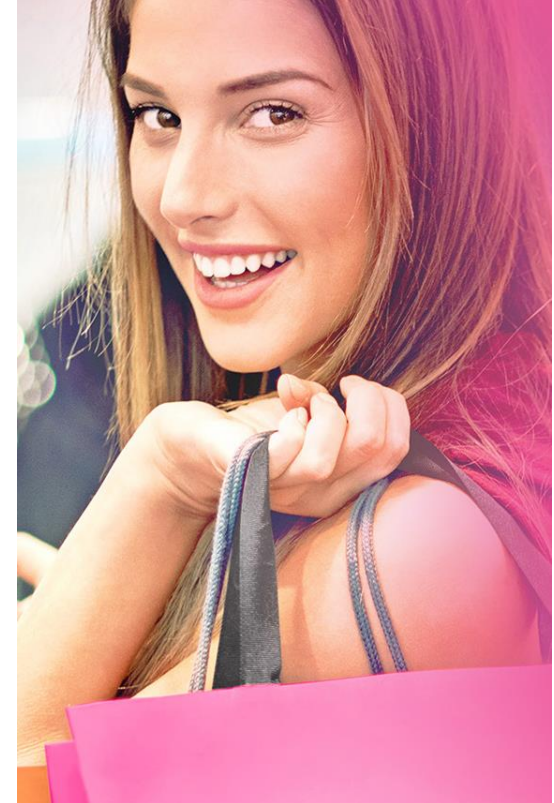
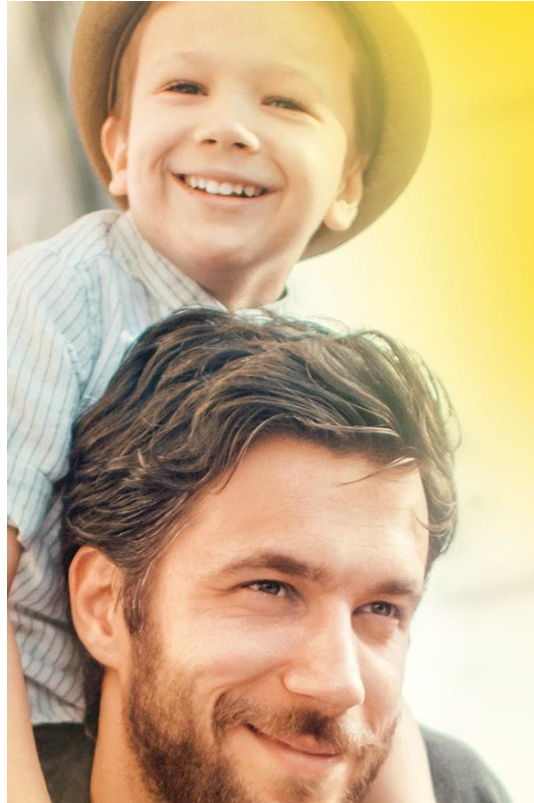


# IMMOFINANZ



## Results Presentation Q1–2 2020

As of: 8/2020

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# Extensive safety measures for Retail and Office ...

## Safety concepts and guidelines

- Numerous **protective measures** for safe usage of properties, including access, distancing and one-way system regulations
- Increased cleaning frequency, additional ventilation
- Provision of more than **100,000 protective masks** to date and 2,000 litres of disinfectant

## Back-to-office

- Office property occupancy rates vary in individual countries (ca. 15% to 70% of co-workers back in office depending on the building)
- Support from office tenants in **development of back-to-office concepts** with focus on space concepts, distancing regulations, disinfection, etc.

An infographic on a dark grey background. At the top right is the 'myhive' logo. The main title is 'How we protect ourselves & each other!'. Below the title are three sections, each with an icon, a title, and a description:

- Wear mouth & nose protection**: Icon of a person wearing a face mask. Text: 'Wear mouth & nose protection when moving around the offices and elevators.'
- Keep your distance**: Icon of two people with a dashed line between them labeled '1.5 METER'. Text: 'Keep at least 1.5 metres distance from other people in public.'
- Maximum number of persons**: Icon of three people. Text: 'The number of persons in the elevator is limited to 3 persons.'

At the bottom, the website 'myhive-offices.com' is listed, along with a list of cities: Vienna, Bratislava, Warsaw, Budapest, Prague, Bucharest, Dusseldorf.

# ... and support for local communities



## Delivery service STOP SHOP AT

Free-of-charge offer for around 600,000 people in delivery area – service for all customers who did not want to go shopping in person



## Support for emergency services in PL

As part of the property4heroes initiative provision of 40,000 meals in total to hospitals and medical centres

## Organisation of blood donations in AT, HU, SK and RS

Organisation of blood donation initiatives in numerous STOP SHOP retail parks and myhive office buildings in various countries



## Collection activities in PL and HU

myhive communities in various countries collected clothing and hygiene products



# Employee safety as highest priority

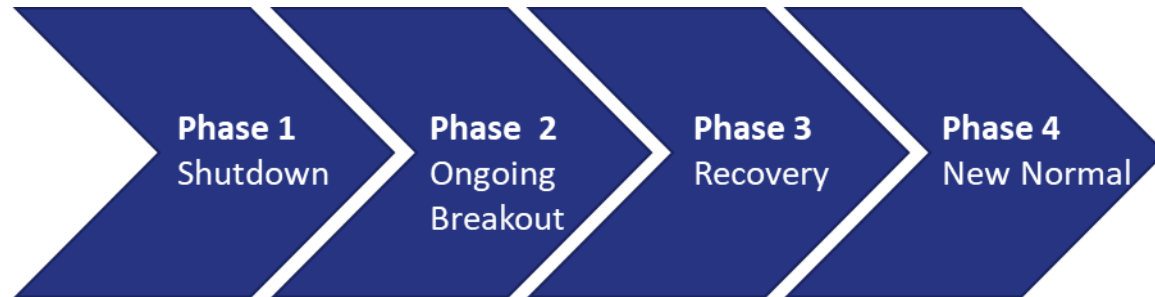
## Safety measures and contingency plans

- Consistent implementation of extensive safety precautions and back-to-office concepts
- Group-wide guidelines for employee health and safety as well as to ensure continuity of important Group functions
- Rotation of teams in various countries
- Programme of measures for the event of a Covid-19 case: immediate home office and tests for all employees paid for by the company (to date two cases in Serbia)
- Contingency plans for a potential second wave



# Marketing activities swiftly adapted: safer shopping, safer life

Market research (Concept M.) on **new global purchasing behaviour in March 2020**:  
 “Crisis will occur in concrete, predictable phases”



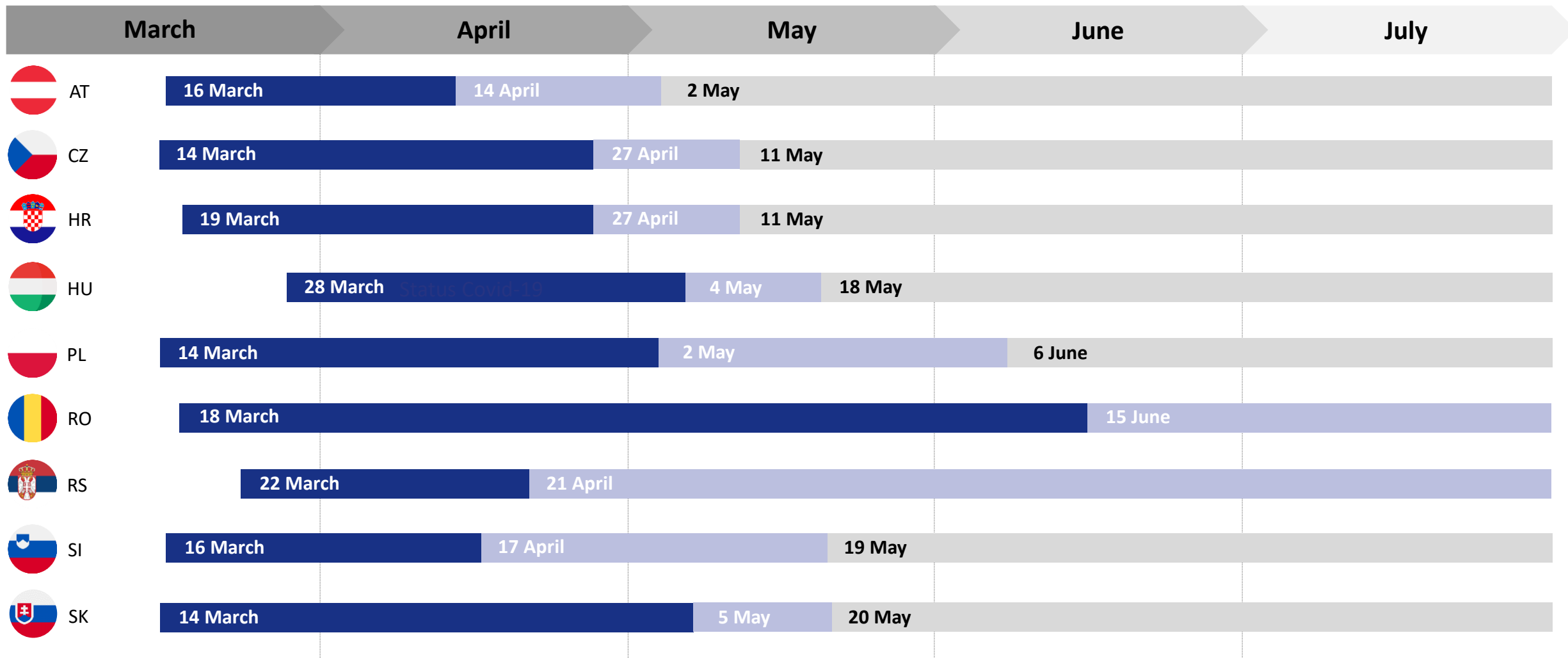
A structured group-wide procedure is derived from this.

