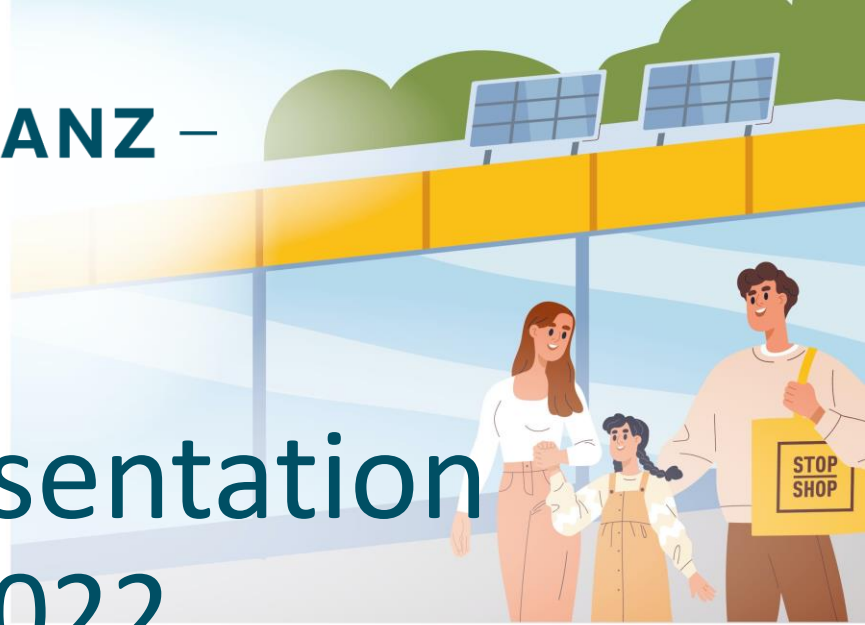
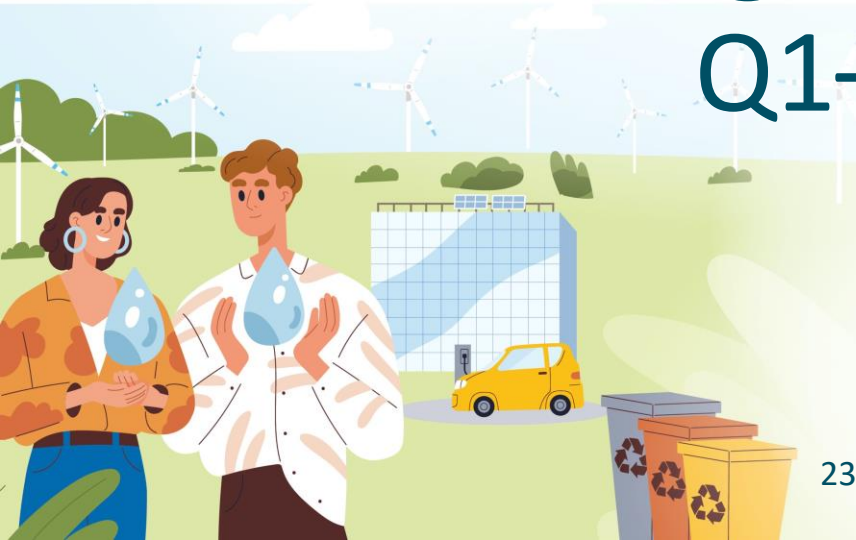


– IMMOFINANZ –



# Earnings Presentation Q1–3 2022



23 November 2022

- Highlights
- Results and Financing
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- Appendix

# Portfolio Q1–3 2022

– IMMOFINANZ –



MEUR **216.9**

Rental income

+0.2%

(Q1–3 2021: MEUR 216.4)

MEUR **68.8**

Like-for-like rental income Q3

+7.9%

(Q3 2021: MEUR 63.8)

MEUR **168.4**

Results of asset management

+3.2%

(Q1–3 2021: MEUR 163.1)

**94.0%**

Occupancy rate

(12/2021: 95.1%)

MEUR **5,498.8**

Portfolio value

+6.5%

(12/2021: MEUR 5,160.8)

**6.4%**<sup>1</sup>

Gross return

Based on invoiced rents  
(12/2021: 6.3%)

<sup>1</sup>The yield was adjusted for the acquisition of retail properties made in September.

# Financials Q1–3 2022

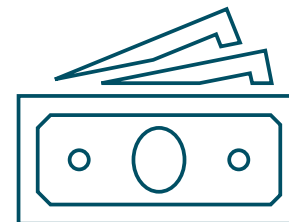
MEUR **115.9**  
FFO 1  
+15.4%  
(Q1–3 2021: MEUR 100.5<sup>1</sup>)

MEUR **248.6**  
Net profit  
-15.9%  
(Q1–3 2021: MEUR 295.7)

EUR **29.9**  
EPRA NTA/share  
+2.5%  
(12/2021: EUR 29.2)

**58.0 %**  
Equity ratio  
(12/2021: 48.1%)

**33.7%**  
Net LTV  
(12/2021: 36.7%)



<sup>1</sup>To improve comparability, the 2021 dividend from S IMMO (paid in Q4 2021) was adjusted to show a receipt of MEUR 9.7 in Q1–3 2021

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## P&L – Adjusted rental income up by more than 3%

	Q1–3 2022 in MEUR	Q1–3 2021 in MEUR	Change absolute	Change in %
<b>Rental income</b>	216.9	216.4	0.5	0.2
<b>Results of asset management</b>	168.4	163.1	5.3	3.2
<b>Results of property sales</b>	5.0	24.1	-19.1	-79.4
<b>Results of property development</b>	-7.8	24.1	-31.8	n/a
<b>Results of operations</b>	117.8	180.4	-62.6	-34.7

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

## – IMMOFINANZ –

- In Q1–3 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 3.4%.
- Property sales totalled MEUR 100.2 including the sale of an office building in Prague above book value. Results of property sales were negatively influenced by the write-off of a MEUR 12.9 purchase price receivable from the sale of the Russian portfolio in 2017. IMMOFINANZ holds no other receivables or liabilities relating to the former Russian portfolio.
- Results of property development were 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 incl. non-recurring effects of MEUR -17.4 (mainly triggered by the attainment of majority control by CIPIG and digitalisation projects).

