

IMMOFINANZ

Earnings Presentation Q1 2021



31 May 2021

- Highlights
- Results and Financing
- Status Covid-19
- Outlook
- Appendix

94.5%

Occupancy rate

-1.5PP

(12/2020: 96.0%)

MEUR **74.8**

Rental income

+0.5%

(Q1 2020: MEUR 74.4)

MEUR **54.9**

Results of asset management

-7.7%

(Q1 2020: MEUR 59.5)

MEUR **5,070.5**

Portfolio value

1.8%

(12/2020: MEUR 4,978.9)

6.1%

Gross return

Based on invoiced rents

(12/2020: 6.6%)



MEUR **46.4**

Results of operations

6,7%

(Q1 2020: MEUR 43.5)

MEUR **34.5**

FFO 1

-13.8%

(Q1 2020: MEUR 40.0)

MEUR **900.0**

Cash and cash equivalents

-14.4%

(12/2020: MEUR 1,051.4)

MEUR **123.1**

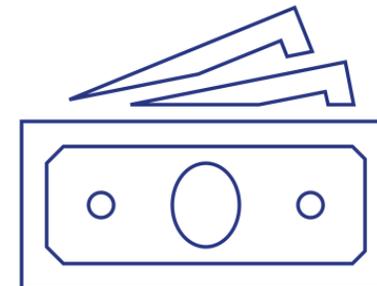
Net profit

(Q1 2020: MEUR -37.6)

39.5 %

Net LTV

(12/2020: 37.8%)



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FFO 1 – Development reflects crisis-related increase in receivables write-offs

Amounts in MEUR	P&L Q1 2021	Adjustments	FFO Q1 2021
Results of asset management	54.9	0.0	54.9
Results of property sales	-0.4	0.4	0.0
Results of property development	1.1	-1.1	0.0
Other operating income	0.9	-0.3	0.6
Other operating expenses	-10.1	0.5	-9.6
Results of operations	46.4	-0.5	45.9
Other revaluation results	1.0	-1.0	0.0
Operating profit (EBIT)	47.4	-1.5	45.9
Financial results	79.7	-91.1	-11.4
FFO 1 before tax			34.5
FFO 1 before tax/share in EUR			0.28
Dividends of S IMMO			0.0
FFO 1 before tax			34.5
FFO 1 per share before tax in EUR			0.28
Number of shares for calculation ¹			123,293,795

FFO 1 (before tax)

MEUR **34.5** -13.8%

(Q1 2020: MEUR 40.0)

FFO 1 (before tax)/share

EUR **0.28** -30.0%

(Q1 2020: EUR 0.40)

Financing costs include the accrued interest of MEUR 7.6 for the corporate bonds 2023 and 2027 as well as for the convertible bond 2024. The coupon payment for the mandatory convertible bond 2023 (Q1 2021: MEUR 2.4) is not included

Disproportionate decline of FFO 1 / share results from increased number of shares¹

¹ Number of shares for calculation: 123,293,795 as of 31 March 2021 including full dilution from mandatory convertible bond 2023 (6,998,228 shares) and 100,876,743 as of 31 March 2020
Rounding differences may result from the use of automatic data processing for the addition of rounded amounts.

P&L – increase in results of operations despite crisis impact

	Q1 2021 in MEUR	Q1 2020 in MEUR	Change absolute	Change in %
Rental income	74.8	74.4	0.4	0.5
Results of asset management	54.9	59.5	-4.6	-7.7
Results of property sales	-0.4	-1.8	1.4	77.1
Results of property development	1.1	-0.7	1.8	n/a
Results of operations	46.4	43.5	2.9	6.7

- Results of asset management lower than in the previous year period as pandemic led to an increase in receivable write-offs from asset management to MEUR -6.2 (Q1 2020: MEUR -1.4)
- Property sales of MEUR 24.8 closed in Q1 2021 (mainly two Budapest office buildings)
- Results of operations increased by 6.7% due to lower other operating expenses (MEUR -10.1 in Q1 2021 vs. MEUR -13.8 in Q1 2020)

P&L – net profit rose significantly to MEUR 123.1

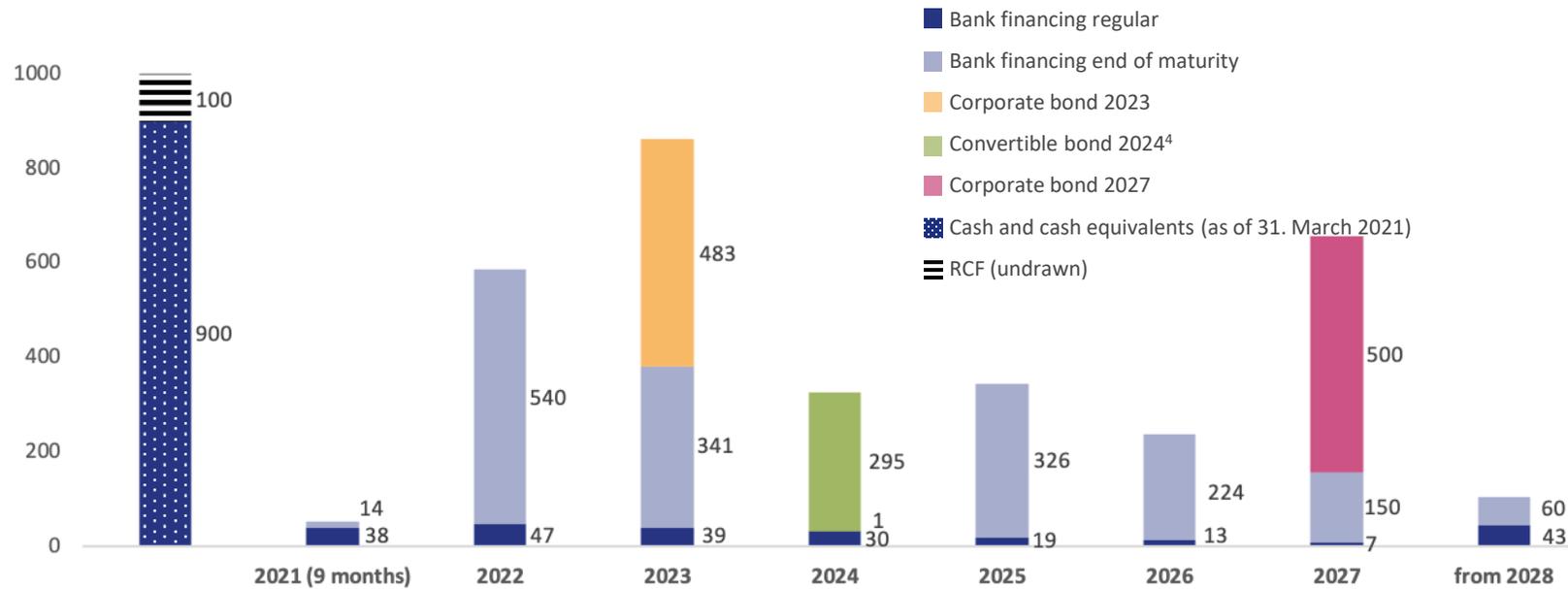
	Q1 2021 in MEUR	Q1 2020 in MEUR	Change absolute	Change in %
Revaluation results from standing investments	1.0	-45.0	46.0	n/a
Financial results thereof net financing costs thereof net profit/loss from equity accounted invest.	79.7 -19.4 90.9	-30.3 -19.2 -4.2	110.0 -0.2 95.1	n/a -1.0 n/a
Earnings before tax	127.0	-31.8	158.8	n/a
Net profit or loss	123.1	-37.6	160.7	n/a
Earnings per share (in EUR)¹	1.00	-0,37	1.37	n/a

