



– IMMOFINANZ –  
GROUP



# Earnings Presentation Q1–2 2023



30 August 2023



- Highlights
- Results and Financing
- Portfolio
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# Portfolio Q1–2 2023

– IMMOFINANZ –  
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MEUR **258.9**

Rental income

+79.6%

(Q1–2 2022: MEUR 144.2)

MEUR **74.3**

Like-for-like rental income Q2

+10.3%

(Q2 2022: MEUR 67.4)  
excl. S IMMO

MEUR **216.8**

Results of asset management

+97.1%

(Q1–2 2022: MEUR 110.0)

**92.5%**

Occupancy rate

(12/2022: 92.9%)

MEUR **7,811.1**

Portfolio value

-6.6%

(12/2022: MEUR 8,363.8)

**6.9%**

Gross return

(12/2022: 6.5%)

# Financials Q1–2 2023

– IMMOFINANZ –  
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MEUR **140.9**

FFO 1

≥ +100.0%

(Q1–2 2022: MEUR 66.0)

MEUR **-144.5**

Net profit

≤ -100.0%

(Q1–2 2022: MEUR 162.7)

EUR **28.0**

EPRA NTA/share

-6.0%

(12/2022: EUR 29.8)

**49.6 %**

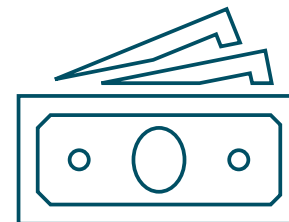
Equity ratio

(12/2022: 47.9%)

**38.7%**

Net LTV

(12/2022: 40.7%)



# Sustainability Q1–2 2023

## – IMMOFINANZ – GROUP

**Groupwide Green Lease Agreement** to be offered for all new commercial leases and renewals.

**IMMOFINANZ was honored** with second place in the “Wirtschaft hilft” award for its long-standing cooperation with Caritas Socialis.

**Continuous improvement of ESG rating:** Low risk with a rating of 12.5 for the 2022 financial year by Sustainalytics

**New BREEM certifications** for five STOP SHOPS and one office building in Austria received.

**IMMOFINANZ aligned its ESG goals** with the CPI Property Group and S IMMO during the first half of 2023.



**Six new photovoltaic plants** completed.



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## P&L – Strong growth supported by full consolidation

## – IMMOFINANZ – GROUP

	Q1–2 2023 in MEUR	Q1–2 2022 in MEUR	Change absolute	Change in %
<b>Rental income</b>	258.9	144.2	114.7	79.6
<b>Results of asset management</b>	216.8	110.0	106.8	97.1
<b>Results of property sales</b>	-53.0	-11.8	-41.2	≤ -100.0
<b>Results of property development</b>	-4.0	-7.8	3.8	48.8
<b>Results of operations</b>	118.0	56.3	61.7	≥ +100.0
<b>Revaluation result and goodwill</b>	-191.0	74.7	-265.7	≤ -100.0
thereof revaluation of investment property	-190.9	74.8	-265.6	≤ -100.0
thereof goodwill impairment	-0.2	-0.1	-0.1	≤ -100.0

The increase in the investment in S IMMO to 50% plus one share was finalised at year-end 2022. The assets and liabilities of S IMMO have therefore been included in IMMOFINANZ's consolidated financial statements since 31 December 2022, while the income statement positions were included beginning with Q1 2023.

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

- Strong increase in **rental income** by 79.6% and **results of operation** to MEUR 118.0, mainly attributable to the full consolidation of S IMMO, a substantial improvement in like-for-like rental income, and property acquisitions in 2022.
- The **results of asset management** almost doubled to MEUR 216.8.
- The derecognition of historical foreign exchange effects following the deconsolidation of a subsidiary in Turkey led to a decline of **property sales** to MEUR -53.0.
- The negative results of **property development** were affected by overall market trends and rising construction costs.
- For details on the **revaluation result** see page 8.

# P&L – Revaluations reflecting the general market trends

## – IMMOFINANZ – GROUP

Amounts in MEUR	Carrying amount 30 06 2023	Revaluation result Q1–2 2023	Change in %
Austria	768.4	-34.6	-4.5
Germany	518.8	-51.1	-9.9
Poland	1,008.6	-21.8	-2.2
Czech Republic	680.1	2.4	0.4
Hungary	228.5	-0.8	-0.3
Romania	694.3	-10.0	-1.4
Slovakia	451.0	0.4	0.1
Adriatic <sup>1</sup>	547.8	-1.6	-0.3
Other countries <sup>2</sup>	0.0	7.5	0.0
S IMMO	2,594.2	-81.2	-3.1
<b>IMMOFINANZ Group</b>	<b>7,491.7</b>	<b>-190.9</b>	<b>-2.5</b>
Office	2,449.1	-107.4	-4.4
Retail	2,375.3	-9.7	-0.4
Others	73.1	7.5	10.2
S IMMO	2,594.2	-81.2	-3.1
<b>IMMOFINANZ Group</b>	<b>7,491.7</b>	<b>-190.9</b>	<b>-2.5</b>

The valuation result of investment property includes the standing investments and land banks.