# P&L – positive revaluations in office and retail

– IMMOFINANZ –

	Q1–3 2022 in MEUR	Q1–3 2021 in MEUR	Change absolute	Change in %
<b>Revaluation results</b> from standing investments	68.8	54.0	14.7	27.2

- Revaluation gain from standing investments is equivalent to approximately 1.4% of the portfolio's carrying amount at the end of September 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 a pandemic-related improvement in the operating environment.

## Revaluation – country split

All amounts in MEUR	Carrying amount 30 09 2022	Revaluation results Q1–3 2022
Austria	905.7	16.7
Germany	467.3	-3.6
Poland	1,025.6	13.9
Czech Republic	666.7	26.3
Slovakia	335.4	5.4
Hungary	388.1	2.8
Romania	725.4	7.8
Adriatic	522.1	-2.9
Other countries	8.5	2.4
<b>Total</b>	<b>5,044.7</b>	<b>68.8</b>

## Revaluation – asset class split

All amounts in MEUR	Carrying amount 30 09 2022	Revaluation results Q1–3 2022
Office	2,790.4	27.4
Retail	2,175.5	49.8
Other	78.8	-8.3
<b>Total</b>	<b>5,044.7</b>	<b>68.8</b>

## P&L – net profit reaches roughly MEUR 250

## – IMMOFINANZ –

	Q1–3 2022 in MEUR	Q1–3 2021 in MEUR	Change absolute	Change in %
<b>Financial results</b>	122.4	91.8	30.6	33.3
thereof net financing costs	-55.0	-60.3	5.2	8.7
thereof other financial results	139.7	20.3	119.4	≥ 100.0
thereof profit/loss from at equity accounted invest.	37.0	131.5	-94.5	-71.9
<b>Earnings before tax</b>	308.9	326.2	-17.3	-5.3
<b>Net profit or loss</b>	248.6	295.7	-47.0	-15.9
<b>Earnings per share<sup>1</sup></b> (in EUR)	1.82	2.20	-0.38	-17.1

- Net financing costs improved by 8.7%.
- The other financial results of MEUR 139.7 were based primarily on the positive valuation of interest rate derivatives (MEUR 147.1) following an increase in long-term interest rates and underscore the Group's effective hedging strategy.
- Income from equity-accounted investments amounted to MEUR 37.0, thereof MEUR 33.1 from S IMMO (Q1–3 2021: MEUR 128.0 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.

<sup>1</sup> Number of shares included for Q1–3 2022: 136,493,246; number of shares included for Q1–3 2021: 137,196,443



# FFO 1 further strengthened to MEUR 116

– IMMOFINANZ –

Amounts in MEUR	P&L Q1–3		FFO Q1–3	
	2022	Adjustments	2022	2021
Results of asset management	168.4	0	168.4	163.1
Results of property sales	5.0	-5.0	0.0	0.0
Results of property development	-7.8	7.8	0.0	0.0
Other operating income	3.2	-1.6	1.6	0.9
Other operating expenses	-50.9	17.4	-33.5	-27.5
<b>Results of operations</b>	<b>117.8</b>	<b>18.7</b>	<b>136.5</b>	<b>136.6</b>
Revaluation results from standing investments	68.8	-68.8	0.0	0.0
<b>Operating profit (EBIT)</b>	<b>186.6</b>	<b>-50.1</b>	<b>136.5</b>	<b>136.6</b>
<b>Financial results</b>	<b>122.4</b>	<b>-155.7</b>	<b>-33.3</b>	<b>-45.9</b>
<b>FFO 1 before tax (excl. S IMMO)</b>			<b>103.2</b>	<b>90.7</b>
<b>FFO 1 per share before tax (excl. S IMMO) in EUR</b>			<b>0.76</b>	<b>0.74</b>
Dividends received from S IMMO <sup>1</sup>			12.7	9.7 <sup>1</sup>
<b>FFO 1 before tax</b>			<b>115.9</b>	<b>100.5</b>
<b>FFO 1 before tax per share in EUR</b>			<b>0.85</b>	<b>0.81</b>
Number of shares for calculation			136,493,246	123,293,780

FFO 1 (before tax)

MEUR **115.9** +15.4%

(Q1–3 2021: MEUR 100.5<sup>1</sup>)