- Net financing costs remained stable despite a year-on-year increase of roughly 13% in the financing volume
- Income from investments accounted by using the equity method amounts to MEUR 90.9 (Q1 2020: MEUR -4.2), thereof MEUR 88.0 from S IMMO (MEUR 85.3 positive revaluation and MEUR 2.8 share of results)

¹ Number of shares used for the calculation: 123,293,795 for Q1 2021 (based on the full inclusion of the dilution from the mandatory convertible bond at 6,998,228 shares) and 100,876.743 for Q1 2020. Rounding differences may result from the use of automatic data processing for the addition of rounded amounts.

Robust liquidity profile and diversified debt structure

Maturity profile by year as of 31 March 2021



- Strong liquidity position of **MEUR 900,0** and further financial flexibility from a **MEUR 100.0** credit line
- Net-LTV at low level of **39.5%** (12/2020: 37.8%)
- Financing costs (weighted average interest rate including hedging costs) at a low level of **1.98%** (12/2020: 1.99%)
- Remaining term of financing amounts to 4 years (12/2020: 4.3 years)
- Unencumbered asset pool of MEUR 1,551.7 (**27.3%**) resp. MEUR 2,040.2 (**35.9%**) including S IMMO shares based on EPRA NAV

Outstanding liability in TEUR as of 31 March 2021

Weighted average interest rate incl. derivatives costs in %¹

Convertible bonds ²	289,009.2	1.50
Corporate bonds	972,550.4	2.56
Bank liabilities ³	1,885,064.5	1.75
IMMOFINANZ	3,146,624.2	1.98

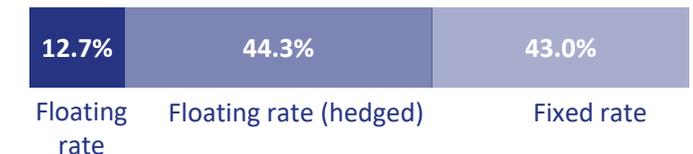
¹ Calculation basis: remaining debt (nominal amount) excl. mandatory convertible bond

² Convertible bond 2024 (coupon reduced to 1.50% following the receipt of an investment grade rating) as well as future coupon payments for the mandatory convertible bond 2023 which are classified as liabilities

³ Including IFRS 5

⁴ The convertible bond 2024 was not “in the money” as of 31 March 2021. It is presented in the year of final maturity, i.e. 2024; the bondholders have a put option on 22 January 2022

Hedging quota **87.3%** (12/2020: 88.6%)

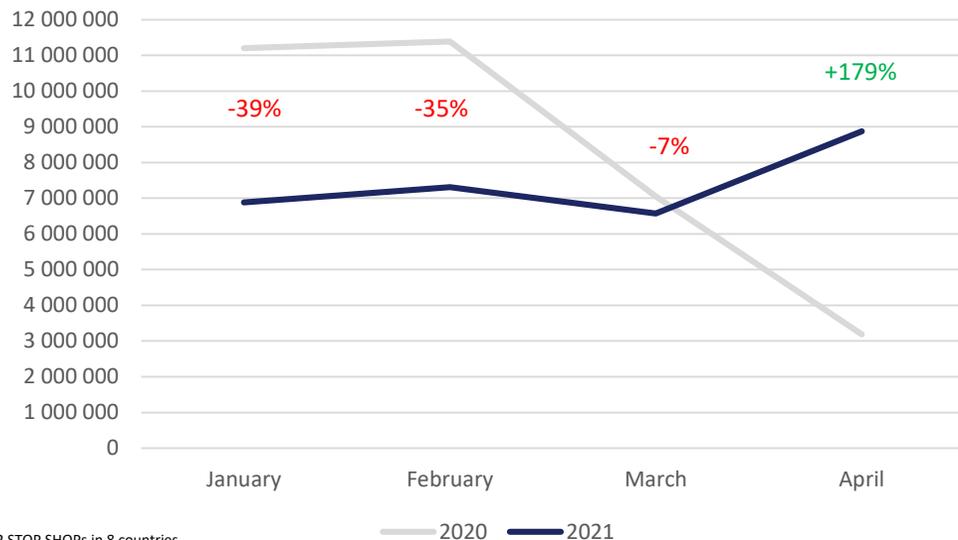


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Lockdowns dampen development, but quick recovery after re-openings in April



