

IMMOFINANZ

Earnings Presentation Q1-2 2021



31 August 2021



- Highlights
- Results and Financing
- Portfolio
- Outlook
- Appendix



MEUR **145.0**
Rental income
-0.8%
(Q1-2 2020: MEUR 146.2)

MEUR **106.8**
Results of asset management
3.9%
(Q1-2 2020: MEUR 102.8)

MEUR **103.3**
Results of operations
73,0%
(Q1-2 2020: MEUR 59.7)

94.1%
Occupancy rate
-1.9PP
(12/2020: 96.0%)

MEUR **5,094.9**
Portfolio value
2.3%
(12/2020: MEUR 4,978.9)

6.2 %
Gross return
Based on invoiced rents
(12/2020: 6.6%)

MEUR **78.1**

Revaluations

(Q1-2 2020: MEUR -159.2)

MEUR **64.4**

FFO 1

7.7%

(Q1-2 2020: MEUR 59.8)

MEUR **966.9**

Cash and cash equivalents

-8.0%

(12/2020: MEUR 1,051.4)

MEUR **228.6**

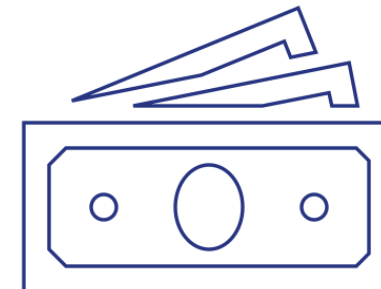
Net profit

(Q1-2 2020: MEUR -120.4)

38.1 %

Net LTV

(12/2020: 37.8%)



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P&L – Higher results from AM and development despite pandemic impact

	Q1-2 2021 in MEUR	Q1-2 2020 in MEUR	Change absolute	Change in %
Rental income	145.0	146.2	-1.2	-0.8
Results of asset management	106.8	102.8	4.0	3.9
Results of property sales	-3.7	-0.7	-2.9	≤-100.0
Results of property development	22.0	-16.7	38.7	n/a
Results of operations	103.3	59.7	43.6	73.0

- Results of asset management increased as property expenses fell by 18.8% to MEUR -31.6. Receivable write-offs from asset management still influenced by crisis, but substantially lower at MEUR -9.4 (Q1-2 2020: MEUR -18.2)
- Results of property sales include a negative deconsolidation effect of MEUR -8.3 from the reclassification of currency translation differences. This negative effect is neutralised in the statement of comprehensive income and has no effect on IMMOFINANZ's equity
- Results of property development strongly positive, mainly due to valuation effects from an office development in Düsseldorf

P&L – Positive revaluation mainly driven by office in Austria and Germany

	Q1-2 2021 in MEUR	Q1-2 2020 in MEUR	Change absolute	Change in %
Revaluation results from standing investments	52.5	-143.4	195.9	n/a

- Revaluation gain from standing investments is equivalent to approximately 1.1% of the portfolio's carrying amount at 30 June 2021. Revaluations are mainly related to office properties in Austria and Germany

Revaluation – country split

All Amounts in MEUR	Carrying amount 30.6.2021	Revaluation results Q1-2 2021
Austria	827.7	29.3
Germany	549.3	11.7
Poland	974.6	-4.5
Czech Republic	571.9	5.5
Slovakia	326.4	1.5
Hungary	380.2	1.2
Romania	704.4	-0.6
Adriatic	360.3	8.6
Other	18.0	-0.1
Total	4,712.7	52.5

Revaluation – asset class split

All Amounts in MEUR	Carrying amount 30.6.2021	Revaluation results Q1-2 2021
Office	2,889.2	33.8
Retail	1,754.1	19.1
Other	69.4	-0.4
Total	4,712.7	52.5

P&L – net profit turns strongly positive

	Q1-2 2021 in MEUR	Q1-2 2020 in MEUR	Change absolute	Change in %
Financial results	91.6	-42.4	133.9	n/a
thereof net financing costs	-41.0	-36.6	-4.4	-12.1
thereof net profit/loss from at equity accounted invest.	124.1	6.4	117.7	≥ 100.0
Earnings before tax	247.4	-126.0	373.4	n/a
Net profit or loss	228.6	-120.4	349.0	n/a
Earnings per share (in EUR) basic	1.85	-1.19	3.04	n/a

- Financing costs reflect the year-on-year increase of approx. 11% in the financing volume
- Income from at equity accounted investments amounts to MEUR 124.1 (Q1-2 2020: MEUR 6.4), thereof MEUR 121.8 from S IMMO (MEUR 85.3 positive revaluation and MEUR 36.5 share of results)

FFO 1 increased by roughly 8%

Amounts in MEUR	P&L Q1-2 2021	Adjustments	FFO Q1-2 2021
Results of asset management	106.8	0.1	106.9
Results of property sales	-3.7	3.7	0.0
Results of property development	22.0	-22.0	0.0
Other operating income	1.2	-0.3	0.9
Other operating expenses	-23.0	4.1	-18.9
Results of operations	103.3	-14.5	88.8
Other revaluation results	52.5	-52.5	0.0
Operating profit (EBIT)	155.9	-67.0	88.8
Financial results	91.6	-116.0	-24.4
FFO 1 before tax			64.4
FFO 1 before tax/share in EUR			0.52
Dividends of S IMMO			0.0
FFO 1 before tax			64.4
FFO 1 per share before tax in EUR			0.52
Number of shares for calculation ¹			123,293,795

FFO 1 (before tax)

MEUR **64.4** 7.7%

(Q1-2 2020: MEUR 59.8)

FFO 1 (before tax)/share

EUR **0.52** -11.9%

(Q1-2 2020: EUR 0.59)

