

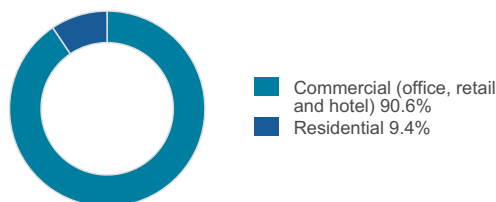
Company profile

S IMMO AG is a real estate investment company based in Vienna. We have been listed on the Vienna Stock Exchange since 1987. We invest 100% in the European Union and focus on Austria, Hungary and capitals in other countries of the CEE region. S IMMO's property portfolio consists primarily of offices, but also includes commercial properties, hotels and residential properties.

Property portfolio

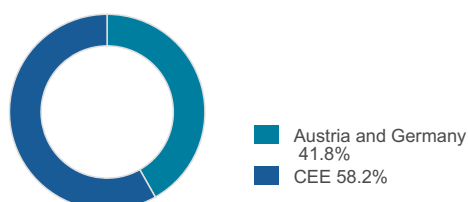
		31/12/2022	31/12/2021	31/12/2020
Property value	EUR m	3,273.8	2,830.8	2,476.9
Portfolio properties	Number	364	375	358
Usable space	million m ²	1.4	1.4	1.3
Gross rental yield	%	5.8	5.0	5.1
Occupancy rate	%	92.6	94.0	93.9

Book value by type of use (as of 30/09/2023)*



* Excluding book value of land bank

Book value by region (as of 30/09/2023)*



* Including book value of land bank

Financial calendar

25/03/2024	Annual results for 2023 (press conference)
05/04/2024	Annual General Meeting record date
15/04/2024	35th Annual General Meeting
22/04/2024	Dividend ex day
23/04/2024	Record date dividend
25/04/2024	Dividend payment day
27/05/2024	Results for the first quarter of 2024
28/08/2024	Results for the first half-year of 2024
28/11/2024	Results for the first three quarters of 2024

Management

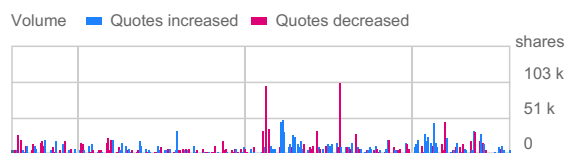


Herwig Taufelsdorfer, MRICS



Radka Doebering

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	GPR General/IATX
No. of shares	73,608,896
Market Cap	EUR 1.17 bn
52 week high	EUR 16.28
52 week low	EUR 11.04
Last Dividend	EUR 0.00 (2022)
Market Maker	Hauck & Aufhäuser
Employees (annual average)	585
Employees excluding hotel employees (annual average)	138
Business year	01/01 - 31/12

Shareholder structure

The following shareholders have submitted major holdings of more than 4% of the share capital pursuant to section 130 et seq. BörseG or section 91 et seq. BörseG (old version) to S IMMO AG:

• On 21 November 2022, **CPI Property Group S.A.** reported a holding of 88.37% of the shares. Please refer to [CPIPG's corporate news dated 21 November 2022](#) for details.

• In addition, on 28 December 2022 IMMOFINANZ AG reported a holding of 50.00% plus 1 share in S IMMO AG. Please refer to the [notification dated 28 December 2022](#) for details.

Annual figures

		31/12/2022	31/12/2021	31/12/2020	31/12/2019	31/12/2018
Revenues	EUR m	260.493	196.856	173.915	210.427	192.441
EBITDA	EUR m	106.058	81.297	71.132	87.037	83.093
EBIT	EUR m	17.979	270.337	100.956	271.444	243.235
EBT	EUR m	34.834	271.042	71.586	251.423	235.972
Consolidated net income	EUR m	18.927	230.558	56.912	213.307	204.150
Total assets	EUR m	3,774.361	3,688.121	3,122.610	3,137.688	2,720.134
Equity	EUR m	1,780.268	1,666.303	1,383.828	1,345.085	1,111.574
Liabilities	EUR m	1,994.093	2,021.818	1,738.782	1,792.603	1,608.560
Equity ratio	in %	47	45	44	43	41
Operating cash flow	EUR m	81.556	65.877	64.376	81.624	77.493
Cash flow from investing activities	EUR m	0.545	109.009	-114.199	-54.655	-261.294
Cash flow from financing activities	EUR m	(161.411)	133.346	11.736	14.592	185.779
Cash and cash equivalents as of 31 December	EUR m	278.871	375.823	64.503	111.564	73.281
NOI ratio	in %	53	54	51	51	52
FFO I	EUR m	64.702	60.820	42.375	64.727	61.095
FFO II	EUR m	59.797	75.277	79.957	67.321	76.163
Earnings per share	EUR	0.39	3.24	0.79	3.21	3.08
Book value per share	EUR	24.07	23.57	19.34	20.27	16.75
Difference between share price and book value per share (2022, 2021, 2020, 2018: discount, 2019: premium)	in %	-48	-8	-12	10	-13
Operating cash flow per share	EUR	1.16	0.93	0.89	1.23	1.17
EPRA NAV per share	EUR	27.34	29.29	24.32	26.45	21.25
EPRA NNNAV per share	EUR	26.45	29.09	20.67	22.11	18.26

Quarterly figures

		Q3/2023	HY/2023	Q1/2023	Q3/2022	HY/2022	Q1/2022
Revenues	EUR m	242.5	161.4	80.0	185.1	119.6	57.0
EBITDA	EUR m	105.7	68.1	31.4	76.4	48.9	23.5
EBIT	EUR m	10.4	(17.4)	19.0	96.4	64.8	20.4
Net income for the period	EUR m	(19.6)	(40.2)	(1.2)	99.1	61.9	24.1
Operating cash flow	EUR m	97.9	65.4	30.4	53.2	26.5	18.2
FFO I	EUR m	75.0	49.9	25.0	48.1	29.3	14.6

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