

– IMMOFINANZ –

Earnings Presentation Q1–2 2022



24 August 2022

- Highlights
- Results and Financing
- Outlook
- Appendix

Portfolio Q1-2 2022

– IMMOFINANZ –



MEUR **144.2**

Rental income

-0.6%

(Q1-2 2021: MEUR 145.0)

MEUR **69.3**

Like-for-like rental income Q2

+7.1%

(Q2 2021: MEUR 64.7)

MEUR **110.0**

Results of asset management

+3.0%

(Q1-2 2021: MEUR 106.8)

94.3%

Occupancy rate

(12/2021: 95.1%)

MEUR **5,358.1**

Portfolio value

+3.8%

(12/2021: MEUR 5,160.8)

6.4%

Gross return

Based on invoiced rents

(12/2021: 6.3%)

Financials Q1-2 2022

MEUR **78.7**

FFO 1

+6.1%

(Q1-2 2021: MEUR 74.2¹)

MEUR **162.7**

Net profit

-28.8%

(Q1-2 2021: MEUR 228.6)

EUR **29.5**

EPRA NTA/share

+1.0%

(12/2021: EUR 29.2)

57.3 %

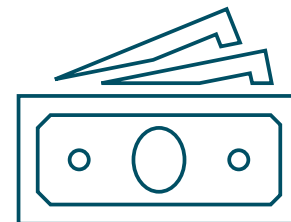
Equity ratio

(12/2021: 48.1%)

32.5%

Net LTV

(12/2021: 36.7%)



¹To improve comparability, the 2021 dividend from S IMMO (paid in Q4 2021) was adjusted to show a receipt of MEUR 9.7 in Q1-2 2021

Sustainability Q1-2 2022

Increasing share of green buildings:

Certified space now totals 916,000 sqm or **53%** of the standing portfolio



Ukraine Support: As part of our community programmes, our teams work closely with NGOs, local authorities and the Red Cross to provide assistance



18 BREEM in use certifications for STOP SHOPS in the Adriatic Region received in May 2022



On Top Living: Establishment of a On Top Living showroom apartment at the Wienerberg in Vienna and start of On Top Living pilot projects

Selected by the UN to participate in the **World Climate Summit 2022** as one of 45 companies worldwide, presentation of the On Top Living concept



Continuous improvement of ESG rating: Low risk with a rating of **13.1** by Sustainalytics

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P&L – Adjusted rental income up by more than 4%

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	Q1-2 2022 in MEUR	Q1-2 2021 in MEUR	Change absolute	Change in %
Rental income	144.2	145.0	-0.8	-0.6
Results of asset management	110.0	106.8	3.2	3.0
Results of property sales	-11.8	-3.7	-8.1	≤ -100.0
Results of property development	-7.8	22.0	-29.8	n/a
Results of operations	56.3	103.3	-47.0	-45.5

- In Q1-2 2021, rental income was positively influenced by a non-recurring compensation payment of MEUR 6.7 for a pandemic-related space reduction. After an adjustment for this effect, rental income rose by 4.2%.
- Results of property sales were influenced by the full write-off of a MEUR 12.9 purchase price receivable from the sale of the Russian portfolio in 2017. IMMOFINANZ is currently evaluating all legal options. The company holds no other receivables or liabilities relating to the former Russian portfolio.
- Results of property development affected by the increase in construction costs for individual projects.
- In addition to above, the results of operations were negatively influenced by higher other operating expenses including non-recurring effects of MEUR -13.2 (mainly triggered by the attainment of majority control by CPIPG and digitalisation projects)

P&L – positive revaluations in office and retail

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	Q1-2 2022 in MEUR	Q1-2 2021 in MEUR	Change absolute	Change in %
Revaluation results from standing investments	74.7	52.5	22.2	42.1

Revaluation – country split

All amounts in MEUR	Carrying amount 30 06 2022	Revaluation results Q1-2 2022
Austria	899.5	17.4
Germany	466.9	-3.5
Poland	998.0	15.1
Czech Republic	592.5	29.8
Slovakia	334.6	5.4
Hungary	388.1	-0.7
Romania	727.8	10.1
Adriatic	519.6	-0.8
Other countries	8.8	1.9
Total	4,935.7	74.7

Revaluation – asset class split

All amounts in MEUR	Carrying amount 30 06 2022	Revaluation results Q1-2 2022
Office	2,876.5	28.3
Retail	1,977.0	50.4
Other	82.2	-4.0
Total	4,935.7	74.7

- Revaluation gain from standing investments is equivalent to approximately 1.5% of the portfolio's carrying amount at the end of June 2022.
- Office: Positive revaluations are related primarily to properties in Warsaw, Vienna and Prague.
- Retail: Positive effects from the VIVO! shopping centers and STOP SHOP retail parks in Romania and the Czech Republic due to an improvement in the operating environment.

