# **FACT SHEET**



## **COMPANY PROFILE**

CA Immo specializes in office properties in Central European capitals and controls property assets of around € 5.5bn in Germany, Austria and Eastern Europe. The Group 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. The parent group CA Immobilien Anlagen AG was founded in 1987 and has been listed on the ATX index of the Vienna Stock Exchange. The real estate Group, based in Vienna, has branch offices in Frankfurt, Munich, Berlin, Budapest, Warsaw and Prague.

# PROPERTY PORTFOLIO

		Q3/2023	2022 (	Change
Total usable space	sqm 1	,222,833 1	,330,621	-8%
Book value of properties	€ m	5,515.5	5,910.5	-7%
Gross yield investment properties *	%	4.8	4.6	20 bp
Occupancy rate *	%	89.9	89.9	0 bp

<sup>\*</sup> Excluding the Grasblau (Berlin) and ONE (Frankfurt) office buildings completed in 2022 and transferred to the portfolio, which were still in the stabilization phase as of the reporting date.

#### FINANCIAL CALENDAR

Mar 20, 2024 Publication annual financial report Publication Annual Result 2023

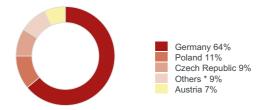
## **BOOK VALUE BY MAIN USAGE**

Base: €5.0bn (Investment properties)



# **BOOK VALUE BY COUNTRY**

Base: €5.0bn (Investment properties)



<sup>\*</sup> Including investment properties in Hungary and an office building in

## MANAGEMENT



Dr. Andreas Schillhofer (CFO)

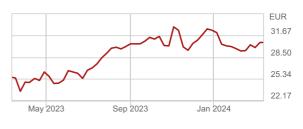


Keegan Viscius (CEO)

#### SUPERVISORY BOARD

- > Torsten Hollstein (Chairman)
- David Smith (1. Deputy Chairman)
- > Jeffrey G. Dishner (2. Deputy
- > Sarah Broughton
- Chairman)
- > Georg Edinger\*
- > Sebastian Obermair\* \* employee representative

#### SHARE CHART





## STOCK FUNDAMENTALS

ISIN AT0000641352 WKN 64135 Share type Ordinary Bloomberg Code CAI:AV

REA Reuters Code Ticker CAL Branch Real Estate

Index ATX, ATX-Prime, IATX, FTSE EPRA/NAREIT

Europe, GPR 250, WBI

Last regular Dividend 3.50 (for 2021) No. of shares 106,496,4221) Market Cap EUR 3.26 bn 52 week high 33.05 EUR 52 week low 23.20 EUR Wiener Börse Stock exchanges

