-8,061.8	-7,699.5	-6,524.4	-7,570.0
Operating expenses	-14,543.9	-22,017.8	-10,666.3	-12,143.6
Results of asset management	**36,481.6**	**55,493.0**	**31,501.6**	**32,218.0**
Sale of properties	410,521.6	61.3	0.0	0.4
Carrying amount of sold properties	-410,521.6	-61.3	0.0	-0.4
Gains/losses from deconsolidation	1,124.9	102.2	1,720.2	4,649.7
Expenses from property sales	-411.8	-14.9	-792.2	-424.0
Revaluation of properties sold and held for sale adjusted for foreign exchange effects	-0.9	15,293.7	2,869.8	0.0
Results of property sales before foreign exchange effects	**712.2**	**15,381.0**	**3,797.8**	**4,225.7**
Revaluation of properties sold and held for sale resulting from foreign exchange effects	0.0	-2,625.4	0.0	0.0
Results of property sales	**712.2**	**12,755.6**	**3,797.8**	**4,225.7**
Sale of real estate inventories	1,139.9	734.9	0.0	0.0
Cost of real estate inventories sold	-772.9	-86.9	0.0	0.0
Expenses from real estate inventories	-1,985.4	-4,773.1	0.0	0.0
Real estate development expenses	-1,047.4	-2,374.2	-220.8	-1,951.4
Revaluation of properties under construction adjusted for foreign exchange effects	-3,089.2	-3,893.2	5,051.0	176.0
Results of property development before foreign exchange effects	**-5,755.0**	**-10,392.5**	**4,830.2**	**-1,775.4**
Revaluation of properties under construction resulting from foreign exchange effects	0.0	-203.8	1,600.9	1,592.6
Results of property development	**-5,755.0**	**-10,596.3**	**6,431.1**	**-182.8**
Other operating income	2,818.6	1,138.3	389.7	553.7
Other not directly attributable expenses	-6,210.6	-5,918.8	-2,463.2	-3,439.8
Results of operations	**28,046.8**	**52,871.8**	**39,657.0**	**33,374.8**
Revaluation of investment properties adjusted for foreign exchange effects	-19,502.5	-16,652.9	-19,506.8	-16,015.8
Revaluation of investment properties resulting from foreign exchange effects	1,452.5	-3,881.6	0.0	20,169.2
Goodwill impairment and earn-out effects on income	-4,459.7	-4,532.6	-1,118.2	-112.4
Other revaluation results	**-22,509.7**	**-25,067.1**	**-20,625.0**	**4,041.0**
Operating profit (EBIT)	**5,537.1**	**27,804.7**	**19,032.0**	**37,415.8**
Financial results				
Income taxes				
Net profit from discontinued operations				
Net profit for the period				
Segment investments	**54,777.2**	**16,061.3**	**20,726.6**	**10,590.4**

	30 April 2014	**30 April 2013**	**30 April 2014**	**30 April 2013**
Investment property	520,962.5	534,932.5	525,209.1	543,259.1
Property under construction	93,503.4	33,256.8	46,130.0	47,884.8
Goodwill	8,087.9	12,466.6	30,268.3	31,681.8
Properties held for sale	0.0	410,400.0	22,309.7	0.0
Real estate inventories	36,627.9	17,671.1	0.0	0.0
Segment assets	**659,181.7**	**1,008,727.0**	**623,917.1**	**622,825.7**

Segment Reporting

	Slovakia		Hungary	
All amounts in TEUR	**2013/14**	**2012/13**	**2013/14**	**2012/13**
Office	3,925.8	5,616.7	12,530.6	13,481.9
Logistics	806.9	964.5	4,077.7	3,932.6
Retail	13,830.9	14,133.0	11,620.3	11,437.6
Other	299.3	489.6	986.6	969.1
Rental income	**18,862.9**	**21,203.8**	**29,215.2**	**29,821.2**
Operating costs charged to tenants	9,496.0	11,303.6	11,922.4	12,737.3
Other revenues	437.9	530.7	353.1	240.5
Revenues	**28,796.8**	**33,038.1**	**41,490.7**	**42,799.0**
Expenses directly related to investment property	-5,803.7	-3,857.5	-8,795.7	-7,537.5
Operating expenses	-7,995.2	-9,912.0	-11,475.3	-12,473.6
Results of asset management	**14,997.9**	**19,268.6**	**21,219.7**	**22,787.9**
Sale of properties	0.0	0.0	349.7	0.0
Carrying amount of sold properties	0.0	0.0	-349.7	0.0
Gains/losses from deconsolidation	0.0	0.9	-1.0	-0.2
Expenses from property sales	-9.6	0.0	-74.1	0.0
Revaluation of properties sold and held for sale adjusted for foreign exchange effects	0.0	0.0	218.1	0.0
Results of property sales before foreign exchange effects	**-9.6**	**0.9**	**143.0**	**-0.2**
Revaluation of properties sold and held for sale resulting from foreign exchange effects	0.0	0.0	0.0	0.0
Results of property sales	**-9.6**	**0.9**	**143.0**	**-0.2**
Sale of real estate inventories	0.0	0.0	0.0	0.0
Cost of real estate inventories sold	0.0	0.0	0.0	0.0
Expenses from real estate inventories	-2,045.8	-243.3	0.0	0.0
Real estate development expenses	141.7	-87.7	-55.5	0.0
Revaluation of properties under construction adjusted for foreign exchange effects	0.0	0.0	0.0	-3.4
Results of property development before foreign exchange effects	**-1,904.1**	**-331.0**	**-55.5**	**-3.4**
Revaluation of properties under construction resulting from foreign exchange effects	0.0	0.0	0.0	0.3
Results of property development	**-1,904.1**	**-331.0**	**-55.5**	**-3.1**
Other operating income	363.7	-38.7	818.6	3,314.8
Other not directly attributable expenses	-1,246.8	-1,532.3	-2,017.7	-1,079.0
Results of operations	**12,201.1**	**17,367.5**	**20,108.1**	**25,020.4**
Revaluation of investment properties adjusted for foreign exchange effects	-19,594.3	-18,622.5	-4,693.3	-20,807.3
Revaluation of investment properties resulting from foreign exchange effects	0.0	0.0	0.0	22,275.2
Goodwill impairment and earn-out effects on income	0.0	-138.4	1.5	-39.9
Other revaluation results	**-19,594.3**	**-18,760.9**	**-4,691.8**	**1,428.0**
Operating profit (EBIT)	**-7,393.2**	**-1,393.4**	**15,416.3**	**26,448.4**
Financial results				
Income taxes				
Net profit from discontinued operations				
Net profit for the period				
Segment investments	**218.7**	**793.3**	**24,128.9**	**6,162.4**

	30 April 2014	**30 April 2013**	**30 April 2014**	**30 April 2013**
Investment property	263,130.0	282,590.0	527,700.0	517,470.0
Property under construction	0.0	0.0	1,040.1	28.5
Goodwill	1,055.6	1,055.6	5,603.4	5,603.5
Properties held for sale	0.0	0.0	0.0	0.0
Real estate inventories	12,555.0	13,073.4	0.0	0.0
Segment assets	**276,740.6**	**296,719.0**	**534,343.5**	**523,102.0**

	Romania		Russia	
All amounts in TEUR	**2013/14**	**2012/13**	**2013/14**	**2012/13**
Office	21,195.7	23,581.1	355.8	677.2
Logistics	3,710.5	3,616.9	3,597.5	3,112.2
Retail	19,641.5	19,533.9	163,142.9	160,316.0
Other	3,346.3	2,736.7	212.8	216.9
Rental income	**47,894.0**	**49,468.6**	**167,309.0**	**164,322.3**
Operating costs charged to tenants	20,061.5	20,915.3	31,472.4	27,215.3
Other revenues	1,484.6	2,359.8	3,564.3	3,956.5
Revenues	**69,440.1**	**72,743.7**	**202,345.7**	**195,494.1**
Expenses directly related to investment property	-14,775.0	-17,510.8	-20,822.3	-21,441.1
Operating expenses	-19,565.8	-21,837.1	-31,558.9	-27,215.3
Results of asset management	**35,099.3**	**33,395.8**	**149,964.5**	**146,837.7**
Sale of properties	0.0	11,902.2	24.3	172.6
Carrying amount of sold properties	0.0	-11,902.2	-24.3	-172.6
Gains/losses from deconsolidation	212.3	0.0	0.0	0.0
Expenses from property sales	-83.0	-142.0	-55.5	0.0
Revaluation of properties sold and held for sale adjusted for foreign exchange effects	0.0	-409.6	0.0	-48.6
Results of property sales before foreign exchange effects	**129.3**	**-551.6**	**-55.5**	**-48.6**
Revaluation of properties sold and held for sale resulting from foreign exchange effects	0.0	0.0	0.0	0.0
Results of property sales	**129.3**	**-551.6**	**-55.5**	**-48.6**
Sale of real estate inventories	7,543.3	7,045.4	0.0	0.0
Cost of real estate inventories sold	-7,543.3	-6,967.5	0.0	0.0
Expenses from real estate inventories	-3,586.4	-2,715.3	0.0	0.0
Real estate development expenses	-1,738.3	-2,662.4	-16,731.1	-2,974.3
Revaluation of properties under construction adjusted for foreign exchange effects	0.0	0.0	-59,190.1	-11,353.8
Results of property development before foreign exchange effects	**-5,324.7**	**-5,299.8**	**-75,921.2**	**-14,328.1**
Revaluation of properties under construction resulting from foreign exchange effects	0.0	0.0	35,196.6	6,415.4
Results of property development	**-5,324.7**	**-5,299.8**	**-40,724.6**	**-7,912.7**
Other operating income	8,796.2	5,654.2	944.9	6,034.5
Other not directly attributable expenses	-12,959.7	-10,213.5	-5,890.2	-5,905.3
Results of operations	**25,740.4**	**22,985.1**	**104,239.1**	**139,005.6**
Revaluation of investment properties adjusted for foreign exchange effects	-21,172.1	-30,705.2	-74,242.0	87,082.9
Revaluation of investment properties resulting from foreign exchange effects	379.5	-15,335.2	302,033.5	73,148.9
Goodwill impairment and earn-out effects on income	-604.1	-49.4	77,662.2	-106,845.8
Other revaluation results	**-21,396.7**	**-46,089.8**	**305,453.7**	**53,386.0**
Operating profit (EBIT)	**4,343.7**	**-23,104.7**	**409,692.8**	**192,391.6**
Financial results				
Income taxes				
Net profit from discontinued operations				
Net profit for the period				
Segment investments	**1,825.0**	**6,585.6**	**284,035.8**	**55,823.8**

	30 April 2014	**30 April 2013**	**30 April 2014**	**30 April 2013**
Investment property	941,741.9	959,799.3	1,744,300.0	1,610,000.0
Property under construction	0.0	0.0	0.0	159,970.0
Goodwill	20,851.3	22,821.4	136,866.4	182,099.9
Properties held for sale	0.0	0.0	0.0	0.0
Real estate inventories	36,741.3	41,896.8	0.0	0.0
Segment assets	**999,334.5**	**1,024,517.5**	**1,881,166.4**	**1,952,069.9**

Segment Reporting

	Other non-core countries		Total reportable segments	
All amounts in TEUR	**2013/14**	**2012/13**	**2013/14**	**2012/13**
Office	1,877.0	2,105.0	134,144.9	143,971.5
Logistics	19,590.0	21,002.5	62,618.1	71,666.6
Retail	2,291.3	1,653.9	266,509.7	280,616.3
Other	14,830.5	19,541.6	43,393.6	49,947.9
Rental income	**38,588.8**	**44,303.0**	**506,666.3**	**546,202.3**
Operating costs charged to tenants	1,794.9	2,823.4	125,651.4	139,050.9
Other revenues	826.2	530.0	11,439.7	12,673.2
Revenues	**41,209.9**	**47,656.4**	**643,757.4**	**697,926.4**
Expenses directly related to investment property	-18,006.1	-18,064.4	-120,499.3	-134,124.2
Operating expenses	-1,882.5	-2,758.9	-122,099.6	-137,318.2
Results of asset management	**21,321.3**	**26,833.1**	**401,158.5**	**426,484.0**
Sale of properties	1,548.7	24,529.6	568,723.0	126,709.8
Carrying amount of sold properties	-1,548.7	-24,529.6	-568,723.0	-126,709.8
Gains/losses from deconsolidation	2,163.7	38,025.6	18,745.4	46,785.9
Expenses from property sales	-201.3	-1,114.3	-5,642.1	-4,368.8
Revaluation of properties sold and held for sale adjusted for foreign exchange effects	10,975.7	2,599.5	19,670.7	29,041.4
Results of property sales before foreign exchange effects	**12,938.1**	**39,510.8**	**32,774.0**	**71,458.5**
Revaluation of properties sold and held for sale resulting from foreign exchange effects	0.0	0.0	0.0	-2,625.4
Results of property sales	**12,938.1**	**39,510.8**	**32,774.0**	**68,833.1**
Sale of real estate inventories	654.2	4,801.5	9,727.4	12,778.0
Cost of real estate inventories sold	-510.7	-3,760.9	-9,117.4	-11,100.3
Expenses from real estate inventories	-225.0	-435.0	-7,974.5	-14,487.3
Real estate development expenses	-517.0	-1,322.1	-21,451.6	-12,681.3
Revaluation of properties under construction adjusted for foreign exchange effects	0.0	2,214.1	-47,858.7	-15,819.4
Results of property development before foreign exchange effects	**-598.5**	**1,497.6**	**-76,674.8**	**-41,310.3**
Revaluation of properties under construction resulting from foreign exchange effects	0.0	0.0	36,797.5	7,804.5
Results of property development	**-598.5**	**1,497.6**	**-39,877.3**	**-33,505.8**
Other operating income	564.6	2,359.6	17,788.7	26,298.3
Other not directly attributable expenses	-6,488.6	-9,379.3	-47,203.2	-49,431.9
Results of operations	**27,736.9**	**60,821.8**	**364,640.7**	**438,677.7**
Revaluation of investment properties adjusted for foreign exchange effects	-9,903.1	-24,636.9	-177,907.6	-31,382.0
Revaluation of investment properties resulting from foreign exchange effects	7,098.5	257.7	310,964.0	96,634.2
Goodwill impairment and earn-out effects on income	503.2	-179.3	68,874.1	-123,273.4
Other revaluation results	**-2,301.4**	**-24,558.5**	**201,930.5**	**-58,021.2**
Operating profit (EBIT)	**25,435.5**	**36,263.3**	**566,571.2**	**380,656.5**
Financial results				
Income taxes				
Net profit from discontinued operations				
Net profit for the period				
Segment investments	**4,150.0**	**16,581.6**	**493,112.8**	**175,714.0**
	30 April 2014	**30 April 2013**	**30 April 2014**	**30 April 2013**
Investment property	254,212.2	465,547.0	6,574,379.5	6,785,635.1
Property under construction	252.2	0.0	251,916.1	331,338.1
Goodwill	13,594.5	15,316.8	216,327.4	271,554.0
Properties held for sale	220,397.1	0.0	244,331.8	518,598.2
Real estate inventories	2,715.0	3,545.8	159,107.2	117,366.4
Segment assets	**491,171.0**	**484,409.6**	**7,446,062.0**	**8,024,491.8**

All amounts in TEUR	Total reportable segments 2013/14	Total reportable segments 2012/13	Transition to consolidated financial statements 2013/14	Transition to consolidated financial statements 2012/13	IMMOFINANZ Group 2013/14	IMMOFINANZ Group 2012/13
Office	134,144.9	143,971.5	0.0	0.0	134,144.9	143,971.5
Logistics	62,618.1	71,666.6	0.0	0.0	62,618.1	71,666.6
Retail	266,509.7	280,616.3	0.0	0.0	266,509.7	280,616.3
Other	43,393.6	49,947.9	0.0	0.0	43,393.6	49,947.9
Rental income	**506,666.3**	**546,202.3**	**0.0**	**0.0**	**506,666.3**	**546,202.3**
Operating costs charged to tenants	125,651.4	139,050.9	0.0	0.0	125,651.4	139,050.9
Other revenues	11,439.7	12,673.2	0.0	0.0	11,439.7	12,673.2
Revenues	**643,757.4**	**697,926.4**	**0.0**	**0.0**	**643,757.4**	**697,926.4**
Expenses directly related to investment property	-120,499.3	-134,124.2	0.0	0.0	-120,499.3	-134,124.2
Operating expenses	-122,099.6	-137,318.2	0.0	0.0	-122,099.6	-137,318.2
Results of asset management	**401,158.5**	**426,484.0**	**0.0**	**0.0**	**401,158.5**	**426,484.0**
Sale of properties	568,723.0	126,709.8	0.0	0.0	568,723.0	126,709.8
Carrying amount of sold properties	-568,723.0	-126,709.8	0.0	0.0	-568,723.0	-126,709.8
Gains/losses from deconsolidation	18,745.4	46,785.9	0.0	0.0	18,745.4	46,785.9
Expenses from property sales	-5,642.1	-4,368.8	0.0	0.0	-5,642.1	-4,368.8
Revaluation of properties sold and held for sale adjusted for foreign exchange effects	19,670.7	29,041.4	0.0	0.0	19,670.7	29,041.4
Results of property sales before foreign exchange effects	**32,774.0**	**71,458.5**	**0.0**	**0.0**	**32,774.0**	**71,458.5**
Revaluation of properties sold and held for sale resulting from foreign exchange effects	0.0	-2,625.4	0.0	0.0	0.0	-2,625.4
Results of property sales	**32,774.0**	**68,833.1**	**0.0**	**0.0**	**32,774.0**	**68,833.1**
Sale of real estate inventories	9,727.4	12,778.0	0.0	0.0	9,727.4	12,778.0
Cost of real estate inventories sold	-9,117.4	-11,100.3	0.0	0.0	-9,117.4	-11,100.3
Expenses from real estate inventories	-7,974.5	-14,487.3	0.0	0.0	-7,974.5	-14,487.3
Real estate development expenses	-21,451.6	-12,681.3	0.0	0.0	-21,451.6	-12,681.3
Revaluation of properties under construction adjusted for foreign exchange effects	-47,858.7	-15,819.4	0.0	0.0	-47,858.7	-15,819.4
Results of property development before foreign exchange effects	**-76,674.8**	**-41,310.3**	**0.0**	**0.0**	**-76,674.8**	**-41,310.3**
Revaluation of properties under construction resulting from foreign exchange effects	36,797.5	7,804.5	0.0	0.0	36,797.5	7,804.5
Results of property development	**-39,877.3**	**-33,505.8**	**0.0**	**0.0**	**-39,877.3**	**-33,505.8**
Other operating income	17,788.7	26,298.3	83.3	3,872.3	17,872.0	30,170.6
Other not directly attributable expenses	-47,203.2	-49,431.9	-45,561.1	-46,175.8	-92,764.3	-95,607.7
Results of operations	**364,640.7**	**438,677.7**	**-45,477.8**	**-42,303.5**	**319,162.9**	**396,374.2**
Revaluation of investment properties adjusted for foreign exchange effects	-177,907.6	-31,382.0	0.0	0.0	-177,907.6	-31,382.0
Revaluation of investment properties resulting from foreign exchange effects	310,964.0	96,634.2	0.0	0.0	310,964.0	96,634.2
Goodwill impairment and earn-out effects on income	68,874.1	-123,273.4	0.0	0.0	68,874.1	-123,273.4
Other revaluation results	**201,930.5**	**-58,021.2**	**0.0**	**0.0**	**201,930.5**	**-58,021.2**
Operating profit (EBIT)	**566,571.2**	**380,656.5**	**-45,477.8**	**-42,303.5**	**521,093.4**	**338,353.0**
Financial results					**-290,310.8**	**-275,148.3**
Income taxes					-110,962.5	-52,536.6
Net profit from discontinued operations					104,980.6	100,167.9
Net profit for the period					**180,424.7**	**110,836.0**
Segment investments	**493,112.8**	**175,714.0**	**0.0**	**0.0**	**493,112.8**	**175,714.0**

	30 April 2014	30 April 2013	30 April 2014	30 April 2013	30 April 2014	30 April 2013[1]
Investment property	6,574,379.5	6,785,635.1	0.0	0.0	6,574,379.5	6,785,635.1
Property under construction	251,916.1	331,338.1	0.0	0.0	251,916.1	331,338.1
Goodwill	216,327.4	271,554.0	0.0	0.0	216,327.4	271,554.0
Properties held for sale	244,331.8	518,598.2	0.0	0.0	244,331.8	518,598.2
Real estate inventories	159,107.2	117,366.4	0.0	0.0	159,107.2	117,366.4
Segment assets	**7,446,062.0**	**8,024,491.8**	**0.0**	**0.0**	**7,446,062.0**	**8,024,491.8**

[1] *Excluding the BUWOG operating segment*

5. Notes to the Consolidated Income Statement

5.1 Results of asset management

5.1.1 Rental income

The following table shows the classification of rental income by asset class:

All amounts in TEUR	1 May 2013–30 April 2014	1 May 2012–30 April 2013
Office	134,144.9	143,971.5
Logistics	62,618.1	71,666.6
Retail	266,509.7	280,616.3
Other	43,393.6	49,947.9
Total	**506,666.3**	**546,202.3**

5.1.2 Revenues

Revenues are presented by core market in the section on segment reporting. Revenues comprise rental income, operating costs charged to tenants and other revenues.

5.1.3 Expenses directly related to investment property

All amounts in TEUR	1 May 2013–30 April 2014	1 May 2012–30 April 2013
Vacancies	-16,863.7	-16,050.6
Commissions	-1,603.8	-3,717.3
Maintenance	-19,789.9	-29,161.5
Operating costs charged to building owners	-29,380.5	-36,434.7
Property marketing	-8,329.7	-8,658.9
Personnel expenses from asset management	-9,690.2	-8,617.4
Other expenses from asset management	-4,620.5	-4,892.3
Lease payments	-6,645.7	-2,964.7
Extension costs	-4,737.4	-6,150.4
Write-off of receivables from asset management	-5,645.3	-6,600.7
Other expenses	-13,192.6	-10,875.7
Total	**-120,499.3**	**-134,124.2**

The position "vacancies" covers the operating costs for vacant properties that must be carried by IMMOFINANZ Group as the owner.

The year-on-year decline in maintenance costs resulted, among others, from maintenance carried out in the *Vienna Business Park* during 2012/13.

5.1.4 Operating expenses

Operating expenses amounted to EUR 122.1 million for the reporting year (2012/13: EUR 137.3 million) and include EUR 0.8 million (2012/13: EUR 0.2 million) of personnel and other expenses from the direct management of properties as well as directly allocated operating expenses and represent operating costs charged to tenants.

5.2 Results of property sales

Results from the sale of properties show the income from asset deals. This income represents the fair value of the property on the transaction date and is therefore contrasted by book value disposals of the same amount.

The gains and losses on deconsolidation show the results of share deals as a net total of the income and disposal of net assets. A list of the deconsolidated assets and liabilities as well as the respective sale prices is provided in section 3.6 Deconsolidations.

Expenses from property sales include all personnel and operating expenses directly related to the sale process for a property or property company.

The expenses for property sales comprise the following:

All amounts in TEUR	1 May 2013– 30 April 2014	1 May 2012– 30 April 2013
Sales commissions	-3,077.5	-1,822.4
Personnel expenses from property sales	-1,420.3	-1,066.5
Legal, auditing and consulting fees from property sales	-429.0	-334.8
Miscellaneous expenses	-715.3	-1,145.1
Total	**-5,642.1**	**-4,368.8**

A description of the valuation effects resulting from foreign exchange factors is provided in section 8.2.4 Foreign exchange risk.

5.3 Results of property development

The expenses arising from real estate inventories are as follows:

All amounts in TEUR	1 May 2013– 30 April 2014	1 May 2012– 30 April 2013
Marketing for real estate inventories	-591.9	-446.9
Brokerage fees for real estate inventories	-103.5	-182.5
Other transaction costs for real estate inventories	-565.7	-470.2
Depreciation of real estate inventories	-6,713.4	-13,387.7
Total	**-7,974.5**	**-14,487.3**

Development expenses of EUR 21.5 million (2012/13: EUR 12.7 million) include costs for the development and realisation of projects as well as costs that cannot be capitalised. This position also includes EUR 12.0 million of (discount-related) impairment losses to input VAT claims.

5.4 Other operating income

Other operating income comprises the following items:

All amounts in TEUR	1 May 2013–30 April 2014	1 May 2012–30 April 2013
Expenses passed on	1,081.3	3,056.1
Reversal of provisions	349.3	4,037.7
Insurance compensation	1,013.3	1,028.0
Income from derecognised liabilities	4,150.6	4,552.1
Reimbursement for penalties	1,295.3	2,418.7
Miscellaneous	9,982.2	15,078.0
Total	**17,872.0**	**30,170.6**

5.5 Expenses not directly attributable

Other expenses not directly attributable consist of the following:

All amounts in TEUR	1 May 2013–30 April 2014	1 May 2012–30 April 2013
Administration	-488.0	-2,209.0
Legal, auditing and consulting fees	-23,242.3	-25,852.1
Penalties	-1,124.4	-957.9
Taxes and duties	-6,435.6	-3,297.5
Advertising	-2,550.6	-2,287.1
Rental and lease expenses	-1,036.8	-1,340.1
EDP and communications	-2,373.8	-2,382.3
Expert opinions	-1,523.1	-2,070.3
Personnel expenses	-26,475.6	-30,382.9
Addition to/reversal of provision for onerous contracts	-7,414.4	1,138.8
Other write-downs	-3,923.6	-5,114.5
Miscellaneous	-16,176.1	-20,852.8
Total	**-92,764.3**	**-95,607.7**

Section 8.4.2 Corporate bodies provides further information on the remuneration of the Supervisory Board that is reported under this position.

The personnel expenses shown in the above table cover non-operating areas whose services could not be directly allocated to the functional areas of IMMOFINANZ Group.

The position "miscellaneous" in the above table consists primarily of expenses for legal proceedings (see section 8.3.1 Contingent liabilities and guarantees).

5.6 Personnel expenses

Personnel expenses for the employees of IMMOFINANZ Group include the following:

All amounts in TEUR	1 May 2013– 30 April 2014	1 May 2012– 30 April 2013
Wages	-2,338.7	-1,790.7
Salaries	-28,988.2	-31,384.2
Expenses for defined contribution plans	-250.8	-314.1
Expenses for defined benefit plans	-406.0	-605.0
Expenses for legally required social security and other employee-related expenses	-7,122.5	-7,682.8
Other personnel expenses	-7,510.5	-5,301.3
Total	**-46,616.7**	**-47,078.1**

Personnel expenses of EUR 20.1 million (2012/13: EUR 16.7 million) were directly allocated to the functional operating areas. Expenses charged on include personnel expenses of EUR 0.7 million (2012/13: EUR 0.2 million). A further EUR 9.7 million (2012/13: EUR 8.6 million) were reported under the results of asset management. The results of property sales include EUR 1.4 million (2012/13: EUR 1.1 million) of personnel expenses. The results of property development include personnel expenses totalling EUR 9.9 million (2012/13: EUR 6.6 million) which were, for the most part, capitalised on property under construction during the reporting year.

The following table shows the average workforce employed by the consolidated subsidiaries and joint ventures as of the balance sheet date:

	30 April 2014			30 April 2013		
	Fully consolidated companies	Proportionately consolidated companies	Total	Fully consolidated companies	Proportionately consolidated companies	Total
Wage employees	89.0	0.0	89.0	199.0	0.0	199.0
Salaried employees	701.0	0.5	701.5	933.0	0.5	933.5

The employees in the proportionately consolidated companies are included on a proportional basis. The prior year figures include 101 wage employees and 302 salaried employees attributable to the BUWOG operating segment.

5.7 Operating profit (EBIT)

5.7.1 Revaluation of properties adjusted for foreign exchange effects and revaluation of properties resulting from foreign exchange effects

Revaluation results include all write-ups and impairment losses recognised to assets reported under real estate on the balance sheet.

The write-ups and impairment losses resulting from revaluation are presented by operating segment in section 4 Information on operating segments.

These write-ups and impairment losses are classified as follows:

	Investment property		Property under construction		Properties sold and held for sale	
All amounts in TEUR	1 May 2013– 30 April 2014	1 May 2012– 30 April 2013	1 May 2013– 30 April 2014	1 May 2012– 30 April 2013	1 May 2013– 30 April 2014	1 May 2012– 30 April 2013
Revaluation gains	278,636.7	239,510.2	19,777.8	13,090.1	23,320.2	27,898.4
Impairment losses	-145,580.3	-174,258.0	-30,839.0	-21,105.0	-3,649.5	-1,482.4
Total	**133,056.4**	**65,252.2**	**-11,061.2**	**-8,014.9**	**19,670.7**	**26,416.0**

The following table shows the classification by operating segment of the write-ups adjusted for foreign exchange effects and the write-ups resulting from foreign exchange effects in 2013/14:

All amounts in TEUR	Investment property	Property under construction	Properties sold and held for sale
Austria	20,215.8	0.0	5,493.5
Germany	7,762.9	11,205.1	1,250.0
Poland	2,468.6	965.0	0.0
Czech Republic	1,237.1	7,607.7	2,869.8
Slovakia	970.0	0.0	0.0
Hungary	2,214.2	0.0	218,1
Romania	8,352.9	0.0	0.0
Russia	227,791.5	0.0	0.0
Other	7,623.7	0.0	13,488.8
Total	**278,636.7**	**19,777.8**	**23,320.2**

The following table shows the classification by operating segment of the write-ups adjusted for foreign exchange effects and the write-ups resulting from foreign exchange effects in 2012/13:

All amounts in TEUR	Investment property	Property under construction	Properties sold and held for sale
Austria	41,693.2	1,178.9	7,899.4
Germany	2,286.5	1,883.2	3,866.6
Poland	1,985.5	5,692.4	12,668.3
Czech Republic	14,274.5	2,121.5	0.0
Slovakia	-156.1	0.0	0.0
Hungary	5,458.7	0.0	0.0
Romania	6,332.5	0.0	0.0
Russia	160,231.8	0.0	0.0
Other	7,403.6	2,214,1	3,464.1
Total	**239,510.2**	**13,090,1**	**27,898.4**

The following table shows the classification by country of the impairment losses adjusted for foreign exchange effects and the impairment losses resulting from foreign exchange effects in 2013/14:

All amounts in TEUR	Investment property	Property under construction	Properties sold and held for sale
Austria	-24,465.3	0.0	-300.3
Germany	-12,806.9	-1,835.5	-835.2
Poland	-20,518.6	-4,054.2	-0.9
Czech Republic	-20,743.9	-955.8	0.0
Slovakia	-20,564.3	0.0	0.0
Hungary	-6,907.5	0.0	0.0
Romania	-29,145.5	0.0	0.0
Russia	0.0	-23,993.5	0.0
Other	-10,428.3	0.0	-2,513.1
Total	**-145,580.3**	**-30,839.0**	**-3,649.5**

The following table shows the classification by country of the impairment losses adjusted for foreign exchange effects and the impairment losses resulting from foreign exchange effects in 2012/13:

All amounts in TEUR	Investment property	Property under construction	Properties sold and held for sale
Austria	-27,177.8	0.0	-159.6
Germany	-7,826.2	-6,021.2	0.0
Poland	-22,520.0	-9,789.4	0.0
Czech Republic	-10,121.1	-352.9	0.0
Slovakia	-18,466.4	0.0	0.0
Hungary	-3,990.8	-3.1	0.0
Romania	-52,372.9	0.0	-409.6
Russia	0.0	-4,938.4	-48.6
Other	-31,782.8	0.0	-864.6
Total	**-174,258.0**	**-21,105.0**	**-1,482.4**

5.7.2 Impairment of goodwill and earn-out adjustments

This position includes the impairment losses recognised to goodwill, differences from the acquisitions of subsidiaries and joint ventures recognised to profit or loss and the earnings effects of conditional purchase price payments.

All amounts in TEUR	1 May 2013– 30 April 2014	1 May 2012– 30 April 2013
Impairment of goodwill	-11,140.0	-16,835.8
Purchase price adjustments	77,662.2	-106,442.7
Negative differences recognised through profit or loss	2,351.9	5.1
Total	**68,874.1**	**-123,273.4**

The purchase price adjustments are related to the acquisition of shares in in Gangaw Investments Limited, Nicosia, a holding company that owns 100% of the Russian property company OAO Kashirskij Dvor-Severyanin, Moscow. The latter company is the owner of the *Golden Babylon Rostokino* shopping center. The purchase price is dependent, above all, on net operating income (NOI) for the 2013 calendar year; the final purchase was determined through negotiations in February 2014. The purchase price was set and paid in US Dollars.

There was a reduction of EUR 77.7 million in comparison with the final purchase price expected as of 30 April 2013. This income is a result of the successful negotiations by IMMOFINANZ Group in regard to the purchase price for the "remaining" 50% of the shopping center. The expenses recognised in the previous year reflected expectations for the final purchase price and reflected the increase in occupancy and rental income at that time, which also had a positive effect on revaluation results for 2012/13.

A tax audit at OAO Kashirskij Dvor-Severyanin, the owner of the *Golden Babylon Rostokino* shopping center, resulted in a subsequent tax payment of EUR 24.4 million for the period from 2009 to 2011. IMMOFINANZ Group recognised this payment under current income tax expenses. This subsequent tax payment was included in the final purchase price calculation and reduced the earn-out, which led to higher income from the purchase price adjustment. However, an appeal has been filed against the related tax assessment. The success of the appeal would result in tax income; a tax refund would lead to a further adjustment of the purchase price, which would represent an expense for IMMOFINANZ Group.

5.8 Financial results

All amounts in TEUR	1 May 2013–30 April 2014	1 May 2012–30 April 2013
Net financing costs	**-203,662.4**	**-216,281.9**
Net financing revenue	**13,713.3**	**18,420.1**
Foreign exchange differences	**-135,832.2**	**-32,462.9**
Profit/(loss) on other financial instruments and proceeds on the disposal of financial instruments	16,068.4	-10,335.8
Valuation of financial instruments at fair value through profit or loss	-6,912.7	-20,100.4
Income from distributions	648.7	3,091.0
Write-off of receivables	-17,849.2	-14,567.8
Other financial results	**-8,044.8**	**-41,913.0**
Share of profit/loss from associated companies	**43,515.3**	**-2,910.6**
Financial results	**-290,310.8**	**-275,148.3**

Financing revenue and financing costs are related primarily to financial instruments that are not carried at fair value. Financing costs included interest of EUR 24.3 million (2012/13: EUR 22.0 million) for derivatives carried at fair value that are classified as held for trading. The financing costs attributable to financial instruments carried at amortised cost amounted to EUR 179.4 million (2012/13: EUR 194.3 million). Financing revenue includes interest income of EUR 0,3 million (2012/13: EUR 0,2 million) on derivatives carried at fair value as well as interest income of EUR 0.1 million (2012/13: EUR 0.0 million) on the BUWOG AG convertible bond, which is carried at fair value and classified as a fair value option. The interest income on financial instruments carried at amortised cost totalled EUR 13.3 million (2012/13: EUR 18.3 million).

The foreign exchange differences resulted chiefly from the valuation of loans and group financing in US Dollars.

Profit/loss on other financial instruments and proceeds on the disposal of financial instruments include EUR 19.9 million (2012/13: EUR -11.7 million) from the valuation of derivatives.

The valuation of financial instruments at fair value through profit or loss comprises write-ups of EUR 6.2 million (2012/13: EUR 5.3 million) and impairment losses of EUR 13.2 million (2012/13: EUR 25.4 million). Information on the fair value of investments valued through profit or loss as well as the investments valued through other comprehensive income is provided in section 6.7 Other financial assets.

Information on the share of profit/loss received from associated companies is provided in section 6.5 Investments in associated companies.

5.9 Income taxes

This position includes income taxes paid or owed by Group companies as well as the deferred taxes resulting from tax liabilities. Interest and penalties from tax proceedings are also included here.

All amounts in TEUR	1 May 2013–30 April 2014	1 May 2012–30 April 2013
Current income taxes	**-50,011.0**	**-22,106.8**
Current income tax expense/income	-31,065.1	-22,235.0
Current income tax expense/income from prior periods	-18,945.9	128.2
Deferred tax expenses (from 49% investment in BUWOG Group)	**-44,376.0**	**0.0**
Deferred tax expenses (other)	**-60,951.5**	**-30,429.8**
Deferred tax expense/income	-37,392.9	-27,609.9
Deferred tax expense/income from changes in tax rates	4,278.7	-8,360.5
Deferred tax expense/income from prior periods	3,573.9	34,823.1
Deferred tax expense/income from revaluation	-31,411.2	-29,282.5
Total	**-155,338.5**	**-52,536.6**

The difference between calculated income tax expenses and the actual income tax expenses shown on the income statement is attributable to the following factors.

All amounts in TEUR	2013/14		2012/13	
Earnings before tax	**230,782.6**		**63,204.7**	
Income tax expense at 25% tax rate	**-57,695.7**	**25.0%**	**-15,801.2**	**25.0%**
Effect of different tax rates	443,3	-0.2%	-7,539.9	11.9%
Effect of changes in tax rates	4,278,7	-1.9%	-8,360.5	13.2%
Impairment losses to goodwill/reversal of negative goodwill	-2,440.8	1.1%	-3,325.7	5.3%
Loss carryforwards and deferred taxes not recognised	-33,332.1	14.4%	-42,631.2	67.4%
Non-deductible income and expenses	-20,520.3	8.9%	-7,308.5	11,6%
Effects related to other periods	-21,258.0	9.2%	63,009.0	-99.7%
Purchase price adjustment Rostokino	19,415.5	-8.4%	-26,550.1	42.0%
Outside basis differences from investment in BUWOG	-44,376.0	19.2%	0.0	0.0%
Other non temporary differences	146.9	-0.1%	-4,028.5	6.4%
Effective tax rate	**-155,338.5**	**67.3%**	**-52,536.6**	**83.1%**

The impact of the different tax rates on the effective tax rate for the Group results from the difference between the Austrian corporate tax rate of 25% and the respective local tax rates (see section 6.8 Deferred tax assets).

The effects of changes in tax rates resulted primarily from a decrease in the relevant tax rate in Slovakia from 23% to 22% with an effect of EUR 1.6 million and the end of trade tax liability for a number of German companies with an effect of EUR 2.5 million.

The non-deductible income and expenses consist mainly of non-deductible interest expense, tax-free income from investments and gains on the sale of properties which were sold from a tax-exempt Polish fund.

The effects related to other periods consist chiefly of impairment losses recognised to deferred tax assets, the use of loss carryforwards for which deferred taxes were not recognised. This item also includes subsequent tax payments, penalties and interest resulting from a tax audit in Russia and miscellaneous effects related to other periods.

A tax audit at OAO Kashirskij Dvor-Severyanin, the owner of the *Golden Babylon Rostokino* shopping center, resulted in a subsequent tax payment of EUR 24.4 million for the period from 2009 to 2011. IMMOFINANZ Group recognised this payment under current income tax expenses. This subsequent tax payment was included in the final purchase price calculation and reduced the earn-out, which led to higher income from the purchase price adjustment. However, an appeal has been filed against the related tax assessment. The success of the appeal would result in tax income; a tax refund would lead to a further adjustment of the purchase price, which would represent an expense for IMMOFINANZ Group.

The positive effects in 2012/13 consisted primarily of the reversal of deferred tax liabilities from five Polish subsidiaries due their transfer to a tax-exempt fund.

The dividend distributed by IMMOFINANZ Group to its shareholders has no income tax consequences.

In 2004/05 the major Austrian companies joined together into a corporate group in the sense of § 9 of the Austrian Corporate Tax Act. IMMOFINANZ AG serves as the head company of this group. The company and the members of the tax group concluded an agreement for the settlement of taxes, which was amended in 2011/12. In accordance with the amended agreement, each member of the Group with positive results must pay a tax charge to the head of the group. This charge currently equals 25% of the assessment base and is based on the tax rate defined in § 22 (1) of the Austrian Corporate Tax Act. Any losses by members of the group are registered and can be offset in full against taxable profit recorded by the respective member in subsequent years. Group members with registered tax losses are not required to make payments to the head of the group; no payments for (negative) charges are made by the head of the group to the group members.

Up to and including the 2010/11 financial year, members of the group were required to pay a tax charge to the head of the group when taxable results were positive. A tax loss by a group member resulted in the payment of a (negative) tax charge by the head of the group to the member, whereby a rate of 12.50% was applied in both cases.

In 2009/10 another corporate group was established in accordance with § 9 of the Austrian Corporate Tax Act. CPB Enterprise GmbH serves as the head of this group. Based on the group and tax assessment agreement concluded on 22 December 2009, the taxable income generated by the members of this group is allocated to CPB Enterprise GmbH, as the head of the group, after an offset against any pre-group losses. The group contract also calls for a tax charge as settlement for the transfer of taxable income. The tax charge procedure for this tax group is the same as the new tax charge agreement implemented for the IMMOFINANZ AG corporate group; it took effect starting in the 2011/12 financial year.

5.10 Earnings per share

In accordance with IAS 33, earnings per share are calculated by dividing net profit for the period by the weighted average number of shares outstanding.

	2013/14	2012/13
Weighted average number of shares (basic)	**1,016,057,419**	**1,031,823,676**
Diluting effect IMMOFINANZ convertible bond 2007–2014	1,280,199	0
Weighted average number of shares (diluted)	**1,017,337,618**	**1,031,823,676**
Net profit for the period (excl. non-controlling interests) in EUR	178,075,700.00	111,094,800.00
Diluting effect IMMOFINANZ convertible bond 2007–2014	220,899.28	0.00
Net profit excl. non-controlling interests in EUR (diluted)	**178,296,599.28**	**111,094,800,00**
Basic earnings per share in EUR	**0.18**	**0.11**
Diluted earnings per share in EUR	**0.18**	**0.11**

Diluting effects are created by the potential common shares from the issue of the IMMOFINANZ 2007–2014 convertible bond (the outstanding nominal value of this convertible bond was redeemed as scheduled on 20 January 2014) as well as the 2007–2017 convertible bond and the 2011–2018 convertible bond. These diluting effects may only be included if they reduce earnings per share or increase the loss per share. The calculation of the number of shares outstanding reflects the deduction of the 112,895,268 treasury shares (2012/13: 112,895,268 treasury shares) held by the company.

5.11 Outstanding construction costs

The following table shows the outstanding construction costs classified by segment and group. In cases where expert opinions were prepared with the residual value method, the outstanding construction costs were taken from the expert opinion and therefore reflect the expected costs required to complete the project. The values in the expert opinions are released by controlling in agreement with asset management and are also verified by the appraiser for plausibility. The outstanding construction costs reported for real estate inventories represent projects in different stages of completion. The outstanding construction costs were not assessed for inventories in cases where only the land was valued because the sale of these projects is more likely than completion at the present time.

All amounts in TEUR	2013/14 Inventories	2013/14 Property under construction	2012/13 Inventories	2012/13 Property under construction
Austria	579.7	0.0	230.0	0.0
Germany	83,965.6	70,028.2	81,528.7	132,535.3
BUWOG	0.0	0.0	55,399.9	13,185.6
Poland	26,719.1	80,521.3	8,258.6	124,795.5
Czech Republic	0.0	24,743.5	0.0	44,317.3
Romania	0.0	0.0	4,239.1	0.0
Russia	0.0	0.0	0.0	105,070.4
Total	**111,264.4**	**175,293.0**	**149,656.3**	**419,904.1**

6. Notes to the Consolidated Balance Sheet

6.1 Investment property

6.1.1 Fair value

Details on the development of the fair value of investment property are presented in the following section. The influence of changes in the scope of consolidation and the disposal through the spin-off of the BUWOG operating segment are shown separately. Foreign exchange differences resulting from the translation of foreign company assets at the rates in effect at the beginning and the end of the year are also presented separately.

The development of the investment properties is shown below:

All amounts in TEUR	Investment property
Balance on 1 May 2012	**9,915,201.1**
Addition to the scope of consolidation	115,368.9
Deconsolidation	-198,039.4
Change in scope of consolidation	35,757.7
Currency translation adjustments	-97,199.1
Additions	95,246.0
Disposals	-282,190.8
Revaluation	206,093.0
Reclassifications (incl. accrued lease incentives)	90,597.1
Reclassification IFRS 5	-583,403.2
Balance on 30 April 2013	**9,297,431.3**
Balance on 1 May 2013	**9,297,431.3**
Addition to the scope of consolidation	73,410.1
Deconsolidation	-162,003.6
Disposal through BUWOG spin-off	-2,564,947.0
Currency translation adjustments	-318,177.8
Additions	129,527.5
Disposals	-182,097.6
Revaluation	229,901.6
Reclassifications (incl. accrued lease incentives)	315,642.0
Reclassification IFRS 5	-244,307.0
Balance on 30 April 2014	**6,574,379.5**

The additions recognised during the reporting year include EUR 97.5 million (2012/13: EUR 35.1 million) of additions resulting from asset deals.

Measurement hierarchy and classes of investment property

IFRS 13 requires the classification of assets and liabilities measured at fair value in three hierarchy levels (the so-called fair value hierarchy) based on the inputs used to determine fair value. All investment properties are classified under Level 3 of the fair value hierarchy because of the various parameters used in property valuation that are not directly or indirectly observable on the market (see the following table for information on the most important non-observable input factors).

The investment properties were assigned to classes based on their respective characteristics, features and risks. The criteria used for allocation include the operating segments (in accordance with IFRS 8) and the asset classes (office, retail, logistics and other). The former were aggregated into four country groups based on specific homogeneity criteria: West (Austria, Germany), CEE (Poland, Czech Republic, Slovakia, Hungary and Romania), Russia and other non-core countries. This aggregation resulted in the following 14 classes:

- **Office** – in each of the country groups West, CEE, other non-core countries
- **Retail** – in each of the country groups West, CEE, Russia, other non-core countries
- **Logistics** – in each of the country groups West, CEE, Russia, other non-core countries
- **Other** – in each of the country groups West, CEE, other non-core countries

The valuation of investment properties generally involves a net present value procedure based on the DCF method (see section 2.3.3 Investment property). The following table shows the non-observable input factors used for valuation. Jones Lang LaSalle and CB Richard Ellis use DCF methods in the form of the term and reversion model; BNP Paribas Real Estate Consult values primarily with the hardcore and top slice methods, but also carries out present value-equivalent calculations with the term and reversion model. To improve comparability, the underlying input factors for the term and reversion model are shown for all three appraisers' calculations. The key input parameters used in the valuation of investment property are then listed for each asset class. A minimum and maximum amount is shown for each input parameter in the class; as a result, the various parameters are generally not related to the same property. In addition to the minimum and maximum amounts, a weighted average and median amount are provided for each input parameter within the individual classes.

Office		Lettable space in sqm	Rent per sqm and month	Discount rate	Exit yield	Vacancy rate
West	min	1,808	€ 5.82	4.96%	3.60%	0.00%
	max	68,369	€ 20.35	9.00%	7.25%	65.91%
	weighted average	12,518	€ 12.75	6.93%	5.48%	20.83%
	median	6,984	€ 12.50	7.10%	5.70%	15.96%
CEE	min	461	€ 3.80	6.95%	6.60%	0.00%
	max	92,862	€ 21.14	9.75%	9.25%	72.46%
	weighted average	15,250	€ 12.89	8.35%	7.96%	21.81%
	median	10,341	€ 12.06	8.60%	8.25%	19.66%
Other non-core countries	min	3,603	€ 6.95	8.50%	8.25%	36.69%
	max	15,843	€ 15.77	11.50%	9.75%	81.50%
	weighted average	9,746	€ 13.16	9.46%	8.78%	50.30%
	median	9,792	€ 9.67	10.25%	8.50%	60.83%

Retail		Lettable space in sqm	Rent per sqm and month	Discount rate	Exit yield	Vacancy rate
West	min	536	€ 2.30	7.30%	6.10%	0.00%
	max	24,677	€ 15.51	11.30%	10.75%	65.44%
	weighted average	2,099	€ 8.47	8.70%	8.10%	3.16%
	median	1,309	€ 7.66	9.00%	9.25%	0.00%
CEE	min	691	€ 4.91	8.00%	7.40%	0.00%
	max	61,188	€ 17.95	9.50%	9.00%	39.71%
	weighted average	11,046	€ 10.50	8.81%	8.44%	6.95%
	median	6,824	€ 9.08	8.55%	8.25%	3.95%
Russia	min	9,056	€ 28.61	11.50%	10.50%	0.44%
	max	167,963	€ 63.91	12.50%	11.50%	23.88%
	weighted average	55,754	€ 52.88	11.94%	10.94%	6.68%
	median	25,372	€ 58.02	12.00%	11.00%	1.24%
Other non-core countries	min	1,665	€ 7.12	8.25%	7.75%	0.00%
	max	12,409	€ 15.49	9.00%	8.50%	32.68%
	weighted average	5,062	€ 10.12	8.42%	7.92%	5.47%
	median	4,124	€ 12.96	8.50%	8.00%	0.00%

Logistics		Lettable space in sqm	Rent per sqm and month	Discount rate	Exit yield	Vacancy rate
West	min	2,528	€ 0.71	6.25%	6.75%	0.00%
	max	116,386	€ 7.16	10.94%	9.25%	71.42%
	weighted average	33,042	€ 3.14	8.00%	7.95%	11.19%
	median	31,834	€ 3.93	7.73%	8.00%	0.48%
CEE	min	13,215	€ 2.46	8.65%	8.50%	0.00%
	max	33,681	€ 7.52	11.00%	10.50%	95.05%
	weighted average	18,942	€ 4.38	9.71%	9.26%	22.87%
	median	17,410	€ 4.38	9.50%	9.00%	8.81%
Russia	min	41,305	€ 8.37	12.75%	12.50%	0.00%
	max	41,305	€ 8.37	12.75%	12.50%	0.00%
	weighted average	41,305	€ 8.37	12.75%	12.50%	0.00%
	median	41,305	€ 8.37	12.75%	12.50%	0.00%
Other non-core countries	min	797	€ 14.32	9.77%	8.25%	22.72%
	max	6,915	€ 26.56	16.20%	9.00%	57.35%
	weighted average	4,072	€ 20.64	12.68%	8.60%	40.43%
	median	4,417	€ 19.99	13.29%	8.63%	42.24%

Other		Lettable space in sqm	Rent per sqm and month	Discount rate	Exit yield	Vacancy rate
West	min	1,210	€ 6.95	4.75%	3.75%	0.00%
	max	12,009	€ 15.59	8.96%	5.90%	46.14%
	weighted average	3,237	€ 11.07	6.01%	4.66%	12.22%
	median	2,174	€ 10.08	5.50%	4.50%	7.03%

An increase in the input factors rentable space and rental income per square meter would lead to an increase in fair value, while a decrease in these parameters would cause a decrease in fair value. An increase in the input factors discount rate, exit yield and vacancy rate would lead to a reduction in fair value, while a reduction in these factors would result in a higher fair value.

The following table shows the input factors for properties valued according to the comparable value method (undeveloped land and vacant buildings).