<sup>1</sup> Serbia, Slovenia, Italy and Croatia

<sup>2</sup> Turkey

- The **revaluation result of investment property** reflected the general market trends and turned negative at MEUR -190.9.
- **Office:** The largest individual effects resulted from the revaluation of office buildings in Düsseldorf and Vienna.
- **Retail:** The decline is primarily due to a negative effect from a property in Romania.
- The **S IMMO** portfolio contributed -3.1% of the carrying amount to the valuation result.



## P&L – Net profit impacted by lower financial results

## – IMMOFINANZ – GROUP

	Q1–2 2023 in MEUR	Q1–2 2022 in MEUR	Change absolute	Change in %
<b>Financial results</b>	-72,8	68.8	-141.6	n/a
thereof net financing costs	-62.0	-39.8	-22.2	-55.8
thereof other financial results	-18.2	80.9	-99.1	n/a
thereof profit/loss from at equity accounted invest.	2.6	27.4	-24.9	-90.7
<b>Profit before tax</b>	-145.8	199.9	-345.7	n/a
<b>Net profit or loss</b>	-144.5	162.7	-307.2	n/a
<b>Earnings per share<sup>1</sup></b> (in EUR)	-0.59	1.20	-1.79	n/a

- Increased financing costs, primarily due to the full consolidation of S IMMO and higher financing expenses, led to negative **financial results** of MEUR -72.8.
- Due to market-related property write-downs and a foreign exchange effect following the sale and subsequent deconsolidation of a subsidiary in Turkey **net profit** equalled MEUR -144.5 representing **earnings per share** of EUR -0.59.

<sup>1</sup> Number of shares included for Q1–2 2023: 137,974,126; number of shares included for Q1–2 2022: 135,707,360

The increase in the investment in S IMMO to 50% plus one share was finalised at year-end 2022. The assets and liabilities of S IMMO have therefore been included in IMMOFINANZ's consolidated financial statements since 31 December 2022, while the income statement positions were included beginning with Q1 2023. Rounding differences may result from the use of automatic data processing for the addition of rounded amounts.

# FFO 1 more than doubled to MEUR 140.9

## – IMMOFINANZ – GROUP

Amounts in MEUR	P&L		FFO	
	Q1–2 2023	Adjustments	Q1–2 2023	Q1–2 2022
Results of asset management	216,819	0	216,819	110,000
Results of owner-operated properties	1,462	6,496	7,957	0
Results of property sales	-52,993	52,993	0	0
Results of property development	-3,989	3,989	0	0
Other operating income	4,502	0	4,502	965
Other operating expenses	-47,755	10,398	-37,357	-22,897
Results of operations	118,046	73,875	191,921	88,067
Revaluation from standing investments and goodwill	-191,050	191,050	0	0
Operating profit (EBIT)	-73,004	264,925	191,921	88,067
Financial results	-72,797	21,820	-50,978	-22,047
<b>FFO 1 before tax</b>	<b>-145,801</b>	<b>286,745</b>	<b>140,944</b>	<b>66,021</b>

FFO 1 (before tax)

MEUR **140.9**  $\geq +100\%$

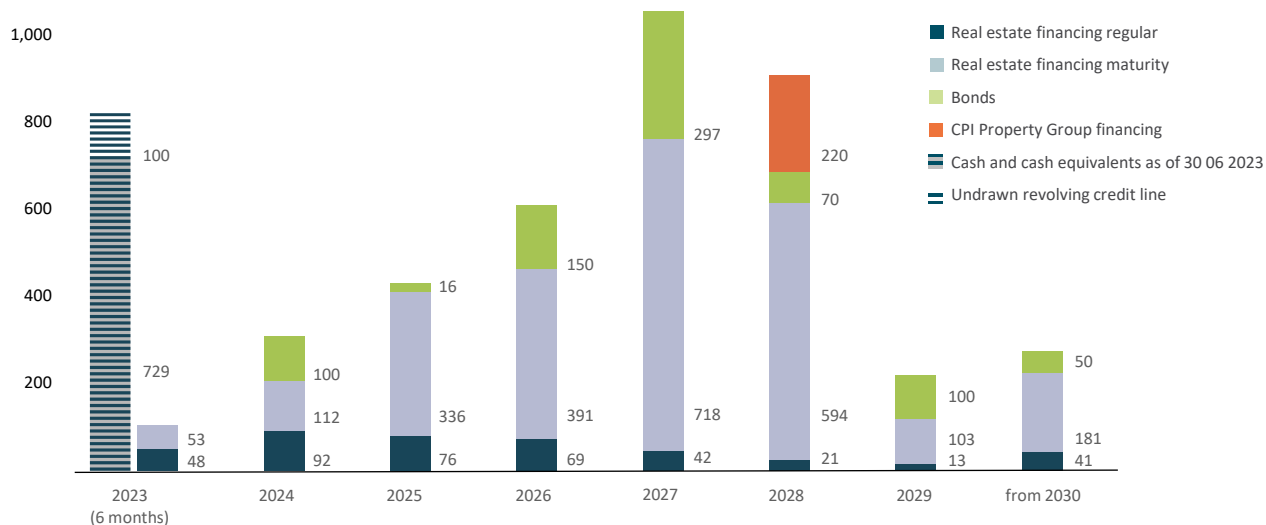
(Q1–2 2022: MEUR 66.0)

Sustainable FFO 1 improved by 113.5% and exceeded the increase in both rental income and the results of asset management.