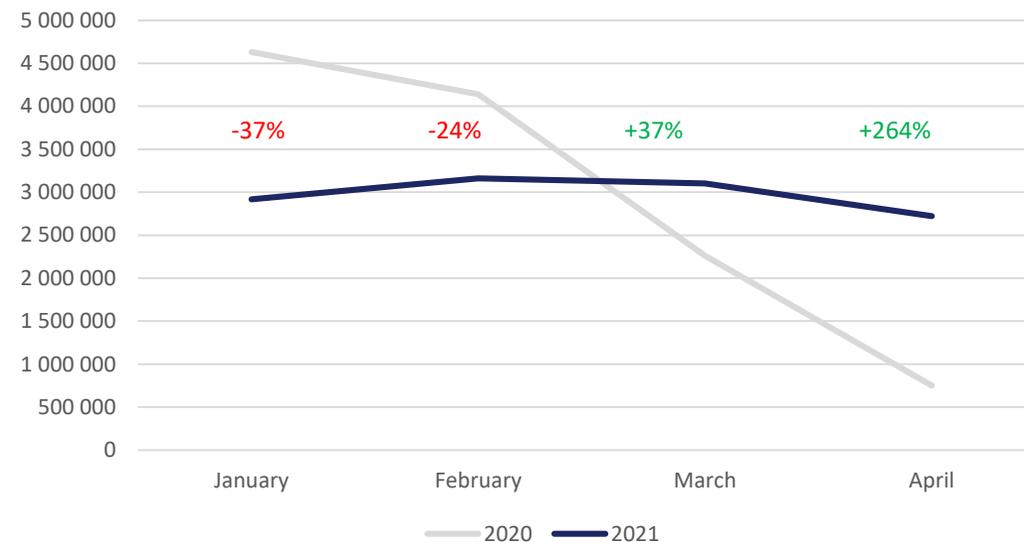
Month-on-month January to April comparison of visitors 2020 - 2021 (like for like*)



*72 STOP SHOPS in 8 countries



Month-on-month January to April comparison of visitors 2020 - 2021



1% (9,622 sqm) of retail space is currently temporarily closed (0.3% STOP SHOPS, 2.5% VIVO!)

(End of March 2021: 48% or 478,000 sqm temporarily closed)

STOP SHOP (like for like)	Q1 2021 vs. Q1 2020	1-4/2021 vs. 1-4/2020
Footfall	-27.7%	-10.0%
Sales	-10.4%	+15,9%

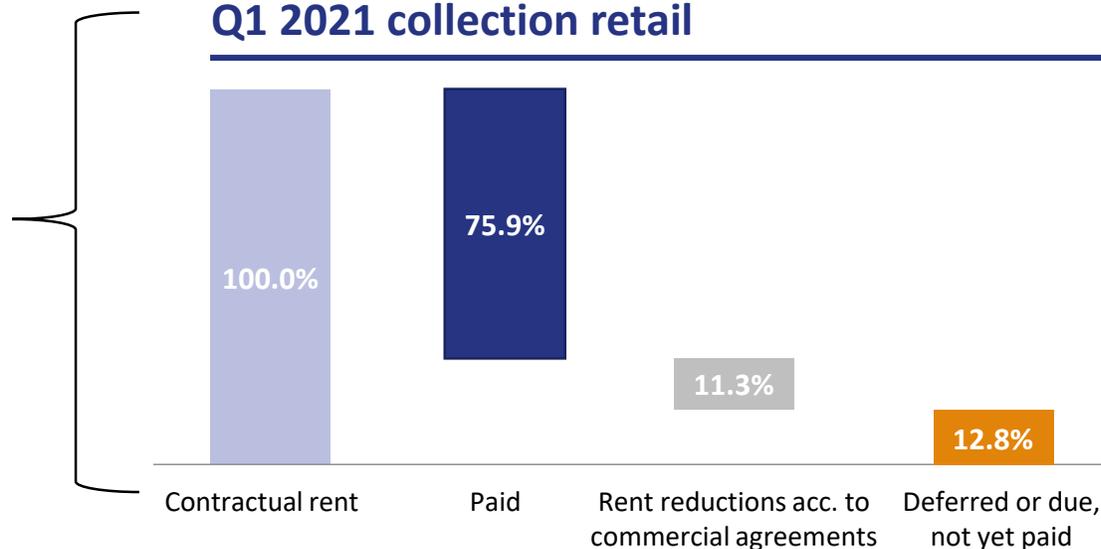
VIVO! (like for like)	Q1 2021 vs. Q1 2020	1-4/2021 vs. 1-4/2020
Footfall	-16.8%	+1.0%
Sales	-11.9%	+8,3%

Cash collection¹ in lockdown quarters (from contractual rent)

	TOTAL	OFFICE	RETAIL
Q2 2020	81%	92%	67%
Q4 2020	90%	94%	84%
Q1-4 2020	88%	94%	81%
Q1 2021	85%	92%	76%

- Q1 2021 fully affected by lockdowns
- Collection not yet finished as up to 30% of the retail portfolio was closed until the beginning of May
- Agreements on Covid 19-payments with top retailers of our portfolio finished
- An increase of collection is expected on the basis of these agreements with our retailers

Q1 2021 collection retail



¹ Including service charges

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Strong capital structure to enable swift return to value-creating growth

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

myhive offices

- Increase in number of myhive locations in capital cities of IMMOFINANZ' markets
- Focus on innovative, flexible and sustainable office solutions
- Acquisition of the Bucharest Financial Plaza in the heart of Bucharest for EUR 36 million from BCR in March 2021 and planned renovation into a high-quality and green myhive building with a sustainability certification of at least Gold



STOP SHOP retail parks

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

Key elements of the public tender offer for S IMMO

- IMMOFINANZ has launched a **voluntary takeover offer to acquire a controlling interest** pursuant to Section 25a of the Austrian Takeover Act for all outstanding shares of S IMMO AG
- Offer price amounts to **EUR 22.25 on a cum-dividend basis** which is a **premium of 40.3%** to the six-month VWAP¹ of EUR 15.86 prior to the announcement of the intention to launch an Offer
- Completion of the Offer is in particular² **subject to**
 - the statutory **minimum acceptance threshold** of 50% plus 1 share of all S IMMO shares that are the subject of the Offer,
 - the shareholders' meeting of S IMMO AG resolving upon the **removal of the maximum voting right** and that this amendment to the Articles of Association is entered into the commercial register, it being understood, that the shareholders of S IMMO will resolve upon this removal specifically for the case that the Offer closes successfully and that the shareholder resolution will reinstate the maximum voting right otherwise,
 - **merger control clearance** in several countries and other customary closing conditions
- The Offer will be financed from the **group's cash** and cash equivalents as well as a **debt financing facility** in the amount of MEUR 500
- The acceptance period started on 19 May 2021 and ends 16 July 2021. Closing and settlement are expected in Q4 2021

Notes: (1) Six-months VWAP refers to the volume weighted average share price of S IMMO during the past six months. (2) The published offer document contains a comprehensive overview of all applicable closing conditions.