Office		**Land in sqm**	**Price per sqm**
West	min	891	€ 610.90
	max	8,723	€ 6,329.11
	weighted average	3,596	€ 1,813.02
	median	3,084	€ 3,479.24
CEE	min	2,162	€ 164.00
	max	170,549	€ 559.67
	weighted average rate	32,705	€ 283.22
	median	20,308	€ 405.81
Other non-core countries	min	69,109	€ 214.88
	max	69,109	€ 214.88
	weighted average rate	69,109	€ 214.88
	median	69,109	€ 214.88

Retail		**Land in sqm**	**Price per sqm**
West	min	1,265	€ 128.53
	max	3,501	€ 592.89
	weighted average rate	2,587	€ 206.78
	median	2,792	€ 168.51
CEE	min	16,219	€ 42.00
	max	126,500	€ 503.02
	weighted average rate	54,156	€ 111.12
	median	43,066	€ 51.04
Other non-core countries	min	25,309	€ 218.70
	max	25,309	€ 218.70
	weighted average rate	25,309	€ 218.70
	median	25,309	€ 218.70

Logistics		**Land in sqm**	**Price per sqm**
West	min	17,019	€ 31.73
	max	53,430	€ 277.46
	weighted average rate	31,412	€ 128.83
	median	23,787	€ 93.58
CEE	min	28,557	€ 6.85
	max	564,830	€ 94.93
	weighted average rate	144,338	€ 24.75
	median	75,678	€ 21.93
Other non-core countries	min	4,303	€ 116.69
	max	16,640	€ 1,017.04
	weighted average rate	7,931	€ 238.87
	median	5,390	€ 116.75

Other		Land in sqm	Price per sqm
West	min	4,200	€ 169.05
	max	4,200	€ 169.05
	weighted average rate	4,200	€ 169.05
	median	4,200	€ 169.05
CEE	min	1,545	€ 22.10
	max	210,034	€ 688.00
	weighted average rate	26,067	€ 165.06
	median	13,129	€ 169.06
Other non-core countries	min	921	€ 0.53
	max	3,807,283	€ 146.82
	weighted average rate	415,641	€ 4.44
	median	28,817	€ 69.25

An increase in the input factors land size and price per square meter would lead to an increase in fair value, while a decrease would lead to a comparatively lower fair value.

The following table shows a transition calculation from the opening balance sheet to the closing balance sheet, arranged by property class.

Office All amounts in TEUR	West	CEE	Russia	Other non-core countries	Total
Balance on 1 May 2013	**1,050,174.0**	**1,604,985.0**	**0.0**	**61,760.0**	
Addition to the scope of consolidation	0.0	2,200.0	0.0	0.0	
Deconsolidation	0.0	-10,970.0	0.0	0.0	
Disposal through BUWOG spin-off	-8,456.0	0.0	0.0	0.0	
Currency translation adjustments	0.0	-1,484.8	0.0	-576.3	
Additions	2,577.2	573.0	0.0	39.8	
Disposals	-34,442.6	-6.1	0.0	0.0	
Valuation of properties in the portfolio as of the balance sheet date	-15,284.4	-51,745.8	0.0	-3,981.3	
Valuation of properties no longer in the portfolio as of the balance sheet date	3,597.4	0.0	0.0	0.0	
Reclassifications (incl. accrued lease incentives)	30,414.4	25,036.2	0.0	1,111.4	
Balance on 30 April 2014	**1,028,580.0**	**1,568,587.5**	**0.0**	**58,353.6**	**2,655,521.1**

Retail All amounts in TEUR	West	CEE	Russia	Other non-core countries	Total
Balance on 1 May 2013	**328,280.0**	**878,820.2**	**1,575,400.0**	**39,493.5**	
Addition to the scope of consolidation	0.0	8,610.0	0.0	20,600.0	
Deconsolidation	-69,357.5	0.0	0.0	-1,713.5	
Disposal through BUWOG spin-off	-24,640.0	0.0	0.0	0.0	
Currency translation adjustments	0.0	-31.1	-295,441.0	-203.0	
Additions	2,777.3	14,001.0	-300.1	0.0	
Disposals	-7,162.7	-19.8	-110.7	0.0	
Valuation of properties in the portfolio as of the balance sheet date	-1,426.2	-24,494.9	225,114.8	168.0	
Valuation of properties no longer in the portfolio as of the balance sheet date	8,592.6	0.0	0.0	0.0	
Reclassifications (incl. accrued lease incentives)	341.5	14,716.8	205,537.0	0.0	
Reclassification IFRS 5	-1,625.0	0.0	0.0	0.0	
Balance on 30 April 2014	**235,780.0**	**891,602.2**	**1,710,200.0**	**58,345.0**	**2,895,927.2**

Logistics All amounts in TEUR	West	CEE	Russia	Other non-core countries	Total
Balance on 1 May 2013	**303,000.0**	**199,080.0**	**34,600.0**	**208,394.7**	
Currency translation adjustments	0.0	0.0	-6,592.4	289.0	
Additions	1,911.6	-308.2	7.4	1,350.9	
Disposals	-5,164.8	-348.9	0.0	0.0	
Valuation of properties in the portfolio as of the balance sheet date	-2,631.4	342.0	2,634.2	-4,218.4	
Valuation of properties no longer in the portfolio as of the balance sheet date	-635.2	0.0	0.0	0.0	
Reclassifications (incl. accrued lease incentives)	30,929.8	1,240.0	3,450.8	0.0	
Currency translation adjustments	0.0	-22,284.9	0.0	-94,426.2	
Balance on 30 April 2014	**327,410.0**	**177,720.0**	**34,100.0**	**111,390.0**	**650,620.0**

Other All amounts in TEUR	West	CEE	Russia	Other non-core countries	Total
Balance on 1 May 2013	**2,702,379.5**	**155,165.7**	**0.0**	**155,898.7**	
Addition to the scope of consolidation	42,000.1	0.0	0.0	0.0	
Deconsolidation	-75,383.2	0.0	0.0	-4,579.4	
Disposal through BUWOG spin-off	-2,531,851.0	0.0	0.0	0.0	
Currency translation adjustments	0.0	-314.0	0.0	-13,824.2	
Additions	105,774.9	152.3	0.0	970.4	
Disposals	-133,293.3	0.0	0.0	-1,548.7	
Valuation of properties in the portfolio as of the balance sheet date	4,223.0	-3,609.1	0.0	16,202.8	
Valuation of properties no longer in the portfolio as of the balance sheet date	77,053.5	0.0	0.0	0.0	
Reclassifications (incl. accrued lease incentives)	14,450.4	-10,561.1	0.0	-1,025.2	
Currency translation adjustments	0.0	0.0	0.0	-125,970.9	
Balance on 30 April 2014	**205,353.9**	**140,833.8**	**0.0**	**26,123.5**	**372,311.2**

All amounts in TEUR	West	CEE	Russia	Other non-core countries	Total
Balance on 30 April 2014	**1,797,123.9**	**2,778,743.5**	**1,744,300.0**	**254,212.1**	**6,574,379.5**

Sensitivity analysis for revaluation results

Property valuation in IMMOFINANZ Group follows general branch practices and is based on fair value as defined in IAS 40. The resulting values are heavily dependent on the calculation method and the underlying assumptions (input factors). For example: a change in the assumed occupancy or future investment costs can have a direct effect on the fair value of the property and, in turn, on the revaluation results of IMMOFINANZ Group. Therefore, the derived fair values are directly related to the underlying assumptions and the calculation model. Even minor changes to the economic or property-specific assumptions used for valuation can have a significant influence on the earnings reported by IMMOFINANZ Group.

The following two tables show the per cent change in the fair value of investment property that would result from changes in rental income and interest rates, respectively from changes in rental income and the vacancy rate:

	Change in rental income in %				
Change in interest rate in basis points[1]	**-5.0%**	**-2.5%**	**0.0%**	**2.5%**	**5.0%**
-50	-0.9%	1.9%	4.6%	7.3%	10.0%
-25	-3.1%	-0.4%	2.2%	4.9%	7.5%
0	-5.2%	-2.6%	0.0%	2.6%	5.2%
25	-7.2%	-4.6%	-2.1%	0.4%	2.9%
50	-9.0%	-6.6%	-4.1%	-1.6%	0.8%

[1] *Discount rate and capitalisation rate*

	Change in vacancy rate in percentage points				
Change in rental income in %	**-5.0**	**-2.5**	**0.0**	**2.5**	**5.0**
-5.0%	-3.1%	-4.2%	-5.2%	-7.2%	-9.2%
-2.5%	0.2%	-2.3%	-2.6%	-4.7%	-6.8%
0.0%	2.7%	0.2%	0.0%	-2.2%	-4.3%
2.5%	5.5%	2.8%	2.6%	0.4%	-1.8%
5.0%	8.0%	5.4%	5.2%	2.9%	0.7%

The above data are based on the top 30 standing investments. As of 30 April 2014 the carrying amount of investment property totalled EUR 6,574.4 million, while the book value of the top 30 standing investments equalled EUR 3,557.0 million or 54.1% of the standing investment portfolio.

For the top 30 standing investments, the interest rates (capitalisation, resp. discount rate) used by the appraisers for valuation as of 30 April 2014 ranged from 5.39% to 12.75%. The interest rates were highest in Russia with a range of 11.50% to 12.75% and lowest in Austria with a range of 5.39% to 7.09%.

Changes in exchange rates also have an effect on profit or loss through revaluation results.

Property appraisals are generally prepared on the basis of Euro values. An increase in foreign exchange rates compared to the Euro leads to a translation-based increase in the Euro fair value of investment properties over the fair value reported in the previous year's appraisal. When the latest higher value is compared with the prior year Euro equivalent, translation back into the functional currency (local currency) produces a lower value – because of the higher exchange rate – and therefore leads to a write-down. If the value in the appraisal rises, this foreign exchange effect reduces the upward valuation of the property; if the value in the appraisal is lower, this effect increases the write-down.

A decline in foreign exchange rates versus the Euro results in the opposite effect. A higher appraisal value increases the foreign exchange effect of the property revaluation, while a lower appraisal reduces the write-down.

The following table shows how the revaluation of investment properties, property under construction and properties held for sale would be influenced by an increase or decrease of 2% and 5% in the local currency as of 30 April 2014. This calculation is based on the exchange rates specified in section 2.2.3 Translation of financial statements from foreign subsidiaries, associated companies and joint ventures. The analysis assumes that all other relevant variables, especially interest rates, remain constant.

Based on the following exchange rate movements as of 30 April 2014

All amounts in TEUR	2013/14	Δ +2%	Δ -2%	Δ +5%	Δ -5%
Poland	-21,140.1	-2,019.7	2,102.1	-4,904.9	5,421.2
Czech Republic	-9,985.1	-600.5	625.0	-1,458.4	1,611.8
Romania	-20,792.6	-247.7	257.8	-601.5	664.8
Russia	203,798.0	-37,478.2	39,008.0	-91,018.5	100,599.4
Other	8,171.1	-6,316.3	6,574.1	-15,339.6	16,954.3
Operating segments excl. revaluation resulting from foreign exchange effects	-18,385.4	0.0	0.0	0.0	0.0
Total	**141,665.9**	**-46,662.4**	**48,567.0**	**-113,322.9**	**125,251.5**

6.1.2 Concentration risk

Concentration risk is understood to mean the accumulation of similar risks that contradict the principle of risk diversification. IMMOFINANZ Group consciously reduces these risks through the sector and regional diversification of the property portfolio. In addition to this sector and regional diversification, IMMOFINANZ Group also works to achieve a diversified tenant structure. In this way, the loss of a tenant will not have a significant influence on the company. IMMOFINANZ Group has a very well balanced and diversified tenant mix. No single tenant is responsible for more than 2% of total rental income.

The Russian market is associated with a number of specific concentration risks. On the one hand, IMMOFINANZ Group has a single investment the Golden Babylon Rostokino shopping center in Moscow – which represents more than 15.0% of the total portfolio based on fair value. On the other hand, the investments in Russia are concentrated in the Moscow retail market, which comprises 23.7% of the Group's standing investment portfolio.

Given the high share of the total portfolio represented by the *Golden Babylon Rostokino*, a change in the underlying input factors and resulting change in the value of this asset could have a significant effect on Group earnings. The following table shows the changes in fair value that would result from a shift in the valuation parameters:

Rostokino					Change in rental income in %
Change in interest rate in basis points[1]	**-5.0%**	**-2.5%**	**0.0%**	**2.5%**	**5.0%**
-50	-1.1%	1.7%	4.5%	7.3%	10.2%
-25	-3.3%	-0.5%	2.2%	5.0%	7.7%
0	-5.4%	-2.7%	0.0%	2.7%	5.4%
25	-7.4%	-4.7%	-2.1%	0.5%	3.2%
50	-9.3%	-6.7%	-4.1%	-1.6%	1.0%

[1] *Discount rate and capitalisation rate*

Rostokino					Change in vacancy rate in percentage points
Change in rental income in %	**-5.0**	**-2.5**	**0.0**	**2.5**	**5.0**
-5.0%	-2.7%	-5.4%	-5.4%	-7.8%	-10.3%
-2.5%	2.4%	-5.0%	-2.7%	-5.2%	-7.7%
0.0%	5.2%	-2.3%	0.0%	-2.6%	-5.2%
2.5%	8.0%	0.3%	2.7%	0.0%	-2.6%
5.0%	10.8%	2.9%	5.4%	2.7%	-0.1%

6.1.3 Leasing

IMMOFINANZ Group as the lessee

Investment property include standing assets with a combined value of EUR 30.1 million (2012/13: EUR 74.6 million) that were obtained through finance leases. The future minimum lease payments arising from finance lease objects totalled EUR 12.8 million as of 30 April 2014 (2012/13: EUR 34.8 million). The corresponding present value is EUR 10.2 million (2012/13: EUR 28.7 million).

All amounts in TEUR	30 April 2014	Due within 1 year	Due in 1 to 5 years	Due in over 5 years
Present value	10,208.3	1,865.4	5,256.1	3,086.8
Interest component	2,615.1	389.2	871.8	1,354.1
Total	**12,823.4**	**2,254.6**	**6,127.9**	**4,440.9**

All amounts in TEUR	30 April 2013	Due within 1 year	Due in 1 to 5 years	Due in over 5 years
Present value	28,726.2	4,763.1	14,537.5	9,425.6
Interest component	6,111.3	1,150.8	2,953.3	2,007.2
Total	**34,837.5**	**5,913.9**	**17,490.8**	**11,432.8**

Expenses of EUR 8.4 million were recognised for operating leases in 2013/14 (2012/13: EUR 5.3 million). This amount includes conditional lease payments of EUR 0.2 million (2012/13: EUR 0.2 million). The minimum lease payments for the operating leases are as follows:

All amounts in TEUR	30 April 2014	Due within 1 year	Due in 1 to 5 years	Due in over 5 years
Minimum lease payments	242,505.4	9,328.0	29,985.2	203,192.2
Total	**242,505.4**	**9,328.0**	**29,985.2**	**203,192.2**

All amounts in TEUR	30 April 2013	Due within 1 year	Due in 1 to 5 years	Due in over 5 years
Minimum lease payments	251,355.8	8,850.3	32,216.0	210,289.5
Total	**251,355.8**	**8,850.3**	**32,216.0**	**210,289.5**

The operating leases are related chiefly to leases for land. These contracts have an average term of 16.3 years and are normally indexed or include an adjustment of the lease payment to reflect the development of the land price. As a rule, the lease contracts do not include a purchase option.

The present value of the minimum lease payments was calculated at the discount rate underlying the lease and apportioned into a finance charge and the repayment of the outstanding liability.

IMMOFINANZ Group as the lessor

The investment properties held by IMMOFINANZ include properties in the office, logistics, retail and other asset classes which are leased to third parties. The revenues generated by these leases are shown in section 5.1.1 Rental income.

The leases differ substantially due to the diversity of the properties and their broad geographical distribution. At the beginning of the lease, the lessee normally waives all cancellation rights for a period of three months to ten years. The leases do not include a purchase option, and extension and price adjustment clauses are negotiated separately with each lessee. Contingent lease payments include ordinary market-related index adjustments.

All leases in which IMMOFINANZ serves as the lessor are classified as operating leases. Therefore, all leased property is carried on the IMMOFINANZ balance sheet.

Turnover-based rents of EUR 8.8 million were recognised during the reporting year.

The future rental income from the leases in effect as of 30 April 2014 is as follows:

All amounts in TEUR	FY 2014/15	FY 2015/16	FY 2016/17	FY 2017/18	FY 2018/19	Thereafter	Total
Total	**487,614.4**	**442,596.8**	**396,882.5**	**337,693.0**	**292,319.8**	**1,180,426.2**	**3,137,532.7**

This estimated rental income from existing leases includes future index adjustments. Break options and additional rental income from turnover-based rents were not included. An average lease term of 15 years was applied to open-end rental contracts.

6.2 Property under construction

The development of the property under construction is shown in the following table:

All amounts in TEUR	Property under construction
Balance on 1 May 2012	**300,615.8**
Change in consolidation method	23,872.7
Currency translation adjustments	-7,550.5
Additions	131,142.6
Disposals	-3,185.0
Revaluation	-9,725.5
Reclassification	-91,000.0
Balance on 30 April 2013	**344,170.1**
Balance on 1 May 2013	**344,170.1**
Addition to the scope of consolidation	2,304.1
Disposal through BUWOG spin-off	-18,757.8
Currency translation adjustments	-36,799.9
Additions	275,870.7
Disposals	-2,160.7
Revaluation	-11,700.7
Reclassification	-300,984.9
Reclassification IFRS 5	-24.8
Balance on 30 April 2014	**251,916.1**

The additions reported under development projects represent capitalised construction costs.

The residual value method is used to value property under construction. Residual value is understood to represent the amount remaining after the deduction of all development costs from the property's estimated selling price after completion. The most important input factors for this valuation method are the future net proceeds from the project, the discount rate (these two parameters generally determine the estimated fair value on completion) and the outstanding development costs. The discount rate for IMMOFINANZ Group's major development projects ranges from 5.25% to 7.25%; the estimated fair values of the projects on completion range from EUR 39.7 million to EUR 163.7 million; and the estimated outstanding construction costs by property range from EUR 3.4 million to EUR 70.0 million.

6.3 Other tangible assets

The following table shows the development of other tangible assets:

All amounts in TEUR	Other tangible assets
Acquisition cost as of 1 May 2012	**52,145.4**
Change in scope of consolidation	213.5
Currency translation adjustments	-254.0
Additions	3,487.1
Disposals	-1,077.0
Reclassification	109.8
Acquisition cost as of 30 April 2013	**54,624.8**
Accumulated depreciation as of 1 May 2012	**-31,245.4**
Change in scope of consolidation	744.5
Currency translation adjustments	151.6
Disposals	820.9
Reclassification	81.8
Current depreciation	-5,583.5
Impairment losses	0.0
Accumulated depreciation as of 30 April 2013	**-35,030.1**
Carrying amount as of 30 April 2013	**19,594.7**

All amounts in TEUR	Other tangible assets
Acquisition cost as of 1 May 2013	**54,624.8**
Change in scope of consolidation	-83.7
Disposal through BUWOG spin-off	-18,915.5
Currency translation adjustments	-522.2
Additions	2,573.6
Disposals	-1,105.5
Reclassification	1,901.9
Reclassification IFRS 5	-533.5
Acquisition cost as of 30 April 2014	**37,939.9**
Accumulated depreciation as of 1 May 2013	**-35,030.1**
Change in scope of consolidation	39.4
Disposal through BUWOG spin-off	11,055.8
Currency translation adjustments	217.4
Disposals	974.9
Reclassification	-1,923.2
Reclassification IFRS 5	0.0
Current depreciation	-4,505.6
Impairment losses	0.0
Accumulated depreciation as of 30 April 2014	**-29,171.4**
Carrying amount as of 30 April 2014	**8,768.5**

6.4 Intangible assets

The carrying amounts of goodwill (see section 6.4.1 Goodwill) and other intangible assets (see section 6.4.2 Other intangible assets) are as follows:

All amounts in TEUR	30 April 2014	30 April 2013
Goodwill	216,327.4	271,948.2
Other intangible assets	2,785.5	3,295.5
Total	**219,112.9**	**275,243.7**

6.4.1 Goodwill

The development of goodwill is shown in the following table:

All amounts in TEUR	Goodwill
Balance on 1 May 2012	**277,579.0**
Additions	16,425.7
Disposals	-6,367.6
Currency translation adjustments	2,126.0
Impairment losses	-17,814.9
Balance on 30 April 2013	**271,948.2**
Balance on 1 May 2013	**271,948.2**
Additions	2,681.7
Disposals	-1,869.7
Currency translation adjustments	-45,292.8
Impairment losses	-11,140.0
Balance on 30 April 2014	**216,327.4**

Goodwill totalling EUR 11.1 million (2011/12: EUR 17.8 million) was written off through impairment charges during the reporting year in accordance with IAS 36. These impairment charges represent expenses that are not deductible for tax purposes.

The disposals of goodwill consist primarily of goodwill in the BUWOG operating segment.

The following table shows goodwill and the fair values of the related properties by operating segment:

Segment	Goodwill	Investment property
Poland	8,087.9	177,050.0
Czech Republic	30,268.3	350,570.0
Slovakia	1,055.6	63,800.0
Hungary	5,603.4	196,500.0
Romania	20,851.3	324,900.0
Russia	136,866.4	1,467,500.0
Other	13,594.5	180,342.7
Total	**216,327.4**	**2,760,662.7**

IMMOFINANZ Group is exposed to a substantial concentration risk in Russia, in general, and in the *Golden Babylon Rostokino* shopping center in Moscow, in particular. As of 30 April 2014, the value of this goodwill was confirmed. If the fair value of the related cash-generating unit were reduced by 35.3%, the recoverable amount of the related cash-generating unit would reflect the carrying amount and an impairment charge would not be required for goodwill.

All goodwill is tested for indications of impairment. The required disclosures on the determination of the recoverable amount are provided in section 6.1 Investment property. Detailed information on impairment charges to goodwill is shown in the following table:

All amounts in TEUR	
Goodwill	38,351.4
Investment property	543,405.7
Deferred tax liability	-27,211.4
Carrying amount of cash-generating units	**554,545.7**
Fair value less cost to sell of cash-generating units	543,405.7
Impairment loss	**-11,140.0**

The impairment charges to goodwill are allocated to the operating segments as follows:

All amounts in TEUR	
Germany	-3,110.8
Poland	-4,459.7
Czech Republic	-1,252.9
Romania	-597.7
Other	-1,718.9
Total	**-11,140.0**

6.4.2 Other intangible assets

Other intangible assets consist primarily of software and various rights. The development of other intangible assets (excluding goodwill) is shown in the following table:

All amounts in TEUR	Other intangible assets
Acquisition cost as of 1 May 2012	**11,699.5**
Change in scope of consolidation	-906.5
Currency translation adjustments	-31.6
Additions	1,655.8
Disposals	-199.1
Reclassification	-284.1
Acquisition cost as of 30 April 2013	**11,934.0**
Accumulated depreciation as of 1 May 2012	**-7,358.0**
Change in scope of consolidation	274.3
Currency translation adjustments	15.4
Disposals	92.6
Current depreciation	-1,662.8
Accumulated depreciation as of 30 April 2013	**-8,638.5**
Carrying amount as of 30 April 2013	**3,295.5**

All amounts in TEUR	Other intangible assets
Cost as of 1 May 2013	**11,934.0**
Change in scope of consolidation	21.3
Disposal through BUWOG spin-off	-6,648.7
Currency translation adjustments	-23.6
Additions	2,402.0
Disposals	-36.1
Reclassification	82.2
Cost as of 30 April 2014	**7,731.1**
Accumulated depreciation as of 1 May 2013	**-8,638.5**
Change in scope of consolidation	-27.4
Disposal through BUWOG spin-off	5,189.1
Currency translation adjustments	10.8
Disposals	19.3
Reclassification	-78.9
Depreciation for the year	-1,420.0
Accumulated depreciation as of 30 April 2014	**-4,945.6**
Carrying amount as of 30 April 2014	**2,785.5**

None of the intangible assets are encumbered.

6.5 Investments in associated companies

For associated companies, the carrying amounts of the assets and liabilities as well as the income and expenses are determined in accordance with the accounting policies defined by IMMOFINANZ Group. The associated companies' latest available financial statements form the basis for accounting under the equity method. Associated companies that use a different balance sheet date prepare interim financial statements as of 30 April. In cases where it is not possible to prepare interim financial statements, IMMOFINANZ Group recognises adjustments for material transactions or other events that occur between the balance sheet date of the associated company and the balance sheet date of IMMOFINANZ Group during the equity accounting process.

The consolidated financial statements of TriGránit Holding Ltd. have a balance sheet date of 31 December 2013. The associated companies Walk about Beteiligungs GmbH and Visionär Beteiligungs GmbH also prepared their annual financial statements as of 31 December 2013. The preparation of interim financial statements by these companies was not possible. All major transactions and events for these companies that occurred between their balance sheet date and the balance sheet date of IMMOFINANZ AG were included according to best judgment.

The cost and carrying amounts of the shares in associated companies as of 30 April 2014 and 30 April 2013 comprised the following:

30 April 2014 All amounts in TEUR	TriGránit Centrum a.s.	TriGránit Holding Ltd.	Bulreal EAD	C.A.P. Immobilienprojektentwicklungs- und Beteiligungs-Aktiengesellschaft	BUWOG Group	Other	Total
IMMOFINANZ Group: Stake	**25.00%**	**25.00%**	**49.00%**	**50.00%**	**49.00%**		
Acquisition cost as of 1 May 2013	**4,140.7**	**404,906.3**	**48,290.4**	**3,245.8**	**0.0**	**923.3**	**461,506.5**
Additions	0.0	0.0	0.0	0.0	722,260.3	0.0	722,260.3
Disposal	0.0	0.0	0.0	-3,245.8	0.0	-1.5	-3,247.3
Acquisition cost as of 30 April 2014	**4,140.7**	**404,906.3**	**48,290.4**	**0.0**	**722,260.3**	**921.8**	**1,180,519.5**
Carrying amount as of 1 May 2013	**2,368.7**	**37,868.5**	**24,363.7**	**2,483.6**	**0.0**	**5,235.9**	**72,320.4**
Changes in the scope of consolidation	0.0	0.0	0.0	0.0	722,260.3	0.0	722,260.3
Disposal	0.0	0.0	0.0	-2,234.7	0.0	0.0	-2,234.7
Other comprehensive income from associates	0.0	-3,898.3	0.0	265.7	0.0	-48.7	-3,681.3
Distributions	0.0	0.0	0.0	0.0	0.0	-4,296.8	-4,296.8
Share of profit/(loss) from investments in other companies	151.8	15,487.3	1,553.8	-514.6	0.0	1,969.1	18,647.4
Recognition of negative differences through profit or loss	0.0	0.0	0.0	0.0	24,063.5	0.0	24,063.5
Impairment losses	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Carrying amount as of 30 April 2014	**2,520.5**	**49,457.5**	**25,917.5**	**0.0**	**746,323.8**	**2,859.5**	**827,078.8**

30 April 2013 All amounts in TEUR	TriGránit Centrum a.s.	TriGránit Holding Ltd.	Bulreal EAD	C.A.P. Immobilienprojektentwicklungs- und Beteiligungs-Aktiengesellschaft	BUWOG Group	Other	Total
IMMOFINANZ Group: Stake	**25.00%**	**25.00%**	**49.00%**	**50.00%**	**49.00%**		
Acquisition cost as of 1 May 2012	**4,140.7**	**404,906.3**	**48,290.4**	**3,245.8**	**-**	**4,032.1**	**464,615.3**
Additions	0.0	0.0	0.0	0.0	-	35.9	35.9
Disposal	0.0	0.0	0.0	0.0	-	-3,144.7	-3,144.7
Acquisition cost as of 30 April 2013	**4,140.7**	**404,906.3**	**48,290.4**	**3,245.8**	**-**	**923.3**	**461,506.5**
Carrying amount as of 1 May 2012	**1,531.1**	**41,851.8**	**29,238.8**	**2,168.2**	**-**	**4,120.5**	**78,910.4**
Changes in the scope of consolidation	0.0	0.0	0.0	0.0	-	35.9	35.9
Disposal	0.0	0.0	0.0	0.0	-	0.0	0.0
Other comprehensive income from associates	0.0	4,838.5	-0.4	-86.9	-	4.6	4,755.8
Distributions	0.0	0.0	-3,880.1	0.0	-	-4,591.0	-8,471.1
Share of profit/(loss) from investments in other companies	837.6	-8,821.8	-942.9	580.6	-	5,713.5	-2,633.0
Impairment losses	0.0	0.0	-51.7	-178.3	-	-47.6	-277.6
Carrying amount as of 30 April 2013	**2,368.7**	**37,868.5**	**24,363.7**	**2,483.6**	**-**	**5,235.9**	**72,320.4**

The share of profit/loss from the investment in the BUWOG Group represents the negative difference recognised to profit or loss from the initial recognition in connection with the spin-off. The purchase price allocation should be regarded as preliminary.

The investments in C.A.P. Immobilienprojektentwicklungs- und Beteiligungs Aktiengesellschaft (a subgroup comprising three companies), FMZ Gydinia Sp.z.o.o., NOA D Invest s.r.l., EHL Real Estate Czech Republic s.r.o., EHL Real Estate Romania s.r.l. and EHL Real Estate Slovakia s.r.o. were sold during the reporting year. The sale of these investments generated a profit of EUR 0.8 million. As of 30 April 2014 the major investments in associated companies were: a 49%ige stake in the BUWOG Group, a 25% stake in TriGránit Holding Ltd. and TriGránit Centrum a.s., and a 49% stake in Bulreal EAD.

The aggregated net assets of the associated companies are as follows:

30 April 2014 All amounts in TEUR	TriGránit Centrum a.s.	TriGránit Holding Ltd.[1]	Bulreal EAD	C.A.P. Immobilienprojekt-entwicklungs- und Beteili-gungs-Aktiengesellschaft	BUWOG Group	Other	Total
Property	55,300.0	589,478.0	74,500.0	-	2,541,780.2	25,150.0	3,286,208.2
Other non-current assets	106.8	319,325.0	3,457.5	-	166,703.0	15,956.2	505,548.5
Inventories	0.0	0.0	0.0	-	163,969.0	0.0	163,969.0
Other current assets	3,330.4	88,430.0	1,541.3	-	543,444.0	11,686.7	648,432.4
Total assets	**58,737.2**	**997,233.0**	**79,498.8**	**-**	**3,415,896.2**	**52,792.9**	**4,604,158.1**
Equity	9,065.9	176,794.0	47,658.1	-	1,612,999.3	-9,327.4	1,837,189.9
Non-current liabilities	47,811.7	541,695.0	13,580.4	-	1,478,309.3	51,366.9	2,132,763.3
Current liabilities	1,859.6	278,744.0	18,260.3	-	324,587.6	10,753.4	634,204.9
Total liabilities	49,671.3	820,439.0	31,840.7	-	1,802,896.9	62,120.3	2,766,968.2
Total equity and liabilities	**58,737.2**	**997,233.0**	**79,498.8**	**-**	**3,415,896.2**	**52,792.9**	**4,604,158.1**

[1] *31 December*

30 April 2013 All amounts in TEUR	TriGránit Centrum a.s.	TriGránit Holding Ltd.[1]	Bulreal EAD	C.A.P. Immobilienprojekt-entwicklungs- und Beteili-gungs-Aktiengesellschaft	BUWOG Group	Other	Total
Property	57,900.0	582,855.0	74,700.0	6,957.0	-	60,690.0	783,102.0
Other non-current assets	111.0	346,640.0	3,466.1	96.0	-	17,806.0	368,119.1
Inventories	0.0	0.0	0.0	0.0	-	511.4	511.4
Other current assets	2,688.6	62,577.0	1,951.3	550.3	-	16,938.6	84,705.8
Total assets	**60,699.6**	**992,072.0**	**80,117.4**	**7,603.3**	**-**	**95,946.0**	**1,236,438.3**
Equity	8,458.7	126,596.0	44,487.0	6,594.8	-	-13,488.9	172,647.6
Non-current liabilities	50,342.1	802,010.0	15,903.8	826.2	-	54,037.7	923,119.8
Current liabilities	1,898.8	63,466.0	19,726.6	182.3	-	55,397.2	140,670.9
Total liabilities	52,240.9	865,476.0	35,630.4	1,008.5	-	109,434.9	1,063,790.7
Total equity and liabilities	**60,699.6**	**992,072.0**	**80,117.4**	**7,603.3**	**-**	**95,946.0**	**1,236,438.3**

[1] *31 December*

With regard to the BUWOG Group, the aggregated balance sheet does not include the present value adjustments from undisclosed reserves or obligations to be recorded in connection with the preliminary purchase price allocation for the 49% investment.

The aggregated income statements of the associated companies are as follows:

2013/14 All amounts in TEUR	TriGránit-Centrum a.s.	TriGránit Holding Ltd.[1]	Bulreal EAD	C.A.P. Immobilienprojekt-entwicklungs- und Beteili-gungs-Aktiengesellschaft	BUWOG Group	Other	Total
Revenues	5,534.1	50,448.0	8,579.6	-	-	17,888.5	82,450.2
Operating profit	647.3	72,433.0	5,285.3	-	-	3,804.5	82,170.1
Financial results	-717.2	2,953.0	-1,738.5	-	-	-879.4	-382,1
Earnings before tax	**-69.9**	**75,386.0**	**3,546.8**	**-**	**-**	**2,925.1**	**81,788.0**

[1] *31 December*

2012/13 All amounts in TEUR	TriGránit Centrum a.s.	TriGránit Holding Ltd.[1]	Bulreal EAD	C.A.P. Immobilienprojek-tentwicklungs- und Beteili-gungs-Aktiengesellschaft	BUWOG Group	Other	Total
Revenues	5,549.8	50,494.0	8,736.6	699.6	-	27,854.1	93,334.1
Operating profit	5,940.4	-8,216.0	-1,850.5	1,266.8	-	-4,953.4	-7,812.7
Financial results	-819.6	-15,030.0	-1,197.2	4.5	-	2,406.5	-14,635.8
Earnings before tax	**5,120.8**	**-23,246.0**	**-3,047.7**	**1,271.3**	**-**	**-2,546.9**	**-22,448.5**

[1] *31 December*

Results from the investment in the BUWOG Group for the 2013/14 financial year have not yet been recognised. The income statement for the discontinued BUWOG operations is presented in section 3.8 Spin-off of the BUWOG operating segment.

The proportional share of unrecognised losses from associated companies is shown below:

2013/14 All amounts in TEUR	TriGránit Centrum a.s.	TriGránit Holding Ltd.[1]	Bulreal EAD	C.A.P. Immobilienprojektentwicklungs- und Beteiligungs-Aktiengesellschaft	BUWOG Group	Other	Total
Accumulated losses	-	-	-	-	-	-7,971.5	-7,971.5
Proportional share of loss for the period	-	-	-	-	-	-452.1	-452.1
Disposal through deconsolidation	-	-	-	-	-	3,692.9	3,692.9
Earnings after tax	**-**	**-**	**-**	**-**	**-**	**-4,730.7**	**-4,730.7**

[1] 31 December

2012/13 All amounts in TEUR	TriGránit Centrum a.s.	TriGránit Holding Ltd.[1]	Bulreal EAD	C.A.P. Immobilienprojektentwicklungs- und Beteiligungs-Aktiengesellschaft	BUWOG Group	Other	Total
Accumulated losses	-	-	-	-	-	-6,035.6	-6,035.6
Proportional share of loss for the period	-	-	-	-	-	-4,662.0	-4,662.0
Disposal through deconsolidation	-	-	-	-	-	2,726.1	2,726.1
Earnings after tax	**-**	**-**	**-**	**-**	**-**	**-7,971.5**	**-7,971.5**

[1] 31 December

6.6 Trade and other receivables

The following table shows the development and remaining terms of receivables and other assets:

All amounts in TEUR	30 Apr. 2014	Thereof remaining term under 1 year	Thereof remaining term between 1 and 5 years	Thereof remaining term over 5 years	30 Apr. 2013	Thereof remaining term under 1 year	Thereof remaining term between 1 and 5 years	Thereof remaining term over 5 years
Trade accounts receivable								
Rents receivable	24,324.8	24,324.8	0.0	0.0	30,078.2	29,569.7	0.0	508.5
Miscellaneous	18,256.4	18,062.1	185.2	9.1	25,582.7	24,417.4	1,165.3	0.0
Total trade accounts receivable	**42,581.2**	**42,386.9**	**185.2**	**9.1**	**55,660.9**	**53,987.1**	**1,165.3**	**508.5**
Accounts receivable from joint venture companies	**61,974.9**	**315.4**	**27,404.6**	**34,254.9**	**65,603.2**	**991.7**	**29,448.3**	**35,163.2**
Accounts receivable from associated companies	**72,262.1**	**11,938.2**	**0.0**	**60,323.9**	**74,624.5**	**7,997.2**	**0.0**	**66,627.3**
Other financial receivables								
Restricted funds	189,727.1	37,413.9	87,205.8	65,107.4	192,325.3	42,284.0	78,906.5	71,134.8
Financing	27,347.8	618.9	16,256.5	10,472.4	37,081.0	66.7	21,656.9	15,357.4
Administrative duties	84.3	84.3	0.0	0.0	186.1	158.7	27.4	0.0
Property management	3,217.3	3,054.9	106.9	55.5	4,003.1	3,770.4	172.4	60.3
Insurance	1,740.3	1,726.2	14.1	0.0	2,565.5	2,543.7	21.8	0.0
Commissions	2,639.1	1,253.6	1,225.8	159.7	2,638.7	1,167.4	1,245.2	226.1
Accrued interest	326.5	326.5	0.0	0.0	611.6	611.6	0.0	0.0
Outstanding purchase price receivables – sale of properties	18,083.3	18,083.3	0.0	0.0	109,620.2	109,620.2	0.0	0.0
Outstanding purchase price receivables – sale of shares in other companies	7,335.6	1,502.2	4,666.7	1,166.7	7,116.3	97.5	4,667.5	2,351.3
Receivables due from administrative authorities	28,874.5	28,874.5	0.0	0.0	0.0	0.0	0.0	0.0
Miscellaneous	32,381.9	22,554.4	7,169.8	2,657.7	66,643.9	44,937.2	11,659.7	10,047.0
Total other financial receivables	**311,757.7**	**115,492.7**	**116,645.6**	**79,619.4**	**422,791.7**	**205,257.4**	**118,357.4**	**99,176.9**
Other non-financial receivables								
Tax authorities	61,919.5	25,652.6	32,844.8	3,422.1	77,810.8	37,654.3	39,650.5	506.0
Total other non-financial receivables	**61,919.5**	**25,652.6**	**32,844.8**	**3,422.1**	**77,810.8**	**37,654.3**	**39,650.5**	**506.0**
Total	**550,495.4**	**195,785.8**	**177,080.2**	**177,629.4**	**696,491.1**	**305,887.7**	**188,621.5**	**201,981.9**

Receivables due from joint ventures represent the non-consolidated part of the financing for proportionately consolidated companies. Information on amounts due to joint ventures is presented in section 6.15 Trade and other payables. The surplus of receivables results from the fact that the financing provided by IMMOFINANZ AG and its partners is often based on a different ratio than the respective investments.

The reduction in outstanding purchase price receivables from the sale of properties reflects the fact that BUWOG operating segment is no longer included in the scope of fully consolidated companies. This segment had high outstanding purchase price receivables in the previous year due to the lengthy time required for the registration of real estate sales in the land register.

IFRS 7 requires an analysis of the contractual maturity of financial instruments that are past due but not impaired as of the reporting date as well as an analysis of the individual financial instruments that are considered to be impaired as of the reporting date. This analysis is shown below:

Contractual maturity analysis — **2013/14**

All amounts in TEUR	Carrying amount 30 April 2014	Thereof not overdue	Thereof overdue but not impaired	Thereof overdue and impaired	Value allowance
Rents receivable	24,324.8	13,912.5	6,473.0	30,156.3	-26,217.0
Miscellaneous	18,256.4	14,947.6	2,992.5	8,730.6	-8,414.3
Financing	27,347.8	72,521.2	0.0	37,596.9	-82,770.3
Other financial receivables	389,772.4	416,173.8	11,141.9	28,158.5	-65,701.8
Total	**459,701.4**	**517,555.1**	**20,607.4**	**104,642.3**	**-183,103.4**

Financial instruments past due but not impaired

All amounts in TEUR	Carrying amount 30 April 2014	Overdue up to 3 months*	Overdue between 3 and 6 months	Overdue between 6 and 12 months	Overdue more than 12 months
Rents receivable	6,473.0	5,423.0	375.1	215.7	459.2
Miscellaneous	2,992.5	1,904.5	184.7	202.9	700.4
Other financial receivables	11,141.9	3,123.2	16.5	4,328.2	3,674.0
Total	**20,607.4**	**10,450.7**	**576.3**	**4,746.8**	**4,833.6**

* *The column "overdue up to 3 months" also includes receivables that are due immediately.*

Contractual maturity analysis — **2012/13**

All amounts in TEUR	Carrying amount 30 April 2013	Thereof not overdue	Thereof overdue but not impaired	Thereof overdue and impaired	Value allowance
Rents receivable	30,078.2	14,663.6	13,531.5	27,264.7	-25,381.6
Miscellaneous	25,582.7	20,155.2	4,865.5	8,299.4	-7,737.4
Financing	37,081.0	108,613.9	0.0	6,319.3	-77,852.2
Other financial receivables	525,938.4	490,525.9	76,882.8	15,783.6	-57,253.9
Total	**618,680.3**	**633,958.6**	**95,279.8**	**57,667.0**	**-168,225.1**

Financial instruments past due but not impaired

All amounts in TEUR	Carrying amount 30 April 2013	Overdue up to 3 months*	Overdue between 3 and 6 months	Overdue between 6 and 12 months	Overdue more than 12 months
Rents receivable	13,531.5	9,693.5	1,165.3	748.1	1,924.6
Miscellaneous	4,865.5	2,318.3	222.4	951.4	1,373.4
Other financial receivables	76,882.8	71,325.5	669.4	83.7	4,804.2
Total	**95,279.8**	**83,337.3**	**2,057.1**	**1,783.2**	**8,102.2**

* *The column "overdue up to 3 months" also includes receivables that are due immediately.*

The risk associated with accounts receivable due from tenants is low because the respective credit standings are monitored on a regular basis and no single contract partner is responsible for more than 5% of total receivables. Furthermore, the tenant is generally required to provide a deposit of one to five months' rent or an appropriate bank guarantee. A valuation adjustment is recognised for receivables that carry an increased risk of default. Consequently, all uncollectible and doubtful receivables had been adjusted as of the balance sheet date. Valuation adjustments are reported on the income statement under results of asset management.

With respect to the trade accounts receivable that were neither impaired nor overdue as of the balance sheet date, there are no signs that the debtors will be unable to meet their payment obligations.

As in the prior year individual valuation adjustments were recognised to trade accounts receivable, financing receivables and receivables from joint venture companies in 2013/14. Therefore, the balance sheet only includes these receivables at the expected collection amount. Valuation adjustments of EUR 23.5 million were recognised through profit or loss during the reporting year (2012/13: EUR 21.2 million).

The following table shows the change in valuation adjustments recognised through profit or loss as well as the income and expenses related to doubtful and uncollectible receivables:

All amounts in TEUR	1 May 2013–30 April 2014	1 May 2012–30 April 2013
Receivables and other assets		
Trade accounts receivables	-5,607.9	-6,600.7
Financing receivables	-16,723.4	-12,554.0
Loans and other receivables	-1,163.2	-2,013.8
Total impairment losses	**-23,494.5**	**-21,168.5**

6.7 Other financial assets

Other non-current financial assets developed as follows in 2013/14:

All amounts in TEUR	Investments in other companies	Securities (non-current)	Loans granted	Other financial instruments	Total
Cost as of 1 May 2012	**428,695.7**	**27,339.7**	**21,140.2**	**8,392.4**	**485,568.0**
Change in scope of consolidation	30.1	-8.8	0.0	-51.9	-30.6
Additions	6,406.1	33.9	3,050.5	212.2	9,702.7
Disposials	-8,013.5	-101.9	-4,223.4	-2,004.6	-14,343.4
Reclassification	-7.4	0.0	0.1	0.0	-7.3
Currency translation adjustments	817.9	0.0	0.0	8.2	826.1
Cost as of 30 April 2013	**427,928.9**	**27,262.9**	**19,967.4**	**6,556.3**	**481,715.5**
Cost as of 1 May 2013	**427,928.9**	**27,262.9**	**19,967.4**	**6,556.3**	**481,715.5**
Disposal through BUWOG spin-off	0.0	-25.3	-17,975.5	41.7	-17,959.1
Additions	774.4	1.7	2,242.5	659.7	3,678.3
Disposials	-99,270.6	0.0	-3,999.2	-2,352.4	-105,622.2
Reclassification	0.0	0.0	0.0	2,091.1	2,091.1
Currency translation adjustments	-2,449.1	0.0	0.0	0.0	-2,449.1
Cost as of 30 April 2014	**326,983.6**	**27,239.3**	**235.2**	**6,996.4**	**361,454.5**
Carrying amount as of 30 April 2012	**193,526.9**	**26,756.3**	**20,878.4**	**6,447.6**	**247,609.2**
Carrying amount as of 30 April 2013	**165,903.5**	**23,628.6**	**19,671.9**	**4,655.3**	**213,859.3**
Carrying amount as of 30 April 2014	**126,016.7**	**23,627.1**	**235.2**	**5,053.0**	**154,932.0**

Other financial instruments consist solely of the positive market value of derivatives.

The following table shows the development of the IAS 39 investments:

All amounts in TEUR	30 April 2014	30 April 2013	Change in %
Real estate funds – AFS			
Focal points in Europe	26,411.6	33,396.3	-20.91%
Real estate funds – fair value option			
Focal points in Europe	95,789.0	104,328.0	-8.18%
Focal points in Asia	0.0	625.4	-100.00%
Focal points in America	1,874.3	25,148.7	-92.55%
Other investments	1,941.8	2,405.1	-19.26%
Total	**126,016.7**	**165,903.5**	**-24.04%**

The actual realised transaction prices can differ from the reported fair values due to market fluctuations. Of the IAS 39 investments attributable to the category fair value option, carrying amounts totalling USD 2.6 million are recorded in foreign currencies.

The largest component of the IAS 39 investments is the investment in the Russian Development Fund at EUR 52.4 million.

All of the shares in Carlyle Realty Foreign Investors IV L.P., Broadway Partners Real Estate Fund III L.P. and Morgan Stanley Real Estate Special Situations Fund III L.P. were sold during the reporting year.

The BUWOG AG convertible bond, which had been issued by not disbursed by the balance sheet date, is recorded at a fair value of EUR 262.4 million under other financial assets and also included under other financial liabilities (see section 6.14 Financial liabilities, 8.6 Subsequent events and 8.4 Transactions with related parties).

6.8 Deferred tax assets and deferred tax liabilities

Deferred taxes as of 30 April 2014 resulted from the following temporary valuation and accounting differences between the carrying amounts in the IFRS consolidated financial statements of IMMOFINANZ Group and the respective tax bases:

	30 April 2014		30 April 2013	
All amounts in TEUR	**Assets**	**Liabilities**	**Assets**	**Liabilities**
Property	12,574.4	570,285.1	37,760.7	784,290.6
Other financial assets and miscellaneous assets	53,643.6	1,072,804.3	118,854.4	944.022.2
Total	**66,218.0**	**1,643,089.4**	**156,615.1**	**1,728,312.8**
Other liabilities and provisions	7,656.1	32,486.8	6,760.2	43,766.8
Financial liabilities	5,903.7	55,580.2	11,173.8	71,784.1
Total	**13,559.8**	**88,067.0**	**17,934.0**	**115,550.9**
Tax loss carryfowards	1,198,961.8	0.0	1,137,167.8	0.0
Deferred tax assets and deferred tax liabilities	**1,278,739.6**	**1,731,156.4**	**1,311,716.9**	**1,843,863.7**
Offset of deferred tax assets and deferred tax liabilities due to the same taxation authority	-1,263,350.0	-1,263,350.0	-1,266,682.7	-1,266,682.7
Net deferred tax assets and deferred tax liabilities	**15,389.6**	**467,806.4**	**45,034.2**	**577,181.0**

Deferred tax assets are created for tax loss carryforwards in cases where it is probable that sufficient taxable income will be available to utilise these tax loss carryforwards in the future. Deferred tax assets are also recorded in cases where sufficient deferred tax liabilities relating to the same tax subject and taxation authority were recognised and will reverse at the same time as the deferred tax assets on loss carryforwards.

The realisation of deferred tax assets by Group companies that recorded losses for the reporting year or prior year (EUR 5.8 million; 2012/13: EUR 43.1 million) is dependent on future taxable income, which is higher than the earnings effect from the reversal of existing taxable temporary differences.

Deferred tax assets were not recorded for tax loss carryforwards totalling EUR 867.2 million (2012/13: EUR 717.1 million). A number of these items have an indefinite term, while others will expire within the next five to ten years.

Deferred tax liabilities were not recognised for temporary differences of EUR 875.0 million that result from shares in subsidiaries, joint ventures or associated companies ("outside-basis differences").

The calculation of deferred taxes for Austrian companies is based on a tax rate of 25%. The applicable local tax rate is used for foreign companies.

The tax rates used to value deferred taxes in the individual countries are listed below:

Country	Applicable tax rate 2013/14	Applicable tax rate 2012/13	
Austria	25.00%	25.00%	
Bulgaria	10.00%	10.00%	
Croatia	20.00%	20.00%	
Cyprus	12.50%	12.50%	
Czech Republic	19.00%	19.00%	
Germany	15.83%–32.98%	15.83%–32.98%	[1]
France	33.33%	33.33%	
Hungary	10.00%–19.00%	10.00%–19.00%	[3]
Luxembourg	28.59%–29.20%	28.59%–28.80%	[2]
Malta	35.00%	35.00%	
Moldova	12.00%	12.00%	
Netherlands	20%–25%	20%–25%	[3]
Poland	19.00%	19.00%	
Romania	16.00%	16.00%	
Russia	20.00%	20.00%	
Serbia	15.00%	15.00%	
Slovakia	23.00%	23.00%	
Slovenia	17.00%	15.00%	
Sweden	22.00%	26.30%	
Switzerland	16.68%–21.62%	16.68%–21.62%	[2]
Turkey	20.00%	20.00%	
Ukraine	16.00%	16.00%	
USA	34.00%	34.00%	[4]

[1] *The tax rate in Germany can vary and is dependent on the company's headquarters and liability under trade tax.*
[2] *The tax rate can vary and is dependent on the company's headquarters.*
[3] *The tax rate can vary and is dependent on the company's revenues.*
[4] *The taxable income of corporations in the USA is taxed at the rates defined in federal law, which generally range from 15% to 35%.*

The Slovakian Parliament passed an amendment to the income and corporate tax act which, among others, includes a reduction of the corporate tax rate from 23% to 22%. This change applies to companies with a financial year beginning on 1 January 2014.

The federal law on direct taxes in Switzerland defines a proportional tax rate of 8.5% for corporate profits. The cantons apply different taxation methods, tax rates and tax bases.

The corporate income tax rate was reduced from 10% to 15% in Serbia and from 26.3% to 22% in Sweden as of 1 January 2013.

On 18 April 2013 the Cypriote Parliament approved an increase in the corporate tax rate from 10% to 12.5%.

6.9 Non-current assets held for sale and non-current liabilities

IMMOFINANZ Group classifies investment properties as held for sale when there is a high probability of sale as of the balance sheet date.

In accordance with IFRS 5, non-current assets classified as held for sale are measured at the lower of the carrying amount and fair value less costs to sell.

Under this premise, nine properties from the asset class logistics (four properties) and the asset class other (five properties) with a value of EUR 244.3 million (2012/13: EUR 583.4 million), other assets and the related financial liabilities of EUR 73.1 million (2012/13: EUR 262.5 million) were classified as held for sale as of 30 April 2014. Five of these properties are expected to be sold through a share deal.

The properties held for sale are attributable primarily to the other and Czech Republic segments.

The planned sales reflect the corporate strategy to concentrate on the development of commercial properties in Central and Eastern Europe.

