

# FACT SHEET

## COMPANY PROFILE

CA Immo specializes in office properties in Central European capitals and controls property assets of around € 4.0 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, Belgrad, Bucharest, Budapest, Warsaw and Prague.

## PROPERTY PORTFOLIO<sup>1)</sup>

		31.12.2017	31.12.2016
Total usable space (excl. parking, excl. projects) <sup>2)</sup>	m <sup>2</sup>	1,530,828	1,609,242
Gross yield investment properties	%	6.2	6.1
Fair value of properties	Mio. €	4,268.3	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

<b>Nov 20, 2018</b>	Interim report for the third quarter 2018
<b>Mar 27, 2019</b>	Publication of the Annual Result 2018 (Annual Financial Report)
<b>Mar 28, 2019</b>	Press conference on the annual results 2018

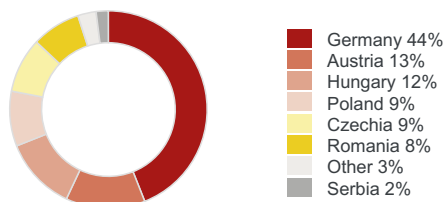
## FAIR VALUE BY USAGE TYPE

Base: € 3.3 Mrd. (Property Assets)



## FAIR VALUE BY COUNTRIES

Base: € 4.0 Mrd. (Investment Properties)



## MANAGEMENT



Andreas Quint (CEO)



Keegan Viscius (CIO)

## SUPERVISORY BOARD

- > **Torsten Hollstein (Chairman)**
- > Univ.-Prof. Dr. MMag. Klaus Hirschler
- > Michael Stanton
- > Georg Edinger\*
- > Franz Reitermayer\*
- > Laura Rubin
- > **Dr. Florian Koschat (Deputy Chairman)**
- > Richard Gregson
- > John Nacos
- > Sebastian Obermair\*
- > Nicole Kubista\*
- > Jeffrey Dishner
- > Sarah Broughton

\* 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	0.80 (for 2017)
No. of shares	98,808,336 <sup>1)</sup>
Market Cap	EUR 2.82 bn
52 week high	32.94 EUR
52 week low	21.40 EUR
Stock exchanges	Wiener Börse

<sup>1)</sup> thereof 4 Registered shares

# FACT SHEET

## ANNUAL FIGURES<sup>1)</sup>

INCOME STATEMENT		2017	2016	2015	2014
Rental income	€ m	180.3	165.6	154.8	145.2
EBITDA	€ m	173.7	147.6	148.6	149.1
Operating result (EBIT)	€ m	340.5	293.8	402.7	142.9
Net result before taxes (EBT)	€ m	299.8	237.6	316.0	84.6
Consolidated net income	€ m	234.9	183.9	220.8	70.8
Operating cash flow	€ m	132.5	125.4	113.2	99.5
Capital expenditure	€ m	301.2	291.6	92.5	184.0
FFO I (excl. Trading and pre taxes)	€ m	106.8	91.7	80.8	70.0
FFO II (incl. Trading and after taxes)	€ m	169.7	113.7	121.2	135.1
BALANCE SHEET					
Total assets	€ m	4,768.70	4,309.10	3,984.00	3,670.94
Shareholders' equity	€ m	2,398.50	2,204.50	2,120.50	1,951.71
Long and short term interest-bearing liabilities	€ m	1,753.10	1,565.60	1,404.00	1,229.15
Net debt	€ m	1,368.60	1,167.70	1,191.40	1,061.29
Net asset value (EPRA NAV)	€ m	2,787.30	2,497.50	2,354.40	2,148.22
Triple Net asset value (EPRA NNAV)	€ m	2,528.80	2,294.40	2,196.30	2,011.56
Gearing	%	57.1	53.0	56.2	54.4
Equity ratio	%	50.3	51.2	53.2	53.2
RoE <sup>2</sup> in %	%	10.2	8.50	10.80	3.78
Gross LTV	%	45.5	45.90	43.80	45.62
Net LTV	%	35.5	34.20	37.20	39.39
SHARE RELATED KEY FIGURES					
Undiluted earnings/share	€	2.52	1.94	2.25	0.76
diluted earnings/share	€	2.52	1.94	2.25	0.73
NAV/share	€	25.73	23.60	21.90	19.75
EPRA NAV/share	€	29.9	26.74	24.32	21.74
EPRA NNAV/share	€	27.13	24.56	22.69	20.36
Price (key date)/NNAV per share – 1 (before deferred taxes) <sup>3)</sup>	%	2	(29)	(26)	(24)
Dividend paid in the business year	€	0.65	0.5	0.45	0.4
Dividend yield	%	2.52	2.86	2.67	2.58

## QUARTERLY FIGURES<sup>1)</sup>

	Q2/18	Q1/18	Q4/17	Q3/17	Q2/17	Q1/17 restated	Q4/16
Rental income, € m	93.8	46.2	180.3	133.5	88.6	43.8	165.6
Net operating income, € m	86.8	42.7	163.4	121.8	80.1	38.2	147.1
EBITDA, € m	79.3	40.8	173.7	124.1	70.3	29.0	147.6
Operating result (EBIT), € m	149.8	56.6	340.5	205.5	148.5	42.8	293.8
Net income before taxes (EBT), € m	123.3	38.6	299.8	182.9	135.2	30.5	237.6
Consolidated net income, € m	89.6	28.8	234.9	147.6	105.3	23.2	183.9
Operating cash flow, € m	61.6	36.9	132.5	98.4	67.2	24.5	125.4

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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