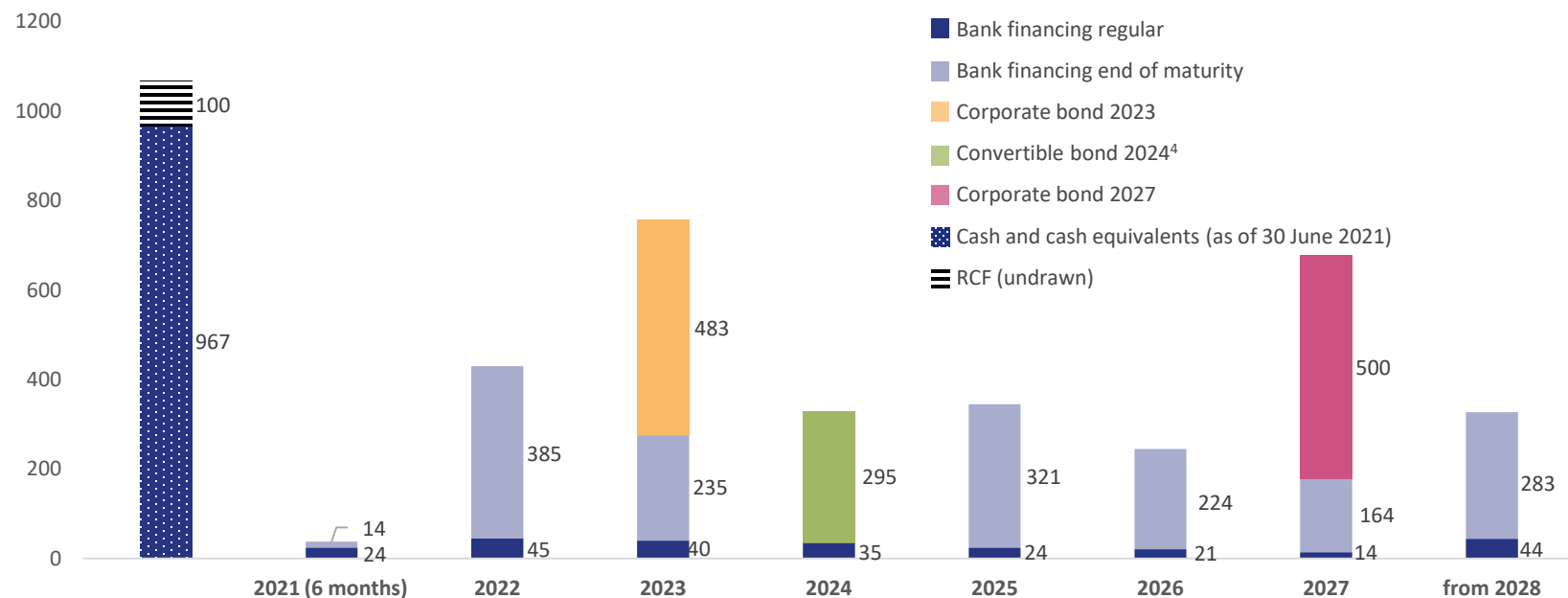
Financing costs include the accrued interest of MEUR 0.2 for the corporate bonds 2023 and 2027. The coupon payment for the mandatory convertible bond 2023 (Q1-2 2021: MEUR 2.4) is not included

Decline of FFO 1 / share results from increased number of shares¹

¹ Number of shares for calculation: 123,293,795 shares as of 30 June 2021 including full dilution from mandatory convertible bond (6,998,228 shares) and 100,876,743 shares as of 30 June 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 30 June 2021



Outstanding liability in TEUR
as of 30 June 2021

Weighted average interest rate
incl. derivatives costs in %¹

Convertible bonds ²	291,669.0	1.50
Corporate bonds	979,822.7	2.56
Bank liabilities ³	1,865,643.7	1.64
IMMOFINANZ	3,137,165.4	1.91

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

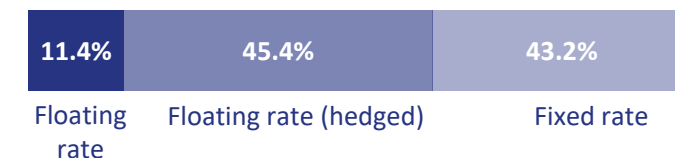
² Convertible bond 2024 (coupon reduced to 1.50% following the receipt of an investment grade rating) as well as future coupon payments for the mandatory convertible bond 2023 which are classified as liabilities (mandatory will be early converted as announced on 26 August 2021)

³ Including IFRS 5

⁴ The convertible bond 2024 was not "in the money" as of 30 June 2021. It is presented in the year of final maturity, i.e. 2024; the bondholders have a put option on 24 January 2022

- Strong liquidity position of **MEUR 966.9** and further financial flexibility from a **MEUR 100.0** credit line
- Net-LTV at low level of **38.1%** (12/2020: 37.8%)
- Financing costs (weighted average interest rate including hedging costs) at a low level of **1.91%** (12/2020: 1.99%)
- Remaining term of financing unchanged at **4.3 years**
- Unencumbered asset pool of MEUR 1,486.4 (28.8%) resp. MEUR 2,022.8 (35.6%) including S IMMO shares based on EPRA NAV

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



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Overview – quality portfolio with overall robust occupancy

Portfolio value
MEUR 5,094.9
 (12/2020: MEUR 4,978.9)

Standing investments
MEUR 4,565.0
 (12/2020: MEUR 4,428.5)

Gross return
5.9% IFRS rent (12/2020: 6.2%)
6.2% on invoiced rent basis¹
 (12/2020: 6.6%)

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

Portfolio segmentation

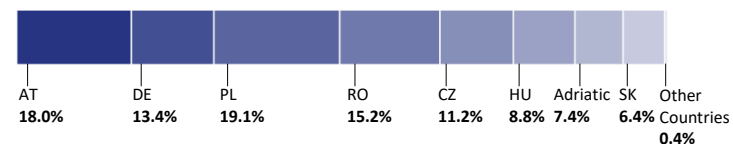
Portfolio allocation office and retail



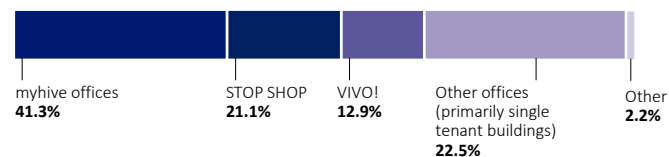
Solid standing investments/developments ratio



Invested in Austria, Germany and CEE/SEE

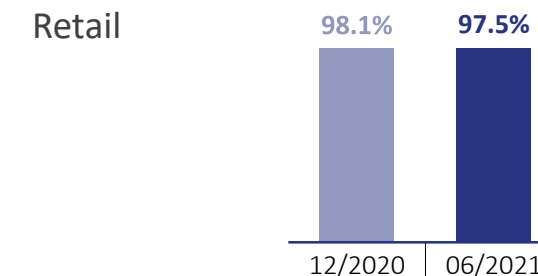
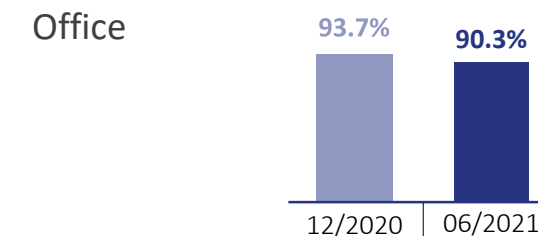
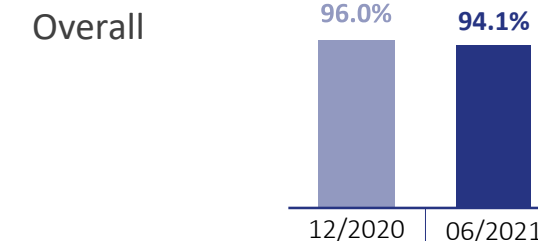