## Multi-phase marketing strategy for all countries

- **Brand policies** for the entire company
- **Adaptation of all central campaigns**
- Focus on **online and social media activities**
  - Strong increase in number of social media interactions and followers – **almost 1 million followers across all channels**
- **Centralised media campaigns** across all countries in order to quickly **increase footfall**



# Retail: reopening calendar



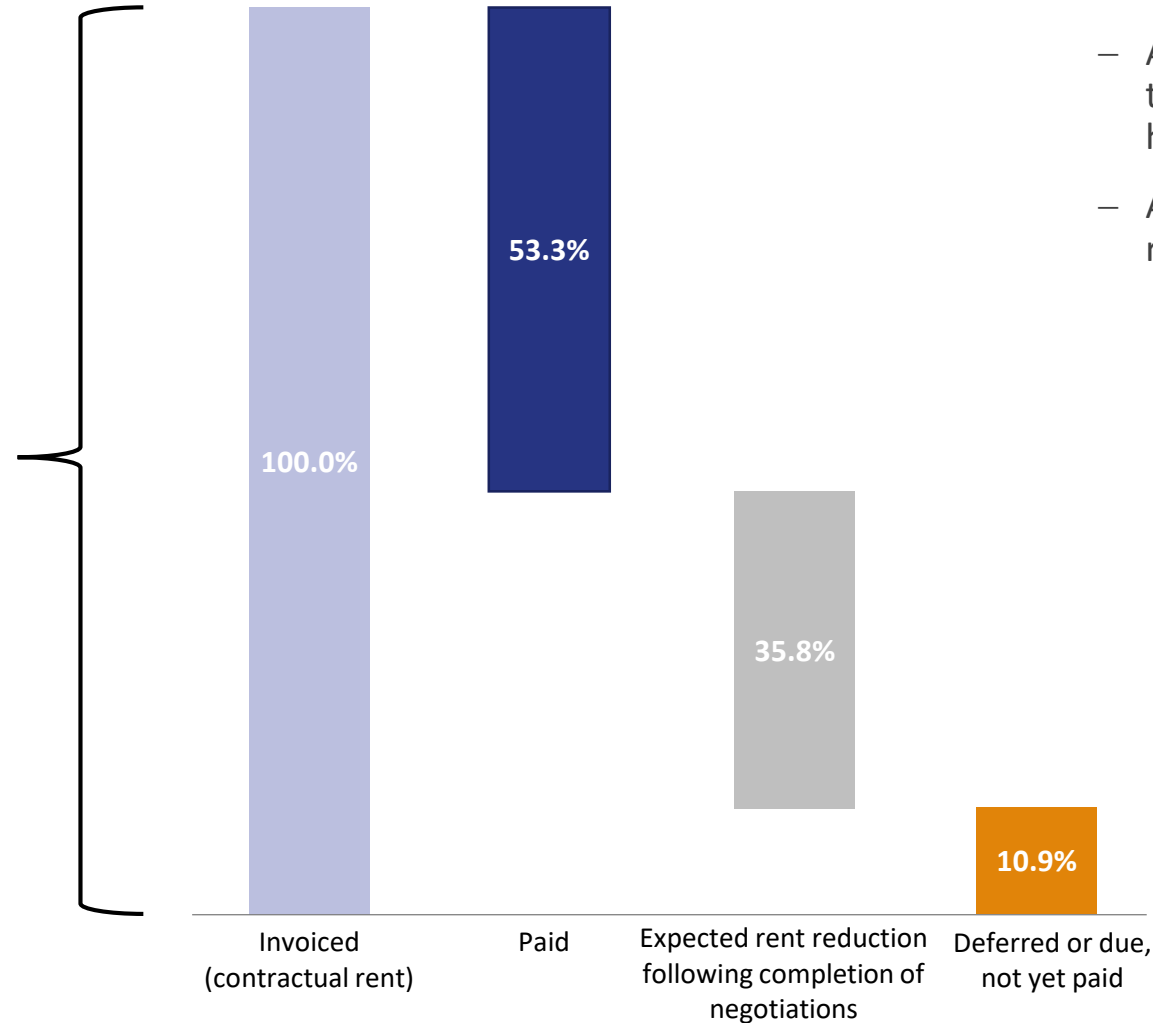
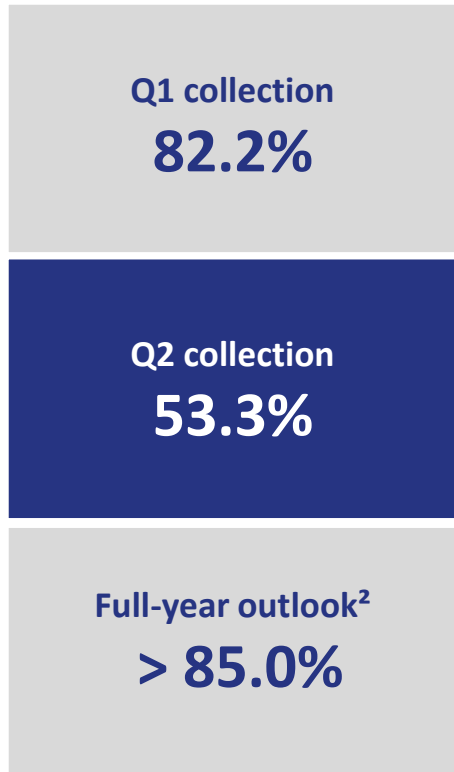
All businesses closed (except essential services)

Partial restrictions (F&B, cinemas, specific regions/areas)

All businesses open

**Average closure days (weighted by sqm): 86**

# Cash collection<sup>1</sup> Retail as of mid-August 2020



## Current status of agreements

- Around 95% of negotiations with tenants are finalised, of which over half are signed
- Around 55% of credit notes for rent reductions have been issued

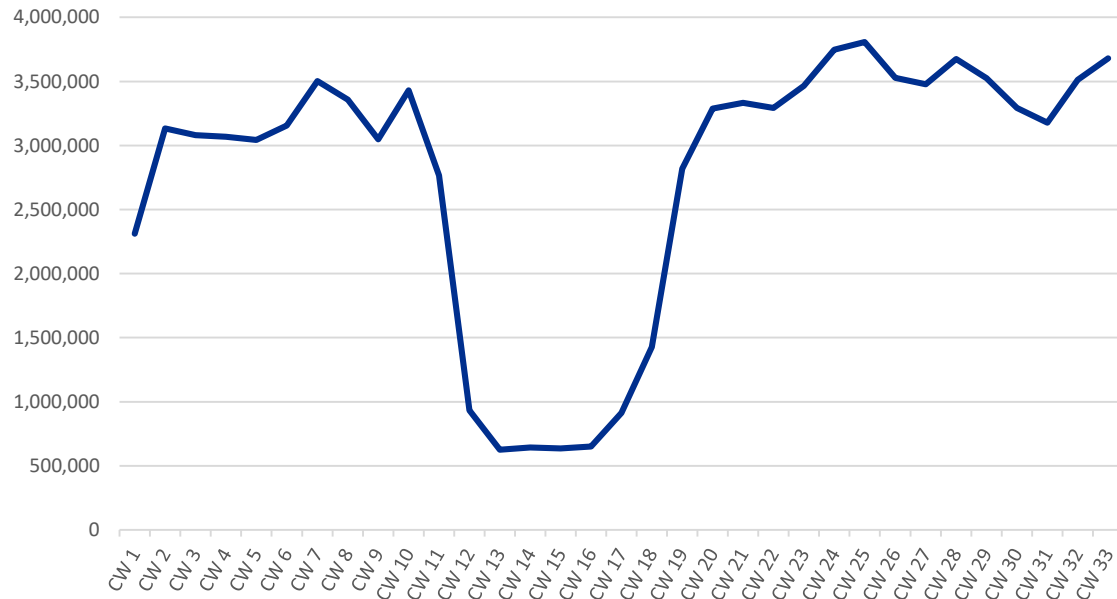
<sup>1</sup>) Including operating costs <sup>2</sup>) Assumes no second Covid-19 wave with renewed (partial) closures of retail properties