6.10 Real estate inventories

The carrying amount of inventories totalled EUR 159.1 million as of 30 April 2014 (2012/13: EUR 262.6 million). In 2013/14 revaluations of EUR 0.3 million (2012/13: EUR 0.9 million) and impairment losses of EUR 7.0 million (2012/13: EUR 14.2 million) were recognised. For real estate inventories with a carrying amount of EUR 59.9 million (2012/13: EUR 144.0 million), an impairment loss was recognised to amortised purchase or production cost. The write-up is related entirely to Adama.

6.11 Cash and cash equivalents

The balance sheet shows cash and cash equivalents of EUR 244.9 million as of 30 April 2014 (2012/13: EUR 738.5 million). In addition, other financial receivables include bank deposits whose use is restricted (see section 6.6 Trade and other receivables).

6.12 Equity

The development of equity in IMMOFINANZ Group during the 2013/14 and 2012/13 financial years is shown on the Statement of Changes in Equity, which represents an integral part of the consolidated financial statements as of 30 April 2014.

Share capital totalled EUR 1,172.1 million as of 30 April 2014 and is divided into 1,128,952,687 zero par value shares. All shares are fully paid. Share capital did not change in comparison with 30 April 2013. Capital reserves changed due to the recognition, in accordance with IFRIC 17, of the EUR 888.5 million spin-off liability from the spin-off of the BUWOG operating segment (see 3.8 Spin-off of the BUWOG operating segment).

The number of treasury shares remained constant in 2013/14 and totalled 112,895,268 as of 30 April 2014. In accordance with IAS 32, these shares are not recorded as financial assets but deducted from equity. A total of 101,605,741 treasury shares serve as collateral for a loan (see section 6.14 Financial liabilities).

The classification of shares as of 30 April 2014 is as follows:

	30 April 2014		30 April 2013	
	Number of shares	**Share capital in EUR**	**Number of shares**	**Share capital in EUR**
Bearer shares	1,128,952,687	1,172,059,877.27	1,128,952,687	1,172,059,877.27
Total	**1,128,952,687**	**1,172,059,877.27**	**1,128,952,687**	**1,172,059,877.27**

The Executive Board is not aware of any agreements between shareholders that restrict voting rights or the transfer of shares. All shares of IMMOFINANZ AG are bearer shares and entitle the holders to participate in the annual general meeting and to exercise their voting rights. Each bearer share is entitled to one vote.

The number of shares developed as follows:

	2013/14	**2012/13**
Balance at the beginning of the financial year	**1,128,952,687**	**1,140,479,102**
Withdrawal of treasury shares	0	-11,526,415
Balance at the end of the financial year	**1,128,952,687**	**1,128,952,687**

Accumulated other equity comprises the currency translation reserve, the reserve for the fair value measurement of AFS financial instruments ("AFS reserve") and the revaluation reserve.

The currency translation reserve comprises all foreign exchange differences resulting from the translation of subsidiary financial statements that are prepared in a foreign currency (see section 2.2.3 Translation of financial statements from foreign subsidiaries, associated companies and joint ventures).

The reserve for the fair value measurement of AFS financial instruments ("AFS reserve") contains the accumulated changes in the value of AFS financial instruments held by Group companies which have not yet been realised through the sale of these instruments.

Accumulated other equity also includes a revaluation reserve of EUR 3.9 million (2012/13: EUR 91.4 million). The difference is attributable to the disposal of ESG Wohnungsgesellschaft mbH Villach. This revaluation reserve includes the components of undisclosed reserves that relate to the previous shareholdings and, according to the old IFRS 3.58 (2004), must be determined through the revaluation of net assets on the transaction date in connection with a successive share purchase.

Differences arising from transactions with non-controlling interests that do not lead to a loss of control are accounted for as an increase or decrease in the equity attributable to the shareholders of IMMOFINANZ AG. Detailed information is presented in section 3.7 Structural changes.

Information on conditional capital is provided in section 6.13 Liabilities from convertible bonds.

The annual general meeting of IMMOFINANZ AG on 2 October 2013 approved a cash dividend of EUR 0.15 per share for the 2012/13 financial year. Based on this approval, a total dividend of EUR 152.4 million was distributed during the reporting period (2012/13: EUR 155.3 million).

The Executive Board of IMMOFINANZ AG will not propose a dividend payment to the annual general meeting for the 2013/14 financial year. This decision is based, above all, on the fact that IMMOFINANZ Group invested major parts of its internally generated funds in the acquisition of German residential properties during the past year. This strategy supported the positioning of BUWOG as a German-Austrian residential property company and paved the way for the majority spin-off from IMMOFINANZ Group.

6.13 Liabilities from convertible bonds

As of 30 April 2014 IMMOFINANZ AG had two convertible bonds with a nominal value of EUR 543.8 million outstanding.

All amounts in TEUR	30 April 2014	Thereof remaining term under 1 year	Thereof remaining term between 1 and 5 years	Thereof remaining term over 5 years	30 April 2013	Thereof remaining term under 1 year	Thereof remaining term between 1 and 5 years	Thereof remaining term over 5 years
Convertible bond 2007–2014	0.0	0.0	0.0	0.0	25,579.7	25,579.7	0.0	0.0
Convertible bond 2007–2017	41,105.5	41,105.5	0.0	0.0	39,050.1	194.1	38,856.0	0.0
Convertible bond 2011–2018	497,156.5	3,113.5	494,043.0	0.0	489,478.6	3,113.2	486,365.4	0.0
Total	**538,262.0**	**44,219.0**	**494,043.0**	**0.0**	**554,108.4**	**28,887.0**	**525,221.4**	**0.0**

Convertible bond 2007–2014, ISIN XS0283649977 (CB 2014)

Based on an authorisation of the annual general meeting on 28 September 2006, IMMOFINANZ AG issued convertible bonds on 19 January 2007. These convertible bonds have a total nominal value of EUR 750.0 million and a term ending on 20 January 2014 (ISIN XS0283649977). The conversion rights for the CB 2014 will be serviced by authorised capital (§ 159 of the Austrian Stock Corporation Act), which was approved by the annual general meetings of IMMOFINANZ AG on 28 September 2006, 27 September 2007 and 2 October 2009.

The conversion period for the holders of the CB 2014 expired on 9 January 2014 and the nominal value of EUR 25.7 million as of 30 April 2013 was redeemed as scheduled on 20 January 2014. No conversions took place in 2013/14.

Convertible bond 2007–2017, ISIN XS0332046043 (CB 2017)

Based on an authorisation of the annual general meeting on 27 September 2007, IMMOFINANZ AG issued convertible bonds on 19 November 2007. These convertible bonds have a total nominal value of EUR 750.0 million and a term ending on 19 November 2017 (ISIN XS0332046043). The conversion rights for the CB 2017 will be serviced by authorised capital (§ 159 of the Austrian Stock Corporation Act), which was approved by the annual general meetings of IMMOFINANZ AG on 28 September 2006, 27 September 2007 and 2 October 2009. In accordance with the terms of the issue, the CB 2017 bondholders were entitled to register their certificates for premature repayment on 19 November 2012. CB 2017 convertible bonds with a total nominal value of EUR 144.3 million were registered for repayment and redeemed by IMMOFINANZ AG.

A nominal value of EUR 35.1 million remained after the redemption of the CB 2017 bonds registered for repayment. This outstanding nominal value will be redeemed on 19 November 2017 (due date) if there are no conversions into the company's shares before that date or the second opportunity for premature repayment is not used.

IMMOFINANZ AG holds repurchased CB 2017 bonds that have not yet been withdrawn with a total nominal value of EUR 22.4 million. CB 2017 bonds with a total nominal value of EUR 35.1 million were outstanding as of 30 April 2014 (2012/13: EUR 35.1 million). The convertible bonds held by IMMOFINANZ Group were deducted from the outstanding nominal value.

In connection with the spin-off of the BUWOG Group and the allocation of shares in BUWOG AG to the shareholders of IMMOFINANZ AG, the conversion rights for the CB 2017 were adjusted to reflect the allocation ratio for the spin-off and additional proportional conversion rights were granted for shares in BUWOG AG. The conversion price of EUR 7.97 on the 25 April 2014 adjustment date (which was last adjusted on 2 October 2013 following the dividend payment for the 2012/13 financial year) reflects this adjustment and represents the theoretical conversion price for the shares of IMMOFINANZ AG and shares of BUWOG AG to be transferred on the conversion date; this conversion price is subject to adjustments in accordance with the issue terms. Based on the adjusted conversion rights, the outstanding CB 2017 convertible bonds carry rights for conversion into a total of 4,404,015 shares in IMMOFINANZ AG and 220,200 shares in BUWOG AG.

Convertible bond 2011–2018, ISIN XS0592528870 (CB 2018)

Based on an authorisation of the annual general meeting on 27 September 2007 (issue of convertible bonds) and 28 September 2010 (sale of treasury shares), IMMOFINANZ AG issued 125,029,692 convertible bonds on 8 March 2011. These convertible bonds have a total nominal value of EUR 515.1 million and a term ending on 8 March 2018 (ISIN XS0592528870). The terms of the issue entitle all bondholders to register their CB 2018 certificates for premature repayment on 8 March 2016.

The annual general meeting of IMMOFINANZ AG on 28 September 2011 subsequently approved the issue of the convertible bond 2018 as well as an accompanying conversion right that initially involved up to 104,421,677 new bearer shares of common stock in the company. Moreover, the issue terms of the convertible bond 2018 were approved in accordance with § 174 of the Austrian Stock Corporation Act.

In order to service the conversion rights to the CB 2018, the annual general meeting of IMMOFINANZ AG on 28 September 2011 approved a EUR 132.2 million conditional capital increase in accordance with § 159 of the Austrian Stock Corporation Act.

IMMOFINANZ AG holds repurchased CB 2018 bonds that have not yet been withdrawn with a total nominal value of EUR 6.4 million. CB 2018 bonds with a total nominal value of EUR 508.7 million were outstanding as of 30 April 2014 (2012/13: EUR 508.7 million). The convertible bonds held by IMMOFINANZ Group were deducted from the outstanding nominal value.

In connection with the spin-off of the BUWOG Group and the allocation of shares in BUWOG AG to the shareholders of IMMOFINANZ AG, the conversion rights for the CB 2018 were adjusted to reflect the allocation ratio for the spin-off and additional proportional conversion rights were granted for shares in BUWOG AG. The conversion price of EUR 3.56 on the 25 April 2014 adjustment date (which was last adjusted on 2 October 2013 following the dividend payment for the 2012/13 financial year) reflects this adjustment and represents the theoretical conversion price for the shares of IMMOFINANZ AG and shares of BUWOG AG to be transferred on the conversion date; this conversion price is subject to adjustments in accordance with the issue terms. Based on the adjusted conversion rights, the outstanding CB 2018 convertible bonds carry rights for conversion into a total of 142,888,904 shares in IMMOFINANZ AG and 7,144,445 shares in BUWOG AG.

Conversions and repurchases

No conversion rights were exercised during the reporting year or prior year.

Moreover, no shares were repurchased during 2013/14. In 2012/13 convertible bonds with a total nominal value of EUR 22.0 million were repurchased. The repurchase of convertible bonds and the non-utilisation of premature cancellation rights by convertible bondholders (CB 2017) led to the realisation of income totalling EUR 2.6 million during the 2012/13 financial year.

Distribution between equity and debt, and embedded derivatives

The convertible bonds issued by IMMOFINANZ represent structured financial instruments whose equity and debt components must be reported separately. The equity component at the time of issue was recognised as follows: EUR 84.7 million for the CB 2017 and EUR 37.1 million for the CB 2018 (less deferred taxes of EUR 27.7 million). These equity components are reported under reserves.

Derivative components were identified for the liability, which represent the call option for the company, respectively the put option for the bondholders. These derivative components were not valued separately.

The carrying amount of the liabilities from convertible bond totalled EUR 538.3 million as of 30 April 2014 (30 April 2013: EUR 554.1 million).

6.14 Financial liabilities

The following table shows the composition and classification of financial liabilities by remaining term as of 30 April 2014 and 30 April 2013:

All amounts in TEUR	30 April 2014	Thereof remaining term under 1 year	Thereof remaining term between 1 and 5 years	Thereof remaining term over 5 years	30 April 2013	Thereof remaining term under 1 year	Thereof remaining term between 1 and 5 years	Thereof remaining term over 5 years
Amounts due to financial institutions	3,073,898.0	958,900.5	1,295,716.0	819,281.5	4,085,441.8	707,799.6	1,941,747.1	1,435,895.1
Thereof secured by collateral	3,072,053.9	957,056.4	1,295,716.0	819,281.5	3,993,730.1	700,634.8	1,868,710.9	1,424,384.4
Thereof not secured by collateral	1,844.1	1,844.1	0.0	0.0	91,711.7	7,164.8	73,036.2	11,510.7
Amounts due to local authorities	474.4	474.4	0.0	0.0	380,398.2	21,622.2	80,377.6	278,398.4
Liabilities arising from finance leases	10,208.3	1,865.4	5,256.1	3,086.8	28,726.2	4,763.1	14,537.5	9,425.6
Liabilities arising from the issue of bonds	306,897.3	11,106.3	295,791.0	0.0	312,399.0	11,854.7	300,544.3	0.0
Financial liability – limited partnership interest	10,704.9	10,694.9	0.0	10.0	9,893.9	9,893.9	0.0	0.0
Other financial liabilities	307,226.1	271,290.7	35,483.0	452.4	46,644.2	600.0	45,483.0	561.2
Total	**3,709,409.0**	**1,254,332.2**	**1,632,246.1**	**822,830.7**	**4,863,503.3**	**756,533.5**	**2,382,689.5**	**1,724,280.3**

The liabilities from bonds include a corporate bond with a total nominal value of EUR 100.0 million, a five-year term and an interest rate of 5.25%, which was issued in July 2012. This position also includes CMBS (Commercial Mortgage-Backed Security) financing of EUR 209.1 million (2012/13: EUR 209.1 million).

Other financial liabilities include the BUWOG AG convertible bond at EUR 260.1 million, these funds have not yet been disbursed (see section 8.6 Subsequent events).

Of the total amount due to financial institutions EUR 118.5 million are due in the first quarter of 2014/15 (2013/14: EUR 434.4 million).

The conditions of the major financial liabilities are as follows:

30 April 2014		Interest rate	Weighted average interest rate	Remaining liability per company[1]		Consolidated remaining liability per company[2]		
	Currency	fixed/ variable		in 1,000	in TEUR	in 1,000	in TEUR	Balance sheet in TEUR
Liabilities with financial institutions	CHF	variable	0.92%	52,559.3	43,081.4	52,559.3	43,081.4	
(loans and advances)	EUR	fixed	3.82%	80,489.6	80,489.6	65,143.0	65,143.0	
	EUR	variable	2.64%	2,427,684.2	2,427,684.2	2,299,569.2	2,299,569.2	
	RON	variable	5.95%	191.5	43.0	47.9	10.8	
	USD	fixed	3.97%	265.9	192.0	265.9	192.0	
	USD	variable	7.02%	909,212.8	656,471.3	907,624.3	655,324.4	
	PLN	variable	5.95%	47,868.4	11,398.9	47,868.4	11,398.9	
Total amounts due to financial institutions					**3,219,360.4**		**3,074,719.7**	**3,073,898.0** [3]
Liabilities with local authorities	**EUR**	**fixed**	**0.00%**	**474.4**	**474.4**	**474.4**	**474.4**	**474.4**
Liabilities arising from the issue of bonds	**EUR**	**fixed**	**4.19%**	**302,254.0**	**302,254.0**	**302,254.0**	**302,254.0**	**306,897.3**
Liabilities arising from finance leases	**EUR**						**12,823.4**	**10,208.3** [4]
Financial liability – limited partnership interest								**10,704.9**
Other								**307,226.1** [5]
Total								**3,709,409.0**

1 *Amounts on unquoted basis, excl. associated companies*
2 *Amounts on quoted basis, excl. associated companies*
3 *Includes accumulated amortisation on the differences between the original amount and the amount at maturity (transaction fees)*
4 *Discounted interest component of finance lease liabilities*
5 *Includes the liability from the BUWOG AG convertible bond, which has not yet been paid*

30 April 2013		Interest rate	Weighted average interest rate	Remaining liability per company[1]		Consolidated remaining liability per company[2]			
				in 1,000	in TEUR	in 1,000	in TEUR	Balance sheet in TEUR	
Liabilities with financial institutions	CHF	variable	0.93%	62,022.9	46,513.0	62,022.9	46,513.0		
(loans and advances)	EUR	fixed	5.21%	104,474.6	104,474.6	87,739.8	87,739.8		
	EUR	variable	2.38%	2,728,977.5	2,728,977.5	2,590,787.8	2,590,787.8		
	RON	variable	13.00%	204.1	47.2	51.0	11.8		
	USD	fixed	3.97%	532.0	406.7	532.0	406.7		
	USD	variable	6.86%	983,787.6	752,591.5	973,049.7	744,377.0		
	PLN	variable	6.71%	18,552.6	4,478.2	18,552.6	4,478.2		
	EUR	fixed	3.19%	65,093.7	65,093.7	65,093.7	65,093.7 [3]		
	EUR	variable	1.45%	558,984.1	558,984.1	558,984.1	558,984.1 [3]		
Total amounts due to financial institutions					**4,261,566.5**		**4,098,392.1**	**4,085,441.8**	[4]
Liabilities with local authorities	**EUR**	**fixed**	**1.33%**	**536,860.9**	**536,860.9**	**536,860.9**	**536,860.9**	**380,398.2**	[5]
Liabilities arising from the issue of bonds	**EUR**	**fixed**	**4.18%**	**308,188.3**	**308,188.3**	**308,188.3**	**308,188.3**	**312,399.0**	
Liabilities arising from finance leases	**EUR**						**34,837.1**	**28,726.2**	[6]
Financial liability – limited partnership interest								**9,893.9**	
Other								**46,644.2**	
Total								**4,863,503.3**	

[1] *Amounts on unquoted basis, excl. associated companies*
[2] *Amounts on quoted basis, excl. associated companies*
[3] *Relates to BUWOG Bauen und Wohnen Gesellschaft mbH, ESG Wohnungsgesellschaft mbH and Heller Fabrik Liegenschaftsverwertungs GmbH*
[4] *Includes accumulated amortisation on the differences between the original amount and the amount at maturity (transaction fees)*
[5] *Present value of the liabilities held by BUWOG Bauen und Wohnen Gesellschaft mbH and ESG Wohnungsgesellschaft mbH, which are due to local authorities*
[6] *Discounted interest component of finance lease liabilities*

The liabilities with financial institutions shown in the above table have a present value of EUR 3,071.0 million (2012/13: EUR 4,106.5 million). The present value calculation was based on the following discount rates, which reflect the market interest rates as of 30 April 2014 and 30 April 2013 as well as the weighted average credit spreads for the loans held by IMMOFINANZ Group companies in the relevant local currencies as of the balance sheet date. Since the USD liabilities with financial institutions only comprise current fixed-interest liabilities as of 30 April 2014, a present value calculation is not performed and discount rates are not reported for the US Dollar.

Discount rates 2013/14	EUR
Up to 31 October 2014	3.678%
Up to 30 April 2015	3.630%
Up to 30 April 2017	3.989%
Up to 30 April 2019	4.230%
Up to 30 April 2021	4.573%
Up to 30 April 2024	5.060%
Up to 30 April 2029	5.621%
As of 1 May 2029	5.842%

Discount rates 2012/13	USD	EUR
Up to 31 October 2013	6.935%	3.141%
Up to 30 April 2014	6.936%	3.154%
Up to 30 April 2016	7.075%	3.299%
Up to 30 April 2018	7.445%	3.573%
Up to 30 April 2020	7.899%	3.891%
Up to 30 April 2023	8.445%	4.296%
Up to 30 April 2028	8.985%	4.732%
As of 1 May 2028	9.220%	4.887%

The financial covenants for a number of bank loans, in particular the debt service coverage ratio (DSCR), were not met during the 2013/14 financial year. Negotiations with the financing banks led in part to the waiver or amendment of the existing contracts, whereby the involved loans amounted to EUR 155.2 million (2012/13: EUR 40.7 million). In this connection, EUR 130.0 million were reclassified from non-current financial liabilities to current financial liabilities.

6.15 Trade and other payables

All amounts in TEUR	30 April 2014	Thereof remaining term under 1 year	Thereof remaining term between 1 and 5 years	Thereof remaining term over 5 years	30 April 2013	Thereof remaining term under 1 year	Thereof remaining term between 1 and 5 years	Thereof remaining term over 5 years
Trade accounts payable	87,254.9	85,325.3	1,841.8	87.8	74,967.6	73,088.4	1,533.3	345.9
Other financial liabilities								
Fair value of derivative financial instruments (liabilities)	53,385.2	3,636.4	44,756.9	4,991.9	109,710.6	0.0	57,227.9	52,482.7
Property management	3,297.0	3,297.0	0.0	0.0	4,486.2	4,486.2	0.0	0.0
Amounts due to joint venture companies	43,540.7	6,731.1	34,469.6	2,340.0	42,966.3	6,488.9	33,132.0	3,345.4
Deposits and guarantees received	43,082.3	7,434.9	16,564.3	19,083.1	60,354.8	10,607.6	32,757.5	16,989.7
Prepayments received on apartment sales	34,422.3	4,906.8	29,515.5	0.0	41,658.9	28,945.0	12,713.9	0.0
Construction and refurbishment	17,654.6	17,377.3	143.2	134.1	37,422.1	18,896.4	13,405.7	5,120.0
Outstanding purchase prices (share deals)	3,939.4	1,741.0	2,198.4	0.0	263,680.4	255,983.0	2,097.4	5,600.0
Outstanding purchase prices (acquisition of properties)	1,352.8	1,352.8	0.0	0.0	2,609.2	1,816.4	792.8	0.0
Liabilities from financial contributions	0.0	0.0	0.0	0.0	119,184.1	119,184.1	0.0	0.0
Miscellaneous	32,391.4	28,267.2	3,507.2	617.0	34,266.9	29,036.0	3,035.1	2,195.8
Total financial liabilities	**233,065.7**	**74,744.5**	**131,155.1**	**27,166.1**	**716,339.5**	**475,443.6**	**155,162.3**	**85,733.6**
Other non-financial liabilities								
Tax authorities	19,788.9	19,537.5	251.4	0.0	19,966.0	19,752.5	140.8	72.7
Rental and lease prepayments	36,854.9	34,858.0	1,587.8	409.1	42,715.1	41,790.3	657.2	267.6
Income from the sale of rental rights	29.9	2.1	8.4	19.4	32.0	2.1	8.4	21.5
Total non-financial liabilities	**56,673.7**	**54,397.6**	**1,847.6**	**428.5**	**62,713.1**	**61,544.9**	**806.4**	**361.8**
Total	**376,994.3**	**214,467.4**	**134,844.5**	**27,682.4**	**854,020.2**	**610,076.9**	**157,502.0**	**86,441.3**

In 2012/13 the liabilities arising from outstanding purchase prices included EUR 253.7 million (USD 331.6 million) for the preliminary, outstanding purchase price for the acquisition of Gangaw Investments Limited, Nicosia, a holding company that owns 100% of the Russian property company OAO Kashirskij Dvor-Severyanin, Moscow. This property company owns the *Golden Babylon Rostokino* shopping center.

In Austria, the BUWOG operating segment collects financial contributions from the tenants in subsidised apartments; these contributions, less a usage-related deduction, are returned at the end of the lease. These leases are generally open-ended, but can be cancelled by the tenant at any time. These liabilities are therefore carried at their nominal value and classified as other liabilities. Due to the spin-off of BUWOG, IMMOFINANZ Group's balance sheet as of 30 April 2014 does not include any liabilities from financial contributions.

6.16 Provisions

The following table shows the development of provisions recognised by the Group, excluding employee-related provisions:

All amounts in TEUR	Provision for onerous contracts	Other provisions	Total
Balance on 1 May 2013	**11,319.5**	**95,865.3**	**107,184.8**
Addition to scope of consolidation	0.0	2,767.0	2,767.0
Removal from scope of consolidation	0.0	-1,299.8	-1,299.8
Disposal through BUWOG spin-off	-114.9	-8,570.3	-8,685.2
Additions	8,127.3	53,229.5	61,356.8
Disposals	-712.0	-11,674.0	-12,386.0
Use	-1,583.2	-31,661.4	-33,244.6
Compounding/discounting	0.0	1,886.8	1,886.8
Reclassification	0.0	-18,563.5	-18,563.5
Currency translation adjustments	-22.1	-290.1	-312.2
Balance on 30 April 2014	**17,014.6**	**81,689.5**	**98,704.1**
Thereof current	16,591.1	33,864.5	50,455.6
Thereof non-current	423.5	47,825.0	48,248.5

Other provisions consist chiefly of provisions for guarantee claims, special payments and legal proceedings as well as auditing and appraisal costs.

In accordance with IAS 37.92, no information is provided on the provisions for legal proceedings because such disclosures could seriously prejudice the position of IMMOFINANZ Group. A general description of the nature of the major legal proceedings is provided in section 8.3 Financial obligations.

In 2013/14 a total of EUR 18.6 million was reclassified to trade payables. These amounts represent outstanding invoices for previously performed services.

6.17 Obligations to employees

The actuarial expert opinion to determine the defined benefit obligation as of 30 April 2014 was prepared by AKTUAR Versicherungsmathematik GmbH. The development of employee-related provisions is shown in the following table:

All amounts in TEUR	2013/14	2012/13
Cost as of 1 May	**3,213.4**	**4,135.6**
Change in scope of consolidation	-153.4	0.0
Disposal through BUWOG spin-off	-2,170.0	0.0
Interest cost/income	84.1	-115.7
Service cost	322.8	129.1
Actuarial gains/losses on experience-based adjustments	52.7	24.1
Payments	-1,002.6	-959.7
Cost as of 30 April	**347.0**	**3,213.4**
Thereof current	0.0	110.0
Thereof non-current	347.0	3,103.4

The obligations to employees in 2013/14 represent termination benefits. This position also included TEUR 5.0 of service anniversary bonuses in 2012/13.

As of 30 April 2014 the average term of the termination benefit obligations equalled 16.6 years (2012/13: 17.6 years).

Additions of TEUR 12 to the plan in the form of service cost are expected in 2014/15.

The amount of the provision for termination benefits is significantly influenced by the selection of the actuarial parameters. The following sensitivity analysis describes the results of changes in one parameter, when all other parameters are held constant. However, a complete lack of correlation between these factors is unlikely. The determination of the changed obligation, similar to the determination of the actual obligation, is based on the projected unit credit method defined by IAS 19. A change of +/- 0.5 percentage points in the discount rate would lead to a change of TEUR -16 / TEUR 17 in the provision for termination benefits. A change of +/- 0.5 percentage points in the salary trend would lead to a change of TEUR 17 / TEUR -15 in the provision for termination benefits.

7. Notes to the Consolidated Cash Flow Statement

The cash flow statement of IMMOFINANZ Group shows the changes in cash and cash equivalents resulting from the inflow and outflow of funds during the reporting year. The cash flow statement distinguishes between cash flows from operating activities, investing activities and financing activities. Cash flow from operating activities is calculated using the indirect method. Cash and cash equivalents of EUR 13.3 million were attributable to companies consolidated on a proportionate basis as of 30 April 2014 (2012/13: EUR 15.3 million).

Cash and cash equivalents comprise liquid funds of EUR 244.9 million (2012/13: EUR 738.5 million).

Cash flows are translated at the average exchange rate for the respective local currency. Translation differences arising from the use of the average exchange rate and the exchange rate on the balance sheet date are charged or credited to the currency translation reserve.

Information is not provided on the cash flows arising from operating, investing and financing activities for joint ventures included under proportionate consolidation because the development of this data would have only been possible at substantial expense.

The consolidated cash flow statement includes cash inflows and outflows from discontinued operations. An addition position provides a transition to Group earnings before tax including discontinued operations because earnings before tax on the income statement are presented excluding discontinued operations. Cash flows from operating activities, investing activities and financing activities from discontinued operations, i.e. from the BUWOG operating segment, are presented separately from the continuing operations of IMMOFINANZ Group.

The spin-off of BUWOG and the issue of the convertible bond by BUWOG AG basically represent non-cash transactions that are not part of the consolidated cash flow statement. The spin-off only led to cash outflows of EUR 132.8 million from the BUWOG operating segment, which are reported under cash flow from investing activities.

8. Other Information

8.1 Information on financial instruments

Financial instruments is a collective term used to represent financial assets and financial liabilities. A financial instrument is defined as a contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity. One or more companies may serve as the contract partner. This definition covers securities, receivables, liabilities, equity and derivatives, regardless of whether the obligation is conditional or unconditional.

8.1.1 Classes and categories of financial instruments

IFRS 7 requires the breakdown of financial instruments by classes as well as the reconciliation of these classes with the line items shown on the balance sheet. Since the reporting company is entitled to define these classes, they generally differ from the categories defined by IAS 39 for the measurement of financial instruments.

The definition of the reportable classes reflects the different characteristics of the major financial instruments held by IMMOFINANZ Group. Accordingly, similar financial instruments are grouped together in a single class. The classes are also defined to facilitate reconciliation with the line items shown on the balance sheet. These factors led to the definition of the following classes: trade accounts receivable, financing receivables, loans and other receivables, IAS 39 investments, derivative financial assets, current securities, miscellaneous other financial instruments and cash and cash equivalents (asset classes) as well as liabilities arising from convertible bonds, bonds, liabilities with financial institutions, other financial liabilities, trade accounts payable, derivative financial liabilities and miscellaneous other liabilities (liability classes).

In addition to the assignment of financial instruments to classes, IFRS 7 calls for the disclosure of the carrying amount of financial assets and financial liabilities in accordance with the categories defined in IAS 39. The following table presents the carrying amount and fair value of each class of financial assets and financial liabilities as well as each IAS 39 category, and reconciles these amounts to the appropriate balance sheet line item. Since the balance sheet positions trade and other receivables and trade and other liabilities can contain financial instruments as well as non-financial assets/liabilities (e.g. tax receivables), the column "Non- FI" allows for a full reconciliation with the balance sheet line items.

Assets		FA@FV/P&L					Carrying amount	Fair value
All amounts in TEUR	AFS	Fair Value Option	HFT	L&R/at Cost	Cash and cash equivalents	Non-FI	30 April 2014	30 April 2014
Trade and other receivables	**0.0**	**0.0**	**0.0**	**488,575.9**	**0.0**	**61,919.5**	**550,495.4**	**550,495.4**
Trade accounts receivable	0.0	0.0	0.0	42,581.2	0.0	0.0	42,581.2	42,581.2
Financing receivables	0.0	0.0	0.0	27,347.8	0.0	0.0	27,347.8	27,347.8
Loans and other receivables	0.0	0.0	0.0	418,646.9	0.0	61,919.5	480,566.4	480,566.4
Other financial assets	**26,411.6**	**361,971.2**	**5,053.0**	**23,862.3**	**0.0**	**0.0**	**417,298.1**	**417,298.1**
Investments acc. to IAS 39	26,411.6	99,605.1	0.0	0.0	0.0	0.0	126,016.7	126,016.7
Derivatives	0.0	0.0	5,053.0	0.0	0.0	0.0	5,053.0	5,053.0
Other current financial assets	0.0	262,366.1	0.0	0.0	0.0	0.0	262,366.1	262,366.1
Miscellaneous other financial instruments	0.0	0.0	0.0	23,862.3	0.0	0.0	23,862.3	23,862.3
Cash and cash equivalents	**0.0**	**0.0**	**0.0**	**0.0**	**244,859.9**	**0.0**	**244,859.9**	**244,859.9**
Total assets	**26,411.6**	**361,971.2**	**5,053.0**	**512,438.2**	**244,859.9**	**61,919.5**	**1,212,653.4**	**1,212,653.4**

Liabilities	FL@FV/P&L				Carrying amount	Fair value
All amounts in TEUR	Fair Value Option	HFT	FLAC	Non-FI	30 April 2014	30 April 2014
Liabilities from convertible bonds	**0.0**	**0.0**	**538,262.0**	**0.0**	**538,262.0**	**548,112.0**
Financial liabilities	**0.0**	**0.0**	**3,709,409.0**	**0.0**	**3,709,409.0**	**3,715,741.4**
Bonds	0.0	0.0	306,897.3	0.0	306,897.3	316,087.3
Amounts due to financial institutions	0.0	0.0	3,073,898.0	0.0	3,073,898.0	3,071,040.4
Other financial liabilities	0.0	0.0	328,613.7	0.0	328,613.7	328,613.7
Trade and other liabilities	**0.0**	**53,385.2**	**266,935.4**	**56,673.7**	**376,994.3**	**376,994.3**
Trade accounts payable	0.0	0.0	87,254.9	0.0	87,254.9	87,254.9
Derivatives	0.0	53,385.2	0.0	0.0	53,385.2	53,385.2
Miscellaneous other liabilities	0.0	0.0	179,680.5	56,673.7	236,354.2	236,354.2
Total liabilities	**0.0**	**53,385.2**	**4,514,606.4**	**56,673.7**	**4,624,665.3**	**4,640,847.7**

AFS: available for sale
FA@FV/P&L: financial assets at fair value through profit or loss
FL@FV/P&L: financial liabilities at fair value through profit or loss
HFT: held for trading
L&R/at cost: loans and receivables; miscellaneous other financial instruments at cost
HTM: held to maturity
FLAC: financial liabilities measured at amortised cost
Non-FI: non-financial assets/liabilities

Assets		FA@FV/P&L					Carrying amount	Fair value
All amounts in TEUR	AFS	Fair Value Option	HFT	L&R/at Cost	Cash and cash equivalents	Non-FI	30 April 2013	30 April 2013
Trade and other receivables	**0.0**	**0.0**	**0.0**	**618,680.3**	**0.0**	**77,810.8**	**696,491.1**	**696,491.1**
Trade accounts receivable	0.0	0.0	0.0	55,660.9	0.0	0.0	55,660.9	55,660.9
Financing receivables	0.0	0.0	0.0	37,081.0	0.0	0.0	37,081.0	37,081.0
Loans and other receivables	0.0	0.0	0.0	525,938.4	0.0	77,810.8	603,749.2	603,749.2
Other financial assets	**33,396.3**	**132,507.2**	**4,655.3**	**43,300.5**	**0.0**	**0.0**	**213,859.3**	**213,859.3**
Investments acc. to IAS 39	33,396.3	132,507.2	0.0	0.0	0.0	0.0	165,903.5	165,903.5
Derivatives	0.0	0.0	4,655.3	0.0	0.0	0.0	4,655.3	4,655.3
Other current financial assets	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Miscellaneous other financial instruments	0.0	0.0	0.0	43,300.5	0.0	0.0	43,300.5	43,300.5
Cash and cash equivalents	**0.0**	**0.0**	**0.0**	**0.0**	**738,454.9**	**0.0**	**738,454.9**	**738,454.9**
Total assets	**33,396.3**	**132,507.2**	**4,655.3**	**661,980.8**	**738,454.9**	**77,810.8**	**1,648,805.3**	**1,648,805.3**

Liabilities	FL@FV/P&L				Carrying amount	Fair value
All amounts in TEUR	Fair Value Option	HFT	FLAC	Non-FI	30 April 2013	30 April 2013
Liabilities from convertible bonds	**0.0**	**0.0**	**554,108.4**	**0.0**	**554,108.4**	**607,053.3**
Financial liabilities	**0.0**	**0.0**	**4,863,503.3**	**0.0**	**4,863,503.3**	**4,979,736.4**
Bonds	0.0	0.0	312,399.0	0.0	312,399.0	322,309.7
Amounts due to financial institutions	0.0	0.0	4,085,441.8	0.0	4,085,441.8	4,106,498.1
Other financial liabilities	0.0	0.0	465,662.5	0.0	465,662.5	550,928.6
Trade and other liabilities	**0.0**	**109,710.6**	**681,596.5**	**62,713.1**	**854,020.2**	**854,020.2**
Trade accounts payable	0.0	0.0	74,967.6	0.0	74,967.6	74,967.6
Derivatives	0.0	109,710.6	0.0	0.0	109,710.6	109,710.6
Miscellaneous other liabilities	0.0	0.0	606,628.9	62,713.1	669,342.0	669,342.0
Total liabilities	**0.0**	**109,710.6**	**6,099,208.2**	**62,713.1**	**6,271,631.9**	**6,440,809.9**

AFS: available for sale
FA@FV/P&L: financial assets at fair value through profit or loss
FL@FV/P&L: financial liabilities at fair value through profit or loss
HFT: held for trading
L&R/at cost: loans and receivables; miscellaneous other financial instruments at cost
HTM: held to maturity
FLAC: financial liabilities measured at amortised cost
Non-FI: non-financial assets/liabilities

The fair values shown in the table were derived from stock exchange prices or determined by applying recognised valuation methods, depending on the class (see the fair value hierarchy of financial instruments presented in section 8.1.3 Hierarchy of financial instruments carried at fair value).

Trade accounts receivable are generally considered to be current or are carried net of any necessary valuation adjustments and, for this reason, fair value reflects the carrying amount. The same applies to cash and cash equivalents.

The fair value of financing receivables, other receivables and the components of miscellaneous other financial instruments carried at amortised cost also reflects the carrying amount because valuation adjustments have already been deducted. Current securities include the BUWOG AG convertible bond, which is carried at fair value and was accounted for by applying the fair value option defined in IAS 39.

The fair value of liabilities from convertible bonds in the above table equals the present value of future interest and principal payments. The fair value based on the stock exchange price as of the balance sheet date (which covers the debt component and the equity component that are reported separately on the balance sheet) equals EUR 637.7 million.

The fair value of the miscellaneous other liabilities generally reflects the carrying amount.

8.1.2 Net gains and losses

IFRS 7 requires the disclosure of net gains and losses for each category of financial instrument defined in IAS 39. This information is presented in the following table:

30 April 2014

All amounts in TEUR	Measurement at fair value	Impairment loss/value allowance	Revaluation	Recycling	Income from disposals/ repurchase	Other gains/ losses	Net gain/loss
AFS	-3,948.0	0.0	0.0	0.0	0.0	15.7	-3,932.3
Thereof recognised in profit or loss	0.0	0.0	0.0	0.0	0.0	15.7	15.7
Thereof recognised in other comprehensive income	-3,948.0	0.0	0.0	0.0	0.0	0.0	-3,948.0
FA@FV/P&L	-6,319.2	0.0	0.0	0.0	0.0	4.1	-6,315.1
Thereof fair value option	-6,912.7	0.0	0.0	0.0	0.0	4.2	-6,908.5
Thereof HFT	593.5	0.0	0.0	0.0	0.0	-0.2	593.4
L&R	0.0	-25,695.1	2,200.6	0.0	6.1	-484.7	-23,973.1
FL@FV/P&L	19,258.9	0.0	0.0	0.0	0.0	-2,676.5	16,582.4
Thereof fair value option	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Thereof HFT	19,258.9	0.0	0.0	0.0	0.0	-2,676.5	16,582.4
FLAC	0.0	0.0	0.0	0.0	0.0	0.0	0.0

30 April 2013

All amounts in TEUR	Measurement at fair value	Impairment charge/valuation adjustment	Revaluation	Recycling	Income from disposals/ repurchase	Other gains/ losses	Net gain/loss
AFS	-8,700.5	0.0	0.0	0.0	11.4	0.0	-8,689.1
Thereof recognised in profit or loss	0.0	0.0	0.0	0.0	11.4	0.0	11.4
Thereof recognised in other comprehensive income	-8,700.5	0.0	0.0	0.0	0.0	0.0	-8,700.5
FA@FV/P&L	-19,574.2	0.0	0.0	0.0	0.0	-3,169.5	-22,743.7
Thereof fair value option	-19,778.8	0.0	0.0	0.0	0.0	-3,169.5	-22,948.3
Thereof HFT	204.6	0.0	0.0	0.0	0.0	0.0	204.6
L&R	0.0	-27,243.3	6,074.8	0.0	0.0	0.0	-21,168.5
FL@FV/P&L	-11,934.7	0.0	0.0	0.0	0.0	-2,526.5	-14,461.2
Thereof fair value option	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Thereof HFT	-11,934.7	0.0	0.0	0.0	0.0	-2,526.5	-14,461.2
FLAC	0.0	0.0	0.0	0.0	7,620.6	0.0	7,620.6

AFS: available for sale
@FV/P&L: at fair value through profit or loss
HFT: held for trading
L&R: loans and receivables
HTM: held to maturity
FLAC: financial liabilities measured at amortised cost
FLHFT: financial liabilities held for trading

The valuation category "financial assets and financial liabilities held for trading" (HFT) includes standalone derivatives.

There was no recycling of valuation effects from other comprehensive income to profit or loss in connection with the disposal of available-for-sale financial instruments in 2013/14 or 2012/13.

The category "loans and receivables" (L&R) consists primarily of valuation adjustments.

Information on financing costs and financing income is provided in section 5.8 Financial results.

8.1.3 Hierarchy of financial instruments carried at fair value

The following section includes an analysis of the financial instruments carried at fair value. A three-level classification was developed for this analysis in accordance with the measurement hierarchy defined in IFRS 13:

- Level 1: Quoted prices for identical assets or liabilities on an active market (without any adjustments)
- Level 2: Inputs that can be derived directly (e.g. as prices) or indirectly (e.g. based on prices) for the individual assets or liabilities and cannot be classified under Level 1
- Level 3: Inputs for assets or liabilities that are not based on observable market data.

30 April 2014
All amounts in TEUR

Financial assets available for sale	**Level 1**	**Level 2**	**Level 3**	**Total**
IAS 39 investments	0.0	0.0	26,411.6	26,411.6
Financial assets at fair value through profit or loss				
Fair value option				
IAS 39 investments	0.0	0.0	99,605.1	99,605.1
Held for trading				
Derivatives	0.0	0.0	5,053.0	5,053.0
Other current financial assets	0.0	0.0	262,366.1	262,366.1
Financial liabilities at fair value through profit or loss				
Held for trading				
Derivatives	0.0	0.0	53,385.2	53,385.2

30 April 2013
All amounts in TEUR

Financial assets available for sale	**Level 1**	**Level 2**	**Level 3**	**Total**
IAS 39 investments	0.0	0.0	33,396.3	33,396.3
Financial assets at fair value through profit or loss				
Fair value option				
IAS 39 investments	0.0	0.0	132,507.2	132,507.2
Held for trading				
Derivatives	0.0	0.0	4,655.3	4,655.3
Financial liabilities at fair value through profit or loss				
Held for trading				
Derivatives	0.0	0.0	109,710.6	109,710.6

The following table shows the reconciliation of the opening and closing balances of the financial instruments classified under level 3:

	IAS 39 investments		**Derivatives**		**Other current financial assets**	
All amounts in TEUR	**2013/14**	**2012/13**	**2013/14**	**2012/13**	**2013/14**	**2012/13**
Cost as of 1 May	**165,903.5**	**193,527.0**	**-105,055.3**	**-75,317.9**	**0.0**	**0.0**
Recognised in profit or loss	-9,278.7	-19,778.8	19,852.4	-11,730.1	2.,66.0	0.0
Recognised in other comprehensive income	-3,948.0	-8,700.5	0.0	0.0	0.0	0.0
Additions	0.0	0.0	0.0	0.0	260,000.1	0.0
Disposals	-26,660.1	855.8	9,003.1	-18,007.3	0.0	0.0
Disposal through BUWOG spin-off	0.0	0.0	27,867.6	0.0	0.0	0.0
Cost as of 30 April	**126,016.7**	**165,903.5**	**-48,332.2**	**-105,055.3**	**262,366.1**	**0.0**

Valuation procedures and input factors used to determine the fair value of financial instruments

Level	Financial instruments	Valuation method	Major input factors
3	IAS 39 investments (real estate funds)	Net present value methods, valuations based on NAV calculations with risk discounts, valuation based on contractually guaranteed minimum interest with risk discounts	Discount rate, exit yield, vacancy rate, rental prices, risk discount to NAV based on expert estimates
3	Derivatives (interest rate swaps)	Net present value method	Interest rate curves observable on the market, default probabilities, default rates, liability at the time of default
3	Current securities (BUWOG AG convertible bond)	Net present value method, option pricing models	Risk-free interest rate, credit spread, volatility

IMMOFINANZ Group calculates the fair value of derivatives by discounting the future cash flows based on a net present value method. The interest rates used to discount the future cash flows are based on an interest curve that is observable on the market. The following three parameters are required to calculate the credit value adjustment (CVA) and the debt value adjustment (DVA): the probability of default (PD), the loss given default (LGD) and the exposure at default (EAD). The probability of default is derived from the credit default swap (CDS) spreads of the respective counterparty. Derivatives with a positive fair value represent receivables for IMMOFINANZ Group; in these cases, a CVA calculation is used to calculate the amount of the receivable. One parameter for this calculation is the probability of default for the counterparties. IMMOFINANZ Group concludes contracts with over 70 financial institutions, and observable CDS spreads are available on the market for many of them. In exceptional cases, average branch benchmarks are used as a substitute for unavailable spreads. These benchmarks represent Level 1 and 2 input factors on the fair value measurement hierarchy. Derivatives with a negative fair value represent liabilities for IMMOFINANZ Group; in these cases, a DVA calculation is used to calculate the amount of the liability and IMMOFINANZ Group's own probability of default must be determined. IMMOFINANZ Group generally concludes derivatives at the level of the property company that manages a particular property. Neither observable market CDS spreads, nor benchmarks are available for these property companies. CDS spreads are therefore used to estimate credit margins which, in turn, form the basis for deriving the probability of default. The credit margin for IMMOFINANZ Group is determined in a two-step procedure. The first step involves the calculation of an average margin based on previously concluded credit agreements and term sheets, whereby the time horizon for the applied margins equals 12 months. The second step involves obtaining indicative credit margin offers from banks and averaging these values with the margins from the credit agreements and term sheets. These offers are grouped by country and asset class. The individual property companies that have concluded financial instruments are assigned to a group based on country and asset class. The plausibility of the calculated credit margins is also verified by comparison with external market reports. This procedure results in market-conform credit margins that can be used as estimates for valuing the company's own credit risk. These input factors represent Level 3 on the IFRS 13 measurement hierarchy. The loss given default (LGD) is the relative value that would be lost on default. IMMOFINANZ Group used an ordinary market LGD to calculate the CVA and DVA. The exposure at default (EAD) represents the expected amount of the asset or liability at the time of default. The calculation of the EAD is based on a Monte Carlo simulation.

For net present value methods, an increase in the discount rate, exit yield or credit spread leads to a reduction in fair value. In contrast, fair value is increased by a reduction in these input factors.

The valuation of shares in property funds includes assumptions for rental prices and vacancy rates. An expected increase in rental prices leads to an increase in fair value, while an expected reduction leads to a decrease in fair value. An increase in the vacancy rate leads to a reduction in fair value, while a decrease in the vacancy rate leads to a higher fair value.

For the valuation of derivatives, the estimation of the default risk includes assumptions for the probability of default, loss rate and the outstanding amount at the time of expected default. An increase in the probability of default and the loss rate will reduce the fair value of a derivative with a positive outstanding amount (receivable) and reduce the liability for a derivative with a negative outstanding amount (liability). A decrease in the probability of default and the loss rate leads to the opposite effect.

8.1.4 Collateral

IFRS 7 requires the disclosure of collateral. IMMOFINANZ Group companies normally provide collateral for loans related to project financing. Financing is generally concluded at the individual project level, and each company or property is responsible for the related debt service. There are no rights of regress involving IMMOFINANZ AG. As security for the loan, the lending bank receives a package of collateral that can be used to satisfy the receivable in the event a loan is called. This package can include the following types of collateral:

- Mortgage on the land or the land and building
- Pledge of shares in the project company
- Pledge of receivables (from rental agreements, insurance contracts, property management contracts etc.)
- Pledge of bank accounts (accounts for rental payments or other project-related accounts)
- Promissory notes
- Treasury shares

The conditions, type and scope of collateral is defined on an individual basis (for each company and property) and is dependent on the project volume and the amount and term of the loan.

Investment property with a carrying amount of EUR 5,716.4 million (2012/13: EUR 8,798.1 million) was pledged as collateral for long-term financing of EUR 2,753.9 million (2012/13: EUR 4,396.4 million).

Property under construction with a carrying amount of EUR 215.7 million (2012/13: EUR 126.4 million) and real estate inventories with a carrying amount of EUR 98.0 million (2012/13: EUR 70.4 million) also serve as collateral. The corresponding liabilities total EUR 125.2 million (2012/13: EUR 91.4 million) and EUR 89.6 million (2012/13: EUR 69.8 million).

Based on an authorisation of the annual general meeting on 5 October 2012 to sell treasury shares in accordance with § 65 (1b) of the Austrian Stock Corporation Act and to repurchase the company's shares in accordance with § 65 (1) no. 8 and (1b) of the Austrian Stock Corporation Act, IMMOFINANZ AG sold and transferred 101,605,741 treasury shares to financing credit institutions for financing purposes on 10 January 2013 and received EUR 150.0 million of financing for a period of up to three years. Collateral for this financing is provided by 101,605,741 treasury shares and 5,080,287 shares BUWOG AG. The company is entitled to repurchase the shares in exchange for repayment of the financing at any time during the term. At the end of the term, the company is obliged to repurchase the shares in exchange for repayment of the financing. The interest on this financing is coupled with the EURIBOR. Dividends paid by the companies during the financing term will be refunded. The agreed repurchase price for the shares represents the sale price, and the market risk/opportunities associated with the shares therefore remain with the companies.

Additional information on collateral is provided in section 8.4 Transactions with related parties.

8.2 Financial risk management

8.2.1 General information

IFRS 7 requires the disclosure of information that enables the users of financial statements to evaluate the nature and extent of risks arising from financial instruments to which the company is exposed as of the balance sheet date.

As an international corporation, IMMOFINANZ Group is exposed to various financial risks. The most important financial risks for the Group arise from possible changes in foreign exchange rates and interest rates and from the credit standing and solvency of its customers and business partners.

IMMOFINANZ Group has integrated an active risk management system into its operating processes and reporting paths. This system supports the rapid implementation of measures to counter risk and also has a direct impact on strategic decisions and operating processes. Internal guidelines, reporting systems and control measures have been installed throughout IMMOFINANZ Group to support the monitoring, evaluation and control of risks related to the operating business. Risk management in IMMOFINANZ Group takes place at all levels and is ultimately the responsibility of the Executive Board, which is involved in all risk-related decisions. The internal control system (ICS) was also expanded to support the early identification and monitoring of risk. A description of the ICS is provided in the management report.

In accordance with IAS 32 and IAS 39, a distinction is made between primary and derivative financial instruments.

Primary financial instruments reported under assets consist primarily of trade accounts receivable, financing receivables, loans and other receivables, IAS 39 investments ("property funds"),current securities, miscellaneous other financial instruments and cash and cash equivalents. Available-for-sale (AFS) financial assets, current securities and financial instruments recognised at fair value through profit or loss in accordance with the IAS 39 (fair value option) are carried at fair value; all other financial assets are shown at amortised cost. Fair value is based on market prices or calculated in accordance with recognised valuation methods. Primary financial instruments recorded under liabilities consist primarily of financial liabilities carried at amortised cost, liabilities arising from bonds, convertible bonds and trade accounts payable.

Derivative financial instruments are used to hedge the risk arising from fluctuations in foreign exchange rates and interest rates on business operations as well as the risk associated with monetary investments and financing (see section 8.2.5 Interest rate risk).

8.2.2 Default/credit risk

Credit risks arise from the possibility that the counterparty to a transaction could fail to meet the related obligations, and the Group incurs financial damages as a result. The maximum credit risk represents the amounts reported under assets on the balance sheet and the amounts attributable to these risks. Default risk is reflected in appropriate valuation adjustments.

The most important instrument for managing default risk is the continuous evaluation of the credit standing of contract partners. In various development projects, IMMOFINANZ Group works together with local developers. This cooperation can represent a risk for IMMOFINANZ Group if the business partners are unable to meet their contractual obligations in full or on time. Appropriate contractual provisions – e.g. penalties or damage payments in cases where performance does not meet the contract terms – are used to address this risk. In addition, specific activities and goal attainment are monitored regularly by the Group's asset management.