Clear focus on three brands



Segmentation information based on portfolio value

Robust occupancy rate



¹ Information provided for better comparability in relation to peer group

Successful with three brands



myhive offices

myhive Mokotow (PL) freshly rebranded, myhive Haller Gardens (HU) and myhive Medienhafen (DE) to be finalized by end of 2021. Further rollout of mycowork in all countries

27 properties in six countries

Rentable space	606,522 sqm
Occupancy rate	89.6%
Rental income Q2 2021 ¹	MEUR 21.4
Carrying amount	MEUR 1,763.5
Gross return IFRS	4.9%
Return invoiced rent ²	5.3%



STOP SHOP retail parks

Positioned as leading retail park operator in Europe – with market entry in Italy in July 2021, STOP SHOP retail parks are already present in ten European countries

98 properties in nine countries

Rentable space	722,796 sqm
Occupancy rate	98.1%
Rental income Q2 2021 ¹	MEUR 21.1
Carrying amount	MEUR 1,060.7
Gross return IFRS	7.9%
Return invoiced rent ²	8.0%



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	314,180 sqm
Occupancy rate	96.2%
Rental income Q2 2021 ¹	MEUR 12.6
Carrying amount	MEUR 657.2
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	69.5	20.2	40.9	29,541	110.4	5.2	4.7
Germany	1	132.8	38.6	17.0	21,707	168.1	5.9	3.9
Hungary	1	66.7	19.4	12.6	34,218	80.2	6.3	7.9
Romania	3	71.1	20.7	72.7	56,755	148.8	10.8	7.5
Adriatic	1	4.1	1.2	6.9	6,763	11.8	1.0	9.0
Active projects	8	344.1	100.0	150.1	148,984	519.4	29.1	5.9
In pipeline	10	38.1						
IMMOFINANZ	18	382.2						

Development projects: 7.5% 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

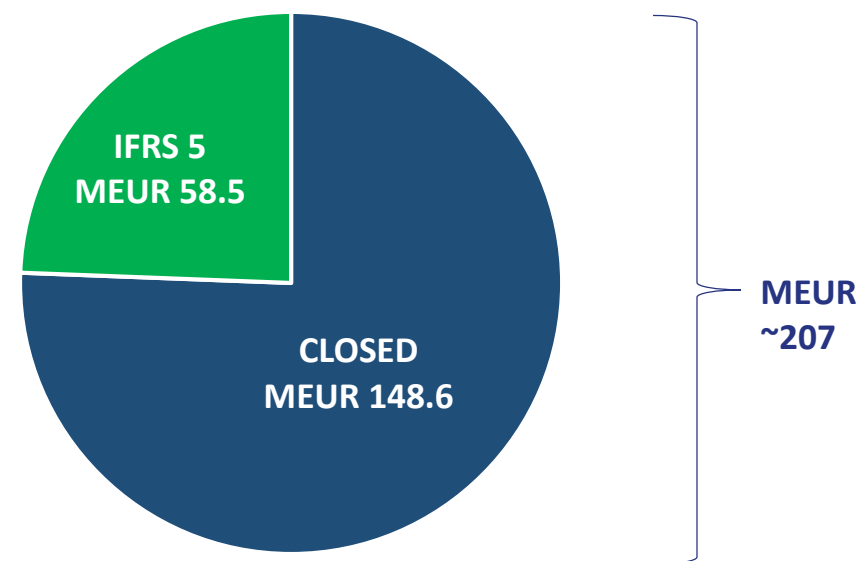
Property marketing and transactions continue successfully

- **Property sales** with a value of **MEUR 148.6** closed in Q1-2 2021 (asset and share deals)
- **Largest transactions** comprised the sale of four office buildings in Poland, three office buildings in Budapest and one office building in Austria

Outlook

- As of 30 June 2021, assets with a carrying amount of **MEUR 58.5** are classified as “held for sale” (IFRS 5) – mainly Polish office buildings. All transactions already have been signed
- Closing of **four land plots in Romania and Bulgaria** took place in July and August 2021. The sales price amounted to MEUR 10.6
- Further transactions with an additional amount of approx. **MEUR 120.0** are in an advanced stage and expected to be signed until year-end

Property sales 2021



Property acquisitions



Acquisition of a prime Bucharest office location

- Landmark building in the city center of Bucharest
- Acquisition price: MEUR 36.0
- Modernization into a high-quality and green myhive building with a sustainability certification of at least Gold
- Completion in 2024

STOP SHOP goes Italy

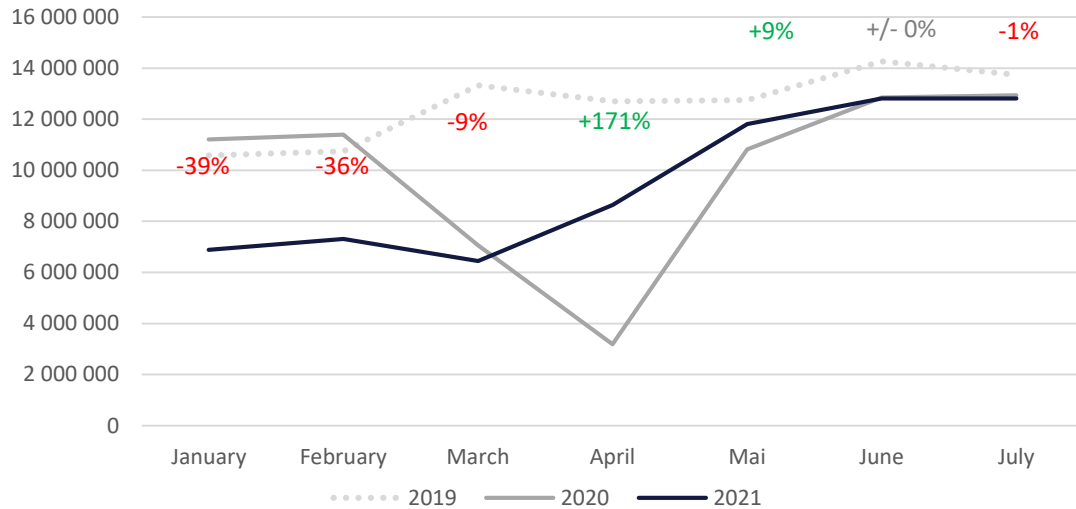
- Acquisition of a fully occupied retail park with 27,000 sqm rentable space in the north Italian city San Fior
- Acquisition price: MEUR 35.0 (yield: ~8.2%)
- Up to 10 Italian STOP SHOP locations with a total investment volume of MEUR 250 are planned until 2024