# Robust balance sheet structure and solid net LTV level

## – IMMOFINANZ – GROUP

Maturity profile of IMMOFINANZ Group as of 30 June 2023, in MEUR

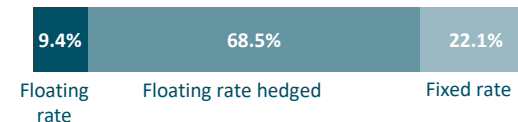


- Robust balance sheet structure with an equity ratio of **49.6%**
- Net LTV at a solid level of **38.7%** (12/2022: 40.7%)
- Financing costs (incl. hedging costs) equalled **2.75%** (12/2022: 2.60%) reflecting rising market interest rates
- Remaining term of financing stable at **4.25 years** (2022: 4.25 years)
- Unencumbered asset pool of **EUR 2.0 billion (25.4%)**

**Outstanding liability in TEUR as of 30.06.2023**      **Total average interest rate incl. expenses for derivatives in %<sup>1</sup>**

Corporate bonds IMMOFINANZ	237,253.8	2.50
Bank and other financial liabilities <sup>2</sup>	2,074,113.7	3.13
S IMMO	1,533,806.6	2.27
<b>IMMOFINANZ Group</b>	<b>3,845,174.2</b>	<b>2.75</b>

**Hedging quota: 90.6% (12/2022: 87.0%)**



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

<sup>2</sup> Including IFRS 5

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# Overview Group – Quality portfolio with robust occupancy

– **IMMOFINANZ** –  
**GROUP**

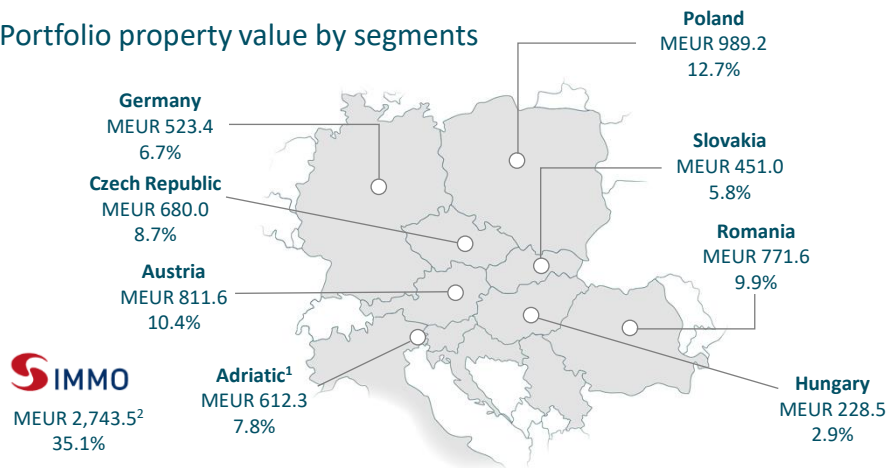
## Company snapshot

- European real estate corporation with a focus on **retail and office properties in Central and Eastern Europe**
- **Significant portfolio size of EUR 7.8 billion**, mainly driven by full consolidation of S IMMO as well as acquisitions and completions
- IMMOFINANZ and S IMMO have **superb and complimentary real estate portfolios** managed by local teams of experienced experts.

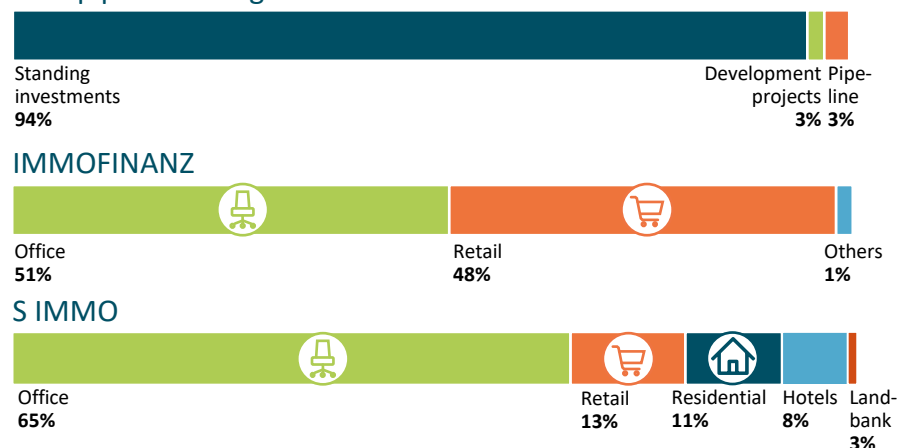
## Key Figures – IMMOFINANZ Group



## Portfolio property value by segments



## Group portfolio segmentation



<sup>1</sup> Adriatic includes Serbia, Slovenia, Croatia and Italy; <sup>2</sup> Excludes the owner-operated hotels of S IMMO