The risk of default on receivables due from tenants is low because tenants are generally required to provide security deposits – cash deposits for residential properties, bank guarantees or cash deposits for commercial properties – and the credit standing of tenants is monitored on a regular basis. The default risk associated with receivables due from banks is also considered to be low because all financing transactions are concluded with financial institutions that have excellent credit ratings. The counterparty default risk is limited by continuous monitoring, fixed investment limits and the diversification of financial institutions.

In 2012/13 and earlier years, IMMOFINANZ and its subsidiaries issued comfort letters for third parties with a maximum exposure of EUR 247.3 million (2012/13: EUR 99.7 million). The probability of occurrence for these contingent liabilities is linked to the fulfilment or non-fulfilment of future conditions and considered to be low at the present time.

8.2.3 Liquidity risk

Liquidity risks are minimised by the preparation of a medium-term forecast covering five years, an annual budget with monthly segmentation and monthly revolving liquidity reports that include variance analyses. Daily liquidity management ensures that all operating obligations can be met and funds can be optimally invested, and also gives the Group the necessary flexibility to realise short-term acquisition opportunities.

IMMOFINANZ Group also uses long-term financing that reflects the financial capability of the individual properties (interest coverage ratio and/or debt service coverage ratio) as well as their market value (loan-to-value ratio).

In order to prevent cost overruns and the resulting excess outflow of liquidity, IMMOFINANZ Group routinely monitors budgets and the progress of construction on all development projects and maintenance work.

The following table shows the term structure of derivative and non-derivative financial liabilities based on the contractually defined outflow of funds. In particular, the reported amounts include current and maturing repayments for financial liabilities and net payments from derivatives.

All amounts in TEUR	Cash outflows under 1 year	Cash outflows between 1 and 5 years	Cash outflows over 5 years
Liabilities arising from convertible bonds	58,035.3	551,922.7	0.0
Liabilities arising from the issue of bonds	18,014.9	314,470.0	0.0
Amounts due to financial institutions	916,176.7	1,642,499.6	1,028,850.7
Miscellaneous	441,893.9	130,360.5	27,229.3
Total non-derivative financial liabilities	**1,434,120.8**	**2,639,252.8**	**1,056,080.0**
Derivative financial instruments (liabilities)	20,300.5	38,633.9	797.0
Total derivative financial liabilities	**20,300.5**	**38,633.9**	**797.0**
Total	**1,454,421.3**	**2,677,886.7**	**1,056,877.0**

Miscellaneous non-derivative financial liabilities include, among others, the liability from the deferred payment of the BUWOG AG convertible bond, trade payables, liabilities to joint ventures and liabilities from deposits and guarantees received.

8.2.4 Foreign exchange risk

IMMOFINANZ Group is exposed to various forms of foreign exchange risk in connection with its balance sheet and cash flows: fluctuations in foreign exchange rates can influence valuation results and also have an impact on the asset position of the company.

Effects on the asset and earnings positions

IAS 21 calls for the translation of monetary assets and liabilities at the average exchange rate in effect on the balance sheet date. In this way, exchange rate fluctuations can have a direct impact on the asset position of the Group.

The individual Group companies record transactions in a currency that differs from their functional currency (e.g. USD loans for property financing) at the average exchange rate on the date of the respective transaction. Foreign currency monetary assets and liabilities are translated at the average exchange rate in effect on the balance sheet date. The resulting foreign exchange gains and losses are recognised to profit or loss for the financial year.

The following table shows the sensitivity of the foreign currency liabilities with financial institutions that are reported in the consolidated financial statements to exchange rate changes. The list shows the theoretical amount of the liabilities based on a change of -/+2% or -/+5% in the exchange rate compared with the rate in effect on the balance sheet date.

2013/14	Amounts due to financial institutions				
All amounts in TEUR	**Currency**	**-5%**	**-2%**	**2%**	**5%**
655,516.4	USD	690,017.3	668,894.3	642,663.1	624,301.3
43,081.4	CHF	45,348.8	43,960.6	42,236.6	41,029.9
11,398.9	PLN	11,998.8	11,631.5	11,175.4	10,856.1
10.8	RON	11.3	11.0	10.5	10.2

The risk of devaluation associated with foreign currency cash balances is offset by the rapid conversion of these funds into the Euro.

Derivative financial instruments are used in some cases to manage foreign exchange risk. The derivative financial instruments used by IMMOFINANZ to hedge this risk are recorded as standalone transactions and not as hedge transactions. Hedge accounting as defined in IAS 39 is not applied. The standalone derivatives are recognised to profit or loss and reported on the income statement.

Section 8.2.5 Interest rate risk provides a list of the market values and conditions of all derivative financial instruments purchased by IMMOFINANZ Group and held as of the balance sheet date as protection against foreign exchange risk.

Cash and cash equivalents are held in the following currencies:

All amounts in TEUR	30 April 2014	30 April 2013
EUR	169,589.1	513,355.4
USD	8,759.1	120,705.3
CHF	1,341.4	2,104.7
HUF	7,406.4	9,035.8
PLN	18,762.9	41,306.7
CZK	7,455.3	14,884.5
RON	13,415.8	13,628.6
RUB	17,156.3	19,212.9
Other	973.6	4,221.0
Total	**244,859.9**	**738,454.9**

8.2.5 Interest rate risk

As an international company, IMMOFINANZ Group is exposed to the risk of interest rate fluctuations on various property submarkets. Changes in interest rates can have a negative impact on Group earnings by increasing the cost of floating rate financing.

A change in interest rates will have a direct influence on financial results through its impact on floating rate financing. IMMOFINANZ Group limits the risk associated with rising interest rates – which would lead to higher interest expense and a decline in financial results – through the use of fixed interest rate financing contracts and derivative financial instruments (above all caps and swaps). These derivative financial instruments are accounted for as standalone derivatives and not as hedges. Hedge accounting as defined in IAS 39 is not applied.

The classification of financial liabilities by type of interest rate is shown in the following table:

All amounts in TEUR	30 April 2014	30 April 2013
Fixed interest financial liabilities	1,239,108.0	1,472,459.8
Variable interest financial liabilities	3,008,563.0	3,945,151.9
Total interest-bearing financial liabilities	**4,247,671.0**	**5,417,611.7**

The following table shows the market values and conditions of all derivative financial instruments that were purchased and held by IMMOFINANZ Group as of 30 April 2014 to hedge interest rate and foreign exchange risk:

	Derivative	Reference value as of 30 April 2014 in TEUR	Market value incl. interest in EUR	Maturity
Interest rate up to 2%	Interest rate swap	88,416.8	-625.1	FY 2015
	Interest rate swap	84,460.6	-1,559.2	FY 2016
	Interest rate swap	57,409.6	-1,398.0	FY 2017
	Interest rate swap	243,166.9	-4,121.8	FY 2018
	Interest rate swap	133,565.5	-6,178.1	FY 2019
	Interest rate swap	98,704.0	-3,726.8	FY 2020
	Interest rate swap	10,796.8	-166.9	FY 2022
	Interest rate swap	10,882.2	-253.3	FY 2023
Number of derivatives: 49		**727,402.4**	**-18,029.2**	
Interest rate from 2% to 3.5%	Cap	23,100.0	0.0	FY 2015
	Collar	201,149.4	-3,888.1	FY 2017
	Interest rate swap	66,670.0	-1,090.4	FY 2015
	Interest rate swap	23,115.0	-992.6	FY 2016
	Interest rate swap	169,879.8	-7,256.4	FY 2017
	Interest rate swap	75,510.4	-5,311.4	FY 2018
	Interest rate swap	81,674.0	-5,641.8	FY 2019
	Interest rate swap	15,311.0	-859.3	FY 2020
	Interest rate swap	6,355.0	-324.2	FY 2021
Number of derivatives: 30		**662,764.6**	**-25,364.2**	
Interest rate over 3.5%	Interest rate swap	20,600.0	-1,060.6	FY 2016
	Interest rate swap	60,708.5	-8,034.5	FY 2018
	Interest rate swap	1,134.1	-158.8	FY 2019
Number of derivatives: 10		**82,442.6**	**-9,253.9**	
Sell	Cross currency swap USD/ILS	-8,612.7	858.6	FY 2015
	Cross currency swap EUR/ILS	-50,103.8	3,534.7	FY 2015
Number of derivatives: 4		**-58,716.5**	**4,393.3**	
Buy	Cross currency swap USD/ILS	8,612.7	-475.1	FY 2015
	Cross currency swap EUR/ILS	50,103.8	-1,615.3	FY 2015
Number of derivatives: 5		**58,716.5**	**-2,090.4**	
	FX forward EUR/PLN	100,451.5	659.7	FY 2015
Number of derivatives: 1		**100,451.5**	**659.7**	
Total number of derivatives: 99		**1,573,061.1**	**-49,684.7** [1]	

[1] *As of the balance sheet date, 94 securities had a total negative value of EUR –54.8 million and 5 securities had a positive market value of EUR 5.1 million.*

The reference value forms the basis value for derivatives outstanding as of the balance sheet date.

The market value represents the amount that the respective company would receive or be required to pay if the transaction were terminated as of the balance sheet date.

A change in the market interest rate will influence the valuation of interest rate derivatives. Net present value calculations based on the DCF method – which is also used to value derivatives – discount future cash flows with current interest rate curves to determine market value. Rising interest rates lead to a higher discount factor and to a reduction in the present value of the derivative.

Sensitivity analyses are used to illustrate the risk associated with interest rate fluctuations. They show the effects of changes in market interest rates on market values and interest payments as well as interest income and expense.

The following sensitivity analysis shows the effect of a change in the interest rate level on the market value of interest rate derivatives (interest rate swaps, caps and collars). An increase of 10 and 25 basis points is assumed (the effects of falling interest rates were not analysed due to the current very low interest rate level). The following market values include accrued interest, but exclude credit risk adjustments.

Sensitivity analysis	Interest rate scenarios	Basis points	
All amounts in TEUR	**2013/14**	**+10**	**+25**
Market value based on increase in interest rate	-54,349.4	-50,304.1	-44,304.8

A further sensitivity analysis shows the influence of floating interest rates on the interest expense associated with financial liabilities. It presents the effect of an assumed average increase of 50 and 100 basis points in interest rates on the interest expense recognised in 2013/14. This analysis assumes that all other variables, in particular foreign exchange rates, remain constant. Due to the very low level of interest rates during the reporting year (e. g. 3-month EURIBOR: 0.339%, 3-month LIBOR USD: 0.223%), a sensitivity analysis for falling interest rates was not prepared for the 2013/14 financial year.

Sensitivity analysis	Interest rate scenarios	Basis points	
All amounts in TEUR	**2013/14**	**+50**	**+100**
Interest expense based on increase in interest rate	203,662.4	211,944.5	219,743.9

Details on the conditions of financial liabilities are provided in section 6.14 Financial liabilities.

In addition to financial liabilities, securities and other receivables – above all financing receivables (loans granted to third parties) – can be sensitive to interest rate changes. The financing receivables generally carry fixed interest rates, and the Group is therefore exposed to no risk or only limited risk from these items.

8.2.6 Capital management

The goal of IMMOFINANZ Group's management is to protect the Group's liquidity at all times. Interest rate hedging instruments such as caps and swaps are used to manage liquidity, above all when interest rates are low. The medium-term target calls for a balanced ratio of equity and debt, respectively an LTV (loan-to- value) ratio of 50.00%.

All amounts in TEUR	30 April 2014	30 April 2013
Equity	4,259,903.8	5,327,066.9
Debt	5,047,643.5	7,253,637.4
Capital structure	**84.4%**	**73.4%**

The BUWOG AG convertible bond, which had been issued but not paid as of 30 April 2014, is reported at a fair value of EUR 262.4 million under other current financial assets and under other financial liabilities at EUR 260.1 million (see sections 6.7 Other financial assets, 6.14 Financial liabilities, 8.4 Transactions with related parties and 8.6 Subsequent events). These two positions are netted out to determine the capital structure.

IMMOFINANZ is not subject to any minimum capital requirements defined by external sources. There were no changes in the capital management policies of IMMOFINANZ Group during the reporting year.

8.3 Financial obligations

8.3.1 Contingent liabilities and guarantees

Contingent liabilities represent possible or existing obligations arising from past events, in cases where it is not probable that an outflow of resources will be required to settle the obligation. In accordance with IFRS 3, contingent liabilities are only recorded on the balance sheet if they are assumed in connection with the acquisition of a company and the fair value on the acquisition date can be measured with sufficient reliability. In subsequent years, contingent liabilities and guarantees are measured through profit or loss at the higher of the expected value determined in accordance with IAS 37 (see section 2.3.16 Provisions) and the initially recognised amount less accumulated amortization in accordance with IAS 18.

This section presents information on the status of legal proceedings related to lawsuits filed by (former) shareholders and lawsuits related to the management contract with Constantia Privatbank Aktiengesellschaft (now: Aviso Zeta AG). The reported values in dispute include, in part, identical items and can therefore not be added.

Legal proceedings by shareholders against IMMOFINANZ AG and IMBEA IMMOEAST Beteiligungsverwaltung GmbH

Since November 2008 a number of shareholders have filed claims against IMMOFINANZ AG (in short: IFAG) and IMMOEAST AG (now: IMBEA IMMOEAST Beteiligungsverwaltung GmbH, in short: IMBEA). Some of the plaintiffs are IMMOFINANZ AG shareholders, while others are shareholders of the former IMMOEAST AG, who are asserting various claims against IMMOFINANZ AG or against IMBEA as the legal successor of IMMOEAST AG. In all cases, the plaintiffs are claiming damages based on prospectus liability or other alleged inadequate capital market information. The plaintiffs' argumentation is based primarily on alleged deficiencies in the prospectuses of IMMOFINANZ AG or IMMOEAST AG. Many of the plaintiffs' claims are also based on other legal grounds, e.g. the violation of ad-hoc reporting requirements. Among others, the plaintiffs contend that the funds raised from the public offering were not used for acquisitions or the development of new real estate projects, but for the financing of IMMOFINANZ AG and IMMOEAST AG and for the purchase of shares in IMMOFINANZ AG and IMMOEAST AG. IMMOFINANZ AG and IMBEA reject these claims. Of special note are 19 class action lawsuits of Austrian origin involving between ten and 908 plaintiffs who have filed claims against IMMOFINANZ AG – largely together with IMBEA.

By the end of April 2013 a total of 810 lawsuits had been filed against IMMOFINANZ AG (whereby IMBEA was also named in some of the cases) and 78 lawsuits only against IMMOEAST AG/IMBEA, for a total of 888 lawsuits with a value in dispute of approx. EUR 253.0 million. Most of the plaintiffs are covered by insurance for legal expenses or represented by AdvoFin, a company that finances such proceedings. The status of the pending proceedings is different, whereby most are still in the early stages. In many of the cases the plaintiffs have already been heard, and a more extensive hearing of evidence has only taken place in a few cases. In 64 cases, a judgment in the first instance or a final judgment was issued, each – for different reasons – in favour of IMMOFINANZ AG or IMMOEAST AG/IMBEA. A decision in 13 further cases is expected during the coming months. In one case the lawsuit was upheld; IMMOFINANZ AG has filed an appeal and a decision by the Regional Appeals Court in Vienna is expected in the coming months. Some of the first-instance decisions were reversed by the Regional Appeals Court in Vienna or the Austrian Supreme Court and remanded to the first-instance court for renegotiation. In total, 138 of the proceedings have been completed to date (39 legally binding judgments rejecting the lawsuits, 19 withdrawals of lawsuits and 74 agreements for withdrawal of the lawsuit under the waiver of claims and six settlements that did not involve any payments by IMMOFINANZ AG and IMBEA to the plaintiffs). The following table shows the status of the pending legal proceedings at the end of April 2014 after the deduction of the 138 previous concluded lawsuits from the above-mentioned 888 lawsuits that had been filed by the end of April 2014.

Pending proceedings: IFAG/IMBEA	Number of proceedings	Value in dispute in MEUR
IFAG	331	24.4
IMBEA	55	7.1
IFAG and IMBEA	364	217.4
Total	**750**	**248.9**

Legal proceedings by shareholders against investment consultants and Aviso Zeta AG and third party notices against IMMOFINANZ AG/IMBEA

At the beginning of August 2008 shareholders of IMMOFINANZ AG and IMMOEAST AG (now: IMBEA) filed lawsuits against Constantia Privatbank Aktiengesellschaft (now: Aviso Zeta AG) and AWD Gesellschaft für Wirtschaftsberatung GmbH (now: Swiss Life Select Österreich GmbH), through which they had purchased IMMOFINANZ and IMMOEAST shares. The plaintiffs allege, in particular, incorrect investment advising, misleading advertising and false depiction of IMMOFINANZ AG and IMMOEAST AG in public due to the withholding of information on the close relationship between the former Constantia Privatbank AG and IMMOFINANZ AG/IMMOEAST AG. Furthermore, the lawsuits contend that information was withheld on material transactions by the former Constantia Privatbank AG with shares of IMMOFINANZ AG and IMMOEAST AG and maintain that investors' funds were not used for the purposes stated in the prospectuses. The plaintiffs are seeking compensation and/or the assessment of the resulting financial losses. The plaintiffs did not lodge any direct claims against IMMOFINANZ AG in these cases. IMMOFINANZ AG and IMBEA are involved as intervening parties in some of the cases against Aviso Zeta AG or Swiss Life Select Österreich GmbH. An intervening party is someone who has a legal interest in the success of one party to pending legal proceedings between other persons or entities. The reason behind this type of intervention is that the defendant can file a recourse claim against IMMOFINANZ AG/IMBEA if the case is lost and is therefore taking action against IMMOFINANZ AG/IMBEA. If IMMOFINANZ AG/IMBEA did not join in these proceedings, IMMOFINANZ AG/IMBEA would not be able to raise the points addressed during the preliminary proceedings in any subsequent regress proceedings. The defendants' main argument against IMMOFINANZ AG/IMBEA is that the damages incurred by the plaintiffs were caused by actions on the part of IMMOFINANZ AG and IMMOEAST AG, which are currently under investigation by the Vienna public prosecutor in connection with criminal proceedings.

By the end of April 2014 Aviso Zeta AG had served IMMOFINANZ AG and/or IMBEA in most cases both companies, with third party noticed in 397 cases. Swiss Life Select Österreich GmbH has also served IMMOFINANZ AG and/or IMBEA with third party noticed in 229 cases, also in class action suits that were filed against Swiss Life Select Österreich GmbH. IMMOFINANZ AG and IMBEA joined in most of these cases

According to the information currently available to IMMOFINANZ AG, judgments have been issued in 54 lawsuits against Swiss Life Select Österreich GmbH and Aviso Zeta AG. Some of these judgments were issued in favour of the respective defendant, others against. Neither Swiss Life Select Österreich GmbH nor Aviso Zeta AG has filed recourse claims against IMMOFINANZ AG or IMBEA. Most of the lawsuits against Swiss Life Select Österreich GmbH have already been concluded.

Third party notices to IFAG/IMBEA	Number of proceedings	Value in dispute in MEUR
Aviso Zeta	397	40.6
AWD (now: Swiss Life Select Österreich GmbH)	229	32.3
Total	**626**	**72.9**

Legal proceedings against Aviso Zeta AG

At the end of April 2014, 1,245 proceedings with a total value in dispute of EUR 281.0 million were still pending against Aviso Zeta AG as the dependent or intervening party. These proceedings are based on different facts and circumstances. The purchase of IMMOFINANZ/IMMOEAST shares is still the primary issue in 1,122 proceedings with a value in dispute of EUR 268.5 million. Moreover, 365 proceedings had been concluded by the end of the 2013/14 financial year (30 April 2014). In 201 of these cases, permanent suspension of the proceedings was agreed in exchange for the waiver of costs. The lawsuits were withdrawn under the waiver of claims in a further 23 cases and rejected in 53 cases. Only 12 proceedings were lost from the viewpoint of Aviso Zeta AG, and favourable settlements were reached in 76 cases. Lawsuits have been filed against Aviso Zeta AG in a further 921 cases (value in dispute: EUR 18.5 million) involving securities brokerage (in particular, Lehman Brothers products with the designation "Dragon FX Garant"). The proceedings were concluded in 799 cases: the results were positive for Aviso Zeta AG (withdrawal, rejection or permanent suspension of the proceedings) in 796 cases and the lawsuits were allowed in only three cases. Several proceedings were interrupted pending a decision by the Court of Justice of the European Union on the correctness of the prospectus publication. The Court of Justice has since remanded the proceedings to the national courts, where they will be continued at the end of 2014.

In a further 273 still pending proceedings, Aviso Zeta AG was served with third-party notices and joined in the proceedings. These cases deal solely with the purchase of IMMOFINANZ/IMMOEAST shares. No regress claims have been filed against Aviso Zeta AG to date.

Furthermore, Aviso Zeta AG has been sued by two former members of the Executive Board for termination benefits.

At the end of 2012 Aviso Zeta AG filed lawsuits against three former members of the Executive Board of Constantia Privatbank AG for compensation for damages and declaration by judgment. The purpose of these lawsuits is to allow for the possible future filing of a recourse claim based on false advising in connection with share purchases. These legal proceedings are still in the early stages.

Defendant's litigation Aviso Zeta AG

Aviso Zeta AG	Number of proceedings	Value in dispute in MEUR
Defendant: IMMOFINANZ/IMMOEAST	849	256
Defendant: Dragon FX Garant	122	2.6
Intervening party	273	12.5
Other	1	9.9
Total	**1,245**	**281**

Proceedings to review the exchange ratio applied to the merger of IMMOEAST AG and IMMOFINANZ AG

IMMOFINANZ AG, as the accepting company, was merged with IMMOEAST AG, as the transferring company, in accordance with a merger agreement dated 21 January 2010. In connection with this merger, the former shareholders of IMMOEAST AG were granted a total of 567,363,702 shares in IMMOFINANZ AG based on an agreed exchange ratio of three IMMOFINANZ shares for each two IMMOEAST shares. Petitions were subsequently filed with the commercial court of Vienna by IMMOFINANZ shareholders and shareholders of the former IMMOEAST AG for a review of this exchange ratio pursuant to §§ 225c ff of the Austrian Stock Corporation Act. This step led to the start of court proceedings, and IMMOFINANZ AG has filed an extensive statement in response to the petitions. In accordance with legal regulations (§ 225g of the Austrian Stock Corporation Act), the commercial court of Vienna ordered an expert opinion on the exchange ratio. In April 2014 Hans Bodendorfer was appointed by the court to prepare an expert opinion that will determine whether the defined exchange ratio reflects the factual and legal situation and evaluate whether the applied valuation methods are plausible.

Decisions or settlements in the proceedings to review the exchange ratio will apply to all shareholders in the respective shareholder groups (erga omnes right). If the proceedings lead to additional payments (additional settlement payments), the shareholders in the disadvantaged shareholder group will receive these payments plus interest at a rate of 2% over the base interest rate on the registration date (28 April 2010). IMMOFINANZ AG has requested permission to grant additional IMMOFINANZ shares in place of cash settlements.

The outcome of the proceedings to review the exchange ratio cannot be predicted at the present time. It is not possible to estimate whether the shareholder groups will be granted additional payments (additional settlement payments) or what the amount of these payments might be.

Other legal disputes

In March 2011 IMMOFINANZ AG filed a lawsuit against three former members of the Executive Board and members of the Supervisory Board of the former Constantia Privatbank AG that involved option transactions to the detriment of the former IMMOEAST AG. The proceedings were suspended after the first hearing in September 2011 until a final binding decision is issued in the criminal proceedings against these former Executive and Supervisory Board members. These criminal proceedings resulted in the (not yet legally binding) first-instance conviction, among others, of two of the three defendants. IMBEA was also awarded approx. EUR 7 million by this first-instance decision (not yet legally binding). In addition, Aviso Zeta was awarded approx. EUR 4 million. The proceedings pertaining to the nullity appeal are currently pending with the Austrian Supreme Court and a decision is expected in autumn 2014.

IMMOFINANZ AG filed a further lawsuit in September 2011 to enforce claims against a former member of the Executive Board and other persons in connection with payments made to third parties without justifiable grounds on the instructions of this former board member. This case is still in the early stages and only a number of parties have been heard.

In 2013 IMMOFINANZ AG and IMBEA filed a lawsuit against a former member of the Executive Board for payment of EUR 10.0 million as compensation for damages. This case is still in the early stages.

In August 2011 a former member of the Executive Board filed a lawsuit against IMMOFINANZ AG to claim payment of remuneration for his duties on the Executive Board for a period of roughly three months. These proceedings are currently suspended until a decision is issued on a parallel case, which represents separate proceedings against IMBEA. The separate proceedings involve a claim by the same former Executive Board member for payment of remuneration for his duties on the Executive Board for the same period of roughly three months. Following a change in the presiding judge, the proceedings will be continued in autumn 2014.

As mentioned above, the values in dispute cover in part identical content. Based on estimates for the expected outcome of these proceedings, IMMOFINANZ Group has recognised an appropriate amount of provisions for legal disputes and provisions for legal proceedings in the consolidated financial statements.

In specific East European countries, legal uncertainty could arise in connection with land ownership.

Information on the liabilities held by IMMOFINANZ is provided in the notes under section 8.2.2 Default/credit risk.

8.3.2 Outstanding construction costs

The following table shows the actual obligations arising from outstanding construction costs for properties under construction:

	Number of properties	Carrying amount in TEUR	Carrying amount in %	Outstanding construction costs in TEUR	Planned rentable space in sqm	Expected fair value after completion in TEUR
Austria	2	4,270.0	1.1%	579.7	1,520	5,353.2
Germany	4	177,188.4	46.1%	153,993.8	84,567	355,800.0
Poland	9	120,271.3	31.3%	107,240.5	115,226	278,605.6
Czech Republic	4	46,154.8	12.0%	24,743.5	31,525	86,052.5
Romania	11	32,456.3	8.4%	0.0	63,067	42,891.7
Other	2	4,007.3	1.0%	0.0	4,432	4,474.3
Total	**32**	**384,348.1**	**100.0%**	**286,557.5**	**300,337**	**773,177.3**

8.4 Transactions with related parties

Related parties in the sense of IAS 24 include all associated companies and companies included through proportionate consolidation. In addition to persons who have a significant influence over IMMOFINANZ AG, related parties include the members of the Executive Board and Supervisory Board of IMMOFINANZ AG and their close family members.

All transactions carried out with related parties during the reporting year reflected arm's length conditions.

Rudolf Fries and Vitus Eckert, who are members of the Supervisory Board of IMMOFINANZ AG, are partners in Eckert Fries Prokopp Rechtsanwälte GmbH, a law firm located in Baden bei Wien. This law firm charged fees of EUR 65,945 for legal advising provided to IMMOFINANZ Group companies in 2013/14. The terms of these fees, above all the hourly rates, reflect standard market conditions.

A former subsidiary of IMMOFINANZ Group (BUWOG-Facility Management GmbH) manages properties owned by ARSENAL Immobilien Development GmbH. Rudolf Fries, a member of the Supervisory Board, is the managing director of this company and Dr. Rudolf FRIES Familienprivatstiftung is an indirect shareholder of this company. The property management fees reflect standard market rates. In 2013/14 these property management fees totalled EUR 418,601.80. Following the spin-off, BUWOG-Facility Management GmbH is no longer a subsidiary of IMMOFINANZ Group.

A member of the Executive Board rented an apartment from BUWOG at normal market conditions prior to the board appointment. This tenant relationship remains intact. In addition, a member of the Executive Board purchased an apartment from BUWOG during the reporting year at standard market conditions.

As part of the remuneration for the members of the Executive Board, IMMOFINANZ AG makes payments to APK Pensionskasse AG. These payments are related to company pensions for the Executive Board members and reflect standard market conditions. Christian Böhm, a member of the Supervisory Board, is a member of the management board of this company. The contributions made in 2013/14 are reported in section 8.4.2 Corporate bodies.

Transactions between fully consolidated subsidiaries are eliminated during the consolidation and are therefore not explained in detail.

8.4.1 Associated companies and companies included through proportionate consolidation

Relations with proportionately consolidated companies

All amounts in TEUR	30 April 2014	30 April 2013
Receivables	61,974.8	65,600.3
Liabilities	43,540.6	42,966.3
	1 May 2013–30 April 2014	1 May 2012–30 April 2013
Other income	293.3	130.9
Interest income	3,123.5	2,469.0
Interest expense	-24.1	-21.4

Relations with associated companies

All amounts in TEUR	30 April 2014	30 April 2013
Receivables	72,262.1	74,754.3
Liabilities	261,457.1	867.2
	1 May 2013–30 April 2014	1 May 2012–30 April 2013
Share of profit/loss from associated companies	43,515.4	-2,910.6
Interest income from associated companies	579.6	255.6

Transactions with associated companies and companies included through proportionate consolidation are carried out at standard market prices and conditions.

The financing for joint ventures is frequently arranged by IMMOFINANZ Group and its partners in a ratio that differs from the respective investments. Receivables and liabilities due from/to the joint venture companies from such transactions are reported in the tables on receivables (see section 6.6 Trade and other receivables) and liabilities (see section 6.15 Trade and other payables).

Based on an authorisation of the annual general meeting on 7 March 2014 and prior to the spin-off on 25 April 2014, BUWOG AG issued a 3.5% convertible bond with a total nominal value of EUR 260.0 million and a term extending to 25 April 2019. This convertible bond was subscribed in full by IMMOFINANZ AG based on the takeover contract 25 April 2014. It is reported at fair value through profit or loss in the consolidated financial statements of IMMOFINANZ Group. In accordance with the issue terms, the conversion price was initially set at EUR 18.93; this price reflected a 40% premium over the arithmetic average of the XETRA closing prices for the BUWOG AG share on the first five trading days (28 April 2014 to 5 May 2014). The conversion right can be exercised at any time during the conversion period from 29 January 2015 to 25 April 2019. The conversion rights will be serviced by conditional capital in accordance with § 159 (2) no. 1 of the Austrian Stock Corporation Act based on an authorisation of the annual general meeting on 7 March 2014. BUWOG AG is entitled to call the entire convertible bond on or before 27 January 2015 with a minimum of 30 days' notice, with payment equalling 101% of the nominal value plus accrued interest. The issue proceeds will be used by the BUWOG Group to purchase a residential property portfolio with roughly 18,000 units and approx. 1.09 million sqm of rentable space in Northern Germany. The transfer of the issue proceeds by IMMOFINANZ Group has been postponed by agreement until the closing of the DGAG portfolio transaction. The agreed interest reflects ordinary market conditions, and the postponement ended in June 2014 (see section 8.6 Subsequent events).

As of 30 April 2014 there were still a number of mutual guarantees and commitments between the BUWOG Group and IMMOFINANZ Group. These liabilities resulted from acquisition financing for various property companies in previous years and from a placement guarantee in connection with the purchase of the DGAG portfolio by the BUWOG Group. The liability provisions reflect ordinary market conditions.

IMMOFINANZ AG has provided the BUWOG Group with support in typical administrative corporate functions – for example, information technology, taxes, group accounting and consolidation – since the spin-off took effect. This support is dependent, above all, on the available of physical data at IMMOFINANZ AG. The organisational structures, technical components and system requirements for the independent performance of these corporate functions by BUWOG AG are still under development at the present time. IMMOFINANZ AG is acting as a service provider on a temporary basis and is bound to the instructions of BUWOG's management. Service contracts were concluded to cover these services; they precisely describe the scope of the work to be performed by IMMOFINANZ AG and define normal market prices for these activities.

8.4.2 Corporate bodies

The corporate bodies of IMMOFINANZ AG are:

Executive Board

Eduard Zehetner – Chief Executive Officer
Birgit Noggler – Chief Financial Officer
Daniel Riedl FRICS – Chief Operating Officer (up to 25 April 2014)
Dietmar Reindl – Chief Operating Officer (as of 1 May 2014)

Supervisory Board

Michael Knap – Chairman (since 2 October 2013), Vice-Chairman up to 2 October 2013
Rudolf Fries – Vice-Chairman (since 2 October 2013), Member up to 2 October 2013
Christian Böhm – Member
Nick J. M. van Ommen FRICS – Member
Herbert Kofler – Chairman (up to 2 October 2013), Member (up to 30 January 2014)
Vitus Eckert – Member (up to 25 April 2014)
Klaus Hübner – Member (up to 25 April 2014)

Members delegated by the Works Council to the Supervisory Board

The Works Council of IMMOFINANZ AG held its constituent meeting on 9 September 2013 and delegated the following persons to the Supervisory Board:

Nikolaus Obermair (delegated by the Works Council since 9 October 2013)
Mark Anthony Held (delegated by the Works Council since 9 October 2013)
Philipp Obermair (delegated by the Works Council from 9 October 2013 to 30 January 2014)
Siegfried Burger-Schattauer (delegated by the Works Council from 9 October 2013 to 25 April 2014)

Executive Board remuneration

All amounts in TEUR	Fixed	Variable	Total
Eduard Zehetner	1,408.0	762.0	2,170.0
Daniel Riedl	841.0	230.0	1,071.0
Birgit Noggler	453.0	180.0	633.0
Total	**2,702.0**	**1,172.0**	**3,874.0**

The above data reflect the amounts paid; the actual amount of the variable remuneration for 2013/14 will only be available after the completion of the consolidated financial statements.

The members of the Executive Board received remuneration of EUR 3.8 million in 2013/14 (2012/13: EUR 4.7 million). Contributions of TEUR 59 (2012/13: TEUR 117.2) were made to the employee severance compensation fund and TEUR 149.2 (2012/13: TEUR 188.5) to the pension fund.

In May 2012, EUR 3.0 million of turnaround bonuses were granted to the three Executive Board members who were active during the reorganisation phase from 2008 to 2011 and are still employed by the company. IMMOFINANZ Group was successfully directed out of the life-threatening crisis in the 2008/09 financial year, and equity and the NAV were substantially increased. Furthermore, dividend payments were made possible.

Supervisory Board remuneration

The members of the Supervisory Board received remuneration of EUR 300,300 in 2013/14. This remuneration is approved each year by the annual general meeting. Therefore, remuneration for the 2013/14 financial year will be the subject of voting by the 21st annual general meeting on 30 September 2014. The remuneration for the Supervisory Board of IMMOFINANZ AG for 2012/13 was based on a fixed payment of EUR 25,025 plus EUR 5,005 for services performed on a committee. The remuneration for the chairman and vice-chairman of the Supervisory Board equals twice and one and a half times this amount, respectively.

The remuneration received by the members of the Supervisory Board is shown in the following table:

All amounts in TEUR	30 April 2014		30 April 2013	
	IMMOFINANZ	Other	IMMOFINANZ	Other
Klaus Hübner	30.0	-	28.6	-
Michael Knap	60.1	2.5	53.6	5.0
Herbert Kofler	80.1	-	71.5	-
Vitus Eckert	35.0	-	28.6	-
Rudolf Fries	35.0	-	32.2	-
Guido Schmidt-Chiari	-	-	28.6	-
Christian Böhm	30.0	-	28.6	-
Nick van Ommen FRICS	30.0	10.0	28.6	10.0
Total	**300.3**	**12.5**	**300.3**	**15.0**

The members of the Executive and Supervisory Boards hold 67,715,428 IMMOFINANZ shares (2012/13: 67,510,428 shares).

8.5 Auditor's fees

The fees charged by Deloitte Austria during the 2013/14 financial year comprise TEUR 474.1 (2012/13: TEUR 498.1) for the audit of the individual and consolidated financial statements, TEUR 1,224.5 (2012/13: TEUR 331.4) for other assurance services and TEUR 136.6 (2012/13: TEUR 160.1) for tax advising.

8.6 Subsequent events

The signing for the sale of a retail property in Klagenfurt, St. Peter, took place on 21 May 2014. This transaction represents an asset deal.

A logistics property in the Czech Republic was sold on 30 June 2014 in the form of a share deal.

On 25 April 2014 BUWOG AG issued a EUR 260.0 million convertible bond with a 3.5% nominal interest rate and a term ending in 2019. This convertible bond was subscribed in full by IMMOFINANZ Group. The issue proceeds will be used by the BUWOG Group to purchase a residential property portfolio with roughly 18,000 units and approx. 1.09 million sqm of rentable space in Northern Germany. The transfer of the issue proceeds by IMMOFINANZ Group has been postponed until the closing of the DGAG portfolio transaction; the related interest reflects ordinary market conditions. The funds were transferred to BUWOG AG on 6 June 2014 and the closing took place on 30 June 2014.

8.7 Release of the consolidated financial statements

These consolidated financial statements were completed and signed by the Executive Board of IMMOFINANZ AG on 1 August 2014 and subsequently distributed to the Supervisory Board. The Supervisory Board is responsible for examining the consolidated financial statements and stating whether or not it approves these documents.

9. Group Companies of IMMOFINANZ AG

The following list covers the subsidiaries, joint ventures and associated companies of IMMOFINANZ AG. It was prepared in accordance with § 245a (1) of the Austrian Commercial Code in connection with § 265 (2) of the Austrian Commercial Code. This list also includes individual subsidiaries that were not fully consolidated for materiality reasons, joint ventures that were not included through proportionate consolidation, associated companies not included at equity and other investments held by IMMOFINANZ Group with a share of ≥ 20.00%.

			Current financial year		Prior year	
Company	Country	Headquarters	Interest in capital	Type of consolidation	Interest in capital	Type of consolidation
"Agroprodaja" d.o.o. Beograd	RS	Belgrade	100.00%	F	100.00%	F
"Heller Fabrik" Liegenschaftsverwertungs GmbH	AT	Vienna	n.a.	n.a.	100.00%	F
"Wienerberg City" Errichtungsges.m.b.H.	AT	Vienna	100.00%	F	100.00%	F
AAX Immobilienholding GmbH	AT	Vienna	100.00%	F	100.00%	F
ABLO Property s.r.o.	CZ	Prague	100.00%	F	100.00%	F
ABSTEM Holdings Ltd.	CY	Nicosia	100.00%	F	100.00%	F
ACE 2 Sp. z o.o.	PL	Warsaw	86.00%	F	n.a.	n.a.
Adama Holding Public Ltd	CY	Nicosia	100.00%	F	100.00%	F
Adama Luxemburg S.A	LU	Luxembourg	100.00%	F	100.00%	F
Adama Management SRL	RO	Bucharest	100.00%	F	100.00%	F
Adama Management Ukraine LLC	UA	Kiev	98.71%	F	98.40%	F
Adama Romania Ltd.	CY	Nicosia	100.00%	F	100.00%	F
Adama Ukraine Ltd	CY	Nicosia	98.71%	F	98.40%	F
AEDIFICIO Liegenschaftsvermietungs- und Beteiligungsgesellschaft m.b.H.	AT	Vienna	100.00%	F	100.00%	F
AEDIFICIO Liegenschaftsvermietungs- und Beteiligungsgesellschaft m.b.H. & Co Kaiserstraße 57–59 KG	AT	Vienna	n.a.	n.a.	100.00%	F
Ahava Ltd.	CY	Nicosia	98.71%	F	98.40%	F
Ahava Ukraine LLC	UA	Kiev	98.71%	F	98.40%	F
Airport Property Development a.s.	CZ	Prague	100.00%	F	100.00%	F
Al Sp. z o.o.	PL	Warsaw	100.00%	F	100.00%	F
Allgemeine Verwertungs-GmbH	DE	Rodgau	n.a.	n.a.	70.00%	NC
Aloli Management Services Limited	CY	Nicosia	100.00%	F	100.00%	F
Alpha Arcadia LLC	UA	Odessa	49.45%	P	49.30%	P
Alpha real d.o.o.	SI	Laibach	100.00%	F	100.00%	F
Anadolu Gayrimenkul Yatirimciligi ve Ticaret A.S.	TR	Istanbul	64.89%	P	64.89%	P
Appartement im Park ErrichtungsGmbH	AT	Vienna	100.00%	F	100.00%	F
Aragonit s.r.o.	CZ	Prague	100.00%	F	100.00%	F
Arbor Corporation s.r.l.	RO	Bucharest	90.00%	F	90.00%	F
ARE 5 Sp. z o.o.	PL	Warsaw	100.00%	F	100.00%	F
ARE 8 Sp. z o.o.	PL	Warsaw	100.00%	F	100.00%	F
ARMONIA CENTER ARAD S.R.L.	RO	Bucharest	100.00%	F	100.00%	F
ARO Eferding Immobilien GmbH	AT	Vienna	100.00%	F	100.00%	F
ARO IBK GmbH	AT	Vienna	100.00%	F	100.00%	F
ARO Immobilien GmbH	AT	Vienna	100.00%	F	100.00%	F
Arpad Center Kft.	HU	Budapest	100.00%	F	100.00%	F
Atlantis Invest Sp. z o.o.	PL	Warsaw	n.a.	n.a.	100.00%	F
ATLAS 2001 CR s.r.o.	CZ	Prague	100.00%	F	100.00%	F
Atom Centrum a.s.	CZ	Prague	100.00%	F	100.00%	F

F = Full Consolidation, P = Proportionate consolidation, E = Equity method, NC = Not consolidated companies

Company	Country	Headquarters	Current financial year		Prior year	
			Interest in capital	Type of consolidation	Interest in capital	Type of consolidation
Atrium Park Kft.	HU	Budapest	100.00%	F	100.00%	F
Aviso Delta GmbH	AT	Vienna	100.00%	F	100.00%	F
Aviso Zeta AG	AT	Vienna	100.00%	F	100.00%	F
BA Energetika s.r.o.	SK	Bratislava	100.00%	F	100.00%	F
Banniz Ltd	CY	Nicosia	100.00%	F	100.00%	F
Barby Holding Sàrl	LU	Luxembourg	100.00%	F	100.00%	F
Baron Development SRL	RO	Bucharest	100.00%	F	100.00%	F
Baslergasse 65 Errichtungsges.m.b.H.	AT	Vienna	n.a.	n.a.	100.00%	F
Bauteil M Errichtungsges.m.b.H.	AT	Vienna	100.00%	F	100.00%	F
Bauteile A + B Errichtungsges.m.b.H.	AT	Vienna	100.00%	F	100.00%	F
Bauteile C + D Errichtungsges.m.b.H.	AT	Vienna	100.00%	F	100.00%	F
BB C – Building A, k.s.	CZ	Prague	100.00%	F	100.00%	F
BB C – Building B, k.s.	CZ	Prague	100.00%	F	100.00%	F
BB C – Building Gamma a.s.	CZ	Prague	100.00%	F	100.00%	F
Berga Investment Limited	CY	Nicosia	100.00%	F	100.00%	F
Bermendoca Holdings Ltd	CY	Nicosia	100.00%	F	100.00%	F
Bersan Gayrimenkul Yatirim A.S.	TR	Istanbul	64.89%	P	64.89%	P
Bertie Investments Sp. z o.o.	PL	Warsaw	100.00%	F	n.a.	n.a.
Bertie Investments Sp. z o.o. SKA	PL	Warsaw	100.00%	F	100.00%	F
Best Construction LLC	UA	Kiev	98.71%	F	98.40%	F
Beta real d.o.o.	SI	Laibach	100.00%	F	100.00%	F
BEWO International Kft.	HU	Budapest	n.a.	n.a.	100.00%	F
Bivake Consultants Ltd.	CY	Nicosia	100.00%	F	100.00%	F
Bloczek Ltd	CY	Nicosia	100.00%	F	100.00%	F
Blue Danube Holding Ltd.	MT	Valletta	100.00%	F	100.00%	F
Boondock Holdings Ltd	CY	Nicosia	100.00%	F	100.00%	F
Borisov Holdings Ltd.	CY	Nicosia	100.00%	F	100.00%	F
Braddock Holding Sàrl	LU	Luxembourg	100.00%	F	100.00%	F
Brno Estates a.s.	CZ	Prague	100.00%	F	100.00%	F
Bubkas Limited	CY	Nicosia	100.00%	F	100.00%	F
Bucharest Corporate Center s.r.l.	RO	Bucharest	100.00%	F	100.00%	F
Bulgarian Circuses and Fun-Fair OOD	BG	Sofia	49.00%	E	49.00%	E
Bulreal EAD	BG	Sofia	49.00%	E	49.00%	E
Business Park Beteiligungs GmbH	AT	Vienna	100.00%	F	100.00%	F
Business Park West-Sofia EAD	BG	Sofia	100.00%	F	100.00%	F
BUWOG – Berlin GmbH	AT	Vienna	n.a.	n.a.	100.00%	F
BUWOG – Breitenfurter Straße 239 GmbH	AT	Vienna	n.a.	n.a.	100.00%	F
BUWOG – Brunnenstraße GmbH & Co. KG	DE	Berlin	n.a.	n.a.	90.00%	F
BUWOG – Brunnenstraße Verwaltungs GmbH	DE	Berlin	n.a.	n.a.	90.00%	F
BUWOG – Chausseestraße 88 GmbH & Co. KG	DE	Berlin	n.a.	n.a.	90.00%	F
BUWOG – Chausseestraße 88 Verwaltungs GmbH	DE	Berlin	n.a.	n.a.	90.00%	F
BUWOG – Deutschland GmbH	AT	Vienna	n.a.	n.a.	100.00%	F
BUWOG – Facility Management GmbH	AT	Vienna	n.a.	n.a.	100.00%	F
BUWOG – Gerhard Bronner Straße GmbH	AT	Vienna	n.a.	n.a.	100.00%	F
BUWOG – Gervinusstraße GmbH & Co. KG	DE	Berlin	n.a.	n.a.	90.00%	F
BUWOG – Gervinusstraße Verwaltungs GmbH	DE	Berlin	n.a.	n.a.	90.00%	F

F = Full Consolidation, P = Proportionate consolidation, E = Equity method, NC = Not consolidated companies

			Current financial year		Prior year	
Company	Country	Headquarters	Interest in capital	Type of consolidation	Interest in capital	Type of consolidation
BUWOG – Gombrichgasse GmbH	AT	Vienna	n.a.	n.a.	100.00%	F
BUWOG – Humboldt Palais GmbH & Co. KG	DE	Berlin	n.a.	n.a.	90.00%	F
BUWOG – Lindengasse 62 GmbH	AT	Vienna	n.a.	n.a.	100.00%	F
BUWOG – Lindenstraße GmbH & Co. KG	DE	Berlin	n.a.	n.a.	90.00%	F
BUWOG – Lindenstraße Verwaltungs GmbH	DE	Berlin	n.a.	n.a.	90.00%	F
BUWOG – Meermann GmbH	DE	Berlin	n.a.	n.a.	90.00%	F
BUWOG – Palais/Scharnhorststraße Verwaltungs GmbH	DE	Berlin	n.a.	n.a.	90.00%	F
BUWOG – Penzinger Straße 76 GmbH	AT	Vienna	n.a.	n.a.	100.00%	F
BUWOG – Projektholding GmbH	AT	Vienna	n.a.	n.a.	100.00%	F
BUWOG – PSD Holding GmbH	AT	Vienna	n.a.	n.a.	100.00%	F
BUWOG – Regattastraße GmbH & Co. KG	DE	Berlin	n.a.	n.a.	90.00%	F
BUWOG – Regattastraße Verwaltungs GmbH	DE	Berlin	n.a.	n.a.	90.00%	F
BUWOG – Scharnhorststraße 26–27 GmbH & Co. KG	DE	Berlin	n.a.	n.a.	90.00%	F
BUWOG – Scharnhorststraße 26–27 Verwaltungs GmbH	DE	Berlin	n.a.	n.a.	90.00%	F
BUWOG – Scharnhorststraße 4 Townhouse GmbH & Co. KG	DE	Berlin	n.a.	n.a.	90.00%	F
BUWOG – Scharnhorststraße 4 Verwaltungs GmbH	DE	Berlin	n.a.	n.a.	90.00%	F
BUWOG – Scharnhorststraße 4 Wohnbauten GmbH & Co. KG	DE	Berlin	n.a.	n.a.	90.00%	F
BUWOG – Seefeld GmbH & Co. KG	DE	Berlin	n.a.	n.a.	90.00%	F
BBUWOG – Seefeld Verwaltungs GmbH	DE	Berlin	n.a.	n.a.	90.00%	F
BUWOG – Universumstraße GmbH	AT	Vienna	n.a.	n.a.	100.00%	F
BUWOG AG	AT	Vienna	49.00%	E	100.00%	F
BUWOG Bauen und Wohnen Gesellschaft mbH	AT	Vienna	n.a.	n.a.	100.00%	F
BUWOG High-Deck GmbH	DE	Berlin	n.a.	n.a.	90.06%	F
BUWOG High-Deck Residential GmbH & Co. KG	DE	Berlin	n.a.	n.a.	94.65%	F
BUWOG Holding GmbH	DE	Berlin	100.00%	NC	n.a.	n.a.
BUWOG Immobilien Beteiligungs GmbH & Co KG	AT	Vienna	n.a.	n.a.	94.00%	F
BUWOG Slovakia s.r.o.	SK	Bratislava	100.00%	F	100.00%	F
BUWON s.r.o.	SK	Bratislava	50.00%	P	50.00%	P
C.A.P. Immobilienprojektentwicklungs- und Beteiligungs Aktiengesellschaft	AT	Vienna	n.a.	n.a.	50.00%	E
C.E. Immobilienprojekte und Beteiligungs GmbH	AT	Vienna	100.00%	F	100.00%	F
C.E. Investicije d.o.o.	SI	Ljubljana	100.00%	F	n.a.	n.a.
C.E. Management GmbH	AT	Vienna	100.00%	F	100.00%	F
C.E.P.D. Kft.	HU	Budapest	100.00%	F	100.00%	F
C.I.M. Beteiligungen 1998 GmbH	AT	Vienna	33.00%	E	33.00%	E
C.I.M. Unternehmensbeteiligungs- und Anlagenvermietungs GmbH	AT	Vienna	33.00%	E	33.00%	E
C.I.M. Verwaltung und Beteiligungen 1999 GmbH	AT	Vienna	33.00%	E	33.00%	E
Campus Budapest Bt.	HU	Budapest	74.96%	F	74.96%	F
Capri Trade s.r.l.	RO	Bucharest	100.00%	F	100.00%	F
Casa Stupenda Franziusstraße GmbH & Co. KG	DE	Düsseldorf	80.00%	F	80.00%	NC
Caterata Limited	CY	Nicosia	50.00%	P	50.00%	P
CBB-L Beta Beteiligungs GmbH in Liqu.	AT	Vienna	100.00%	F	100.00%	F
CBB-L Jota Beteiligungs GmbH in Liqu.	AT	Vienna	100.00%	F	100.00%	F
CBB-L Realitäten Beteiligungs GmbH inLiqu.	AT	Vienna	100.00%	F	100.00%	F
Center Invest Bcsaba Kft.	HU	Budapest	100.00%	F	100.00%	F
Center Invest DEB Kft.	HU	Budapest	100.00%	F	100.00%	F
Center Invest Gödöll Kft.	HU	Budapest	100.00%	F	100.00%	F