Dividend and Annual General Meeting

Dividend proposal

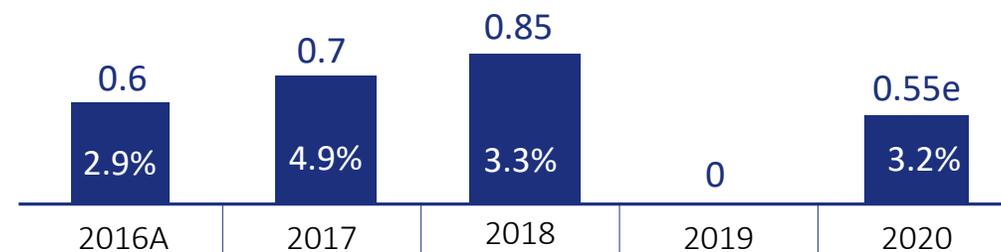
- Following the suspension of the dividend for the financial year 2019 due to the Covid-19 pandemic, the Executive Board will make a recommendation to the 28th Annual General Meeting to distribute a dividend of EUR 0.55 per share for 2020
- This represents a dividend yield of approximately 3.2% based on the closing price at the end of 2020

Annual General Meeting

- In connection with the takeover offer to the shareholders of S IMMO, IMMOFINANZ decided to postpone the AGM. It is planned to hold the ordinary shareholders' meeting on a date after the settlement of the takeover offer
- The postponement ensures that an ordinary shareholders' meeting of IMMOFINANZ will take place that is unaffected by the ongoing takeover offer

Dividend per share and dividend yield¹

In EUR



¹Based on closing prices of the respective business year

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Development of EPRA NTA and book value per share

Development of EPRA NTA per share in EUR



EPRA NTA / share
 EUR 28.86
 +3.7%

* Number of shares in thousand: 123.294

Development of book value per share in EUR



Book value / share
 EUR 26.24
 +4.1%

* Number of shares in thousand: 123.294

P&L – increase in results of operations and net profit

Amounts in TEUR	Q1 2021	Q1 2020	Change absolute	Change in %
Rental income	74 783	74 390	393	0.5%
Operating costs charged to tenants	21 962	22 538	-576	-2.6%
Other revenues	478	1 520	-1 042	-68.6%
Revenues	97 223	98 448	-1 225	-1.2%
Expenses from investment property	-17 096	-12 418	-4 678	-37.7%
Operating expenses	-25 232	-26 564	1 332	5.0%
Results of asset management	54 895	59 466	-4 571	-7.7%
Results of property sales	-413	-1 807	1 394	77.1%
Results of property development	1 092	-747	1 839	n/a
Other operating income	910	363	547	≥ +100.0%
Other operating expenses	-10 114	-13 813	3 699	26.8%
Results of operations	46 370	43 462	2 908	6.7%
Revaluation result from standing investments and goodwill	981	-44 988	45 969	n/a
Operating profit (EBIT)	47 351	-1 526	48 877	n/a
Net financing costs	-19 369	-19 182	-187	-1.0%
FX differences and other financial results	8 189	-6 923	15 112	n/a
Net profit or loss from equity-accounted investments	90 867	-4 162	95 029	n/a
Financial results	79 687	-30 267	109 954	n/a
Earnings before tax (EBT)	127 038	-31 793	158.831	n/a
Taxes	-3 974	-5 855	1 881	32.1%
Net profit or loss	123 064	-37 648	160 712	n/a

Overview – occupancy rate at high level

Portfolio value
MEUR 5,070.5
 (12/2020: MEUR 4,978.9)

Standing investments
MEUR 4,541.8
 (12/2020: MEUR 4,428.5)

Gross return
5.8% IFRS rent (12/2020: 6.2%)
6.1% on invoiced rent basis¹
 (12/2020: 6.6%)

Unexpired lease term
 (weighted, average)
4.1 years
 (12/2020: 4.2)

Portfolio segmentation

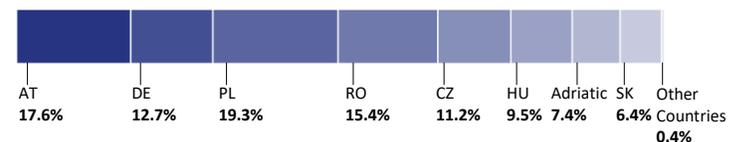
Portfolio allocation office and retail



Solid standing investments/developments ratio



Invested in Austria, Germany and CEE/SEE

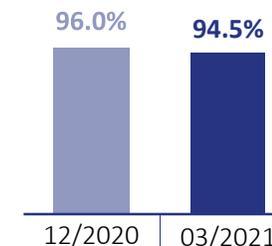


Clear focus on three brands



Robust occupancy rate

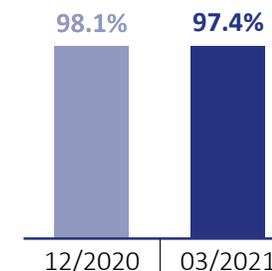
Overall



Office



Retail



¹ Information provided for better comparability in relation to peer group

Segmentation information based on portfolio value

Successful with three brands



myhive offices

Opening of five mycoworks in Vienna, Warsaw and Prague – Warsaw Spire successfully rebranded, Palmovka and Empark to follow in 2021