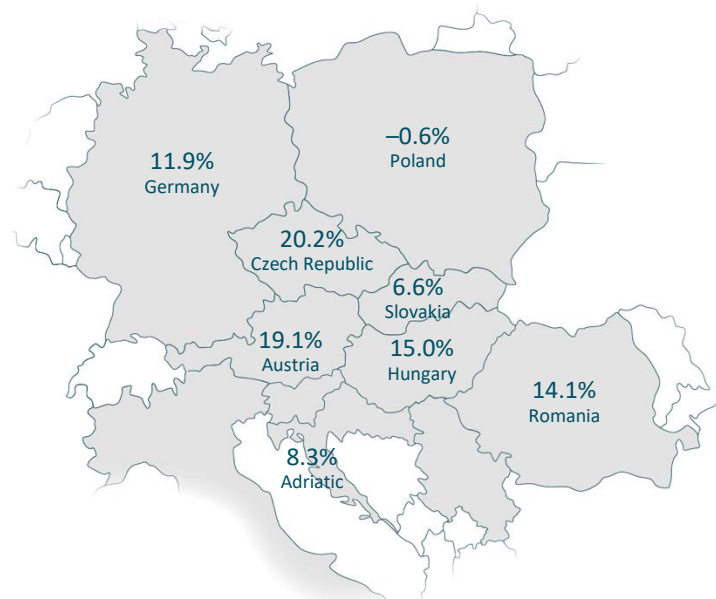
## Strong like-for-like rental growth in Q2

– IMMOFINANZ –

A like-for-like analysis shows a further sound improvement of 10.3%, or MEUR 6.9, in rental income to MEUR 74.3 in the second quarter of 2023 (Q2 2022: MEUR 67.4). Positive development was reported by nearly all core markets, led by Austria. Like-for-like rental income rose by 9.0% in the office business and by 11.8% in the retail sector, whereby the indexing of rents and higher turnover-based rents in retail properties served as the driving factors.

Standing investments <sup>1</sup> as of 30 06 2023	Carrying amount in MEUR	Rental income Q2 2023 in MEUR	Rental income Q2 2022 in MEUR	Change in MEUR
Austria	692.1	10.9	9.1	1.7
Germany	386.4	3.7	3.3	0.4
Poland	951.0	16.2	16.3	-0.1
Czech Republic	486.8	8.4	7.0	1.4
Hungary	194.4	4.5	3.9	0.6
Romania	635.3	13.3	11.7	1.6
Slovakia	332.4	6.5	6.1	0.4
Adriatic	473.2	10.8	10.0	0.8
<b>IMMOFINANZ</b>	<b>4,151.6</b>	<b>74.3</b>	<b>67.4</b>	<b>6.9</b>
Office	2,223.9	31.8	29.2	2.6
Retail	1,909.8	42.4	37.9	4.5
<b>IMMOFINANZ</b>	<b>4,151.6</b>	<b>74.3</b>	<b>67.4</b>	<b>6.9</b>

### Change in like-for-like rental income in Q2



Rounding differences may result from the use of automatic data processing.

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

# Developments – Reduced pipeline with focus on sustainable myhive office buildings and STOP SHOPS

– IMMOFINANZ –  
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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 % <sup>1</sup>
Austria	1	68.3	41.7	3.6	19,882	76.3	3.8	5.3
Romania	1	41.0	25.1	3.3	21,127	45.8	3.3	7.5
Adriatic <sup>2</sup>	9	54.3	33.2	53.9	73,583	112.8	8.5	7.9
<b>Active projects</b>	<b>11</b>	<b>163.6</b>	<b>100.0</b>	<b>60.8</b>	<b>114,592</b>	<b>234.9</b>	<b>15.7</b>	<b>7.0</b>
In preparation		47.3						
IMMOFINANZ								
S IMMO		12.2						
<b>IMMOFINANZ Group</b>		<b>223.1</b>						

- Development projects: **2.9% of portfolio value with moderate costs to completion**
- **S IMMO** had no active development projects in progress.

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

<sup>2</sup> Croatia, Serbia

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# Focus on core retail and office business

Retail products and innovative, flexible office solutions as well as complementary products



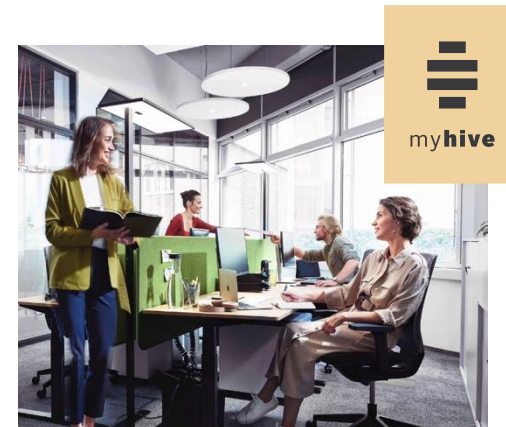
## STOP SHOP retail parks

- Further growth with resilient retail parks and strengthening of the leading operator position in Europe
- Mid-term increase to more than 140 locations