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			Current financial year		Prior year	
Company	Country	Headquarters	Interest in capital	Type of consolidation	Interest in capital	Type of consolidation
Center Invest International Kft.	HU	Budapest	100.00%	F	100.00%	F
Center Invest Keszt Kft.	HU	Budapest	100.00%	F	100.00%	F
Center Invest Kft.	HU	Budapest	100.00%	F	100.00%	F
Center Invest Nkanizsa Kft.	HU	Budapest	100.00%	F	100.00%	F
Central Business Center Kft.	HU	Budapest	100.00%	F	100.00%	F
Centre Investments s.r.o.	CZ	Prague	100.00%	F	100.00%	F
Centrum Opatov a.s.	CZ	Prague	100.00%	F	100.00%	F
CEREP Poseidon A7 SAS	IT	Mestre	n.a.	n.a.	50.00%	P
CEREP Poseidon A9 Srl	IT	Milan	n.a.	n.a.	50.00%	P
CFE Immobilienentwicklungs GmbH	AT	Vienna	50.00%	P	50.00%	P
CGS Gamma Immobilien Vermietung GmbH	AT	Vienna	100.00%	F	100.00%	F
CHB Immobilienholding GmbH	AT	Vienna	100.00%	F	100.00%	F
CHB Immobilienholding GmbH & Co. KG	DE	Frankfurt	100.00%	F	100.00%	F
Chronos Immoblien GmbH	AT	Vienna	100.00%	F	100.00%	F
C-I-D RealEstate GmbH	AT	Vienna	n.a.	n.a.	100.00%	F
City Box Amsterdam Zuid B.V.	NL	Amsterdam	n.a.	n.a.	95.01%	F
City Box Eindhoven Centrum B.V.	NL	Amsterdam	n.a.	n.a.	95.01%	F
City Box Euroborg B.V.	NL	Amsterdam	n.a.	n.a.	95.01%	F
City Box Exploitatie I B.V.	NL	Amsterdam	100.00%	F	95.01%	F
City Box Exploitatie II B.V.	NL	Amsterdam	n.a.	n.a.	95.01%	F
City Box Holding B.V.	NL	Amsterdam	100.00%	F	95.01%	F
City Box Local B.V.	NL	Amsterdam	100.00%	F	95.01%	F
City Box Properties B.V.	NL	Amsterdam	100.00%	F	95.01%	F
City Box Properties II B.V.	NL	Amsterdam	n.a.	n.a.	95.01%	F
City Box Rijswijk B.V.	NL	Amsterdam	n.a.	n.a.	95.01%	F
City Tower Vienna Errichtungs- und Vermietungs-GmbH	AT	Vienna	100.00%	F	100.00%	F
Confidential Business SRL	RO	Bucharest	25.00%	P	25.00%	P
Constantia Beteiligungsgesellschaft m.b.H.	AT	Vienna	100.00%	F	100.00%	F
CONSTANTIA Immobilienvermietungs GmbH	AT	Vienna	100.00%	F	100.00%	F
Constantia Treuhand und Vermögensverwaltungs GmbH	AT	Vienna	100.00%	F	100.00%	F
Constari Liegenschaftsvermietungsgesellschaft m.b.H. in Liqu.	AT	Vienna	100.00%	F	100.00%	F
Contips Limited	CY	Nicosia	100.00%	F	100.00%	F
Cora GS s.r.l.	RO	Bucharest	100.00%	F	100.00%	F
CPB Advisory GmbH	AT	Vienna	100.00%	F	100.00%	F
CPB ALPHA Anlagen Leasing GmbH	AT	Vienna	100.00%	F	100.00%	F
CPB Anlagen Leasing Gesellschaft m.b.H.	AT	Vienna	100.00%	F	100.00%	F
CPB BETA Anlagen Leasing GmbH	AT	Vienna	100.00%	F	100.00%	F
CPB Beteiligungs GmbH	AT	Vienna	100.00%	F	100.00%	F
CPB Corporate Finance Consulting GmbH in Liqu.	AT	Vienna	100.00%	F	100.00%	F
CPB DELTA Anlagen Leasing GmbH	AT	Vienna	100.00%	F	100.00%	F
CPB DREI Anlagen Leasing GmbH	AT	Vienna	100.00%	F	100.00%	F
CPB Enterprise GmbH	AT	Vienna	100.00%	F	100.00%	F
CPB EPSILON Anlagen Leasing GmbH	AT	Vienna	100.00%	F	100.00%	F
CPB GAMMA Anlagen Leasing GmbH	AT	Vienna	100.00%	F	100.00%	F
CPB Gesellschaft für Unternehmensbeteiligungen m.b.H.	AT	Vienna	100.00%	F	100.00%	F
CPB Grundstücks und Mobilien Vermietungs GmbH	AT	Vienna	100.00%	F	100.00%	F

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			Current financial year		Prior year	
Company	Country	Headquarters	Interest in capital	Type of consolidation	Interest in capital	Type of consolidation
CPB Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
CPB Immobilien und Mobilien Vermietungs GmbH in Liqu.	AT	Vienna	100.00%	F	100.00%	F
CPB Investitionsgüter Leasing GmbH	AT	Vienna	100.00%	F	100.00%	F
CPB JOTA Anlagen Leasing GmbH	AT	Vienna	100.00%	F	100.00%	F
CPB KAPPA Anlagen Leasing GmbH in Liqu.	AT	Vienna	n.a.	n.a.	100.00%	F
CPB Maschinen Leasing Gesellschaft m.b.H.	AT	Vienna	100.00%	F	100.00%	F
CPB Mobilien Leasing Gesellschaft m.b.H.	AT	Vienna	100.00%	F	100.00%	F
CPB OMIKRON Anlagen Leasing GmbH	AT	Vienna	100.00%	F	100.00%	F
CPB Pegai Anlagen Leasing GmbH	AT	Vienna	100.00%	F	100.00%	F
CPB PRIMA Anlagen Leasing GmbH	AT	Vienna	100.00%	F	100.00%	F
CPB Realitäten und Mobilien Vermietungs GmbH	AT	Vienna	100.00%	F	100.00%	F
CPB TERTIA Anlagen Leasing GmbH	AT	Vienna	100.00%	F	100.00%	F
CPBE Clearing GmbH	AT	Vienna	100.00%	F	100.00%	F
Credo Immobilien Development GmbH	AT	Vienna	100.00%	F	100.00%	F
CREDO Real Estate GmbH	AT	Vienna	100.00%	F	100.00%	F
Dalerise Limited	CY	Nicosia	100.00%	F	100.00%	F
Dapply Trading Ltd.	CY	Nicosia	100.00%	F	100.00%	F
Debowe Tarasy Sp. z o.o.	PL	Warsaw	100.00%	F	100.00%	F
Debowe Tarasy Sp. z o.o. II sp.k.	PL	Warsaw	100.00%	F	100.00%	F
Debowe Tarasy Sp. z o.o. III sp.k.	PL	Warsaw	100.00%	F	100.00%	F
Debowe Tarasy Sp. z o.o. IV sp.k.	PL	Warsaw	100.00%	F	100.00%	F
Decima Immobilienanlagen GmbH	AT	Vienna	100.00%	F	100.00%	F
Deutsche Lagerhaus Beteiligungs GmbH u. Co KG	DE	Mülheim	100.00%	F	100.00%	F
Deutsche Lagerhaus Bönen GmbH u. Co KG	DE	Essen	100.00%	F	100.00%	F
Deutsche Lagerhaus Bremen I GmbH u. Co KG	DE	Essen	100.00%	F	100.00%	F
Deutsche Lagerhaus Dormagen GmbH u. Co KG	DE	Essen	n.a.	n.a.	100.00%	F
Deutsche Lagerhaus dreiundzwanzigste Objekt GmbH & Co KG	DE	Essen	n.a.	n.a.	100.00%	F
Deutsche Lagerhaus Düsseldorf GmbH u. Co KG	DE	Essen	100.00%	F	100.00%	F
Deutsche Lagerhaus einundzwanzigste Objekt GmbH & Co KG	DE	Essen	n.a.	n.a.	100.00%	F
Deutsche Lagerhaus Essen GmbH u. Co KG	DE	Essen	100.00%	F	100.00%	F
Deutsche Lagerhaus Freystadt GmbH u. Co KG	DE	Essen	100.00%	F	100.00%	F
Deutsche Lagerhaus GmbH u. Co KG	DE	Essen	100.00%	F	100.00%	F
Deutsche Lagerhaus Grefrath GmbH	DE	Essen	100.00%	F	100.00%	F
Deutsche Lagerhaus Groß-Gerau GmbH u. Co KG	DE	Essen	100.00%	F	100.00%	F
Deutsche Lagerhaus Hamburg I GmbH u. Co KG	DE	Essen	n.a.	n.a.	100.00%	F
Deutsche Lagerhaus Hamm GmbH u. Co KG	DE	Essen	100.00%	F	100.00%	F
Deutsche Lagerhaus Heusenstamm GmbH u. Co KG	DE	Essen	n.a.	n.a.	100.00%	F
Deutsche Lagerhaus Kirchheim GmbH u. Co KG	DE	Essen	n.a.	n.a.	100.00%	F
Deutsche Lagerhaus Lahr GmbH u. Co KG	DE	Essen	100.00%	F	100.00%	F
Deutsche Lagerhaus Minden GmbH u. Co KG	DE	Essen	100.00%	F	100.00%	F
Deutsche Lagerhaus Neuss GmbH u. Co KG	DE	Essen	100.00%	F	100.00%	F
Deutsche Lagerhaus Niederaula GmbH u. Co KG	DE	Essen	100.00%	F	100.00%	F
Deutsche Lagerhaus Niederaula II GmbH & Co KG	DE	Essen	100.00%	F	100.00%	F
Deutsche Lagerhaus Nürnberg I GmbH u. Co KG	DE	Essen	100.00%	F	100.00%	F
Deutsche Lagerhaus Nürnberg II GmbH & Co. KG	DE	Essen	100.00%	F	100.00%	F
Deutsche Lagerhaus Nürnberg-Hafen GmbH & Co. KG	DE	Düsseldorf	100.00%	F	100.00%	F

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			Current financial year		Prior year	
Company	Country	Headquarters	Interest in capital	Type of consolidation	Interest in capital	Type of consolidation
Deutsche Lagerhaus Oberhausen GmbH u. Co KG	DE	Essen	100.00%	F	100.00%	F
Deutsche Lagerhaus Poing GmbH u. Co KG	DE	Essen	100.00%	F	100.00%	F
Deutsche Lagerhaus Service GmbH	DE	Essen	100.00%	F	100.00%	F
Deutsche Lagerhaus Vaihingen GmbH & Co. KG	DE	Düsseldorf	100.00%	F	100.00%	F
Deutsche Lagerhaus Verwaltungs GmbH	DE	Essen	100.00%	F	n.a.	n.a.
Deutsche Lagerhaus Willich GmbH u. Co KG	DE	Essen	100.00%	F	100.00%	F
Deutsche Lagerhaus zwanzigste Objekt GmbH & Co KG	DE	Essen	n.a.	n.a.	100.00%	F
Deutsche Lagerhaus zweiundzwanzigste Objekt GmbH & Co KG	DE	Essen	n.a.	n.a.	100.00%	F
DH Logistik Kft.	HU	Budapest	100.00%	F	100.00%	F
Dikare Holding Ltd.	RO	Voluntari	22.00%	Fund	22.00%	Fund
Dionysos Immobilien GmbH	AT	Vienna	100.00%	F	100.00%	F
Duist Holdings Ltd.	CY	Nicosia	100.00%	F	100.00%	F
DUS Plaza GmbH	DE	Frankfurt	100.00%	F	100.00%	F
Ebulliente Holdings Ltd	CY	Nicosia	100.00%	F	100.00%	F
ECE Einkaufs-Centrum Kapfenberg Gesellschaft m.b.H.	AT	Vienna	n.a.	n.a.	50.00%	P
ECE Shoppingcenter Projektentwicklungs- und Management GmbH	AT	Vienna	n.a.	n.a.	50.00%	P
Efgad Europe BV	NL	Rotterdam	50.01%	P	50.01%	P
EFSP Immobilienentwicklung GmbH	AT	Vienna	100.00%	F	100.00%	F
EHL Asset Management GmbH	AT	Vienna	n.a.	n.a.	49.00%	E
EHL Immobilien GmbH	AT	Vienna	49.00%	E	49.00%	E
EHL Investment Consulting GmbH	AT	Vienna	49.00%	E	49.00%	E
EHL Real Estate Czech Republic s.r.o., v likvidaci	CZ	Prague	n.a.	n.a.	49.00%	E
EHL Real Estate Hungary Kft. "végelszámolás alatt"	HU	Budapest	49.00%	E	49.00%	E
EHL Real Estate Poland SP.Z O.O.	PL	Katowice	49.00%	E	49.00%	E
EHL Real Estate Romania S.R.L.	RO	Floresti	100.00%	F	n.a.	n.a.
EHL Real Estate Slovakia S.R.O.	SK	Bratislava	100.00%	F	n.a.	n.a.
EKZ Horn Beteiligungsverwaltung GmbH	AT	Vienna	80.00%	NC	n.a.	n.a.
ELCO Energy Sp. z o.o.	PL	Katowice	n.a.	n.a.	100.00%	F
ELCO ICT Sp. z o.o.	PL	Katowice	n.a.	n.a.	100.00%	F
Elmore Investments Sp. z o.o.	PL	Warsaw	100.00%	F	n.a.	n.a.
Elmore Investments Sp. z o.o. SKA	PL	Warsaw	100.00%	F	100.00%	F
Emolu Trading Ltd.	CY	Nicosia	100.00%	F	100.00%	F
Eos Immobilien GmbH	AT	Vienna	100.00%	F	100.00%	F
Ephesus Gayrimenkul Yatirim A.S.	TR	Istanbul	n.a.	n.a.	64.89%	P
equal Projekt GmbH	DE	Frankfurt	100.00%	F	99.00%	NC
Equator Real Sp. z o.o.	PL	Warsaw	100.00%	F	100.00%	F
Erlend Investments Sp. z o.o.	PL	Warsaw	100.00%	F	n.a.	n.a.
Erlend Investments Sp. z o.o. SKA	PL	Warsaw	100.00%	F	100.00%	F
Erste FMZ Rosental Beteiligungsverwaltung GmbH	AT	Vienna	n.a.	n.a.	80.00%	F
ESCENDO Liegenschaftshandelsgesellschaft m.b.H.	AT	Vienna	100.00%	F	100.00%	F
ESCENDO Liegenschaftshandelsgesellschaft m.b.H. & Co KG	AT	Vienna	100.00%	F	100.00%	F
ESG Beteiligungs GmbH	AT	Vienna	n.a.	n.a.	100.00%	F
ESG Wohnungsgesellschaft mbH Villach	AT	Villach	n.a.	n.a.	99.98%	F
E-Stone Central Europe AT Holding GmbH	AT	Vienna	28.00%	NC	28.00%	NC
E-Stone Central Europe Holding B.V.	NL	Amsterdam	28.00%	NC	28.00%	NC
E-Stone Metropoles AT Holding GmbH	AT	Vienna	100.00%	NC	100.00%	NC

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Company	Country	Headquarters	Interest in capital	Type of consolidation	Interest in capital	Type of consolidation
E-Stone TriCapitals Holding B.V.	NL	Amsterdam	40.00%	NC	40.00%	NC
Etsu Ltd	CY	Nicosia	100.00%	F	100.00%	F
Euréal Lambda Vastgoed B.V.	NL	Amsterdam	n.a.	n.a.	94.90%	F
EURL DU LOGISTIQUES NICE	FR	Paris	100.00%	F	100.00%	F
Euro Businesspark Kft.	HU	Budapest	100.00%	F	100.00%	F
Europa City Box B.V.	NL	Amsterdam	n.a.	n.a.	95.01%	F
EXIT 100 Projektentwicklungs GmbH	AT	Vienna	100.00%	F	100.00%	F
Eye Shop Targu Jiu s.r.l.	RO	Bucharest	100.00%	F	100.00%	F
Fawna Limited	CY	Nicosia	99.36%	F	99.20%	F
Final Management s.r.o.	CZ	Prague	100.00%	F	100.00%	F
Flureca Trading ltd	CY	Nicosia	100.00%	F	100.00%	F
FMZ Baia Mare Imobiliara s.r.l.	RO	Bucharest	100.00%	F	100.00%	F
FMZ Gydinia Sp. z o.o.	PL	Warsaw	n.a.	n.a.	40.00%	E
FMZ Lublin Sp. z o.o.	PL	Warsaw	30.00%	E	30.00%	E
FMZ Rosental Betriebs GmbH	AT	Vienna	n.a.	n.a.	80.00%	F
FMZ Sosnowiec Sp. z o.o.	PL	Warsaw	45.00%	E	45.00%	E
FRANKONIA Eurobau Königskinder GmbH	DE	Nettetal	50.00%	E	50.00%	E
Freeze 1 Development s.r.l.	RO	Bucharest	100.00%	F	100.00%	F
Frescura Investments B.V.	NL	Amsterdam	100.00%	F	100.00%	F
FUTUR-IMMOBILIEN GmbH	AT	Vienna	100.00%	F	100.00%	F
G2 Beta Errichtungs- und Verwertungs GmbH	AT	Vienna	n.a.	n.a.	100.00%	F
G2 Beta Errichtungs- und VerwertungsGmbH & Co KG	AT	Vienna	n.a.	n.a.	100.00%	F
GAD Real Estate SRL	RO	Bucharest	50.10%	P	50.10%	P
GAL Development SRL	RO	Bucharest	100.00%	F	100.00%	F
Galeria Zamek Sp. z o.o.	PL	Lublin	100.00%	F	100.00%	F
Gangaw Investments Limited	CY	Nicosia	100.00%	F	100.00%	F
Geiselbergstraße 30–32 Immobilienbewirtschaftungsgesellschaft m.b.H.	AT	Vienna	100.00%	F	100.00%	F
GENA DREI Immobilienholding GmbH	AT	Vienna	100.00%	F	100.00%	F
Gena Fünf Immobilienholding GmbH	AT	Vienna	n.a.	n.a.	100.00%	F
GENA SECHS Immobilienholding GmbH	AT	Vienna	n.a.	n.a.	100.00%	F
GENA SIEBEN Immobilienholding GmbH	AT	Vienna	100.00%	F	n.a.	n.a.
Gena Vier Immobilienholding GmbH	AT	Vienna	100.00%	F	100.00%	F
GENA ZWEI Immobilienholding GmbH	AT	Vienna	n.a.	n.a.	100.00%	F
Gendana Ventures Ltd.	CY	Nicosia	100.00%	F	100.00%	F
Gewerbepark Langen	DE	Langen	60.00%	NC	60.00%	NC
GF Amco Development srl	RO	Ilfov	22.00%	NC	22.00%	NC
Gila Investment SRL	RO	Bucharest	100.00%	F	100.00%	F
Global Emerging Property Fund L.P.	GB	Jersey, Channel Islands	25.00%	Fund	25.00%	Fund
Global Trust s.r.l.	RO	Bucharest	100.00%	F	100.00%	F
Globe 13 Kft.	HU	Budapest	100.00%	F	100.00%	F
Globe 3 Ingatlanfejlesztö Kft.	HU	Budapest	100.00%	F	100.00%	F
Gordon Invest Kft.	HU	Budapest	100.00%	F	100.00%	F
Gordon Invest Netherlands B.V.	NL	Amsterdam	100.00%	F	100.00%	F
Grand Centar d.o.o.	HR	Zagreb	100.00%	F	100.00%	F
Graviscalar Limited	CY	Nicosia	100.00%	F	100.00%	F
Greenfield Logistikpark Schwerte GmbH & Co. KG	DE	Düsseldorf	n.a.	n.a.	90.00%	F

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Company	Country	Headquarters	Current financial year		Prior year	
			Interest in capital	Type of consolidation	Interest in capital	Type of consolidation
Greenfield Logistikpark Vaihingen-Ost GmbH	DE	Düsseldorf	75.00%	F	n.a.	n.a.
Hadas Management SRL	RO	Bucharest	75.00%	P	75.00%	P
Hadimköy Gayrimenkul Yatirim A.S.	TR	Istanbul	n.a.	n.a.	64.89%	P
Haller Kert Kft.	HU	Budapest	100.00%	F	100.00%	F
Harborside Imobiliara s.r.l.	RO	Bucharest	90.00%	F	75.00%	F
HDC Investitii SRL	RO	Bucharest	100.00%	F	100.00%	F
Hekuba S.à r.l.	LU	Luxembourg	64.89%	P	64.89%	P
Heller Beteiligungsverwaltung GmbH	AT	Vienna	n.a.	n.a.	100.00%	F
Heller Geriatrie GmbH	AT	Vienna	n.a.	n.a.	100.00%	F
HEPP III Luxembourg MBP SARL	LU	Luxembourg	50.00%	P	50.00%	P
Herva Ltd.	CY	Nicosia	100.00%	F	100.00%	F
HL Bauprojekt GesmbH	AT	Vienna	100.00%	F	100.00%	F
HM 7 Liegenschaftsvermietungsgesellschaft m.b.H. in Liqu.	AT	Vienna	100.00%	F	100.00%	F
I&I Real Estate Asset Management GmbH	AT	Vienna	100.00%	F	100.00%	F
IA Holding 1 Kft.	HU	Budapest	100.00%	F	100.00%	F
ICS Ani Roada Gilei SRL	MD	Chisinau	99.90%	F	99.90%	F
ICS Noam Development SRL	MD	Chisinau	99.90%	F	99.90%	F
ICS Shay Development SRL	MD	Chisinau	99.90%	F	99.90%	F
IE Equuleus NL B.V.	NL	Amsterdam	100.00%	F	100.00%	F
I-E Immoeast Real Estate GmbH	AT	Vienna	100.00%	F	100.00%	F
IE Narbal NL B.V.	NL	Amsterdam	100.00%	F	100.00%	F
I-E-H Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
I-E-H Immoeast Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IM Sharon Development SRL	MD	Chisinau	99.90%	F	99.90%	F
IM TAL Development SRL	MD	Chisinau	50.00%	P	50.00%	P
IMAK CEE N.V.	NL	Amsterdam	100.00%	F	100.00%	F
IMAK Finance B.V.	NL	Amsterdam	100.00%	F	100.00%	F
IMBEA Immoeast Beteiligungsverwaltung GmbH	AT	Vienna	100.00%	F	100.00%	F
IMF Casa Stupenda GmbH	DE	Frankfurt	100.00%	F	100.00%	NC
IMF Casa Stupenda Verwaltungs GmbH	DE	Frankfurt	100.00%	F	100.00%	NC
IMF Deutschland GmbH	DE	Essen	100.00%	F	100.00%	F
IMF Holdings LLC	US	Wilmington	73.33%	F	73.33%	F
IMF Investments 105 LP	US	Houston	66.00%	P	66.00%	P
IMF Investments 106 LP	US	Houston	n.a.	n.a.	90.00%	P
IMF Investments 107 LP	US	Houston	n.a.	n.a.	90.00%	P
IMF Investments 111 LP	US	Houston	90.00%	P	90.00%	P
IMF Investments 205 LP	US	Houston	66.00%	P	66.00%	P
IMF Investments 307 LP	US	Houston	90.00%	P	90.00%	P
IMF Königskinder GmbH	DE	Frankfurt	100.00%	F	100.00%	F
IMF Lagerhaus GmbH	DE	Essen	100.00%	F	100.00%	F
IMF PRIMA Liegenschafts- und Mobilienvermietungsgesellschaft m.b.H.	AT	Vienna	100.00%	F	100.00%	F
IMF QUARTA Liegenschafts- und Mobilienvermietungsgesellschaft m.b.H.	AT	Vienna	100.00%	F	100.00%	F
IMF SECUNDA Liegenschafts- und Mobilienvermietungsgesellschaft m.b.H.	AT	Vienna	100.00%	F	100.00%	F
IMF Solo Investments LLC	US	Wilmington	100.00%	F	100.00%	F
IMMOASIA Beteiligungs GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOASIA IMMOBILIEN ANLAGEN GmbH	AT	Vienna	100.00%	F	100.00%	F

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Immobilia Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOBILIA Immobilienhandels GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOBILIA Immobilienhandels GmbH & Co KG	AT	Vienna	100.00%	F	100.00%	F
Immobilia L Liegenschafts Vermietungs GmbH	AT	Vienna	100.00%	F	100.00%	F
Immobilia L Liegenschafts Vermietungs GmbH & Co Bischoffgasse 14/Rosasgasse 30 KG	AT	Vienna	100.00%	F	100.00%	F
Immobilia L Liegenschafts Vermietungs GmbH & Co Viriotgasse 4 KG	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Acquisition & Management GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST ALLEGRO Beteiligungs GmbH	AT	Vienna	100.00%	F	100.00%	F
Immoeast Baneasa Airport Tower srl	RO	Bucharest	100.00%	F	100.00%	F
IMMOEAST Beteiligungs GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Bulgaria 1 EOOD	BG	Sofia	100.00%	F	100.00%	F
Immoeast Cassiopeia Financing Holding Ltd.	CY	Nicosia	100.00%	F	100.00%	F
IMMOEAST Despina I B.V.	NL	Amsterdam	100.00%	F	100.00%	F
IMMOEAST Despina II B.V.	NL	Amsterdam	100.00%	F	100.00%	F
IMMOEAST Despina III B.V.	NL	Amsterdam	100.00%	F	100.00%	F
IMMOEAST Despina IV B.V.	NL	Amsterdam	100.00%	F	100.00%	F
IMMOEAST Despina V B.V.	NL	Amsterdam	100.00%	F	100.00%	F
IMMOEAST HRE Investment dwa Sp. z o.o.	PL	Warsaw	100.00%	F	100.00%	F
IMMOEAST Immobilien GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Iride IV Project s.r.l.	RO	Bucharest	100.00%	F	100.00%	F
IMMOEAST Netherlands II B.V.	NL	Amsterdam	100.00%	F	100.00%	F
IMMOEAST Polonia Sp. z o.o.	PL	Warsaw	100.00%	F	100.00%	F
Immoeast Polonia Sp. z o.o. S.k.a.	PL	Katowice	100.00%	F	100.00%	F
IMMOEAST Presto Beteiligungs GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt Abdallo Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt Almansor Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt Almaria Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt Alpha Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt Amfortas Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt ANDROMACHE Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt Annius Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt Arbaces Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt Aries Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt Babekan Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt Barbarina Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt Beta Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt Caelum Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt Cassiopeia Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
Immoeast Projekt Centesimus Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt Cepheus Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt Cherubino Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt Chorebe Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt Cimarosa Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt Cinna Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt Circinus Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt Curzio Holding GmbH	AT	Vienna	100.00%	F	100.00%	F

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IMMOEAST Projekt Cygnus Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt Decimus Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt Delta Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt DESPINA Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt Dorabella Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt Ducentesimus Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt Duodecimus Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt Epsilon Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt Equuleus Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt Eridanus Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt Fenena Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt Gamma Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt Hekuba Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt Hüon Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt Hydrus Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt Hylas Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt Idamantes Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt Investment jeden Sp.z o.o. w likwidacji	PL	Warsaw	100.00%	F	100.00%	F
IMMOEAST Projekt Jota Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt Kappa Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt Lambda Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt Marcellina Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt Masetto Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt Montano Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt Moskau Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt Narbal Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
Immoeast Projekt Nonagesimus Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt Nonus Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt Octavus Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
Immoeast Projekt Octogesimus Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt Omega Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt Pantheus Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt Polyxene Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt Quadragesimus Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt Quartus Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt Quindecimus Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt Radames Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt Rezia Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt ROSCHANA Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt Sarastro Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt Secundus Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt Semos Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt Septendecimus Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt Septimus Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt Sexagesimus Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt Sextus Holding GmbH	AT	Vienna	100.00%	F	100.00%	F

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			Current financial year		Prior year	
Company	Country	Headquarters	Interest in capital	Type of consolidation	Interest in capital	Type of consolidation
IMMOEAST Projekt Sita Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt Tertius Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt Titania Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt Titurel Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt Trecenti Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt Tredecimus Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt Vicesimus Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Projekt Zerlina Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOEAST Silesia Holding Ltd.	CY	Nicosia	100.00%	F	100.00%	F
IMMOEAST Slovakia s.r.o.	SK	Bratislava	100.00%	F	100.00%	F
IMMOFINANZ Accounting Services Deutschland GmbH	DE	Cologne	100.00%	F	n.a.	n.a.
Immofinanz Advice GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOFINANZ AG	AT	Vienna	100.00%	F	100.00%	F
IMMOFINANZ Aleos Anlagen Leasing GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOFINANZ ALPHA Immobilien Vermietungsgesellschaft m.b.H.	AT	Vienna	100.00%	F	100.00%	F
IMMOFINANZ Artemis Immobilien Vermietung GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOFINANZ Asset- und Beteiligungsmanagement Deutschland GmbH	DE	Cologne	100.00%	F	n.a.	n.a.
Immofinanz Beta Liegenschaftsvermietungsgesellschaft m.b.H.	AT	Vienna	100.00%	F	100.00%	F
IMMOFINANZ BETEILIGUNGS GmbH	AT	Vienna	100.00%	F	100.00%	F
Immofinanz Center Management Poland Sp. z o.o.	PL	Warsaw	100.00%	F	n.a.	n.a.
Immofinanz Corporate Finance Consulting GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOFINANZ Demophon Immobilienvermietungs GmbH	AT	Vienna	n.a.	n.a.	100.00%	F
IMMOFINANZ Enodia Realitäten Vermietungs GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOFINANZ Enodia Realitäten Vermietungs GmbH & Co OG	AT	Vienna	100.00%	F	100.00%	F
Immofinanz Epsilon Liegenschafts- und Mobilienvermietungsgesellschaft m.b.H.	AT	Vienna	100.00%	F	100.00%	F
IMMOFINANZ Finance BV	NL	Amsterdam	100.00%	F	100.00%	F
IMMOFINANZ Friesenquartier GmbH	DE	Cologne	94.90%	F	94.90%	F
IMMOFINANZ Friesenquartier II GmbH	DE	Cologne	94.90%	F	94.90%	F
IMMOFINANZ Friesenquartier Management GmbH	DE	Cologne	100.00%	F	100.00%	F
Immofinanz Gamma Liegenschafts- und Mobilienvermietungsgesellschaft m.b.H.	AT	Vienna	100.00%	F	100.00%	F
Immofinanz Gesellschaft für Unternehmensbeteiligungen GmbH	AT	Vienna	100.00%	F	100.00%	F
Immofinanz Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOFINANZ Hungária Harmadik Kft.	HU	Budapest	100.00%	F	100.00%	F
IMMOFINANZ IMMOBILIEN ANLAGEN Schweiz AG	CH	Luterbach	100.00%	F	100.00%	F
IMMOFINANZ Immobilien Vermietungs-Gesellschaft m.b.H.	AT	Vienna	100.00%	F	100.00%	F
IMMOFINANZ Ismene Immobilien Vermietungs-Gesellschaft m.b.H.	AT	Vienna	100.00%	F	100.00%	F
IMMOFINANZ JOTA Liegenschafts- und Mobilienvermietungsgesellschaft m.b.H.	AT	Vienna	100.00%	F	100.00%	F
IMMOFINANZ KAPPA Liegenschafts- und Mobilienvermietungsgesellschaft m.b.H.	AT	Vienna	100.00%	F	100.00%	F
IMMOFINANZ LAMBDA Liegenschafts- und Mobilienvermietungs-gesellschaft m.b.H.	AT	Vienna	100.00%	F	100.00%	F
Immofinanz Liegenschaftsverwaltungs- und Beteiligungsgesellschaft m.b.H.	AT	Vienna	100.00%	F	100.00%	F
IMMOFINANZ Metis Anlagen Leasing GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOFINANZ MONTAIGNE Liegenschaftsvermietungs GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOFINANZ OMEGA Liegenschafts- und Mobilienvermietungs-gesellschaft m.b.H.	AT	Vienna	100.00%	F	100.00%	F
IMMOFINANZ OMIKRON Liegenschafts- und Mobilienvermietungs-gesellschaft m.b.H.	AT	Vienna	100.00%	F	100.00%	F

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Company	Country	Headquarters	Current financial year: Interest in capital	Current financial year: Type of consolidation	Prior year: Interest in capital	Prior year: Type of consolidation
IMMOFINANZ Phoenix LLC	US	Scottsdale	100.00%	F	100.00%	F
Immofinanz Polska Sp. z o.o.	PL	Warsaw	100.00%	F	100.00%	F
IMMOFINANZ Services Czech Republic, s.r.o.	CZ	Prague	100.00%	F	100.00%	F
IMMOFINANZ SERVICES HUNGARY Kft.	HU	Budapest	100.00%	F	100.00%	F
Immofinanz Services Poland	PL	Warsaw	100.00%	F	100.00%	F
IMMOFINANZ Services Romania s.r.l.	RO	Bucharest	100.00%	F	100.00%	F
IMMOFINANZ Services Slovak Republic, s.r.o.	SK	Bratislava	100.00%	F	100.00%	F
IMMOFINANZ SIGMA Liegenschafts- und Mobilienvermietungsgesellschaft m.b.H.	AT	Vienna	100.00%	F	100.00%	F
IMMOFINANZ SITA Liegenschafts- und Mobilienvermietungsgesellschaft m.b.H.	AT	Vienna	100.00%	F	100.00%	F
Immofinanz TCT Liegenschaftsverwertungs GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOFINANZ USA REAL ESTATE Inc. II	US	Wilmington	100.00%	F	100.00%	F
IMMOFINANZ USA, Inc.	US	Wilmington	100.00%	F	100.00%	F
Immofinanz Zeta Liegenschafts- und Mobilienvermietungsgesellschaft m.b.H.	AT	Vienna	100.00%	F	100.00%	F
Immofinanz zwei Liegenschafts- und Mobilienvermietungsgesellschaft m.b.H.	AT	Vienna	100.00%	F	100.00%	F
IMMOKRON Immobilienbetriebsgesellschaft m.b.H.	AT	Vienna	80.00%	F	80.00%	F
ImmoPoland Sp. z o.o.	PL	Warsaw	100.00%	F	100.00%	F
IMMOWEST Beteiligungs GmbH	AT	Vienna	100.00%	F	100.00%	F
IMMOWEST IMMOBILIEN ANLAGEN GMBH	AT	Vienna	100.00%	F	100.00%	F
Immowest Lux I S.à.r.l.	LU	Esch-sur-Alzette	n.a.	n.a.	100.00%	F
Immowest Lux II S.à.r.l.	LU	Luxembourg	100.00%	F	100.00%	F
IMMOWEST Lux III S.à.r.l.	LU	Luxembourg	100.00%	F	100.00%	F
Immowest Lux IV S.à.r.l.	LU	Luxembourg	100.00%	F	100.00%	F
Immowest Lux V S.à.r.l.	LU	Luxembourg	100.00%	F	100.00%	F
Immowest Lux VI S.à.r.l.	LU	Luxembourg	100.00%	F	100.00%	F
Immowest Lux VII S.à.r.l.	LU	Luxembourg	100.00%	F	100.00%	F
Immowest Lux VIII Sarl	LU	Esch-sur-Alzette	100.00%	F	100.00%	F
Immowest Netherland I B.V.	NL	Amsterdam	100.00%	F	100.00%	F
IMMOWEST OVERSEAS REAL ESTATE GmbH	AT	Vienna	100.00%	F	100.00%	F
Immowest Primus GmbH	DE	Frankfurt	100.00%	F	100.00%	F
IMMOWEST PROMTUS Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
Immowest Spandau 1 GmbH & Co. KG	DE	Frankfurt	n.a.	n.a.	100.00%	F
Immowest Spandau 2 GmbH & Co. KG	DE	Frankfurt	n.a.	n.a.	100.00%	F
Immowest Spandau 3 GmbH & Co. KG	DE	Frankfurt	n.a.	n.a.	100.00%	F
Immowest Spandau Primus GmbH	DE	Frankfurt	n.a.	n.a.	100.00%	F
IMMOWEST Storage Holding B.V.	NL	Amsterdam	100.00%	F	95.01%	F
IMMOWEST Storage Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
Infinitas Projektentwicklungsgesmbh	AT	Vienna	100.00%	F	100.00%	F
INFRA 1 Grundstückverwaltungs-Gesellschaft m.b.H.	AT	Vienna	100.00%	F	100.00%	F
Interbüro Tervezö, Kivitelezö es Üzemeltetö Kft.	HU	Budapest	n.a.	n.a.	32.50%	E
International Real Estate Services Szolgáltató és Tanácsadó Korlátolt Felelõsségû Társaság végelszámolás alatt	HU	Budapest	n.a.	n.a.	100.00%	NC
Interoffice Irodaepület Kft.	HU	Budapest	100.00%	F	n.a.	n.a.
IP1 Liegenschaftsverwaltungsgesellschaft m.b.H.	AT	Vienna	100.00%	F	100.00%	F
IP1 Liegenschaftsverwaltungsgesellschaft m.b.H. & Co. Alpha KG in Liquidation	AT	Vienna	n.a.	n.a.	100.00%	F
Ipari Park Körmend Kft	HU	Budapest	100.00%	F	100.00%	F

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Company	Country	Headquarters	Current financial year		Prior year	
			Interest in capital	Type of consolidation	Interest in capital	Type of consolidation
IPOPEMA 78 Fundusz Inwestycyjny Zamkniety Aktywów Niepublicznych	PL	Warsaw	100.00%	F	100.00%	F
Irascib Holdings Ltd.	CY	Nicosia	100.00%	F	100.00%	F
IRES Slovakia s.r.o.	SK	Bratislava	100.00%	NC	100.00%	NC
IRES Sp. z o.o.	PL	Warsaw	100.00%	F	100.00%	F
IRIDE S.A.	RO	Bucharest	100.00%	F	100.00%	F
Itteslak Trading Ltd	CY	Nicosia	100.00%	F	100.00%	F
IWD IMMOWEST Immobilienholding GmbH	AT	Vienna	100.00%	F	100.00%	F
J.H. Prague a.s.	CZ	Prague	100.00%	F	100.00%	F
JUNGMANNOVA ESTATES a.s.	CZ	Prague	100.00%	F	100.00%	F
Kastor Real Sp. z o.o.	PL	Warsaw	100.00%	F	100.00%	F
Kibiq Ltd	CY	Nicosia	100.00%	F	100.00%	F
Kilyos Gayrimenkul Yatirim A.S.	TR	Istanbul	64.89%	P	64.89%	P
Klio Real Sp. z o.o.	PL	Warsaw	100.00%	F	n.a.	n.a.
Klyos Media s.r.l.	RO	Bucharest	100.00%	F	100.00%	F
Koral Residence EOOD	BG	Sofia	100.00%	F	100.00%	F
Lagerman Properties Limited	CY	Nicosia	100.00%	F	100.00%	F
Lasiantus Ltd	CY	Nicosia	100.00%	F	100.00%	F
Lasuvu Consultants Ltd.	CY	Nicosia	100.00%	F	100.00%	F
Leah Investments SRL	RO	Voluntari	n.a.	n.a.	100.00%	F
LeasCon Anlagen Leasing und Beteiligungs GmbH	AT	Vienna	100.00%	F	100.00%	F
LeasCon Gesellschaft für Unternehmensbeteiligungen GmbH	AT	Vienna	100.00%	F	100.00%	F
LeasCon Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
LeasCon Maschinen Leasing und Handels GmbH	AT	Vienna	100.00%	F	100.00%	F
LeasCon Mobilien Leasing GmbH	AT	Vienna	100.00%	F	100.00%	F
Lentia Real (1) Kft.	HU	Budapest	100.00%	F	100.00%	F
Lepus sp. z o.o. w likwidacji	PL	Warsaw	n.a.	n.a.	28.00%	NC
Leretonar Ltd	CY	Nicosia	100.00%	F	100.00%	F
Leurax Consultants Ltd	CY	Nicosia	100.00%	F	100.00%	F
Leutselinge Ltd	CY	Nicosia	100.00%	F	100.00%	F
Lifestyle Logistik II s.r.o.	SK	Bratislava	100.00%	F	100.00%	F
Lifestyle Logistik s.r.o.	SK	Bratislava	100.00%	F	100.00%	F
Linzer Straße 80 Gesellschaft mbH	AT	Vienna	n.a.	n.a.	100.00%	F
Log Center Brasov s.r.l.	RO	Bucharest	100.00%	F	100.00%	F
Log Center Ploiesti s.r.l.	RO	Bucharest	100.00%	F	100.00%	F
Log Center Sibiu s.r.l.	RO	Bucharest	100.00%	F	100.00%	F
Logistic Contractor s.r.l.	RO	Bucharest	100.00%	F	100.00%	F
Lonaretia Consultants ltd	CY	Nicosia	100.00%	F	100.00%	F
Loudaumcy Investments Ltd	CY	Nicosia	100.00%	F	100.00%	F
LUB Leasing- und Unternehmensbeteiligungs GmbH	AT	Vienna	100.00%	F	100.00%	F
LZB Bülach AG	CH	Bülach	100.00%	F	100.00%	F
M.O.F. Beta Immobilien AG	AT	Vienna	20.00%	Fund	20.00%	Fund
M.O.F. Immobilien AG	AT	Vienna	20.00%	Fund	20.00%	Fund
Maalkaf BV	NL	Amsterdam	100.00%	F	100.00%	F
Madeley Investments Sp. z o.o.	PL	Warsaw	100.00%	F	n.a.	n.a.
Malemso Trading Ltd	CY	Nicosia	100.00%	F	100.00%	F
Manisa Cidersan Gayrimenkul Yatirim A.S.	TR	Istanbul	64.89%	P	64.89%	P

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Maramando Trading & Investment Limited	CY	Nicosia	50.00%	P	50.00%	P
MARINA Handelsgesellschaft m.b.H.	AT	Vienna	100.00%	F	100.00%	F
Master Boats Vertriebs- und Ausbildungs GmbH	AT	Vienna	100.00%	F	100.00%	F
MBP I Sp. z o.o.	PL	Warsaw	50.00%	P	50.00%	P
MBP II Sp. z o.o.	PL	Warsaw	50.00%	P	50.00%	P
MBP Sweden Finance AB	SE	Stockholm	50.00%	P	50.00%	P
Medin-Trans LLC	UA	Kiev	98.71%	F	98.40%	F
Merav Development SRL	RO	Bucharest	100.00%	F	100.00%	F
Merav Finance BV	NL	Rotterdam	100.00%	F	100.00%	F
Metropol Consult SRL	RO	Bucharest	100.00%	F	100.00%	F
Metropol NH Sp. z o.o.	PL	Warsaw	25.00%	P	25.00%	P
MH 114 GmbH & Co OG	AT	Vienna	n.a.	n.a.	100.00%	F
Mil. Holding Kft.	HU	Budapest	38.90%	E	38.90%	E
Mollardgasse 18 Projektentwicklungs GmbH	AT	Vienna	50.00%	P	50.00%	P
MONESA LIMITED	CY	Nicosia	100.00%	F	100.00%	F
Monorom Construct SRL	RO	Bucharest	100.00%	F	100.00%	F
Nakupni Centrum AVENTIN Tabor s.r.o.	CZ	Prague	100.00%	F	100.00%	F
Nakupni Centrum Trebic s.r.o.	CZ	Prague	100.00%	F	100.00%	F
Nimbus Real Sp. z o.o.	PL	Warsaw	100.00%	F	100.00%	F
NOA D Invest SRL	RO	Bucharest	n.a.	n.a.	20.00%	E
Nona Immobilienanlagen GmbH	AT	Vienna	100.00%	F	100.00%	F
Norden Maritime Service Limited	CY	Nicosia	100.00%	F	100.00%	F
Norden Maritime SRL	RO	Bucharest	100.00%	F	100.00%	F
NP Investments a.s.	CZ	Prague	50.00%	P	50.00%	P
Nuptil Trading Ltd	CY	Nicosia	100.00%	F	100.00%	F
Nutu Limited	CY	Nicosia	100.00%	F	100.00%	F
OAO Kashirskij Dvor-Severyanin	RU	Moscow	100.00%	F	100.00%	F
OBJ Errichtungs- und Verwertungsgesellschaft m.b.H.	AT	Vienna	100.00%	F	100.00%	F
Objurg Consultants Ltd	CY	Nicosia	100.00%	F	100.00%	F
Obrii LLC	UA	Kiev	98.71%	F	98.40%	F
OCEAN ATLANTIC DORCOL DOO	RS	Belgrad	80.00%	F	80.00%	F
Octo Immobilienanlagen GmbH	AT	Vienna	100.00%	F	100.00%	F
ODP Office Development Praha spol.s.r.o.	CZ	Prague	n.a.	n.a.	100.00%	F
Office Campus Budapest Kft.	HU	Budapest	75.00%	F	75.00%	F
Omega Invest Sp. z o.o.	PL	Warsaw	n.a.	n.a.	100.00%	F
OOO Berga Development	RU	Moscow	100.00%	F	100.00%	F
OOO Fenix Development	RU	Moscow	100.00%	F	100.00%	F
OOO IMMOconsulting	RU	Moscow	100.00%	F	100.00%	F
OOO Krona Design	RU	Moscow	100.00%	F	100.00%	F
OOO Real Estate Investment Management	RU	Moscow	100.00%	F	100.00%	F
OOO Torgoviy Dom Na Khodinke	RU	Moscow	100.00%	F	100.00%	F
Optima A Kft.	HU	Budapest	100.00%	F	100.00%	F
Oscepar Consultants Ltd	CY	Nicosia	100.00%	F	100.00%	F
OSG Immobilienhandels G.m.b.H.	AT	Vienna	100.00%	F	100.00%	F
P&U Büro- und Wohnparkerrichtungsges.m.b.H.	AT	Vienna	n.a.	n.a.	100.00%	F
Parthica Immobilien GmbH	AT	Vienna	n.a.	n.a.	100.00%	F

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PBC Liegenschaftshandelsgesellschaft m.b.H.	AT	Vienna	100.00%	F	100.00%	F
PBC Liegenschaftshandelsgesellschaft m.b.H. & Co KG	AT	Vienna	100.00%	F	100.00%	F
PBC Liegenschaftshandelsgesellschaft m.b.H. & Co Projekt "alpha" KG	AT	Vienna	100.00%	F	100.00%	F
PDMS 3 Sp. z o.o. in Liquidation	PL	Warsaw	n.a.	n.a.	100.00%	NC
Perlagonia 1 Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
Perlagonia 2 Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
Perlagonia NL 1 B.V.	NL	Amsterdam	100.00%	F	100.00%	F
Perlagonia NL 2 B.V.	NL	Amsterdam	100.00%	F	100.00%	F
Phelma Investments Limited	CY	Nicosia	50.10%	P	50.10%	P
PIO Liegenschaftsverwertungs GmbH	AT	Vienna	100.00%	F	100.00%	F
Pivuak Trading Ltd.	CY	Nicosia	100.00%	F	100.00%	F
Polivalenta Building SRL	RO	Bucharest	25.00%	P	25.00%	P
Polluks Real Sp. z o.o.	PL	Warsaw	100.00%	F	100.00%	F
Polus a.s.	SK	Bratislava	100.00%	F	100.00%	F
Polus Tower 2 a.s.	SK	Bratislava	100.00%	F	100.00%	F
Polus Tower 3 a.s.	SK	Bratislava	100.00%	F	100.00%	F
Polus Transilvania Companie de Investitii S.A.	RO	Floresti	100.00%	F	100.00%	F
Portunus Ltd.	VG	Road Town	100.00%	NC	100.00%	NC
Poseidon Investment A S.a.r.l.	LU	Luxembourg	n.a.	n.a.	50.00%	P
Poseidon Investment B S.a.r.l.	LU	Luxembourg	n.a.	n.a.	50.00%	P
Poseidon Italy GP SAS	IT	Mestre	n.a.	n.a.	50.00%	P
Poseidon JV S.a.r.l.	LU	Luxembourg	n.a.	n.a.	50.00%	P
Prague Office Park I s.r.o.	CZ	Prague	100.00%	F	100.00%	F
Prelude 2000 SRL	RO	Bucharest	100.00%	F	100.00%	F
Prinz-Eugen-Straße Liegenschaftsvermietungs GmbH	AT	Vienna	100.00%	F	100.00%	F
Probo Management LLC	UA	Kiev	98.71%	F	98.40%	F
ProEast Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
Progeo Development SRL	RO	Bucharest	100.00%	F	100.00%	F
Promodo Development SRL	RO	Bucharest	100.00%	F	100.00%	F
Property Holding LLC	UA	Kiev	98.71%	F	98.40%	F
PSD Wohnimmobilien GmbH & Co OG	AT	Vienna	n.a.	n.a.	100.00%	F
Quinta Immobilienanlagen GmbH	AT	Vienna	n.a.	n.a.	100.00%	F
Quixotic Trading Ltd	CY	Nicosia	100.00%	F	100.00%	F
Rakete Beteiligungsverwaltungs GmbH	AT	Vienna	n.a.	n.a.	100.00%	F
Raski Zalijey Vile d.o.o.	HR	Porec	25.01%	P	25.01%	P
Real Habitation s.r.l.	RO	Bucharest	100.00%	F	100.00%	F
Rekan Estate d.o.o.	HR	Zagreb	100.00%	F	n.a.	n.a.
Rekramext Holdings Ltd	CY	Nicosia	100.00%	F	100.00%	F
Remsing Investments Sp. z o.o.	PL	Warsaw	100.00%	F	n.a.	n.a.
Remsing Investments Sp. z o.o. SKA	PL	Warsaw	100.00%	F	100.00%	F
Rennweg 54 OG	AT	Vienna	n.a.	n.a.	100.00%	F
RentCon Handels- und Leasing GmbH	AT	Vienna	100.00%	F	100.00%	F
Residea Alpha Sp. z o.o.	PL	Warsaw	50.00%	P	50.00%	P
Residea Limited	CY	Nicosia	50.00%	P	50.00%	P
REVIVA Am Spitz Liegenschafts GmbH	AT	Vienna	100.00%	F	100.00%	F
REVIVA Immobilien GmbH	AT	Vienna	n.a.	n.a.	100.00%	F

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Company	Country	Headquarters	Current financial year Interest in capital	Current financial year Type of consolidation	Prior year Interest in capital	Prior year Type of consolidation
RHEIN-INVEST GmbH	DE	Essen	100.00%	F	100.00%	F
Rheinische Lagerhaus GmbH	DE	Mülheim	100.00%	F	100.00%	F
Rheinische Lagerhaus Hannover GmbH u. Co KG	DE	Essen	n.a.	n.a.	100.00%	F
Rheinische Lagerhaus Rheine GmbH	DE	Mülheim	100.00%	F	100.00%	F
Rheinische Lagerhaus Wuppertal GmbH u. Co KG	DE	Essen	100.00%	F	100.00%	F
Rhein-Park Rheinische Park Gewerbepark GmbH	DE	Mülheim	100.00%	F	100.00%	F
Riverpark Residential Sp. z o.o.	PL	Warsaw	100.00%	F	100.00%	F
Ronit Development SRL	RO	Bucharest	100.00%	F	100.00%	F
Rosasgasse 17 Projektentwicklungs GmbH	AT	Vienna	n.a.	n.a.	100.00%	F
Roua Vest SRL	RO	Bucharest	100.00%	F	100.00%	F
Russia Development Fund L.P.	GB	Cayman Islands	50.66%	Fund	50.66%	Fund
S.C. Almera New Capital Investment s.r.l.	RO	Bucharest	100.00%	F	100.00%	F
S.C. Baneasa 6981 s.r.l.	RO	Bucharest	100.00%	F	100.00%	F
S.C. Brasov Imobiliara S.R.L.	RO	Bucharest	100.00%	F	100.00%	F
S.C. Dacian Second s.r.l.	RO	Bucharest	100.00%	F	100.00%	F
S.C. Flash Consult Invest s.r.l.	RO	Bucharest	100.00%	F	100.00%	F
S.C. IE Baneasa Project s.r.l.	RO	Bucharest	50.00%	P	50.00%	P
S.C. IMMOEAST Narbal Project s.r.l.	RO	Bucharest	100.00%	F	100.00%	F
S.C. Meteo Business Park s.r.l.	RO	Bucharest	100.00%	F	100.00%	F
S.C. Pantelimon II Development S.R.L	RO	Bucharest	100.00%	F	100.00%	F
S.C. Retail Development Invest 1 s.r.l.	RO	Baia Mare	100.00%	F	100.00%	F
S.C. S-Park Offices s.r.l.	RO	Bucharest	100.00%	F	100.00%	F
S.C. Stupul de Albine s.r.l.	RO	Bucharest	100.00%	F	100.00%	F
S.C. Union Investitii S.r.l.	RO	Bucharest	100.00%	F	100.00%	F
S.C. Valero Invest s.r.l.	RO	Bucharest	100.00%	F	100.00%	F
Sadira Ltd.	CY	Nicosia	49.45%	P	49.30%	P
Sapir Investitii SRL	RO	Bucharest	100.00%	F	100.00%	F
SARIUS Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
SARIUS Liegenschaftsvermietungs GmbH	AT	Vienna	100.00%	F	100.00%	F
SAS Inter Kft.	HU	Budapest	100.00%	F	100.00%	F
SB Praha 4 spol.s.r.o.	CZ	Prague	100.00%	F	100.00%	F
SBE Rijeka d.o.o.	HR	Pula	50.01%	P	50.01%	P
SBF Development Praha spol.s.r.o.	CZ	Prague	100.00%	F	100.00%	F
SCPO s.r.o.	SK	Bratislava	100.00%	F	100.00%	F
SCT s.r.o.	SK	Bratislava	100.00%	F	100.00%	F
Secunda Immobilienanlagen GmbH	AT	Vienna	100.00%	F	100.00%	F
SEGESTIA Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
Sehitler Gayrimenkul Yatirim A.S.	TR	Istanbul	64.89%	P	64.89%	P
Septima Immobilienanlagen GmbH	AT	Vienna	100.00%	F	100.00%	F
Severin Schreiber-Gasse 11–13 Liegenschaftsverwertungs GmbH	AT	Vienna	100.00%	F	100.00%	F
Sexta Immobilienanlagen GmbH	AT	Vienna	100.00%	F	100.00%	F
Shaked Development SRL	RO	Bucharest	100.00%	F	100.00%	F
Shani Development SRL	RO	Bucharest	n.a.	n.a.	100.00%	F
Shark Park Holding Kft.	HU	Budapest	100.00%	F	100.00%	F
Shir Investment SRL	RO	Bucharest	100.00%	NC	100.00%	NC
Sigalit Ltd.	CY	Nicosia	98.71%	F	98.40%	F