# Retail – visitor numbers recover, STOP SHOP on pre-crisis level

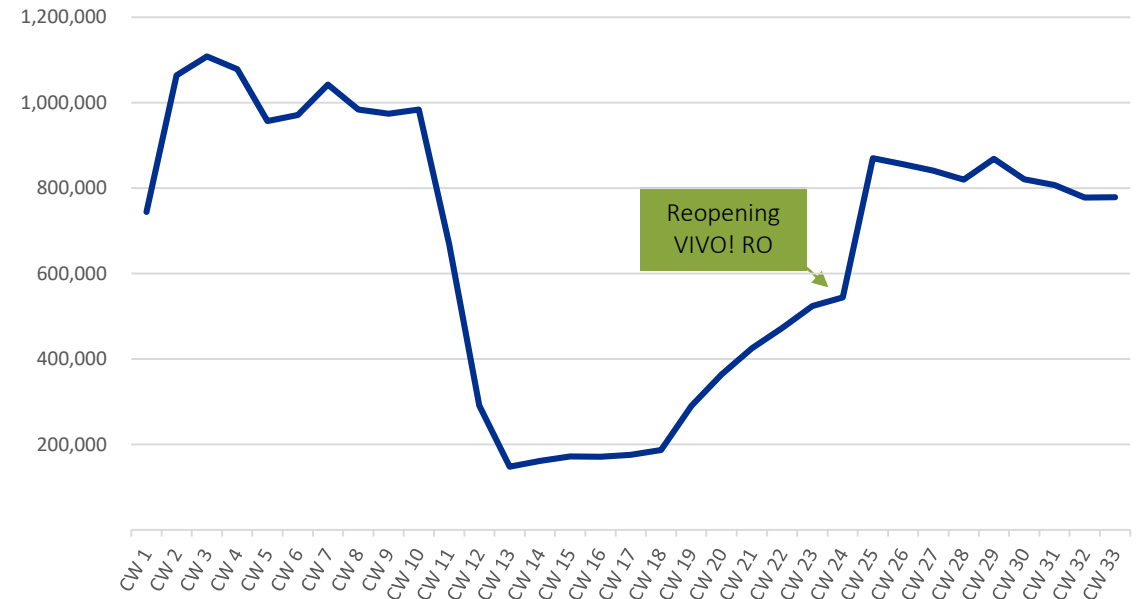
## STOP SHOP portfolio YTD

Number of visitors per week since January 2020



## VIVO! portfolio YTD

Number of visitors per week since January 2020



- Starting from mid-April in Austria, gradual easing of measures in all countries – significant recovery in visitor numbers particularly to the retail parks
- Development evidences USP of the retail parks: one-stop shopping with direct access to shops from the parking lot and fewer points of contact to other people
- Visitor numbers below prior year level but higher revenues per shopping trip (larger tickets): STOP SHOP saw a -24% change in visitor numbers and only a -13% change in retailers’ sales in H1 2020 versus H1 2019 (IfI)

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# Overview

**Portfolio value**  
**MEUR 4,972.8**  
 (12/2019: MEUR 5,122.1)

**Standing investments**  
**MEUR 4,578.2**  
 (12/2019: MEUR 4,749.5)

**Gross return**  
**6.0%** IFRS rent (12/2019: 6.2%)  
**6.2%** on invoiced rent basis<sup>1</sup>

**Unexpired lease term**  
 (weighted, average)  
**4.1** years  
 (12/2019: 4.3)

## Portfolio segmentation

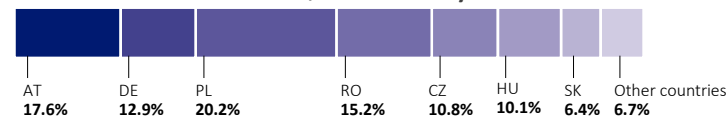
Portfolio allocation Office and Retail



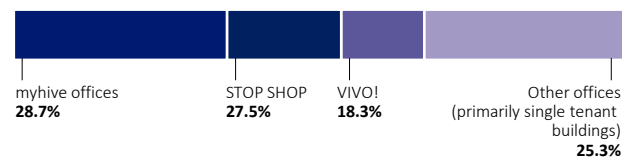
Solid standing investments/developments ratio



Invested in Austria, Germany and CEE

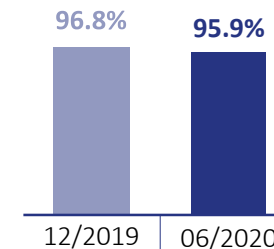


Clear focus on three brands

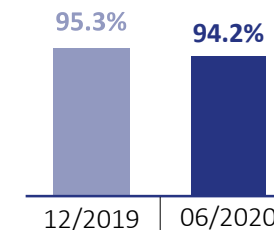


## Occupancy rate

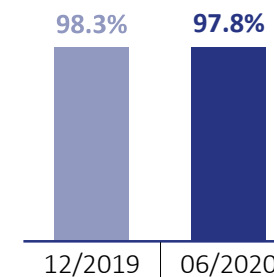
Overall



Office



Retail



<sup>1</sup> Information provided for better comparability in relation to peer group

Segmentation information based on portfolio value; for brands based on Q2 rental income

## Successful with brands



### myhive offices

Further myhive locations in Vienna, Düsseldorf and Bucharest in pipeline – more flexibility for tenants planned with myhive 2.0

#### 23 properties in six countries

Rentable space	546,706 sqm
Occupancy rate	93.8%
Rental income Q2 2020 <sup>1</sup>	MEUR 19.8
Carrying amount	MEUR 1,530.4
Gross return IFRS	5.2%
Return invoiced rent <sup>2</sup>	5.5%



### STOP SHOP retail parks

Positioned as leading retail park operator in Europe – further growth from acquisitions and developments

#### 90 properties in nine countries

Rentable space	665,379 sqm
Occupancy rate	98.4%
Rental income Q2 2020 <sup>1</sup>	MEUR 18.9
Carrying amount	MEUR 948.7
Gross return IFRS	8.0%
Return invoiced rent <sup>2</sup>	8.0%



### VIVO! shopping centers

Convenient shopping with entertainment factor. Europe's best retail brands as strong anchor tenants

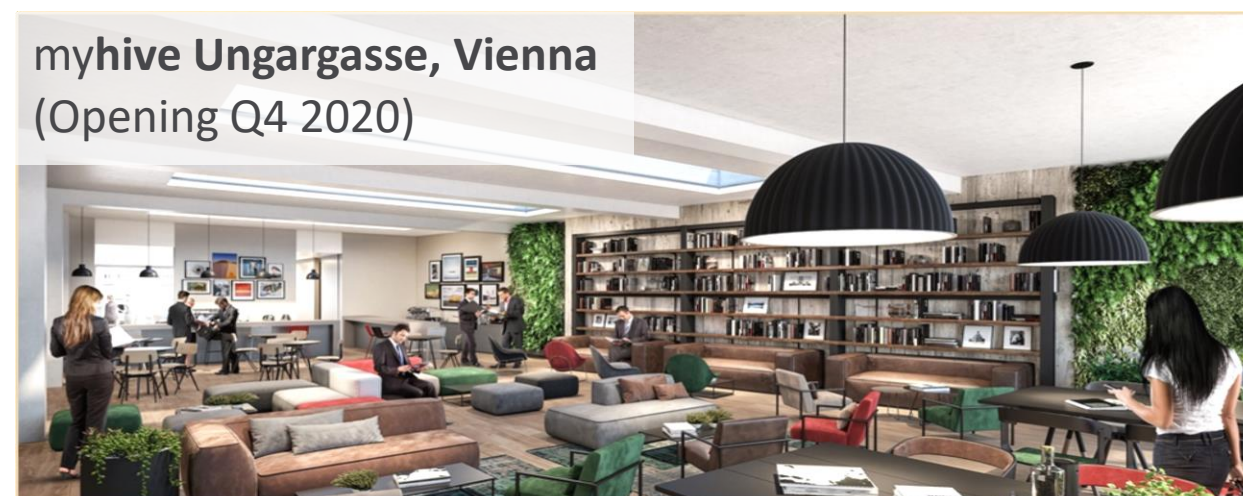
#### 10 properties in four countries

Rentable space	314,112 sqm
Occupancy rate	96.7%
Rental income Q2 2020 <sup>1</sup>	MEUR 12.6
Carrying amount	MEUR 669.9
Gross return IFRS	7.5%
Return invoiced rent <sup>2</sup>	7.5%

<sup>1</sup>Rental income on basis of primary usage of the property (rental income in P&L is according to actual usage of the property; marginal deviations to P&L are therefore possible)

<sup>2</sup>Information provided for better comparability in relation to peer group; difference to return based on IFRS rent is due to accrual of rental incentives, which are accrued on a straight line basis over the contract term under IFRS but are not included in the invoiced rent

