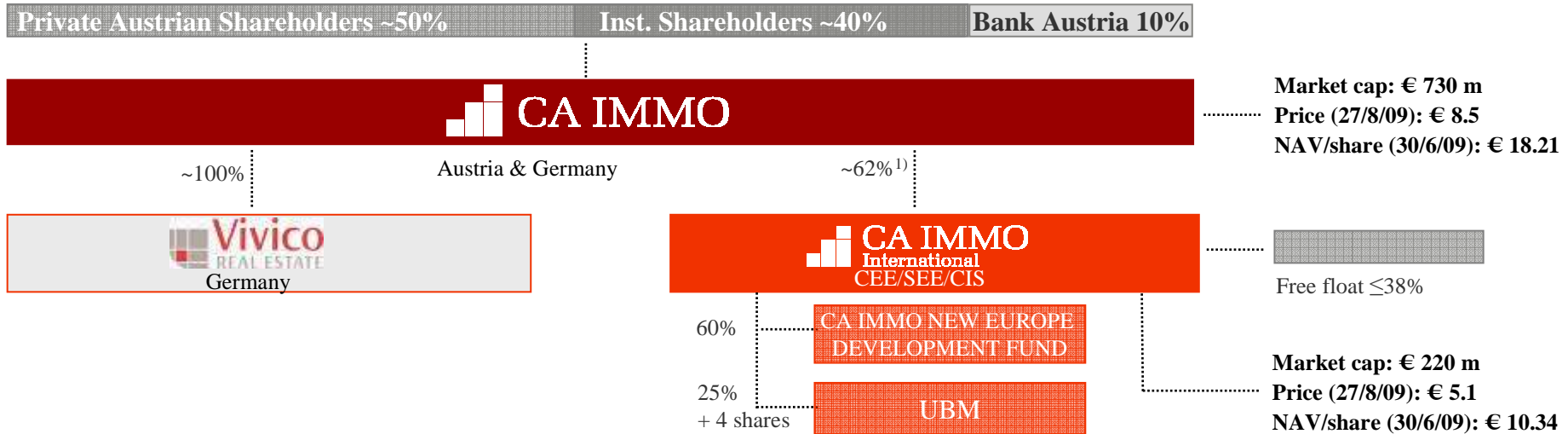




# Company Presentation

September 2009

# CA Immo Group At a Glance



1) Stake as of 31/12/08: 61.74%, as of H1 2009: 62.31%

- **€ 3.7 bn property portfolio**
  - Germany: ~€ 2.2 bn
  - Austria: ~€ 0.8 bn
  - CEE/SEE: ~€ 0.7 bn
  - + committed developments !