FFO 1 (before tax)/share

EUR **0.85** +4.2%

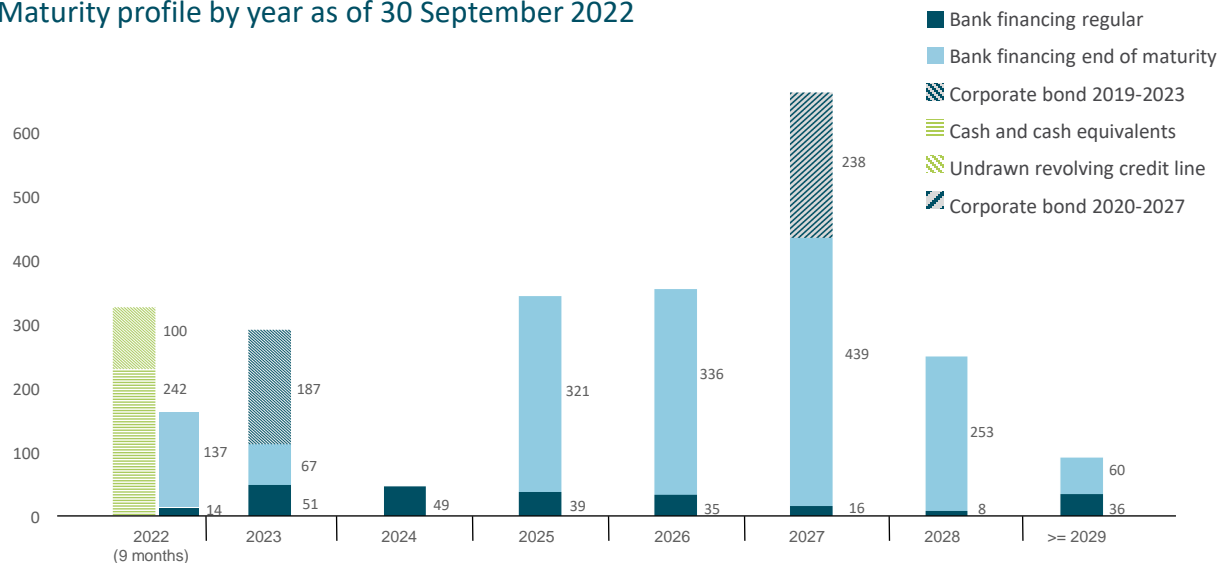
(Q1–3 2021: EUR 0.81<sup>1</sup>)

- The calculation of FFO 1 includes an adjustment to other operating expenses for non-recurring effects of MEUR 17.4. 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.

<sup>1</sup> 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 Q1–3 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 September 2022



**Outstanding liability in TEUR as of 30 September 2022**      **Total average interest rate incl. expenses for derivatives %<sup>1</sup>**

Corporate bonds	428,130.9	2.56
Bank liabilities <sup>2</sup>	1,861,119.0	2.01
<b>IMMOFINANZ</b>	<b>2,289,249.9</b>	<b>2.11</b>

<sup>1</sup> Based on nominal remaining debt

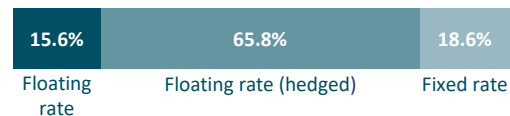
<sup>2</sup> Including IFRS 5

<sup>3</sup> 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" in June 2022. Against the backdrop of CPIPG's recent merger and acquisition activities and weakening market conditions, S&P downgraded the group to "BBB-" in October 2022. The outlook was revised to "stable". IMMOFINANZ's rating was subsequently adjusted in the same way.

## – IMMOFINANZ –

- Liquidity position of **MEUR 241.7** at the end of September which **increased to MEUR 349.7** due to new, secured bank loan of MEUR 108.0 arranged shortly after the end of the reporting period
- Further financial flexibility from a **MEUR 100.0** credit line
- Net LTV at a conservative level of **33.7%** (12/2021: 36.7%)
- Financing costs (including hedging costs) at a low level of **2.1%** (12/2021: 1.9%)
- Remaining term of financing at **4 years**
- Unencumbered asset pool of **MEUR 1,709.6 (31.1%)** or **MEUR 2,280.2 (37.6%)** including S IMMO shares based on EPRA NAV
- **IG rating BBB-** by Standard & Poor's<sup>3</sup>

**Hedging quota 84.4%** (12/2021: 88.8%)



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# Focus on core retail and office business

Resilient retail products and innovative, flexible office solutions



## 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 depending on market environment
- 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

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

– IMMOFINANZ –

- As the macroeconomic environment is currently characterized by high inflation and increasing interest rates, IMMOFINANZ is considering investments in higher yielding retail and office properties as a sustainable long-term investment strategy.
- Divestments of 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.
- Sustainable and affordable housing remains an important topic for IMMOFINANZ, but in the current challenging market environment the major focus has to be on the retail and office portfolio.



# Latest transactions according to strategy



## Acquisition of a retail portfolio from CPIPG

- Fully rented portfolio with 53 retail properties in four countries and roughly 217,000 sqm of rentable space for MEUR 324.2.
- Closing for 36 properties in the CZ and PL already completed in September 2022.
- Expected total gross rental income of MEUR 25.0 per year sustainably strengthens IMMOFINANZ's earning power.

## Sale of three office buildings in Prague and Vienna for MEUR 150

- Sale of the BBC Gamma office building in Prague with 31,000 sqm to the Passerinvest Group in September 2022. The transaction was concluded at a premium to the book value.
- Two office buildings in Vienna with 7.000 sqm were sold to the Austrian Winegg Group for an attractive market price of approximately MEUR 60.



## Letter of intent for sale of Hungarian offices

- Letter of intent for the sale of six office properties in Budapest with 124,000 sqm to S IMMO.
- Transaction is taking place through close cooperation within CPIPG to realise synergies and can be used to extend our flexible myhive solutions to the entire group.
- Closing of the transaction could take place before the end of 2022.

# Pooling of strengths with CPIPG

- CPI Property Group (CPIPG) holds a stake of approx. 77% in IMMOFINANZ and acts 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.