## Developments – first flexible myhive starting from October 2020 in Vienna



Slight delays in construction progress due to Covid-19 but no major constraints

Development projects	Number of properties	Carrying amount in MEUR	Carrying amount in %	Outstanding construction costs in MEUR	Rentable space in sqm	Expected fair value after completion in MEUR	Expected rental income at full occupancy in MEUR	Expected yield after completion in % <sup>1</sup>
Austria	2	86.4	45.0%	14.5	26,572	100.9	4.2	4.1%
Germany	1	74.0	38.5%	52.6	21,690	161.0	5.8	4.6%
Romania	2	31.6	16.4%	8.9	27,956	40.5	3.6	8.9%
<b>Active projects</b>	<b>5</b>	<b>192.0</b>	<b>100.0%</b>	<b>76.0</b>	<b>76,218</b>	<b>302.4</b>	<b>13.6</b>	<b>5.1%</b>
In pipeline	7	22.4						
<b>IMMOFINANZ</b>	<b>12</b>	<b>214.4</b>						

**Development projects: 4.3% of portfolio value**

<sup>1</sup> Expected rental income after completion in relation to the current carrying amount including outstanding construction costs

## Property sales

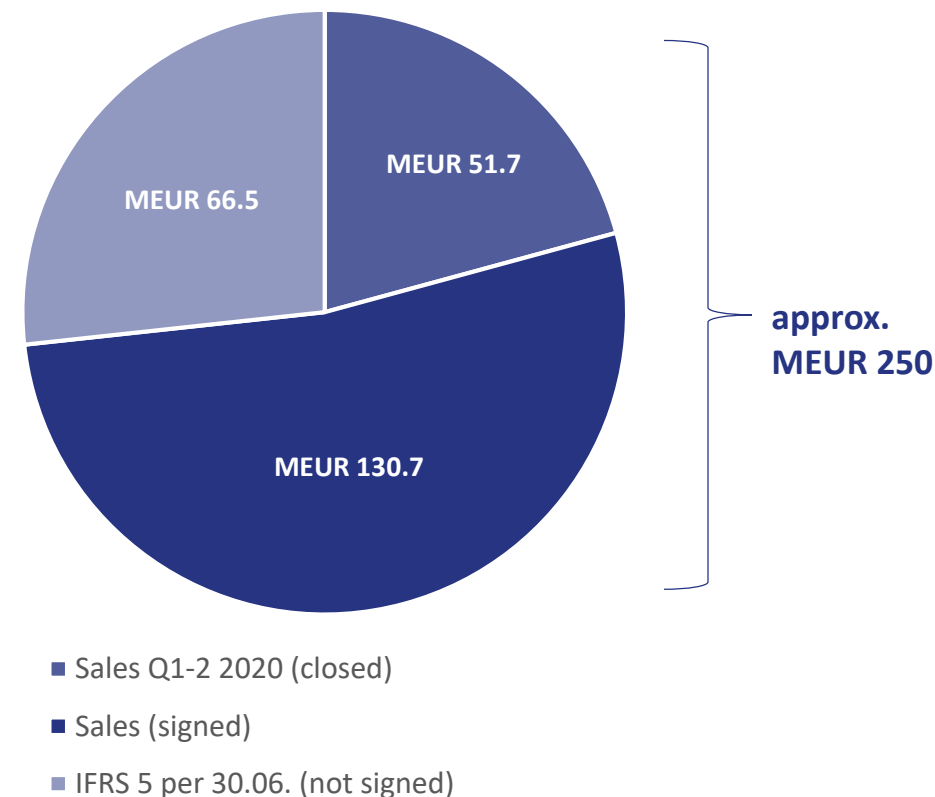
### Property marketing and transactions uninterrupted by Covid-19

- **Property sales** with a value of **MEUR 51.7** in Q1–2 2020 (asset and share deals)
- **Largest transactions** comprised an office building in Warsaw (buyer: CPI) and land in Romania (buyer: Kaufland)
- **Sale of an office building** in Düsseldorf at significantly above carrying amount – signing in August 2020

### Outlook

- As of 30 June 2020, assets with a carrying amount of approximately **MEUR 141.6** are classified as **“held for sale”** (IFRS 5) – mainly Polish office (smaller office properties and parts of the EMPARK office location). Of this amount, MEUR 75.1 already signed

### Property sales 2020



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## P&L – rental income and income from AM increased

	Q1–2 2020 (amounts in MEUR)	Q1–2 2019 (amounts in MEUR)	Change absolute	Change in %
<b>Rental income</b>	145.5	131.8	13.7	10.4
<b>Results of asset management</b>	102.8	101.0	1.8	1.8
<b>Results of property sales</b>	-0.7	1.7	-2.4	n/a
<b>Results of property development</b>	-16.7	14.3	-31.0	n/a

- Higher rental income due to portfolio growth resulting from acquisitions and completions
- Increase in receivables write-offs from AM to MEUR -18.2 (Q1–2 2019: MEUR -0.5) led to rise in property expenses to MEUR -38.9 (Q1–2 2019: MEUR -23.7)
- Property sales of MEUR 51.7 in Q1–2 2020
- Revaluation of development projects in the amount of MEUR -16.8 (Q1–2 2019: MEUR 18.2) also reflects slight increase in market yields due to Covid-19



## P&L – revaluation results reflect Covid-19 impact

	Q1–2 2020 (amounts in MEUR)	Q1–2 2019 (amounts in MEUR)	Change absolute	Change in %
<b>Results of operations</b>	59.7	98.7	-39.0	-39.5%
<b>Revaluation results</b> from standing investments	-143.4	104.7	-248.0	n/a

- Revaluation loss is equivalent to approximately 3.1% of the portfolio's carrying amount at 30. June 2020 (retail: 4.2% of carrying amount; office: 2.5% of carrying amount)

### Revaluation – country split

All amounts in MEUR	Carrying amount 30.06.2020	Revaluation results Q1–2 2020
AT	740.0	-13.8
DE	567.3	-7.1
PL	1,005.0	-39.8
CZ	535.8	-6.0
SK	319.4	-11.3
HU	489.9	-14.1
RO	618.0	-43.8
Other countries	302.9	-7.5
<b>Total</b>	<b>4,578.2</b>	<b>-143.4</b>

### Revaluation – asset class split

All amounts in MEUR	Carrying amount 30.06.2020	Revaluation results Q1–2 2020
Office	2,941.5	-74.8
Retail	1,629.4	-68.1
Other	7.3	-0.5
<b>Total</b>	<b>4,578.2</b>	<b>-143.4</b>

## P&L – Consolidated earnings therefore burdened overall

	Q1–2 2020 (amounts in MEUR)	Q1–2 2019 (amounts in MEUR)	Change absolute	Change in %
<b>Financial results</b>	-42.4	-5.2	-37.2	≤-100%
<b>Earnings before tax</b>	-126.0	198.2	-324.2	n/a
<b>Net profit or loss</b>	-120.4	185.3	-305.6	n/a
<b>Earnings per share (in EUR)</b>	-1.19	1.72	-2.91	n/a

- Despite a 14.1% increase in volume and adjusted for one-time effects (adjustment of effective interest method), financing costs fell slightly
- Income from investments accounted by using the equity method amounts to MEUR 6.4 (Q1–2 2019: MEUR 43.4), thereof MEUR 4.5 from S IMMO
- Property revaluation losses led to a positive effect on deferred taxes – income tax was therefore MEUR 5.7

## FFO 1 per share only slightly below previous year's level

Amounts in MEUR	P&L Q1–2 2020	Adjustments	FFO Q1–2 2020
Results of asset management	102.8	0.0	102.8
Results of property sales	-0.7	0.7	0.0
Results of property development	-16.7	16.7	0.0
Other operating income	0.9	-0.2	0.8
Other operating expenses	-26.5	7.1	-19.5
<b>Results of operations</b>	<b>59.7</b>	<b>24.4</b>	<b>84.1</b>
Other revaluation results	-143.4	143.4	0.0
<b>Operating profit (EBIT)</b>	<b>-83.6</b>	<b>167.7</b>	<b>84.1</b>
<b>Financial results</b>	<b>-42.4</b>	<b>11.5</b>	<b>-30.9</b>
<b>FFO 1 before tax</b>			<b>53.3</b>
FFO 1 per share before tax			0.53

FFO 1 (before tax)

MEUR **53.3** -9.8%

(Q1–2 2019: MEUR 59.0)

FFO 1 (before tax)/share<sup>1</sup>

EUR **0.53** -3.0%

(Q1–2 2019: EUR 0.54)

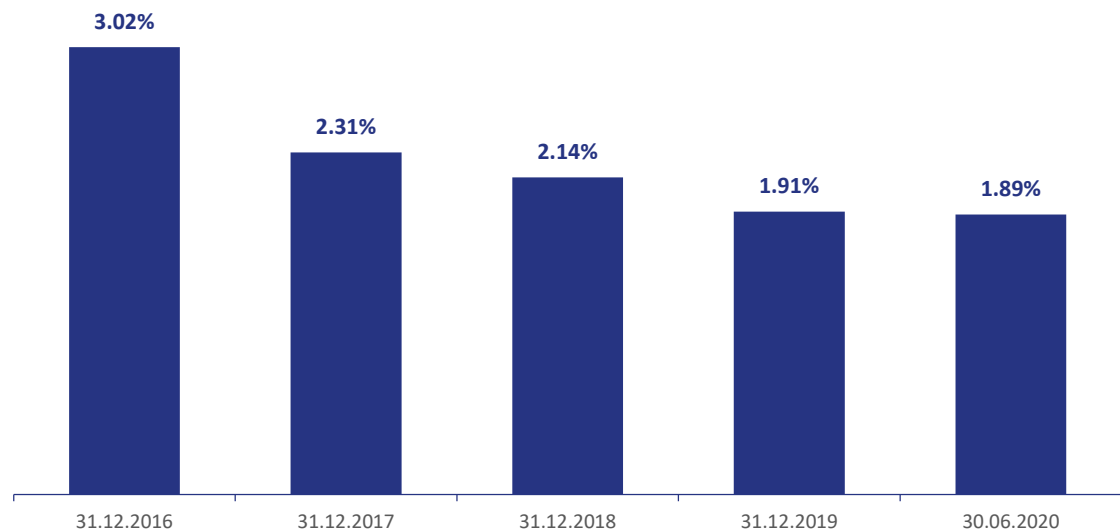
FFO 1 includes the total MEUR 13.1 annual coupon payment for the 2023 corporate bond, which was made for the first time in January 2020.