P&L – net profit reaches MEUR 163

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	Q1-2 2022 in MEUR	Q1-2 2021 in MEUR	Change absolute	Change in %
Financial results	68.8	91.6	-22.8	-24.8
thereof net financing costs	-39.8	-41.0	1.2	3.0
thereof other financial results	80.9	8.5	72.4	≥ 100.0
thereof profit/loss from at equity accounted invest.	27.4	124.1	-96.7	-77.9
Earnings before tax	199.9	247.4	-47.6	-19.2
Net profit or loss	162.7	228.6	-65.9	-28.8
Earnings per share¹ (in EUR)	1.20	1.69	-0.49	-29.2

- Net financing costs improved by 3.0%.
- The other financial results of MEUR 80.9 were based primarily on the positive valuation of interest rate derivatives (MEUR 88.1) following an increase in long-term interest rates and underscore the Group's effective hedging strategy.
- Income from equity-accounted investments amounts to MEUR 27.4, thereof MEUR 25.2 from S IMMO (Q1-2 2021: MEUR 121.8 due to the strong positive revaluation of S IMMO shares).

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

¹ Number of shares included for Q1-2 2022: 135,707,360; number of shares included for Q1-2 2021: 137,196,458

FFO 1 further strengthened

Amounts in MEUR	P&L Q1-2 2022	Adjustments	FFO Q1-2 2022	FFO Q1-2 2021
Results of asset management	110.0	0.0	110.0	106.9
Results of property sales	-11.8	11.8	0.0	0.0
Results of property development	-7.8	7.8	0.0	0.0
Other operating income	2.0	-1.1	1.0	0.8
Other operating expenses	-36.1	13.2	-22.9	-18.9
Results of operations	56.3	31.7	88.1	88.8
Revaluation results from standing investments	74.7	-74.7	0.0	0.0
Operating profit (EBIT)	131.0	-43.0	88.1	88.8
Financial results	68.8	-90.9	-22.0	-24.4
FFO 1 before tax (excl. S IMMO)			66.0	64.4
FFO 1 per share before tax (excl. S IMMO) in EUR			0.49	0.52
Dividends received from S IMMO ¹			12.7	9.7 ¹
FFO 1 before tax			78.7	74.2
FFO 1 before tax per share in EUR			0.58	0.60
Number of shares for calculation			135,707,360	123,293,795

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FFO 1 (before tax)

MEUR **78.7** +6.1%

(Q1-2 2021: MEUR 74.2¹)

FFO 1 (before tax)/share

EUR **0.58** -3.3%

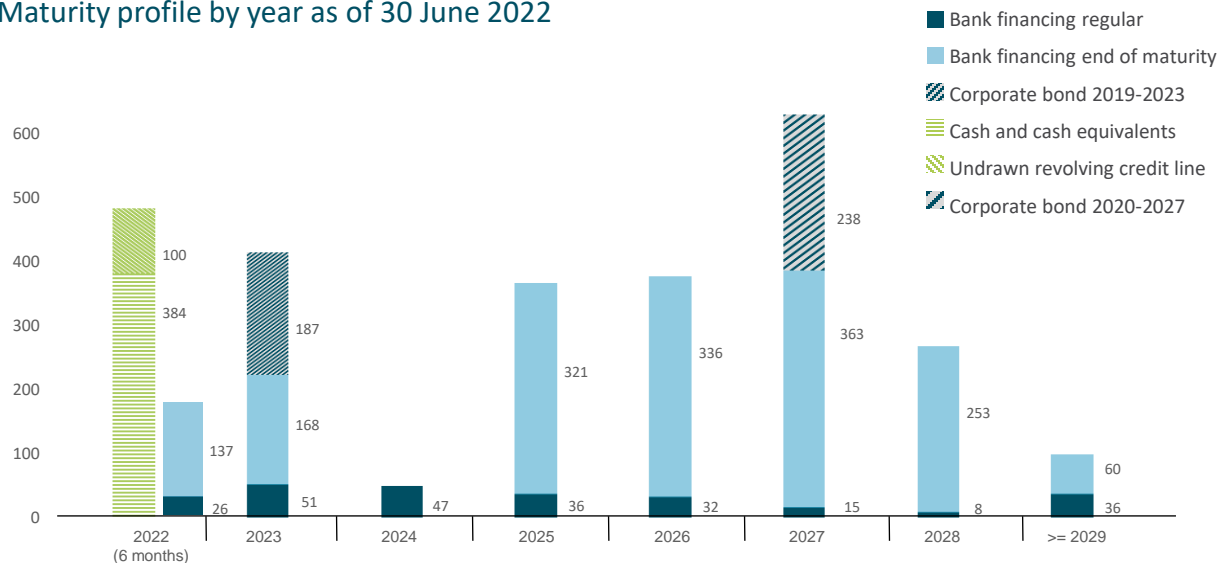
(Q1-2 2021: EUR 0.60¹)

- The calculation of FFO 1 includes an adjustment to other operating expenses for non-recurring effects of MEUR 13.2. These effects consist primarily of consulting fees related to the takeover offers by CPIPG and S IMMO, the resignation of two board members and digitalisation projects.