## Optimization of local structures

- CPIPG and IMMOFINANZ agreed to optimise organizational structures by **combining local teams in centralized service companies** within the CPI Property Group.
- The individual teams started to work in the new structure as CPI employees as of August (Poland, Romania, Slovakia, the Czech Republic and Hungary) and September (Croatia and Serbia).
- **Overhead cost savings of up to MEUR 5.0 p.a.** expected due to more efficient structure.

## Guidance for the financial year 2022

- Based on results for Q1-3 2022 and the retail property acquisitions made at the end of September, IMMOFINANZ expects **FFO 1 before tax (including S IMMO dividend) of approximately MEUR 135** for the full 2022 financial year.
- 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.

# Negotiations for the acquisition of shares in S IMMO – IMMOFINANZ –

- IMMOFINANZ has decided to **enter into negotiations with CPIPG for the acquisition of shares in S IMMO**. Currently, IMMOFINANZ directly holds approx. 26.49% of S IMMO. CPIPG directly holds 61.88% after the additional acceptance period for CPIPG's mandatory takeover offer for shares in S IMMO.
- A potential acquisition of shares in S IMMO by IMMOFINANZ from CPIPG would be envisaged to take place in 2022. The potential transaction would involve **at least 17,305,012 shares in S IMMO (approx. 23.51%) to form a controlling stake in S IMMO within IMMOFINANZ** and would take place at a **fair market price to be negotiated** and confirmed by an independent fairness opinion. The purchase price may take into consideration the EPRA NAV/NTA of S IMMO, share price, a control premium as well as targeted synergies among other relevant market standard price parameters.
- For the purchase price, a **long-term financing by CPIPG to IMMOFINANZ** should take place.
- With this acquisition, IMMOFINANZ would **complete a long-term strategic goal** and proceed with the consolidation of both companies **to capture future mutual synergies**.

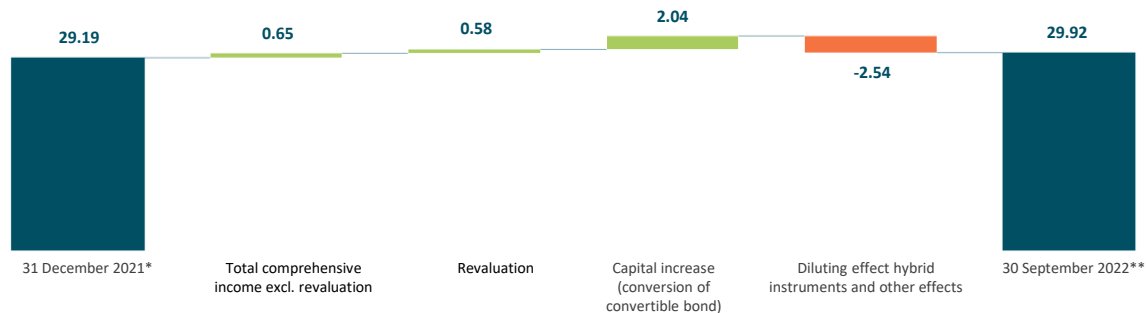


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# EPRA NTA and book value per share strengthened

– IMMOFINANZ –

## Development of EPRA NTA per share in EUR

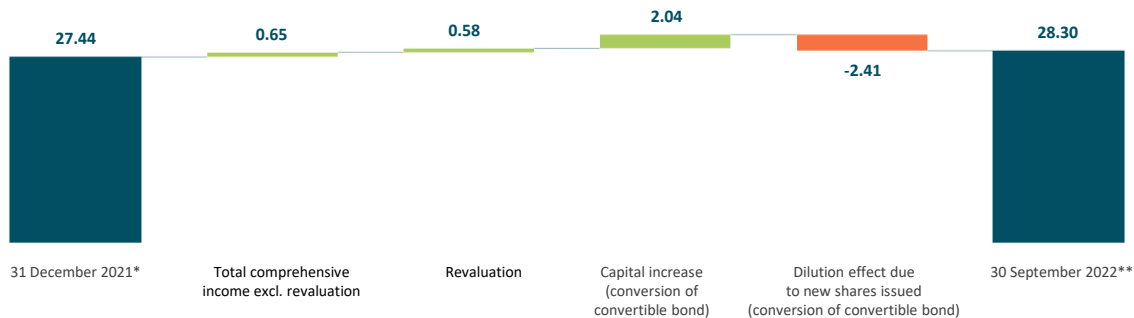


\* Number of shares as of 31 12 2021: 138,875,849 (diluted)

\*\* Number of shares as of 30 09 2022: 137,974,126 (basic)