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Company	Country	Headquarters	Current financial year Interest in capital	Current financial year Type of consolidation	Prior year Interest in capital	Prior year Type of consolidation
Silesia Residential Holding Limited	CY	Nicosia	100.00%	F	100.00%	F
Silesia Residential Project Sp. z o.o.	PL	Katowice	100.00%	F	100.00%	F
SITUS Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
SITUS L Liegenschafts Vermietungs GmbH	AT	Vienna	100.00%	F	100.00%	F
SITUS L Liegenschafts Vermietungs GmbH & Co Seidengasse 39 KG	AT	Vienna	100.00%	F	100.00%	F
SITUS L Liegenschafts Vermietungs GmbH & Co. Kaiserstraße 44-46 KG	AT	Vienna	100.00%	F	100.00%	F
SITUS L Liegenschafts Vermietungs GmbH & Co. Neubaugasse 26 KG	AT	Vienna	100.00%	F	100.00%	F
Snagov Lake Rezidential SRL	RO	Bucharest	100.00%	F	100.00%	F
SPE Liegenschaftsvermietung Gesellschaft m.b.H.	AT	Vienna	100.00%	F	100.00%	F
Sphera Building Center International 2003 SRL	RO	Bucharest	100.00%	F	100.00%	F
Starkfriedgasse 83 Projektentwicklungs GmbH	AT	Gießhübl	n.a.	n.a.	50.00%	P
Starmaster Limited	CY	Nicosia	100.00%	F	100.00%	F
Stephanshof Liegenschaftsverwaltungsgesellschaft m.b.H.	AT	Vienna	100.00%	F	100.00%	F
STOP.SHOP GNS Kft.	HU	Budapest	100.00%	F	100.00%	NC
STOP.SHOP Oháza Kft.	HU	Budapest	100.00%	F	100.00%	NC
STOP.SHOP Starján Kft.	HU	Budapest	100.00%	F	100.00%	NC
STOP.SHOP. 1 d.o.o. Beograd-Vozdovac	RS	Belgrade	100.00%	F	n.a.	n.a.
STOP.SHOP. 10 Sp. z o.o.	PL	Warsaw	100.00%	F	n.a.	n.a.
STOP.SHOP. 11 Sp. z o.o.	PL	Warsaw	100.00%	F	n.a.	n.a.
STOP.SHOP. 12 Sp. z o.o.	PL	Warsaw	100.00%	F	n.a.	n.a.
STOP.SHOP. 2 d.o.o. Beograd-Vozdovac	RS	Belgrade	100.00%	F	n.a.	n.a.
STOP.SHOP. 3 d.o.o. Beograd-Vozdovac	RS	Belgrade	100.00%	F	n.a.	n.a.
STOP.SHOP. 4 d.o.o. Beograd-Vozdovac	RS	Belgrade	100.00%	F	n.a.	n.a.
STOP.SHOP. 4 Sp. z o.o.	PL	Warsaw	100.00%	F	100.00%	F
STOP.SHOP. 6 Sp. z o.o.	PL	Warsaw	100.00%	F	100.00%	F
STOP.SHOP. 7 Sp. z o.o.	PL	Warsaw	100.00%	F	100.00%	F
STOP.SHOP. 8 Sp. z o.o.	PL	Warsaw	100.00%	F	100.00%	F
STOP.SHOP. 9 Sp. z o.o.	PL	Warsaw	100.00%	F	100.00%	F
STOP.SHOP. BCS Kft.	HU	Budapest	100.00%	F	100.00%	F
STOP.SHOP. Dolny Kubin s.r.o.	SK	Bratislava	100.00%	F	100.00%	NC
STOP.SHOP. Dubnica s.r.o.	SK	Bratislava	100.00%	F	100.00%	F
STOP.SHOP. Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
STOP.SHOP. Hranice s.r.o.	CZ	Prague	100.00%	F	100.00%	F
STOP.SHOP. Kisvárda Kft.	HU	Budapest	100.00%	F	100.00%	F
STOP.SHOP. Kladno s.r.o.	CZ	Prague	100.00%	F	n.a.	n.a.
STOP.SHOP. Legnica Sp. z o.o.	PL	Warsaw	100.00%	F	100.00%	F
STOP.SHOP. Liptovsky Mikulas s.r.o.	SK	Bratislava	100.00%	F	100.00%	NC
STOP.SHOP. Lucenec s.r.o.	SK	Bratislava	100.00%	F	100.00%	F
STOP.SHOP. Nové Zámky s.r.o.	SK	Bratislava	100.00%	F	100.00%	F
STOP.SHOP. Poprad s.r.o.	SK	Bratislava	100.00%	F	100.00%	F
STOP.SHOP. Pribram s.r.o.	CZ	Prague	100.00%	F	100.00%	F
STOP.SHOP. Púchov s.r.o.	SK	Bratislava	100.00%	F	100.00%	F
STOP.SHOP. Rakovnik s.r.o.	CZ	Prague	100.00%	F	100.00%	F
STOP.SHOP. Ruzomberok s.r.o.	SK	Bratislava	100.00%	F	100.00%	F
STOP.SHOP. TB Kft.	HU	Budapest	100.00%	F	100.00%	F
STOP.SHOP. Trencín s.r.o.	SK	Bratislava	100.00%	F	100.00%	F

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			Current financial year		Prior year	
Company	Country	Headquarters	Interest in capital	Type of consolidation	Interest in capital	Type of consolidation
STOP.SHOP. Uherske Hradiste s.r.o.	CZ	Prague	100.00%	F	100.00%	F
STOP.SHOP. Usti nad Orlici s.r.o.	CZ	Prague	100.00%	F	100.00%	F
STOP.SHOP. Zatec s.r.o.	CZ	Prague	100.00%	F	100.00%	F
STOP.SHOP. Znojmo s.r.o.	CZ	Prague	100.00%	F	100.00%	F
STOP.SHOP. Zvolen s.r.o.	SK	Bratislava	100.00%	F	100.00%	F
STOP.SHOP. Czech Republic I B.V.	NL	Amsterdam	100.00%	F	100.00%	F
STOP.SHOP. Czech Republic II B.V.	NL	Amsterdam	100.00%	F	100.00%	F
STOP.SHOP. Holding B.V.	NL	Amsterdam	100.00%	F	100.00%	F
STOP.SHOP. Hungary B.V.	NL	Amsterdam	100.00%	F	100.00%	F
STOP.SHOP. Serbia B.V.	NL	Amsterdam	100.00%	F	n.a.	n.a.
STOP.SHOP. Slovakia I B.V.	NL	Amsterdam	100.00%	F	100.00%	F
STOP.SHOP. Slovakia II B.V.	NL	Amsterdam	100.00%	F	100.00%	F
STOP.SHOP. Slovenia B.V.	NL	Amsterdam	100.00%	F	100.00%	F
Sunkta Ltd	CY	Nicosia	100.00%	F	100.00%	F
SYLEUS Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
Szepvölgyi Business Park Kft.	HU	Budapest	100.00%	F	100.00%	F
Taifun Real Sp. z o.o.	PL	Warsaw	100.00%	F	100.00%	F
Talia Real Sp. z o.o.	PL	Warsaw	100.00%	F	n.a.	n.a.
Tamar Imob Investitii SRL	RO	Bucharest	100.00%	F	100.00%	F
TCB Telecom Beteiligungsgesellschaft m.b.H. in Liqu.	AT	Vienna	100.00%	F	100.00%	F
Tempelhofer Feld GmbH für Grundstückverwertung	DE	Berlin	n.a.	n.a.	99.64%	F
Termanton Enterprises Limited	CY	Nicosia	75.00%	P	75.00%	P
Topaz Development SRL	RO	Bucharest	100.00%	F	100.00%	F
TOV Arsenal City	UA	Kiev	99.35%	F	99.20%	F
TOV Evro-Luno-Park	UA	Kiev	50.00%	P	50.00%	P
TOV Vastator Ukraine	UA	Kiev	99.35%	F	99.20%	F
TradeCon Handels- und Leasing GmbH	AT	Vienna	100.00%	F	100.00%	F
TradeCon Leasing- und Unternehmensbeteiligungs GmbH	AT	Vienna	100.00%	F	100.00%	F
Trevima Ltd.	CY	Nicosia	100.00%	F	100.00%	F
TriGránit Centrum a.s.	SK	Bratislava	25.00%	E	25.00%	E
TriGránit Holding Ltd.	CY	Nicosia	25.00%	E	25.00%	E
Tripont Invest s.r.l.	RO	Bucharest	100.00%	F	100.00%	F
UKS Finance Kft.	HU	Budapest	100.00%	F	100.00%	F
UKS Liegenschaftsentwicklung GmbH	AT	Vienna	100.00%	F	100.00%	F
Vaci ut.	HU	Budapest	38.90%	E	38.90%	E
Valecorp Limited	CY	Nicosia	100.00%	F	100.00%	F
Valette Finance B.V.	NL	Amsterdam	100.00%	F	100.00%	F
Vastator Limited	CY	Nicosia	99.36%	F	99.20%	F
VCG Immobilienbesitz GmbH	AT	Vienna	100.00%	F	100.00%	F
Ventane Ltd.	CY	Nicosia	98.71%	F	98.40%	F
Ventane Ukraine LLC	UA	Kiev	98.71%	F	98.40%	F
Ventilatorul Real Estate SA	RO	Bucharest	100.00%	F	100.00%	F
Vertano Residence Sp. z o.o.	PL	Warsaw	50.00%	P	50.00%	P
Vertano Residence Sp. z o.o. 1 Sp.k.	PL	Warsaw	90.67%	F	90.67%	F
Village Management LLC	UA	Kiev	98.71%	F	98.40%	F
Visionär	DE	Rodgau	32.00%	E	32.00%	E

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Company	Country	Headquarters	Current financial year: Interest in capital	Current financial year: Type of consolidation	Prior year: Interest in capital	Prior year: Type of consolidation
Vitrust Ltd.	CY	Nicosia	100.00%	F	100.00%	F
VIV Gebäudeerrichtungs GmbH	AT	Vienna	100.00%	F	100.00%	F
VTI Varna Trade Invest OOD	BG	Sofia	50.00%	P	50.00%	P
W zehn Betriebs- & Service GmbH	AT	Vienna	100.00%	F	100.00%	F
Wakelin Promotions Limited	CY	Nicosia	100.00%	F	100.00%	F
Walkabout Beteiligungs GmbH	DE	Rodgau	66.67%	E	66.67%	E
WEGE spol.s.r.o.	CZ	Prague	n.a.	n.a.	100.00%	F
West Gate Üzleti Park Fejlesztö Kft.	HU	Budapest	100.00%	F	100.00%	F
WINNIPEGIA SHELF s.r.o.	CZ	Prague	100.00%	F	100.00%	F
WIPARK Holding GmbH	AT	Vienna	100.00%	F	100.00%	F
Xantium Sp. z o.o.	PL	Warsaw	100.00%	F	100.00%	F
Zeppelin Immoblienvermietungs GmbH in Liqu.	AT	Vienna	n.a.	n.a.	100.00%	F
Zieglergasse 69 Immobilienprojekt Gmbh	AT	Vienna	n.a.	n.a.	100.00%	F
Zweite FMZ Rosental Beteiligungsverwaltung GmbH	AT	Vienna	n.a.	n.a.	80.00%	F

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Statement by the Executive Board

We confirm to the best of our knowledge that the consolidated financial statements of IMMOFINANZ AG provide a true and fair view of the assets, liabilities, financial position and profit or loss of the group as required by the applicable accounting standards and that the group management report of IMMOFINANZ AG provides a true and fair view of the development and performance of the business and position of the group, together with a description of the principal risks and uncertainties faced by the group.

We confirm to the best of our knowledge that the individual financial statements provide a true and fair view of the assets, liabilities, financial position and profit or loss of IMMOFINANZ AG as required by the applicable accounting standards and that the management report provides a true and fair view of the development and performance of the business and position of the company, together with a description of the principal risks and uncertainties faced by the company.

The consolidated financial statements were completed and signed by the Executive Board of IMMOFINANZ AG on 1 August 2014 and subsequently distributed to the Supervisory Board. The Supervisory Board is responsible for examining the consolidated financial statements and stating whether or not it approves these documents.

Vienna, 1 August 2014

The Executive Board of IMMOFINANZ AG

Eduard Zehetner
CEO

Birgit Noggler
CFO

Dietmar Reindl
COO

Auditor's Report

Report on the Consolidated Financial Statements

We have audited the accompanying consolidated financial statements of IMMOFINANZ AG, Vienna, for the fiscal year from 1 May 2013 to 30 April 2014. These consolidated financial statements comprise the consolidated balance sheet as of 30 April 2014, the consolidated income statement, the consolidated statement of comprehensive income, the consolidated cash flow statement and the consolidated statement of changes in equity for the year ended 30 April 2014 and a summary of significant accounting policies and other explanatory notes.

Management's Responsibility for the Consolidated Financial Statements and for the Accounting System

The company's management is responsible for the group accounting system and for the preparation and fair presentation of these consolidated financial statements in accordance with International Financial Reporting Standards (IFRSs) as adopted by the EU as well as the additional requirements of § 245a of the Austrian Commercial Code. This responsibility includes: designing, implementing and maintaining internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

Auditor's Responsibility and Description of Type and Scope of the Statutory Audit

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted our audit in accordance with laws and regulations applicable in Austria and in accordance with International Standards on Auditing (ISAs) issued by the International Auditing and Assurance Standards Board (IAASB) of the International Federation of Accountants (IFAC). Those standards require that we comply with professional guidelines and plan and perform the audit to obtain reasonable assurance whether the consolidated financial statements are free from material misstatement. An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Group's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

Our audit did not give rise to any objections. In our opinion, which is based on the results of our audit, the consolidated financial statements comply with legal requirements and give a true and fair view of the financial position of IMMOFINANZ AG, Vienna, as of 30 April 2014 and of its financial performance and its cash flows for the fiscal year from 1 May 2013 to 30 April 2014, in accordance with International Financial Reporting Standards (IFRSs) as adopted by the EU.

Comments on the Management Report for the Group

Pursuant to statutory provisions, the management report for the Group is to be audited as to whether it is consistent with the consolidated financial statements and as to whether the other disclosures are not misleading with respect to the Company's position. The auditor's report also has to contain a statement as to whether the management report for the Group is consistent with the consolidated financial statements and whether the disclosures pursuant to section 243a UGB (Austrian Commercial Code) are appropriate. In our opinion, the management report for the Group is consistent with the consolidated financial statements. The disclosures according to section 243a UGB (Austrian Commercial Code) are appropriate.

Vienna, 1 August 2014

Marieluise Krimmel	**Claudia Fritscher-Notthaft**
(Austrian) Certified Public Accountant	(Austrian) Certified Public Accountant

Deloitte Audit Wirtschaftsprüfungs GmbH

Balance Sheet as of 30 April 2014

Assets				30 April 2014 EUR	30 April 2013 TEUR
A.	**Non-current assets**				
		I. Intangible assets			
		1. Trademarks and software		691,769.59	711
		II. Tangible assets			
		1. Buildings on land owned by third parties	1,253,047.01		1,434
		2. Furniture, fixtures and office equipment	638,141.44		673
				1,891,188.45	**2,107**
		III. Financial assets			
		1. Investments in subsidiaries	4,973,655,291.63		6,640,075
		2. Investments in associated companies	702,167,201.66		850
		3. Treasury shares	118,160,888.74		172,645
		4. Non-current securities (rights)	8,129,033.31		8,129
				5,802,112,415.34	**6,821,699**
				5,804,695,373.38	**6,824,518**
B.	**Current assets**				
		I. Receivables			
		1. Trade receivables	265.00		237
		2. Receivables from subsidiaries	415,258,534.05		680,989
		3. Receivables from associated or jointly controlled entities	3,214,638.81		11,759
		4. Other receivables	11,816,039.12		9,044
				430,289,476.98	**702,029**
		II. Current marketable securities			
		1. Miscellaneous securities and shares		291,515,031.76	124,819
		III. Cash in bank		**1,354,847.77**	**111,248**
				723,159,356.51	**938,096**
C.	**Prepaid expenses and deferred charges**			**1,140,228.53**	**1,099**
				6,528,994,958.42	**7,763,713**

Equity and liabilities			30 April 2014 EUR	30 April 2013 TEUR
A. Equity				
	I. Share capital		**1,172,059,877.28**	**1,172,060**
	II. Capital reserves			
	1. Appropriated		3,126,481,365.31	4,017,780
	III. Revenue reserves			
	1. Other reserves (voluntary)	29,330,271.19		117,537
	2. Reserve for treasury shares	118,160,888.74		172,645
			147,491,159.93	290,182
	IV. Profit (loss) account			
	Thereof profit carried forward: EUR 10,542,807.46 (prior year: TEUR 11,267)		0.00	173,206
			4,446,032,402.52	**5,653,227**
B. Provisions				
	1. Provisions for termination benefits		277,586.87	239
	2. Provisions for taxes		19,242,348.96	1,490
	3. Other provisions		31,821,075.03	19,228
			51,341,010.86	**20,956**
C. Liabilities				
	1. Bonds		690,713,812.59	811,725
	2. Liabilities with financial institutions		186,295,988.08	186,526
	3. Trade liabilities		4,954,507.84	3,065
	4. Liabilities with subsidiaries		885,571,333.23	1,087,229
	5. Liabilities with associated or jointly controlled entities		261,731,002.15	0
	6. Other liabilities		1,496,438.92	985
	From taxes: EUR 539,423.67 (prior year: TEUR 504)			
	From social security: EUR 412,460.17 (prior year: TEUR 408)			
			2,030,763,082.81	**2,089,530**
D. Deferred income			**858,462.23**	**0**
			6,528,994,958.42	**7,763,713**
Contingent liabilities			284,630,508.46	249,723

Income Statement for the Financial Year from 1 May 2013 to 30 April 2014

			2013/14 EUR	2012/13 TEUR
1.	Revenues		48,811,151.02	51,382
2.	Other operating income			
	a) Income from the disposal of non-current assets, with the exception of financial assets	464.26		0
	b) Income from the reversal of provisions	1,654,556.08		661
	c) Miscellaneous	11,349,345.43		4,588
			13,004,365.77	5,248
3.	Personnel expenses			
	a) Salaries	-22,257,287.05		-22,669
	b) Expenses for contributions to employee pension/severance funds	-364,522.48		-407
	c) Expenses for pensions	-149,148.59		-189
	d) Expenses for legally required social security and payroll-related duties and mandatory contributions	-4,560,425.87		-5,084
	e) Other employee benefits	-556,672.16		-456
			-27,888,056.15	-28,805
4.	Depreciation and amortisation		-814,421.21	-669
5.	Other operating expenses			
	a) Non-income based taxes	-274,672.34		-446
	b) Miscellaneous	-34,889,077.69		-37,423
			-35,163,750.03	-37,870
6.	**Subtotal of no. 1 to 5 (operating profit)**		**-2,050,710.60**	**-10,713**
7.	Income from investments in subsidiaries		53,743,281.20	81,111
	(Thereof from subsidiaries: EUR 50,000,000.00; prior year: TEUR 80,000)			
8.	Income from other securities classified as financial assets		650,808.88	17,146
	(Thereof from subsidiaries: EUR 580,633.88; prior year: TEUR 17,076)			
9.	Interest and similar income		22,430,498.11	23,834
	(Thereof from subsidiaries: EUR 16,077,536.78; prior year: TEUR 18,227)			
10.	Income from the disposal of financial assets		534,300.99	0
11.	Expenses arising from financial assets			
	a) Impairment losses		-174,890,909.49	-15,490
	(Thereof from subsidiaries: EUR -174,890,909.49; prior year: TEUR -14,881)			
12.	Interest and similar expenses		-71,269,624.25	-69,090
	(Thereof related to subsidiaries: EUR -27,812,271.69; prior year: TEUR -29,741)			
13.	**Subtotal of no. 7 to 12 (financial results)**		**-168,801,644.56**	**37,511**
14.	**Profit/(loss) on ordinary activities**		**-170,852,355.16**	**26,798**
15.	Income tax expenses		17,619,065.35	12,179
16.	**Profit/(loss) for the year before changes to reserves**		**-153,233,289.81**	**38,977**
17.	Release of capital reserves			
	a) Appropriated		891,298,291.44	0
18.	Release of revenue reserves			
	a) Other reserves (voluntary)	88,206,519.05		185,323
	b) Reserve for treasury shares	54,483,963.30		0
			142,690,482.35	185,323
19.	Additions to revenue reserves			
	a) Reserve for treasury shares	0.00		-62,361
			0.00	-62,361
20.	Reduction in net assets due to spin-off		-891,298,291.44	0
21.	Profit carried forward from prior year		10,542,807.46	11,267
22.	**Profit/(loss) account**		**0.00**	**173,206**

Notes

1. General Information

The annual financial statements of IMMOFINANZ AG as of 30 April 2014 were prepared in accordance with the provisions of the Austrian Commercial Code ("Unternehmensgesetzbuch") in the current version. The principles of correct bookkeeping as well as the general objective of providing a true and fair view of the asset, financial and earnings position were observed.

The reporting year of IMMOFINANZ AG covers the period from 1 May 2013 to 30 April 2014.

In accordance with § 223 (2) of the Austrian Commercial Code, the comparable prior year data are presented in EUR 1,000.

The company elected to utilise the option provided by § 223 (4) of the Austrian Commercial Code, which permits the inclusion of additional positions when their content is not covered by a required position.

The income statement was prepared in accordance with the nature of expense method under which "total costs" are shown.

Valuation was based on the going concern principle.

2. Accounting and Valuation Principles

Intangible assets are carried at acquisition cost, less scheduled straight-line amortisation that is based on the expected useful life of the respective asset. All intangible assets held by the company were purchased.

Property, plant and equipment are carried at acquisition cost, less scheduled straight-line depreciation.

Depreciation and amortisation for the various asset additions and disposals in the reporting year are calculated beginning with the month of acquisition, respectively terminated in the month of disposal.

Financial assets are carried at cost less any necessary impairment losses. The impairment testing of shares in subsidiaries and associated companies involves comparing the respective carrying amount with the equity owned plus any undisclosed reserves or is based on standard indicators for the valuation of investments. Each subsidiary is responsible for valuing its own assets, whereby the combined results are included in the consolidated financial statements of the Group parent company IMMOFINANZ AG. If the value of an asset increases in subsequent financial years, the previously recognised impairment loss is reversed. This process involves a write-up equal to the amount of the impairment loss, whereby the value of the asset is not increased above historical cost. Treasury shares are carried at acquisition cost, whereby the carrying amount is reduced through an impairment loss if there is a lasting decline in value. The valuation of IMBEA IMMOEAST Beteiligungsverwaltung GmbH was based on an external appraisal as of 31 October 2013, which was prepared in accordance with the discounted cash flow method. This appraisal also covers the BUWOG Group.

Receivables are carried at their nominal amount less any necessary impairment losses. The calculation of impairment losses to Group receivables is based on the fair value of equity in the financed company. If the financial statements of a borrower show negative equity (at fair value), an appropriate impairment loss is recognised. In accordance with the option provided by § 208 (2) of the Austrian Commercial Code, potential write-ups are not recognised.

The **miscellaneous securities and shares** reported under current assets are carried at cost, which is reduced by any necessary impairment losses as required by § 207 of the Austrian Commercial Code.

Provisions are recorded at the amount of the expected use, in accordance with the principle of prudent business judgment.

Liabilities are carried at their repayment amount in keeping with the principle of conservatism.

All **foreign currency transactions** are translated at the average exchange rate in effect on the date of the transaction. The measurement of foreign currency receivables and liabilities as of the balance sheet date is based on the applicable average exchange rate in effect on that date in keeping with the principle of conservatism. Any resulting exchange rate losses are recognised to profit or loss for the financial year.

For the valuation of **derivatives**, the estimation of the default risk includes assumptions for the probability of default, the loss rate and the outstanding amount at the time of expected default. An increase in the probability of default and the loss rate will reduce the fair value of a derivative with a positive outstanding amount (receivable) and reduce the liability for a derivative with a negative outstanding amount (liability). A decrease in the probability of default and the loss rate leads to the opposite effect.

3. Notes to the Balance Sheet

Assets

Non-current assets

The development of non-current assets is shown on the attached schedule.

The following useful lives are used to calculate scheduled straight-line depreciation and amortisation for non-current assets:

	Useful life in years
Other intangible assets	3–10
Property, plant and equipment	2–10

The investments in **subsidiaries and associated companies** are described below:

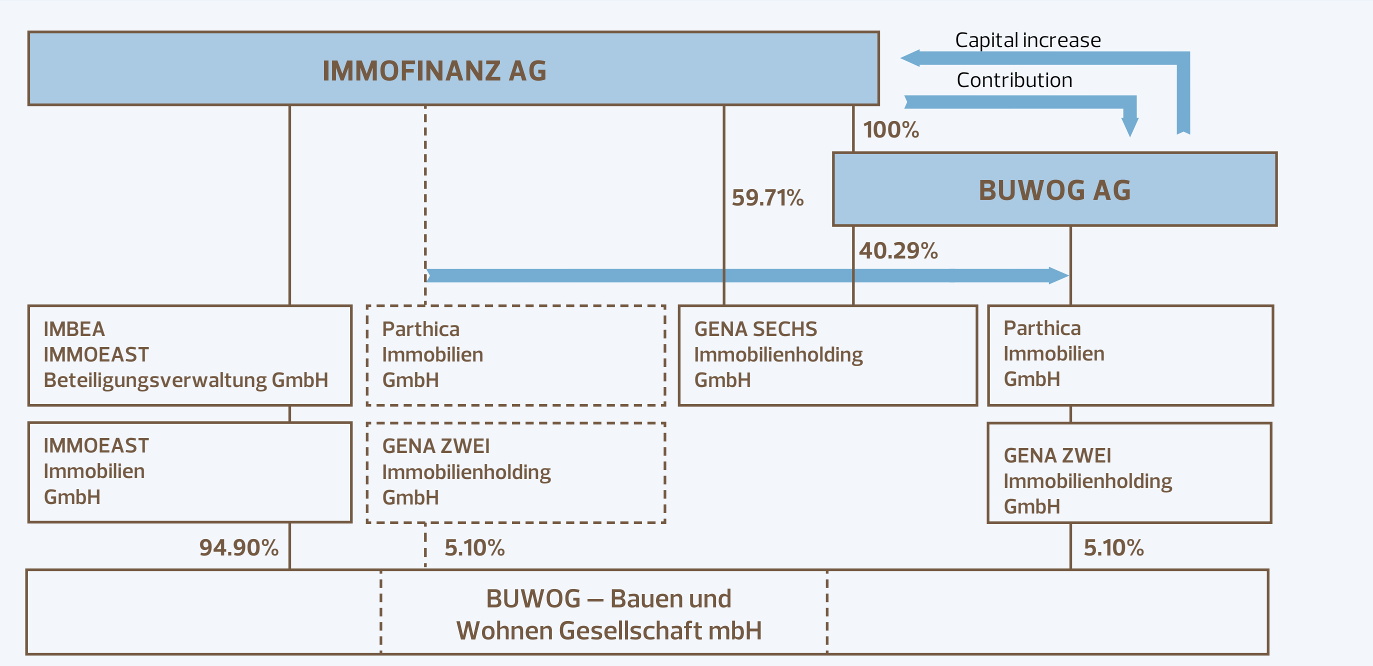
The major changes to **investments in subsidiaries** involve the reorganisation steps related to the BUWOG spin-off and an impairment charge of EUR 174,890,909.49 to IMBEA IMMOEAST Beteiligungsverwaltung GmbH.

As preparation for the spin-off, a closing balance sheet for IMMOFINANZ AG was prepared as of 31 October 2013. An external opinion was commissioned for this closing balance sheet, which formed the basis for the valuation and resulting impairment charge to IMBEA IMMOEAST Beteiligungsverwaltung GmbH. The valuation was based on the discounted cash flow method. This expert opinion was used as the basis for further reorganisation steps.

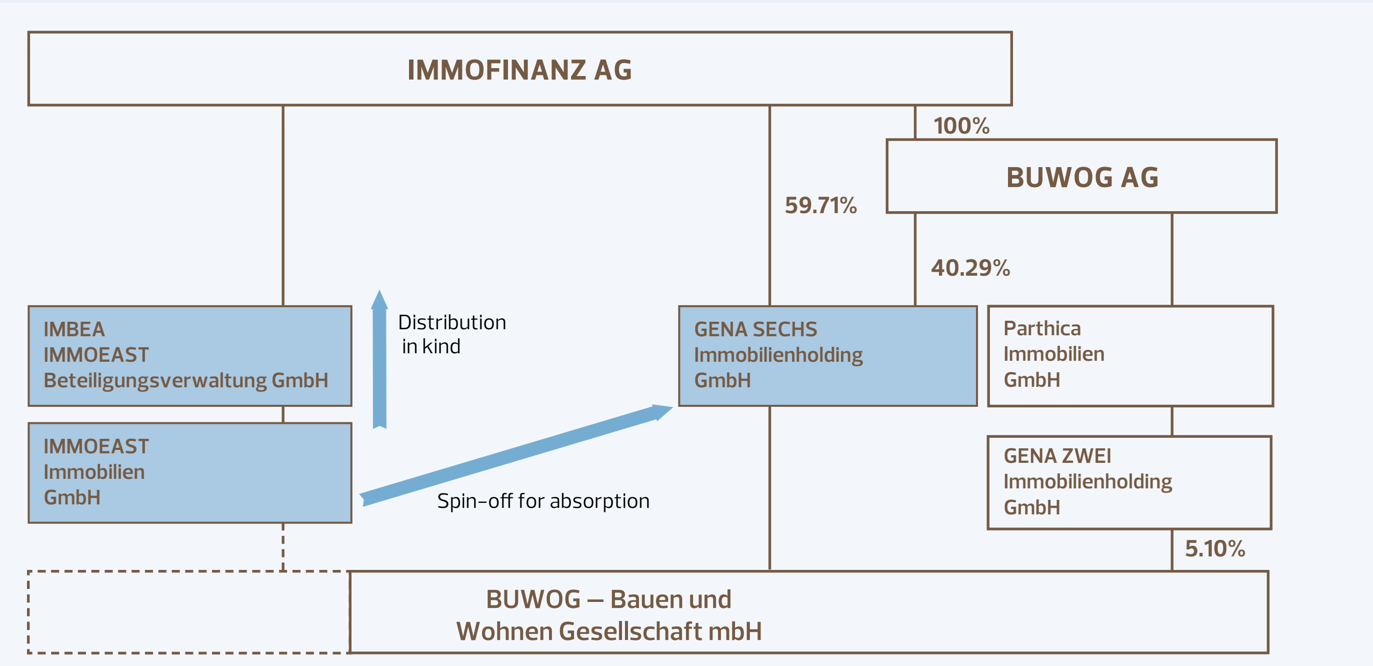
The spin-off and takeover contract dated 14 March 2014 determined that IMMOFINANZ AG would spin-off the majority stake in BUWOG AG through the issue of shares in BUWOG AG (formerly: Artemis Immobilien GmbH) to the shareholders of IMMOFINANZ AG. BUWOG AG would be separated by this transaction and subsequently listed on the stock exchange. As of 26 April 2014, GENA SECHS Immobilienholding GmbH was merged into BUWOG AG and recorded in the company register. On 28 April 2014, 51% of BUWOG AG was listed on the Vienna and Frankfurt Stock Exchanges in the form of a spin-off.

Expert opinion KFS RL 25 permits the component of the carrying amount of the investment in the transferring subsidiary – which results from the ratio between the fair value of the transferred assets and the fair value of the subsidiary's total assets before the reorganisation – to be recognised as a disposal when economic ownership is transferred to the accepting entity. This expert opinion also permits an increase in the carrying amount of the investment in the subsidiary equal to the disposal. The respective carrying amount was reclassified in the above spin-off.

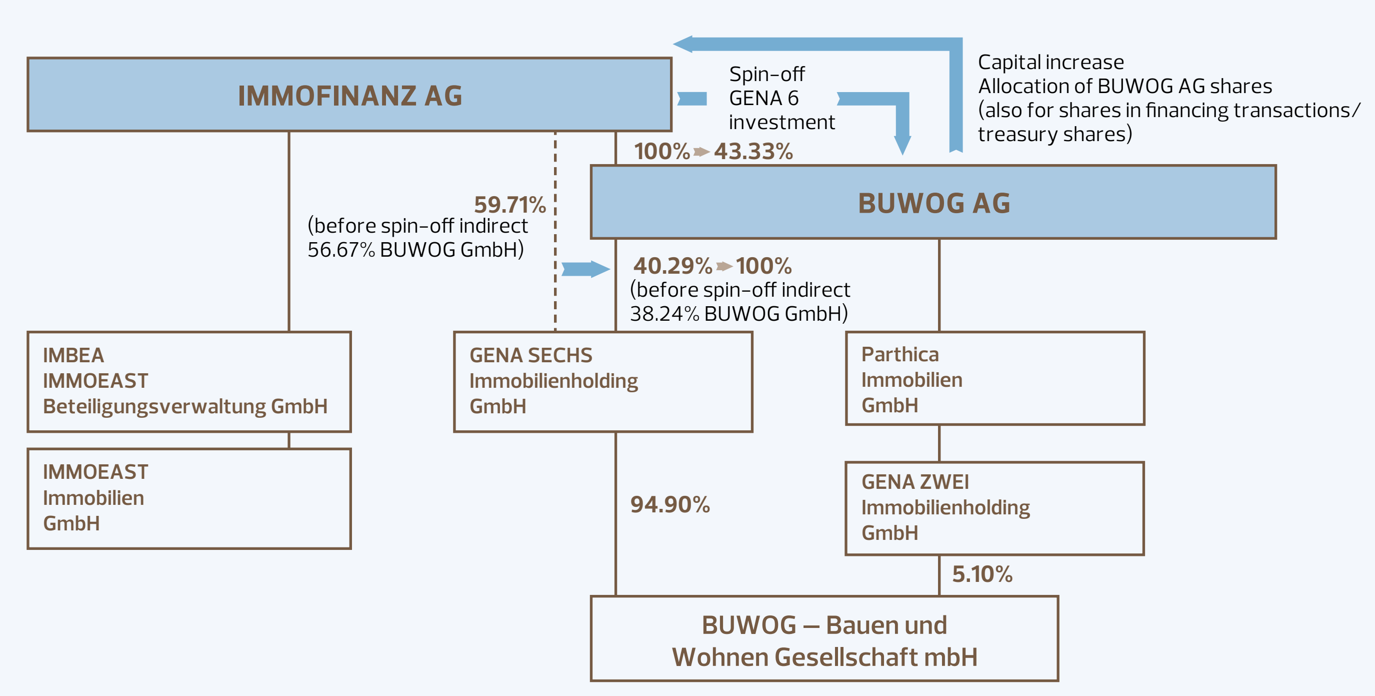
With a contribution in kind and transfer contract dated 30 January 2014, IMMOFINANZ AG transferred all shares (i.e. 100%) in Parthica Immobilien GmbH to BUWOG AG as a contribution in kind. BUWOG AG recognised a capital increase of EUR 43,095,844.00 as return compensation for this contribution in kind before the spin-off took effect. Consequently, the investment of EUR 80,248,500.00 in Parthica Immobilien GmbH was reclassified to the carrying amount of the investment in BUWOG AG.



As a preparatory step for the spin-off and in accordance with the spin-off and takeover contract dated 22 January 2014 between IMMOEAST Immobilien GmbH and GENA SECHS Immobilienholding GmbH, IMMOEAST Immobilien GmbH transferred an investment of 94.9% in BUWOG – Bauen und Wohnen Gesellschaft mbH to GENA SECHS Immobilienholding GmbH through a spin-off for absorption. Based on the fair value ratio, IMMOFINANZ AG reclassified EUR 891,277,392.25 from the carrying amount of IMBEA IMMOEAST Beteiligungsverwaltung GmbH to the carrying amount of GENA SECHS Immobilienholding GmbH and EUR 601,399,533.31 to the carrying amount of BUWOG AG.



In accordance with the spin-off and takeover contract dated 14 March 2014, the entire stake held by IMMOFINANZ AG in GENA SECHS Immobilienholding GmbH was transferred by IMMOFINANZ AG, as the transferring company, to BUWOG AG, as the accepting company. BUWOG AG therefore indirectly held all shares in BUWOG – Bauen und Wohnen Gesellschaft mbH when the spin-off took effect, at an amount equal to approx. 94.9% of its 100% investment in GENA SECHS Immobilienholding GmbH after the spin-off and the remaining 5.1% indirectly through its 100% investment in Parthica Immobilien GmbH. The spin-off assets were transferred by IMMOFINANZ AG to BUWOG AG as the legal successor in exchange for the granting of shares in BUWOG AG to the shareholders of IMMOFINANZ AG. On this basis, the carrying amount of the investment in GENA SECHS Immobilienholding GmbH (i.e. EUR 891,298,291.44) was recognised as a disposal.



As return compensation for the transfer of the spin-off assets to BUWOG AG, the shareholders of IMMOFINANZ AG were allocated one bearer share in BUWOG AG for every 20 shares of common stock held in IMMOFINANZ AG on the date the spin-off was recorded in the company register. With respect to the treasury shares held by IMMOFINANZ AG, purchase costs of EUR 19,569,168.35 were reclassified from treasury shares to the investment in BUWOG AG based on the proportional fair value. IMMOFINANZ Group reclassified the investment in BUWOG AG from shares in subsidiaries to shares in associated companies to reflect the 49% investment.

IMMOFINANZ Group holds the following shares in BUWOG AG:

Shareholding company	Number of shares	Investment (in%)
IMMOFINANZ AG	45,392,560	45.57%
IMBEA IMMOEAST Beteiligungsverwaltung GmbH	3,418,048	3.43%
IMMOFINANZ Group	**48,810,608**	**49.00%**

As of 30 April 2014, the company held shares in BUWOG AG with a total value of EUR 701,317,201.66 (2012/13: TEUR 0). These shares are reported under non-current assets.

De-domination agreement

In order to ensure the autonomy and independence of the BUWOG Group over the long-term, IMMOFINANZ AG and BUWOG AG concluded a de-domination agreement, which establishes limitations on voting rights for the BUWOG shares held by IMMOFINANZ Group. The de-domination agreement limits the number of supervisory board members to be appointed by IMMOFINANZ AG in order to prevent majority decisions by these appointees, even if there is a change in the number of members on the supervisory board. The supervisory board of BUWOG AG currently has five members; IMMOFINANZ AG is represented on this body by Eduard Zehetner and Vitus Eckert. IMMOFINANZ AG is also obliged not to exercise its voting right in the annual general meeting of BUWOG AG, among others in the following cases: resolutions on the release of the executive board or other supervisory board members from liability, resolutions on the dismissal of another supervisory board member or resolutions on management issues that are presented by the executive board or supervisory board to the annual general meeting for voting. The de-domination agreement can only be cancelled by IMMOFINANZ AG or BUWOG AG for important reasons. The term of the de-domination agreement ends on 29 April 2020; if IMMOFINANZ AG does not raise any objections, the term of the de-domination agreement will be extended automatically. Compliance with the de-domination agreement can be required by shareholders of BUWOG AG who alone or together represent 5% of share capital or by any member of the executive board of BUWOG AG.

Non-current securities consist primarily of shares in the Vienna Stock Exchange with a value of EUR 1,000,699.26 (2012/13: TEUR 1,001) as well as participation rights of EUR 7,078,334.05 (2012/13: TEUR 7,078) in RentCon Handels- u. Leasing GmbH.

As of 30 April 2014 the company held **treasury shares** with a value of EUR 118,160,888.74 (2012/13: TEUR 172,645) which are recorded under non-current assets. These treasury shares had a value of TEUR 118,996 based on the market price as of 30 April 2014. In 2013/14 11,289,521 treasury shares with a value of EUR 34,914,794.95 were sold to IMBEA IMMOEAST Beteiligungsverwaltung GmbH. In connection with the BUWOG spin-off, purchase costs of EUR 19,569,168.35 were transferred to the investment in BUWOG AG.

IMMOFINANZ AG held 44,534,312 treasury shares as of 30 April 2014. IMBEA IMMOEAST Beteiligungsverwaltung GmbH, a wholly owned subsidiary of IMMOFINANZ AG, held 68,360,950 shares in IMMOFINANZ AG on this same date. Six shares are held by Aviso Zeta AG, a wholly owned subsidiary of IMBEA IMMOEAST Beteiligungsverwaltung GmbH. In total, member companies of IMMOFINANZ Group held slightly less than 10% of the share capital of IMMOFINANZ AG as treasury shares as of 30 April 2014 (2012/13: 10%).

The annual general meeting of IMMOFINANZ AG on 5 October 2012 authorised the Executive Board, with the consent of the Supervisory Board, to repurchase the company's shares in accordance with § 65 (1) no. 8 and (1b) of the Austrian Stock Corporation Act at an amount equalling up to 10% of share capital. This authorisation is valid for a period of 30 months beginning on the date the resolution was passed. The shares may be purchased in one or more transactions over the stock exchange or over the counter with repeated utilisation of the 10% limit, also with the exclusion of the proportional subscription rights of shareholders.

The annual general meeting of IMMOFINANZ AG on 5 October 2012 authorised the Executive Board, with the consent of the Supervisory Board, to sell treasury shares in another manner than over the stock exchange or through a public offering in accordance with § 65 (1b) of the Austrian Stock Corporation Act. These shares may be sold or used for any legal purpose, whereby the proportional purchase rights of shareholders are excluded (exclusion of subscription rights). This authorisation is valid for a period of five years beginning on the date the resolution was passed.

Since January 2013 IMMOFINANZ AG has held 44.534.312 treasury shares with a carrying amount of EUR 118,160,888.74 and IMBEA IMMOEAST Beteiligungsverwaltung GmbH, a wholly owned subsidiary of IMMOFINANZ AG, has held 57,071,429 shares in IMMOFINANZ AG with a carrying amount of EUR 134,572,488.10 which serve as collateral for financing. Additional information on this financing is provided under the section on liabilities.

In accordance with § 240 (3) of the Austrian Commercial Code, treasury shares held directly by the company or by an entity controlled by the company are as follows:

Date of purchase	Number of shares	Shareholding company	Circumstances and authorisation	Proportional amount of share capital 30 April 2014 in EUR	Proportional amount of share capital 30 April 2014 in %	Purchase price in EUR
Aug. 2010	55,005,409	IMBEA IMMOEAST Beteiligungsverwaltung GmbH	Closing of the agreements with Constantia Packaging B.V. on the "IBAG bond" (§ 65 (1) no. 1 of the Austrian Stock Corporation Act)	57,105,699.52	4.87	151,264,874.75
Sep. 2010	2,066,020	IMBEA IMMOEAST Beteiligungsverwaltung GmbH	Settlement of Aviso Zeta banking business (§ 65 (1) no. 1 of the Austrian Stock Corporation Act)	2,144,907.56	0.18	5,594,782.16
Dec. 2010	6	Aviso Zeta AG	Acquisition of Aviso Zeta (§ 65 (1) no. 1 of the Austrian Stock Corporation Act)	6.23	0.00	16.85
Nov. 2010–Mar. 2011	47,350,248	IMMOFINANZ AG	Share buyback programme 2010–2011 (§ 65 (1) no. 8 of the Austrian Stock Corporation Act)	49,158,238.87	4.19	145,755,598.51
Oct. 2012	-11,526,415	IMMOFINANZ AG	Withdrawal of treasury shares (§ 65 (1) no. 8 sent. 3 of the Austrian Stock Corporation Act)	-11,966,532.08	-1.02	-35,472,189.92
Oct. 2012–Feb. 2013	20,000,000	IMMOFINANZ AG	Share buyback programme 2012–2013 (§ 65 (1) no. 8 of the Austrian Stock Corporation Act)	20,763,666.91	1.77	62,361,443.45
Aug. 2013	-11,289,521	IMMOFINANZ AG	Sale to IMBEA IMMOEAST Beteiligungsverwaltung GmbH	-34,914,794.95	-1.02	-35,449,095.94
Aug. 2013	11,289,521	IMBEA IMMOEAST Beteiligungsverwaltung GmbH	Purchase by IMMOFINANZ AG	34,914,794.95	1.02	35,449,095.94
Total	**112,895,268**			**117,205,987.01**	**10.00**	**329,504,525.80**
Thereof used as collateral for financing						
Jan. 2013	-44,534,312	IMMOFINANZ AG	Sale for financing with treasury shares (§ 65 (1b) of the Austrian Stock Corporation Act)	-46,234,781.01	-3.94	
Jan. 2013	-57,071,429	IMBEA IMMOEAST Beteiligungsverwaltung GmbH	Sale for financing with treasury shares (§ 65 (1b) of the Austrian Stock Corporation Act)	-59,250,607.08	-5.06	
	-101,605,741		**Sale for financing with treasury shares (§ 65 (1b) of the Austrian Stock Corporation Act)**	**-105,485,388.09**	**-9.00**	

Information on the use of treasury shares as collateral for financing is provided in the notes under the section on liabilities.

Current assets

Receivables

The following table shows the classification of receivables by remaining term:

Amounts in EUR	30 April 2014	Thereof remaining term under 1 year	Thereof remaining term between 1 and 5 years	Thereof remaining term over 5 years
Trade receivables	265	265	0	0
Receivables from subsidiaries	415,258,534.05	240,587,910.81	174,670,623.24	0
Receivables from associated or jointly controlled entities	3,214,638.81	3,214,638.81	0	0
Other receivables and assets	11,816,039.12	11,816,039.12	0	0
Total	**430,289,476.98**	**255,618,853.74**	**174,670,623.24**	**0**

Amounts in EUR	30 April 2013	Thereof remaining term under 1 year	Thereof remaining term between 1 and 5 years	Thereof remaining term over 5 years
Trade receivables	237,274.59	237,274.59	0	0
Receivables from subsidiaries	680,988,387.16	513,692,954.96	167,295,432.20	0
Receivables from associated or jointly controlled entities	11,758,923.59	11,758,923.59	0	0
Other receivables and assets	9,044,132.35	9,044,132.35	0	0
Total	**702,028,717.69**	**534,733,285.49**	**167,295,432.20**	**0**

Receivables from subsidiaries and receivables from associated or jointly controlled entities are classified as current in cases where a specific payment term was not defined. However, these receivables are only collected if permitted by the liquidity situation of the respective creditor.

Receivables from subsidiaries comprise receivables of EUR 45,653,898.44 (2012/13: TEUR 53,432) from the provision of goods and services as well as receivables of EUR 0.00 (2012/13: TEUR 363) related to accrued interest for the participation rights in RentCon Handels- und Leasing GmbH. This position also includes other receivables of EUR 38,074,274.55 (2012/13: TEUR 27,588), dividends receivable of EUR 0.00 (2012/13: TEUR 240,014) and loans receivable of EUR 406,441,651.27 (2012/13: TEUR 432,298). Impairment losses of EUR 74,911,290.21 (2012/13: TEUR 72,707) were recognised to these loans receivable. The method used to assess impairment is explained in the section on accounting and valuation principles.

The value of selected properties held by subsidiaries of IMMOFINANZ AG increased during 2013/14 and earlier years and could have resulted in write-ups of EUR 13,780,041.94 (2012/13: TEUR 16,864) to receivables that were previously reduced through impairment losses. These write-ups would have led to an increase in income taxes, but were not recorded because Austrian tax law does not require the recognition of these value increases.

Other receivables consist primarily of EUR 6,450,363.14 (2012/13: TEUR 6,548) due from the taxation authorities.

Miscellaneous securities and shares

This position comprises 224 shares of the 2017 convertible bond with a nominal value of EUR 22,400,000.00 (2012/13: TEUR 22,400) and 1,562,000 shares of the 2018 convertible bond with a nominal value of EUR 6,435,440.00 (2012/13: TEUR 6,435). The 2014 convertible bond was redeemed in January 2014, which also covered the redemption of the repurchased 962 certificates with a nominal value of EUR 96,200,000.00 (2012/13: TEUR 96,200).

Based on an authorisation of the annual general meeting on 7 March 2014 and prior to the spin-off on 25 April 2014, BUWOG AG issued a 3.5% convertible bond with a total nominal value of EUR 260.0 million and a term extending to 25 April 2019. This convertible bond was subscribed in full by IMMOFINANZ AG based on the takeover contract dated 25 April 2014. It is reported at fair value through profit or loss in the consolidated financial statements of IMMOFINANZ Group. In accordance with the issue terms, the conversion price was initially set at EUR 18.93; this price reflected a 40% premium over the arithmetic average of the XETRA closing prices for the BUWOG AG share on the first five trading days (28 April 2014 to 5 May 2014). The conversion right can be exercised at any time during the conversion period from 29 January 2015 to 25 April 2019.

The conversion rights will be serviced by conditional capital in accordance with § 159 (2) no. 1 of the Austrian Stock Corporation Act based on an authorisation of the annual general meeting on 7 March 2014.

BUWOG AG is entitled to call the entire convertible bond on or before 27 January 2015 with a minimum of 30 days' notice, with payment equalling 101% of the nominal value plus accrued interest.

BUWOG AG is also entitled to call the entire CB 2019 three years after the start of trading for BUWOG AG shares, based on a cancellation period of at least 30 days but not more than 90 days, and to repay the nominal amount plus accrued interest. This alternative becomes valid when the average daily share price weighted by volume equals at least 130% of the applicable conversion price on at least 20 trading days within a period of at least 30 successive trading days.

Cash in bank

This item consists chiefly of deposits with UniCredit Bank Austria AG, Vienna, RAIFFEISEN BANK INTERNATIONAL AG, Vienna, ERSTE GROUP BANK AG, Vienna, Deutsche Bank Aktiengesellschaft, Vienna, Raiffeisenlandesbank Niederösterreich-Wien, Vienna, and Liechtensteiner Landesbank (Österreich) AG, Vienna.

Prepaid expenses

This position includes miscellaneous fees paid in 2013/14 that relate to the following financial year, e.g. amounts due to the Austrian Financial Market Authority as well as insurance, flights, maintenance and licenses.