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

# **FACT SHEET**



# KEY FIGURES 1)

Rental income     € m     213.8     201.1     235.6       EBITDA     € m     149.5     189.4     195.6       Operating result (EBIT)     € m     149.5     189.4     195.6       Net result before taxes (EBT)     € m     174.8     660.8     343.3       Consolidated net income     € m     146.7     150.9     185.1       Capital expenditure     € m     293.0     274.4     488.8       FFO I (excl. Trading and pre taxes)     € m     125.3     128.3     133.8       FFO II (incl. Trading and after taxes)     € m     125.3     128.3     133.8       FFO II (incl. Trading and after taxes)     € m     125.3     128.3     133.8       FFO II (incl. Trading and after taxes)     € m     125.3     128.3     133.8       FFO II (incl. Trading and after taxes)     € m     7.170.6     7,114.4     6.820.3       Sharken Etter     Em     3,358.5     3,291.0     3,128.3       Sharken Etter     € m     1,921.1     1,946.2     1,890.5       EPRA Net Tanigble Assets (NT	ALT.	0000 0004	2022	2040
EBITDA     € m     149.5     189.4     199.5       Operating result (EBIT)     € m     74.4     725.2     375.4       Net result before taxes (EBT)     € m     117.8     650.8     348.3       Consolidated net income     € m     75.5     479.8     254.0       Operating cash flow     € m     146.7     150.9     185.1       Capital expenditure     € m     293.0     274.4     488.8       FFO I (sxcl. Trading and pre taxes)     € m     125.3     128.3     133.8       FFO I (incl. Trading and after taxes)     € m     121.2     143.1     141.1       BALANCE SHEET     Total assets     € m     7,170.6     7,114.4     6,820.3       Shareholders' equity     € m     3,358.5     3,291.0     3,128.3       Long and short term interest-bearing liabilities     € m     1,921.1     1,946.2     1,890.5       EPRA Net Reinstatement Value (NRV)     € m     4,382.1     4,450.5     4,346.7       EPRA Net Tangible Assets (NTA)     € m     3,666.9     3,393.8     3,234.8 <th>NI</th> <th>2022 2021 restated</th> <th>2020</th> <th>2019</th>	NI	2022 2021 restated	2020	2019
Operating result (EBIT)     € m     74.4     725.2     375.4       Net result before taxes (EBT)     € m     117.8     650.8     348.3       Consolidated net income     € m     75.5     479.8     254.0       Operating cash flow     € m     146.7     150.9     185.1       Capital expenditure     € m     293.0     274.4     488.8       FFO I (excl. Trading and pre taxes)     € m     125.3     128.3     133.8       FFO II (incl. Trading and after taxes)     € m     121.2     143.1     141.1       BALANCE SHEET       Total assets     € m     7,170.6     7,114.4     6,820.3       Shareholders' equity     € m     3,358.5     3,291.0     3,128.3       Long and short term interest-bearing liabilities     € m     2,822.5     2,583.9     2,827.5       Net debt     € m     1,921.1     1,946.2     1,890.5       EPRA Net Reinstatement Value (NRV)     € m     4,382.1     4,450.5     4,346.7       EPRA Net Disposal Value (NDV)     € m     3,666.9	€m	213.8 201.1	235.6	220.7
Net result before taxes (EBT)     € m     117.8     650.8     348.3       Consolidated net income     € m     75.5     479.8     254.0       Operating cash flow     € m     146.7     150.9     185.1       Capital expenditure     € m     293.0     274.4     488.8       FFO I (excl. Trading and pre taxes)     € m     125.3     128.3     133.8       FFO II (incl. Trading and after taxes)     € m     121.2     143.1     141.1       BALANCE SHEET       Total assets     € m     7,170.6     7,114.4     6,820.3       Shareholders' equity     € m     3,358.5     3,291.0     3,128.3       Long and short term interest-bearing liabilities     € m     2,822.5     2,583.9     2,827.5       Net debt     € m     1,921.1     1,946.2     1,890.5       EPRA Net Reinstatement Value (NRV)     € m     4,382.1     4,450.5     4,346.7       EPRA Net Disposal Value (NDV)     € m     3,666.9     3,393.8     3,423.4       Gearing     %     57.2     59.1 <th< td=""><td>€m</td><td>149.5 189.4</td><td>195.6</td><td>171.7</td></th<>	€m	149.5 189.4	195.6	171.7