**EPRA NTA/share**  
**EUR 29.9**  
**+2.5%**

## Development of book value per share in EUR



\* Number of shares as of 31 12 2021: 123,292,767

\*\* Number of shares as of 30 09 2022: 137,974,126

**Book value/share**  
**EUR 28.3**  
**+3.1%**

## P&amp;L – net profit at a high level of roughly MEUR 250

– IMMOFINANZ –

Amounts in TEUR	Q1–3 2022	Q1–3 2021	Change absolute	Change in %
<b>Rental income</b>	216,902	216,387	515	0.2
Operating costs charged to tenants	85,837	64,533	21,304	33.0
Other revenues	1,740	656	1,084	≥ 100.0
<b>Revenues</b>	<b>304,479</b>	<b>281,576</b>	<b>22,903</b>	<b>8.1</b>
Expenses from investment property	-37,478	-43,424	5,946	13.7
Operating expenses	-98,643	-75,085	-23,558	-31.4
<b>Results of asset management</b>	<b>168,358</b>	<b>163,067</b>	<b>5,291</b>	<b>3.2</b>
<b>Results of property sales</b>	<b>4,965</b>	<b>24,057</b>	<b>-19,092</b>	<b>-79.4</b>
<b>Results of property development</b>	<b>-7,775</b>	<b>24,060</b>	<b>-31,835</b>	<b>n/a</b>
Other operating income	3,188	1,514	1,674	≥ 100.0
Other operating expenses	-50,941	-32,336	-18,605	-57.5
<b>Results of operations</b>	<b>117,795</b>	<b>180,362</b>	<b>-62,567</b>	<b>-34.7</b>
<b>Revaluation result from standing investments and goodwill</b>	<b>68,757</b>	<b>54,045</b>	<b>14,712</b>	<b>27.2</b>
<b>Operating profit (EBIT)</b>	<b>186,552</b>	<b>234,407</b>	<b>-47,855</b>	<b>-20.4</b>
Net financing costs	-55,035	-60,254	5,219	8.7
FX differences and other financial results	140,419	20,497	119,922	≥ 100.0
Net profit or loss from equity-accounted investments	37,001	131,538	-94,537	-71.9
<b>Financial results</b>	<b>122,385</b>	<b>91,781</b>	<b>30,604</b>	<b>33.3</b>
<b>Earnings before tax (EBT)</b>	<b>308,937</b>	<b>326,188</b>	<b>-17,251</b>	<b>-5.3</b>
Taxes	-60,292	-30,527	-29,765	-97.5
<b>Net profit or loss</b>	<b>248,645</b>	<b>295,661</b>	<b>-47,016</b>	<b>-15.9</b>

# Overview – quality portfolio with robust occupancy

**Portfolio value**  
**MEUR 5,498.8**  
 (12/2021: MEUR 5,160.8)

**Standing investments**  
**MEUR 4,874.4**  
 (12/2021: MEUR 4,506.2)

**Gross return<sup>1</sup>**  
**6.0%** IFRS rent  
 (12/2021: 5.9%)

**6.4%** on invoiced rent basis<sup>2</sup>  
 (12/2021: 6.3%)

**Unexpired lease term**  
 (weighted, average)

**3.4** years  
 (12/2021: 4.3)

## Portfolio segmentation

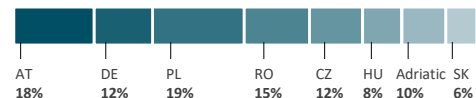
### Portfolio allocation office and retail



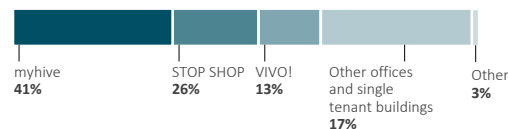
### Solid standing investments/developments ratio



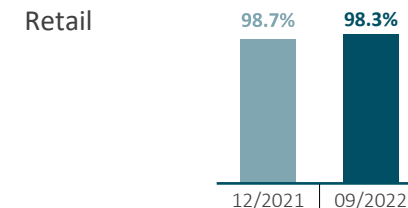
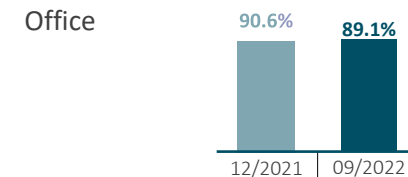
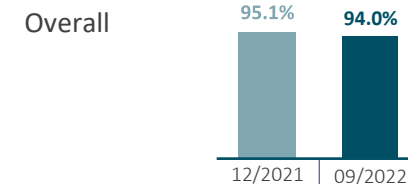
### Invested in Austria, Germany and CEE/SEE



### Clear focus on three brands



## Robust occupancy rate



<sup>1</sup> The return was adjusted for the acquisition of retail properties made in September

<sup>2</sup> Information provided for better comparability in relation to peer group

## Successful with brands – Latest acquisitions and openings increase number of STOP SHOPS to more than 120



### myhive offices

Rebrandings of myhive Jungmannova and myhive Jindřiska (CZ) to be finalized in Q4/2022 resp. Q1 2023, myhive Urban Garden (AT) will be finished in 2023. Roll-out of flexible myhive products in all countries.

### 30 properties in eight countries

Rentable space	649,459 sqm
Occupancy rate	90.1%
Rental income Q3 2022 <sup>1</sup>	MEUR 23.6
Carrying amount	MEUR 1,905.6
Gross return IFRS/invoiced rents <sup>2</sup>	5.0%/5.3%



### STOP SHOP retail parks

Positioned as leading retail park operator in Europe. Latest acquisition of retail properties in the Czech Republic and Poland brings the overall number of STOP SHOPS to 122 – further growth to 140 planned.

### 122 properties in ten countries

Rentable space	864,767 sqm
Occupancy rate	98.4%
Rental income Q3 2022 <sup>1</sup>	MEUR 24.7
Carrying amount	MEUR 1,369.0
Gross return IFRS/invoiced rents <sup>2</sup>	8.0% <sup>3</sup> /8.2% <sup>3</sup>

## – IMMOFINANZ –



### 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 14% in Q1-3.

### 10 properties in four countries

Rentable space	312,227 sqm
Occupancy rate	97.9%
Rental income Q3 2022 <sup>1</sup>	MEUR 14.7
Carrying amount	MEUR 692.7
Gross return IFRS/invoiced rents <sup>2</sup>	8.5%/8.9%

<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 rental incentives, which are accrued on a straight line basis over the contract term under IFRS but are not included in the invoiced rent.

<sup>3</sup> The yield was adjusted for the acquisition of retail properties made in September.