- **Clear focus on commercial properties**

- **Internal management**

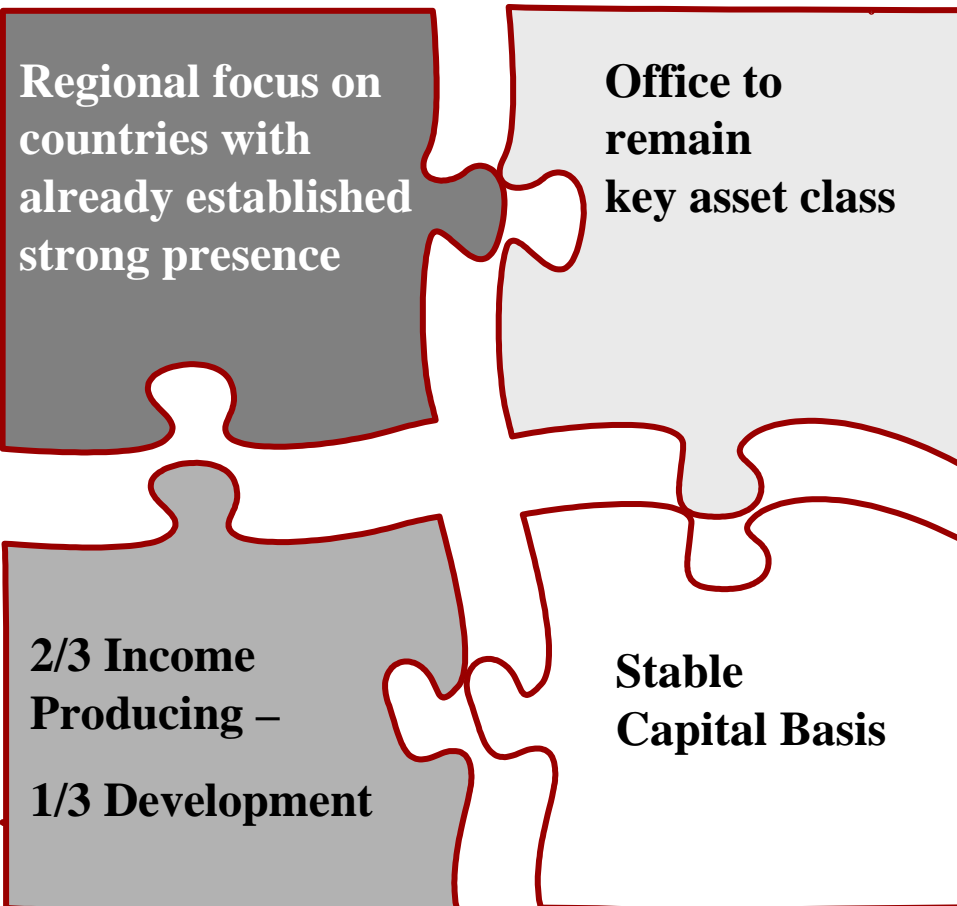


Strategy

# Cornerstones of CA Immo's Strategic Positioning

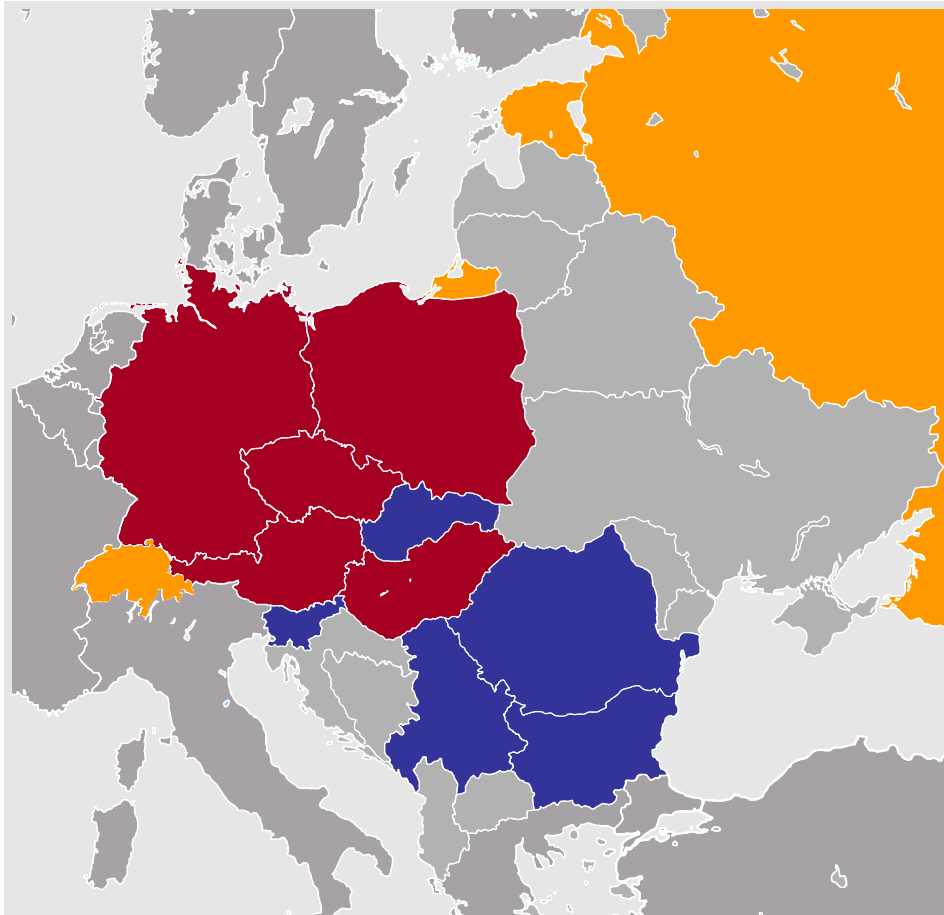


## Strategic Cornerstones



**Focus on established strengths and regions**

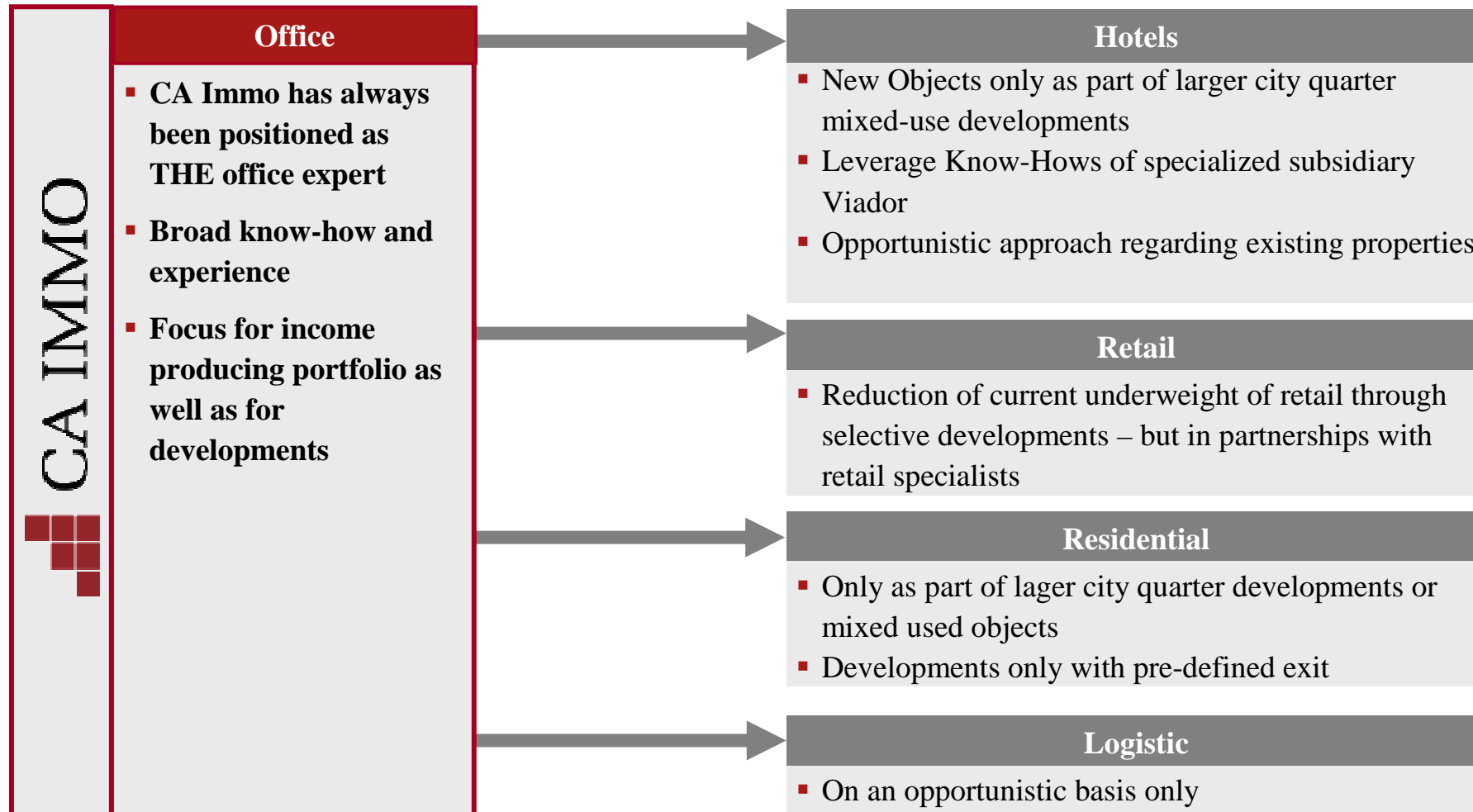
## Focus on Regions where CA Immo is already active



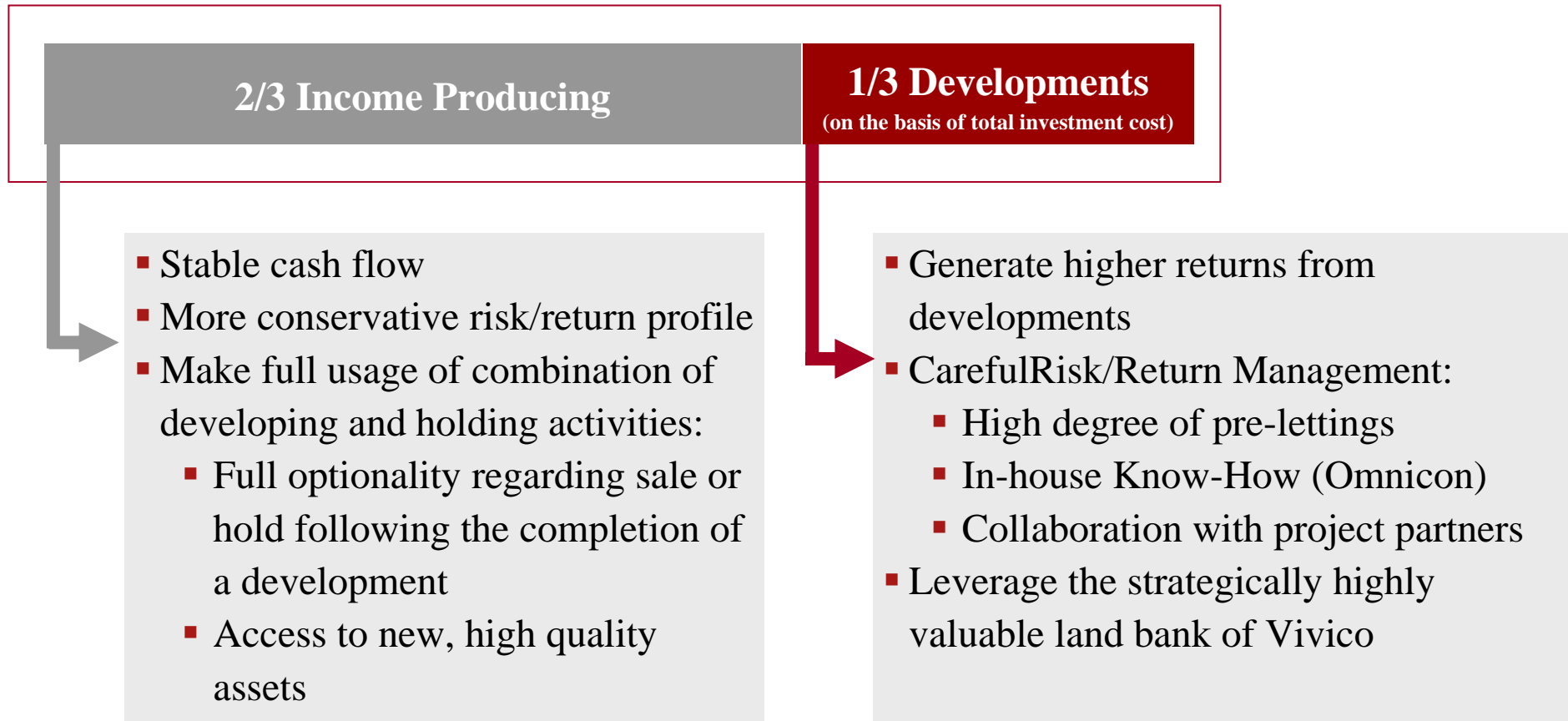
- Core Region (At, Ge, Hu, Cz)**
  - Active involvement in the market
  - Own personnel on the ground
  - In-house competency to be active on the market without local partners
  - Long term commitment to assets
- Secondary Regions (Sl, Sk, Ro, Bg, Srb)**
  - Continuation of current investments
  - No pro-active growth initiatives
  - Exit at attractive conditions possible
- Opportunistic Individual Projects (Ru, Est., CH)**
  - Continuation of current development projects
  - Aim is to exit after completion

**Strengthening the position in countries with established strong presence has clear priority over entering new markets**