If the coupon payment were spread across the whole year, FFO 1 in Q1–2 2020 would amount to MEUR 59.8, which is slightly higher than the comparable period.

<sup>1</sup> Number of shares for calculation: 100,876,743 (excl. treasury shares) as of 30.06.2020; 108,426,046 (time weighted due to share buybacks) as of 30. June 2019  
Rounding differences may result from the use of automatic data processing for the addition of rounded amounts

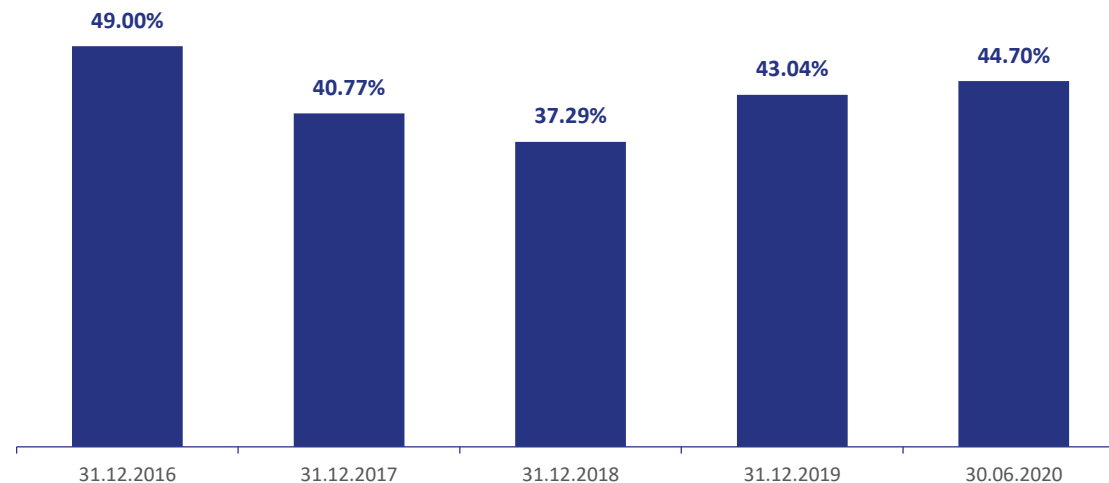
# Conservative financing structure

## Financing costs (including hedging)



- 100% of financing in EUR
- **Financing costs** (weighted average interest rate including hedging costs) **at a low level of 1.89%**

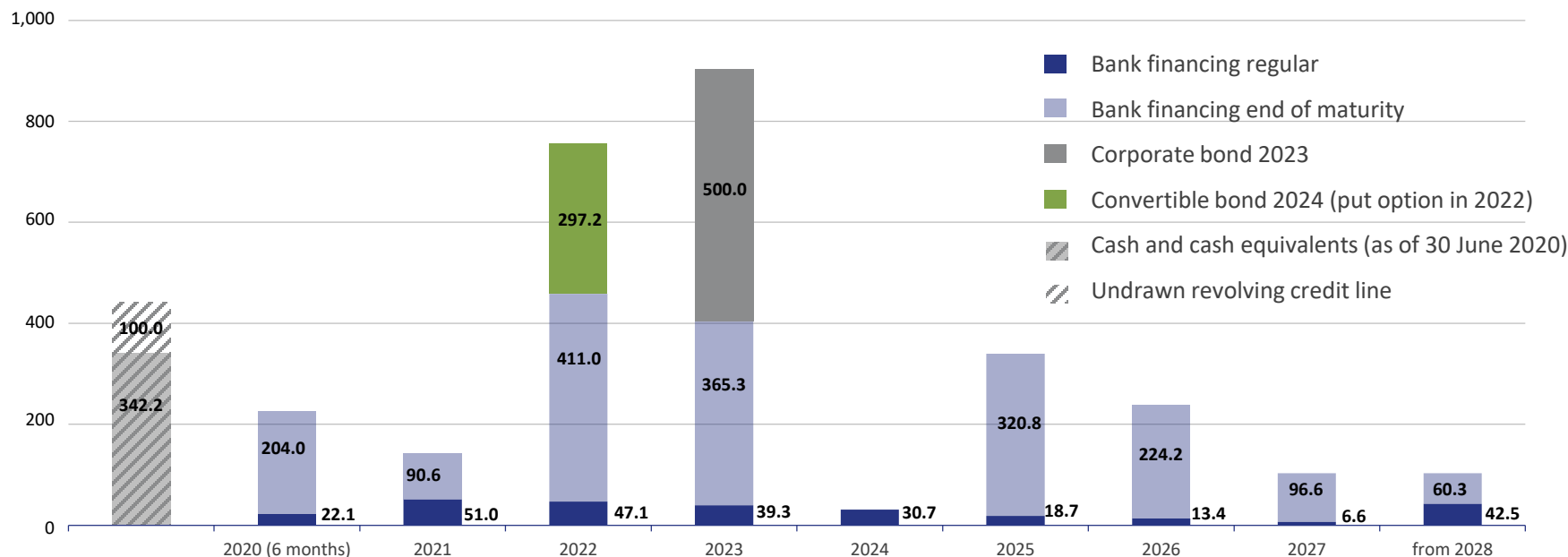
## Net LTV



- Net LTV at **44.7%** (12/2019: 43.0%)
- Target: **Net LTV of ~45%**
- Net LTV, pro forma following capital increase: **38.6%**

# Solidly positioned with IG rating

## Maturity profile by year as of 30 June 2020



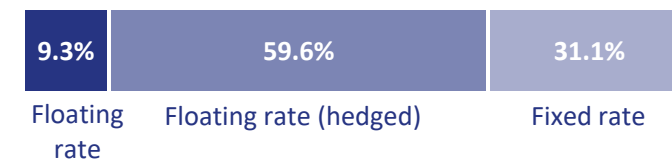
- High hedging quota and low refinancing requirement in 2020
- Further financial flexibility from MEUR 100.0 credit line arranged in March 2020
- Unencumbered asset pool of MEUR 1,381.1 (27.1%) / MEUR 1,844.8 (33.2% including S IMMO shares based on EPRA NAV)
- Remaining term of financing: 3.75 years

### Outstanding liability in TEUR as of 30 June 2020

### Weighted average interest rate incl. derivatives costs in %<sup>1</sup>

Convertible bond <sup>2</sup>	288,903.9	1.50%
Corporate bond	500,592.9	2.63%
Bank liabilities <sup>3</sup>	2,035,540.0	1.77%
<b>IMMOFINANZ</b>	<b>2,825,036.9</b>	<b>1.89%</b>

Hedging quota: 90.7% (12/2019: 90.7%)



<sup>1</sup> Calculation basis: remaining debt (nominal amount)

<sup>2</sup> Following receipt of investment grade rating coupon reduced by 50 basis points to 1.5% from 24. January 2019

<sup>3</sup> Including IFRS 5

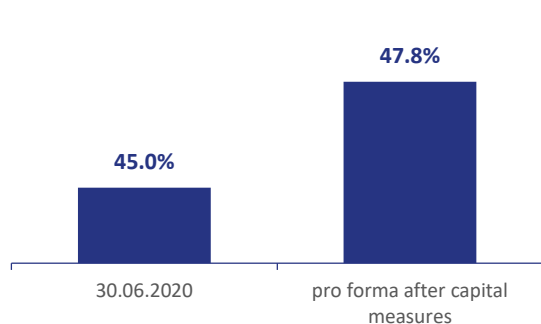
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# Capital measures July 2020 and use of proceeds

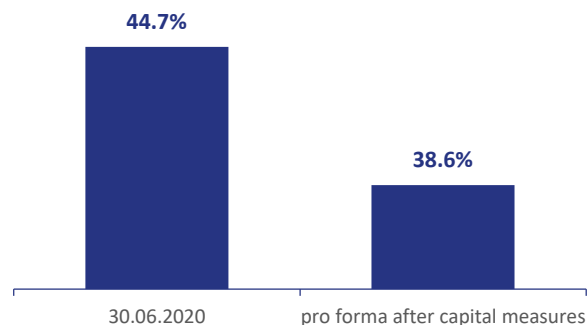
## Crisis-proof with strengthened equity base – MEUR 356.0 gross proceeds