Tenant sales recovered even faster than footfall



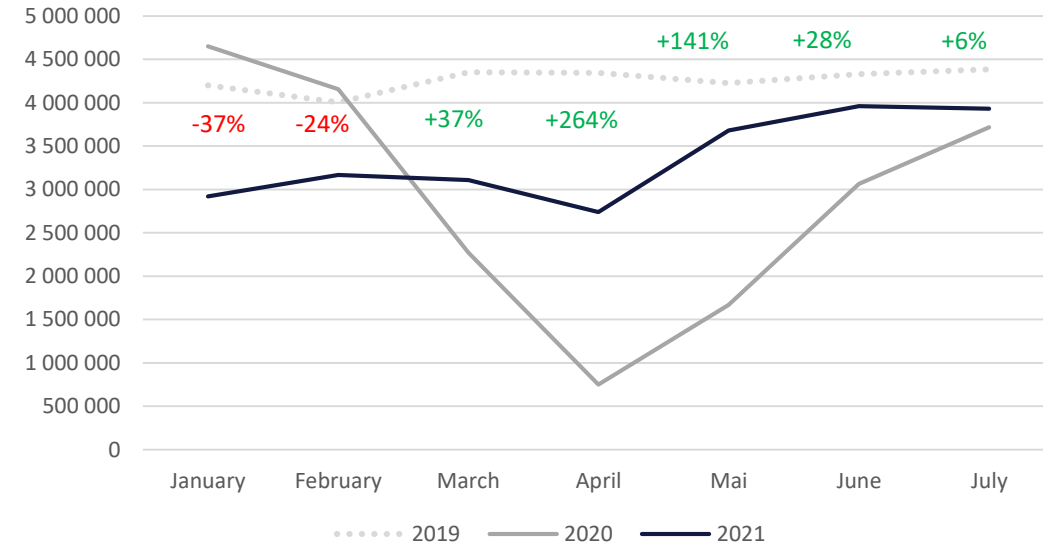
Month-on-month comparison of visitors 2019 - 2021 (like for like*)
percentage change refers to 2021 vs. 2020



*72 STOP SHOPS in 8 countries



Month-on-month comparison of visitors 2019 - 2021
percentage change refers to 2021 vs. 2020



Currently all retail space is open

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

STOP SHOP (like for like)	Q1-2 2021 vs. Q1-2 2020	Q1-2 2021 vs. Q1-2 2019
Footfall	-7%	-30%
Sales	+11%	-5%

VIVO! (like for like)	Q1-2 2021 vs. Q1-2 2020	Q1-2 2021 vs. Q1-2 2019
Footfall	+18%	-23%
Sales	+31%	-18%

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Pipeline of more than EUR 1 billion for further value-creating growth

Strong capital structure enables attractive acquisitions and developments

Extensive office and retail pipeline with a volume of more than EUR 1 billion



myhive offices

- Increase in number of myhive locations in capital cities of IMMOFINANZ' markets
- Focus on innovative, flexible and sustainable office solutions
- Multi-tenant buildings of institutional size > 10,000 sqm



STOP SHOP retail parks

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

TOP on STOP – Portfolio expansion with affordable and sustainable housing



- Creation of affordable rental housing directly near local suppliers and recreational offerings
- Densification through overbuilding of our STOP SHOP properties
- Important contribution to the fight against climate change, ground sealing and exploding housing costs

TOP on STOP – Sustainable construction and climate-neutral energy concept

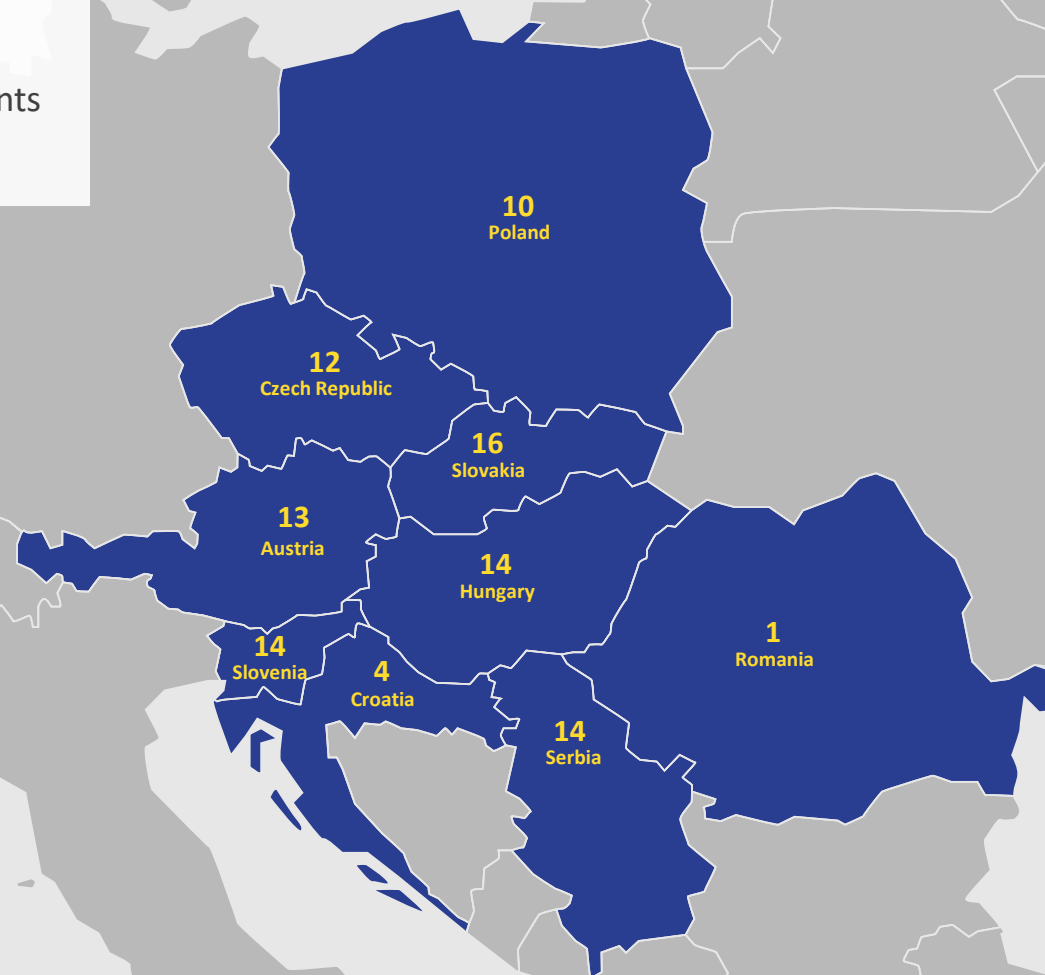


Environmentally friendly and socially sustainable

- Modular wood construction allows for greater flexibility from mini-lofts to family apartments
- Use of photovoltaics, heat recovery and geothermal energy
- Unsealing of land through greening and installation of common outdoor meeting zones
- Fast construction through high pre-fabrication level

TOP on STOP – Medium-term potential for 12,000 smart apartments

- Start with pilot projects in Austria and the neighbouring countries
- Overbuilding of 50% of existing and future STOP SHOP locations
- Potential for 600,000 sqm of housing space or 12,000 smart and sustainable apartments
- Rent: country-specific, below EUR 10/sqm/month