## VIVO! shopping centers

- Investments in regional shopping centers to strengthen the VIVO! brand depending on the 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 the IMMOFINANZ markets
- Focus on innovative, flexible, sustainable and multi-tenant properties

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

- As the macroeconomic environment is currently characterised by high inflation and increasing interest rates, IMMOFINANZ is considering investments in higher yielding properties as a sustainable long-term investment strategy.
- Divestments of certain lower yielding properties in order to realise the value of mature buildings or to identify buildings that no longer fit the updated strategy.
- Divestments to reach ~EUR 1 billion; proceeds to be used for repayment of debt or to be reinvested in assets based on the portfolio strategy.
- Remaining sales pipeline amounts to approx. MEUR 745 (excl. S IMMO). Additional closings should be possible in the coming months.
- S IMMO is currently reviewing the sale of approx. MEUR 340 in German residential and commercial properties. Individual sales in Austria and CEE are also under review.



## IMMOFINANZ and S IMMO to review synergies

– IMMOFINANZ –  
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- IMMOFINANZ acquired 17.3 million S IMMO shares from its core shareholder CPIPG at the end of 2022, thus obtaining a controlling stake in S IMMO of 50% plus one share. The purchase price amounted to MEUR 337.4.
- The transaction is financed through a long-term credit facility provided to IMMOFINANZ by CPIPG with a maturity until March 2028.
- With this acquisition, IMMOFINANZ **completes a long-term strategic goal** and proceeds with the consolidation of both companies to capture future mutual synergies.
- In January 2023, IMMOFINANZ and S IMMO signed a framework agreement which establishes a **joint process to review further alignment, coordination, merger or other forms of integration across the two groups**. CPIPG participates in the project as a supporting shareholder.
- The ultimate objective is to **identify synergies and efficiencies** that will **improve transparency and profitability for all stakeholders**.

# Group ESG strategy & goals



## Environment

- **32.4% reduction in GHG intensity** of property portfolio, incl. bioenergy, by year 2030 versus 2019 baseline (*validated by Science Based Target initiative in July 2022 in alignment with the Paris Agreement's well below 2°C scenario*)
- Purchase of electricity exclusively from **100% renewable sources by year end 2024**
- **10% reduction in energy intensity** of property portfolio by 2030 versus 2019 baseline
- **10% reduction in water intensity** of property portfolio by 2030 versus 2019 baseline
- Elimination of waste sent to landfill wherever possible, **waste recycling rate of 55%** by year end 2025 and **60% by year end 2030**
- **Increase in EU Taxonomy alignment** of economic activities at consolidated Group level over time



## Social

- **Increased share of certified buildings** (*Access4you, BREEM, DGNB, EDGE, Green Key, Green Star, HQE, LEED, WELL*)
- **Group-wide green lease agreement** to be offered for all new commercial leases and renewals
- Minimum of **33% share of female senior managers**
- Completion of at least **eight hours of training per employee per year**
- Biennial **employee satisfaction surveys**

# – IMMOFINANZ – GROUP



## Governance

- Agreement on the **Code of Conduct** with all employees
- **Mandatory annual employee training** on Code of Conduct and associated policies
- All new suppliers and renewals comply with Group-wide **Code of Conduct for Suppliers**
- Alignment of **Management Board remuneration to ESG criteria**

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# IMMOFINANZ (excl. S IMMO) – Well diversified portfolio

– IMMOFINANZ –

**Portfolio value**  
**MEUR 5,067.6**  
 (12/2022: MEUR 5,199.6)

**Standing investments**  
**MEUR 4,724.8**  
 (12/2022: MEUR 4,852.1)

**Gross return**  
**7.0% IFRS rent**  
 (12/2022: 6.5%)

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

## High quality and international tenant base



### Office

- No industry dependence due to diversified tenant structure, 6.9% public tenants
- No single tenant accounts for more than 3.7% of office space



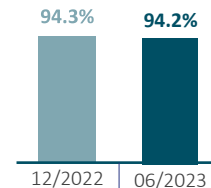
### Retail

- Long-term partnership with Europe’s best retail brands
- Balanced tenant mix to ensure optimal environment for retailers and their customers
- No single tenant accounts for more than 4.4% of retail space

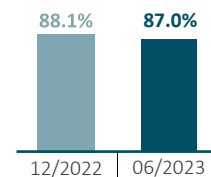


## Robust occupancy rate

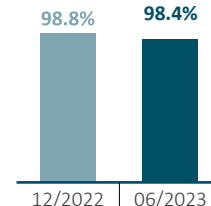
Overall



Office



Retail



<sup>1</sup> For better comparability, the information is provided in relation to the peer group.