23 properties in six countries

Rentable space	542,936 sqm
Occupancy rate	90.1%
Rental income Q1 2021 ¹	MEUR 19.3
Carrying amount	MEUR 1,663.8
Gross return IFRS	4.6%
Return invoiced rent ²	5.0%



STOP SHOP retail parks

Positioned as leading retail park operator in Europe – acquisitions of eight retail parks at the end of 2020 in Austria, the Czech Republic, Serbia and Croatia

98 properties in nine countries

Rentable space	722,746 sqm
Occupancy rate	98.0%
Rental income Q1 2021 ¹	MEUR 20.1
Carrying amount	MEUR 1,044.4
Gross return IFRS	7.7%
Return invoiced rent ²	7.9%



VIVO! shopping centers

Convenient shopping with entertainment factor and Europe's best retail brands as strong anchor tenants. Refurbishment of VIVO! Baja Mare started in Q1 2021

10 properties in four countries

Rentable space	314,118 sqm
Occupancy rate	96.0%
Rental income Q1 2021 ¹	MEUR 12.7
Carrying amount	MEUR 658.6
Gross return IFRS	7.7%
Return invoiced rent ²	8.1%

¹ 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)

² 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 – focus on sustainable and flexible myhive office buildings



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 % ¹
Austria	2	68.5	21.6	38.5	29,513	107.1	5.2	4.9
Germany	1	105.5	33.2	32.2	21,707	162.8	5.9	4.2
Hungary	1	65.4	20.6	13.6	34,218	78.9	6.3	7.9
Romania	3	74.2	23.4	62.0	55,481	150.0	10.7	7.8
Adriatic	1	3.9	1.2	7.1	6,763	11.8	1.0	9.0
Active projects	8	317.5	100.0	153.5	147,682	510.7	28.9	6.1
In pipeline	10	38.2						
IMMOFINANZ	18	355.7						

Development projects: 7.0% of portfolio value with moderate costs to completion

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

Property sales

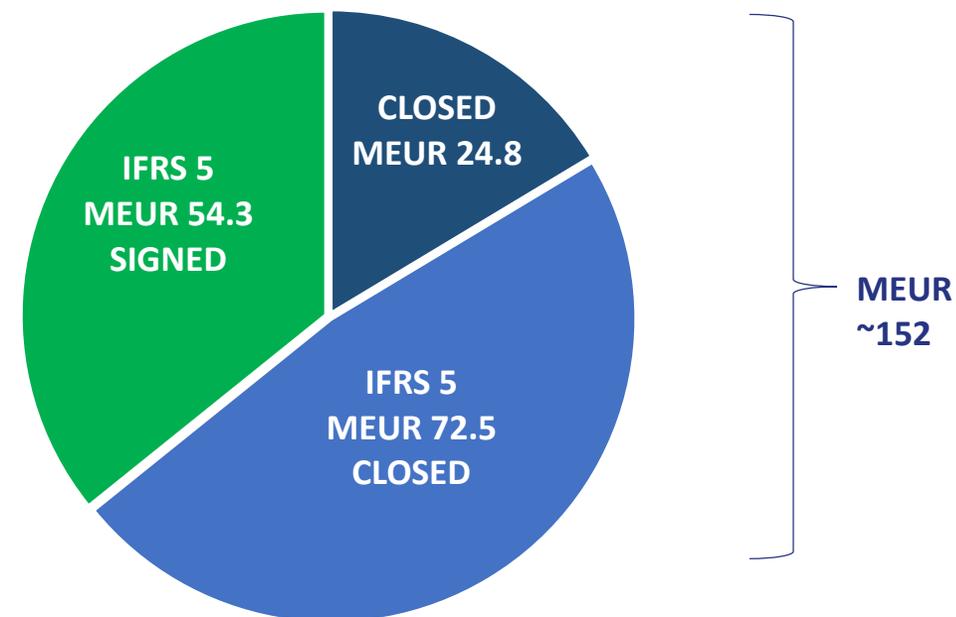
Property marketing and transactions continue successfully

- **Property sales** with a value of **MEUR 24.8** closed in Q1 2021 (asset deals)
- **Largest transactions** comprised the sale of two office buildings in Budapest

Outlook

- As of 31 March 2021, assets with a carrying amount of **MEUR 126.8** are classified as “held for sale” (IFRS 5) – mainly Polish office buildings. All transactions have been signed already
- Closing of the sale for four office buildings in Warsaw to Indotek Group on 8 April 2021. Sales price amounted to **MEUR 72.5**

Property sales 2021



High quality and international tenant base helps to mitigate challenges



Office

- Balanced international tenants base of high creditworthiness
- No industry dependency due to diversified tenant structure – 13% public/state tenants
- Largest ten tenants represent 21.9% of office space
- No tenant accounts for more than 3.1% of office space
- Successful agreement with trivago for space reduction (41% reduced) in 2021 and marketing of the free space under the flexible myhive concept



Retail

- Long-term partnership with Europe’s best retail brands
- Balanced tenant mix to ensure optimal environment for retailers and their customers
- Largest ten tenants represent 32.4% of retail space
- No tenant accounts for more than 4.1% of retail space

Selected top tenants



Selected top tenants



Due to high quality tenant base nearly no loss of tenants due to insolvency due to Covid-19 lockdowns (≤10,000 sqm or 0.5% of total rentable space)

Rental income like-for-like impacted by Covid-19

A like-for-like analysis (i.e. acquisitions, completions and sales are deducted to facilitate comparison with Q1 2020) shows a decline of 1.8%¹ in rental income to MEUR 62.9.

Like-for-like rental income in office was 2.6% lower than in the previous year period and in retail it declined by 0.8%.