98 STOP SHOPS in 9 countries per 30 June 2021

- Rentable space 722,796 sqm
- Occupancy rate 98.1%
- Carrying amount MEUR 1,060.7

Dividend and Annual General Meeting

Dividend proposal increased

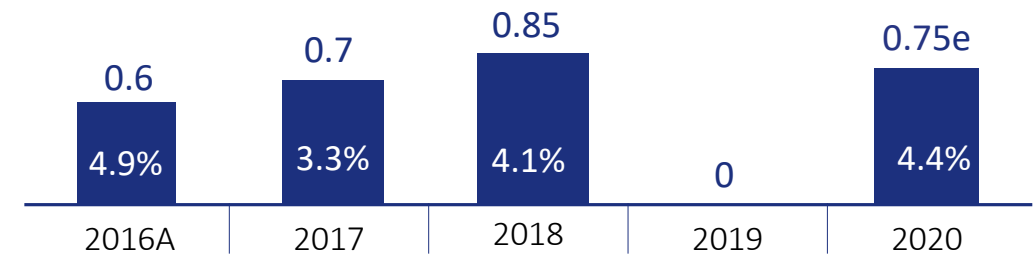
- Due to the successful crisis management and the strong earnings and financial situation, the Executive Board and the Supervisory Board decided to increase the dividend recommendation to the 28th Annual General Meeting to EUR 0.75 (prior: EUR 0.55) per share for 2020
- This represents a dividend yield of approximately 4.4% based on the closing price at the end of 2020

Annual General Meeting

- The 28th Annual General Meeting will take place on 19 October 2021. The shareholders' assembly will be held as a "virtual general meeting" in accordance with Austrian law (COVID-19-GesV)

Dividend per share and dividend yield¹

In EUR

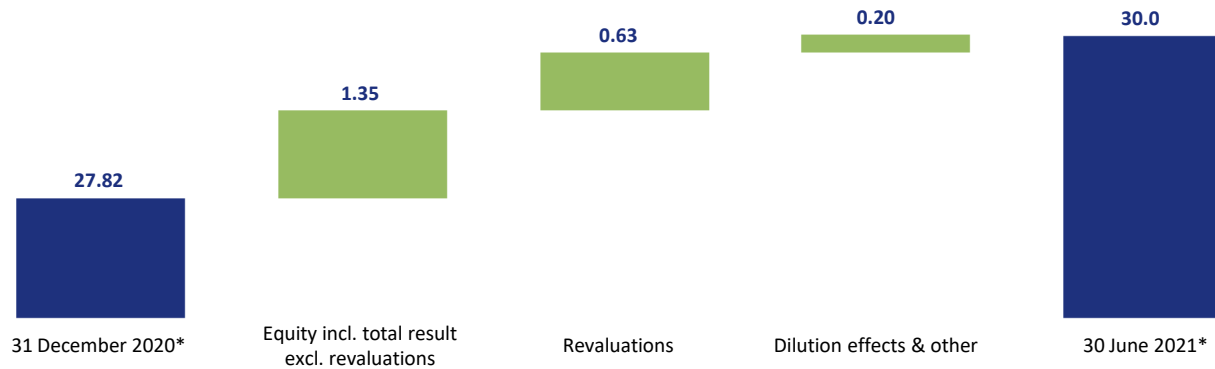


¹Based on closing prices of the respective business year

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Development of EPRA NTA and book value per share

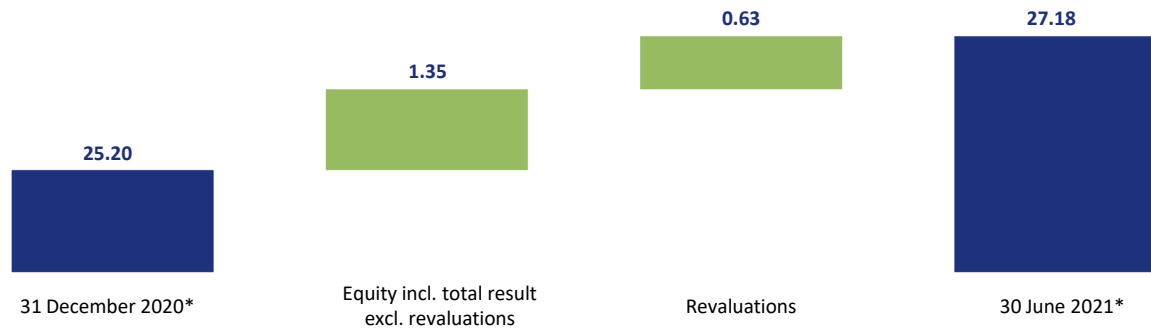
Development of EPRA NTA per share in EUR



EPRA NTA / share
 EUR 30.0
 +7.8%

* Number of shares: 123.293.795 (undiluted), incl. 6.998.228 shares for the mandatory convertible bond

Development of book value per share in EUR



Book value / share
 EUR 27.18
 +7.8%

* Number of shares: 123.293.795 (undiluted), incl. 6.998.228 shares for the mandatory convertible bond

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

Amounts in TEUR	Q1-2 2021	Q1-2 2020	Change absolute	Change in %
Rental income	144 988	146 221	-1 233	-0.8
Operating costs charged to tenants	42 360	41 348	1 012	2.4
Other revenues	500	2 119	-1 619	-76.4
Revenues	187 848	189 688	-1 840	-1.0
Expenses from investment property	-31 582	-38 892	7 310	18.8
Operating expenses	-49 459	-48 015	-1 444	-3.0
Results of asset management	106 807	102 781	4 026	3.9
Results of property sales	-3 677	-738	-2 939	≤ -100.0
Results of property development	21 974	-16 723	38 697	n/a
Other operating income	1 192	941	251	26.7
Other operating expenses	-22 967	-26 533	3 566	13.4
Results of operations	103 329	59 728	43 601	73.0
Revaluation result from standing investments and goodwill	52 542	-143 367	195 909	n/a
Operating profit (EBIT)	155 871	-83 639	239 510	n/a
Net financing costs	-41 043	-36 629	-4 414	-12.1
FX differences and other financial results	8 495	-12 148	20 643	n/a
Net profit or loss from equity-accounted investments	124 114	6 397	117 717	≥ +100.0
Financial results	91 556	-42 380	133 936	n. a.
Earnings before tax (EBT)	247 437	-126 019	373 456	n. a.
Taxes	-18 813	5 655	-24 468	n. a.
Net profit or loss	228 624	-120 364	348 988	n. a.

Rental income like-for-like developed stable

A like-for-like analysis (i.e. acquisitions, completions and sales are deducted to facilitate comparison with Q2 2020) shows a slight increase of 0.2% in rental income to MEUR 63.5.

