

IMMOFINANZ

Investor's Update Q1-2 2021

September 2021



- At a glance
- Portfolio
- Results and Financing
- Outlook
- Appendix

A leading European commercial property specialist

Company snapshot

- Founded in 1990 and headquartered in Vienna, IMMOFINANZ is a **leading commercial real estate company with a focus on office** (c. 64% by carrying amount) **and retail** (c. 35%) in selected countries in **Western and Central Eastern Europe**
- Amongst the largest European commercial real estate players with **strong market position in each of its core markets** across a portfolio valued EUR 5.1 bn
- Company's shares have **traded on the Vienna Stock Exchange** since December 1994

Key figures as of 06/2021

MEUR **5,094.9**
Portfolio value

MEUR **228.6**
Net profit

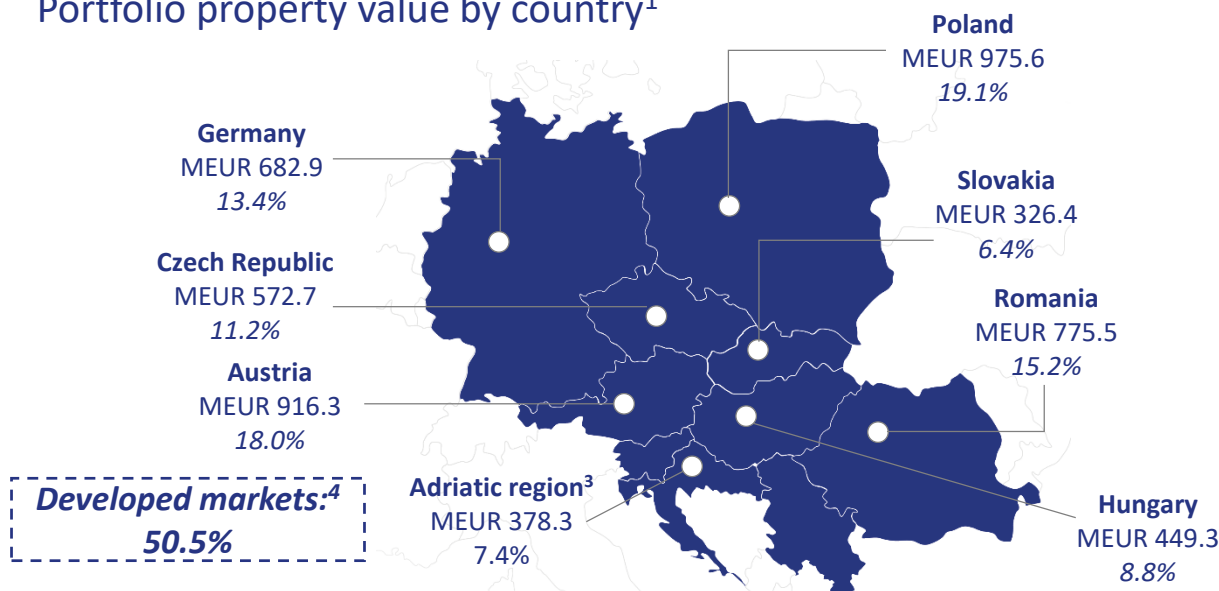
94.1%
Occupancy rate

6.2%²
Gross return

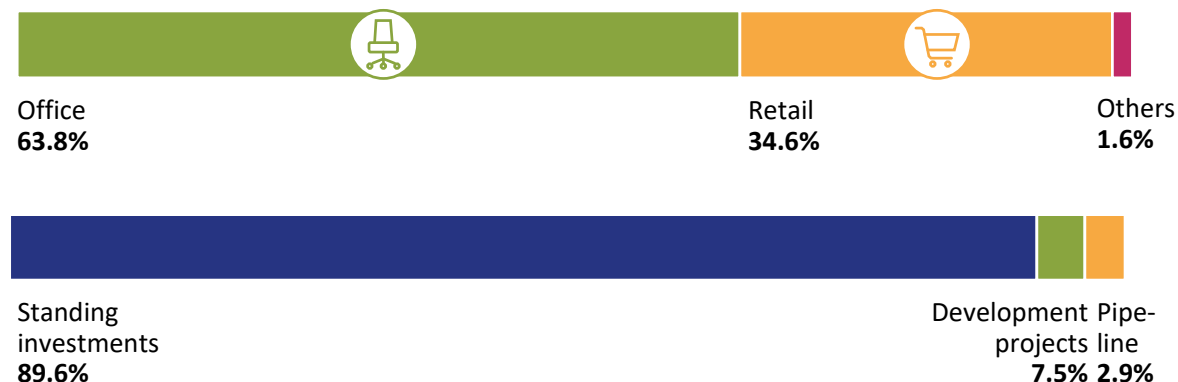
38.1%
Net LTV

MEUR **966.9**
Cash and cash equivalents

Portfolio property value by country¹



Portfolio segmentation



¹ Excludes MEUR 18.0 (0.4%) in further countries (Turkey); ² 5.9% on IFRS rental income; ³ Adriatic region includes Slovenia, Serbia and Croatia ⁴ As defined by FTSE EPRA/NAREIT

- At a glance
- **Portfolio**
- Results and Financing
- Outlook
- Appendix

Overview – quality portfolio with overall robust occupancy

Portfolio value

MEUR 5,094.9

(12/2020: MEUR 4,978.9)

Standing investments

MEUR 4,565.0

(12/2020: MEUR 4,428.5)

Gross return

5.9% IFRS rent (12/2020: 6.2%)

6.2% on invoiced rent basis¹
(12/2020: 6.6%)

Unexpired lease term

(weighted, average)

4.1 years

(12/2020: 4.2)

Portfolio segmentation

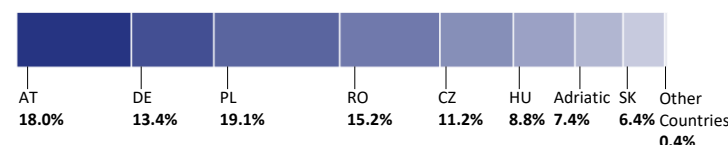
Portfolio allocation office and retail



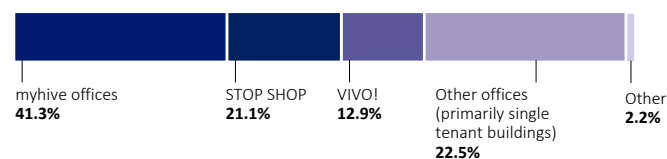
Solid standing investments/developments ratio