# Developments – focus on sustainable and flexible myhive office buildings and STOP SHOPS

– IMMOFINANZ –



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 % <sup>1</sup>
Austria	1	63.7	16.8	17.6	20,285	81.3	3.7	4.5
Germany	1	163.0	42.9	5.4	21,707	168.3	6.5	3.9
Poland	1	7.9	2.1	0.1	6,732	8.0	0.7	9.2
Hungary	1	74.5	19.6	4.2	33,895	79.7	5.9	7.5
Romania	1	39.0	10.3	6.2	21,127	45.2	3.4	7.5
Adriatic <sup>2</sup>	7	31.7	8.4	39.6	48,997	75.0	5.9	8.3
<b>Active projects</b>	<b>12</b>	<b>379.7</b>	<b>100.0</b>	<b>73.1</b>	<b>152,743</b>	<b>457.5</b>	<b>26.1</b>	<b>5.8</b>
In preparation	9	74.4						
<b>IMMOFINANZ</b>	<b>21</b>	<b>454.1</b>						

Development projects: 8.3% of portfolio value with moderate costs to completion

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

<sup>2</sup> Croatia, Serbia

## Strong like-for-like rental growth

A like-for-like analysis shows a sound 7.9% increase in rental income to MEUR 68.8 (Q3 2021: MEUR 63.8). All markets – led by Austria – recorded positive development. Like-for-like rental income rose by 7.0% in the office business and by 8.7% in the retail business, whereby the main driving factors included higher turnover-based rents in retail properties and index adjustments to rents.

A comparison of the first three quarters of 2022 with the previous year shows an increase of MEUR 12.5, or 6.6%, in like-for-like rental income to MEUR 202.3 (office: +6.3%; retail: +6.8%).

Standing investments <sup>1</sup> as of 30 September 2022	Number of properties	Carrying amount in MEUR	Carrying amount in %	Rental income Q3 2022 in MEUR	Rental income Q3 2021 in MEUR	Change in MEUR
Austria	24	842.9	18.8	10.0	8.6	1.3
Germany	2	466.7	10.4	3.2	2.9	0.3
Poland	24	998.4	22.2	15.9	14.7	1.2
Czech Republic	18	501.5	11.2	6.9	6.3	0.6
Hungary	19	385.4	8.6	6.9	6.7	0.2
Romania	13	599.1	13.4	12.0	11.1	0.9
Slovakia	20	334.2	7.4	5.9	5.7	0.2
Adriatic	33	359.1	8.0	8.1	7.8	0.3
<b>IMMOFINANZ</b>	<b>153</b>	<b>4,487.3</b>	<b>100.0</b>	<b>68.8</b>	<b>63.8</b>	<b>5.0</b>
Rental income from properties sold/acquired, adjustments and development projects				3.9		
<b>IMMOFINANZ</b>				<b>72.7</b>		
Office	43	2,671.8	59.5	31.5	29.5	2.1
Retail	110	1,815.5	40.5	37.3	34.3	3.0
<b>IMMOFINANZ</b>	<b>153</b>	<b>4,487.3</b>	<b>100.0</b>	<b>68.8</b>	<b>63.8</b>	<b>5.0</b>

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

<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 September 2022	Number of properties	Standing investments in MEUR	Development projects in MEUR	Pipeline projects <sup>1</sup> in MEUR	Property portfolio in MEUR	Property portfolio in %
Austria	31	877.5	94.4	28.2	1,000.1	18.2
Germany	5	466.7	163.0	0.6	630.3	11.5
Poland	31	1 025.6	7.9	0.0	1,033.4	18.8
Czech Republic	48	666.7	0.0	0.0	666.7	12.1
Hungary	23	385.4	74.5	2.7	462.6	8.4
Romania	37	639.7	69.9	85.8	795.3	14.5
Slovakia	21	334.2	0.0	1.3	335.4	6.1
Adriatic <sup>2</sup>	63	478.7	44.5	43.5	566.7	10.3
Further countries <sup>3</sup>	1	0.0	0.0	8.5	8.5	0.2
<b>IMMOFINANZ</b>	<b>260</b>	<b>4,874.4</b>	<b>454.1</b>	<b>170.3</b>	<b>5,498.8</b>	<b>100.0</b>
		<b>88.6%</b>	<b>8.3%</b>	<b>3.1%</b>	<b>100.0%</b>	



<sup>1</sup> Includes real estate inventories (Cologne and Adama) totalling MEUR 0.6

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

<sup>3</sup> Turkey

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



## Office standing portfolio

– IMMOFINANZ –

<b>Austria</b>	<b>26.5%</b>
Number of properties	11
Carrying amount in MEUR	724.1
Rentable space in sqm	174,031
Occupancy rate in %	96.5
Rental income Q3 2022 in MEUR <sup>1</sup>	7.5
Gross return in %	4.1

<b>Poland</b>	<b>26.2%</b>
Number of properties	10
Carrying amount in MEUR	716.0
Rentable space in sqm	232,750
Occupancy rate in %	95.4
Rental income Q3 2022 in MEUR <sup>1</sup>	10.1
Gross return in %	5.7

<b>Germany</b>	<b>17.1%</b>
Number of properties	2
Carrying amount in MEUR	466.7
Rentable space in sqm	65,945
Occupancy rate in %	80.0
Rental income Q3 2022 in MEUR <sup>1</sup>	3.2
Gross return in %	2.8