Standing investments ² as of 31 March 2021	Number of properties	Carrying amount in MEUR	Carrying amount in %	Rental income Q1 2021 in MEUR	Rental income Q1 2020 in MEUR	Change in MEUR
Austria	21	657.1	15.9	7.3	7.8	-0.5
Germany	3	341.1	8.2	3.2	3.2	0.0
Poland	23	960.2	23.2	14.8	14.7	0.1
Czech Republic	18	540.7	13.1	6.9	6.8	0.1
Hungary	20	396.5	9.6	6.8	7.0	-0.1
Romania	13	608.5	14.7	11.7	12.6	-0.8
Slovakia	20	323.8	7.8	5.6	5.7	-0.1
Adriatic	27	308.5	7.5	6.5	6.3	0.2
Other countries	0	0.0	0.0	0.0	0.0	0.0
IMMOFINANZ	145	4,136.4	100.0	62.9	64.0¹	-1.2
Rental income from properties sold/acquired, adjustments and development projects				11.9		
IMMOFINANZ				74.8		
Office	45	2,518.7	60.9	31.4	32.3 ¹	-0.9
Retail	99	1,610.2	38.9	31.4	31.6	-0.3
Other	1	7.4	0.2	0.1	0.1	0.0
IMMOFINANZ	145	4,136.4	100.0	62.9	64.0¹	-1.2

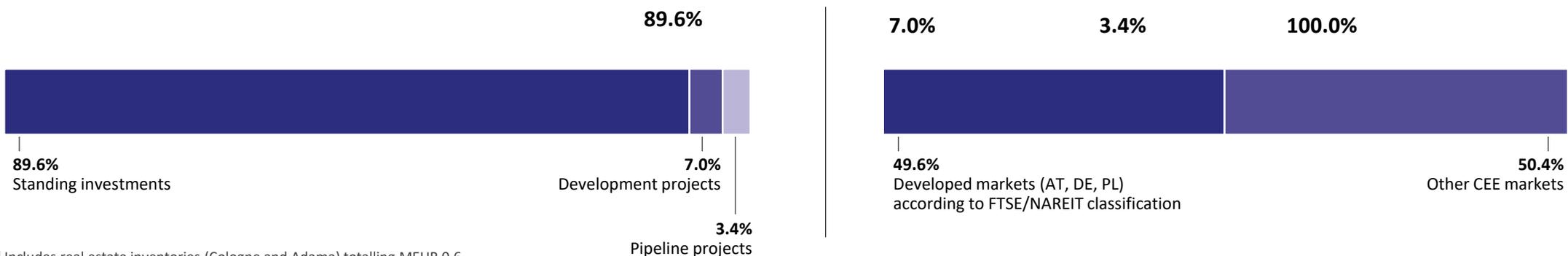
¹ Previous years figures adjusted for temporary closings of retail space in office buildings in Q1 and already re-let space after the reporting period

² Calculation only includes those properties which were fully owned by IMMOFINANZ in both periods, i.e. it excludes acquisitions, completions and sales.

Rounding differences may result from the use of automatic data processing equipment for the addition of rounded amounts and percentage rates.

Total property portfolio

As of 31 March 2021	Number of properties	Standing investments in MEUR	Development projects in MEUR	Pipeline projects ¹ in MEUR ¹	Property portfolio in MEUR	Property portfolio in %
Austria	31	777.8	87.1	29.4	894.3	17.6
Germany	7	538.0	106.3	0.5	644.8	12.7
Poland	27	978.5	0.7	0.0	979.2	19.3
Czech Republic	20	567.5	0.0	0.0	567.5	11.2
Hungary	25	396.5	67.8	17.8	482.0	9.5
Romania	41	608.5	74.2	98.1	780.8	15.4
Slovakia	21	323.8	0.0	1.2	324.9	6.4
Adriatic ²	39	351.3	19.6	4.4	375.3	7.4
Further countries ³	5	0.0	0.0	21.7	21.7	0.4
IMMOFINANZ	216	4,541.8	355.7	173.0	5,070.5	100.0



¹ Includes real estate inventories (Cologne and Adama) totalling MEUR 0.6

² In declining order based on the carrying amount: Serbia, Slovenia and Croatia

³ In declining order based on carrying amount: 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 18.8%

Number of properties	3
Carrying amount in MEUR	530.5
Rentable space in sqm	94,059
Occupancy rate in %	83.8
Rental income Q1 2021 in MEUR ¹	3.8
Gross return in %	2.9

POLAND 24.6%

Number of properties	10
Carrying amount in MEUR	694.9
Rentable space in sqm	232,698
Occupancy rate in %	94.4
Rental income Q1 2021 in MEUR ¹	9.7
Gross return in %	5.6

AUSTRIA 22.5%

Number of properties	11
Carrying amount in MEUR	635.6
Rentable space in sqm	170,918
Occupancy rate in %	92.4
Rental income Q1 2021 in MEUR ¹	6.0
Gross return in %	3.8

CZECH REPUBLIC 13.9%

Number of properties	7
Carrying amount in MEUR	391.9
Rentable space in sqm	122,509
Occupancy rate in %	94.0
Rental income Q1 2021 in MEUR ¹	4.1
Gross return in %	4.2

SLOVAKIA 2.1%

Number of properties	2
Carrying amount in MEUR	58.3
Rentable space in sqm	35,612
Occupancy rate in %	81.9
Rental income Q1 2021 in MEUR ¹	0.8
Gross return in %	5.8