Equity and liabilities

Equity

Share capital totals EUR 1,172,059,877.28 (2012/13: TEUR 1,172,060) and is classified as follows:

	Number of shares 30 April 2014	Share capital in EUR 30 April 2014	Number of shares 30 April 2013	Share capital in EUR 30 April 2013
Bearer shares	1,128,952,687	1,172,059,877.28	1,128,952,687	1,172,059,877.28
Total	**1,128,952,687**	**1,172,059,877.28**	**1,128,952,687**	**1,172,059,877.28**

Equity as of 30 April 2014 comprised the following:

Amounts in EUR	30 April 2014	30 April 2013
Share capital	1,172,059,877.28	1,172,059,877.28
Capital reserves		
1) Appropriated	3,126,481,365.31	4,017,779,656.75
Revenue reserves		
1) Other reserves (voluntary)	29,330,271.19	117,536,790.24
2) Reserve for treasury shares	118,160,888.74	172,644,852.04
Profit (loss) account	0	173,205,563.71
Equity	**4,446,032,402.52**	**5,653,226,740.02**

Capital and revenue reserves

The reserves in the separate financial statements of IMMOFINANZ AG, which were prepared in accordance with the Austrian Commercial Code, comprise the following: appropriated capital reserves from capital increases pursuant to § 229 (2) no. 1 of the Austrian Commercial Code and from the merger of IMMOEAST AG with IMMOFINANZ AG; a reserve for treasury shares pursuant to §225 (5) of the Austrian Commercial Code; and a voluntary revenue reserve. The change in the appropriated capital reserves resulted from a release to cover the spin-off loss from the initial public offering carried out during the reporting year through a spin-off of the BUWOG AG investment; see the explanations under non-current assets.

Provisions

The provision for termination benefits EUR 277,586.87 (2012/13: TEUR 239) was calculated in accordance with actuarial principles, whereby the parameters included a discount rate of 3% (2012/13: 3.5%) and a retirement age of 60 years for men.

Other provisions consist primarily of the following: accruals of EUR 19.2 million (2012/13: EUR 1.5 million) for taxes, EUR 4.0 million (2012/13: EUR 2.3 million) of legal, tax advising and auditing fees, EUR 0.9 million (2012/13: EUR 1 million) for appraisals, EUR 6.7 million (2012/13: EUR 6 million) of employee-related items and EUR 7.8 million (2012/13: TEUR 90) of derivatives.

Liabilities

IMMOFINANZ AG has two convertible bonds and one corporate bond with a total nominal value of EUR 643.8 million outstanding.

Convertible bond 2007–2014, ISIN XS0283649977 (CB 2014)

Based on an authorisation of the annual general meeting on 28 September 2006, IMMOFINANZ AG issued convertible bonds on 19 January 2007. These convertible bonds have a total nominal value of EUR 750.0 million and a term ending on 20 January 2014 (ISIN XS0283649977). The conversion rights for the CB 2014 will be serviced by authorised capital (§ 159 of the Austrian Stock Corporation Act), which was approved by the annual general meetings of IMMOFINANZ AG on 28 September 2006, 27 September 2007 and 2 October 2009.

The conversion period for the holders of the CB 2014 expired on 9 January 2014 and the nominal value of EUR 25.7 million as of 30 April 2013 was redeemed as scheduled on 20 January 2014.

No conversions took place in 2013/14.

Convertible bond 2007–2017, ISIN XS0332046043 (CB 2017)

Based on an authorisation of the annual general meeting on 27 September 2007, IMMOFINANZ AG issued convertible bonds on 19 November 2007. These convertible bonds have a total nominal value of EUR 750.0 million and a term ending on 19 November 2017 (ISIN XS0332046043). The conversion rights for the CB 2017 will be serviced by authorised capital (§ 159 of the Austrian Stock Corporation Act), which was approved by the annual general meetings of IMMOFINANZ AG on 28 September 2006, 27 September 2007 and 2 October 2009. In accordance with the terms of the issue, the CB 2017 bondholders were entitled to register their certificates for premature repayment on 19 November 2012. CB 2017 convertible bonds with a total nominal value of EUR 144.3 million were registered for repayment and redeemed by IMMOFINANZ AG.

A nominal value of EUR 35.1 million remained after the redemption of the CB 2017 bonds registered for repayment. This outstanding nominal value will be redeemed on 19 November 2017 (due date) if there are no conversions into the company's shares before that date or the second opportunity for premature repayment is not used.

IMMOFINANZ AG holds repurchased CB 2017 bonds that have not yet been withdrawn with a total nominal value of EUR 22.4 million. CB 2017 bonds with a total nominal value of EUR 35.1 million were outstanding as of 30 April 2014 (2012/13: EUR 35.1 million). The convertible bonds held by IMMOFINANZ Group were deducted from the outstanding nominal value.

In connection with the spin-off of the BUWOG Group and the allocation of shares in BUWOG AG to the shareholders of IMMOFINANZ AG, the conversion rights for the CB 2017 were adjusted to reflect the allocation ratio for the spin-off and additional proportional conversion rights were granted for shares in BUWOG AG. The conversion price of EUR 7.97 on the 25 April 2014 adjustment date (which was last adjusted on 2 October 2013 following the dividend payment for the 2012/13 financial year) reflects this adjustment and represents the theoretical conversion price for the shares of IMMOFINANZ AG and shares of BUWOG AG to be transferred on the conversion date; this conversion price is subject to adjustments in accordance with the issue terms. Based on the adjusted conversion rights, the outstanding CB 2017 convertible bonds carry rights for conversion into a total of 4,404,015 shares in IMMOFINANZ AG and 220,200 shares in BUWOG AG.

Convertible bond 2011–2018, ISIN XS0592528870 (CB 2018)

Based on an authorisation of the annual general meeting on 27 September 2007 (issue of convertible bonds) and 28 September 2010 (sale of treasury shares), IMMOFINANZ AG issued 125,029,692 convertible bonds on 8 March 2011. These convertible bonds have a total nominal value of EUR 515.1 million and a term ending on 8 March 2018 (ISIN XS0592528870). The terms of the issue entitle all bondholders to register their CB 2018 certificates for premature repayment on 8 March 2016.

The annual general meeting of IMMOFINANZ AG on 28 September 2011 subsequently approved the issue of the convertible bond 2018 as well as an accompanying conversion right that initially involved up to 104,421,677 new bearer shares of common stock in the company. Moreover, the issue terms of the convertible bond 2018 were approved in accordance with § 174 of the Austrian Stock Corporation Act.

In order to service the conversion rights to the CB 2018, the annual general meeting of IMMOFINANZ AG on 28 September 2011 approved a EUR 132.2 million conditional capital increase in accordance with § 159 of the Austrian Stock Corporation Act.

IMMOFINANZ AG holds repurchased CB 2018 bonds that have not yet been withdrawn with a total nominal value of EUR 6.4 million. CB 2018 bonds with a total nominal value of EUR 508.7 million were outstanding as of 30 April 2014 (2012/13: EUR 508.7 million). The convertible bonds held by IMMOFINANZ Group were deducted from the outstanding nominal value.

In connection with the spin-off of the BUWOG Group and the allocation of shares in BUWOG AG to the shareholders of IMMOFINANZ AG, the conversion rights for the CB 2018 were adjusted to reflect the allocation ratio for the spin-off and additional proportional conversion rights were granted for shares in BUWOG AG. The conversion price of EUR 3.56 on the 25 April 2014 adjustment date (which was last adjusted on 2 October 2013 following the dividend payment for the 2012/13 financial year) reflects this adjustment and represents the theoretical conversion price for the shares of IMMOFINANZ AG and shares of BUWOG AG to be transferred on the conversion date; this conversion price is subject to adjustments in accordance with the issue terms. Based on the adjusted conversion rights, the outstanding CB 2018 convertible bonds carry rights for conversion into a total of 142,888,904 shares in IMMOFINANZ AG and 7,144,445 shares in BUWOG AG.

Authorisation to issue new convertible bonds

The annual general meeting of the company on 28 September 2011 authorised the Executive Board to issue convertible bonds with a total nominal amount of up to EUR 1.2 billion. These bonds may carry exchange and/or subscription rights for to up to 212,804,717 bearer shares in the company with a proportional share of up to EUR 220,930,312.99 in share capital, and may be issued with or without the exclusion of subscription rights and in one or more tranches. This annual general meeting also approved a conditional capital increase of EUR 220,930,312.99 in accordance with § 159 of the Austrian Stock Corporation Act to service the exchange or subscription rights of the holders of convertible bonds that were or will be issued or equipped with exchange rights for new shares (i) based on a resolution of the annual general meeting on 28 September 2011 and/or (ii) the annual general meeting on 27 September 2007.

The following table shows the classification of liabilities by remaining term:

Amounts in EUR	30 April 2014	Thereof remaining term under 1 year	Thereof remaining term between 1 and 5 years	Thereof remaining term over 5 years
Bonds	690,713,812.59	75,593,854.67	615,119,957.92	0
Liabilities with financial institutions	186,295,988.08	150,779,091.18	2,600,000.00	32,916,896.90
Trade liabilities	4,954,507.84	4,954,507.84	0	0
Liabilities with subsidiaries	885,571,333.23	665,057,504.86	220,513,828.37	0
Liabilities with associated or jointly controlled entities	261,731,002.15	261,731,002.15	0	0
Other liabilities	1,496,438.92	1,496,438.92	0	0
Total	**2,030,763,082.81**	**1,159,612,399.62**	**838,233,786.29**	**32,916,896.90**

Amounts in EUR	30 April 2013	Thereof remaining term under 1 year	Thereof remaining term between 1 and 5 years	Thereof remaining term over 5 years
Bonds	811,724,964.33	130,602,205.09	681,122,759.24	0
Liabilities with financial institutions	186,526,093.39	609,188.21	152,200,000.00	33,716,905.18
Trade liabilities	3,064,971.64	3,064,971.64	0	0
Liabilities with subsidiaries	1,087,229,061.49	909,946,202.53	177,282,858.96	0
Other liabilities	984,916.57	984,916.57	0	0
Total	**2,089,530,007.42**	**1,045,207,484.04**	**1,010,605,618.20**	**33,716,905.18**

Liabilities with subsidiaries are classified as current in cases where a specific payment term was not defined.

Financing with treasury shares

Based on a resolution of the annual general meeting on 5 October 2012 to sell treasury shares in accordance with § 65 (1b) of the Austrian Stock Corporation Act and to purchase treasury shares in accordance with § 65 (1) no. 8 and (1b) of the Austrian Stock Corporation Act, IMMOFINANZ AG sold and transferred 101,605,741 treasury shares to financial institutions on 10 January 2013 for financing purposes. In exchange, IMMOFINANZ AG received financing of EUR 150 million for a term of up to three years. These 101,605,741 shares represented a proportional amount of EUR 105,485,388.09, or 9.00%, in share capital as of 30 April 2014.

In this connection, the 57,071,429 IMMOFINANZ shares held by IMBEA IMMOEAST Beteiligungsverwaltung GmbH (a wholly owned subsidiary of IMMOFINANZ AG) were also sold to IMMOFINANZ AG in January 2013 in exchange for a proportional share of the financing. This transfer of financing between IMMOFINANZ AG and IMBEA IMMOEAST Beteiligungsverwaltung GmbH generally reflects the same conditions for the sale, financing and repurchase of the IMMOFINANZ shares as defined in the contract between IMMOFINANZ AG and the financing financial institutions.

The company is entitled to repurchase the 101,605,741 shares in exchange for repayment of the financing (EUR 150 million) at any time during the term. At the end of the term, the company is required to repay the financing and repurchase the shares. The interest payments during the term of the financing are linked to the EURIBOR. Dividends paid by IMMOFINANZ AG during the term will be returned to the company. The agreed repurchase price for the shares equals the sale price, i.e. the market risk and opportunities associated with the shares remain with the company. Based on the agreed right of IMMOFINANZ AG to repurchase the 101,605,741 shares during the term of the financing and the obligation to repurchase the shares at the end of the term, these 101,605,741 IMMOFINANZ shares are reported a treasury shares and the financing of EUR 150.0 million is reported as a liability.

In connection with the spin-off of the BUWOG Group, the financing institutions were allocated 5,080,287 BUWOG shares for the 101,605,741 IMMOFINANZ shares based on the allocation ratio defined for the spin-off (one : 20). The terms of the financing transactions were amended to also cover these BUWOG shares – in addition to the IMMOFINANZ shares – and to also require the repurchase of the BUWOG shares when the financing is repaid and the IMMOFINANZ shares are repurchased by IMMOFINANZ AG. The price to be paid by IMMOFINANZ AG for the repurchase (which equals the sale price) will not change and applies to the IMMOFINANZ shares and the BUWOG shares. The agreements between IMMOFINANZ AG and IMBEA IMMOEAST Beteiligungsverwaltung GmbH were also adjusted accordingly.

Liabilities with subsidiaries consist entirely of other liabilities, above all loans of EUR 380,604,444.79 (2012/13: TEUR 568,110) granted by subsidiaries and other loans of EUR 504,655,300.04 (2012/13: TEUR 515,066) related to an outstanding subsidy granted to IMMOEAST Beteiligungs GmbH by the second-tier parent company.

Liabilities with associated or jointly controlled entities consist chiefly of the postponed payment of EUR 260,149,589.04 (2012/13: TEUR 0) relating to the 2019 convertible bond issued by BUWOG AG.

On 25 April 2014 BUWOG AG issued a EUR 260.0 million convertible bond with a 3.5% nominal interest rate and a term ending in 2019. This convertible bond was subscribed in full by IMMOFINANZ Group. The issue proceeds will be used by the BUWOG Group to purchase a residential property portfolio with roughly 18,000 units and approx. 1.09 million sqm of rentable space in Northern Germany. The transfer of the issue proceeds by IMMOFINANZ Group was postponed until the closing of the DGAG portfolio transaction; the related interest reflects ordinary market conditions. The agreement over the postponement ended in June 2014.

Guarantees

IMMOFINANZ AG has issued comfort letters on behalf of individual subsidiaries to guarantee their solvency. These comfort letters confirm that the involved companies will be able to meet their payment obligations at any time and oblige IMMOFINANZ AG to ensure that sufficient funds will be available to meet all liabilities at maturity. Furthermore, IMMOFINANZ AG is obliged to undertake all other necessary measures required by the applicable insolvency laws. IMMOFINANZ AG is also required to subordinate all liabilities that represent debt from the viewpoint of the involved company and must take a secondary position to all other creditors who are not shareholders of the involved companies or are subordinated in another manner.

The outstanding balance of the loan granted by Landesbank Hessen-Thüringen, for which IMMOFINANZ AG issued a guarantee in connection with a revolving credit facility, was repaid on 15 May 2013. The guarantee of EUR 173,493,975.90 also expired with this repayment.

The company has provided guarantees or pledges of EUR 84,524,508.46 (2012/13: TEUR 249,723) to financial institutions on behalf of subsidiaries as well as a guarantee of EUR 200,000,000.00 (2012/13: TEUR 0) to Berlin Hyp AG on behalf of an associate. IMMOFINANZ AG has also accepted trade liabilities of EUR 106,000.00 (2012/13: TEUR 0) for subsidiaries.

Financial instruments

IMMOFINANZ AG concluded contracts for the following derivative financial instruments to hedge interest rate risk:

Type	Contract partner	Currency	Nominal value	Term	Net present value 30 April 2014
Swap	Deutsche Bank AG	EUR	162,323,878.48	31 July 2013–6 Oct. 2016	-6,789,840.00
Swap	Deutsche Bank AG	EUR	39,998,760.12	31 July 2013–6 Oct. 2016	-961,745.00
Included under other provisions					**-7,751,585.00**

4. Notes to the Income Statement

Revenues

Revenues consist of management fees charged out to the Group companies as well as insurance commissions.

IMMOFINANZ AG and IMBEA IMMOEAST Beteiligungsverwaltung GmbH (operations of the former IMMOEAST AG) are executive holding companies that provide management services to subsidiaries in Austria and other countries. The performance-based allocation of costs between the two companies is based on third-party settlement conditions. In 2013/14 IMMOFINANZ AG recorded accruals of EUR 41,262,379.70 (2012/13: TEUR 48,642) for revenues due from IMBEA IMMOEAST Beteiligungsverwaltung GmbH to reflect costs carried by IMMOFINANZ AG that are economically attributable to IMBEA IMMOEAST Beteiligungsverwaltung GmbH.

Other operating income

The major components of miscellaneous operating income include reversals of EUR 1,654,556.08 (2012/13: TEUR 661) to other provisions, income of EUR 10,123,563.30 (2012/13: TEUR 1,102) from the reversal of valuation allowances, income of EUR 854,290.65 (2012/13: TEUR 1,592) from expenses charged out and foreign exchange gains of EUR 345,477.26 (2012/13: TEUR 900).

Personnel expenses

Personnel expenses amounted to EUR 27,888,056.15 for the reporting year (2012/13: TEUR 28,805).

Other operating expenses

Impairment losses to and the derecognition of receivables totalled EUR 2,792,594.53 in 2013/14 (2012/13: TEUR 4,675).

Other major components of this position are legal, auditing and consulting fees of EUR 13,736,923.13 (2012/13: TEUR 6,912), appraisal fees of EUR 1,563,925.84 (2012/13: TEUR 1,327), bookkeeping costs of EUR 861,692.75 (2012/13: TEUR 1,136), rental and leasing expenses of EUR 2,373,443.79 (2012/13: TEUR 2,297) and mileage and travel expenses of EUR 1,913,875.42 (2012/13: TEUR 2,490).

The company has elected not to disclose the fees charged by the auditor in accordance with the option provided by § 237 no. 14 last sentence of the Austrian Commercial Code.

The remuneration for the members of the Supervisory Board is approved during the current financial year for the previous financial year and subsequently distributed. The members of the Supervisory Board received remuneration of EUR 300,300.00 for the 2012/13 financial year (2011/12: TEUR 300).

Income from investments in subsidiaries

This position includes a dividend of EUR 50,000,000.00 (2012/13: TEUR 80,000) paid by the subsidiary IMBEA IMMOEAST Beteiligungsverwaltung GmbH as well as dividends of EUR 3,743,281.20 (2012/13: TEUR 1,111) paid in 2012 and 2013 by EHL Immobilien GmbH.

Interest and similar income

The major components of interest and similar income are interest of EUR 2,345,659.97 (2012/13: TEUR 3,928) on trustee loans granted by Immofinanz Corporate Finance Consulting GmbH and interest of EUR 13,731,876.81 (2012/13: TEUR 14,299) on Group receivables.

Expenses arising from financial investments

Impairment charges of EUR 174,890,909.49 (2012/13: TEUR 14,881) were recognised to shares in IMBEA IMMOEAST Beteiligungsverwaltung GmbH during the reporting year. Additional information is provided in the notes to the balance sheet.

Interest and similar expenses

This position includes interest expense from trustee loans granted by Immofinanz Corporate Finance Consulting GmbH EUR 164,488.87 (2012/13: TEUR 169), interest on Group receivables EUR 27,647,782.82 (2012/13: TEUR 29,571) and interest expense on the convertible bonds EUR 32,102,216.48 (2012/13: TEUR 35,366).

Income tax expenses

This position includes the following items:

Amounts in EUR	2013/14	2012/13
Corporate income tax	-321,812.50	-434,437.50
Corporate income tax, credit prior years	0.00	207,720.23
Reversal of provision for corporate income taxes	0.00	10,178.00
Income tax expense (Group taxation), other periods	-9,039,016.80	-1,870,590.03
Income tax credits (Group taxation)	36,492,224.12	13,700,226.97
Income tax credits (Group taxation), other periods	0.00	564,272.89
Deferred tax expense	-9,513,282.81	0.00
Training bonus	953.34	1,442.51
Total	**17,619,065.35**	**12,178,813.07**

Tax income for the reporting year includes EUR -9,039,016.80 of effects related to prior periods, which reflect the final corporate tax assessments for the members of the tax group for 2008 through 2012. These effects did not have a material influence on the financial statements.

In 2013/14 the company did not elect to use the option provided by § 198 (10) of the Austrian Commercial Code, which permits the recognition of deferred tax assets on temporary differences arising from the financial statements prepared in accordance with Austrian commercial law and the respective tax bases.

Deferred tax assets totalled TEUR 303 as of 30 April 2014 (2012/13: TEUR 1,028).

A provision was recognised in 2013/14 for the final settlement of surplus losses assigned by the BUWOG companies to the corporate tax group (head of the group: IMMOFINANZ AG).

5. Other Information

Information on size pursuant to § 221 of the Austrian Commercial Code

The company is classified as a large corporation based on the criteria defined in § 221 (1) of the Austrian Commercial Code.

Information on Group taxation pursuant to § 9 of the Austrian Corporate Income Tax Act

In accordance with a group application filed on 29 April 2005, the company has served as the head of a corporate group as defined in § 9 of the Austrian Corporate Income Tax Act since the 2005 tax assessment year. This corporate group has been expanded several times.

The company is the head of a corporate group as defined in § 9 of the Austrian Corporate Income Tax Act. The company and the members of the tax group concluded an agreement for the settlement of taxes, which was amended in 2011/12. In accordance with the amended agreement, each member of the Group with positive results must pay a tax charge equal to 25% of the assessment base to the head of the group. Any losses by members of the group are registered and can be offset in full against taxable profit recorded by the respective member in subsequent years. Consequently, there are no payments by the head of the group to members.

A provision of EUR 9,513,282.81 was recognised for negative taxable results generated and used by the members of the IMMOFINANZ tax group.

A provision of EUR 7.88 million was not recognised for negative taxable results generated and used by members of the IMMOFINANZ tax group because IMMOFINANZ does not expect any related tax liability in the future.

In previous years, members of the group were required to pay a tax charge to the head of the group when taxable results were positive. A taxable loss by a group member resulted in the payment of a tax credit by the head of the group to the member, whereby a corporate income tax rate of 12.5% was applied in both cases.

Related party transactions in the sense of § 237 no. 8b of the Austrian Commercial Code

All transactions with related companies and persons during the reporting year took place at arm's length.

Risk management

As an international property investor and developer, IMMOFINANZ Group is exposed to a variety of risks. A systematic risk management process ensures the timely identification of developments that could endanger the realisation of strategic and operating goals and also allows for the inclusion of important information in decision-making processes.

IMMOFINANZ Group has integrated an active risk management system into its operating processes and reporting paths. This system supports the rapid implementation of measures to counter risk and also has a direct impact on strategic decisions and operating processes. Internal guidelines, reporting systems and control measures have been installed throughout IMMOFINANZ Group to support the monitoring, evaluation and control of risks related to the operating business. Risk management in IMMOFINANZ Group takes place at all levels and is ultimately the responsibility of the Executive Board, which is involved in all risk-related decisions. The internal control system (ICS) was further optimised to support the early identification and monitoring of risk. Auditors evaluate the efficiency and effectiveness of the ICS each year, to the extent this is necessary for the preparation of the annual financial statements and the provision of a true and fair view of the asset, financial and earnings position of the company.

The most significant risk factors can be summarised under strategic, financial and market/property-specific risks. The most important financial risks arise from possible changes in foreign exchange rates and interest rates and from the credit standing and solvency of the company's customers and business partners.

Financial risk management

Default/credit risk

Default and credit risks arise when a contract partner of IMMOFINANZ Group is unable to meet his or her obligations, and this situation leads to financial damage for IMMOFINANZ Group. The maximum credit risk represents the amounts reported under assets on the balance sheet and the amounts attributable to these risks. Default risk is reflected in appropriate valuation adjustments.

The most important instrument for managing default risk is the continuous evaluation of the credit standing of contract partners. In various development projects, IMMOFINANZ Group works together with local developers. This cooperation can represent a risk for IMMOFINANZ Group if the business partners are unable to meet their contractual obligations in full or on time. Appropriate contractual provisions – e.g. penalties or damage payments in cases where performance does not meet the contract terms – are used to address this risk. In addition, specific activities and goal attainment are monitored regularly by the Group's asset management.

The risk of default on receivables due from tenants is low because tenants are generally required to provide security deposits – cash deposits for residential properties, bank guarantees or cash deposits for commercial properties – and the credit standing of tenants is monitored on a regular basis. The default risk associated with receivables due from banks is also considered to be low because all financing transactions are concluded with financial institutions that have excellent credit ratings. The counterparty default risk is limited by continuous monitoring, fixed investment limits and the diversification of financial institutions.

Liquidity risk

Liquidity risks are minimised by the preparation of a medium-term forecast covering five years, an annual budget with monthly segmentation and monthly revolving liquidity reports that include variance analyses. Daily liquidity management ensures that all operating obligations can be met and funds can be optimally invested, and also creates the necessary flexibility to realise short-term acquisition opportunities.

IMMOFINANZ Group also uses long-term financing that reflects the financial capability of the individual properties (interest coverage ratio and/or debt service coverage ratio) as well as their market value (loan-to-value ratio).

In order to prevent cost overruns and the resulting excess outflow of liquidity, IMMOFINANZ Group routinely monitors budgets and the progress of construction on all development projects and maintenance work.

Foreign exchange risk

IMMOFINANZ Group is exposed to various forms of foreign exchange risk in connection with its balance sheet and cash flows: fluctuations in foreign exchange rates can influence valuation results and also have an impact on the asset position of the company.

The risk of devaluation associated with foreign currency cash balances is offset by the rapid conversion of these funds into the Euro.

Derivative financial instruments are used in some cases to manage foreign exchange risk. The derivative financial instruments used by IMMOFINANZ to hedge this risk are recorded as standalone transactions and not as hedge transactions. Hedge accounting as defined in IAS 39 is not applied.

The standalone derivatives are recognised to profit or loss and reported on the income statement.

Interest rate risk

As an international company, IMMOFINANZ Group is exposed to the risk of interest rate fluctuations on various property submarkets. Changes in interest rates can have a negative impact on Group earnings by increasing the cost of floating rate financing.

A change in interest rates will have a direct influence on financial results through its impact on floating rate financing. IMMOFINANZ Group limits the risk associated with rising interest rates – which would lead to higher interest expense and a decline in financial results – through the use of fixed interest rate financing contracts and derivative financial instruments (above all caps and swaps). These derivative financial instruments are accounted for as standalone derivatives and not as hedges. Hedge accounting as defined in IAS 39 is not applied.

The market value represents the amount that the respective company would receive or be required to pay if the transaction were terminated as of the balance sheet date.

A change in the market interest rate will influence the valuation of interest rate derivatives. Net present value calculations based on the DCF method – which is also used to value derivatives – discount future cash flows with current interest rate curves to determine market value. Rising interest rates lead to a higher discount factor and to a reduction in the present value of the derivative.

Capital management

The goal of IMMOFINANZ Group's management is to protect the Group's liquidity at all times. Interest rate hedging instruments such as caps and swaps are used to manage liquidity, above all when interest rates are low. The medium-term target calls for a balanced ratio of equity and debt, respectively an LTV (loan-to- value) ratio of 50.00%.

The company is not subject to any minimum capital requirements defined by external sources. There were no changes in the capital management policies of IMMOFINANZ Group during the reporting year.

Legal proceedings

This section explains the status of legal proceedings related to lawsuits filed by (former) shareholders and lawsuits related to the management contract with Constantia Privatbank Aktiengesellschaft (now: Aviso Zeta AG) and/or former members of the Executive Board of IMMOFINANZ AG. The reported values in dispute include, in part, identical items and can therefore not be added.

Legal proceedings by shareholders against IMMOFINANZ AG and IMBEA IMMOEAST Beteiligungsverwaltung GmbH

Since November 2008 a number of shareholders have filed claims against IMMOFINANZ AG (in short: IFAG) and IMMOEAST AG (now: IMBEA IMMOEAST Beteiligungsverwaltung GmbH, in short: IMBEA). Some of the plaintiffs are IMMOFINANZ AG shareholders, while others are shareholders of the former IMMOEAST AG, who are asserting various claims against IMMOFINANZ AG or against IMBEA as the legal successor of IMMOEAST AG. In all cases, the plaintiffs are claiming damages based on prospectus liability or other alleged inadequate capital market information. The plaintiffs' argumentation is based primarily on alleged deficiencies in the prospectuses of IMMOFINANZ AG or IMMOEAST AG. Many of the plaintiffs' claims are also based on other legal grounds, e.g. the violation of ad-hoc reporting requirements. Among others, the plaintiffs contend that the funds raised from the public offering were not used for acquisitions or the development of new real estate projects, but for the financing of IMMOFINANZ AG and IMMOEAST AG and for the purchase of shares in IMMOFINANZ AG and IMMOEAST AG. IMMOFINANZ AG and IMBEA reject these claims. Of special note are 19 class action lawsuits of Austrian origin involving between ten and 908 plaintiffs who have filed claims against IMMOFINANZ AG – largely together with IMBEA.

By the end of April 2014 a total of 810 lawsuits had been filed against IMMOFINANZ AG (whereby IMBEA was also named in some of the cases) and 78 lawsuits only against IMMOEAST AG/IMBEA, for a total of 888 lawsuits with a value in dispute of approx. EUR 253.0 million. Most of the plaintiffs are covered by insurance for legal expenses or represented by AdvoFin, a company that finances such proceedings. The status of the pending proceedings is different, whereby most are still in the early stages. In many of the cases the plaintiffs have already been heard, and a more extensive hearing of evidence has only taken place in a few cases. In 64 cases, a judgment in the first instance or a final judgment was issued, each – for different reasons – in favour of IMMOFINANZ AG or IMMOEAST AG/IMBEA. A decision in 13 further cases is expected during the coming months. In one case the lawsuit was upheld; IMMOFINANZ AG has filed an appeal and a decision by the Regional Appeals Court in Vienna is expected in the coming months. Some of the first-instance decisions were reversed by the Regional Appeals Court in Vienna or the Austrian Supreme Court and remanded to the first-instance court for renegotiation. In total, 138 of the proceedings have been completed to date (39 legally binding judgments rejecting the lawsuits, 19 withdrawals of lawsuits and 74 agreements for withdrawal of the lawsuit under the waiver of claims and six settlements that did not involve any payments by IMMOFINANZ AG and IMBEA to the plaintiffs). The following table shows the status of the pending legal proceedings at the end of April 2014 after the deduction of the 138 previous concluded lawsuits from the above-mentioned 888 lawsuits that had been filed by the end of April 2014:

Pending proceedings: IFAG/IMBEA	Number of proceedings	Value in dispute in MEUR
IFAG	331	24.4
IMBEA	55	7.1
IFAG and IMBEA	364	217.4
Total	**750**	**248.9**

Legal proceedings by shareholders against investment consultants and Aviso Zeta AG and third party notices against IMMOFINANZ AG/IMBEA

At the beginning of August 2008 shareholders of IMMOFINANZ AG and IMMOEAST AG (now: IMBEA) filed lawsuits against Constantia Privatbank Aktiengesellschaft (now: Aviso Zeta AG) and AWD Gesellschaft für Wirtschaftsberatung GmbH (now: Swiss Life Select Österreich GmbH), through which they had purchased IMMOFINANZ and IMMOEAST shares. The plaintiffs allege, in particular, incorrect investment advising, misleading advertising and false depiction of IMMOFINANZ AG and IMMOEAST AG in public due to the withholding of information on the close relationship between the former Constantia Privatbank AG and IMMOFINANZ AG/IMMOEAST AG. Furthermore, the lawsuits contend that information was withheld on material transactions by the former Constantia Privatbank AG with shares of IMMOFINANZ AG and IMMOEAST AG and maintain that investors' funds were not used for the purposes stated in the prospectuses. The plaintiffs are seeking compensation and/or the assessment of the resulting financial losses. The plaintiffs did not lodge any direct claims against IMMOFINANZ AG in these cases. IMMOFINANZ AG and IMBEA are involved as intervening parties in some of the cases against Aviso Zeta AG or Swiss Life Select Österreich GmbH. An intervening party is someone who has a legal interest in the success of one party to pending legal proceedings between other persons or entities. The reason behind this type of intervention is that the defendant can file a recourse claim against IMMOFINANZ AG/IMBEA if the case is lost and is therefore taking action against IMMOFINANZ AG/IMBEA. If IMMOFINANZ AG/IMBEA did not join in these proceedings, IMMOFINANZ AG/IMBEA would not be able to raise the points addressed during the preliminary proceedings in any subsequent regress proceedings. The defendants' main argument against IMMOFINANZ AG/IMBEA is that the damages incurred by the plaintiffs were caused by actions on the part of IMMOFINANZ AG and IMMOEAST AG, which are currently under investigation by the Vienna public prosecutor in connection with criminal proceedings.

By the end of April 2014 Aviso Zeta AG had served IMMOFINANZ AG and/or IMBEA in most cases both companies, with third party noticed in 397 cases. Swiss Life Select Österreich GmbH has also served IMMOFINANZ AG and/or IMBEA with third party noticed in 229 cases, also in class action suits that were filed against Swiss Life Select Österreich GmbH. IMMOFINANZ AG and IMBEA joined in most of these cases.

According to the information currently available to IMMOFINANZ AG, judgments have been issued in 54 lawsuits against Swiss Life Select Österreich GmbH and Aviso Zeta AG. Some of these judgments were issued in favour of the respective defendant, others against. Neither Swiss Life Select Österreich GmbH nor Aviso Zeta AG has filed recourse claims against IMMOFINANZ AG or IMBEA. Most of the lawsuits against Swiss Life Select Österreich GmbH have already been concluded.

Third party notices to IFAG/IMBEA	Number of proceedings	Value in dispute in MEUR
Aviso Zeta	397	40.6
AWD (now: Swiss Life Select Österreich GmbH)	229	32.3
Total	**626**	**72.9**

Proceedings to review the exchange ratio applied to the merger of IMMOEAST AG and IMMOFINANZ AG

IMMOFINANZ AG as the accepting company, was merged with IMMOEAST AG, as the transferring company, in accordance with a merger agreement dated 21 January 2010. In connection with this merger, the former shareholders of IMMOEAST AG were granted a total of 567,363,702 shares in IMMOFINANZ AG based on an agreed exchange ratio of three IMMOFINANZ shares for each two IMMOEAST shares. Petitions were subsequently filed with the commercial court of Vienna by IMMOFINANZ shareholders and shareholders of the former IMMOEAST AG for a review of this exchange ratio pursuant to §§ 225c ff of the Austrian Stock Corporation Act. This step led to the start of court proceedings, and IMMOFINANZ AG has filed an extensive statement in response to the petitions. In accordance with legal regulations (§ 225g of the Austrian Stock Corporation Act), the commercial court of Vienna ordered an expert opinion on the exchange ratio. In April 2014 Hans Bodendorfer was appointed by the court to prepare an expert opinion that will determine whether the defined exchange ratio reflects the factual and legal situation and evaluate whether the applied valuation methods are plausible.

Decisions or settlements in the proceedings to review the exchange ratio will apply to all shareholders in the respective shareholder groups (erga omnes right). If the proceedings lead to additional payments (additional settlement payments), the shareholders in the disadvantaged shareholder group will receive these payments plus interest at a rate of 2% over the base interest rate on the registration date (28 April 2010). IMMOFINANZ AG has requested permission to grant additional IMMOFINANZ shares in place of cash settlements.

The outcome of the proceedings to review the exchange ratio cannot be predicted at the present time. It is not possible to estimate whether the shareholder groups will be granted additional payments (additional settlement payments) or what the amount of these payments might be.

Other legal disputes

In March 2011 IMMOFINANZ AG filed a lawsuit against three former members of the Executive Board and members of the Supervisory Board of the former Constantia Privatbank AG that involved option transactions to the detriment of the former IMMOEAST AG. The proceedings were suspended after the first hearing in September 2011 until a final binding decision is issued in the criminal proceedings against these former Executive and Supervisory Board members. These criminal proceedings resulted in the (not yet legally binding) first-instance conviction, among others, of two of the three defendants. IMBEA was also awarded approx. EUR 7.0 million by this first-instance decision (not yet legally binding). In addition, Aviso Zeta was awarded approx. EUR 4.0 million. The proceedings pertaining to the nullity appeal are currently pending with the Austrian Supreme Court and a decision is expected in autumn 2014.

IMMOFINANZ AG filed a further lawsuit in September 2011 to enforce claims against a former member of the Executive Board and other persons in connection with payments made to third parties without justifiable grounds on the instructions of this former board member. This case is still in the early stages and only a number of parties have been heard.

In 2013 IMMOFINANZ AG and IMBEA filed a lawsuit against a former member of the Executive Board for payment of EUR 10.0 million as compensation for damages. This case is still in the early stages.

In August 2011 a former member of the Executive Board filed a lawsuit against IMMOFINANZ AG to claim payment of remuneration for his duties on the Executive Board for a period of roughly three months. These proceedings are currently suspended until a decision is issued on a parallel case, which represents separate proceedings against IMBEA. The separate proceedings involve a claim by the same former Executive Board member for payment of remuneration for his duties on the Executive Board for the same period of roughly three months. Following a change in the presiding judge, the proceedings will be continued in autumn 2014.

As mentioned above, the values in dispute cover in part identical content. Based on estimates for the expected outcome of these proceedings, IMMOFINANZ Group has recognised an appropriate amount of provisions for legal disputes and provisions for legal proceedings in the consolidated financial statements.

In specific East European countries, legal uncertainty could arise in connection with land ownership.

Information on the guarantees provided by the company can be found in the notes.

Investments in subsidiaries and associated companies

Shares in subsidiaries and associated companies comprise the following:

Company	Balance sheet date	Share owned	Equity as of 30 April 2014		Profit / (loss) for the year	
IMBEA IMMOEAST Beteiligungsverwaltung GmbH, Vienna	30 April 2013	100%	4,579,601,647.01	EUR	-27,496,283.53	EUR
IMMOWEST Immobilien Anlagen GmbH, Vienna	30 April 2013	100%	200,814,281.15	EUR	10,449,222.13	EUR
BUWOG AG, Vienna	30 April 2013	45.57%	-6,085.79	EUR	-3,621.74	EUR
EHL Immobilien GmbH, Vienna	31 Dec. 2013	49%	2,442,969.21	EUR	2,321,969.21	EUR

Average number of employees

	Balance on 30 April 2014	Balance on 30 April 2013
Salaried employees	266	271
Total	**266**	**271**

Obligations arising from the use of tangible assets not shown on the balance sheet

	30 April 2014 EUR	30 April 2013 TEUR
Obligations for the next financial year	2,334,165.62	2,355
Obligations for the next five financial years	6,818,395.35	7,012

Corporate bodies

The corporate bodies of IMMOFINANZ AG are:

Executive Board

Eduard Zehetner (Chairman)
Daniel Riedl FRICS (up to 25 April 2014)
Birgit Noggler
Dietmar Reindl (since 1 May 2014)

The members of the Executive Board received remuneration totalling EUR 3.9 million in 2013/14 (2012/13: EUR 4.7 million). Contributions of TEUR 59.3 (2012/13: TEUR 117.2) were made to the employee severance compensation fund and TEUR 149.2 (2012/13: TEUR 188.5) to the pension fund. The above data reflect the amounts paid; the actual amount of the variable remuneration for 2013/14 will only be available after the completion of the consolidated financial statements.

In May 2012, EUR 3.0 million of turnaround bonuses were granted to the three Executive Board members who were active during the reorganisation phase from 2008 to 2011 and are still employed by the company. IMMOFINANZ Group was successfully directed out of the life-threatening crisis in the 2008/09 financial year, and equity and the NAV were substantially increased. Furthermore, dividend payments were made possible.

Supervisory Board

Michael Knap – Chairman (since 2 October 2013)
(Michael Knap – Vice-Chairman up to 2 October 2013)
Rudolf Fries – Vice-Chairman (since 2 October 2013)
(Rudolf Fries – Member up to 2 October 2013)
Herbert Kofler (Member from 2 October 2013 to 30 January 2014)
(Herbert Kofler – Chairman up to 2 October 2013)
Vitus Eckert (up to 25 April 2014)
Nick J. M. van Ommen FRICS
Klaus Hübner (up to 25 April 2014)
Christian Böhm
Siegfried Burger-Schattauer (delegated by the Works' Council from 2 October 2013 to 25 April 2014)
Mark Anthony Held (delegated by the Works' Council since 2 October 2013)
Nikolaus Obermair (delegated by the Works' Council since 2 October 2013)
Philipp Amadeus Obermair (delegated by the Works' Council from 2 October 2013 to 30 January 2014)

Authorised Signatories

Jost-Alexander Gehrhardt (since 12 May 2014)
Harald Heinzl (since 12 May 2014)
Gerold Hellmich (since 21 August 2013)
Wolfgang Idl
Josef Mayer
Alfons Mähr (from 17 January 2013 to 31 August 2013)
Dietmar Reindl (from 17 January 2013 to 30 April 2014)
Mario Josef Schmalzl
Andrea Sperling-Koch (since 12 May 2014)
Andreas Thamm (since 12 May 2014)
Martina Wimmer

Vienna, 1 August 2014

The Executive Board

Eduard Zehetner
CEO

Birgit Noggler
CFO

Dietmar Reindl
COO

Development of Non-current Assets in acc. with § 226 (1) of the Austrian Commercial Code

Amounts in EUR	Acquisition or Production cost Balance on 1 May 2013	Additions	Disposals	Reclassification	Balance on 30 April 2014
1. Trademarks and software	1,108,776.70	300,100.53	30,399.05	0.00	1,378,478.18
Intangible assets	**1,108,776.70**	**300,100.53**	**30,399.05**	**0.00**	**1,378,478.18**
1. Buildings on land owned by third parties	1,762,050.50	0.00	0.00	0.00	1,762,050.50
2. Furniture, fixtures and office equipment	1,238,232.66	307,813.30	25,028.43	0.00	1,521,017.53
Tangible assets	**3,000,283.16**	**307,813.30**	**25,028.43**	**0.00**	**3,283,068.03**
1. Investments in subsidiaries	7,022,158,118.58	81,531,887.19	891,312,392.25 [1]	-681,748,033.31	5,530,629,580.21
2. Investments in associated companies	850,000.00	0.00	0.00	701,317,201.66	702,167,201.66
3. Non-current securities (rights)	8,129,033.31	0.00	0.00	0.00	8,129,033.31
Thereof subsidiaries	7,078,334.05	0.00	0.00	0.00	7,078,334.05
4. Treasury shares	172,644,852.04	0.00	34,914,794.95	-19,569,168.35	118,160,888.74
Financial assets	**7,203,782,003.93**	**81,531,887.19**	**926,227,187.20**	**0.00**	**6,359,086,703.92**
Total non-current assets	**7,207,891,063.79**	**82,139,801.02**	**926,282,614.68**	**0.00**	**6,363,748,250.13**

Amounts in EUR	Accumulated Depreciation	Carrying amount 30 April 2014	Carrying amount 30 April 2013	Impairment losses Current year	Revaluations Current year
1. Trademarks and software	686,708.59	691,769.59	711,395.80	309,349.94	0.00
Intangible assets	**686,708.59**	**691,769.59**	**711,395.80**	**309,349.94**	**0.00**
1. Buildings on land owned by third parties	509,003.49	1,253,047.01	1,434,210.41	181,163.40	0.00
2. Furniture, fixtures and office equipment	882,876.09	638,141.44	673,270.56	323,907.87	0.00
Tangible assets	**1,391,879.58**	**1,891,188.45**	**2,107,480.97**	**505,071.27**	**0.00**
1. Investments in subsidiaries	556,974,288.58	4,973,655,291.63	6,640,074,739.49	174,890,909.49	0.00
2. Investments in associated companies	0.00	702,167,201.66	850,000.00	0.00	0.00
3. Non-current securities (rights)	0.00	8,129,033.31	8,129,033.31	0.00	0.00
Thereof subsidiaries	0.00	7,078,334.05	7,078,334.05	0.00	0.00
4. Treasury shares	0.00	118,160,888.74	172,644,852.04	0.00	0.00
Financial assets	**556,974,288.58**	**5,802,112,415.34**	**6,821,698,624.84**	**174,890,909.49**	**0.00**
Total non-current assets	**559,052,876.75**	**5,804,695,373.38**	**6,824,517,501.61**	**175,705,330.70**	**0.00**

[1] *Disposal through spin-off*

Management Report for the 2013/14 Financial Year

A. General information

IMMOFINANZ AG is the largest listed property company in Austria. The company headquarters are located at A-1100 Vienna, Wienerbergstrasse 11. IMMOFINANZ AG (in the following, IMMOFINANZ) is the parent company of IMMOFINANZ Group whose business activities cover the development, acquisition, rental and best possible commercial utilisation of properties to optimise asset management. IMMOFINANZ is listed in the ATX index (ISIN AT 0000809058) of the Vienna Stock Exchange and is also traded on the Warsaw Stock Exchange. As of 30 April 2014, the company had 1,128,952,687 zero par value, voting shares outstanding. Market capitalisation amounted to approx. EUR 3.02 billion at the end of the 2013/14 financial year based on a closing price of EUR 2.672. As of 30 April 2014 5.8% of the IMMOFINANZ shares were held by the FRIES Family Private Foundation, the Dr. Rudolf FRIES Family Private Foundation, Mr. and Mrs. Rudolf Fries and other closely related persons (together the "Fries Group"). JPMorgan Chase & Co, together with companies under its control, held 6.12% of the IMMOFINANZ shares. The remaining 88.08% of the shares are held in free float by private and institutional investors.

B. Business activities

IMMOFINANZ Group – a profitable, stable and risk-optimised real estate company

A real estate machine with profitability along the entire value chain

Who we are

IMMOFINANZ Group is a real estate investment and development corporation that is listed on the Vienna and Warsaw Stock Exchanges. Since our founding in 1990, we have compiled a high-quality property portfolio that now includes 363 standing investments with a carrying amount of roughly EUR 6.3 billion. We currently manage 3,825,325 sqm of rentable space, which generate a gross return of 7.9% based on a current occupancy of roughly 85.0%.

What we do

We generate sustainable income for our investors with high-quality properties. Our activities are concentrated on prime properties in three asset classes – retail, office and logistics. Eight core countries represent the geographic focus of our portfolio: Austria, Germany, Poland, Czech Republic, Slovakia, Romania, Hungary and Russia.

What we work on every day

As a **real estate machine**, we concentrate on linking our three core business areas: the development of sustainable, specially designed prime properties in premium locations (Development), the professional management of these properties (Asset Management) and cycle-optimised sales (Trade). Our active and decentralised asset management increases rental income and reduces vacancies. When we sell a property, the liquid funds we receive are reinvested in new development projects. Our goal is to generate greater profitability along the entire value chain with a clearly defined, standardised and "industrialised" process, maintain a steady pace of sales to make sure our portfolio stays modern and attractive and generate high cash flow for our shareholders.

Why we believe in CEE

The spin-off of BUWOG in the 2013/14 financial year shifted our geographic focus even more towards Eastern Europe. At the same time, we sharpened our profile as the leading specialist for office, retail and logistics properties in Central and Eastern Europe. Two-thirds of the IMMOFINANZ portfolio are located in CEE and Russia and one-third in Western Europe. In 2013 the total return on our CEE properties brought us the "IPD Property Investment Award in Central & Eastern Europe" for the highest performance among the 49 portfolios surveyed in this region. We believe in the long-term growth story and the convergence potential of Eastern Europe.

C. Development of business

Asset position

The assets held by IMMOFINANZ consist primarily of financial assets, receivables due from subsidiaries and marketable securities. The balance sheet total equalled EUR 6,528,994,958.42 as of 30 April 2014. This represents a decline of EUR 1,234,717,918.86 and resulted primarily from the BUWOG spin-off. The equity ratio equalled 68.10% (2012/13: 72.82%).

Earnings position

Results for 2013/14 show a net loss of EUR 153,233,289.91 (2012/13: TEUR 38,977). This loss resulted chiefly from the recognition of impairment losses to shares held in subsidiaries of IMBEA IMMOEAST Beteiligungsverwaltung GmbH.

Financial position

Cash and cash equivalents declined by TEUR 109,893 in year-on-year comparison (2012/13: TEUR 110,376). Net cash flow from operating activities amounted to TEUR 246,340 (2012/13: TEUR 174,440). Net cash flow from investing activities totalled TEUR -2,542 (2012/13: TEUR -63,724). Net cash flow from financing activities equalled TEUR -353,691 (2012/13: TEUR -23,714) and was based, above all, on the payment of the dividend and the payment of liabilities due to subsidiaries.

Non-financial performance indicators

The number of standing investments indirectly owned by IMMOFINANZ declined from 1,542 to 363 during the reporting year due to the BUWOG spin-off. The decline in the number of standing investments led to a decrease in rentable space from 6.527 million sqm to 3.825 million sqm.

Net cash flow from operating activities	**in TEUR**
Loss for the year	-153,233
Depreciation and amortisation	814
Impairment charges to financial assets	174,891
Change in valuation adjustments to receivables	-11,815
Non-cash interest income and expenses	-19,718
Change in receivables	233,258
Change in liabilities	-9,059
Change in provisions	30,385
Change in prepaid expenses and deferred charges	818
Operating cash flow	**246,340**
Net cash flow from investing activities	
Investments in intangible assets and property, plant and equipment	-608
Investments in financial assets	-81,532
Loans receivable	44,639
Proceeds from the disposal of property, plant and equipment	29
Proceeds from the disposal of financial assets	34,929
Total	**-2,542**
Net cash flow from financing activities	
Increase/decrease in borrowings from financial institutions and bonds	-122,150
Repurchase of convertible bonds	93,454
Loans payable	-162,332
Dividend	-162,663
Total	**-353,691**

Cash change in cash and cash equivalents	**-109,893**

Change in cash and cash equivalents	
Balance at the beginning of the period	111,248
Balance at the end of the period	1,355
Total	**-109,893**

D. Significant events after the end of the reporting year

The Supervisory Board appointed a successor to the CEO in preparation for the retirement of Eduard Zehetner at the end of the 2014/15 financial year. The Executive Board of IMMOFINANZ will therefore include four persons from the end of March to the end of April 2015. Oliver Schumy was appointed to the Executive Board of for a five-year term beginning on 1 March 2015. He will succeed Eduard Zehetner as CEO and Speaker on 1 May 2015.

On 25 April 2014 BUWOG AG issued a EUR 260.0 million convertible bond with a 3.5% nominal interest rate and a term ending in 2019. This convertible bond was subscribed in full by IMMOFINANZ Group. The issue proceeds will be used by the BUWOG Group to purchase a residential property portfolio with roughly 18,000 units and approx. 1.09 million sqm of rentable space in Northern Germany. The transfer of the issue proceeds by IMMOFINANZ Group has been postponed until the closing of the DGAG portfolio transaction; the related interest reflects ordinary market conditions. The funds were transferred to BUWOG AG on 6 June 2014 and the closing took place on 30 June 2014.

E. Information on capital

The share capital of IMMOFINANZ AG totalled EUR 1,172,059,877.28 as of 30 April 2014. It is divided into 1,128,952,687 zero par value bearer shares, each of which represents a proportional share of EUR 1.04 (rounded) in share capital. The share capital and number of shares remain unchanged in comparison with 30 April 2013.

All IMMOFINANZ shares are bearer shares that entitle the holders to participate in the annual general meeting and to exercise voting rights and other shareholder rights in accordance with applicable legal regulations. Each bearer share is entitled to one vote.

The Executive Board is not aware of any agreements between shareholders that restrict voting rights or the transfer of shares.

There are no shares with special controlling rights as defined in § 243a (1) no. 4 of the Austrian Commercial Code.

IMMOFINANZ AG has no employee share participation programme. Therefore, no information is provided on the control of voting rights pursuant to § 243a (1) no. 5 of the Austrian Commercial Code.

Convertible bonds

Convertible bond 2014 (CB 2014)
On 19 January 2007 IMMOFINANZ AG issued convertible bonds with a total nominal value of EUR 750.0 million and a term ending on 20 January 2014 (ISIN XS0283649977).