Invested in Austria, Germany and CEE/SEE



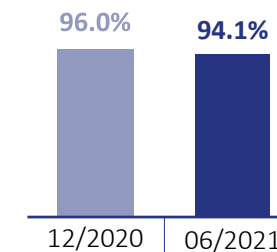
Clear focus on three brands



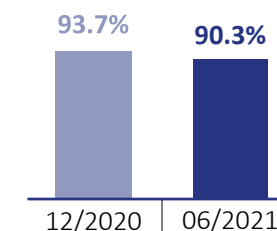
Segmentation information based on portfolio value

Robust occupancy rate

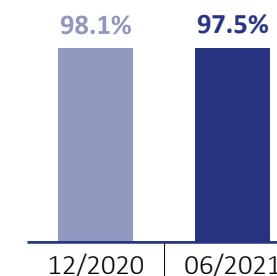
Overall



Office



Retail



¹ Information provided for better comparability in relation to peer group

Successful with three brands

IMMOFINANZ



myhive – a modern corporate office combined with the advantages of coworking

- Hotel-inspired design and attentive service
- Versatile infrastructure and international community
- Flexibility and all-inclusive office solutions

Our myhive Products

Personal office products tailored exactly to the tenants needs.

Whether you need just a desk or an entire office, myhive is the right solution.

myhive brand video: click [here](#)



myoffice

Your own office with your own infrastructure and comprehensive services – starting from a one-month rental period.



myroom

Your own office at mycowork: first-class coworking in compliance with all health and safety regulations.



mydesk

Your own desk at mycowork: the best coworking, comfort and convenience, smart services and a generous infrastructure.



myflex

Your access to flexible workspaces at one myhive location.

myhive offices



- Successful establishment of the brand since its introduction at the end of 2016
- Increased flexibility for tenants
- myhive Mokotow (PL) freshly rebranded, myhive Haller Gardens (HU) and myhive Medienhafen (DE) to be finalized by end of 2021
- Further rollout of mycowork in all countries



27 properties in seven countries

Rentable space	606,522 sqm
Occupancy rate	89.6%
Rental income Q2 2021 ¹	MEUR 21.4
Carrying amount	MEUR 1,763.5
Gross return IFRS / invoiced rent	4.9% / 5.3%