HUNGARY 6.9%

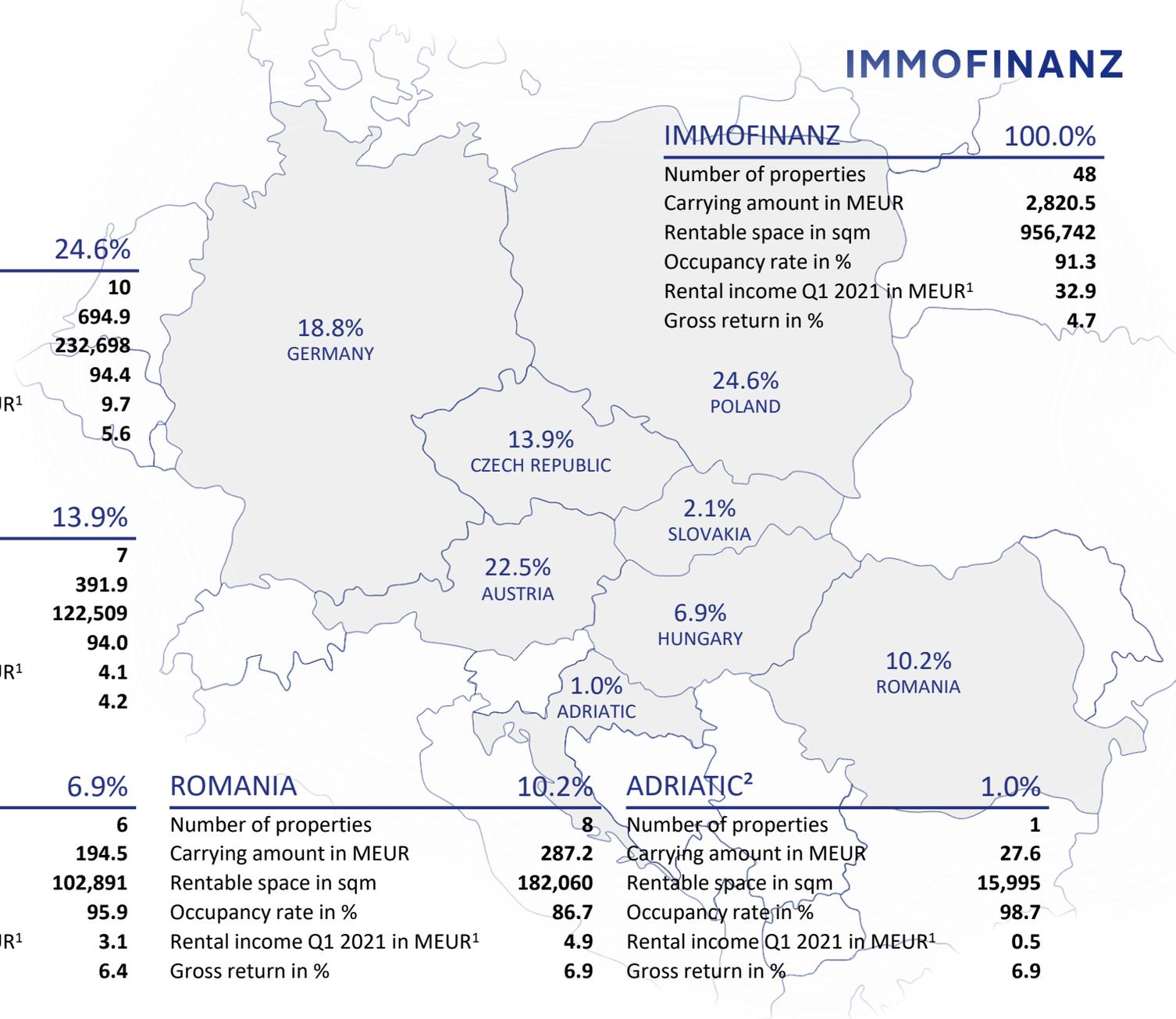
Number of properties	6
Carrying amount in MEUR	194.5
Rentable space in sqm	102,891
Occupancy rate in %	95.9
Rental income Q1 2021 in MEUR ¹	3.1
Gross return in %	6.4

ROMANIA 10.2% **ADRIATIC²** 1.0%

Number of properties	8	Number of properties	1
Carrying amount in MEUR	287.2	Carrying amount in MEUR	27.6
Rentable space in sqm	182,060	Rentable space in sqm	15,995
Occupancy rate in %	86.7	Occupancy rate in %	98.7
Rental income Q1 2021 in MEUR ¹	4.9	Rental income Q1 2021 in MEUR ¹	0.5
Gross return in %	6.9	Gross return in %	6.9

IMMOFINANZ 100.0%

Number of properties	48
Carrying amount in MEUR	2,820.5
Rentable space in sqm	956,742
Occupancy rate in %	91.3
Rental income Q1 2021 in MEUR ¹	32.9
Gross return in %	4.7



Data as of 31 March 2021

¹ 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)² Croatia

Retail standing portfolio

CZECH REPUBLIC 10.2%

Number of properties	13
Carrying amount in MEUR	175.5
Rentable space in sqm	110,898
Occupancy rate in %	97.9
Rental income Q1 2021 in MEUR ¹	3.2
Gross return in %	7.4

POLAND 16.6%

Number of properties	14
Carrying amount in MEUR	283.6
Rentable space in sqm	185,618
Occupancy rate in %	96.3
Rental income Q1 2021 in MEUR ¹	5.5
Gross return in %	7.8

AUSTRIA 8.3%

Number of properties	14
Carrying amount in MEUR	142.2
Rentable space in sqm	72,543
Occupancy rate in %	99.4
Rental income Q1 2021 in MEUR ¹	2.4
Gross return in %	6.8

SLOVAKIA 15.5%

Number of properties	18
Carrying amount in MEUR	265.5
Rentable space in sqm	152,459
Occupancy rate in %	95.1
Rental income Q1 2021 in MEUR ¹	4.8
Gross return in %	7.2

HUNGARY 11.8%

Number of properties	14
Carrying amount in MEUR	201.9
Rentable space in sqm	135,545
Occupancy rate in %	98.1
Rental income Q1 2021 in MEUR ¹	3.7
Gross return in %	7.4