¹ In the previous year, the S IMMO dividend was paid in Q4 2021. To improve comparability, the 2021 dividend from S IMMO was adjusted to show a receipt of MEUR 9.7 in Q1-2 2021. 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 2022



Outstanding liability in TEUR as of 30 June 2022 **Total average interest rate incl. expenses for derivatives %¹**

Corporate bonds	424,922.1	2.56
Bank liabilities ²	1,886,403.2	1.78
IMMOFINANZ	2,311,325.3	1.92

¹ Based on nominal remaining debt

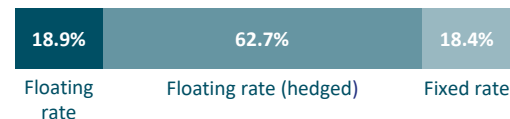
² Including IFRS 5

³ In order to align IMMOFINANZ's rating to CPI Property Group, S&P raised the rating for IMMOFINANZ and its unsecured debt from "BBB-" to "BBB" on 3 June 2022. The CreditWatch status was changed to "negative" to reflect CPIPG's CreditWatch status.

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- Liquidity position of **MEUR 383.5** and further financial flexibility from a **MEUR 100** credit line
- Net LTV at a conservative level of **32.5%** (12/2021: 36.7%)
- Financing costs (weighted average interest rate including hedging costs) at a low level of **1.92%** (12/2021: 1.92%)
- Remaining term of financing at **4.2 years**
- Unencumbered asset pool of **MEUR 1,506.9 (28.1%)** or **MEUR 2,078.4 (35.1%)** including S IMMO shares based on EPRA NAV
- **IG rating BBB** by Standard & Poor's³

Hedging quota 81.1% (12/2021: 88.8%)



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Update of successful value-enhancement strategy

- Well-defined portfolio strategy with crisis-resilient and sustainable real estate solutions
- Robust financial foundation as a strong base for stable cash flow



Strategic diversification by asset class and region – active in stable and growing markets



Clear brand strategy focused on innovative office and retail solutions and affordable housing with strong customer orientation



Active portfolio management: Asset rotation program to realize valuation gains and streamline the portfolio



Strong commitment to sustainability covers entire range of activities – alignment of ESG targets and reporting with CPIPG



Robust financial structure and strong commitment to IG rating support long-term growth and stable cash flow



IMMOFINANZ and CPIPG join together to identify how both groups can benefit from the realization of synergies

Selective asset rotation to realize value of mature buildings and invest in higher yielding products

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- The macroeconomic environment is currently characterized by high inflation and increasing interest rates, and IMMOFINANZ is therefore considering investments in higher yielding retail and office properties as a sustainable long-term investment strategy.
- Plans to divest certain lower yielding properties in order to realize the value of mature buildings or to identify buildings that no longer fit with the updated strategy.
- Divestments to reach ~EUR 1 billion; proceeds to be used for reinvestment in assets based on the updated strategy and the repayment of debt.
- IMMOFINANZ will pursue a strategy focused on retail and office; targeted acquisitions will involve CPIPG properties which match the strategy.



Further value-creating growth

Strong pipeline for portfolio expansion with strong brands

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STOP SHOP retail parks

- Further growth with crisis-resistant retail parks and strengthening of the leading operator position in Europe
- Medium-term increase in rentable space to 1 million sqm or around 140 locations

VIVO shopping centers

- Investments in regional shopping centers to strengthen the VIVO! brand
- Mid-term goal to become market leader in the retail segment in our core markets

myhive offices

- Increase in number of myhive locations in capital cities of IMMOFINANZ markets
- Focus on innovative, flexible, sustainable and multi-tenant properties

ON TOP Living

- Responsible land use (overbuilding of STOP SHOP properties), sustainable construction and low energy consuming technologies
- Contribution to fight against climate change, ground sealing and exploding housing costs
- Pilot projects in several countries

Outlook

- CPI Property Group (CPIPG) holds a stake of approx. 77% in IMMOFINANZ and will act as an active parent company and strategic long-term partner.
- CPIPG values IMMOFINANZ's portfolio based on successful brands with strong customer orientation.
- IMMOFINANZ and CPIPG work together in ongoing projects to realize synergies for the benefit of both companies in close cooperation.

Pooling of strengths

- CPIPG and IMMOFINANZ agree that CPIPG will provide asset management services to local IMMOFINANZ companies in several countries.
- The optimization of local organizational structures increases efficiency and knowledge can be leveraged to benefit all our stakeholders.