## Office standing portfolio (excl. S IMMO)

– IMMOFINANZ –

**Poland** **28.2%**

Number of properties	10
Carrying amount in MEUR	673.8
Rentable space in sqm	234,400
Occupancy rate in %	90.2
Rental income Q2 2023 in MEUR <sup>1</sup>	10.0
Gross return in %	6.0

**Germany** **21.7%**

Number of properties	3
Carrying amount in MEUR	518.8
Rentable space in sqm	87,652
Occupancy rate in %	74.9
Rental income Q2 2023 in MEUR <sup>1</sup>	4.4
Gross return in %	3.4

**Romania** **10.8%**

Number of properties	9
Carrying amount in MEUR	258.7
Rentable space in sqm	178,873
Occupancy rate in %	75.5
Rental income Q2 2023 in MEUR <sup>1</sup>	4.2
Gross return in %	6.6

**Austria** **24.0%**

Number of properties	9
Carrying amount in MEUR	573.7
Rentable space in sqm	161,576
Occupancy rate in %	97.9
Rental income Q2 2023 in MEUR <sup>1</sup>	8.0
Gross return in %	5.6

**Czech Republic** **11.6%**

Number of properties	5
Carrying amount in MEUR	278.0
Rentable space in sqm	76,833
Occupancy rate in %	90.2
Rental income Q2 2023 in MEUR <sup>1</sup>	4.4
Gross return in %	6.3

**Slovakia** **2.4%**

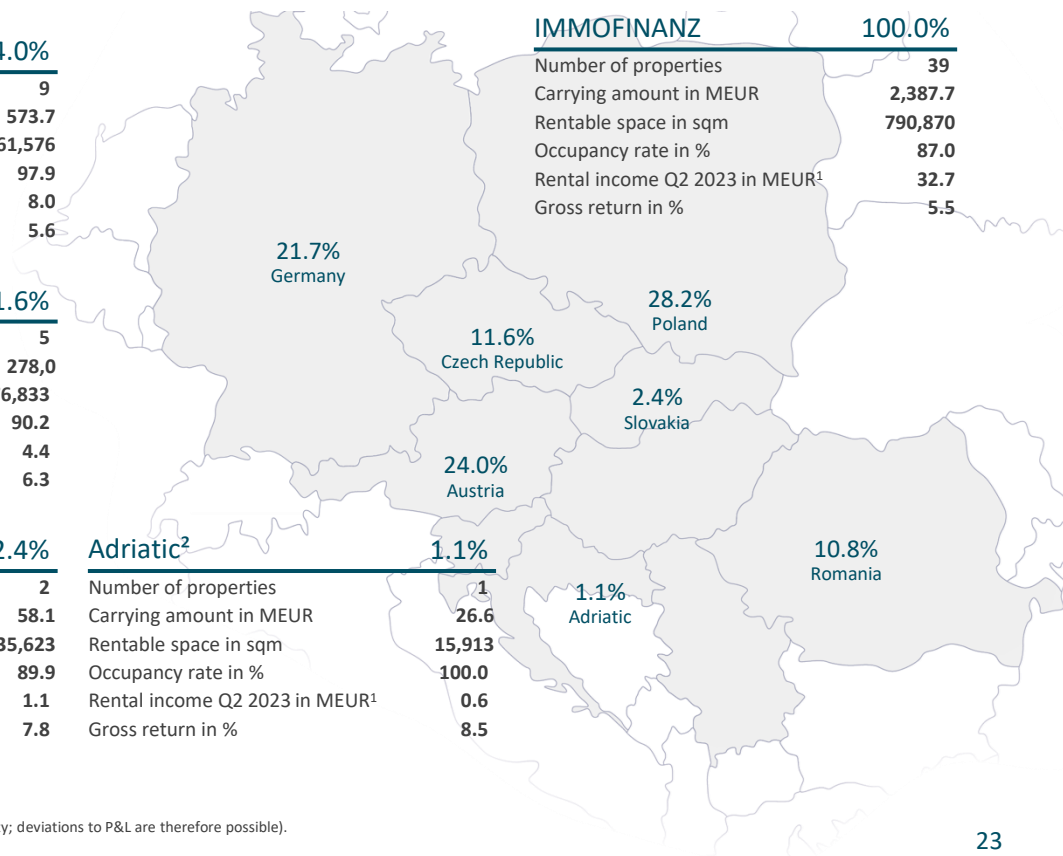
Number of properties	2
Carrying amount in MEUR	58.1
Rentable space in sqm	35,623
Occupancy rate in %	89.9
Rental income Q2 2023 in MEUR <sup>1</sup>	1.1
Gross return in %	7.8

**Adriatic<sup>2</sup>** **1.1%**

Number of properties	1
Carrying amount in MEUR	26.6
Rentable space in sqm	15,913
Occupancy rate in %	100.0
Rental income Q2 2023 in MEUR <sup>1</sup>	0.6
Gross return in %	8.5

**IMMOFINANZ** **100.0%**

Number of properties	39
Carrying amount in MEUR	2,387.7
Rentable space in sqm	790,870
Occupancy rate in %	87.0
Rental income Q2 2023 in MEUR <sup>1</sup>	32.7
Gross return in %	5.5