# Asset Classes: Offices clear core competency of the CA Immo Group

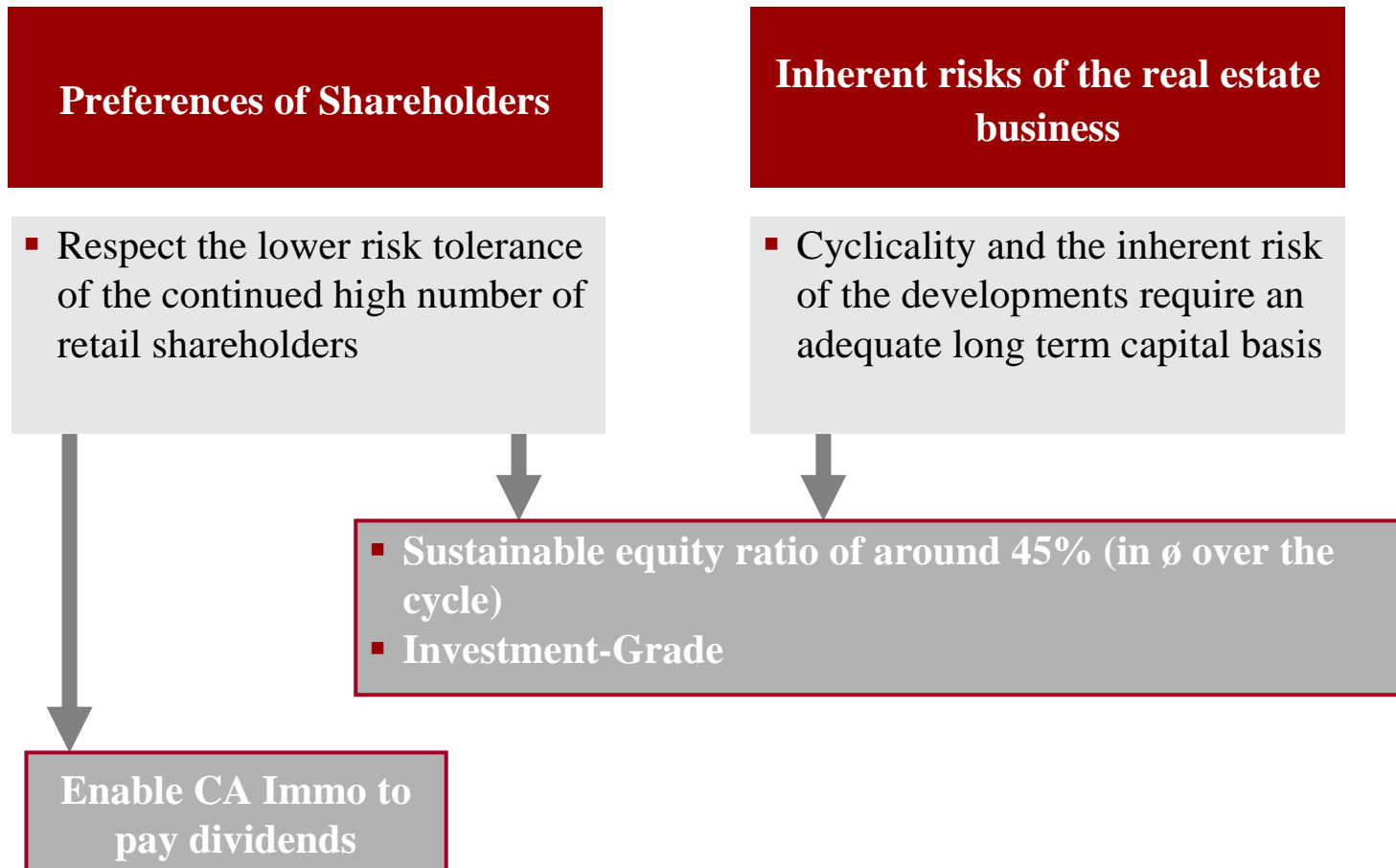


# Developments to Complement Stable Core Business

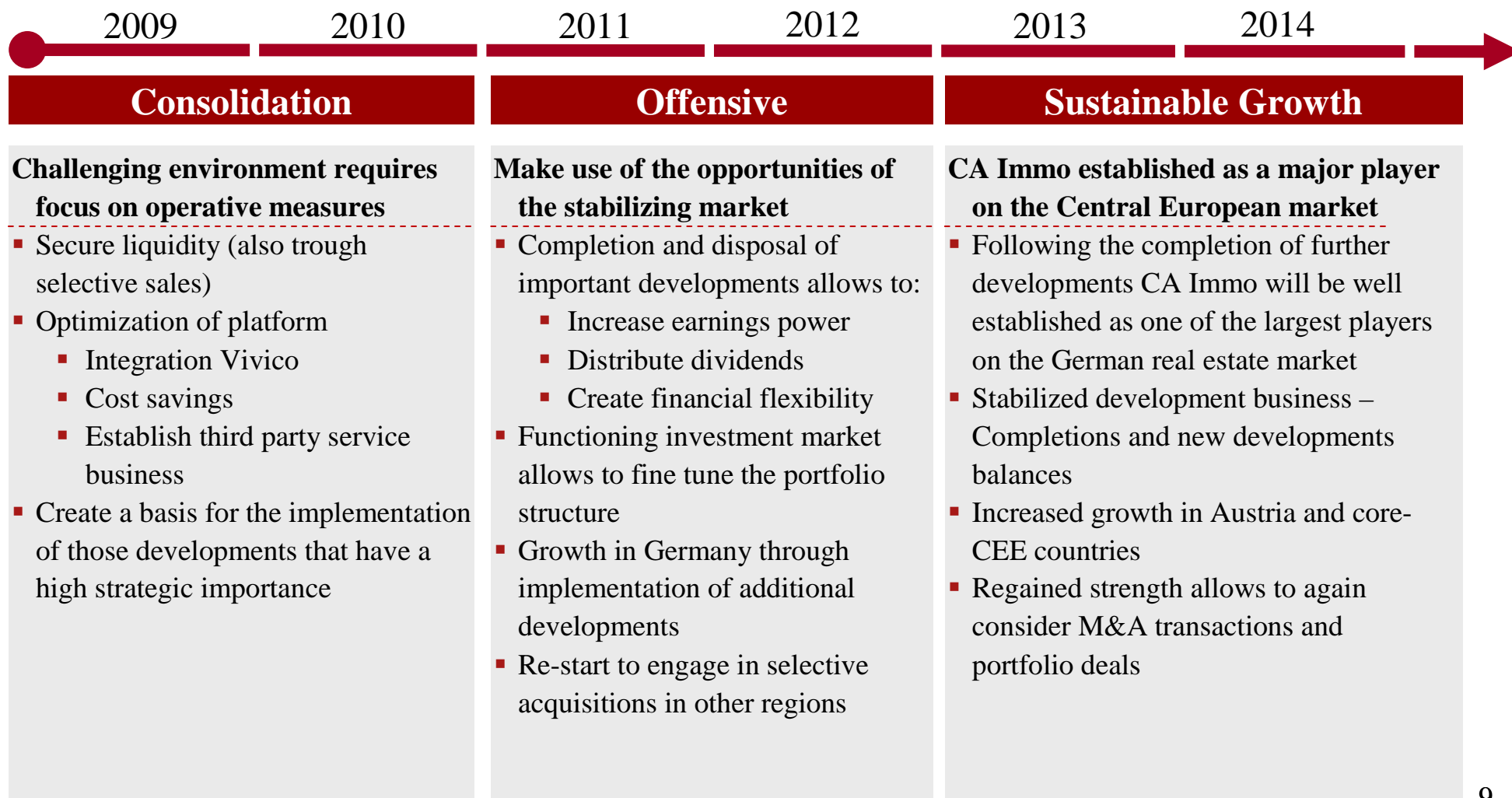


**With a business-mix of 2:1 the cash flow from the income producing portfolio can stabilize the volatility of the development business**

# Maintain a stable capital basis to provide a sufficient buffer for the cyclicity of the business









Portfolio

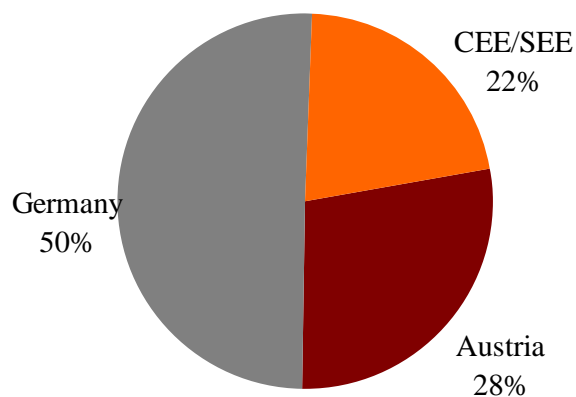
# € 2.7 bn Income Producing Portfolio Backbone of CA Immo Group



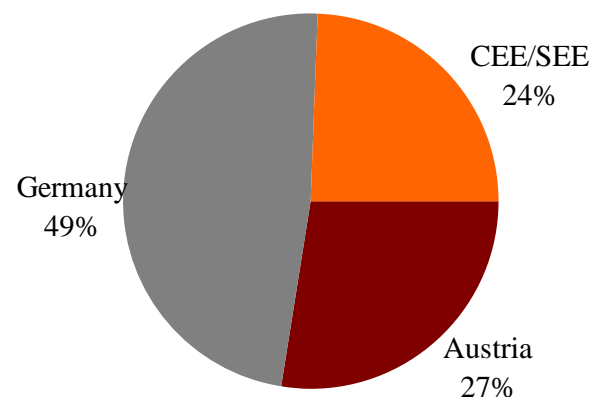
As of 30 June, 2009

	Austria	Germany	CEE/SEE	Total
<b>Total income producing</b>	<b>734</b>	<b>1,351</b>	<b>594</b>	<b>2,680</b>
Standing Investments	723	1,197	593	2,513
Own Use Properties	11	9	-	20
Trading Portfolio	-	145	1	146
<b>Annualized Rental Inc.</b>	<b>46</b>	<b>80</b>	<b>43</b>	<b>169</b>
<b>Gross Yield</b>	<b>6.3%</b>	<b>5.9 %</b>	<b>8.3%<sup>1)</sup></b>	<b>6.5%</b>
<b>Vacancy</b>	<b>8%</b>	<b>2%</b>	<b>9%<sup>1)</sup></b>	<b>6%</b>

Regional Split Asset Value



Regional Split Rental Income



Held via CA Immo International => actual Group interest only ~62% of this number

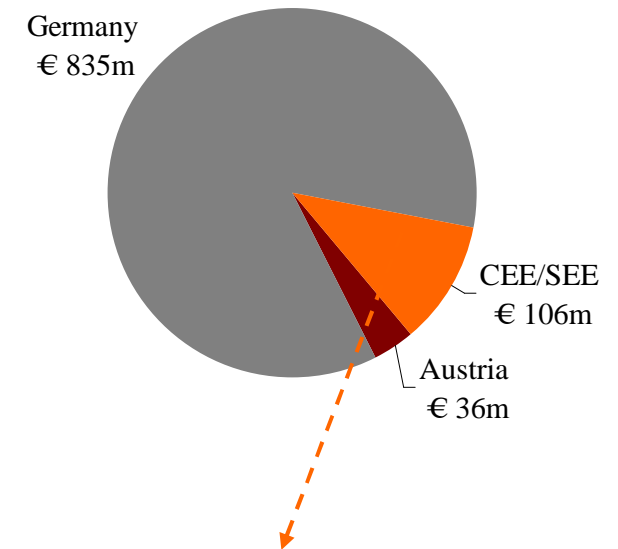
1) Excluding Sava City and Capital Square which were completed just before the balance sheet date

# Speed of Implementation of Development Pipeline Contingent on Financing



Germany	<p><b>Current financing situation requires strict prioritization of projects</b></p>	<ul style="list-style-type: none"> <li>Given the current reluctance of banks to provide funding, initially planned pipeline needed to be reconsidered</li> <li>Projects are prioritized by the following criteria                             <ul style="list-style-type: none"> <li>Status of pre-letting</li> <li>Strategic value of plot</li> <li>Achievable return</li> </ul> </li> </ul>
	<p><b>No speculative developments</b></p>	<ul style="list-style-type: none"> <li>Significant pre-letting prerequisite</li> <li>Focus on quality of tenants and quality of rental contracts</li> </ul>
	<p><b>No external pressures on timing</b></p>	<ul style="list-style-type: none"> <li>Full discretion on timing of projects – e.g. no obligation to built until a certain time (apart from pre-leases)</li> </ul>
CEE / SEE	<p><b>Focus on those projects that have already started</b></p>	<ul style="list-style-type: none"> <li>Those projects that are already under construction will be continued</li> <li>All other projects are carefully evaluated before additional capital is committed</li> </ul>

**Assets under development: € 977 m (as of 30/6/09)**



CEE/SEE development done mainly via CAINE Fund => actual Group interest only ~38% (62% stake in CA Immo Int. which holds 60% of the fund)

**Constant evaluation of Pipeline under Risk / Return criteria**

# Update Projects under Construction Vivico



	Town	Project Name	Type	Share in %	Key Tenant or Partner	Project Volume <sup>1)</sup> €m	Book-value 30.6.09	Remaining investments	Net Letable Area in m <sup>2</sup>	% pre-let	Start of construction	Intended completion	Status Financing <sup>2)</sup>
1	Frankfurt	T-185	Office	100%	Pre lease with PWC	€ 450	€ 128	€ ~320 m	100.000m <sup>2</sup>	61%	started H2 2008	H2 2010 / H1 2012	●
	Munich	Skygarden	Office	50%	JV with OFB Pre lease with PWC	€ 65 (for 50%)	€ 26	€ ~40 m	33.000m <sup>2</sup> Gross	56%	Q1'2009	H2 2011	●
5	Frankfurt	Nord-1	Office	100%	BNP Paribas/ Forward sale to Union	€ 90	€ 32	€ ~55 m	22.250m <sup>2</sup>	55%	started H2 2008	H2 2010	●
3	Frankfurt	Süd4	Residential	50%	JV w. Realgrund	€ 19 (for 50%)	€ 10 (for 50%)	€ ~ 9 m	14.000m <sup>2</sup>	n.a.	Started H1 2008	H2 2010	●
4	Frankfurt	Nord 4	Hotel	100%	Meininger	€ 12	€ 5	€ ~ 7 m	3.900m <sup>2</sup>	100%	Started H2 2008	H1 2010	●
<b>Under Construction</b>						<b>~€ 650 m</b>	<b>€ ~ 430 m</b>						