Standing investments ¹ as of 30 June 2021	Number of properties	Carrying amount in MEUR	Carrying amount in %	Rental income Q2 2021 in MEUR	Rental income Q2 2020 in MEUR	Change in MEUR
Austria	20	672.9	16.2	7.2	7.1	0.1
Germany	3	348.8	8.4	3.5	3.4	0.1
Poland	23	955.9	23.0	15.5	15.6	-0.2
Czech Republic	18	543.9	13.1	7.2	7.4	-0.2
Hungary	19	380.0	9.2	6.4	6.4	0.0
Romania	13	610.6	14.7	11.2	11.5	-0.4
Slovakia	20	325.2	7.8	5.8	5.6	0.2
Adriatic	27	312.8	7.5	6.8	6.3	0.5
IMMOFINANZ	143	4,150.0	100.0	63.5	63.3	0.2
Rental income from properties sold/acquired, adjustments and development projects				6.7		
IMMOFINANZ				70.2		
Office	43	2,519.7	60.7	31.5	31.9	-0.4
Retail	99	1,622.9	39.1	31.9	31.2	0.6
Other	1	7.4	0.2	0.1	0.1	0.0
IMMOFINANZ	143	4,150.0	100.0	63.5	63.3	0.2

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

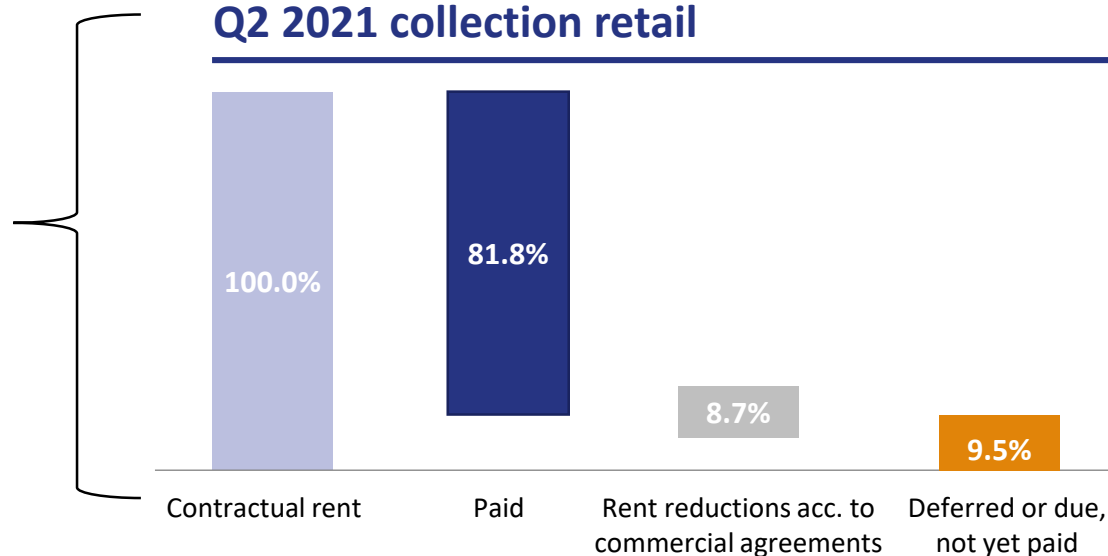
Rounding differences may result from the use of automatic data processing equipment for the addition of rounded amounts and percentage rates.

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	87%	92%	81%
Q2 2021	89%	95%	82%

- Q2 2021 still affected by lockdowns (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, ongoing finalisation on country level
- An increase of collection is expected on the basis of these agreements with our retailers

Q2 2021 collection retail



¹ Including service charges

Revaluation gains like-for-like mainly attributable to Austria and Germany

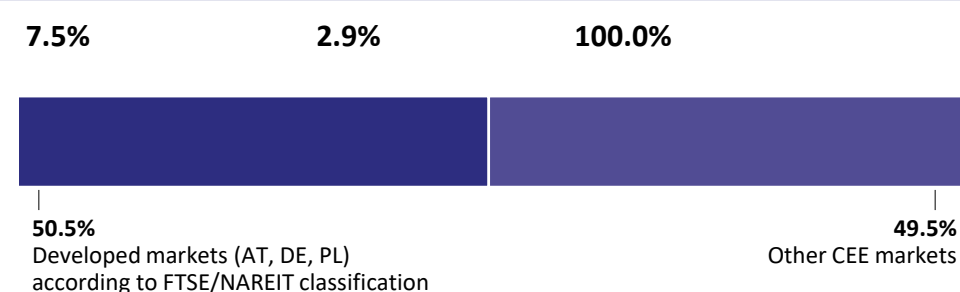
A like-for-like analysis – i.e. after an adjustment for new acquisitions, completions and sales to improve comparability – shows a valuation effect of MEUR 41.5 for Q1-2 2021 (Q1-2 2020: MEUR -124.6), equivalent to 1% of the carrying amount (IfI) at the end of June 2021. Revaluation gains are mainly attributable to office properties in Austria and Germany. The write-down in Poland was based chiefly on a decline in the occupancy rate and a temporary reduction in rental income in a shopping center.

Standing investments ¹ , amounts in MEUR as of 30 June 2021	Number of properties	Carrying amount 30. Juni 2021	Valuation effects HY 2021
Austria	20	672.9	25.0
Germany	3	348.8	7.6
Poland	23	955.9	-4.9
Czech Republic	18	543.9	4.3
Hungary	19	380.0	1.1
Romania	13	610.6	-0.7
Slovakia	20	325.2	1.5
Adriatic	27	312.8	7.5
IMMOFINANZ	143	4,150.0	41.5
Office	43	2,519.7	25.2
thereof myhive	24	1,454.4	10.8
Retail	99	1,622.9	16.3
thereof VIVO!/shopping centers	10	657.2	-1.4
thereof STOP SHOP/retail parks	88	961.6	17.7
Others	1	7.4	0.0
IMMOFINANZ	143	4,150.0	41.5

¹ The 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 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	30	798.0	88.5	29.8	916.3	18.0
Germany	8	548.7	133.6	0.6	682.9	13.4
Poland	27	974.6	1.0	0.0	975.6	19.1
Czech Republic	21	571.9	0.9	0.0	572.7	11.2
Hungary	23	380.0	69.1	0.3	449.3	8.8
Romania	37	610.6	71.1	93.9	775.5	15.2
Slovakia	21	325.2	0.0	1.2	326.4	6.4
Adriatic ²	38	356.1	18.0	4.2	378.3	7.4
Further countries ³	4	0.0	0.0	18.0	18.0	0.4
IMMOFINANZ	209	4,565.0	382.2	147.8	5,094.9	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 Turkey

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

Office standing portfolio

GERMANY 19.1%

Number of properties	3
Carrying amount in MEUR	541.3
Rentable space in sqm	94,059
Occupancy rate in %	83.8
Rental income Q2 2021 in MEUR ¹	4.1
Gross return in %	3.0