Consolidated net income     € m     75.5     479.8     25.4.0       Operating cash flow     € m     146.7     150.9     185.1       Capital expenditure     € m     293.0     274.4     488.8       FFO I (excl. Trading and pre taxes)     € m     125.3     128.3     133.8       FFO II (incl. Trading and after taxes)     € m     121.2     143.1     141.1       BALANCE SHEET       Total assets     € m     7,170.6     7,114.4     6,820.3       Shareholders' equity     € m     3,358.5     3,291.0     3,128.3       Long and short term interest-bearing liabilities     € m     2,822.5     2,583.9     2,827.5       Net debt     € m     1,921.1     1,946.2     1,890.5       EPRA Net Reinstatement Value (NRV)     € m     4,382.1     4,450.5     4,346.7       EPRA Net Tangible Assets (NTA)     € m     4,016.0     4,033.9     3,999.3       EPRA Net Disposal Value (NDV)     € m     3,666.9     3,933.8     3,423.4       Gearing     %     47.8     41.3	T) € m	74.4 725.2	375.4	633.7
Operating cash flow     € m     146.7     150.9     185.7       Capital expenditure     € m     293.0     274.4     488.8       FFO I (excl. Trading and pre taxes)     € m     125.3     128.3     133.8       FFO II (incl. Trading and after taxes)     € m     121.2     143.1     141.1       BALANCE SHEET       Total assets     € m     7,170.6     7,114.4     6,820.3       Shareholders' equity     € m     3,358.5     3,291.0     3,128.3       Long and short term interest-bearing liabilities     € m     2,822.5     2,583.9     2,827.5       Net debt     € m     1,921.1     1,946.2     1,890.5       EPRA Net Reinstatement Value (NRV)     € m     4,382.1     4,450.5     4,346.7       EPRA Net Tangible Assets (NTA)     € m     4,016.0     4,033.9     3,999.3       EPRA Net Disposal Value (NDV)     € m     3,666.9     3,393.8     3,423.4       Gearing     %     57.2     59.1     60.4       Equity ratio     %     47.8     41.3     50.5 <td>es (EBT) € m</td> <td>117.8 650.8</td> <td>348.3</td> <td>539.3</td>	es (EBT) € m	117.8 650.8	348.3	539.3
Capital expenditure     € m     293.0     274.4     488.6       FFO I (excl. Trading and pre taxes)     € m     125.3     128.3     133.6       FFO II (incl. Trading and after taxes)     € m     121.2     143.1     141.1       BALANCE SHEET       Total assets     € m     7,170.6     7,114.4     6,820.3       Shareholders' equity     € m     3,358.5     3,291.0     3,128.3       Long and short term interest-bearing liabilities     € m     2,822.5     2,583.9     2,827.5       Net debt     € m     1,921.1     1,946.2     1,890.5       EPRA Net Reinstatement Value (NRV)     € m     4,382.1     4,450.5     4,346.7       EPRA Net Tangible Assets (NTA)     € m     4,016.0     4,033.9     3,999.3       EPRA Net Disposal Value (NDV)     € m     3,666.9     3,393.8     3,423.4       Gearing     %     57.2     59.1     60.4       Equity ratio     %     46.8     46.3     45.5       Gross LTV     %     47.8     41.3     50.5	ome € m	75.5 479.8	254.0	393.3
FFO I (excl. Trading and pre taxes)     € m     125.3     128.3     133.8       FFO II (incl. Trading and after taxes)     € m     121.2     143.1     141.1       BALANCE SHEET       Total assets     € m     7,170.6     7,114.4     6,820.3       Shareholders' equity     € m     3,358.5     3,291.0     3,128.3       Long and short term interest-bearing liabilities     € m     2,822.5     2,583.9     2,827.5       Net debt     € m     1,921.1     1,946.2     1,890.5       EPRA Net Reinstatement Value (NRV)     € m     4,382.1     4,450.5     4,346.7       EPRA Net Tangible Assets (NTA)     € m     4,016.0     4,033.9     3,999.3       EPRA Net Disposal Value (NDV)     € m     3,666.9     3,393.8     3,423.4       Gearing     %     57.2     59.1     60.4       Equity ratio     %     46.8     46.3     45.9       Gross LTV     %     47.8     41.3     50.5       SHARE RELATED KEY FIGURES       Earnings per share in € (basic)     € <td>€m</td> <td>146.7 150.9</td> <td>185.1</td> <td>117.4</td>	€m	146.7 150.9	185.1	117.4
FFO II (incl. Trading and after taxes)     € m     121.2     143.1     141.1       BALANCE SHEET       Total assets     € m     7,170.6     7,114.4     6,820.3       Shareholders' equity     € m     3,358.5     3,291.0     3,128.3       Long and short term interest-bearing liabilities     € m     2,822.5     2,583.9     2,827.5       Net debt     € m     1,921.1     1,946.2     1,890.5       EPRA Net Reinstatement Value (NRV)     € m     4,382.1     4,450.5     4,346.7       EPRA Net Tangible Assets (NTA)     € m     4,016.0     4,033.9     3,999.3       EPRA Net Disposal Value (NDV)     € m     3,666.9     3,393.8     3,423.4       Gearing     %     57.2     59.1     60.4       Equity ratio     %     46.8     46.3     45.9       Gross LTV     %     47.8     41.3     50.5       Net LTV     %     32.5     31.1     33.8       SHARE RELATED KEY FIGURES       Earnings per share in € (basic)     €     0.75	€m	293.0 274.4	488.8	254.2