1) Project Volume: Estimated total investment (land, construction cost, financing cost during construction, etc.) for 100%

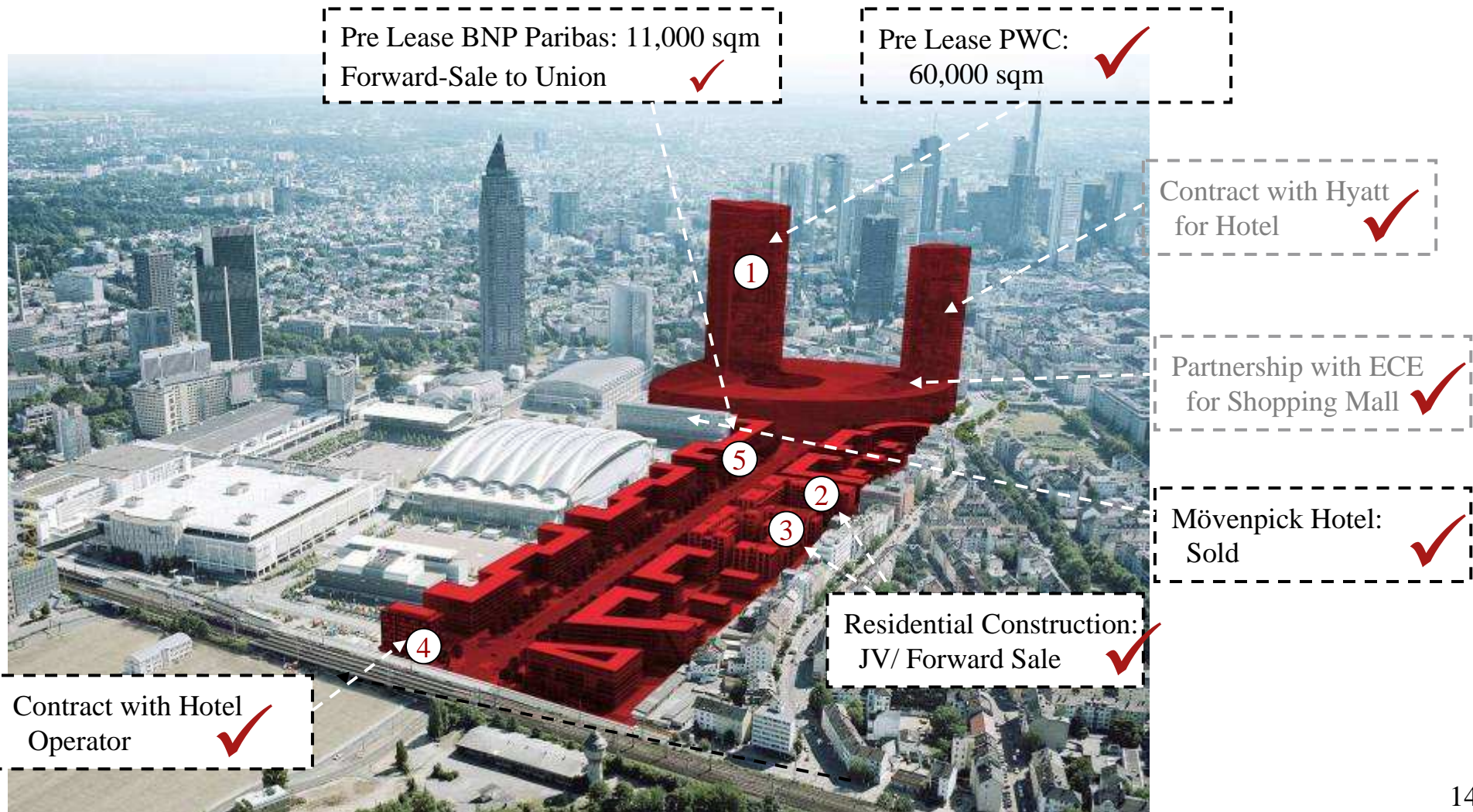
2) ● Financing secured ● Positive initial feedback from banks received

Note: Numbers are estimates - Changes to previous presentations due to projects in progress and changed market circumstances

# Frankfurt Europa-Viertel

Plot size: 18 ha

Total Gross Floor Area: ~ 690.000 m<sup>2</sup>



Pre Lease BNP Paribas: 11,000 sqm  
Forward-Sale to Union ✓

Pre Lease PWC: 60,000 sqm ✓

Contract with Hyatt for Hotel ✓

Partnership with ECE for Shopping Mall ✓

Mövenpick Hotel: Sold ✓

Residential Construction: JV/ Forward Sale ✓

Contract with Hotel Operator ✓

# T-185: Debt Financing Secured



## Key Data

<b>Plot Size</b>	c. 14.450 m <sup>2</sup>
<b>Gross Area</b>	134.000 m <sup>2</sup>
<b>Net Letable Area</b>	100.000 m <sup>2</sup>
<b>Floors</b>	50 story tower 6 story pedestal 550 parking spaces
<b>Usage</b>	Office
<b>Total Project Volume</b>	~€ 450m
<b>Preletting</b>	60.000 m <sup>2</sup> to PWC
<b>Projectstart</b>	2008
<b>Expected Completion</b>	2010 (pedestal) 2012 (tower)
<b>Financing</b>	€ 254 Mio. development loan from Eurohypo/DG HYP/ DEUTSCHE HYPO and RZB

# Munich Arnulfpark SKYGARDEN



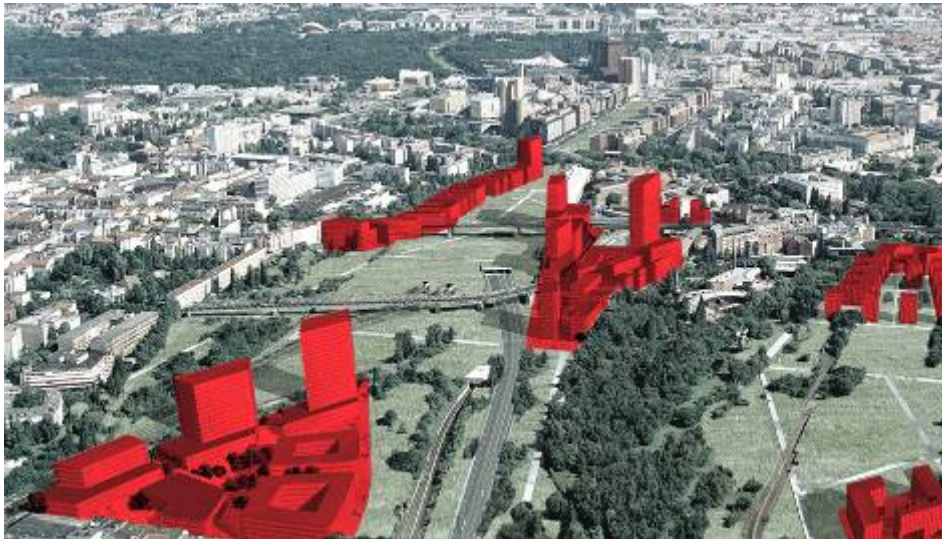
## Key Data

<b>Plot Size</b>	9.000m <sup>2</sup>
<b>Gross Letable Area</b>	33.000m <sup>2</sup>
<b>Usage</b>	Office
<b>Total Project Volume</b>	c. €125m (for 100%)
<b>Preleting</b>	58% (PWC)
<b>Estimated total rent</b>	c. € 8m p.a.
<b>Projectstart</b>	Q1 2009
<b>Expected Completion</b>	Q4 2011
<b>50% JV Partner</b>	OFB (subsidiary of Helaba)
<b>Financing</b>	€ 85 Mio. development loan from Helaba



# Berlin: Significant Long Term Potential

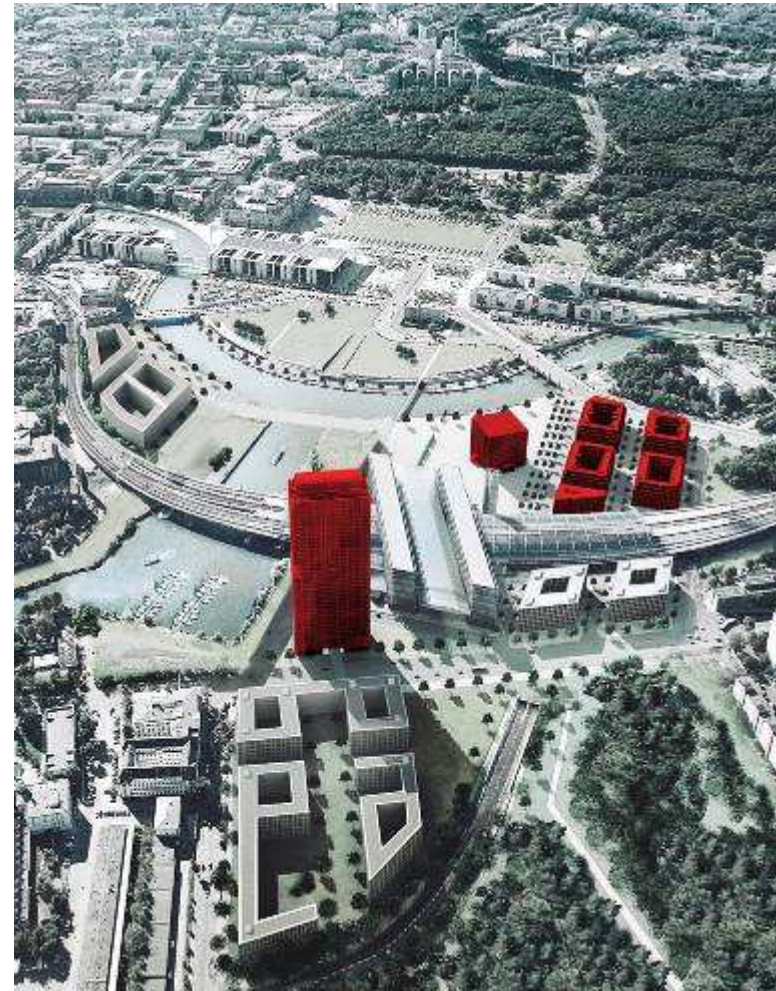
Gleisdreieck



Europacity



Lehrter Stadtquartier



# ATMOS (Munich): Successful Sale Right After Completion



## Key Data

<b>Plot Size</b>	5.600m <sup>2</sup>
<b>Letable Area</b>	27.000 m <sup>2</sup>
<b>Usage</b>	Office
<b>Preleting</b>	>50% to Bristol Myers
<b>Projectstart</b>	H1 2007
<b>Completion</b>	Jan 2009