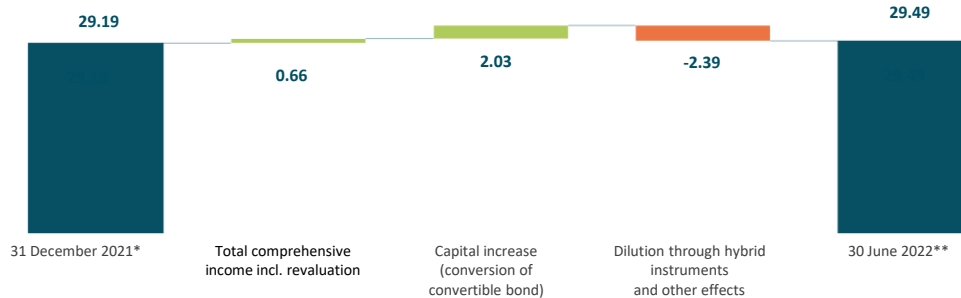
Guidance for the financial year 2022

- Based on the strategy update, FFO 1 before tax for 2022 is expected at previous year's level of approx. MEUR 120
- The distribution policy for the 2022 financial year is dependent on the development of the market environment, the timing of the implementation of the targeted asset rotation program and coordination with the majority shareholder.

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EPRA NTA and book value per share strengthened

Development of EPRA NTA per share in EUR

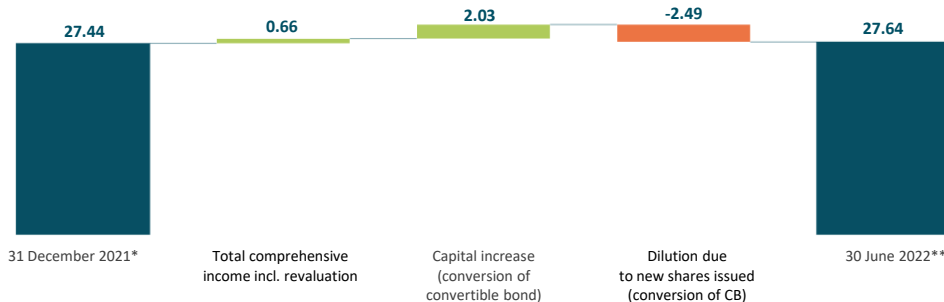


* Number of shares as of 31.12.2021: 138,875,849 (diluted)

** Number of shares as of 30.06.2022: 138,330,232 (basic)

EPRA NTA/share
EUR 29.5
+1.0%

Development of book value per share in EUR



* Number of shares as of 31.12.2021: 123,292,767 (basic)

** Number of shares as of 30.06.2022: 138,330,232 (basic)

Book value/share
EUR 27.6
+0.7%

P&L – net profit at a high level of MEUR 163

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Amounts in TEUR	Q1-2 2022	Q1-2 2021	Change absolute	Change in %
Rental income	144,154	144,988	-834	-0.6%
Operating costs charged to tenants	54,504	42,360	12,144	28.7%
Other revenues	1,174	500	674	≥ 100.0%
Revenues	199,832	187,848	11,984	6.4%
Expenses from investment property	-26,923	-31,582	4,659	14.8%
Operating expenses	-62,913	-49,459	-13,454	-27.2%
Results of asset management	109,996	106,807	3,189	3.0%
Results of property sales	-11,825	-3,677	-8,148	≤ -100.0%
Results of property development	-7,795	21,974	-29,769	n/a
Other operating income	2,020	1,192	828	69.5%
Other operating expenses	-36,057	-22,967	-13,090	-57.0%
Results of operations	56,339	103,329	-46,990	-45.5%
Revaluation result from standing investments and goodwill	74,688	52,542	22,146	42.1%
Operating profit (EBIT)	131,027	155,871	-24,844	-15.9%
Net financing costs	-39,794	-41,043	1,249	3.0%
FX differences and other financial results	81,187	8,495	72,692	≥100.0%
Net profit or loss from equity-accounted investments	27,433	124,114	-96,681	-77.9%
Financial results	68,826	91,566	-22,740	-24.8%
Earnings before tax (EBT)	199,853	247,437	-47,584	-19.2%
Taxes	-37,133	-18,813	-18,320	-97.4%
Net profit or loss	162,720	228,624	-65,904	-28.8%

Overview – quality portfolio with robust occupancy

Portfolio value
MEUR 5,358.1
 (12/2021: MEUR 5,160.8)

Standing investments
MEUR 4,767.0
 (12/2021: MEUR 4,506.2)

Gross return
6.1% IFRS rent
 (06/2021: 5.9%)

6.4% on invoiced rent basis¹
 (06/2021: 6.3%)

Unexpired lease term
 (weighted, average)

3.8 years
 (12/2021: 4.3)

Portfolio segmentation

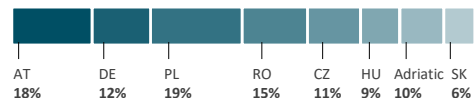
Portfolio allocation office and retail



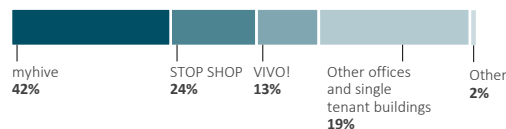
Solid standing investments/developments ratio