Data as of 30 June 2023

<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 (excl. S IMMO)

– IMMOFINANZ –

**Adriatic** 20.9%

Number of properties	37 <sup>1</sup>
Carrying amount in MEUR	485.3
Rentable space in sqm	325,671
Occupancy rate in %	99.4
Rental income Q2 2023 in MEUR <sup>2</sup>	10.9
Gross return in %	9.0

**Czech Republic** 17.3%

Number of properties	43
Carrying amount in MEUR	402.0
Rentable space in sqm	202,387
Occupancy rate in %	98.7
Rental income Q2 2023 in MEUR <sup>2</sup>	7.4
Gross return in %	7.3

**Slovakia** 16.9%

Number of properties	33
Carrying amount in MEUR	391.6
Rentable space in sqm	228,426
Occupancy rate in %	96.1
Rental income Q2 2023 in MEUR <sup>2</sup>	7.6
Gross return in %	7.8

**Romania** 15.5%

Number of properties	5
Carrying amount in MEUR	358.7
Rentable space in sqm	149,576
Occupancy rate in %	98.7
Rental income Q2 2023 in MEUR <sup>2</sup>	9.0
Gross return in %	10.0

**Poland** 13.2%

Number of properties	20
Carrying amount in MEUR	306.0
Rentable space in sqm	203,680
Occupancy rate in %	98.1
Rental income Q2 2023 in MEUR <sup>2</sup>	6.8
Gross return in %	8.8

**Hungary** 9.7%

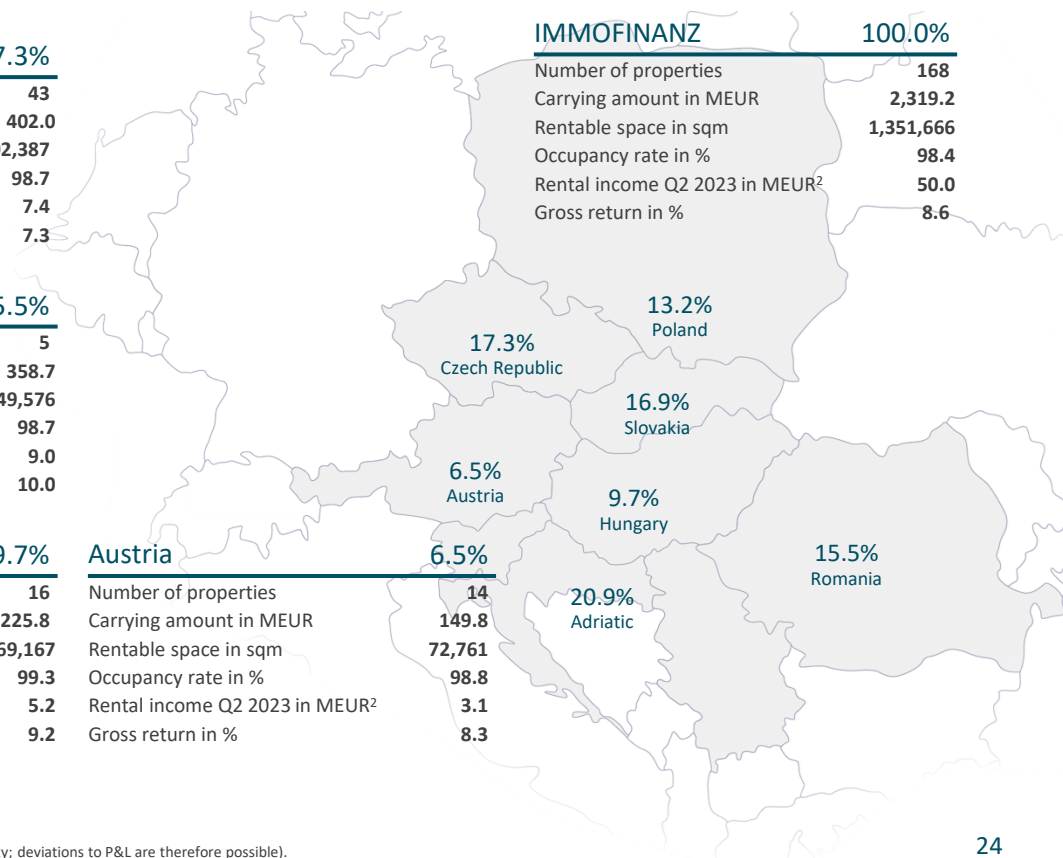
Number of properties	16
Carrying amount in MEUR	225.8
Rentable space in sqm	169,167
Occupancy rate in %	99.3
Rental income Q2 2023 in MEUR <sup>2</sup>	5.2
Gross return in %	9.2

**Austria** 6.5%

Number of properties	14
Carrying amount in MEUR	149.8
Rentable space in sqm	72,761
Occupancy rate in %	98.8
Rental income Q2 2023 in MEUR <sup>2</sup>	3.1
Gross return in %	8.3

**IMMOFINANZ** 100.0%

Number of properties	168
Carrying amount in MEUR	2,319.2
Rentable space in sqm	1,351,666
Occupancy rate in %	98.4
Rental income Q2 2023 in MEUR <sup>2</sup>	50.0
Gross return in %	8.6



Data as of 30 June 2023

<sup>1</sup> Serbia: 14 properties; Slovenia: 14 properties; Croatia: 7 properties; Italy: 2 properties<sup>2</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).