POLAND 24.6%

Number of properties	10
Carrying amount in MEUR	694.9
Rentable space in sqm	232,703
Occupancy rate in %	94.7
Rental income Q2 2021 in MEUR ¹	10.0
Gross return in %	5.8

AUSTRIA 23.1%

Number of properties	10
Carrying amount in MEUR	654.5
Rentable space in sqm	165,149
Occupancy rate in %	93.1
Rental income Q2 2021 in MEUR ¹	6.1
Gross return in %	3.7

CZECH REPUBLIC 13.8%

Number of properties	7
Carrying amount in MEUR	389.6
Rentable space in sqm	122,509
Occupancy rate in %	94.1
Rental income Q2 2021 in MEUR ¹	4.4
Gross return in %	4.5

SLOVAKIA 2.1%

Number of properties	2
Carrying amount in MEUR	58.3
Rentable space in sqm	35,612
Occupancy rate in %	80.9
Rental income Q2 2021 in MEUR ¹	0.9
Gross return in %	6.0

HUNGARY 6.2%

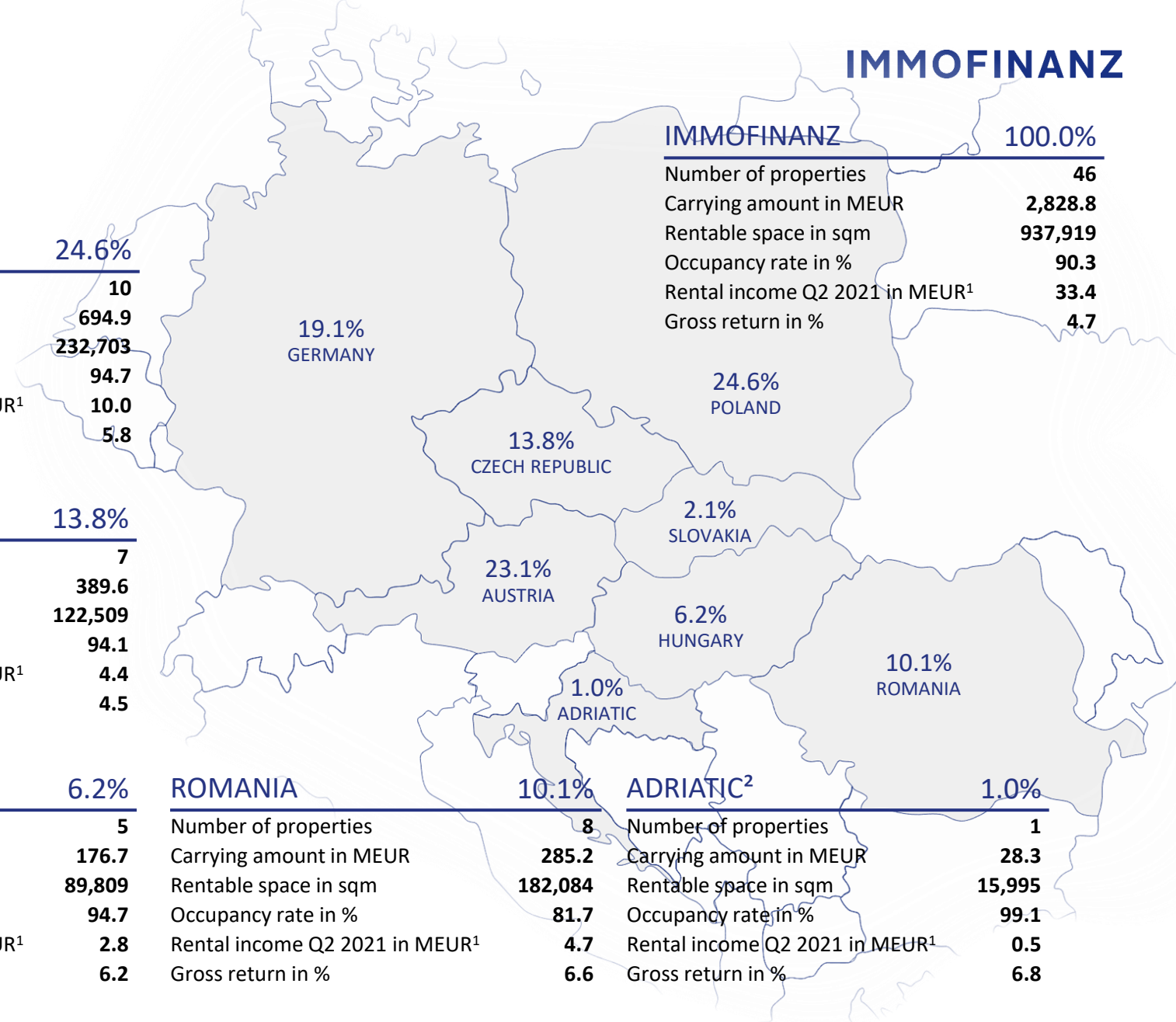
Number of properties	5
Carrying amount in MEUR	176.7
Rentable space in sqm	89,809
Occupancy rate in %	94.7
Rental income Q2 2021 in MEUR ¹	2.8
Gross return in %	6.2

ROMANIA 10.1% **ADRIATIC²** 1.0%

Number of properties	8	Number of properties	1
Carrying amount in MEUR	285.2	Carrying amount in MEUR	28.3
Rentable space in sqm	182,084	Rentable space in sqm	15,995
Occupancy rate in %	81.7	Occupancy rate in %	99.1
Rental income Q2 2021 in MEUR ¹	4.7	Rental income Q2 2021 in MEUR ¹	0.5
Gross return in %	6.6	Gross return in %	6.8

IMMOFINANZ 100.0%

Number of properties	46
Carrying amount in MEUR	2,828.8
Rentable space in sqm	937,919
Occupancy rate in %	90.3
Rental income Q2 2021 in MEUR ¹	33.4
Gross return in %	4.7



Data as of 30 June 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 10.5%

Number of properties	13
Carrying amount in MEUR	182.3
Rentable space in sqm	110,898
Occupancy rate in %	98.3
Rental income Q2 2021 in MEUR ¹	3.2
Gross return in %	7.1

POLAND 16.2%

Number of properties	14
Carrying amount in MEUR	279.7
Rentable space in sqm	185,618
Occupancy rate in %	96.2
Rental income Q2 2021 in MEUR ¹	5.8
Gross return in %	8.3

AUSTRIA 8.3%

Number of properties	14
Carrying amount in MEUR	143.4
Rentable space in sqm	72,543
Occupancy rate in %	99.4
Rental income Q2 2021 in MEUR ¹	2.5
Gross return in %	7.0

SLOVAKIA 15.4%

Number of properties	18
Carrying amount in MEUR	266.9
Rentable space in sqm	152,430
Occupancy rate in %	95.5
Rental income Q2 2021 in MEUR ¹	4.9
Gross return in %	7.4