- **Strengthening of capital** and key figures for existing IG rating
- Diversification of financing structure through mandatory convertible notes issuance (first time in Austria) and broadening of shareholder base
- Proceeds partially used for repayment of a retail financing transaction in the amount of ca. MEUR 79.0
- Strong capital structure to enable **swift return to value-creating growth**
- Reduction of net LTV and strengthening of equity ratio:

### Equity ratio:



### Net LTV:



### Share placement details

- 11.2 million new shares and 4.2 million treasury shares
- Gross proceeds: MEUR 236.0
- Placement with no discount to closing price at EUR 15.31

### Mandatory convertible notes details

- Nominal: MEUR 120
- Convertible into ca. 7 million shares
- 3 year maturity, 4% coupon
- Recognised as equity

# Strategy update portfolio

## Growing out of the crisis

- Return to profitable growth trajectory through acquisitions and the company's own developments, for example in the form of efficient "densification" on existing properties in Vienna, Bratislava and Bucharest
- Provided there is no second Covid-19 wave

## STOP SHOP retail parks

- Further growth with crisis-resistant retail parks and strengthening of leading operator position in the CEE region
- Medium-term increase in rentable space to approximately 1 million sqm or around 140 locations
- Country focus: CEE and selectively in SEE and Western Europe



## myhive offices

- Increase in number of myhive locations in capital cities of IMMOFINANZ core markets
- Focus on innovative, flexible office solutions



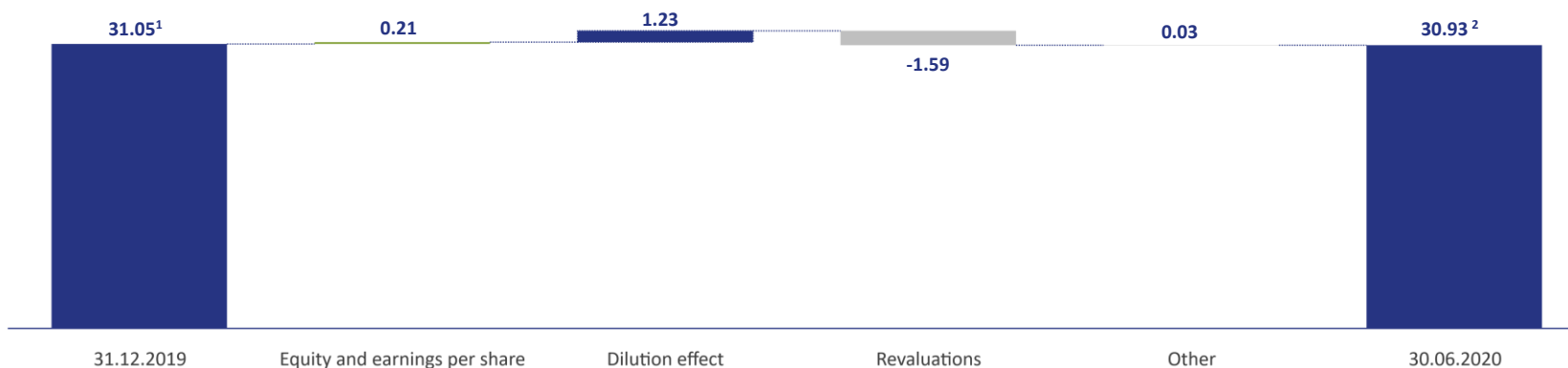
## General Meeting and dividend

- Invitation to 27th **Annual General Meeting on 1 October 2020**
- In order to protect shareholders and other participants, the AGM is to be held as a virtual general meeting in accordance with the Covid-19 law
- After careful consideration of all circumstances known at the present time and the possible consequences of the Covid-19 pandemic, the Executive Board and Supervisory Board approved a **recommendation** to the AGM which calls for **the waiver of a dividend for the 2019 financial year** and the carry forward of balance sheet profit
- This recommendation **does not represent a departure from the continuous dividend policy** generally followed by IMMOFINANZ, but is intended to **preserve the company's capital strength** in view of the exceptional situation caused by the Covid-19 pandemic

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# Development of EPRA NAV and book value per share

## Development of EPRA NAV per share in EUR

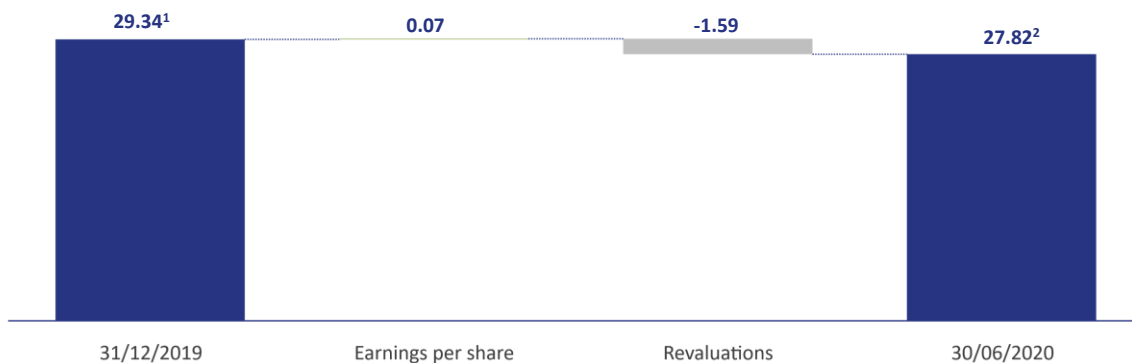


EPRA NAV/share:  
**EUR 30.93**  
 (not diluted)  
 (-0.4%)

<sup>1</sup> Number of shares 31.12.2019  
 in thousand: 114,780 (diluted)

<sup>2</sup> Number of shares 30.06.2020  
 in thousand: 100,877 (not diluted)

## Development of book value per share in EUR



Book value/share:  
**EUR 27.82**  
 (-5.2%)

<sup>1</sup> Number of shares 31.12.2019  
 in thousand: 114,780 (diluted)

<sup>2</sup> Number of shares 30.06.2020  
 in thousand: 100,877 (not diluted)

## P&L – increased rental income, negative valuation effects from Covid-19

Amounts in MEUR	Q1–2 2020	Q1–2 2019	Change absolute	Change in %
<b>Rental income</b>	145.5	131.8	13.7	10.4%
Operating costs charged to tenants	41.3	40.8	0.6	1.5%
Other revenues	2.8	0.6	2.2	≥ +100.0%
<b>Revenues</b>	<b>189.7</b>	<b>173.2</b>	<b>16.5</b>	<b>9.5%</b>
Expenses from investment property	-38.9	-23.7	-15.2	-63.8%
Operating expenses	-48.0	-48.5	0.5	1.0%
<b>Results of asset management</b>	<b>102.8</b>	<b>101.0</b>	<b>1.8</b>	<b>1.8%</b>
<b>Results of property sales</b>	<b>-0.7</b>	<b>1.7</b>	<b>-2.4</b>	<b>n/a</b>
<b>Results of property development</b>	<b>-16.7</b>	<b>14.3</b>	<b>-31.0</b>	<b>n/a</b>
Other operating income	0.9	4.1	-3.1	-76.9%
Other operating expenses	-26.5	-22.3	-4.2	-19.0%
<b>Results of operations</b>	<b>59.7</b>	<b>98.7</b>	<b>-39.0</b>	<b>-39.5%</b>
<b>Revaluation result from standing investments and goodwill</b>	<b>-143.4</b>	<b>104.7</b>	<b>-248.0</b>	<b>n/a</b>
<b>Operating profit (EBIT)</b>	<b>-83.6</b>	<b>203.4</b>	<b>-287.0</b>	<b>n/a</b>
Net financing costs	-36.6	-31.0	-5.6	-18.2%
FX differences and other financial results	-12.2	-17.6	5.5	31.0%
Net profit or loss from equity-accounted investments	6.4	43.4	-37.0	-85.3%
<b>Financial results</b>	<b>-42.4</b>	<b>-5.2</b>	<b>-37.2</b>	<b>≤ -100.0%</b>
<b>Earnings before tax (EBT)</b>	<b>-126.0</b>	<b>198.2</b>	<b>-324.2</b>	<b>n/a</b>
Taxes	5.7	-16.9	22.6	n/a
Net profit or loss from continuing operations	-120.4	181.3	-301.6	n/a
Net profit or loss from discontinued operations	0.0	4.0	-4.0	≤ -100.0%
<b>Net profit or loss</b>	<b>-120.4</b>	<b>185.3</b>	<b>-305.6</b>	<b>n/a</b>

## Revaluation results like-for-like: 3.4% revaluation loss

A like-for-like analysis for the first half of 2020 shows valuation results of EUR -124.6 million (Q1–2 2019: EUR 78.2 million), equivalent to 3.4% of the carrying amount (IfI) at the end of June.