## Successful Sale in March 2009

- Sold to Union Investment
- Sales price: >€ 100m
- Expected P&L impact: +/- neutral (closing expected in Q2)
- + upside depending on rental success

# Status Additional Development Pipeline Vivico: Full Optionality Regarding Timing



Town	Project Name	Type	Share in %	Key Tenant or Partner	Project Volume <sup>1)</sup> €m	thereof on B/S 31.12.08	Net Letable Area in m <sup>2</sup>	% pre-let
Frankfurt	Syklone Plaza	Shopping / Convention	50%	ECE	~€ 350 (for 100%)	€ 45		
Frankfurt	Hyatt	Hotel	100%	Hyatt	~€ 200	€ 10	405 rooms + 7.500m <sup>2</sup> resi.	~80%
Cologne	Rhein Forum	2 Hotels		Operators at hand	€ 90	€ 4	~33.000m <sup>2</sup> (460 rooms)	LoI under discussion
Basle	Erlenmatt	Retail	50%	Multi-development	~€ 150 (for 100%)	€ 39	~30.000m <sup>2</sup> retail ~ 10.000m <sup>2</sup> hotel	First anchor tenant secured
Berlin	Gleisdreieck	Office	100%		t.b.c.	€ 35	t.b.c.	
Berlin	Lehrter Stadtquartier	3 Hotels+ convention		Under discussion	~€ 300	€ 54	~1.000 rooms +2.000 seats convention c.	LoI under discussion
Munich	Lokhalle	Retail	50%	gdp	€ 120 (for 100%)	€ 28	51.500m <sup>2</sup>	
<b>Advanced Preparations</b>					<b>€ 1.200 +</b>	<b>€ 215</b>		

1) Project Volume: Estimated total investment (land, construction cost, financing cost during construction, etc.) for 100%

Note: Numbers are estimates - Changes to previous presentations due to projects in progress and changed market circumstances



CA IMMO INTERNATIONAL

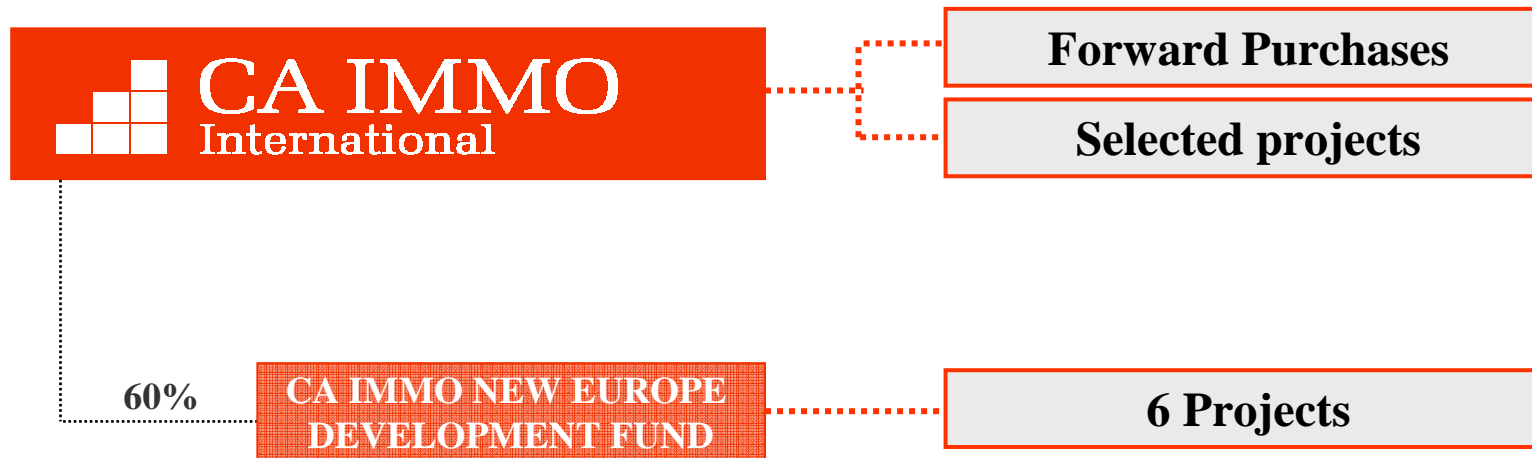
## Details Portfolio CEE and SEE: Market development fully reflected in yields

Country	City	Name	IFRS Value 31.12.2008	IFRS Value 30.06.2009	Acquisition cost 30.06.2009	Yield in % 2008	Yield in % 2009
CZ	Prague	Europort	51.660	43.630	43.720	6,8%	8,5%
CZ	Prague	English Intern. School Prague	11.580	9.520	13.372	6,4%	7,9%
HU	Budapest	Víziváros Office Center	33.770	29.500	25.912	7,2%	8,2%
HU	Budapest	R70 Office Complex	33.780	28.790	29.270	7,6%	7,7%
HU	Budapest	Buda Business Center	9.870	8.900	12.126	8,3%	8,4%
HU	Budapest	Canada Square	13.700	11.470	12.187	7,6%	9,7%
HU	Budapest	Bártok Ház	47.690	39.920	44.027	7,4%	7,9%
PL	Warsaw	Wspolna	22.520	20.750	20.570	6,5%	7,7%
PL	Warsaw	Warschau Financial Center	96.260	85.930	71.386	5,7%	6,2%
CZ	Pilsen	Diplomat Center Pilsen	27.980	24.100	30.362	8,7%	10,3%
BG	Sofia	IBC	9.085	8.909	9.331	14,1%	10,1%
BG	Sofia	Europark Office Building	16.120	14.590	16.400	9,3%	10,4%
RO	Bukarest	Opera Center 1	37.678	26.648	23.382	7,0%	10,7%
RO	Bukarest	Opera Center 2	10.344	7.331	6.410	6,7%	10,9%
RO	Bukarest	Bukarest Business Park	67.630	59.790	61.694	7,9%	9,6%
SRB	Belgrade	Belgrade Office Park	26.000	46.290	56.147	7,7%	6,8%
SK	Bratislava	Bratislava Business Center	12.870	10.680	19.707	9,9%	9,9%
SI	Ljubljana	Hotel Ljubljana	33.110	26.538	45.985	6,5%	8,3%
<b>Total stabilized portfolio<sup>1)</sup></b>			<b>588.187</b>	<b>503.286</b>	<b>541.985</b>	<b>7,3%</b>	<b>8,3%</b>

1) Excluding Sava City and Capital Square which were completed just before the balance sheet date

Developments in the East:

Risksharing through the CAINE Development Fund



**2008 all planned developments underwent a critical evaluation**

**Focus on secured financing and rental situation**

**2009 c. € 100 m investments in ongoing developments**

# Status Development Pipeline CA Immo Int.



Town	Project Name	Usage Type	Share in %	JV Partner	NLA in '000 m <sup>2</sup>	Project Volume €m (100%)	Bookvalue 30.6.09	Remaining investment	Expected Completion	Current Status
<b>Directly in CA Immo International</b>										
Bratislava	BBC Plus	Office	100 CAII		14	30-35	-	-	2. HY 2010	<b>ON HOLD</b>
Moscow	Maslov Tower	Office	50 CAII	Katrinco	31	140-150	19	t.b.c.	t.b.c.	Pre-construction
Budapest	Capital Square Phase II	Office	100 CAII		34	~80	14	~12	2. HY 2009	<b>Under Construction (forward purchase)</b>
<b>In CAINE Fund</b>										
Warsaw	Poleczki B. Park	Mixed	50 CAINE	UBM	44	120-125	27	~30	1. HY 2010	<b>Under Construction</b>
Sibiu	Retail Centre Sibiu	Retail	60 CAINE	Oasis Group	81	95-105 (for full project)	21	~10 (for current construction)	1. HY 2010	Obi market under construction, for remainder ongoing discussions with tenants
St. Petersburg	Pulkovo Business Park (Phase I)	Hotel/Office	25 CAINE	Warimpex/Airport/UBM	53	260-270	At equity participation	Under evaluation	2. HY 2009	<b>Under Construction</b>
Moscow	Matryoshka	Retail	50 CAINE	Katrinco	24	110-120	-	-	2. HY 2011+	<b>DISPOSED (July 09)</b>
Arad	Retail Centre Arad	Retail	70 CAINE	Baubüro	17	13-15	2	-	1 HY 2011	<b>ON HOLD</b>
Győr	Duna Centre	Retail	50 CAINE	n.a.	17	18-20	7	~5	2 HY 2009	<b>Under Construction</b>

# Recent Completions

## Sava City Belgrade



### Key Data

<b>Letable Area</b>	18.500 m <sup>2</sup>
<b>Usage</b>	Office
<b>Total Project Costs</b>	€ 57 m
<b>Current Bookvalue</b>	€ 46 m
<b>Current Occupancy</b>	~50%
<b>Ownership</b>	100% CAINE Fund

