

FACT SHEET

COMPANY PROFILE

CA Immo specializes in office properties in Central European capitals and controls property assets of around € 3.8 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 PORTFOLIO¹⁾

		31.12.2017	31.12.2016
Total usable space (excl. parking, excl. projects ²⁾)	m ²	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)

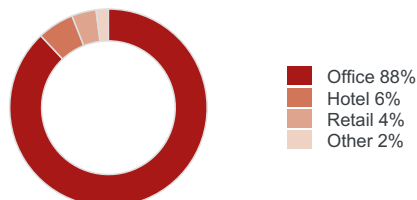
2) Incl. land leases and rentable open landscapes

FINANCIAL CALENDAR

Aug 22, 2018	Half-year financial report 2018
Aug 23, 2018	Press conference on the half-year results 2018
Nov 21, 2018	Interim report for the third quarter 2018
Mar 27, 2019	Publication of the Annual Result 2018 (Annual Financial Report)
Mar 28, 2019	Press conference on the annual results 2018

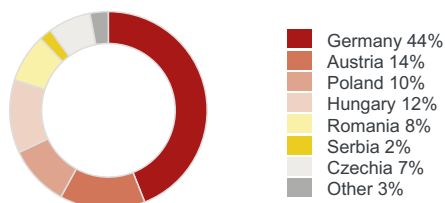
FAIR VALUE BY USAGE TYPE

Base: € 3.2 Mrd. (Property Assets)



FAIR VALUE BY COUNTRIES

Base: € 3.8 Mrd. (Investment Properties)



MANAGEMENT



Andreas Quint (CEO)



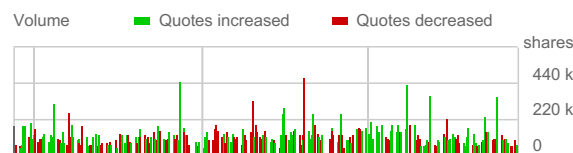
Dr. Hans Volkert Voickens (CFO)

SUPERVISORY BOARD

- | | |
|---|--|
| > Torsten Hollstein (Chairman) | > Dr. Florian Koschat (Deputy Chairman) |
| > Richard Gregson | > John Nacos |
| > Michael Stanton | > Dr. Oliver Schumy |
| > Mag. Stefan Schönauer Bakk | > Univ.-Prof. Dr. Sven Bienert |
| > Univ.-Prof. Dr. MMag. Klaus Hirschler | > Dipl. BW Gabriele Düker |
| > Georg Edinger* | > Sebastian Obermair* |
| > Nicole Kubista* | > 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	0.80 (for 2017)
No. of shares	98,808,336 ¹⁾
Market Cap	EUR 3.13 bn
52 week high	32.56 EUR
52 week low	21.40 EUR
Stock exchanges	Wiener Börse

¹⁾ thereof 4 Registered shares

FACT SHEET

ANNUAL FIGURES¹⁾

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 ² 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) ³⁾	%	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 FIGURES¹⁾

	Q1/18	Q4/17	Q3/17	Q2/17	Q1/17 restated	Q4/16	Q3/16
Rental income, € m	46.2	180.3	133.5	88.6	43.8	165.6	122.6
Net operating income, € m	42.7	163.4	121.8	80.1	38.2	147.1	108.8
EBITDA, € m	40.8	173.7	124.1	72.5	29.0	147.6	111.8
Operating result (EBIT), € m	56.6	340.5	205.5	148.1	42.8	293.8	217.8
Net income before taxes (EBT), € m	38.6	299.8	182.9	134.8	30.5	237.6	172.6
Consolidated net income, € m	28.8	234.9	147.6	105.3	23.2	183.9	126.4
Operating cash flow, € m	36.9	132.5	98.4	67.2	24.5	125.4	82.4

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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