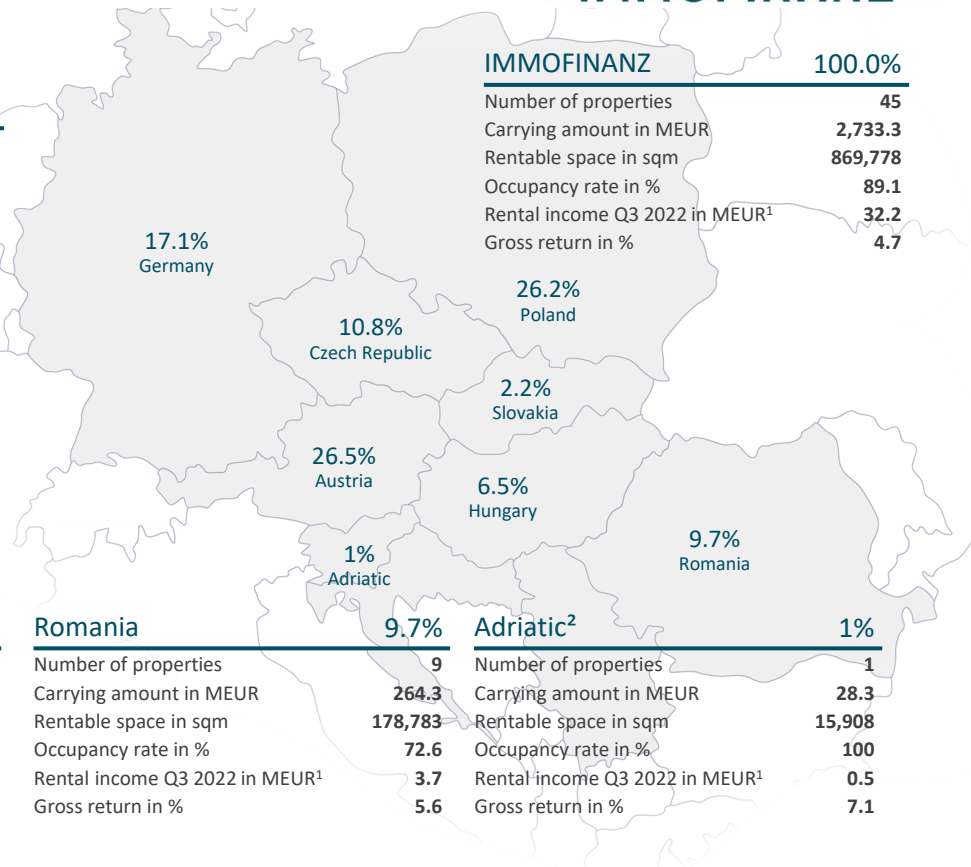
<b>Czech Republic</b>	<b>10.8%</b>
Number of properties	5
Carrying amount in MEUR	295.1
Rentable space in sqm	76,788
Occupancy rate in %	91.8
Rental income Q3 2022 in MEUR <sup>1</sup>	3.3
Gross return in %	4.5

<b>Slovakia</b>	<b>2.2%</b>
Number of properties	2
Carrying amount in MEUR	60.0
Rentable space in sqm	35,623
Occupancy rate in %	91.4
Rental income Q3 2022 in MEUR <sup>1</sup>	1.0
Gross return in %	6.4

<b>Hungary</b>	<b>6.5%</b>
Number of properties	5
Carrying amount in MEUR	178.9
Rentable space in sqm	89,949
Occupancy rate in %	92.8
Rental income Q3 2022 in MEUR <sup>1</sup>	2.8
Gross return in %	6.3

<b>Romania</b>	<b>9.7%</b>
Number of properties	9
Carrying amount in MEUR	264.3
Rentable space in sqm	178,783
Occupancy rate in %	72.6
Rental income Q3 2022 in MEUR <sup>1</sup>	3.7
Gross return in %	5.6

<b>IMMOFINANZ</b>	<b>100.0%</b>
Number of properties	45
Carrying amount in MEUR	2,733.3
Rentable space in sqm	869,778
Occupancy rate in %	89.1
Rental income Q3 2022 in MEUR <sup>1</sup>	32.2
Gross return in %	4.7



Data as of 30 September 2022

<sup>1</sup> 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)<sup>2</sup> Croatia

## Retail standing portfolio

– IMMOFINANZ –

<b>Czech Republic</b>	<b>17.5%</b>
Number of properties	43
Carrying amount in MEUR	371.6
Rentable space in sqm	202,402
Occupancy rate in %	99.4
Rental income Q3 2022 in MEUR <sup>1</sup>	3.6
Gross return in % <sup>2</sup>	6.9