## Capital Square Budapest



### Key Data

<b>Letable Area</b>	Phase I: 22.000 m <sup>2</sup> (out of 32.000 m <sup>2</sup> in total)
<b>Usage</b>	Office
<b>Total Project Costs</b>	€ ~ 80 m (both Phases) € 44 m (Phase 1)
<b>Current Bookvalue</b>	€ 14 m (Phase 2 – Developments – outstanding costs c. € 12 m )
<b>Current Occupancy</b>	~30% (including Phase II)
<b>Ownership</b>	100% CA Immo International <sup>24</sup>





FINANCIALS H1 2009

## Q2 Highlights

### Positive Impact from Property Sales

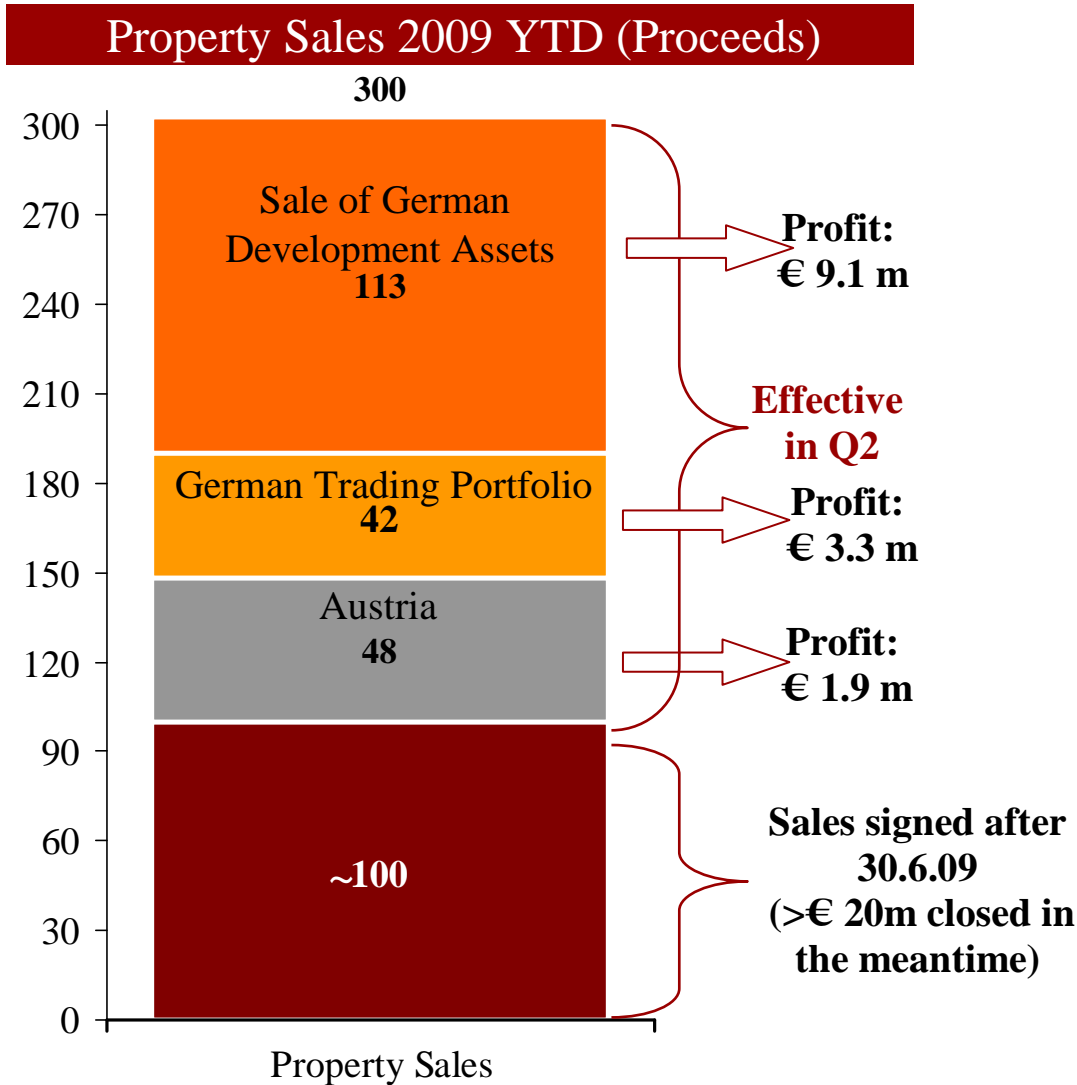


in € mill.	Q1 2009	Q2 2009	H1 2009	H1 2008	Chg. %
Rental Income	45,2	44,9	90,1	85,5	5,3%
Result from Sale of Trading portfolio	2,4	1,0	3,3	1,8	81,9%
Other expenses related to properties	-5,2	-4,0	-9,2	-16,3	(44,6%)
<b>Net operating Income</b>	<b>40,2</b>	<b>40,0</b>	<b>80,2</b>	<b>69,9</b>	<b>14,7%</b>
Result f. sale of inv. properties	2,3	8,7	11,0	7,4	49,9%
Indirect Expenses	-10,8	-10,6	-21,4	-26,2	(18,4%)
Other op. Income / Cap. Services	4,7	4,8	9,5	11,1	(14,7%)
<b>EBITDA</b>	<b>36,4</b>	<b>42,9</b>	<b>79,3</b>	<b>62,1</b>	<b>27,6%</b>
Revaluation/Impairments/Depr.	-53,2	-47,1	-100,3	-3,0	n.m.
<b>EBIT</b>	<b>-16,9</b>	<b>-4,2</b>	<b>-21,1</b>	<b>59,1</b>	<b>n.m.</b>
Financing Cost	-26,5	-25,8	-52,3	-50,8	3,0%
other Financial Result	-8,4	-5,7	-14,1	8,9	n.m.
<b>EBT</b>	<b>-51,8</b>	<b>-35,6</b>	<b>-87,4</b>	<b>17,3</b>	<b>n.m.</b>
Taxes on income	-2,8	-1,7	-4,5	-7,9	n.m.
Minorities	-21,0	-14,8	-35,7	2,7	n.m.
<b>Net Income (after minorities)</b>	<b>-33,6</b>	<b>-22,6</b>	<b>-56,2</b>	<b>6,6</b>	<b>n.m.</b>

#### Q2 2009 Highlights

- Stable operative development
- € 9.7 m profit from property sales
- Reduction in indirect expenses
- € 47.1 m revaluation loss (due to CEE) leads to negative EBIT
- Stable financing costs, financial result impacted by Swap valuation and impairment of associates

€ 203 m Property Sales in H1 2009,  
Further € 100 m signed so far in Q3



**Süd 3**



**Atmos**



**Getreidegasse**



**Velum (Q3'09)**



# Robust Balance Sheet



in € mill.	30.06.2009	31.12.2008	Chg. %
Property assets let	2.513,4	2.520,7	(0%)
Property assets under development	977,2	1.079,8	(10%)
Property own used	20,4	19,4	5%
Other l.t. assets	181,6	210,9	(14%)
Property intended for trading	146,6	168,4	(13%)
Cash	288,6	321,4	(10%)
Other s.t. assets	132,3	74,2	78%
<b>Total Assets</b>	<b>4.260,0</b>	<b>4.394,8</b>	<b>(3%)</b>
Share Capital / Reserves / Ret. Earnings	1.561,8	1.623,0	(4%)
Minority interests	198,8	231,7	(14%)
<b>Shareholders' equity</b>	<b>1.760,6</b>	<b>1.854,7</b>	<b>(5%)</b>
<i>Equity in % of b/s total</i>	<i>41,3%</i>	<i>42,2%</i>	
l.t. financial liabilities (incl. bonds)	1.697,4	1.834,9	(7%)
Other l.t. liabilities	356,6	329,1	8%
s.t. financial liabilities	158,3	88,9	78%
Other s.t. liabilities	287,0	287,3	0%
<b>Liabilities + shareholder's equity</b>	<b>4.260,0</b>	<b>4.394,8</b>	<b>(3%)</b>

## Healthy Equity Ratio

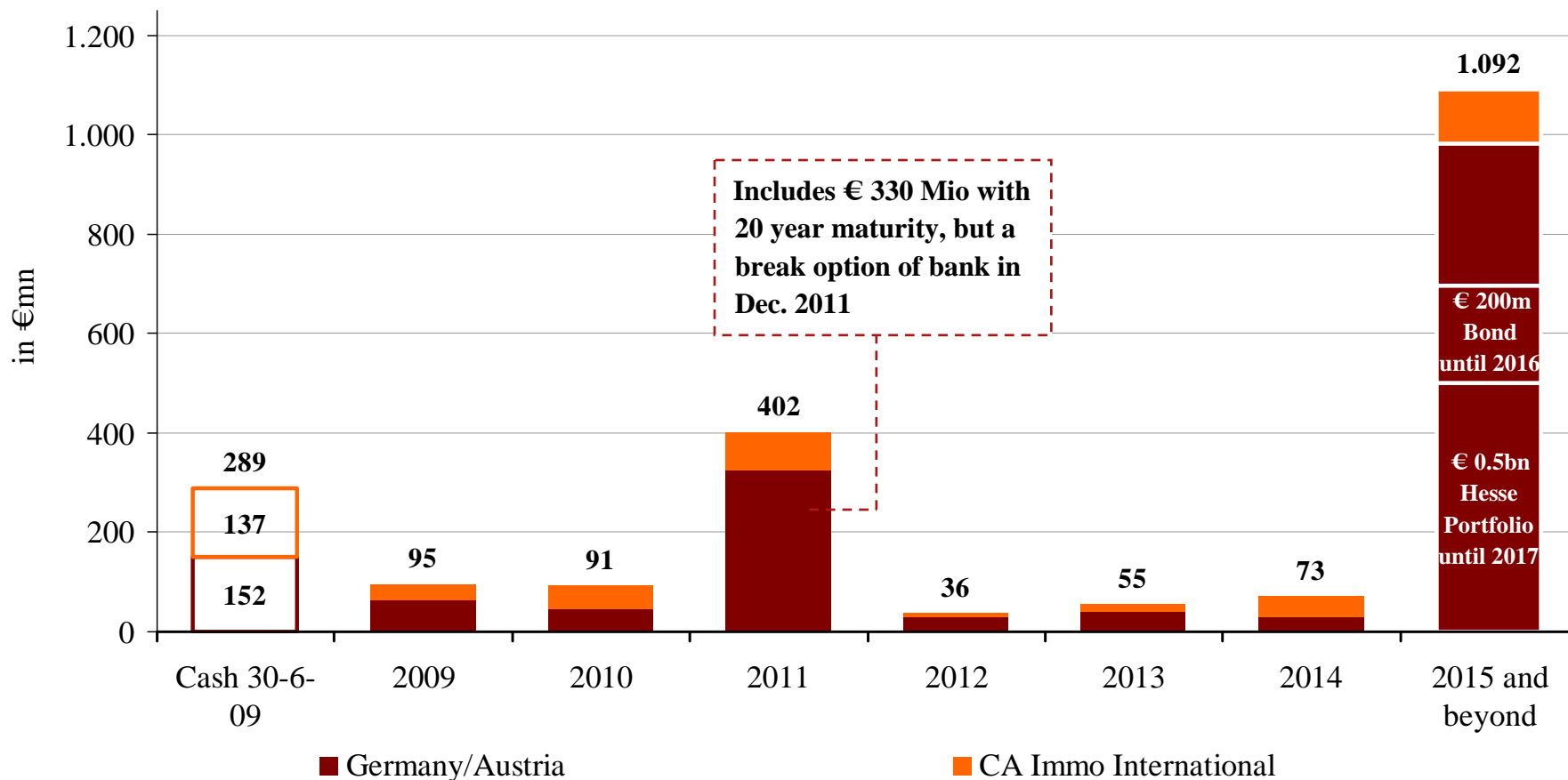
- Equity Ratio: 41%
- Net Debt per 30.6.: € 1.6 bn vs. portfolio of € 3.7 bn
- Cash of € 289 m
- NAV: € 18.21 / Share
- NNNAV: € 19.06 / Share