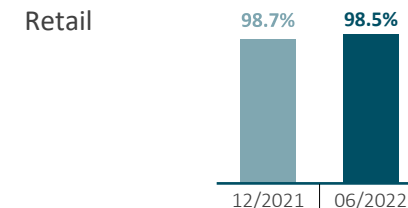
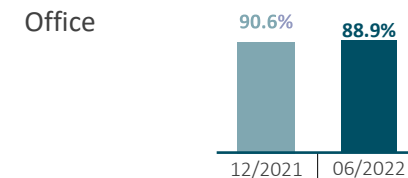
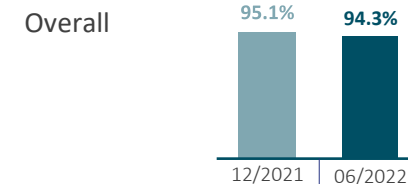
Invested in Austria, Germany and CEE/SEE



Clear focus on three brands



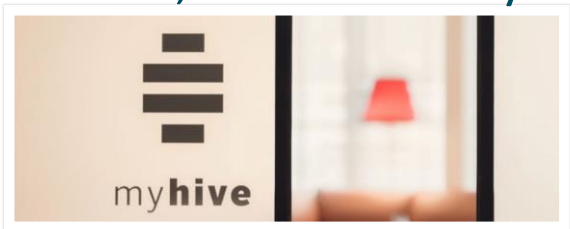
Robust occupancy rate



¹ Information provided for better comparability in relation to peer group

Segment information based on portfolio value

Successful with brands – new STOP SHOPS in Italy and Croatia, number of myhive buildings steadily increasing



myhive offices

myhive Jindriska and myhive Jungmannova (CZ) to be finalized in 2022, myhive Urban Garden (AT) in 2023. Roll-out of flexible myhive products in all countries.

30 properties in eight countries

Rentable space	649,665 sqm
Occupancy rate	89.2%
Rental income Q2 2022 ¹	MEUR 24.2
Carrying amount	MEUR 1,903.4
Gross return IFRS/invoiced rents ²	5.1%/5.4%



STOP SHOP retail parks

Positioned as leading retail park operator in Europe. Latest acquisition in Italy in Q1 2022 (Udine) and opening in Croatia (Kastela) in Q2 2022 bring overall number of STOP SHOPS to 101 – further growth to 140 planned.

101 properties in ten countries

Rentable space	790,451 sqm
Occupancy rate	98.9%
Rental income Q2 2022 ¹	MEUR 24.2
Carrying amount	MEUR 1,227.5
Gross return IFRS/invoiced rents ²	7.9%/8.1%

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VIVO! shopping centers

Convenient shopping with entertainment factor and Europe's best retail brands as strong anchor tenants. Tenants' turnover already exceeds 2019 pre-crisis level by 10%.

10 properties in four countries

Rentable space	312,230 sqm
Occupancy rate	97.7%
Rental income Q2 2022 ¹	MEUR 13.6
Carrying amount	MEUR 691.6
Gross return IFRS/invoiced rents ²	7.8%/8.3%

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 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 and further STOP SHOP expansion

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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	Exp. rental income at full occupancy in MEUR	Exp. yield after completion in % ¹
Austria	3	76.9	18.9	43.1	26,795	124.2	5.0	4.2
Germany	1	161.6	39.8	6.7	21,707	168.3	6.5	3.9
Poland	1	6.3	1.6	1.7	6,733	8.0	0.7	9.2
Hungary	1	74.5	18.3	5.2	33,896	79.7	5.9	7.4
Romania	2	67.2	16.5	86.7	51,873	159.7	11.4	7.4
Adriatic ²	7	19.9	4.9	50.5	49,108	75.0	5.9	8.4
Active projects	15	406.4	100.0	193.9	190,112	614.9	35.4	5.9
In preparation	8	16						
IMMOFINANZ	23	422.3						

Development projects: 7.9% 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

² Croatia, Serbia

Like-for-like rental income increased by more than 7%

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A like-for-like analysis shows a sound 7.1% increase in rental income to MEUR 69.3 (Q2 2021: MEUR 64.7). All markets – led by Austria – recorded positive development.

Like-for-like rental income rose by 8.1% in the office business and by 6.2% in the retail business, in particular due to higher turnover-based rents in retail properties, improved occupancy in individual properties and index adjustments to rents.

