

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

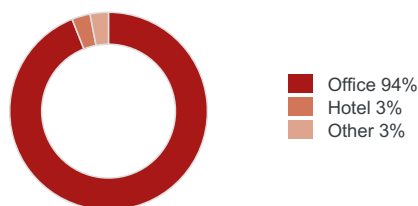
* Excluding the Grasblau (Berlin) and ONE (Frankfurt) office buildings completed in 2022 and transferred to the portfolio, which were still in the stabilization phase as of the reporting date.

FINANCIAL CALENDAR

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

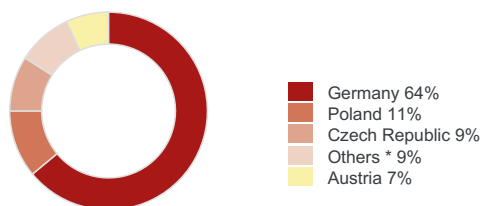
BOOK VALUE BY MAIN USAGE

Base: €5.0bn (Investment properties)



BOOK VALUE BY COUNTRY

Base: €5.0bn (Investment properties)



* Including investment properties in Hungary and an office building in Belgrade

MANAGEMENT



Dr. Andreas Schillhofer (CFO)



Keegan Viscius (CEO)

SUPERVISORY BOARD

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

* employee representative

SHARE CHART



STOCK FUNDAMENTALS

ISIN	AT0000641352
WKN	64135
Share type	Ordinary
Bloomberg Code	CAI:AV
Reuters Code	REA
Ticker	CAI
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	106,496,422 ¹⁾
Market Cap	EUR 3.26 bn
52 week high	33.05 EUR
52 week low	23.20 EUR
Stock exchanges	Wiener Börse
¹⁾ thereof 4 Registered shares	

FACT SHEET

KEY FIGURES ¹⁾

INCOME STATEMENT		2022	2021 restated	2020	2019
Rental income	€ m	213.8	201.1	235.6	220.7
EBITDA	€ m	149.5	189.4	195.6	171.7
Operating result (EBIT)	€ m	74.4	725.2	375.4	633.7
Net result before taxes (EBT)	€ m	117.8	650.8	348.3	539.3
Consolidated net income	€ m	75.5	479.8	254.0	393.3
Operating cash flow	€ m	146.7	150.9	185.1	117.4
Capital expenditure	€ m	293.0	274.4	488.8	254.2
FFO I (excl. Trading and pre taxes)	€ m	125.3	128.3	133.8	133.3
FFO II (incl. Trading and after taxes)	€ m	121.2	143.1	141.1	122.3
BALANCE SHEET					
Total assets	€ m	7,170.6	7,114.4	6,820.3	5,888.7
Shareholders' equity	€ m	3,358.5	3,291.0	3,128.3	2,968.0
Long and short term interest-bearing liabilities	€ m	2,822.5	2,583.9	2,827.5	2,097.3
Net debt	€ m	1,921.1	1,946.2	1,890.5	1,656.3
EPRA Net Reinstatement Value (NRV)	€ m	4,382.1	4,450.5	4,346.7	4,073.9
EPRA Net Tangible Assets (NTA)	€ m	4,016.0	4,033.9	3,999.3	3,820.3
EPRA Net Disposal Value (NDV)	€ m	3,666.9	3,393.8	3,423.4	3,280.2
Gearing	%	57.2	59.1	60.4	55.8
Equity ratio	%	46.8	46.3	45.9	50.4
Gross LTV	%	47.8	41.3	50.5	40.4
Net LTV	%	32.5	31.1	33.8	31.9
SHARE RELATED KEY FIGURES					
Earnings per share in € (basic)	€	0.75	4.89	2.73	4.23
Earnings per share in € (diluted)	€	0.75	4.89	2.34	4.23
EPRA NRV per share	€	43.98	44.19	43.58	
EPRA NTA per share	€	40.31	40.05	40.09	
EPRA NDV per share	€	36.80	33.70	34.32	
Dividend paid in the business year/per share	€	2.50	3.50	1.00	0.90
Dividend yield ³⁾	%	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

¹⁾ 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.

²⁾ Comparative figures 2022 including Romania.

CA IMMOBILIEN ANLAGEN AKTIENGESELLSCHAFT

Mechelgasse 1
1030 Wien
Österreich

CONTACT INVESTOR RELATIONS

Christoph Thurnberger
Tel.: +43(0)1 532 59 07 - 504
christoph.thurnberger@caimmo.com

Julian Wöhrle
Tel.: +43(0)1 532 59 07 - 654
Julian.Woehrle@caimmo.com