**As expansion of last years  
was mainly equity funded.  
balance sheet provides sufficient  
cushion for challenging times**

# Debt Expiry Profile



**Financial debt as of 30 June 09: € 1.855 m**  
**Breakdown by maturities:**



# Agenda 2009: A Strategy Suited To Challenging Times



# APPENDIX

# Management



**Dr. Bruno Ettenauer**

- Speaker of the Board
- Member and speaker of the Board of CA Immo since 2006
- Responsible for CA Immo's property portfolio in Germany and Eastern Europe
- More than 15 years of experience in the real estate sector
- Certified and chartered surveyor for real estate valuation



**Wolfhard Fromwald**

- Member of the Board, CFO
- Member of the Board of CA Immo since 1990
- Responsible for accounting, controlling, organisation, investor relations and corporate communication
- More than 15 years of experience in the real estate sector



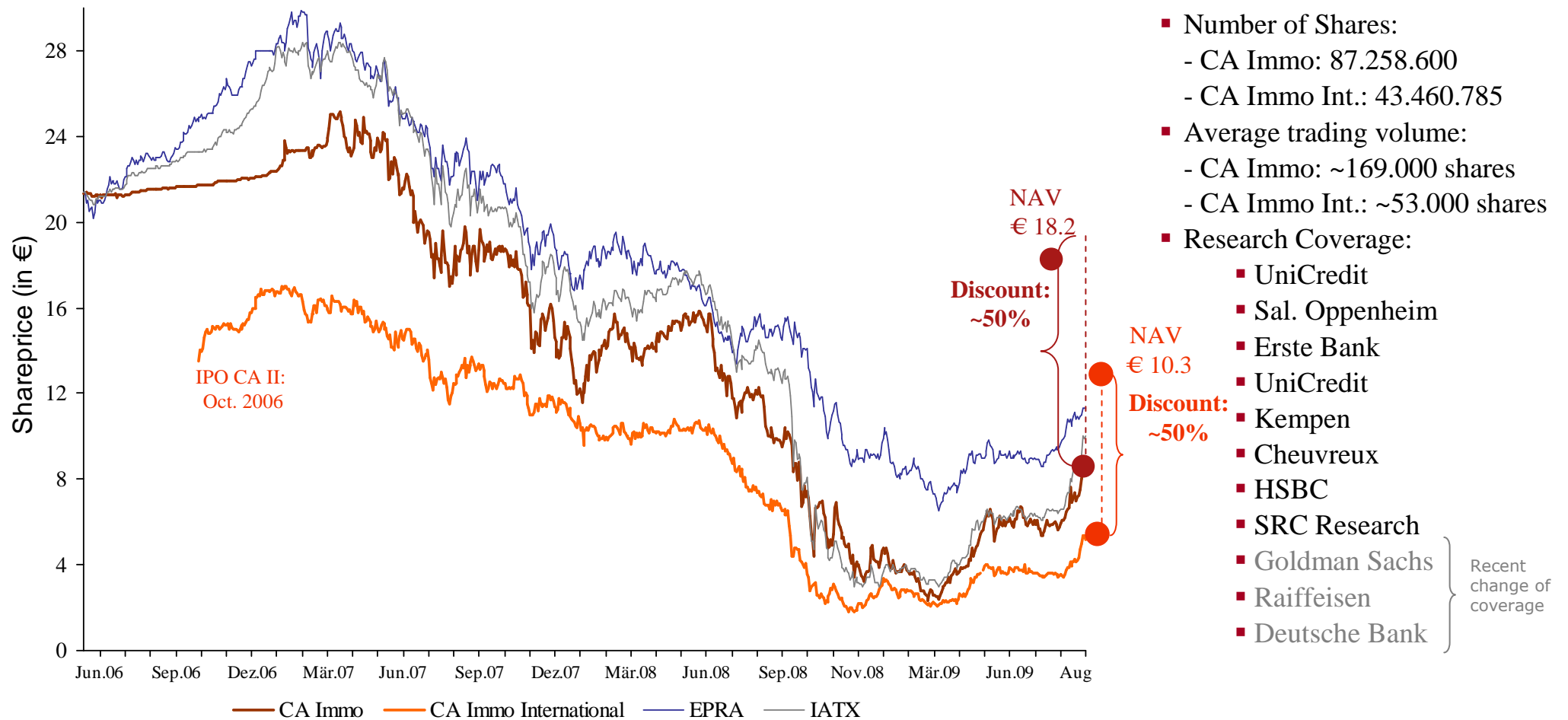
**Bernhard Hansen**

- Head of Vivico
- CEO of Vivico since 2006
- Responsible for developments across the Group
- More than 20 years of experience in the real estate sector

Note: Identical board structures for CA Immo and CA Immo International



# Shareprice Development



Note: EPRA and IATX indexed to CA Immo Shareprice

# H1 P&L by Segment



in € mill.	Standing Investments				Trading	Development				Group Total
	Austria	Germany	CEE/SEE	Total	Germany	Austria	Germany	CEE/SEE	Total	
Rental Income	23,5	35,7	19,9	79,1	6,8	0,1	4,1	0,0	4,1	90,1
Direct property expenses + Net operating costs	(4,6)	(3,3)	(2,4)	(10,4)	(1,0)	(0,3)	(1,4)	(0,0)	(1,8)	(13,2)
<b>Net operating Income (excl. property sales)</b>	<b>18,9</b>	<b>32,4</b>	<b>17,4</b>	<b>68,8</b>	<b>5,7</b>	<b>(0,3)</b>	<b>2,7</b>	<b>(0,0)</b>	<b>2,4</b>	<b>76,9</b>
<i>NOI in % of rental income</i>	80,3%	90,7%	87,8%	86,9%	84,7%	<i>n.m.</i>	65,2%	<i>n.m.</i>	57,3%	85,4%
Result f. sale of properties	1,9	(0,0)	0,0	1,9	3,3	0,0	9,1	0,0	9,1	14,3
Costs <sup>(1)</sup>	(2,5)	(1,6)	(3,2)	(7,3)	(1,0)	(0,2)	(8,4)	(1,8)	(10,3)	(18,6)
Other op. income	1,0	0,6	1,0	2,6	1,6	0,0	2,3	0,1	2,3	6,6
<b>EBITDA</b>	<b>19,4</b>	<b>31,4</b>	<b>15,2</b>	<b>66,1</b>	<b>9,7</b>	<b>(0,4)</b>	<b>5,6</b>	<b>(1,7)</b>	<b>3,5</b>	<b>79,3</b>
Revaluation/ Impairments/Depr.	(5,5)	1,7	(9,8)	(9,6)	(1,4)	(0,2)	8,1	(7,2)	0,7	(10,3)
<b>EBIT</b>	<b>13,8</b>	<b>33,2</b>	<b>(8,6)</b>	<b>(33,5)</b>	<b>8,3</b>	<b>(0,6)</b>	<b>13,7</b>	<b>(8,9)</b>	<b>4,2</b>	<b>(21,1)</b>
Real Estate Assets	734,7	1.205,8	593,3	2.533,8	146,6	36,1	835,1	106,0	977,2	3.657,5

(1) Indirect costs net of capitalized services

# Break Down of H1'09 Revaluations



	Revaluation H1 2009			
	Austria	Germany	CEE / SEE	Group
Property assets let	€ -5.1 Mio	€ +1.8 Mio	€ - 95.7 Mio	€ - 99.0 Mio
Trading Porfolio	-	€ -1.4 Mio	-	€ - 1.4 Mio
Developments	€ -0.2 Mio	€ +8.4 Mio	€ -7.2 Mio	€ +1.0 Mio
<b>Revaluation Result</b>	<b>€ -5.3 Mio</b>	<b>€ +8.8 Mio</b>	<b>€ -102.9 Mio</b>	<b>€ -99.5 Mio</b>