Standing investments ¹ as of 30 June 2022	Number of properties	Carrying amount in MEUR	Carrying amount in %	Rental income Q2 2022 in MEUR	Rental income Q2 2021 in MEUR	Change in MEUR
Austria	24	836.8	18.3	9.9	8.6	1.3
Germany	2	466.3	10.2	3.3	2.7	0.7
Poland	24	998.0	21.9	16.3	15.8	0.4
Czech Republic	19	592.5	13.0	8.2	7.2	0.9
Hungary	19	385.4	8.5	6.7	6.4	0.2
Romania	12	589.2	12.9	10.9	10.4	0.5
Slovakia	20	333.3	7.3	6.1	5.8	0.3
Adriatic	33	358.9	7.9	8.0	7.7	0.3
IMMOFINANZ	153	4,560.4	100.0	69.3	64.7	4.6
Rental income from properties sold/acquired, adjustments and development projects				4.7		
IMMOFINANZ				73.9		
Office	43	2,748.8	60.3	33.3	30.8	2.5
Retail	110	1,811.6	39.7	36.0	33.9	2.1
IMMOFINANZ	153	4,560.4	100.0	69.3	64.7	4.6

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.

Revaluation like-for-like shows increase of 1.7%

A like-for-like analysis (after an adjustment for acquisitions, completions and sales to improve comparability) shows a positive valuation effect of MEUR 78.5 for Q1-2 2022 (Q1-2 2021: MEUR 41.5), equivalent to 1.7% of the carrying amount (like-for-like) at the end June 2022.

Standing investments ¹ as of 30 June 2022	Number of properties	Carrying amount 30 June 2022	Valuation effects Q1-2 2022
Austria	24	836.8	18.7
Germany	2	466.3	-3.3
Poland	24	998.0	15.1
Czech Republic	19	592.5	29.8
Hungary	19	385.4	-0.7
Romania	12	589.2	13.4
Slovakia	20	333.3	5.2
Adriatic	33	358.9	0.3
IMMOFINANZ	153	4,560.4	78.5
Office	43	2,748.8	29.2
thereof myhive	28	1,841.8	17.7
Retail	110	1,811.6	49.4
thereof VIVO!/shopping centers	10	691.6	20.8
thereof STOP SHOP/retail parks	98	1,108.3	28.1
IMMOFINANZ	153	4,560.4	78.5

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 2022	Number of properties	Standing investments in MEUR	Development projects in MEUR	Pipeline projects ¹ in MEUR	Property portfolio in MEUR	Property portfolio in %
Austria	31	871.4	76.9	28.2	976.4	18.2
Germany	5	466.3	161.6	0.6	628.5	11.7
Poland	25	998.0	6.3	0.0	1,004.3	18.7
Czech Republic	20	592.5	2.6	0.0	595.1	11.1
Hungary	23	385.4	74.5	2.7	462.6	8.6
Romania	37	642.0	67.8	85.8	795.6	14.8
Slovakia	22	333.3	0.0	1.3	334.6	6.2
Adriatic ²	63	478.1	32.7	41.5	552.3	10.3
Further countries ³	1	0.0	0.0	8.8	8.8	0.2
IMMOFINANZ	227	4,767.0	422.3	168.8	5,358.1	100.0
		89.0%	7.9%	3.1%	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, Croatia and Italy

³ Turkey

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

Office standing portfolio

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Austria	25.5%
Number of properties	11
Carrying amount in MEUR	718.1
Rentable space in sqm	174,262
Occupancy rate in %	95.4
Rental income Q2 2022 in MEUR ¹	7.5
Gross return in %	4.2

Poland	25.4%
Number of properties	10
Carrying amount in MEUR	715.6
Rentable space in sqm	232,724
Occupancy rate in %	94.8
Rental income Q2 2022 in MEUR ¹	10.6
Gross return in %	5.9

Germany	16.5%
Number of properties	2
Carrying amount in MEUR	466.3
Rentable space in sqm	65,945
Occupancy rate in %	77.6
Rental income Q2 2022 in MEUR ¹	3.3
Gross return in %	2.9