BALANCE SHEET       Total assets     € m     7,170.6     7,114.4     6,820.3       Shareholders' equity     € m     3,358.5     3,291.0     3,128.3       Long and short term interest-bearing liabilities     € m     2,822.5     2,583.9     2,827.5       Net debt     € m     1,921.1     1,946.2     1,890.5       EPRA Net Reinstatement Value (NRV)     € m     4,382.1     4,450.5     4,346.7       EPRA Net Tangible Assets (NTA)     € m     4,016.0     4,033.9     3,999.3       EPRA Net Disposal Value (NDV)     € m     3,666.9     3,393.8     3,423.4       Gearing     %     57.2     59.1     60.4       Equity ratio     %     46.8     46.3     45.9       Gross LTV     %     47.8     41.3     50.5       Net LTV     %     32.5     31.1     33.8       SHARE RELATED KEY FIGURES     Earnings per share in € (basic)     €     0.75     4.89     2.73       Earnings per share     €     0.75     4.89     2.34	and pre taxes) € m	125.3 128.3	133.8	133.3
Total assets   € m   7,170.6   7,114.4   6,820.3     Shareholders' equity   € m   3,358.5   3,291.0   3,128.3     Long and short term interest-bearing liabilities   € m   2,822.5   2,583.9   2,827.5     Net debt   € m   1,921.1   1,946.2   1,890.5     EPRA Net Reinstatement Value (NRV)   € m   4,382.1   4,450.5   4,346.7     EPRA Net Tangible Assets (NTA)   € m   4,016.0   4,033.9   3,999.3     EPRA Net Disposal Value (NDV)   € m   3,666.9   3,393.8   3,423.4     Gearing   %   57.2   59.1   60.4     Equity ratio   %   46.8   46.3   45.9     Gross LTV   %   47.8   41.3   50.5     SHARE RELATED KEY FIGURES   Stance Provided Pr	and after taxes) € m	121.2 143.1	141.1	122.3
Shareholders' equity   € m   3,358.5   3,291.0   3,128.3     Long and short term interest-bearing liabilities   € m   2,822.5   2,583.9   2,827.5     Net debt   € m   1,921.1   1,946.2   1,890.5     EPRA Net Reinstatement Value (NRV)   € m   4,382.1   4,450.5   4,346.7     EPRA Net Tangible Assets (NTA)   € m   4,016.0   4,033.9   3,999.3     EPRA Net Disposal Value (NDV)   € m   3,666.9   3,393.8   3,423.4     Gearing   %   57.2   59.1   60.4     Equity ratio   %   46.8   46.3   45.9     Gross LTV   %   47.8   41.3   50.5     Net LTV   %   32.5   31.1   33.8     SHARE RELATED KEY FIGURES     Earnings per share in € (basic)   €   0.75   4.89   2.73     EARN NRV per share   €   43.98   44.19   43.58     EPRA NTA per share   €   40.31   40.05   40.08				
Long and short term interest-bearing liabilities     € m     2,822.5     2,583.9     2,827.5       Net debt     € m     1,921.1     1,946.2     1,890.5       EPRA Net Reinstatement Value (NRV)     € m     4,382.1     4,450.5     4,346.7       EPRA Net Tangible Assets (NTA)     € m     4,016.0     4,033.9     3,999.3       EPRA Net Disposal Value (NDV)     € m     3,666.9     3,393.8     3,423.4       Gearing     %     57.2     59.1     60.4       Equity ratio     %     46.8     46.3     45.9       Gross LTV     %     47.8     41.3     50.5       Net LTV     %     32.5     31.1     33.8       SHARE RELATED KEY FIGURES     Earnings per share in € (basic)     €     0.75     4.89     2.73       Earnings per share in € (diluted)     €     0.75     4.89     2.34       EPRA NRV per share     €     43.98     44.19     43.58       EPRA NTA per share     €     40.31     40.05     40.05	€m	7,170.6 7,114.4	6,820.3	5,888.7
Net debt   € m   1,921.1   1,946.2   1,890.5     EPRA Net Reinstatement Value (NRV)   € m   4,382.1   4,450.5   4,346.7     EPRA Net Tangible Assets (NTA)   € m   4,016.0   4,033.9   3,999.3     EPRA Net Disposal Value (NDV)   € m   3,666.9   3,393.8   3,423.4     Gearing   %   57.2   59.1   60.4     Equity ratio   %   46.8   46.3   45.9     Gross LTV   %   47.8   41.3   50.5     Net LTV   %   32.5   31.1   33.8     SHARE RELATED KEY FIGURES     Earnings per share in € (basic)   €   0.75   4.89   2.73     Earnings per share in € (diluted)   €   0.75   4.89   2.34     EPRA NRV per share   €   43.98   44.19   43.58     EPRA NTA per share   €   40.31   40.05   40.05	€m	3,358.5 3,291.0	3,128.3	2,968.0
