

FACT SHEET

COMPANY PROFILE

CA Immo specializes in office properties in Central European capitals and controls property assets of around € 3.9 bn in Germany, Austria and Eastern Europe. The company covers the entire value chain in the field of commercial real estate, from lettings and management to project development based on a high degree of in-house construction expertise. CA Immo was founded in 1987 and has been listed on the ATX index of the Vienna Stock Exchange, with free float of around 74 % at the present time. The company, based in Vienna, has branch offices in Frankfurt, Munich, Berlin, Bucharest, Budapest, Warsaw and Prague.

PROPERTY PORTFOLIO

		30.06.2017	31.12.2016
Total usable space (excl. parking, excl. projects) ¹⁾	m ²	1,569,997	1,609,242
Gross yield investment properties ²⁾	%	6.0	6.1
Fair value of properties	Mio. €	3,999.8	3,819.9

1) Incl. fully consolidated real estate (wholly owned by CA Immo) and real estate in which CA Immo holds a proportionate share (at equity)

2) Incl. land leases and rentable open landscapes

FINANCIAL CALENDAR

Nov 23, 2017 Interim report for third quarter 2017

Mar 22, 2018 Publication of the Annual Result 2017 / Press Conference

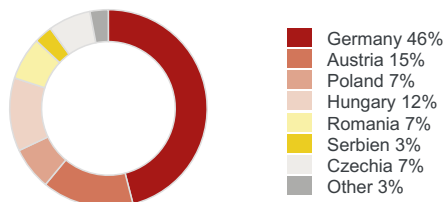
FAIR VALUE BY USAGE TYPE

Base: € 3.3 Mrd. (Property Assets)



FAIR VALUE BY COUNTRIES

Base: € 4.9 Mrd. (Investment Properties)



MANAGEMENT



Frank Nickel (CEO)



Dr. Hans Volkert
Voickens (CFO)

SUPERVISORY BOARD

- > **Torsten Hollstein (Chairman)**
- > Richard Gregson
- > Michael Stanton
- > Mag. Stefan Schönauer Bakk
- > Univ.-Prof. Dr. MMag. Klaus Hirschler
- > Georg Edinger*
- > Nicole Kubista*
- > **Dr. Florian Koschat (Deputy Chairman)**
- > John Nacos
- > Dr. Oliver Schumy
- > Univ.-Prof. Dr. Sven Bienert
- > Dipl. BW Gabriele Düker
- > Sebastian Obermair*
- > Franz Reitermayer*

* employee representative

SHARE CHART



STOCK FUNDAMENTALS

ISIN	AT0000641352
WKN	64135
Share type	Ordinary
Bloomberg Code	CAI:AV
Reuters Code	CAIV.VI
Ticker	CAI
Branch	Real Estate
Index	ATX, ATX-Prime, IATX, FTSE EPRA/NAREIT Europe, GPR 250, WBI
Last Dividend	0.65 (for 2016)
No. of shares	98,808,336 ¹⁾
Market Cap	EUR 2.40 bn
52 week high	24.60 EUR
52 week low	15.63 EUR
Stock exchanges	Wiener Börse

¹⁾ thereof 4 Registered shares

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ANNUAL FIGURES¹⁾

INCOME STATEMENT		2016	2015	2014
Rental income	€ m	165.6	154.8	145.2
EBITDA	€ m	147.6	148.6	149.1
Operating result (EBIT)	€ m	293.8	402.7	142.9
Net result before taxes (EBT)	€ m	237.6	316.0	84.6
Consolidated net income	€ m	183.9	220.8	70.8
Operating cash flow	€ m	125.4	113.2	99.5
Capital expenditure	€ m	291.6	92.5	184.0
FFO I (excl. Trading and pre taxes)	€ m	91.7	80.8	70.0
FFO II (incl. Trading and after taxes)	€ m	113.7	121.2	135.1
BALANCE SHEET				
Total assets	€ m	4,309.1	3,984.0	3,670.9
Shareholders' equity	€ m	2,204.5	2,120.5	1,951.7
Long and short term interest-bearing liabilities	€ m	1,565.6	1,404.0	1,229.2
Net debt	€ m	1,167.7	1,191.4	1,061.3
Net asset value (EPRA NAV)	€ m	2,497.5	2,354.4	2,148.2
Triple Net asset value (EPRA NNNAV)	€ m	2,294.4	2,196.3	2,011.6
Gearing	%	53.0	56.2	54.4
Equity ratio	%	51.2	53.2	53.2
RoE ² in %	%	8.50	10.80	3.78
Gross LTV	%	45.90	43.80	45.62
Net LTV	%	34.20	37.20	39.39
SHARE RELATED KEY FIGURES				
Undiluted earnings/share	€	1.94	2.25	0.76
diluted earnings/share	€	1.94	2.25	0.73
NAV/share	€	23.60	21.90	19.75
EPRA NAV/share	€	26.74	24.32	21.74
EPRA NNNAV/share	€	24.56	22.69	20.36
Price (key date)/NNNAV per share – 1 (before deferred taxes) ³⁾	%	(29)	(26)	(24)
Dividend paid in the business year	€	0.50	0.45	0.40
Dividend yield	%	2.86	2.67	2.58

QUARTERLY FIGURES¹⁾

	Q2/17	Q1/17	Q4/16	Q3/16	Q2/16	Q1/16
Rental income, € m	88.6	43.8	165.6	122.6	81.3	40.2
Net operating income, € m	80.1	38.2	147.1	108.8	72.1	35.3
EBITDA, € m	72.5	30.4	147.6	111.8	61.4	28.8
Operating result (EBIT), € m	148.1	43.4	293.8	217.8	175.6	46.5
Net income before taxes (EBT), € m	134.8	31.2	237.6	172.6	137.4	19.1
Consolidated net income, € m	105.3	23.2	183.9	126.4	98.9	13.2
Operating cash flow, € m	67.2	24.5	125.4	82.4	49.3	34.4

1) Key figures include all fully consolidated properties, i.e. all properties wholly owned by CA Immo

2) Return on Equity (profit-generating efficiency) = consolidated net income after minority interests / average equity (without minority interests)

3) before deferred taxes

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