

Fact sheet

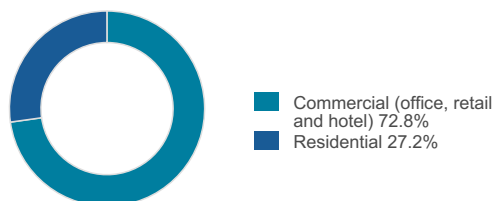
Company profile

S IMMO AG is a real estate investment company based in Vienna. We have been listed on the Vienna stock exchange since 1987. We are solely invested in the European Union and focus on capital cities in Austria, Germany and EE. Over 70% of our property portfolio consists of commercial properties (office, retail and hotels), complemented by residential properties.

Property portfolio

		31/12/2017	31/12/2016	31/12/2015
Property value	EUR m	1,839.7	2,063.9	1,960.6
Portfolio properties	Number	241	194	222
Usable space	million m ²	1.2	1.3	1.2
Gross rental yield	%	6.1	6.2	6.7
Occupancy rate	%	94.8	93.9	92.7

Book value by type of use (as of 30/09/2018)*



* Including book value of land bank

Book value by region (as of 30/09/2018)*



* Including book value of land bank

Financial calendar

03/04/2019	Annual results 2018
27/05/2019	Results for the first quarter 2019
04/06/2019	Record date Annual General Meeting
14/06/2019	Annual General Meeting
21/06/2019	Dividend ex day
24/06/2019	Record date dividend
25/06/2019	Dividend payment day
27/08/2019	Results for the first half year 2019
26/11/2019	Results for the first three quarters 2019

Management

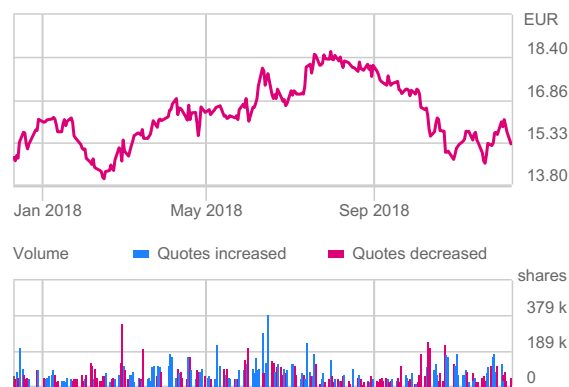


Ernst Vejdovsky



Friedrich Wachernig, MBA

share chart



Stock fundamentals

Business	Real Estate
First listing	28/06/2002
ISIN	AT0000652250
WKN	902388
Bloomberg	SPI:AV
Reuters	SIAG.VI
Ticker	SPI
Trading venue	Vienna Stock Exchange
Market Segment	Prime Market
Indices	ATX/GPR General/IATX
No. of shares	66,917,179
Market Cap	EUR 1.02 bn
52 week high	EUR 18.64
52 week low	EUR 14.00
Last Dividend	EUR 0.40 (2017)
Market Maker	Erste Group/Baader Bank/Hauck & Aufhäuser
Employees (year average 2017)	102
Business year	01/01 - 31/12

Shareholder structure

The following shareholders have submitted major holdings notifications pursuant to section 130 et seq. BörseG or section 91 et seq. BörseG (old version) to S IMMO AG:

- On 21 September 2018, IMMOFINANZ AG reported a holding of 29.14% of the shares. [Please refer to the notice dated 21 September 2018 for details.](#)
- On 30 November 2011, Erste Asset Management reported that the proportion of voting rights held by the funds of Erste Asset Management Group had exceeded the threshold of 10%. [Please refer to the notice dated 2 December 2011 for details.](#)

Annual figures

		31/12/2017	31/12/2016	31/12/2015	31/12/2014
Revenues	EUR m	191.421	198.754	190.697	188.491
whereof rental income and revenues from hotel operations	EUR m	157.986	161.097	157.231	153.949
EBITDA	EUR m	89.556	92.468	88.748	89.827
EBIT	EUR m	208.149	278.680	165.698	138.744
EBT	EUR m	160.748	216.471	112.253	59.522
Consolidated net income	EUR m	133.470	204.323	77.249	33.840
Total assets	EUR m	2,272.255	2,278.900	2,067.356	1,894.672
Equity	EUR m	944.426	824.342	646.595	581.252
Liabilities	EUR m	1,327.829	1,454.558	1,420.760	1,313.420
Equity ratio	in %	42	36	31	31
Operating cash flow	EUR m	77.295	86.339	83.889	85.838
Cash flow from investing activities	EUR m	85.132	-39.159	-141.120	47.875
Cash flow from financing activities	EUR m	-150.439	-35.750	30.061	-106.653
Cash and cash equivalents as at 31 December	EUR m	73.390	66.029	50.683	74.697
NOI margin	in %	50	52	53	54
FFO I	EUR m	42.687	40.138	35.019	21.295
FFO II	EUR m	87.068	75.658	40.021	37.874
Earnings per share	EUR	1.97	2.98	1.17	0.46
Book value per share	EUR	14.21	12.02	9.34	8.31
Operating cash flow per share	EUR	1.17	1.30	1.26	1.28
EPRA-NAV per share	EUR	17.63	14.62	11.75	10.63
EPRA-NNAV per share	EUR	15.13	12.49	9.69	8.68

Quarterly figures

		Q1-Q3/18	HY18	Q1/2018	FY17	Q1-Q3/17	HY17	Q1/17
Revenues	EUR m	139.6	91.0	43.5	191.4	144.2	97.5	46.5
EBITDA	EUR m	62.8	39.6	17.3	89.6	71.3	43.8	19.5
EBIT	EUR m	102.9	54.4	24.9	208.1	133.0	108.9	27.2
Net income for the period	EUR m	79.7	47.9	14.7	133.5	77.0	72.4	16.2
Operating cash flow	EUR m	59.4	37.0	16.8	77.3	59.8	43.1	19.0
FFO I	EUR m	47.7	34.4	9.8	42.7	36.8	26.7	9.9

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