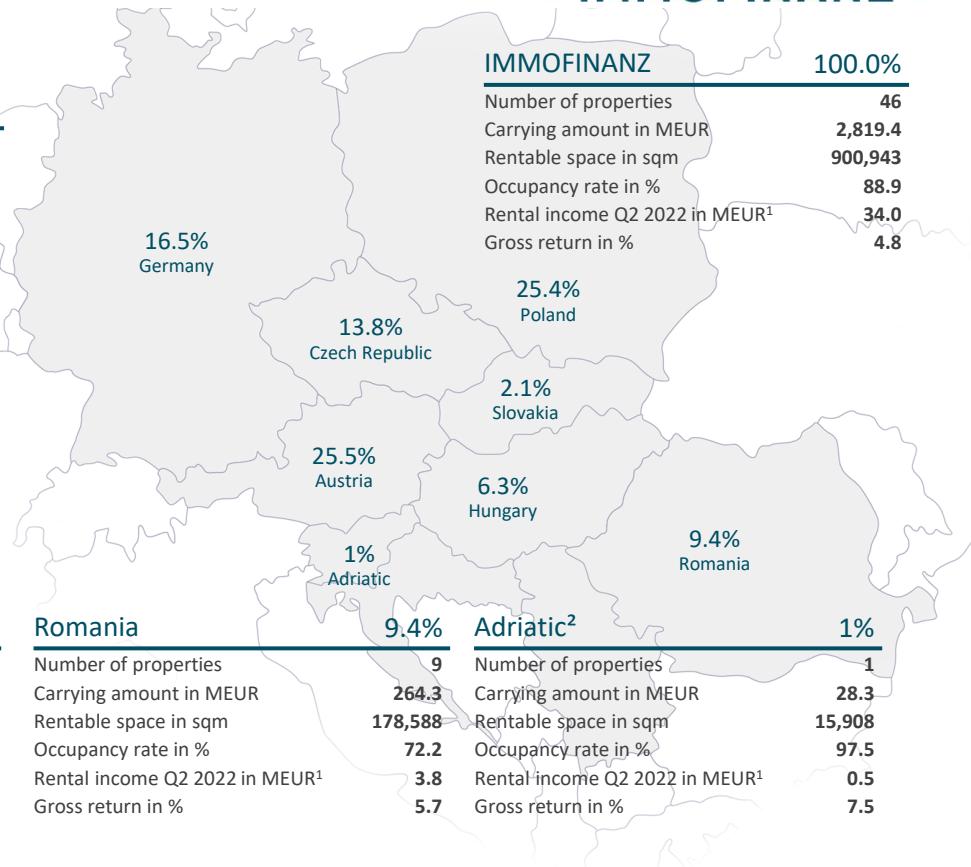
Czech Republic	13.8%
Number of properties	6
Carrying amount in MEUR	388.7
Rentable space in sqm	107,943
Occupancy rate in %	95.0
Rental income Q2 2022 in MEUR ¹	4.4
Gross return in %	4.5

Slovakia	2.1%
Number of properties	2
Carrying amount in MEUR	59.5
Rentable space in sqm	35,623
Occupancy rate in %	91.0
Rental income Q2 2022 in MEUR ¹	1.0
Gross return in %	7.0

Hungary	6.3%
Number of properties	5
Carrying amount in MEUR	178.9
Rentable space in sqm	89,949
Occupancy rate in %	92.8
Rental income Q2 2022 in MEUR ¹	2.8
Gross return in %	6.2

Romania	9.4%
Number of properties	9
Carrying amount in MEUR	264.3
Rentable space in sqm	178,588
Occupancy rate in %	72.2
Rental income Q2 2022 in MEUR ¹	3.8
Gross return in %	5.7

IMMOFINANZ	100.0%
Number of properties	46
Carrying amount in MEUR	2,819.4
Rentable space in sqm	900,943
Occupancy rate in %	88.9
Rental income Q2 2022 in MEUR ¹	34.0
Gross return in %	4.8



Data as of 30 June 2022

¹ Rental income is based on the primary use of the property (rental income in P&L is based on the actual use of the property; deviations to P&L are therefore possible)² Croatia

Retail standing portfolio

Czech Republic	10.6%
Number of properties	13
Carrying amount in MEUR	203.8
Rentable space in sqm	112,929
Occupancy rate in %	99.5
Rental income Q2 2022 in MEUR ¹	3.8
Gross return in %	7.4

Austria	7.9%
Number of properties	14
Carrying amount in MEUR	153.3
Rentable space in sqm	72,734
Occupancy rate in %	99.0
Rental income Q2 2022 in MEUR ¹	2.5
Gross return in %	6.6

Hungary	10.7%
Number of properties	14
Carrying amount in MEUR	206.5
Rentable space in sqm	135,578
Occupancy rate in %	99.4
Rental income Q2 2022 in MEUR ¹	3.9
Gross return in %	7.6

Poland	14.6%
Number of properties	14
Carrying amount in MEUR	282.4
Rentable space in sqm	185,423
Occupancy rate in %	98.5
Rental income Q2 2022 in MEUR ¹	5.7
Gross return in %	8.0

