

## **IMMOFINANZ Group: Completion of six sale transactions**

**IMMOFINANZ Group continues the successful implementation of its real estate sales programme, with the completion of six transactions taking place in recent weeks. In Austria the company sold two office buildings in Vienna – *Gaudenzdorfer Gürtel 67* and *Josefstädter Strasse 78* – and three logistics properties in Germany. Additionally, the sale of a logistics property in *Nice* marked the exit from the French market. The sales had a combined volume of approx. EUR 81 million, which substantially exceeded the carrying amount.**

“These six transactions represent a further important step to increase the turnover of our portfolio and thereby generate additional liquidity for our real estate machine“, commented Manfred Wiltschnigg, COO of IMMOFINANZ Group. “With the sale of the logistics property in Nice, we also ended our activities in France. The sale of our last asset in that country was an obvious move, since our goal is to concentrate on activities in our core markets“, added Wiltschnigg.

### **Sale of two office properties in Vienna**

The *Office Cube*, a 5,200 sqm office property at *Gaudenzdorfer Gürtel 67*, was sold to the German aik Immobilien-Kapitalanlagegesellschaft mbH. This building is situated directly at the intersection of Vienna’s western exit artery and the beltway in the 12th district, a location that provides excellent traffic connections and nearby infrastructure. The retail and office building at *Josefstädter Strasse 78* also offers good connections to the public transportation network and is only a three-minute walk from the U6 station Josefstädter Strasse (direction city centre) on the beltway. This building will be used for operations by the new buyer. The buyer of the 2,600 sqm building will be using it for company related own business operations. Both sales were brokered by EHL Immobilien.

### **Sale of three logistics properties in Germany**

In Germany Deutsche Lagerhaus, a wholly owned subsidiary of IMMOFINANZ Group, sold the following logistics properties: one building in Kirchheim (Bavaria) near the Munich east motorway intersection (connecting the A 94 motorway and the A 99 motorway ring) with over 20,000 sqm of usable space; a building in Dormagen (North-Rhine Westphalia) near the A 57 motorway between Duesseldorf and Cologne with almost 45,000 sqm of usable space and a building in Heusenstamm (Hessen) close to Frankfurt Airport with approx. 15,400 sqm of usable space. All three properties were purchased by BEOS Corporate Real Estate Fund Germany II, which is managed by BEOS AG.

## Complete withdrawal from France

With the sale of a property in *Parc D'Activités Logistiques de Nice* to a local private investor, IMMOFINANZ Group divested its only asset in France and ended its activities on the French market. This property is located 10 km northwest of the city centre and 6 km from Nice Airport, with direct access to the A 8 Motorway. The logistics park comprises 12 separate buildings with different owners; the three sections previously held and recently sold by IMMOFINANZ Group have approx. 17,000 sqm of usable space. This sale underscores the realisation of IMMOFINANZ Group's strategy to exit from non-core countries and follows the complete withdrawal from Bosnia-Herzegovina in May 2012. The eight core markets of IMMOFINANZ Group are Austria, Germany, Czech Republic, Slovakia, Hungary, Romania, Poland and Russia.

IMMOFINANZ Group launched a five-year, EUR 2.5 billion sales programme during the 2010/11 financial year, which is designed to strengthen the property portfolio through profitable, cycle-optimised sales. With these latest transactions, the company is continuing the successful realisation of this programme.

### **On IMMOFINANZ Group**

*IMMOFINANZ Group is one of the leading listed property companies in Europe and is included in the leading ATX index of the Vienna Stock Exchange. Since its founding in 1990, the company has compiled a high-quality property portfolio that now comprises more than 1,820 investment properties with a carrying amount of approx. EUR 10.51 billion. As a "real estate machine" the company concentrates on linking its three core business areas: the development of sustainable, specially designed prime properties in premium locations, the professional management of these properties and cycle-optimised sales. Active and decentralised asset management increases rental income and, at the same time, reduces vacancies. The liquid funds generated by property sales are reinvested in new development projects and, in this way, keep the machine running. The company's goal is to generate greater profitability along the entire value chain with a clearly defined, standardised and industrialised process. IMMOFINANZ Group concentrates its activities in the retail, office, logistics and residential segments of eight regional core markets: Austria, Germany, Czech Republic, Slovakia, Hungary, Romania, Poland and Russia. Further information under: [www.immofinanz.com](http://www.immofinanz.com)*

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