HUNGARY 11.8%

Number of properties	14
Carrying amount in MEUR	203.2
Rentable space in sqm	135,545
Occupancy rate in %	98.0
Rental income Q2 2021 in MEUR ¹	3.7
Gross return in %	7.3

ROMANIA 18.8%

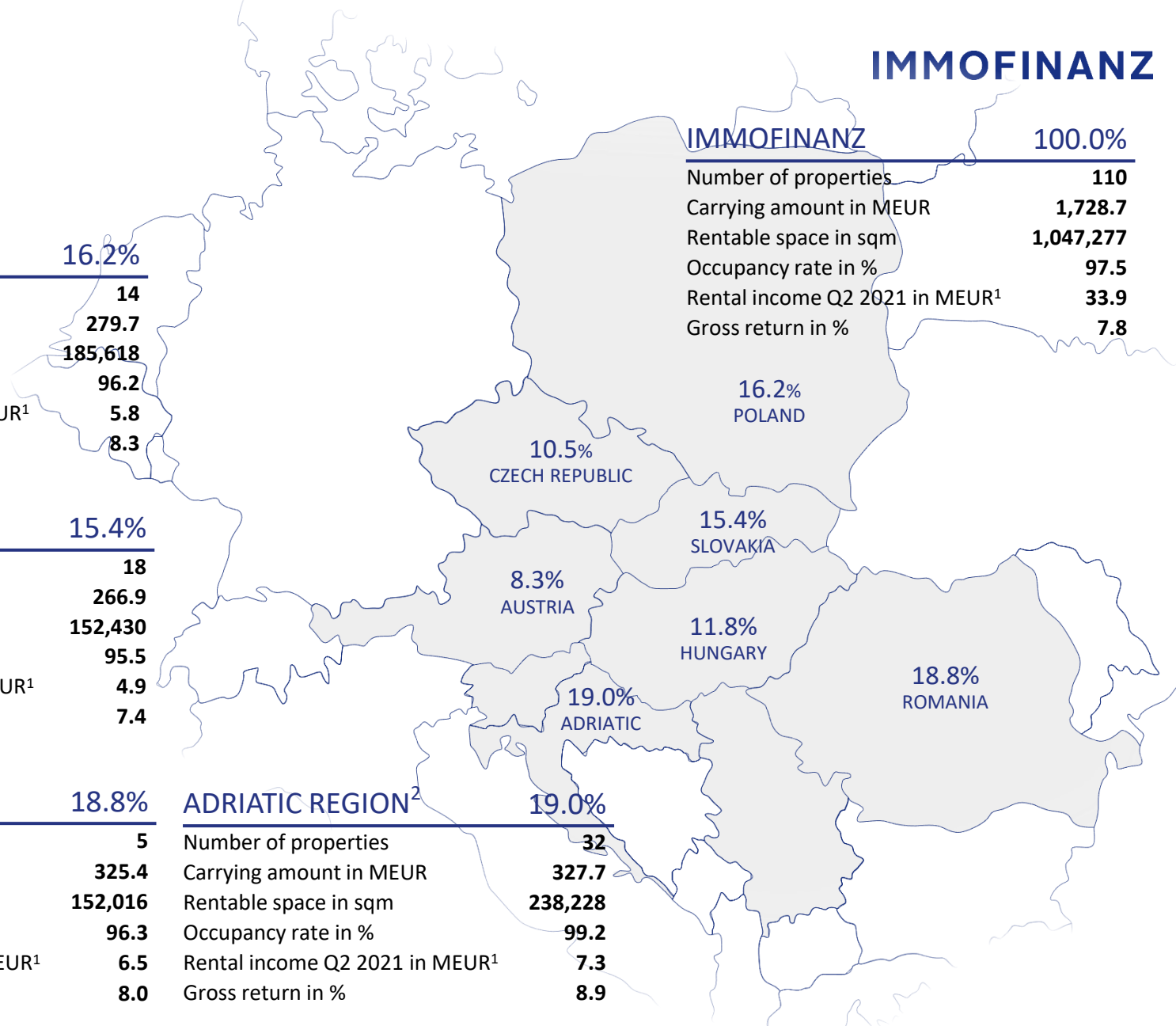
Number of properties	5
Carrying amount in MEUR	325.4
Rentable space in sqm	152,016
Occupancy rate in %	96.3
Rental income Q2 2021 in MEUR ¹	6.5
Gross return in %	8.0

ADRIATIC REGION² 19.0%

Number of properties	32
Carrying amount in MEUR	327.7
Rentable space in sqm	238,228
Occupancy rate in %	99.2
Rental income Q2 2021 in MEUR ¹	7.3
Gross return in %	8.9

IMMOFINANZ 100.0%

Number of properties	110
Carrying amount in MEUR	1,728.7
Rentable space in sqm	1,047,277
Occupancy rate in %	97.5
Rental income Q2 2021 in MEUR ¹	33.9
Gross return in %	7.8



Data as of 30 June 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 30 June 2021

Balance sheet total	in MEUR	6,996.9
Equity ratio	in %	47.4
Net financial liabilities	in MEUR	2,170.2
Cash and cash equivalents	in MEUR	966.9
Loan to value ratio (net)	in %	38.1
Gearing	in %	67.7
Total average interest rate including costs for derivatives	in %	1.9
Average term of financial liabilities	in years	4.3

EPRA indicators 30 June 2021

EPRA net tangible assets (NTA)	in MEUR	3,699.0
EPRA NTA per share	in EUR	30.0
EPRA vacancy rate	in %	6.1

Q 1-2 2021

EPRA earnings	in MEUR	161.9
EPRA earnings per share	in EUR	1.31
EPRA earnings after company-specific adjustments	in MEUR	100.8
EPRA earnings per share after company-specific adjustm.	in EUR	0.82
EPRA net initial yield	in %	5.6
EPRA "topped-up" net initial yield	in %	6.0

Stock exchange data 30 June 2021

Book value per share	in EUR	27.18
Share price at end of period	in EUR	18.95
Discount of share price to NAV per share	in %	36.8
Total number of shares		123,293,795
thereof number of treasury shares		6,998,228
Market capitalisation at end of period	in MEUR	2,336.4
Q 1-2 2021		
Earnings per share	in EUR	1.85
Earnings per share (diluted)	in EUR	1.69

Earnings data Q1-2 2021

Rental income	in MEUR	145.0
Results of asset management	in MEUR	106.8
Results of property sales	in MEUR	-3.7
Results of property development	in MEUR	22.0
Results of operations	in MEUR	103.3
Revaluations	in MEUR	78.1
EBIT	in MEUR	155.9
Financial results	in MEUR	91.6
EBT	in MEUR	247.4
Net profit for the period	in MEUR	228.6
FFO 1 before tax	in MEUR	64.4
FFO 1 before tax per share	in EUR	0.52

Contact and financial calendar

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Financial calendar

28th annual general meeting	19.10.2021
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