The CB 2014 was due for repayment on 20 January 2014. The CB 2014 certificates held by IMMOFINANZ AG, which had a total nominal value of EUR 96.2 million, were withdrawn. The remaining outstanding total nominal value of EUR 25.7 million (plus accrued interest) was redeemed.

Convertible bond 2017 (CB 2017)

On 19 November 2007 IMMOFINANZ AG issued convertible bonds with a total nominal value of EUR 750.0 million and a term ending on 19 November 2017 (ISIN XS0332046043). In accordance with the terms of the issue, the CB 2017 bondholders are entitled to register their certificates for premature repayment on 19 November 2014.

IMMOFINANZ AG holds repurchased CB 2017 bonds that have not yet been withdrawn with a total nominal value of EUR 22.4 million. CB 2017 bonds with a total nominal value of EUR 35.1 million were outstanding as of 30 April 2014.

In connection with the spin-off of the BUWOG Group and the allocation of shares in BUWOG AG to the shareholders of IMMOFINANZ AG, the conversion rights for the CB 2017 were adjusted to reflect the allocation ratio for the spin-off (one BUWOG share for 20 IMMOFINANZ shares) and additional proportional conversion rights were granted for shares in BUWOG AG. The conversion price of EUR 7.97 on the 25 April 2014 adjustment date reflects this adjustment and represents the theoretical conversion price for the shares of IMMOFINANZ AG and shares of BUWOG AG to be transferred on the conversion date; this conversion price is subject to adjustments in accordance with the issue terms. Based on the adjusted conversion rights, the outstanding CB 2017 convertible bonds carry rights for conversion into a total of 4,404,015 shares in IMMOFINANZ AG and 220,200 shares in BUWOG AG.

Convertible bond 2018 (CB 2018)

On 8 March 2011 IMMOFINANZ AG issued 125,029,692 convertible bonds with a total nominal value of EUR 515.1 million and a term ending on 8 March 2018 (ISIN XS0592528870). The terms of the issue entitle all bondholders to register their CB 2018 certificates for premature repayment on 8 March 2016.

IMMOFINANZ AG holds repurchased CB 2018 bonds that have not yet been withdrawn with a total nominal value of EUR 6.4 million. CB 2018 bonds with a total nominal value of EUR 508,684,500 were outstanding as of 30 April 2014.

In connection with the spin-off of the BUWOG Group and the allocation of shares in BUWOG AG to the shareholders of IMMOFINANZ AG, the conversion rights for the CB 2018 were adjusted to reflect the allocation ratio for the spin-off (one BUWOG share for 20 IMMOFINANZ shares) and additional proportional conversion rights were granted for shares in BUWOG AG. The conversion price of EUR 3.56 on the 25 April 2014 adjustment date (which was last adjusted on 2 October 2013 following the dividend payment for the 2012/13 financial year) reflects this adjustment and represents the theoretical conversion price for the shares of IMMOFINANZ AG and shares of BUWOG AG to be transferred on the conversion date; this conversion price is subject to adjustments in accordance with the issue terms. Based on the adjusted conversion rights, the outstanding CB 2018 convertible bonds carry rights for conversion into a total of 142,888,904 shares in IMMOFINANZ AG and 7,144,445 shares in BUWOG AG.

No conversion rights exercised or new shares issued in 2013/14

No conversion rights for convertible bonds were exercised during the reporting year. Consequently, no new shares were issued by IMMOFINANZ AG.

The following table shows the development of the nominal value of the convertible bonds in 2013/14:

	ISIN	Nominal value as of 30 April 2013 in TEUR	Conversions in 2013/14 in TEUR	Repurchased/ redeemed in 2013/14 in TEUR	Nominal value as of 30 April 2014 in TEUR
CB 2014	XS0283649977	25,700.00	0	25,700.00	0
CB 2017	XS0332046043	35,100.00	0	0	35,100.00
CB 2018	XS0592528870	508,684.50	0	0	508,684.50
Total		**569,484.50**			**543,784.50**

Authorisation to issue new convertible bonds

The annual general meeting of the company on 28 September 2011 authorised the Executive Board to issue convertible bonds with a total nominal amount of up to EUR 1.2 billion. These bonds may carry exchange and/or subscription rights for up to 212,804,717 bearer shares in the company with a proportional share of up to EUR 220,930,312.99 in share capital, and may be issued with or without the exclusion of subscription rights and in one or more tranches. This annual general meeting also approved a conditional capital increase of EUR 220,930,312.99 in accordance with § 159 of the Austrian Stock Corporation Act to service the exchange or subscription rights of the holders of convertible bonds that were or will be issued or equipped with exchange rights for new shares (i) based on a resolution of the annual general meeting on 28 September 2011 and/or (ii) the annual general meeting on 27 September 2007.

Treasury shares

Purchase of treasury shares in 2010/11 based on agreements for the "IBAG Bond" and Aviso Zeta

On 23 August 2010 55,005,409 IMMOFINANZ shares were purchased from IMBEA IMMOEAST Beteiligungsverwaltung GmbH, a wholly owned subsidiary of IMMOFINANZ AG, at the closing price of EUR 2.75 per share in exchange for settlement of the financial receivables held by IMBEA IMMOEAST Beteiligungsverwaltung GmbH. This transaction represented part of the contract performance by Constantia Packaging B.V. in connection with the closing of the agreements between IMMOFINANZ Group and Constantia Packaging B.V. on the so-called "IBAG Bond" (EUR 512 million). This purchase was based on the statutory provision for the prevention of damages as defined in § 65 (1) no. 1 of the Austrian Stock Corporation Act.

IMBEA IMMOEAST Beteiligungsverwaltung GmbH also purchased 2,066,020 IMMOFINANZ shares from Aviso Zeta AG (now a wholly owned subsidiary of IMMOFINANZ AG) on 29 September 2010 at the closing price of the IMMOFINANZ share on that date (i.e. EUR 2.708 per share). This purchase was based on the statutory provision for the prevention of damages as defined in § 65 (1) no. 1 of the Austrian Stock Corporation Act.

The 57,071,429 IMMOFINANZ shares purchased by IMBEA IMMOEAST Beteiligungsverwaltung GmbH represented a proportional amount of EUR 59,250,607.08, or 5.06%, in share capital as of 30 April 2014.

The purchase of the shares previously held by Aviso Zeta AG by IMBEA IMMOEAST Beteiligungsverwatung GmbH in December 2010 also included the indirect purchase of six bearer shares (formerly registered shares) of IMMOFINANZ AG. This purchase was based on the statutory provision for the prevention of damages as defined in § 65 (1) no. 1 of the Austrian Stock Corporation Act. The six IMMOFINANZ shares represent a proportional amount of EUR 6.23 in share capital.

Share buyback programme 2010–2011

A resolution by the annual general meeting on 28 September 2010 authorised the Executive Board to repurchase the company's shares in accordance with § 65 (1) no. 8 of the Austrian Stock Corporation Act. Based on this resolution, IMMOFINANZ AG carried out a share buyback programme from 12 November 2010 to 18 March 2011. This programme led to the repurchase of 47,350,248 IMMOFINANZ shares for a total price of EUR 145,755,598.48. These shares represented a proportional amount of EUR 49,158,238.87, or 4.19%, in share capital as of 30 April 2014.

Withdrawal of treasury shares in 2012/13

Based on a resolution of the annual general meeting on 28 September 2011 that authorised the Executive Board pursuant to § 65 (1) no. 8 of the Austrian Stock Corporation Act to withdraw the company's shares, 11,526,415 of the 47,350,248 IMMOFINANZ shares repurchased during the 2010–2011 share buyback programme were withdrawn as of 3 October 2012. The withdrawn shares represented a proportional amount of EUR 11,966,532.08 in share capital. The company's share capital was subsequently reduced through a simplified capital decrease as defined in § 192 (3) no. 2 of the Austrian Stock Corporation Act by EUR 11,966,532.08 to EUR 1,172,059,877.27, divided into 1,128,952,687 bearer shares.

Authorisation of the Executive Board to purchase treasury shares

The annual general meeting of IMMOFINANZ AG on 5 October 2012 authorised the Executive Board, with the consent of the Supervisory Board, to repurchase the company's shares in accordance with § 65 (1) no. 8 and (1b) of the Austrian Stock Corporation Act at an amount equalling up to 10% of share capital. This authorisation is valid for a period of 30 months beginning on the date the resolution was passed. The shares may be purchased in one or more transactions over the stock exchange or over the counter with repeated utilisation of the 10% limit, also with the exclusion of the proportional subscription rights of shareholders.

Authorisation of the Executive Board to sell treasury shares

The annual general meeting of IMMOFINANZ AG on 5 October 2012 authorised the Executive Board, with the consent of the Supervisory Board, to sell treasury shares in another manner than over the stock exchange or through a public offering in accordance with § 65 (1b) of the Austrian Stock Corporation Act. These shares may be sold or used for any legal purpose, whereby the proportional purchase rights of shareholders are excluded (exclusion of subscription rights). This authorisation is valid for a period of five years beginning on the date the resolution was passed.

Share buyback programme 2012–2013

Based on resolutions of the annual general meetings on 28 September 2011 and 5 October 2012 for the repurchase of treasury shares, IMMOFINANZ AG carried out a share buyback programme from 1 October 2012 to 25 February 2013.

This programme led to the repurchase of 20,000,000 IMMOFINANZ shares for a total price of EUR 62,361,443.45, including fees. The shares represented a proportional amount of EUR 20,763,666.91, or 1.77%, in share capital as of 30 April 2014. Of the total shares purchased in connection with this buyback, IMMOFINANZ AG sold 8,710,479 in January 2013 as part of a financing transaction with treasury shares (see the following). In August 2013 IMMOFINANZ AG sold the remaining 11,289,521 shares purchased after the conclusion of the financing to its wholly owned subsidiary IMBEA IMMOEAST Beteiligungsverwaltung GmbH at the market price on the sale date (EUR 3.14 per share).

Financing with treasury shares

Based on a resolution of the annual general meeting on 5 October 2012 to sell treasury shares in accordance with § 65 (1b) of the Austrian Stock Corporation Act and to purchase treasury shares in accordance with § 65 (1) no. 8 and (1b) of the Austrian Stock Corporation Act, IMMOFINANZ AG sold and transferred 101,605,741 treasury shares to financial institutions on 10 January 2013 for financing purposes. In exchange, IMMOFINANZ AG received financing of EUR 150 million for a term of up to three years. These 101,605,741 shares represented a proportional amount of EUR 105,485,388.09, or 9.00%, in share capital as of 30 April 2014.

In this connection, the 57,071,429 IMMOFINANZ shares held by IMBEA IMMOEAST Beteiligungsverwaltung GmbH (a wholly owned subsidiary of IMMOFINANZ AG) were also sold to IMMOFINANZ AG in January 2013 in exchange for a proportional share of the financing. This transfer of financing between IMMOFINANZ AG and IMBEA IMMOEAST Beteiligungsverwaltung GmbH generally reflects the same conditions for the sale, financing and repurchase of the IMMOFINANZ shares as defined in the contract between IMMOFINANZ AG and the financing financial institutions.

The company is entitled to repurchase the 101,605,741 shares in exchange for repayment of the financing (EUR 150 million) at any time during the term. At the end of the term, the company is required to repay the financing and repurchase the shares. The interest payments during the term of the financing are linked to the EURIBOR. Dividends paid by IMMOFINANZ AG during the term will be returned to the company. The agreed repurchase price for the shares equals the sale price, i.e. the market risk and opportunities associated with the shares remain with the company. Based on the agreed right of IMMOFINANZ AG to repurchase the 101,605,741 shares during the term of the financing and the obligation to repurchase the shares at the end of the term, these 101,605,741 IMMOFINANZ shares are accounted for as treasury shares in accordance with International Financial Reporting Standards (IFRS) and the financing of EUR 150 million is reported as a liability.

In connection with the spin-off of the BUWOG Group, the financing credit institutions were granted 5,080,287 BUWOG shares for their 101,605,741 IMMOFINANZ shares based on the allocation ratio defined for the spin-off (one : 20). The terms of the financing transactions were amended to include these BUWOG shares – in addition to the IMMOFINANZ shares – in the financing and to allow for the repurchase of these BUWOG shares when the financing is repaid and the IMMOFINANZ shares are repurchased by IMMOFINANZ AG. The purchase price to be paid by IMMOFINANZ AG for the repurchase of the shares (= sale price) will not change and applies to the IMMOFINANZ shares and the BUWOG shares. The agreements between IMMOFINANZ AG and IMBEA were adjusted accordingly.

Overview of treasury shares:

Date	Number of shares	Circumstances and statutory provision	Proportional share of share capital as of 30 April 2014 in EUR	Proportional share of share capital as of 30 April 2014 in %	Purchase price in EUR
August 2010	55,005,409	Closing of the agreements with Constantia Packaging B.V. on the "IBAG bond" (§ 65 (1) no. 1 of the Austrian Stock Corporation Act)	57,105,699.52	4.87%	151,264,874.75 (Group settlement)
September 2010	2,066,020	Termination of banking activities by Aviso Zeta (§ 65 (1) no. 1 of the Austrian Stock Corporation Act)	2,144,907.56	0.18%	5,594,782.16
December 2010	6	Acquisition of Aviso Zeta (§ 65 (1) no. 1 of the Austrian Stock Corporation Act)	6.23	0.00%	1
November 2010–March 2011	47,350,248	Share buyback programme 2010–2011 (§ 65 (1) no. 8 of the Austrian Stock Corporation Act)	49,158,238.87	4.19%	145,755,598.48
October 2012	-11,526,415	Withdrawal of treasury shares (§ 65 (1) no. 8 of the Austrian Stock Corporation Act)	-11,966,532.02	-1.02%	n.a.
October 2012–February 2013	20,000,000	Share buyback programme 2012–2013 (§ 65 (1) no. 8 of the Austrian Stock Corporation Act)	20,763,666.91	1.77%	62,361,443.45
January 2013	-101,605,741	Sale for financing with treasury shares (§ 65 (1b) of the Austrian Stock Corporation Act)[1]	-105,485,388.09	-9.00%	150,000,000.00 (total financing)
IMMOFINANZ Group total April 2014	**11,289,527**		**11,720,598.91**	**1.00%**	**n.a.**
IMMOFINANZ Group total April 2014[2]	**112,895,268**		**117,205,987.00**	**10.00%**	**n.a.**

[1] The company is entitled to repurchase the 101,605,741 shares at any time during the term in exchange for repayment of the financing. At the end of the term, the company is required to repurchase the shares in exchange for repayment of the financing.

[2] Including the treasury shares used for financing.

As of 30 April 2014 IMBEA IMMOEAST Beteiligungsverwaltung GmbH (a wholly owned subsidiary of IMMOFINANZ AG) was the owner under civil law of 11,289,521 treasury shares. Six of these shares are held by Aviso Zeta AG, which is a wholly owned subsidiary of IMMOFINANZ AG. These 11,289,527 shares represented a proportional amount of EUR 11,720,598.91, or 1.00%, of the company's share capital as of 30 April 2014.

Authorised capital

The annual general meeting on 2 October 2009 authorised the Executive Board, with the consent of the Supervisory Board, pursuant to § 169 of the Austrian Stock Corporation Act to increase the company's share capital by up to EUR 238,289,496.40 through the issue of up to 229,525,447 new shares in exchange for cash or contributions in kind. These new shares may also be issued under the exclusion of subscription rights for contributions in kind, to service a greenshoe option or for the settlement of peak amounts. The authorisation is valid up to 22 October 2014.

Change of Control

Convertible bonds

The issue terms of the CB 2017 and CB 2018 entitle the bondholders to put some or all of the securities not yet converted or redeemed in the event of a change of control. In such case, IMMOFINANZ AG must redeem the tendered securities at the nominal value plus accrued interest as of the respective date. Details on these provisions are provided in the terms of issue for convertible bonds CB 2017 and CB 2018.

Corporate bond 2017

In July 2012 IMMOFINANZ AG issued a 5.25% 2012–2017 partial debenture (corporate bond 2017, ISIN AT0000A0VDP8) with a total volume of EUR 100.0 million. This bond has a five-year term extending from 3 July 2012 to 2 July 2017. If there is a change of control and this change significantly impairs the ability of IMMOFINANZ AG to meet its obligations under the terms of the debenture, the bondholders are entitled to put their partial debentures to the company and to demand immediate repayment of the nominal amount plus accrued interest up to the repayment date. A change of control is defined as the attainment of a controlling majority of 30% in IMMOFINANZ AG by a person (or several persons acting in concert), who did not hold a controlling investment at the time the corporate bond 2017 was issued.

Financing with treasury shares

The ISDA standard framework agreements that form the basis for the financing transactions stipulate that, in the event of a change of control, the financing banks (in their function as calculation agent) may amend the contract terms to reflect any economic effects on the financing transactions or terminate the financing transactions if a suitable amendment is not possible.

Equity bridge

In order to finance the subscription of the 3.5% BUWOG convertible bond (ISIN AT0000A17CA5; total nominal amount EUR 260.0 million; due in 2019), a facility agreement for a loan of EUR 260.0 million was concluded with a bank consortium. The terms of the facility agreement allow the lenders to terminate the commitment and to call any utilised and outstanding amounts if there is a change of control.

Executive Board and Supervisory Board

The employment agreements with the members of the Executive Board contain a change of control clause that may lead to the cancellation of a contract.

The company and the members of the Executive Board have concluded compensation agreements that will take effect in the event of a public takeover bid. Depending on the remaining term of the Executive Board member, the respective contract entitlement will equal one or two years at most.

There are no such agreements for the members of the Supervisory Board or for employees.

There are no other significant agreements which enter into force, change or terminate in the event of a change of control in the company following a takeover bid.

Amendments to the articles of association, board appointments and dismissals

In accordance with § 21 of the articles of association of IMMOFINANZ AG, the annual general meeting passes its resolutions based on a simple majority of the votes cast and, for resolutions that require a majority of capital, based on a simple majority of the share capital represented at the time of voting, unless legal regulations require another majority. The same applies to amendments to the articles of association and to the premature dismissal of members from the Supervisory Board.

In accordance with the articles of association of IMMOFINANZ AG, the person chairing the respective meeting will cast the deciding vote in the event of a tie in voting on the Supervisory Board. The same applies to the election to and dismissal of members from the Executive Board.

Significant holdings

On 15 April 2011 the company was informed that FRIES Familien-Privatstiftung, Dr. Rudolf FRIES Familien-Privatstiftung, Mr. and Mrs. Rudolf Fries and other closely related persons (together the "Fries Group") held a total of 65,006,048 voting rights directly and through their holdings. That represented a combined investment of more than 5% in the share capital of IMMOFINANZ AG as of 15 April 2011. The Fries Group held an investment of 5.8% as of 30 April 2014.

In connection with the conclusion of financing with treasury shares, IMMOFINANZ AG sold 67,737,161 treasury shares to J.P. Morgan Securities plc on 10 January 2013. On 11 January 2013 JPMorgan Chase & Co. announced that its holding, together with the holdings of controlled companies, exceeded a reportable threshold on 10 January 2013. These combined holdings equalled a relevant stake of 69,131,831 IMMOFINANZ shares, or 6.12% of the total voting shares of IMMOFINANZ AG, on 10 January 2013.

F. Research and development

IMMOFINANZ does not incur any expenses for research and development.

G. Branch offices

IMMOFINANZ has no branch offices.

H. Financial instruments and risk reporting

Risk management

As an international property investor and developer, IMMOFINANZ Group is exposed to a variety of risks. A continuous risk management process ensures the timely identification of developments that could endanger the realisation of strategic and operating goals and also allows for the inclusion of important information in decision-making processes.

IMMOFINANZ Group has integrated an active risk management system into its operating processes and reporting paths. This system supports the rapid implementation of measures to counter risk and also has a direct impact on strategic decisions and operating processes. Internal guidelines, reporting systems and control measures have been installed throughout IMMOFINANZ Group to support the monitoring, evaluation and control of risks related to the operating business. Risk management in IMMOFINANZ Group takes place at all levels and is ultimately the responsibility of the Executive Board, which is involved in all risk-related decisions. In addition, the internal control system (ICS) was further optimised to support the early identification and monitoring of risk.

The most significant risk factors can be summarised under strategic, financial and market/property-specific risks. The most important financial risks arise from possible changes in foreign exchange rates and interest rates and from the credit standing and solvency of the company's customers and business partners. Detailed information on financial risks is provided in the notes.

Market-and property-specific risks arise from micro- and macroeconomic events in individual countries and developments at the property level. Included here are the market price risk as well as the competitive situation and transaction risk.

Strategic risks

Concentration risk

Concentration risk is understood to mean the accumulation of similar risks that contradict the principle of risk diversification. IMMOFINANZ Group consciously reduces these risks through the sector and regional diversification of the property portfolio. In addition to this sector and regional diversification, IMMOFINANZ Group also works to achieve a diversified tenant structure. In this way, the loss of a tenant will not have a significant influence on the Group. IMMOFINANZ Group has a very well balanced and diversified tenant mix. No single tenant is responsible for more than 2% of total rental income.

Investments with a disproportionate share of the total portfolio in a particular region have a higher inherent risk potential. The regional distribution of the portfolio shifted more towards Eastern Europe after the spin-off of BUWOG AG, and Russia is now the largest single market for IMMOFINANZ Group. The Russian market is associated with a number of specific concentration risks: on the one hand, IMMOFINANZ Group has a single investment, the *Golden Babylon Rostokino* shopping center in Moscow, which represents more than 15% of the total standing investment portfolio based on fair value; on the other hand, the investments in Russia are concentrated in the Moscow retail market, which comprises 27.0% of the Group's standing investment portfolio.

Capital market and financing risk

The ability to obtain refinancing on the capital markets is an important strategic factor for IMMOFINANZ Group. Significant fluctuations on these markets can limit the availability to raise equity and/or debt. In order to minimise refinancing risk, IMMOFINANZ Group works to maintain a balance between equity and debt and distributes bank financing over various terms.

In order to eliminate the risks associated with the failure to meet capital market regulations, IMMOFINANZ Group has issued a compliance guideline. This guideline is designed to ensure the fulfilment of all capital market regulations and, above all, to prevent the misuse or distribution of insider information. The measures implemented in this connection include the following: the development of a compliance organisation; the definition of authorisations and duties for the compliance officer; the implementation of permanent and, where necessary, temporary classified units as well as blackout periods and trading prohibitions for persons assigned to these units.

The generation of liquidity from the operating business represents a central element of IMMOFINANZ Group's strategy. The evaluation of opportunities to optimise or further reduce operating costs is a focal point of implementation and continuous improvement. Internal procurement guidelines for the operating business, above all in the area of property services, construction and facility management, form an important part of this cost reduction and optimisation potential.

In order to receive or continue the use of funds obtained through loan agreements, IMMOFINANZ Group must meet certain obligations – so-called financial covenants. The Group continuously monitors compliance with these covenants and remains in close contact with the lending institutions. If these obligations are not met, the lender is entitled to cancel the loan agreement under certain circumstances. At the present time IMMOFINANZ Group is not aware of and does not expect a breach of any major covenants that could negatively influence its business activities.

Market risk and property-specific risks

Branch and market risk

IMMOFINANZ Group is invested primarily in three commercial asset classes at the present time. In addition to the specific risks associated with each of these asset classes, the Group as a whole is exposed to risk factors that are dependent on economic growth and macroeconomic trends.

These risks are based on the microeconomic, macroeconomic and political development of the countries where IMMOFINANZ Group is active and on developments on the global financial and investment markets. These factors can have a significant effect on the market value of real estate (**risk of changes in value**) and on earnings, development plans and investment and sales activities.

Recent transaction volumes confirm the recovery of the property market in Europe, despite the still substantial differences between Western and Eastern Europe. According to CBRE, the transaction volume rose by 21% to EUR 154.0 billion in 2013. Real estate with a value of roughly EUR 10.0 billion (+31.0% versus 2012) was bought and sold in the CEE countries during 2013. In general, risky investments are no longer categorically seen as negative. The readiness to take on risk has apparently increased, as is illustrated by the rise in transactions e.g. in Romania (EUR 303.0 million in Q1 2014 versus EUR 85.0 million in Q1 2013 according to CBRE). However, a standstill on individual transaction markets (**transaction risk**) cannot be offset – or only offset with a delay – by the further optimisation of the portfolio.

Rentals and rental default risk

There is a high correlation between the risk associated with rentals and the general economic situation in the individual countries. Growing weakness in the economy can lead to lower demand by tenants for space and/or to the non-extension of rental contracts and an increase in vacancies. A like-for-like analysis shows that rentals in IMMOFINANZ Group's core markets were relatively stable in 2013/14. The only decline in rental income was recorded in Poland with a like-for-like drop of EUR 4.0 million. This resulted from a reduction in the occupancy levels in a number of office buildings due to the expiration of several major leases during the reporting year. However, the positive development of the re-rental process leads to expectations that these declines should be offset in the near future.

The competitive situation can also influence rentals. A high volume of newly produced space that is not absorbed by the market can lead to increased pressure on rental prices as well as the non-extension of rental contracts and the relocation of tenants to new buildings. In addition, the reduction of rents or higher financial incentives to achieve contract extensions can lead to a decline in earnings.

In order to minimise **inflation risk**, IMMOFINANZ Group includes index clauses in its standard rental contracts.

IMMOFINANZ Group is also exposed to a **default risk** through its tenants. Group guidelines call for credit evaluations for future tenants and, among others, require security deposits. In spite of these measures, a tenant may still fail to pay on time or fall behind on rental payments, especially when the economy is weak. This can lead to a significant deterioration in the Group's operating performance.

Real estate development risks

Real estate development projects involve risks that can lead to schedule and construction cost overruns as well as risks related to rentals. Examples of these risks are delays in the procedures required to obtain zoning and construction permits or loans, problems with general contractors or subcontractors, construction defects and a lack of demand for rental space due to prevailing market conditions or unexpected events. Delays during the construction or initial rental phase (project stabilisation) can have a negative effect on the results of development activities; the related delays in generating rental income can have a negative effect on cash flow and the offset of rental income from sold properties.

IMMOFINANZ Group minimises these risks by accompanying projects with regular cost and schedule controls and related variance analyses.

Property valuation risk

A change in macroeconomic conditions or property-specific factors can lead to a risk of substantial fluctuations in the value of the property portfolios. Declines in the market value of properties can have a negative influence on Group earnings and equity.

Results for the 2013/14 financial year show a decline in the value of IMMOFINANZ Group's property portfolio, after an adjustment for foreign exchange effects. This decline was related primarily to the Russian portfolio and is explained by the current uncertainty over the Ukraine crisis.

The sector and regional diversification of the property portfolio provides an excellent balance for market cycles and fluctuations as well as concentration risks. IMMOFINANZ Group generally owns high-quality properties in good locations, and this provides special protection against the above-mentioned risks. Detailed market studies are prepared on a regular basis and analysed in connection with reports by recognised real estate experts to allow for timely reaction to changes in the market environment. All market changes are included in the portfolio analysis and have an important influence on investment, sales and project plans and thereby also on the Group's medium-term planning. The acquisition process used by IMMOFINANZ Group includes extensive due diligence audits together with independent experts that are intended to identify any such risks in advance and to evaluate all risks related to legal, tax, economic, technical and social issues. IMMOFINANZ Group does not purchase land (real estate development projects) or properties that fail to meet its high quality standards.

Other risks

Legal risks

As an international company, IMMOFINANZ Group is exposed to a variety of legal risks. Included here are risks related to the purchase or sale of property and risks arising from legal disputes with tenants or joint venture and development partners.

The outcome of current and future proceedings cannot be predicted with certainty. Therefore, expenses may arise from decisions or settlements by the courts or public authorities that are not covered in full or in part by insurance or provisions. These expenses could have an impact on the earnings recorded by IMMOFINANZ Group.

Environmental risks

IMMOFINANZ Group is exposed to environmental risks as well as the risks associated with natural or man-made disasters and their effects on its properties. Natural disasters and extreme weather conditions, such as earthquakes, floods, storms and hail, can result in severe damage to completed properties and properties under construction. Severe damages can also result from man-made disasters such as nuclear accidents.

IMMOFINANZ Group regularly evaluates the scope of its insurance coverage based on risk, cost and availability. This assessment can lead to a situation where risks like liability or natural disasters are only insured in part or not at all, or risks arising from the environment, terrorism or war are not covered by insurance. Consequently, IMMOFINANZ Group is exposed to the risk of being underinsured or not insured for risks such as flooding, fire and similar natural disasters as well as terrorism and other events that could result in damage to its properties. IMMOFINANZ Group has not created any collective reserves or other types of precautionary reserves to cover potential losses or third party claims arising from uninsured risks. If a loss exceeds the insurance coverage or is not insured, IMMOFINANZ Group could lose the invested capital, expected income or value appreciation associated with a particular property. Moreover, IMMOFINANZ Group could incur additional costs for the repair of damages from uninsured risks. IMMOFINANZ Group would also remain liable for debt or other financial liabilities related to the involved property. Major losses that exceed the respective insurance coverage can therefor occur.

Tax risks

As an international real estate company, IMMOFINANZ Group is subject to numerous national tax systems that undergo continuous changes, for example with respect to taxes on property, revenue and/or income. These changes can lead to unscheduled tax effects and therefore represent a constant risk for earnings. The relevant discussions and decisions by local lawmakers are monitored on a regular basis.

BUWOG investment

Following the spin-off of the majority investment in the BUWOG residential property subsidiary during 2013/14, IMMOFINANZ Group holds an investment of 49% in this company. Plans call for the sale of the 49% investment in BUWOG over the medium-term. The BUWOG Group is exposed to various risks in connection with its activities as a real estate investor and developer. The results of its business operations are dependent on the residential property markets in Austria and Germany. Moreover, the 49% stake and listing of the BUWOG share are connected with risks for the planned sale of the investment.

The BUWOG Group issued a EUR 260.0 million convertible bond at the end of April 2014, which was subscribed in full by IMMOFINANZ. BUWOG is entitled to call and repay this bond at any time up to 27 January 2015. If BUWOG does not exercise this call option, IMMOFINANZ Group plans to place the convertible bond on the capital market. The bond is exposed to credit and market risks, and a placement would be dependent on the general situation on the capital market.

Legal proceedings

This section explains the status of legal proceedings related to lawsuits filed by (former) shareholders and lawsuits related to the management contract with Constantia Privatbank Aktiengesellschaft (now: Aviso Zeta AG) and/or former members of the Executive Board of IMMOFINANZ AG. The reported values in dispute include, in part, identical items and can therefore not be added.

Legal proceedings by shareholders against IMMOFINANZ AG and IMBEA IMMOEAST Beteiligungsverwaltung GmbH

Since November 2008 a number of shareholders have filed claims against IMMOFINANZ AG (in short: IFAG) and IMMOEAST AG (now: IMBEA IMMOEAST Beteiligungsverwaltung GmbH, in short: IMBEA). Some of the plaintiffs are IMMOFINANZ AG shareholders, while others are shareholders of the former IMMOEAST AG, who are asserting various claims against IMMOFINANZ AG or against IMBEA as the legal successor of IMMOEAST AG. In all cases, the plaintiffs are claiming damages based on prospectus liability or other alleged inadequate capital market information. The plaintiffs' argumentation is based primarily on alleged deficiencies in the prospectuses of IMMOFINANZ AG or IMMOEAST AG. Many of the plaintiffs' claims are also based on other legal grounds, e.g. the violation of ad-hoc reporting requirements. Among others, the plaintiffs contend that the funds raised from the public offering were not used for acquisitions or the development of new real estate projects, but for the financing of IMMOFINANZ AG and IMMOEAST AG and for the purchase of shares in IMMOFINANZ AG and IMMOEAST AG. IMMOFINANZ AG and IMBEA reject these claims. Of special note are 19 class action lawsuits of Austrian origin involving between ten and 908 plaintiffs who have filed claims against IMMOFINANZ AG – largely together with IMBEA.

By the end of April 2014 a total of 810 lawsuits had been filed against IMMOFINANZ AG (whereby IMBEA was also named in some of the cases) and 78 lawsuits only against IMMOEAST AG/IMBEA, for a total of 888 lawsuits with a value in dispute of approx. EUR 253.0 million. Most of the plaintiffs are covered by insurance for legal expenses or represented by AdvoFin, a company that finances such proceedings. The status of the pending proceedings is different, whereby most are still in the early stages. In many of the cases the plaintiffs have already been heard, and a more extensive hearing of evidence has only taken place in a few cases. In 64 cases, a judgment in the first instance or a final judgment was issued, each – for different reasons – in favour of IMMOFINANZ AG or IMMOEAST AG/IMBEA. A decision in 13 further cases is expected during the coming months. In one case the lawsuit was upheld; IMMOFINANZ AG has filed an appeal and a decision by the Regional Appeals Court in Vienna is expected in the coming months. Some of the first-instance decisions were reversed by the Regional Appeals Court in Vienna or the Austrian Supreme Court and remanded to the first-instance court for renegotiation. In total, 138 of the proceedings have been completed to date (39 legally binding judgments rejecting the lawsuits, 19 withdrawals of lawsuits and 74 agreements for withdrawal of the lawsuit under the waiver of claims and six settlements that did not involve any payments by IMMOFINANZ AG and IMBEA to the plaintiffs). The following table shows the status of the pending legal proceedings at the end of April 2014 after the deduction of the 138 previous concluded lawsuits from the above-mentioned 888 lawsuits that had been filed by the end of April 2014:

Pending proceedings: IFAG/IMBEA	Number of proceedings	Value in dispute in MEUR
IFAG	331	24.4
IMBEA	55	7.1
IFAG and IMBEA	364	217.4
Total	**750**	**248.9**

Legal proceedings by shareholders against investment consultants and Aviso Zeta AG and third party notices against IMMOFINANZ AG/IMBEA

At the beginning of August 2008 shareholders of IMMOFINANZ AG and IMMOEAST AG (now: IMBEA) filed lawsuits against Constantia Privatbank Aktiengesellschaft (now: Aviso Zeta AG) and AWD Gesellschaft für Wirtschaftsberatung GmbH (now: Swiss Life Select Österreich GmbH), through which they had purchased IMMOFINANZ and IMMOEAST shares. The plaintiffs allege, in particular, incorrect investment advising, misleading advertising and false depiction of IMMOFINANZ AG and IMMOEAST AG in public due to the withholding of information on the close relationship between the former Constantia Privatbank AG and IMMOFINANZ AG/IMMOEAST AG. Furthermore, the lawsuits contend that information was withheld on material transactions by the former Constantia Privatbank AG with shares of IMMOFINANZ AG and IMMOEAST AG and maintain that investors' funds were not used for the purposes stated in the prospectuses. The plaintiffs are seeking compensation and/or the assessment of the resulting financial losses. The plaintiffs did not lodge any direct claims against IMMOFINANZ AG in these cases. IMMOFINANZ AG and IMBEA are involved as intervening parties in some of the cases against Aviso Zeta AG or Swiss Life Select Österreich GmbH. An intervening party is someone who has a legal interest in the success of one party to pending legal proceedings between other persons or entities. The reason behind this type of intervention is that the defendant can file a recourse claim against IMMOFINANZ AG/IMBEA if the case is lost and is therefore taking action against IMMOFINANZ AG/IMBEA. If IMMOFINANZ AG/IMBEA did not join in these proceedings, IMMOFINANZ AG/IMBEA would not be able to raise the points addressed during the preliminary proceedings in any subsequent regress proceedings. The defendants' main argument against IMMOFINANZ AG/IMBEA is that the damages incurred by the plaintiffs were caused by actions on the part of IMMOFINANZ AG and IMMOEAST AG, which are currently under investigation by the Vienna public prosecutor in connection with criminal proceedings.

By the end of April 2014 Aviso Zeta AG had served IMMOFINANZ AG and/or IMBEA in most cases both companies, with third party noticed in 397 cases. Swiss Life Select Österreich GmbH has also served IMMOFINANZ AG and/or IMBEA with third party noticed in 229 cases, also in class action suits that were filed against Swiss Life Select Österreich GmbH. IMMOFINANZ AG and IMBEA joined in most of these cases.

According to the information currently available to IMMOFINANZ AG, judgments have been issued in 54 lawsuits against Swiss Life Select Österreich GmbH and Aviso Zeta AG. Some of these judgments were issued in favour of the respective defendant, others against. Neither Swiss Life Select Österreich GmbH nor Aviso Zeta AG has filed recourse claims against IMMOFINANZ AG or IMBEA. Most of the lawsuits against Swiss Life Select Österreich GmbH have already been concluded.

Third party notices to IFAG/IMBEA	Number of proceedings	Value in dispute in MEUR
Aviso Zeta	397	40.6
AWD (now: Swiss Life Select Österreich GmbH)	229	32.3
Total	**626**	**72.9**

Proceedings to review the exchange ratio applied to the merger of IMMOEAST AG and IMMOFINANZ AG

IMMOFINANZ AG as the accepting company, was merged with IMMOEAST AG, as the transferring company, in accordance with a merger agreement dated 21 January 2010. In connection with this merger, the former shareholders of IMMOEAST AG were granted a total of 567,363,702 shares in IMMOFINANZ AG based on an agreed exchange ratio of three IMMOFINANZ shares for each two IMMOEAST shares. Petitions were subsequently filed with the commercial court of Vienna by IMMOFINANZ shareholders and shareholders of the former IMMOEAST AG for a review of this exchange ratio pursuant to §§ 225c ff of the Austrian Stock Corporation Act. This step led to the start of court proceedings, and IMMOFINANZ AG has filed an extensive statement in response to the petitions. In accordance with legal regulations (§ 225g of the Austrian Stock Corporation Act), the commercial court of Vienna ordered an expert opinion on the exchange ratio. In April 2014 Hans Bodendorfer was appointed by the court to prepare an expert opinion that will determine whether the defined exchange ratio reflects the factual and legal situation and evaluate whether the applied valuation methods are plausible.

Decisions or settlements in the proceedings to review the exchange ratio will apply to all shareholders in the respective shareholder groups (erga omnes right). If the proceedings lead to additional payments (additional settlement payments), the shareholders in the disadvantaged shareholder group will receive these payments plus interest at a rate of 2% over the base interest rate on the registration date (28 April 2010). IMMOFINANZ AG has requested permission to grant additional IMMOFINANZ shares in place of cash settlements.

The outcome of the proceedings to review the exchange ratio cannot be predicted at the present time. It is not possible to estimate whether the shareholder groups will be granted additional payments (additional settlement payments) or what the amount of these payments might be.

Other legal disputes

In March 2011 IMMOFINANZ AG filed a lawsuit against three former members of the Executive Board and members of the Supervisory Board of the former Constantia Privatbank AG that involved option transactions to the detriment of the former IMMOEAST AG. The proceedings were suspended after the first hearing in September 2011 until a final binding decision is issued in the criminal proceedings against these former Executive and Supervisory Board members. These criminal proceedings resulted in the (not yet legally binding) first-instance conviction, among others, of two of the three defendants. IMBEA was also awarded approx. EUR 7.0 million by this first-instance decision (not yet legally binding). In addition, Aviso Zeta was awarded approx. EUR 4.0 million. The proceedings pertaining to the nullity appeal are currently pending with the Austrian Supreme Court and a decision is expected in autumn 2014.

IMMOFINANZ AG filed a further lawsuit in September 2011 to enforce claims against a former member of the Executive Board and other persons in connection with payments made to third parties without justifiable grounds on the instructions of this former board member. This case is still in the early stages and only a number of parties have been heard.

In 2013 IMMOFINANZ AG and IMBEA filed a lawsuit against a former member of the Executive Board for payment of EUR 10.0 million as compensation for damages. This case is still in the early stages.

In August 2011 a former member of the Executive Board filed a lawsuit against IMMOFINANZ AG to claim payment of remuneration for his duties on the Executive Board for a period of roughly three months. These proceedings are currently suspended until a decision is issued on a parallel case, which represents separate proceedings against IMBEA. The separate proceedings involve a claim by the same former Executive Board member for payment of remuneration for his duties on the Executive Board for the same period of roughly three months. Following a change in the presiding judge, the proceedings will be continued in autumn 2014.

As mentioned above, the values in dispute cover in part identical content. Based on estimates for the expected outcome of these proceedings, IMMOFINANZ Group has recognised an appropriate amount of provisions for legal disputes and provisions for legal proceedings in the consolidated financial statements.

In specific East European countries, legal uncertainty could arise in connection with land ownership.

Information on the guarantees provided by the company can be found in the notes.

Internal control system

IMMOFINANZ Group continued the professionalisation of its internal audit department in 2013/14. An assessment by an independent expert confirmed the quality of internal audit. This certification is proof that internal audit complies with international standards and provides reliable auditing and consulting services. Further measures to optimise the Internal Control System (ICS) were also implemented during the reporting year.

The ICS comprises a wide range of methods and measures to safeguard assets and to ensure the accuracy and reliability of data for accounting and financial reporting. The ICS is also intended to support compliance with the corporate policies defined by the Executive Board. The goals are to meet internal and external requirements and ensure that corporate processes and controls remain efficient.

As a multinational company, IMMOFINANZ Group utilises the framework developed by the Committee of Sponsoring Organisation of the Treadway Commission (COSO) in developing its ICS. This framework consists of five components: control environment, risk assessment, control activities, information and communication, and monitoring.

Control environment: standards and guidelines

The control environment at the group level represents the general framework under which internal control activities are designed and implemented. The most important components are statutory regulations and the standards and guidelines issued by IMMOFINANZ Group – e.g. the authorisation guideline, compliance guideline, investment guideline and general IT controls – as well as a clear management and organisational structure and the communication of basic values by management.

Process-based risk assessment

The existing process landscape forms the starting point for the evaluation of the ICS at the process level. The control activities of IMMOFINANZ Group are integrated into procedures with special process management and ICS software as part of a risk control matrix.

The ICS in corporate accounting and financial reporting guarantees accuracy, security and efficiency and also ensures the correct, complete and timely preparation of all necessary information. The key features of the ICS in IMMOFINANZ Group's accounting processes are the appropriate segregation of duties, the application of the four-eyes principle in all order and invoice release procedures, compliance with internal guidelines (e.g. IMMOFINANZ Group's IFRS Accounting Manual), the review of accounting data by Group controlling for correctness, plausibility and completeness, the integration of preventive and detective controls in processes as well as the automation of key controls through specific system settings in the Navision financial accounting software and Hyperion consolidation software.

The implementation of new guidelines and control measures is supported by information events and feedback rounds. Progress and opportunities for improvement are subsequently reported at regularly scheduled management meetings. The monthly internal reporting includes a comparison of budget and actual data as well as a variance analysis, which supports the early identification of risks and the timely implementation of countermeasures.

Compliance with internal controls is monitored by the internal audit department as part of its auditing activities. The internal audit department is responsible for audits throughout the entire Group. It reports to the Executive Board, but the organisational responsibility lies with Chief Financial Officer Birgit Noggler. The corresponding corporate organisational guidelines apply to all auditing activities.

Monitoring by internal audit

The internal audit department independently and regularly reviews operating processes and business transactions based on an annual audit plan that is approved by the Executive and Supervisory Boards. The priorities for this schedule are defined on the basis of risk criteria and organisational goals. These reviews focus primarily on compliance, the internal control systems and opportunities to improve efficiency.

The results of the audits are reported to the Executive Board of IMMOFINANZ AG on a regular basis and to the Supervisory Board twice a year. As part of an annual report, the internal audit department gives an account of its performance during the audit year and presents a summary of all significant audit areas and results.

I. Outlook

Following the spin-off of the majority stake in the BUWOG residential property subsidiary during 2013/14, IMMOFINANZ Group and its business model, i.e. the real estate machine, are now concentrated on commercial properties with a special focus on Central and Eastern Europe and Russia. IMMOFINANZ Group is not only the largest listed property company, but also the major player in this region.

The new focus requires a sharper corporate profile and an improvement in key operating indicators, but also creates better prospects for strategic transactions. For example: we expect the branch consolidation that has taken hold in the German residential property sector will now spread to the commercial property markets in Central and Eastern Europe. As the market leader in this region, we want to play an active role and evaluate opportunities with a view toward synergies and economies of scale.

Expected market environment

According to the Economist Intelligence Unit (EIU), the average GDP in the EU should rise by 1.6% in 2014 (2013: plus 0.1%). The situation in the CEE region appears to be slightly better: following an increase of 1.1% in 2013, the average GDP for the eight core countries of IMMOFINANZ Group, weighted by fair value, should increase by 1.8% in 2014. Poland (3.1%) and Romania (3.0%) will serve as the main drivers for growth.

However, the further course of the political unrest in Ukraine represents an uncertainty factor. Recent events – in connection with possible economic sanctions against Russia – have led to a reduction in growth expectations for both markets. The effects of this crisis on the commercial development of our target markets, above all Russia, are impossible to estimate at the present time. Neither a weak Ruble nor underlying fears of war among the population is beneficial for our business in Russia over the medium- to long-term because either of these factors could lead to a decline in consumer spending. We therefore hope for an early easing of the situation in Ukraine. In general, Russia still has substantial potential for growth.

Expected business development

For the core markets of IMMOFINANZ Group, we expect continued positive development or steady economic recovery during the coming year. Growth in these countries will be supported by healthy government budgets and pent-up demand compared with Western Europe. The same is true for Russia, assuming an escalation of the crisis and long-term negative effects on the purchasing power of the population can be avoided.

The rental income from our Russian portfolio is generally denominated in Euros or US Dollars, but an ongoing decline in the Ruble would have a negative effect on our tenants' cost structures. As indicated in our report on the first three quarters of 2013/14, we have concluded short-term arrangements with a number of tenants in our Moscow shopping centers to reduce the currency-related pressure on rental costs and thereby support their economic viability. This also proved to be a sustainable procedure during the 2008/09 financial crisis.

With regard to the weakness in the Ruble versus the Euro and US Dollar, an easing of the situation was noted at the beginning of March 2014. The Ruble was able to recover part of the exchange rate losses, above all versus the US Dollar.

Asset management

Rental income remained generally stable during the reporting year in like-for-like comparison (i.e. after an adjustment for new acquisitions, completions and sales) with a decline of 1.3% or EUR -6.0 million. In contrast, a like-for-like comparison of property valuation (-2.3% or EUR -138.5 million) reflects not only the generally stable operating results, but also the effects of events in Ukraine and the cautious estimates of our external appraisers.

We see similar developments during the 2014/15 financial year. The retail segment in Russia could experience increased volatility due to the rental reductions granted in the first quarter, but this should be offset by rental income from the *GOODZONE*, our new shopping center in Moscow.

Asset management will continue to focus on the further reduction of vacancies in the individual asset classes. A wide range of operating measures (stronger customer orientation and local market presence through decentralisation, relationship and key account management etc.) is designed to raise occupancy rates in the office segment to the retail level (> 90%) over the medium-term.

Trade

Our plans call for maintaining the speed reached in property sales during the past year, which represents an average annual volume of approx. EUR 500.0 million to EUR 600.0 million. We are optimistic that the realisable sale prices will continue to confirm the conservative valuation of our portfolio, as we impressively demonstrated over the past four years. The average margin on our property sales of EUR 2.5 billion reached the double-digit range.

Poland and the Czech Republic are currently the most active transaction markets in Eastern Europe. However, investors are also shifting their attention to other CEE destinations – e.g. Bucharest – because of the attractive risk-return profiles.

Development

Our goal for this area in 2014/15 is to increase development activities and generate solid earnings contributions. As of 30 April 2014 the development projects under construction had an expected post-completion fair value of EUR 773.2 million. We are targeting a level of EUR 2.0 billion for these activities in a rolling three-year pipeline over the medium-term. Our focus will be directed to the markets in Germany, Poland, Russia and Romania.

We expect to complete a number of larger development projects in 2014/15, including the first section of construction on the *Gerling Quartier* in Cologne, where we have already transferred the first apartments to their new owners. In Poland our project completions will include the *Tarasy Zamkowe* shopping center in Lublin and our first VIVO! shopping center in Pila.

BUWOG investment

IMMOFINANZ intends to sell its 49% stake in BUWOG over the medium-term. The resulting funds will be used for portfolio investments in Western and Eastern Europe and the optimisation of the financing structure. Additional capital will also be required for the proposed expansion of development activities.

The BUWOG Group issued a EUR 260.0 million convertible bond at the end of April 2014, with IMMOFINANZ as the sole subscriber. BUWOG is entitled to call and redeem this bond prematurely up to 27 January 2015. If the call option is not exercised, IMMOFINANZ Group plans to place the convertible bond on the capital market.

Based on the dividend proposed by BUWOG for 2013/14, IMMOFINANZ will receive approx. EUR 31.7 million from this investment.

Capital market

The Executive Board of IMMOFINANZ will not propose a dividend payment to the annual general meeting for the 2013/14 financial year. This decision is based on the fact that IMMOFINANZ invested major parts of its internally generated funds in German residential properties during the past year. This strategy supported the positioning of BUWOG as a German-Austrian residential property company and paved the way for the majority spin-off from IMMOFINANZ.

The dividend payment should be resumed starting with the current financial year. From the present point of view, we are targeting a distribution of EUR 0.15 to EUR 0.20 per share for 2014/15, whereby a combination of dividend and share buyback programme is possible.
In connection with future share buyback programmes, plans call for the 9.00% of treasury shares (in total 101,605,741 shares) which are currently used for financing to be withdrawn after the financing is repaid or restructured.

Management structure

The Supervisory Board has appointed a successor for Eduard Zehetner, who will retire as CEO at the end of the 2014/15 financial year. The Executive Board of IMMOFINANZ will therefore include four persons from March to the end of April 2015. Oliver Schumy was appointed to the Executive Board of IMMOFINANZ AG for a five-year term starting on 1 March 2015. On 1 May 2015 he will succeed Eduard Zehetner as CEO and Speaker of the Executive Board.

Vienna, 1 August 2014

The Executive Board

Eduard Zehetner
CEO

Birgit Noggler
CFO

Dietmar Reindl
COO

Auditor's Report

Report on the Financial Statements

We have audited the accompanying financial statements, including the accounting system of IMMOFINANZ AG, Vienna, for the fiscal year from 1 May 2013 to 30 April 2014. These financial statements comprise the balance sheet as of 30 April 2014, the income statement for the fiscal year ended 30 April 2014 and the notes.

Management's Responsibility for the Financial Statements and for the Accounting System

The company's management is responsible for the accounting system and for the preparation and fair presentation of these financial statements in accordance with Austrian Generally Accepted Accounting Principles. This responsibility includes: designing, implementing and maintaining internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

Auditor's Responsibility and Description of Type and Scope of the Statutory Audit

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with laws and regulations applicable in Austria and Austrian Standards on Auditing. Those standards require that we comply with professional guidelines and that we plan and perform the audit to obtain reasonable assurance whether the financial statements are free from material misstatement. An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Company's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

Our audit did not give rise to any objections. In our opinion, which is based on the results of our audit, the financial statements comply with legal requirements and give a true and fair view of the financial position of IMMOFINANZ AG, Vienna, as of 30 April 2014 and of its financial performance for the fiscal year from 1 May 2013 to 30 April 2014 in accordance with Austrian Generally Accepted Accounting Principles.

Comments on the Management Report

Pursuant to statutory provisions, the management report is to be audited as to whether it is consistent with the financial statements and as to whether the other disclosures are not misleading with respect to the Company's position. The auditor's report also has to contain a statement as to whether the management report is consistent with the financial statements and whether the disclosures pursuant to section 243a UGB (Austrian Commercial Code) are appropriate. In our opinion, the management report is consistent with the financial statements. The disclosures pursuant to section 243a UGB (Austrian Commercial Code) are appropriate.

Vienna, 1 August 2014

Marieluise Krimmel
(Austrian) Certified Public Accountant

Claudia Fritscher-Notthaft
(Austrian) Certified Public Accountant

Deloitte Audit Wirtschaftsprüfungs GmbH