ROMANIA 18.7%

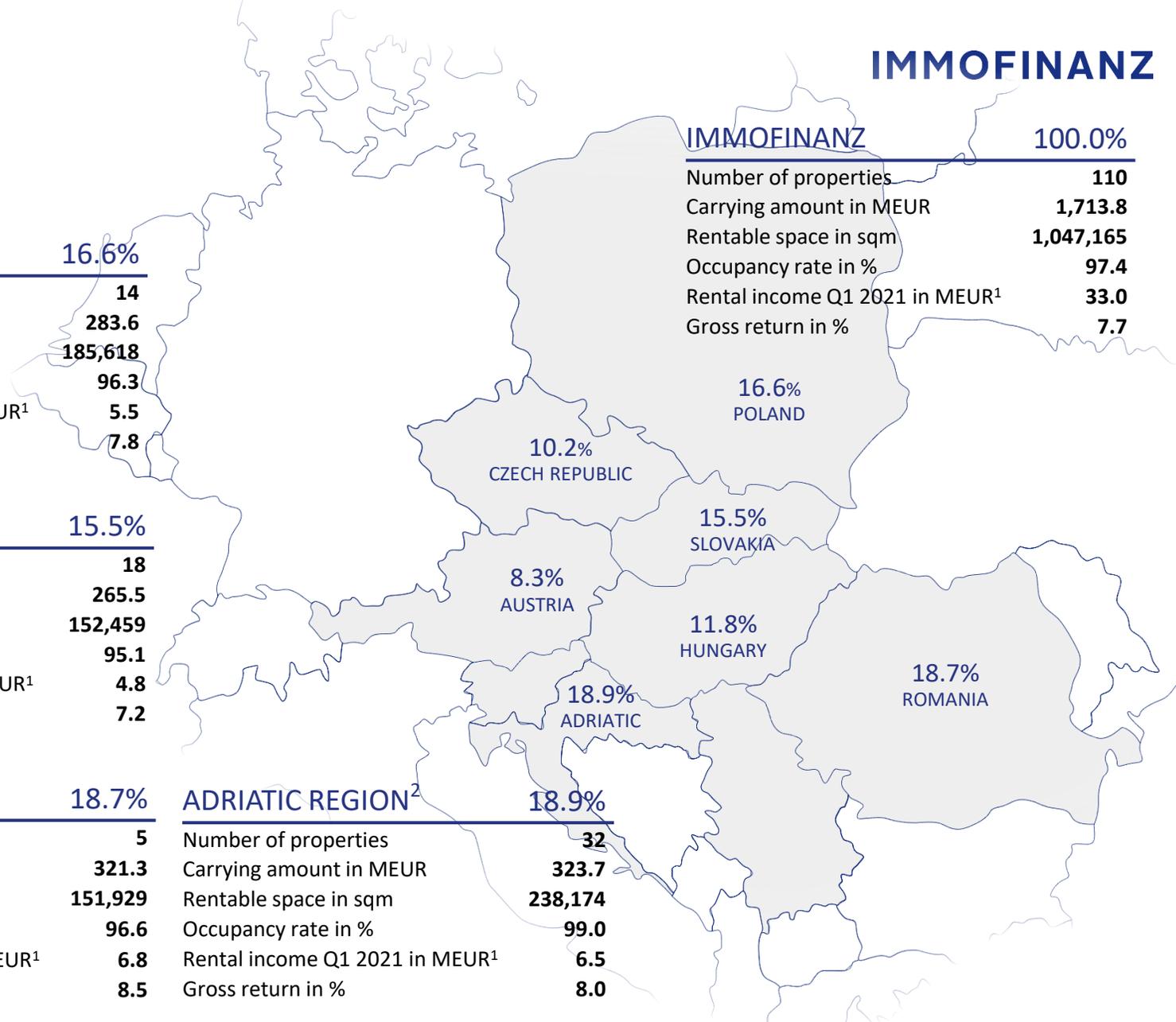
Number of properties	5
Carrying amount in MEUR	321.3
Rentable space in sqm	151,929
Occupancy rate in %	96.6
Rental income Q1 2021 in MEUR ¹	6.8
Gross return in %	8.5

ADRIATIC REGION² 18.9%

Number of properties	32
Carrying amount in MEUR	323.7
Rentable space in sqm	238,174
Occupancy rate in %	99.0
Rental income Q1 2021 in MEUR ¹	6.5
Gross return in %	8.0

IMMOFINANZ 100.0%

Number of properties	110
Carrying amount in MEUR	1,713.8
Rentable space in sqm	1,047,165
Occupancy rate in %	97.4
Rental income Q1 2021 in MEUR ¹	33.0
Gross return in %	7.7



Data as of 31 March 2021

¹ 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)² Slovenia, Serbia and Croatia

Key figures

Asset data 31 March 2021

Balance sheet total	in MEUR	6,919.7
Equity ratio	in %	46.3
Net financial liabilities	in MEUR	2,246.6
Cash and cash equivalents	in MEUR	900.0
Loan to value ratio (net)	in %	39.5
Gearing	in %	72.6
Total average interest rate including costs for derivatives	in %	1.98
Average term of financial liabilities	in years	4.0

EPRA indicators 31 March 2021

EPRA net tangible assets (NTA)	in MEUR	3,558.0
EPRA NTA per share	in EUR	28.86
EPRA vacancy rate	in %	5.9

2020

EPRA earnings	in MEUR	113.4
EPRA earnings per share	in EUR	0.92
EPRA earnings after company-specific adjustments	in MEUR	50.5
EPRA earnings per share after company-specific adjustm.	in EUR	0.41
EPRA net initial yield	in %	5.7
EPRA "topped-up" net initial yield	in %	6.1

Stock exchange data 31 March 2021

Book value per share	in EUR	26.24
Share price at end of period	in EUR	17.41
Discount of share price to NAV per share	in %	39.7
Total number of shares		123,293,795
thereof number of treasury shares		6,998,228
Market capitalisation at end of period	in MEUR	2,146.5
Q1 2021		
Earnings per share	in EUR	1.00

Earnings data Q1 2021

Rental income	in MEUR	74.8
Results of asset management	in MEUR	54.9
Results of property sales	in MEUR	-0.4
Results of property development	in MEUR	1.1
Results of operations	in MEUR	46.4
Revaluations	in MEUR	2.8
EBIT	in MEUR	47.4
Financial results	in MEUR	79.7
EBT	in MEUR	127.0
Net profit for the period	in MEUR	123.1
FFO 1 before tax	in MEUR	34.5
FFO 1 before tax per share	in EUR	0.28

Contact and financial calendar

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Financial calendar

28th annual general meeting	tba
Q1–2 results 2021	30.08.2021 ¹
Q1–2 report 2021	31.08.2021
Q1–3 results 2021	29.11.2021 ¹
Q1–3 report 2021	30.11.2021

Ticker symbols

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

¹ Publication after close of trading on the Vienna Stock Exchange