EPRA Net Reinstatement Value (NRV)   € m   4,382.1   4,450.5   4,346.7     EPRA Net Tangible Assets (NTA)   € m   4,016.0   4,033.9   3,999.3     EPRA Net Disposal Value (NDV)   € m   3,666.9   3,393.8   3,423.4     Gearing   %   57.2   59.1   60.4     Equity ratio   %   46.8   46.3   45.9     Gross LTV   %   47.8   41.3   50.5     Net LTV   %   32.5   31.1   33.8     SHARE RELATED KEY FIGURES     Earnings per share in € (basic)   €   0.75   4.89   2.73     Earnings per share in € (diluted)   €   0.75   4.89   2.34     EPRA NRV per share   €   43.98   44.19   43.58     EPRA NTA per share   €   40.31   40.05   40.05	interest-bearing liabilities € m	2,822.5 2,583.9	2,827.5	2,097.3
EPRA Net Tangible Assets (NTA)   € m   4,016.0   4,033.9   3,999.3     EPRA Net Disposal Value (NDV)   € m   3,666.9   3,393.8   3,423.4     Gearing   %   57.2   59.1   60.4     Equity ratio   %   46.8   46.3   45.9     Gross LTV   %   47.8   41.3   50.5     Net LTV   %   32.5   31.1   33.8     SHARE RELATED KEY FIGURES     Earnings per share in € (basic)   €   0.75   4.89   2.73     Earnings per share in € (diluted)   €   0.75   4.89   2.34     EPRA NRV per share   €   43.98   44.19   43.58     EPRA NTA per share   €   40.31   40.05   40.08	€m	1,921.1 1,946.2	1,890.5	1,656.3
EPRA Net Disposal Value (NDV)   € m   3,666.9   3,393.8   3,423.4     Gearing   %   57.2   59.1   60.4     Equity ratio   %   46.8   46.3   45.9     Gross LTV   %   47.8   41.3   50.5     Net LTV   %   32.5   31.1   33.8     SHARE RELATED KEY FIGURES     Earnings per share in € (basic)   €   0.75   4.89   2.73     Earnings per share in € (diluted)   €   0.75   4.89   2.34     EPRA NRV per share   €   43.98   44.19   43.58     EPRA NTA per share   €   40.31   40.05   40.08	ment Value (NRV) € m	4,382.1 4,450.5	4,346.7	4,073.9
Gearing   %   57.2   59.1   60.4     Equity ratio   %   46.8   46.3   45.9     Gross LTV   %   47.8   41.3   50.5     Net LTV   %   32.5   31.1   33.8     SHARE RELATED KEY FIGURES     Earnings per share in € (basic)   €   0.75   4.89   2.73     Earnings per share in € (diluted)   €   0.75   4.89   2.34     EPRA NRV per share   €   43.98   44.19   43.58     EPRA NTA per share   €   40.31   40.05   40.08	Assets (NTA) € m	4,016.0 4,033.9	3,999.3	3,820.3
Equity ratio   %   46.8   46.3   45.9     Gross LTV   %   47.8   41.3   50.5     Net LTV   %   32.5   31.1   33.8     SHARE RELATED KEY FIGURES     Earnings per share in € (basic)   €   0.75   4.89   2.73     Earnings per share in € (diluted)   €   0.75   4.89   2.34     EPRA NRV per share   €   43.98   44.19   43.58     EPRA NTA per share   €   40.31   40.05   40.08	/alue (NDV) € m	3,666.9 3,393.8	3,423.4	3,280.2
Gross LTV   %   47.8   41.3   50.5     Net LTV   %   32.5   31.1   33.8     SHARE RELATED KEY FIGURES     Earnings per share in € (basic)   €   0.75   4.89   2.73     Earnings per share in € (diluted)   €   0.75   4.89   2.34     EPRA NRV per share   €   43.98   44.19   43.58     EPRA NTA per share   €   40.31   40.05   40.09	%	57.2 59.1	60.4	55.8
Net LTV   %   32.5   31.1   33.8     SHARE RELATED KEY FIGURES     Earnings per share in € (basic)   €   0.75   4.89   2.73     Earnings per share in € (diluted)   €   0.75   4.89   2.34     EPRA NRV per share   €   43.98   44.19   43.58     EPRA NTA per share   €   40.31   40.05   40.08	%	46.8 46.3	45.9	50.4
SHARE RELATED KEY FIGURES     Earnings per share in € (basic)   €   0.75   4.89   2.73     Earnings per share in € (diluted)   €   0.75   4.89   2.34     EPRA NRV per share   €   43.98   44.19   43.58     EPRA NTA per share   €   40.31   40.05   40.09	%	47.8 41.3	50.5	40.4
Earnings per share in € (basic)   €   0.75   4.89   2.73     Earnings per share in € (diluted)   €   0.75   4.89   2.34     EPRA NRV per share   €   43.98   44.19   43.58     EPRA NTA per share   €   40.31   40.05   40.09	%	32.5 31.1	33.8	31.9
Earnings per share in € (diluted)   €   0.75   4.89   2.34     EPRA NRV per share   €   43.98   44.19   43.58     EPRA NTA per share   €   40.31   40.05   40.09	KEY FIGURES			
EPRA NRV per share   €   43.98   44.19   43.58     EPRA NTA per share   €   40.31   40.05   40.09	ı € (basic) €	0.75 4.89	2.73	4.23
EPRA NTA per share € 40.31 40.05 40.09	ı € (diluted) €	0.75 4.89	2.34	4.23
The state of the s	€	43.98 44.19	43.58	
EPR∆ NDV per share € 36.80 33.70 34.33	€	40.31 40.05	40.09	
C 00.00 00.70 04.02	e €	36.80 33.70	34.32	
Dividend paid in the business year/per share € 2.50 3.50 1.00	ousiness year/per share €	2.50 3.50	1.00	0.90
Dividend yield <sup>3)</sup> % 7.58 11.16 2.67	%	7.58 11.16	2.67	3.26