A slight rise in market yields was reflected in the portfolio by the external appraiser.

Standing investments <sup>1</sup> , amounts in MEUR as of 30. June 2020	Number of properties	Carrying amount 30. June 2020	Valuation effects Q1–2 2020
Austria	23	691.3	-12.3
Germany	4	332.6	-4.9
Poland	20	574.8	-30.9
Czech Republic	17	453.0	-5.9
Hungary	23	489.9	-13.7
Romania	13	618.0	-41.0
Slovakia	20	319.4	-11.3
Other countries	20	220.1	-4.6
<b>IMMOFINANZ</b>	<b>140</b>	<b>3,699.1</b>	<b>-124.6</b>
<b>Office</b>	<b>48</b>	<b>2,191.9</b>	<b>-58.5</b>
thereof myhive	20	1,015.4	-34.2
<b>Retail</b>	<b>91</b>	<b>1,499.9</b>	<b>-65.9</b>
thereof VIVO!/shopping center	10	669.9	-47.6
thereof STOP SHOP/retail park	80	825.4	-17.7
Others	1	7.3	-0.3
<b>IMMOFINANZ</b>	<b>140</b>	<b>3,699.1</b>	<b>-124.6</b>

<sup>1</sup> Calculation only includes those properties which were fully owned by IMMOFINANZ in both periods, i.e. it excludes acquisitions, completions and sales

# Total property portfolio

As of 30 June 2020	Number of properties	Standing investments in MEUR	Development projects in MEUR	Pipeline projects <sup>1</sup> in MEUR <sup>1</sup>	Property portfolio in MEUR	Property portfolio in %
Austria	31	740.0	103.9	29.4	873.3	17.6%
Germany	8	567.3	74.8	0.6	642.7	12.9%
Poland	26	1,005.0	0.3	0.0	1,005.3	20.2%
Czech Republic	18	535.8	0.0	0.0	535.8	10.8%
Hungary	26	489.9	2.5	10.6	503.0	10.1%
Romania	46	618.0	31.6	107.3	756.8	15.2%
Slovakia	21	319.4	0.0	1.2	320.6	6.4%
Other countries <sup>2</sup>	36	302.9	1.4	31.2	335.5	6.7%
<b>IMMOFINANZ</b>	<b>212</b>	<b>4,578.2</b>	<b>214.4</b>	<b>180.2</b>	<b>4,972.8</b>	<b>100.0%</b>
		<b>92.1%</b>	<b>4.3%</b>	<b>3.6%</b>	<b>100.0%</b>	



<sup>1</sup>Including real estate inventories (Cologne and Adama) totalling MEUR 0.9

<sup>2</sup>In declining order based on the carrying amount: Slovenia, Serbia, Croatia, Turkey and Bulgaria

Rounding differences may result from the use of automatic data processing for the addition of rounded amounts and percentages

## Office standing portfolio

**GERMANY** 19.0%

Number of properties	4
Carrying amount in MEUR	560.0
Rentable space in sqm	103,665
Occupancy rate	99.1%
Rental income Q2 2020 (MEUR) <sup>1</sup>	5.5
Gross return	4.0%

**POLAND** 24.4%

Number of properties	10
Carrying amount in MEUR	716.5
Rentable space in sqm	232,687
Occupancy rate	97.0%
Rental income Q2 2020 (MEUR) <sup>1</sup>	9.7
Gross return	5.4%

**AUSTRIA** 20.6%

Number of properties	11
Carrying amount in MEUR	607.3
Rentable space in sqm	176,381
Occupancy rate	88.8%
Rental income Q2 2020 (MEUR) <sup>1</sup>	6.0
Gross return	4.0%

**CZECH REPUBLIC** 13.4%

Number of properties	7
Carrying amount in MEUR	394.9
Rentable space in sqm	122,509
Occupancy rate	95.3%
Rental income Q2 2020 (MEUR) <sup>1</sup>	4.7
Gross return	4.7%

**SLOVAKIA** 2.0%

Number of properties	2
Carrying amount in MEUR	59.6
Rentable space in sqm	35,592
Occupancy rate	94.4%
Rental income Q2 2020 (MEUR) <sup>1</sup>	0.9
Gross return	5.8%

**HUNGARY** 9.8%

Number of properties	9
Carrying amount in MEUR	287.3
Rentable space in sqm	148,792
Occupancy rate	96.3%
Rental income Q2 2020 (MEUR) <sup>1</sup>	4.4
Gross return	6.1%

**ROMANIA** 9.8%

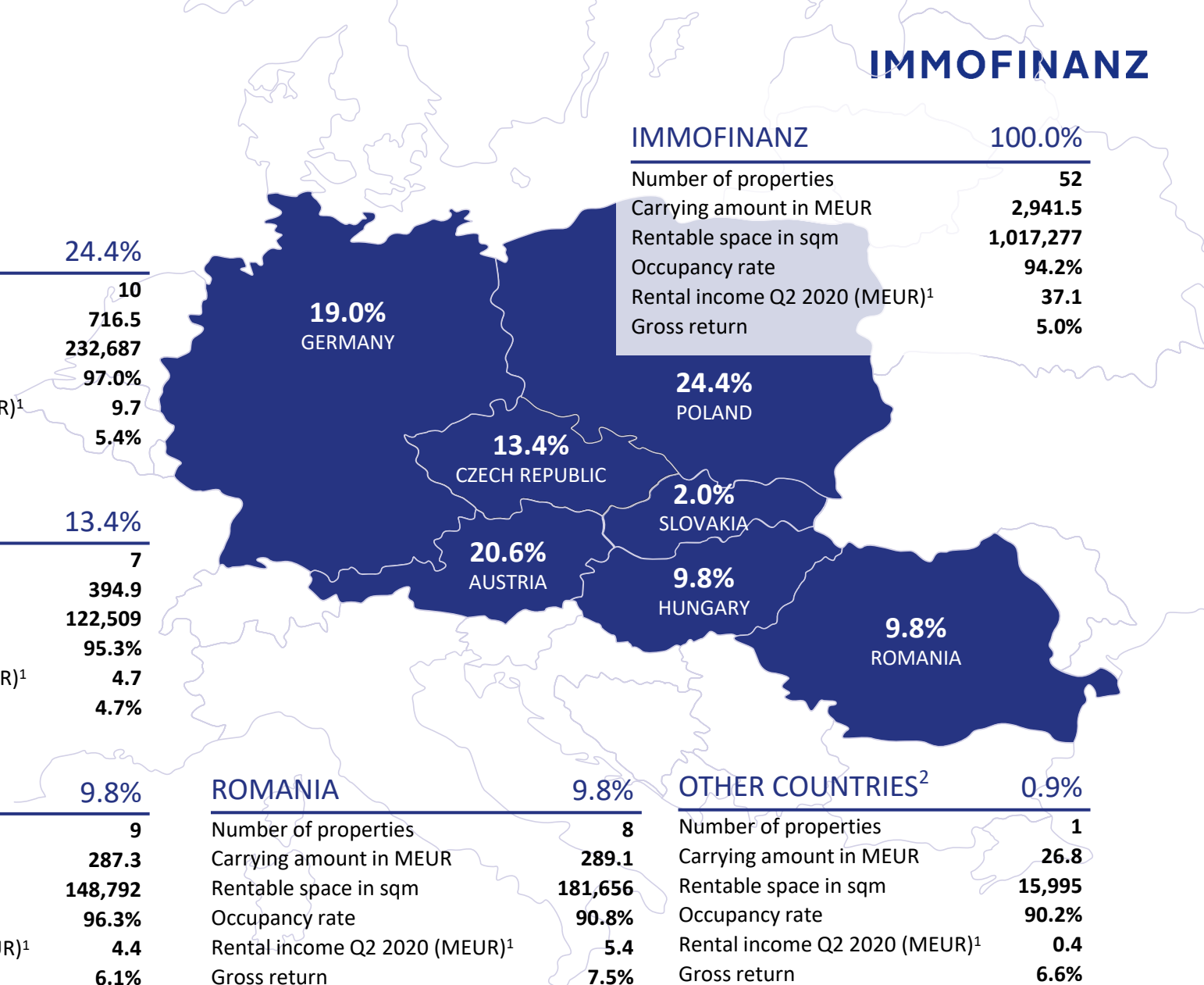
Number of properties	8
Carrying amount in MEUR	289.1
Rentable space in sqm	181,656
Occupancy rate	90.8%
Rental income Q2 2020 (MEUR) <sup>1</sup>	5.4
Gross return	7.5%

**OTHER COUNTRIES<sup>2</sup>** 0.9%

Number of properties	1
Carrying amount in MEUR	26.8
Rentable space in sqm	15,995
Occupancy rate	90.2%
Rental income Q2 2020 (MEUR) <sup>1</sup>	0.4
Gross return	6.6%

**IMMOFINANZ** 100.0%

Number of properties	52
Carrying amount in MEUR	2,941.5
Rentable space in sqm	1,017,277
Occupancy rate	94.2%
Rental income Q2 2020 (MEUR) <sup>1</sup>	37.1
Gross return	5.0%