# Successful with brands – Latest acquisitions and openings increase number of STOP SHOPS to 135

– IMMOFINANZ –



## myhive offices

myhive Urban Garden (AT) with BREEAM certification “Outstanding” will be completed in autumn 2023.

### 25 properties in six countries

Rentable space	535,754 sqm
Occupancy rate	89.1%
Rental income Q2 2023 <sup>1</sup>	MEUR 21.5
Carrying amount	MEUR 1,437.8
Gross return IFRS	6.0%



## STOP SHOP retail parks

Positioned as leading retail park operator in Europe. Openings of two STOP SHOPS in Croatia in March and April 2023.

### 135 properties in ten countries

Rentable space	959,211 sqm
Occupancy rate	98.9%
Rental income Q2 2023 <sup>1</sup>	MEUR 31.8
Carrying amount	MEUR 1,509.5
Gross return IFRS	8.4%



## VIVO! shopping centers

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

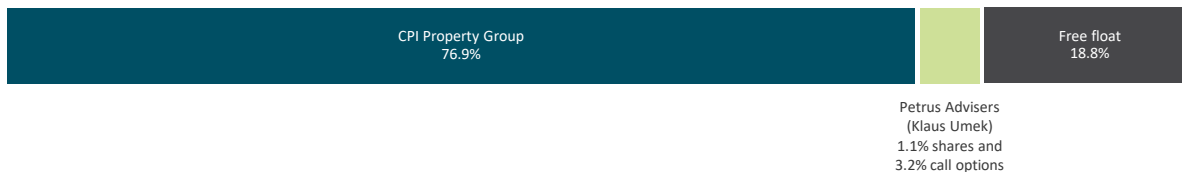
### 10 properties in four countries

Rentable space	312,202 sqm
Occupancy rate	96.8%
Rental income Q2 2023 <sup>1</sup>	MEUR 15.6
Carrying amount	MEUR 683.9
Gross return IFRS	9.1%

<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)

# Shareholder structure

## Shareholder structure



- The CPI Property Group owns approximately 76.9% of IMMOFINANZ (shares).
- IMMOFINANZ has a majority investment of 50% plus one share in S IMMO (36,804,449 shares), while the CPI Property Group holds roughly 38.4% of the share capital of S IMMO (28,241,094 shares).
- Approximately 13% of shares are owned by retail shareholders.

# Key figures

## Asset data as of 30 June 2023

Balance sheet total	in MEUR	9,380.9
Equity ratio	in %	49.6
Net financial liabilities	in MEUR	3,116.0
Cash and cash equivalents	in MEUR	729.2
Loan to value ratio (net)	in %	38.7
Gearing	in %	68.3
Total average interest rate including costs for derivatives	in %	2.7
Average term of financial liabilities	in years	4.3

## EPRA indicators as of 30 June 2023

EPRA net tangible assets (NTA)	in MEUR	3,867.0
EPRA NTA per share	in EUR	28.03
EPRA vacancy rate (excl. S IMMO)	in %	6.6

## Q1 2023

EPRA earnings	in MEUR	73.4
EPRA earnings per share	in EUR	0.53
EPRA earnings after company-specific adjustments	in MEUR	69.3
EPRA earnings per share after company-specific adjustments	in EUR	0.50
EPRA net initial yield	in %	6.4
EPRA “topped-up” net initial yield	in %	6.6

The increase in the investment in S IMMO to 50% plus one share was finalised at year-end 2022. The assets and liabilities of S IMMO have therefore been included in IMMOFINANZ's consolidated financial statements since 31 December 2022, while the income statement positions were included beginning with Q1 2023.

## Stock exchange data as of 30 June 2023

Book value per share	in EUR	27.06
Share price at end of period	in EUR	17.00
Discount of share price to EPRA NTA per share	in %	39.4
Total number of shares		138,669,711
thereof number of treasury shares		695,585
Market capitalisation at end of period	in MEUR	2,357.4

## Q1–2 2023

Earnings per share	in EUR	-0.59
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## Earnings data Q2 2023

Rental income	in MEUR	258.9
Results of asset management	in MEUR	216.8
Results from owner-operated properties	in MEUR	1.5
Results of property sales	in MEUR	-53.0
Results of property development	in MEUR	-4.0
Results of operations	in MEUR	118.0
Revaluations	in MEUR	-197.2
EBIT	in MEUR	-73.0
Financial results	in MEUR	-72.8
EBT	in MEUR	-145.8
Net profit for the period	in MEUR	-144.5
FFO 1 before tax	in MEUR	140.9

# Contact and financial calendar

## Investor Relations

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## Financial calendar

Q1–3 results 2023 <sup>1</sup>	29 11 2023
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## Ticker symbols

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

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