

FACT SHEET

COMPANY PROFILE

CA Immo specializes in office properties in Central European capitals and controls property assets of around € 4.5 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

		2018	2017 restated ³⁾
Total usable space (excl. parking, excl. projects) ¹⁾	m ²	1,586,183	1,466,057
Fair value of properties	Mio. €	4,470.60	3,813.80
Gross yield investment properties ²⁾	%	5.8	6.2
Occupancy rate ²⁾	%	94.4	95.2

1) Incl. land leases and rentable open landscapes

2) Excluding the recently completed office buildings Campus 6.1, Orhideea Towers (Bucharest), Visionary (Prague) and ViE (Vienna), which have been added to the portfolio and are still in the stabilisation phase

3) Adjustments (2017) relate to changes arising from the implementation of IFRS 9 and IFRS 15

FINANCIAL CALENDAR

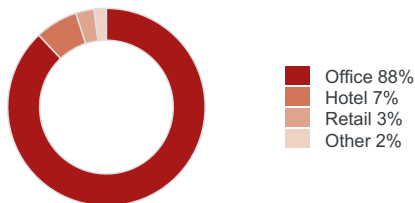
Aug 21, 2019 Half-year financial report 2019

Aug 22, 2019 Press conference on the half-year results 2019

Nov 20, 2019 Interim report for third quarter 2019

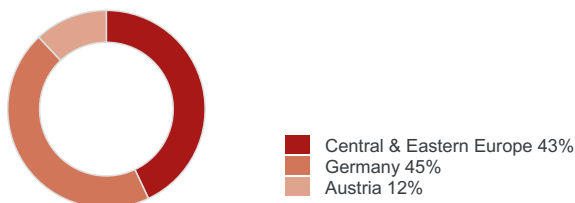
FAIR VALUE BY USAGE TYPE

Base: € 3.8 Mrd. (Property Assets)



BOOK VALUE BY SEGMENT

Basis: € 4.6 bn (Total Property Assets)



MANAGEMENT



Andreas Quint (CEO)



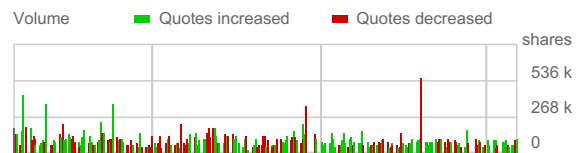
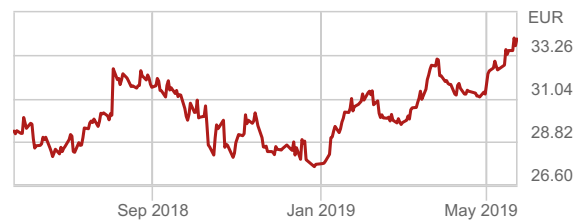
Keegan Viscius (CIO)

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
- > Dr. Monika Wildner
- > 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	98,808,332 ¹⁾
Market Cap	EUR 3.36 bn
52 week high	34.25 EUR
52 week low	27.36 EUR
Stock exchanges	Wiener Börse

¹⁾ thereof 4 Registered shares

FACT SHEET

ANNUAL FIGURES¹⁾

INCOME STATEMENT		2018	2017 restated	2016	2015
Rental income	€ m	192.4	180.3	165.6	154.8
EBITDA	€ m	145.1	172.8	147.6	148.6
Operating result (EBIT)	€ m	442.3	344.4	293.8	402.7
Net result before taxes (EBT)	€ m	396.2	302.9	237.6	316.0
Consolidated net income	€ m	305.3	238.1	183.9	220.8
Operating cash flow	€ m	109.3	132.5	125.4	113.2
Capital expenditure	€ m	478.9	300.0	291.6	92.5
FFO I (excl. Trading and pre taxes)	€ m	118.5	106.4	91.7	80.8
FFO II (incl. Trading and after taxes)	€ m	111.3	173.1	113.7	121.2
BALANCE SHEET					
Total assets	€ m	5,355.5	4,749.7	4,309.1	3,984.0
Shareholders' equity	€ m	2,639.7	2,419.3	2,204.5	2,120.5
Long and short term interest-bearing liabilities	€ m	1,943.4	1,749.3	1,565.6	1,404.0
Net debt	€ m	1,566.9	1,365.1	1,167.7	1,191.4
Net asset value (EPRA NAV)	€ m	3,097.8	2,805.1	2,497.5	2,354.4
Triple Net asset value (EPRA NNAV)	€ m	2,798.7	2,543.8	2,294.4	2,196.3
Gearing	%	59.4	56.4	53.0	56.2
Equity ratio	%	49.3	50.9	51.2	53.2
RoE ²⁾ in %	%	12.1	10.3	8.5	10.8
Gross LTV	%	43.5	45.9	45.9	43.8
Net LTV	%	35.0	45.9	34.2	37.2
SHARE RELATED KEY FIGURES					
Undiluted earnings/share	€	3.28	2.55	1.94	2.25
diluted earnings/share	€	3.21	2.55	1.94	2.25
NAV/share	€	28.37	25.95	23.60	21.90
EPRA NAV/share	€	33.3	30.1	26.74	24.32
EPRA NNAV/share	€	30.08	27.29	24.56	22.69
Dividend paid in the business year	€	0.80	0.65	0.50	0.45
Dividend yield ³⁾	%	3.10	3.72	2.97	2.90

QUARTERLY FIGURES¹⁾

		Q1/19	Q4/18	Q3/18	Q2/18	Q1/18
Rental income	€ m	58.3	192.4	141.5	93.8	46.2
Net rental income	€ m	46.7	175.2	130.5	86.8	42.7
EBITDA	€ m	38.1	145.1	113.4	79.3	40.8
Operating result (EBIT)	€ m	53.5	442.3	224.1	149.8	56.6
Net income before taxes (EBT)	€ m	13.7	396.2	182.5	123.3	38.6
Consolidated net income	€ m	5.4	305.3	135.9	89.6	28.8
Operating cash flow	€ m	27.6	109.3	88.5	61.6	36.9

1) Key figures include all fully consolidated properties, i.e. all properties wholly owned by CA Immo. Adjustments (2017) relate to changes arising from the implementation of IFRS 9 and IFRS 15. Previous years were not adjusted.

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

3) Closing price as at last year

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