# QUARTERLY FIGURES 1)

		Q3/23	Q2/23	Q1/23	Q4/22 restated	Q3/22 restated
Rental income	€ m	172.7	118.2	61.7	213.8	158.1
Net rental income	€m	143.4	95.6	46.4	180.7	136.3
EBITDA	€m	268.4	184.6	56.5	149.5	117.0
Operating result (EBIT)	€m	111.1	37.9	53.1	74.4	319.7
Net income before taxes (EBT)	€m	74.7	9.4	33.2	117.8	374.0
Consolidated net income 2)	€m	61.1	13.5	30.8	75.5	267.5
Operating cash flow 2)	€m	189.7	158.0	36.2	146.7	117.2

<sup>1)</sup> Key figures include all fully consolidated properties, i.e. all properties wholly owned by CA Immo. The Romanian portfolio was sold in November 2022 and is therefore presented as discontinued operations in 2022. In the consolidated statement of income, the result (after tax) of the Romanian portfolio is presented in a separate line in the comparative figures for 2022. All assets and liabilities of the Romanian portfolio are no longer included in the consolidated statement of financial position as of December 31, 2022. In the comparative figures for 2022, Romanian earnings are therefore included in the consolidated profit, but not in the remaining income statement figures.

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<sup>&</sup>lt;sup>2)</sup> Comparative figures 2022 including Romania.