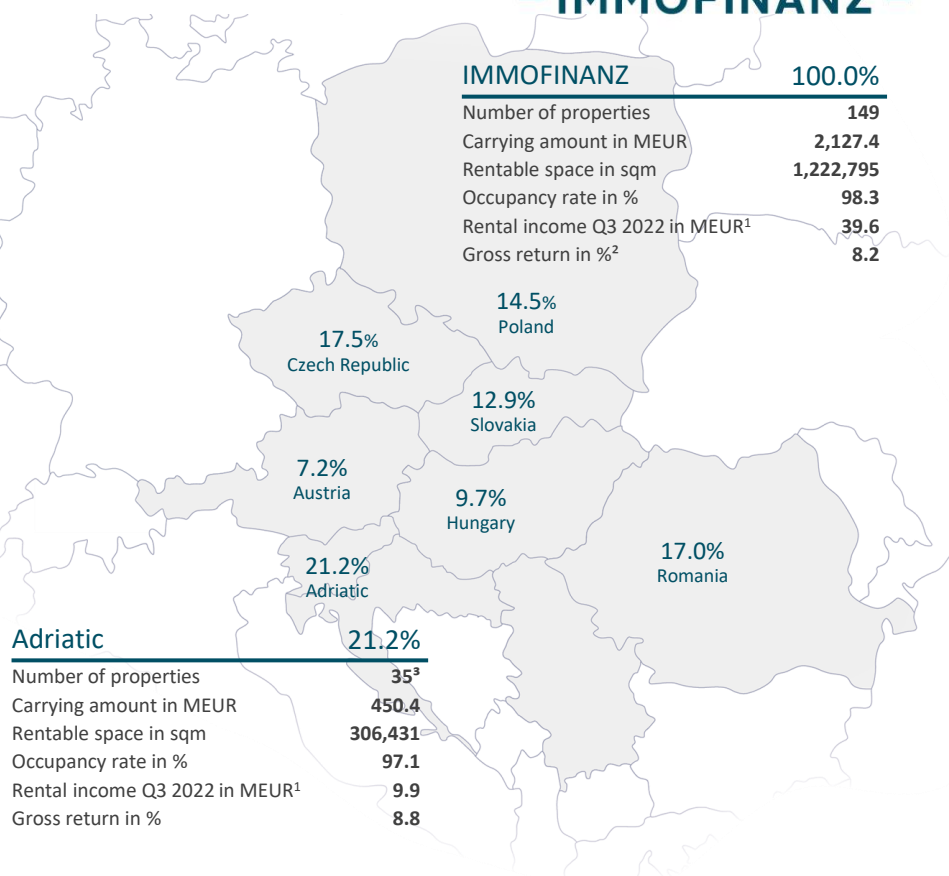
<b>Austria</b>	<b>7.2%</b>
Number of properties	14
Carrying amount in MEUR	153.5
Rentable space in sqm	72,755
Occupancy rate in %	99.0
Rental income Q3 2022 in MEUR <sup>1</sup>	2.7
Gross return in %	7.0

<b>Hungary</b>	<b>9.7%</b>
Number of properties	14
Carrying amount in MEUR	206.5
Rentable space in sqm	135,684
Occupancy rate in %	99.5
Rental income Q3 2022 in MEUR <sup>1</sup>	4.1
Gross return in %	7.9

<b>Poland</b>	<b>14.5%</b>
Number of properties	20
Carrying amount in MEUR	309.5
Rentable space in sqm	203,653
Occupancy rate in %	98.4
Rental income Q3 2022 in MEUR <sup>1</sup>	5.8
Gross return in % <sup>2</sup>	8.2

<b>Slovakia</b>	<b>12.9%</b>
Number of properties	18
Carrying amount in MEUR	274.2
Rentable space in sqm	152,336
Occupancy rate in %	96.5
Rental income Q3 2022 in MEUR <sup>1</sup>	4.9
Gross return in %	7.1

<b>Romania</b>	<b>17.0%</b>
Number of properties	5
Carrying amount in MEUR	361.8
Rentable space in sqm	149,534
Occupancy rate in %	99.2
Rental income Q3 2022 in MEUR <sup>1</sup>	8.7
Gross return in %	9.6



Data as of 30 September 2022

<sup>1</sup> 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)<sup>2</sup> The return was adjusted for the acquisition of retail properties made in September.<sup>3</sup> Serbia: 14 properties, Slovenia: 14 properties, Croatia: 5 properties: Italy: 2 properties

# Key figures

## Asset data 30 September 2022

Balance sheet total	in MEUR	6,687.9
Equity ratio	in %	58.0
Net financial liabilities	in MEUR	2,047.5
Cash and cash equivalents	in MEUR	241.7
Loan to value ratio (net)	in %	33.7
Gearing	in %	54.2
Total average interest rate including costs for derivatives	in %	2.1
Average term of financial liabilities	in years	4.0

## EPRA indicators 30 September 2022

EPRA net tangible assets (NTA)	in MEUR	4,128.8
EPRA NTA per share	in EUR	29.92
EPRA vacancy rate	in %	6.3

## Q1–3 2022

EPRA earnings	in MEUR	78.8
EPRA earnings per share	in EUR	0.58
EPRA earnings after company-specific adjustments	in MEUR	86.9
EPRA earnings per share after company-specific adjustments	in EUR	0.64
EPRA net initial yield <sup>1</sup>	in %	5.5
EPRA “topped-up” net initial yield <sup>1</sup>	in %	5.9

<sup>1</sup> The return was adjusted for the acquisition of retail properties made in September.

## Stock exchange data 30 September 2022

Book value per share	in EUR	28.30
Share price at end of period	in EUR	12.48
Discount of share price to NTA per share	in %	58.3
Total number of shares		138,669,711
thereof number of treasury shares		695,585
Market capitalisation at end of period	in MEUR	1,730.6

## Q1–3 2022

Earnings per share	in EUR	1.82
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## Earnings data Q1–3 2022

Rental income	in MEUR	216.9
Results of asset management	in MEUR	168.4
Results of property sales	in MEUR	5.0
Results of property development	in MEUR	-7.8
Results of operations	in MEUR	117.8
Revaluations	in MEUR	79.5
EBIT	in MEUR	186.6
Financial results	in MEUR	122.4
EBT	in MEUR	308.9
Net profit for the period	in MEUR	248.6
FFO 1 before tax	in MEUR	115.9
FFO 1 before tax per share	in EUR	0.85

# Contact and financial calendar

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## Financial calendar

Annual Results 2022	30 03 2023
Q1 results 2023	25 05 2023
30 <sup>th</sup> annual general meeting	26 06 2023
Q1-2 results 2023	30 08 2023
Q1-3 results 2023	29 11 2023

## Ticker symbols

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