

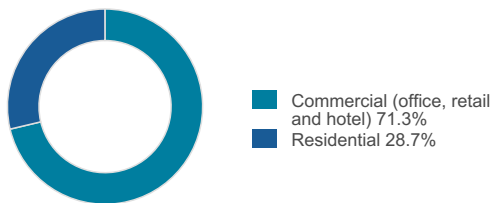
Company profile

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 CEE. Over 70% of our property portfolio consists of commercial properties (office, retail and hotels), complemented by residential properties.

Property portfolio

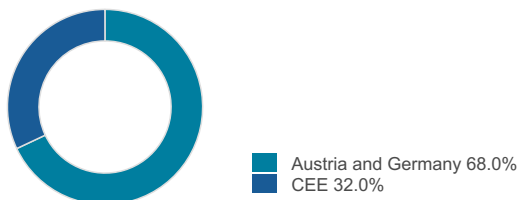
| | | 31/12/2018 | 31/12/2017 | 31/12/2016 |
|----------------------|------------------------|------------|------------|------------|
| Property value | EUR m | 2,121.4 | 1,839.7 | 2,063.9 |
| Portfolio properties | Number | 248 | 241 | 194 |
| Usable space | million m ² | 1.2 | 1.2 | 1.3 |
| Gross rental yield | % | 5.7 | 6.1 | 6.2 |
| Occupancy rate | % | 95.8 | 94.8 | 93.9 |

Book value by type of use (as of 30/06/2019)*



* Including book value of land bank

Book value by region (as of 30/06/2019)*



* Including book value of land bank

Financial calendar

26/11/2019 Results for the first three quarters 2019

Management

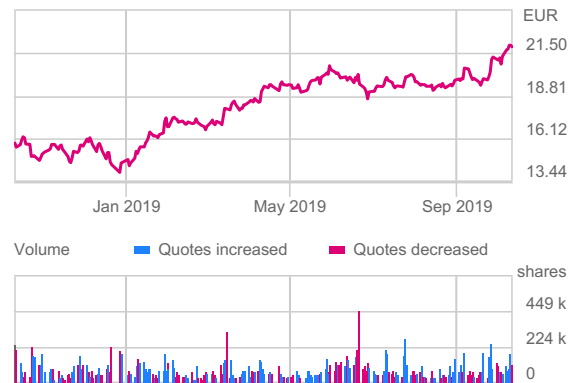


Ernst Vejdovsky



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 1.47 bn |
| 52 week high | EUR 22.15 |
| 52 week low | EUR 13.92 |
| Last Dividend | EUR 0.70 (2018) |
| Market Maker | Erste Group/Baader Bank/Hauck & Aufhäuser |
| Employees (year average 2018) | 107.5 |
| 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 of the fund portfolio of Erste Asset Management Group had exceeded the threshold of 10%. [Please refer to the notice dated 02 December 2011](#) and [the notice dated 12 April 2019 for details.](#)

Annual figures

| | | 31/12/2018 | 31/12/2017 | 31/12/2016 | 31/12/2015 |
|--|-------|------------|------------|------------|------------|
| Revenues | EUR m | 192.441 | 191.421 | 198.754 | 190.697 |
| whereof rental income and revenues from hotel operations | EUR m | 159.062 | 157.986 | 161.097 | 157.231 |
| EBITDA | EUR m | 83.093 | 89.556 | 92.468 | 88.748 |
| EBIT | EUR m | 243.235 | 208.149 | 278.680 | 165.698 |
| EBT | EUR m | 235.972 | 160.748 | 216.471 | 112.253 |
| Consolidated net income | EUR m | 204.150 | 133.470 | 204.323 | 77.249 |
| Total assets | EUR m | 2,720.134 | 2,272.255 | 2,278.900 | 2,067.356 |
| Equity | EUR m | 1,111.574 | 944.426 | 824.342 | 646.595 |
| Liabilities | EUR m | 1,608.560 | 1,327.829 | 1,454.558 | 1,420.760 |
| Equity ratio | in % | 41 | 42 | 36 | 31 |
| Operating cash flow | EUR m | 77.493 | 77.295 | 86.339 | 83.889 |
| Cash flow from investing activities | EUR m | (261.294) | 85.132 | -39.159 | -141.120 |
| Cash flow from financing activities | EUR m | 185.779 | -150.439 | -35.750 | 30.061 |
| Cash and cash equivalents as at 31 December | EUR m | 73.281 | 73.390 | 66.029 | 50.683 |
| NOI margin | in % | 52 | 50 | 52 | 53 |
| FFO I | EUR m | 61.095 | 42.687 | 40.138 | 35.019 |
| FFO II | EUR m | 76.163 | 87.068 | 75.658 | 40.021 |
| Earnings per share | EUR | 3.08 | 1.97 | 2.98 | 1.17 |
| Book value per share | EUR | 16.75 | 14.21 | 12.02 | 9.34 |
| Operating cash flow per share | EUR | 1.17 | 1.17 | 1.30 | 1.26 |
| EPRA-NAV per share | EUR | 21.25 | 17.63 | 14.62 | 11.75 |
| EPRA-NNAV per share | EUR | 18.26 | 15.13 | 12.49 | 9.69 |

Quarterly figures

| | | HY19 | Q1/2019 | FY18 | Q1-Q3/18 | HY18 | Q1/2018 | FY17 |
|---------------------------|-------|-------|---------|-------|----------|------|---------|-------|
| Revenues | EUR m | 101.0 | 47.8 | 192.4 | 139.6 | 91.0 | 43.5 | 191.4 |
| EBITDA | EUR m | 43.3 | 19.5 | 83.1 | 62.8 | 39.6 | 17.3 | 89.6 |
| EBIT | EUR m | 173.3 | 27.4 | 243.2 | 102.9 | 54.4 | 24.9 | 208.1 |
| Net income for the period | EUR m | 147.9 | 15.1 | 204.2 | 79.7 | 47.9 | 14.7 | 133.5 |
| Operating cash flow | EUR m | 39.9 | 17.0 | 77.5 | 59.4 | 37.0 | 16.8 | 77.3 |
| FFO I | EUR m | 39.0 | 10.8 | 61.1 | 47.7 | 34.4 | 9.8 | 42.7 |

S IMMO AG

Friedrichstrasse 10
1010 Vienna
Austria

Phone: +43 1 22795-0
office@simmoag.at
www.simmoag.at

Contact Investor Relations

Andreas Feuerstein
Phone: +43 1 22795-1125
andreas.feuerstein@simmoag.at

Sylwia Milke
Phone: +43 1 22795-1123
sylwia.milke@simmoag.at