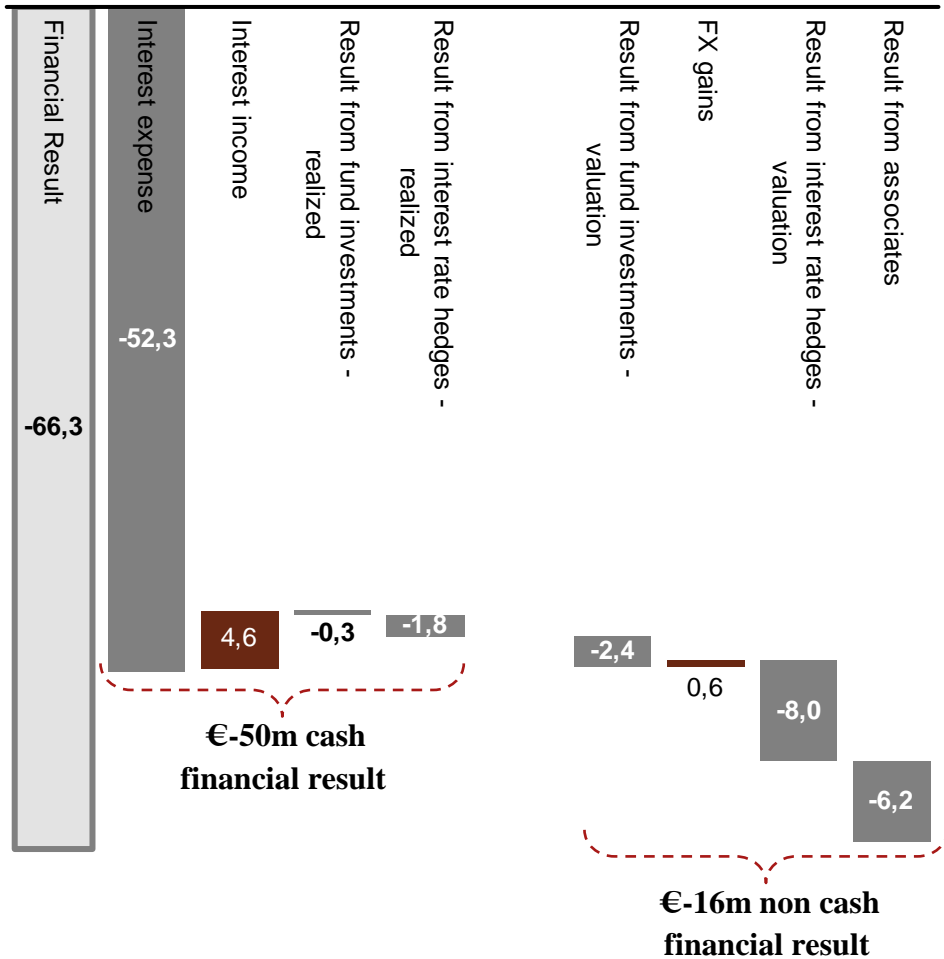
Internal Valuation
External Valuation

First time application of IAS 40 for development projects

# Details on Financial Result H1 2009



## Breakdown of Financial Result H1 2009

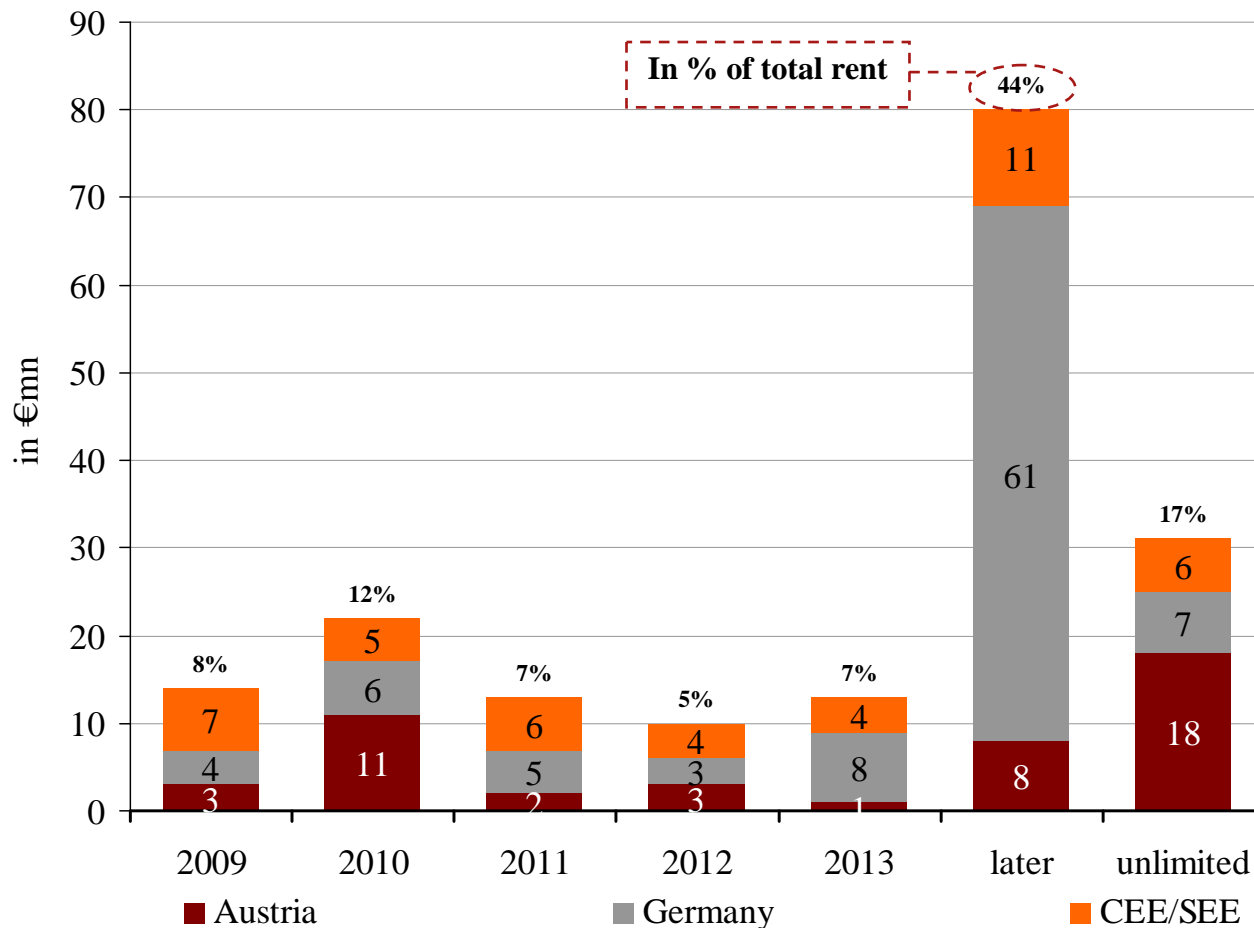


- Interest expense
  - Current average interest cost:
    - ~4,7% Germany/Austria
    - ~5,8% CAII
    - => ~4,9% overall
- Additional financing will be mainly for developments, interest will therefore be capitalized and will not show in P&L
- Mark-to-market losses on fair value interest rate Swaps following the decline of the Euribor
- Result from associates: € -7.6 mn impairment relating to Project at St. Petersburg Airport, positive contribution from UBM

# Long Term Rent Expiry Profile



Rent Expiry Profile (Group-level) as of Dec 31 2008



Stable tenant base

- 44% of the rental contracts in our portfolio have a duration of over 5 years
- High quality tenant base – currently no issues with non payments of rents
- Largest tenants:

Tenant	Country	Share
State of Hesse	G	23,2%
Siemens AG Österreich	A	5,1%
H & M	G	3,9%
City of Berlin	G	3,4%
Deutsche Bahn AG	G	2,6%
Verkehrsbüro	A	1,7%
Bristol-Myers Squibb.	G	1,5%
ECM Hotel (Marriott)	CZ	1,4%
ECM Hotel (Marriott)	CZ	1,0%
EDS Magyarország Kft.	HU	1,0%

Note: Expiry profile includes rents from development properties, hence difference to annualized rent on previous page



## Contact details

Florian Nowotny  
Head of Capital Markets  
Tel.: (+431) 532 59 07 - 518  
E-Mail: [nowotny@caimmoag.com](mailto:nowotny@caimmoag.com)

Claudia Hainz  
Investor Relations  
Tel.: (+431) 532 59 07 - 502  
E-Mail: [hainz@caimmoag.com](mailto:hainz@caimmoag.com)

[www.caimmoag.com/investor\\_relations/](http://www.caimmoag.com/investor_relations/)

### DISCLAIMER

This presentation handout contains forward-looking statements and information. Such statements are based on our current expectations and certain presumptions and are therefore subject to certain risks and uncertainties. A variety of factors, many of which are beyond CA Immo's or CA Immo International's control, affect its operations, performance, business strategy and results and could cause the actual results, performance or achievements of CA Immobilien Anlagen Aktiengesellschaft or CA Immo International AG to be materially different.

Should one or more of these risks or uncertainties materialise or should underlying assumptions prove incorrect, actual results may vary materially, either positively or negatively, from those described in the relevant forward-looking statement as expected, anticipated, intended, planned, believed, projected or estimated. CA Immo and CA Immo International do not intend or assume any obligation to update or revise these forward-looking statements in light of developments which differ from those anticipated.

This presentation does not constitute an offer to sell, nor a request to purchase or apply for securities. Any decision to invest in securities publicly offered by an issuer should be made solely on the basis of the securities prospectus of CA Immobilien Anlagen Aktiengesellschaft or CA Immo International AG and its supplements.

This information is not intended for distribution in or within the United States of America (USA) and must not be distributed or passed to "U.S. persons" as defined under Regulation S of the U.S. Securities Act of 1933 in its present form ("Securities Act") or to publications with a general circulation in the USA. This publication does not constitute an offer to sell securities in the United States of America. The securities mentioned herein are not and will not be registered in the United States of America according to the provisions of the U.S. Securities Act of 1933 in its present form and may only be sold or offered for sale where registered or excepted from the obligation to register. No public offer of shares will be made in the USA.

This document is intended only for persons (i) who are outside of the United Kingdom or (ii) possess sectoral experience of investments under the terms of Article 19 (5) of the U.K. Financial Services and Markets Act 2000 (Financial Promotion) Order 2005 (in its present form) (the "Order") or (iii) who are covered by Article 49 (2) (a) to (d) of the Order ("high net worth companies, unincorporated associations" etc.); all such persons are referred to in the following as "relevant persons". Those who are not relevant persons may not act on the basis of this document or its content or place their trust therein. All investments or investment activities referred to by this document are available only to relevant persons and are entered into only by relevant persons.

**"This information is not intended for publication in the United States of America, Canada, Australia or Japan."**