Data as of 30 June 2020

<sup>1</sup>Rental income on basis of primary usage of the property (rental income in P&L is according to actual usage of the property; deviations to P&L are therefore possible)<sup>2</sup>Croatia

## Retail standing portfolio

**CZECH REPUBLIC**

8.6%

Number of properties	11
Carrying amount in MEUR	140.8
Rentable space in sqm	96,156
Occupancy rate	98.8%
Rental income Q2 2020 (MEUR) <sup>1</sup>	2.7
Gross return	7.6%

**POLAND**

17.7%

Number of properties	14
Carrying amount in MEUR	288.6
Rentable space in sqm	185,516
Occupancy rate	96.8%
Rental income Q2 2020 (MEUR) <sup>1</sup>	6.3
Gross return	8.8%

**AUSTRIA**

8.1%

Number of properties	14
Carrying amount in MEUR	132.7
Rentable space in sqm	67,073
Occupancy rate	99.6%
Rental income Q2 2020 (MEUR) <sup>1</sup>	2.3
Gross return	6.9%

**SLOVAKIA**

15.9%

Number of properties	18
Carrying amount in MEUR	259.8
Rentable space in sqm	152,496
Occupancy rate	95.6%
Rental income Q2 2020 (MEUR) <sup>1</sup>	4.7
Gross return	7.3%

**HUNGARY**

12.4%

Number of properties	14
Carrying amount in MEUR	202.6
Rentable space in sqm	135,328
Occupancy rate	97.2%
Rental income Q2 2020 (MEUR) <sup>1</sup>	3.8
Gross return	7.4%

**ROMANIA**

20.2%

Number of properties	5
Carrying amount in MEUR	328.8
Rentable space in sqm	151,939
Occupancy rate	98.3%
Rental income Q2 2020 (MEUR) <sup>1</sup>	6.2
Gross return	7.5%

**OTHER COUNTRIES<sup>2</sup>**

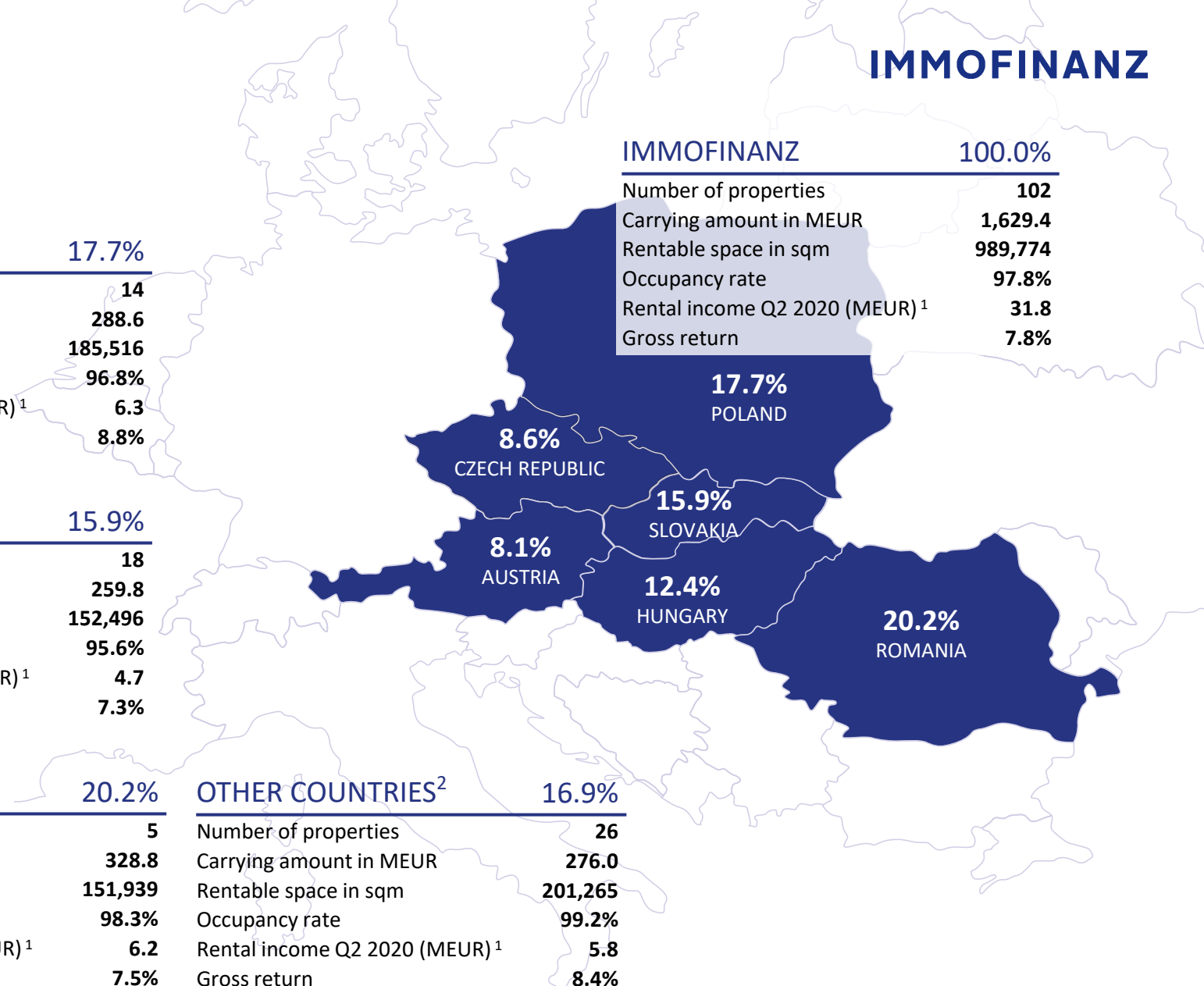
16.9%

Number of properties	26
Carrying amount in MEUR	276.0
Rentable space in sqm	201,265
Occupancy rate	99.2%
Rental income Q2 2020 (MEUR) <sup>1</sup>	5.8
Gross return	8.4%

**IMMOFINANZ**

100.0%

Number of properties	102
Carrying amount in MEUR	1,629.4
Rentable space in sqm	989,774
Occupancy rate	97.8%
Rental income Q2 2020 (MEUR) <sup>1</sup>	31.8
Gross return	7.8%



Data as of 30 June 2020

<sup>1</sup> Rental income on basis of primary usage of the property (rental income in P&L is according to actual usage of the property; deviations to P&L are therefore possible)<sup>2</sup> Slovenia, Serbia and Croatia



# Key figures

## Asset data 30 June 2020

Balance sheet total	in MEUR	6,185.7
Equity as % of balance sheet total	in %	45.0%
Net financial liabilities	in MEUR	2,484.1
Cash and cash equivalents	in MEUR	342.2
Loan to value ratio (net)	in %	44.7%
Gearing	in %	90.0%
Total average interest rate including costs for derivatives	in %	1.9%
Average term of financial liabilities	in years	3.8

## EPRA indicators 30 June 2020

EPRA net asset value	in MEUR	3,119.8
EPRA net asset value per share	in EUR	30.93
EPRA triple net asset value	in MEUR	3,080.3
EPRA triple net asset value per share	in EUR	30.54
EPRA vacancy rate	in %	4.0%

## Q1-2 2020

EPRA earnings	in MEUR	22.4
EPRA earnings per share	in EUR	0.22
EPRA earnings after company-specific adjustments	in MEUR	26.0
EPRA earnings per share after company-specific adjustments	in EUR	0.26
EPRA net initial yield	in %	5.9%

## Stock exchange data 30 June 2020

Book value per share	in EUR	27.82
Share price at end of period	in EUR	15.20
Discount of share price to NAV per share	in %	50.9%
Total number of shares		112,085,269
thereof number of treasury shares		11,208,526
Market capitalisation at end of period	in MEUR	1,703.7

## Q1-2 2020

Earnings per share (undiluted)	in EUR	-1.19
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## Earnings data Q1-2 2020

Rental income	in MEUR	145.5
Results of asset management	in MEUR	102.8
Results of property sales	in MEUR	-0.7
Results of property development	in MEUR	-16.7
Results of operations	in MEUR	59.7
Revaluations	in MEUR	-159.2
EBIT	in MEUR	-83.6
Financial results	in MEUR	-42.4
EBT	in MEUR	-126.0
Net profit for the period	in MEUR	-120.4
FFO 1 before tax	in MEUR	53.3
FFO 1 before tax per share	in EUR	0.53

# Contact and financial calendar

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## Financial calendar

27 <sup>th</sup> AGM (virtual general meeting)	01.10.2020
Expected dividend payment date	07.10.2020
Q1–3 results	25.11.2020 <sup>1</sup>
Q1–3 report	26.11.2020

## Ticker symbols

Vienna Stock Exchange	IIA
Warsaw Stock Exchange	IIA
ISIN	AT0000A21KS2
Reuters	IMFI.VI
Bloomberg	IIA AV

<sup>1</sup> Publication after close of trading on the Vienna Stock Exchange