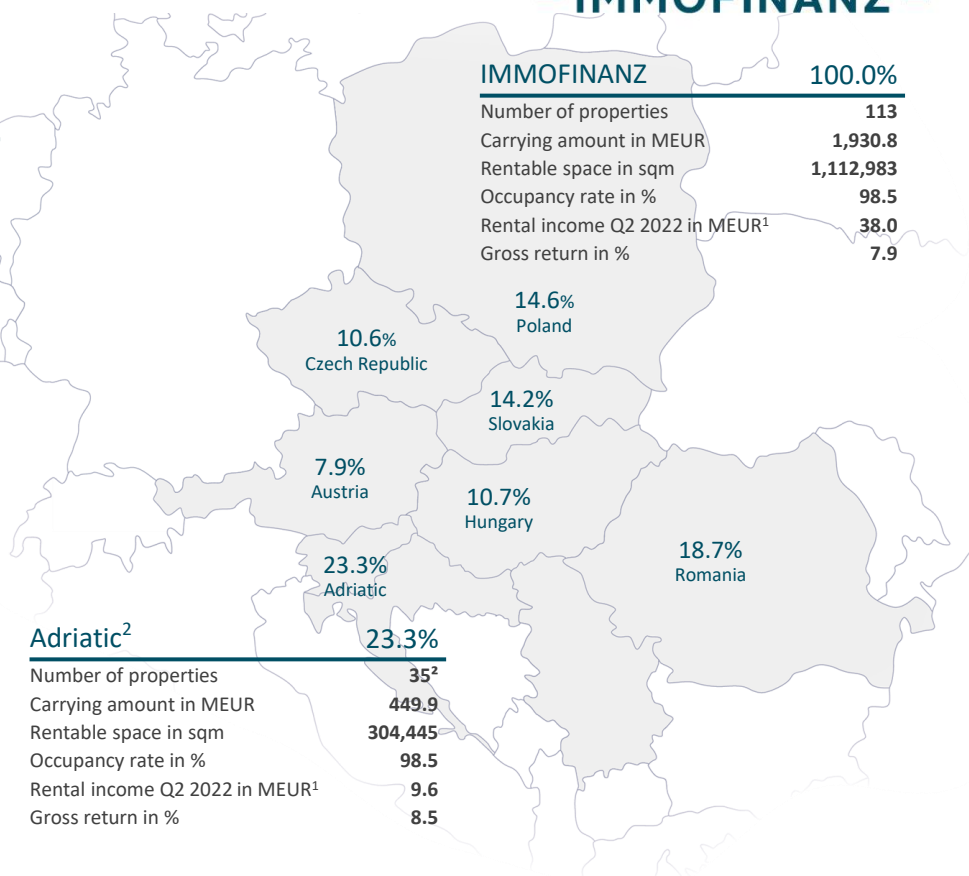
Slovakia	14.2%
Number of properties	18
Carrying amount in MEUR	273.8
Rentable space in sqm	152,336
Occupancy rate in %	96.0
Rental income Q2 2022 in MEUR ¹	5.0
Gross return in %	7.4

Romania	18.7%
Number of properties	5
Carrying amount in MEUR	361.0
Rentable space in sqm	149,537
Occupancy rate in %	99.4
Rental income Q2 2022 in MEUR ¹	7.6
Gross return in %	8.4

Adriatic²	23.3%
Number of properties	35 ²
Carrying amount in MEUR	449.9
Rentable space in sqm	304,445
Occupancy rate in %	98.5
Rental income Q2 2022 in MEUR ¹	9.6
Gross return in %	8.5

– IMMOFINANZ –

IMMOFINANZ	100.0%
Number of properties	113
Carrying amount in MEUR	1,930.8
Rentable space in sqm	1,112,983
Occupancy rate in %	98.5
Rental income Q2 2022 in MEUR ¹	38.0
Gross return in %	7.9



Data as of 30 June 2022

¹ Rental income is based on the primary use of the property (rental income in P&L is based on the actual use of the property; deviations to P&L are therefore possible)² Serbia: 14 properties, Slovenia: 14 properties, Croatia: 5 properties: Italy: 2 properties

Key figures

Asset data 30 June 2022

Balance sheet total	in MEUR	6,627.9
Equity ratio	in %	57.3
Net financial liabilities	in MEUR	1,927.8
Cash and cash equivalents	in MEUR	383.5
Loan to value ratio (net)	in %	32.5
Gearing	in %	52.2
Total average interest rate including costs for derivatives	in %	1.9
Average term of financial liabilities	in years	4.2

EPRA indicators 30 June 2022

EPRA net tangible assets (NTA)	in MEUR	4,079.3
EPRA NTA per share	in EUR	29.49
EPRA vacancy rate	in %	6.1

Q1-2 2022

EPRA earnings	in MEUR	51.3
EPRA earnings per share	in EUR	0.38
EPRA earnings after company-specific adjustments	in MEUR	57.8
EPRA earnings per share after company-specific adjustments	in EUR	0.43
EPRA net initial yield	in %	5.3
EPRA “topped-up” net initial yield	in %	5.6

Stock exchange data 30 June 2022

Book value per share	in EUR	27.64
Share price at end of period	in EUR	14.48
Discount of share price to NTA per share	in %	50.9
Total number of shares		138,669,711
thereof number of treasury shares (as of 31 July 2022)		694,557
Market capitalisation at end of period	in MEUR	2,007.9

Q1-2 2022

Earnings per share	in EUR	1.20
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Earnings data Q1-2 2022

Rental income	in MEUR	144.2
Results of asset management	in MEUR	110.0
Results of property sales	in MEUR	-11.8
Results of property development	in MEUR	-7.8
Results of operations	in MEUR	56.3
Revaluations	in MEUR	71.9
EBIT	in MEUR	131.0
Financial results	in MEUR	68.8
EBT	in MEUR	199.9
Net profit for the period	in MEUR	162.7
FFO 1 before tax	in MEUR	78.7
FFO 1 before tax per share	in EUR	0.58

Contact and financial calendar

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Financial calendar

Q1–3 results 2022	23 11 2022 ¹
Q1–3 report 2022	24 11 2022

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