¹ Rental income on basis of primary usage of the property (rental income in P&L is according to actual usage of the property; marginal deviations to P&L are therefore possible)

myhive: new locations



myhive Haller Gardens, Budapest

- Office; 34,200 sqm
- Refurbishment – completion in Q4 2021
- located in Budapest's "South-Pest" district, a sought-after area with growing demand and a high occupancy rate
- roof terrace, indoor gardens and terraces overlooking the Danube
- Implementation of shared offices with desks and rooms for short term rent



myhive Medienhafen, Düsseldorf

- Office; 22,000 sqm
- Completion: Q4 2021
- Directly next to trivago on "Rheinstrand", first myhive property in Germany
- Implementation of shared offices with desks and rooms for short term rent

myhive office concept



myhive Metrooffice (RO)



myhive Ungargasse (AT)



myhive Warsaw Spire (PL)



myhive Iride | Eighteen (RO)

STOP SHOP retail parks

STOP SHOP – our brand for retail parks in Central and Eastern Europe

- Likeable and convenient local supplier located in catchment areas of 30,000 to 150,000 people
- Broad product range offering good value for money – “smart shoppers” as target group
- Good transport links and extensive parking facilities



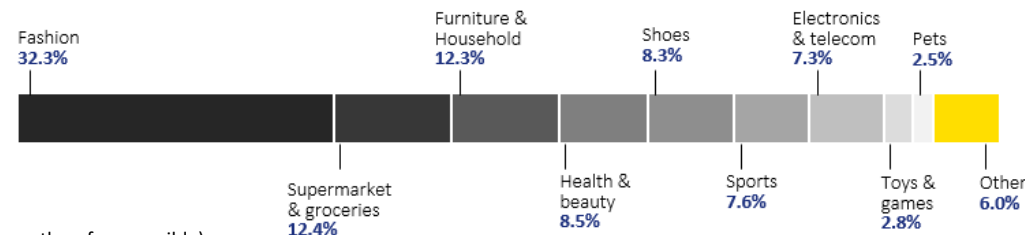
STOP SHOP retail parks



- Positioned as leading retail park operator in Europe
- Defensive and crisis-resistant retail format
- With market entry in Italy in July 2021, STOP SHOP is present in ten European countries
- Further growth to around 140 locations planned

98 properties in nine countries

Rentable space	722,796 sqm
Occupancy rate	98.1%
Rental income Q2 2021 ¹	MEUR 21.1
Carrying amount	MEUR 1,060.7
Gross return IFRS / invoiced rent	7.9% / 8.0%



¹ Rental income on basis of primary usage of the property (rental income in P&L is according to actual usage of the property; marginal deviations to P&L are therefore possible)

VIVO! shopping centers

VIVO! – our brand for shopping centers

- Designed for cities with a catchment area of at least 200,000 residents
- Strong anchor tenants and an attractive retail mix
- VIVO! combines shopping with an experience for the whole family
- Mostly single storey buildings; high brand recognition value

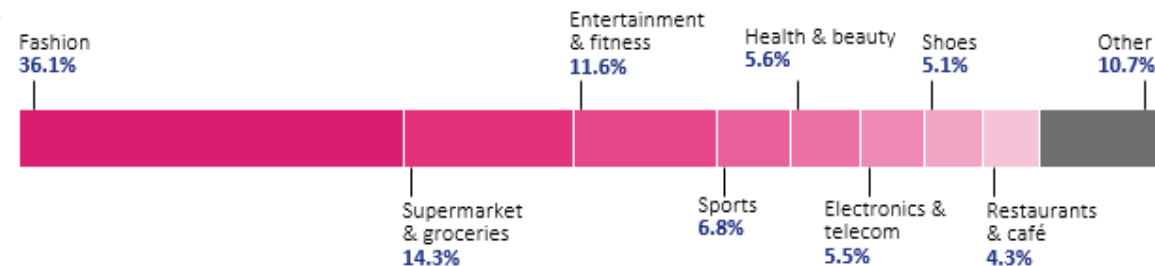
VIVO! shopping centers



- Convenient shopping with entertainment factor – Europe's best retail brands as strong anchor tenants
- Start of the renovation of VIVO! Baja Mare in Romania in Q1 2021

10 properties in four countries

Rentable space	314,180 sqm
Occupancy rate	96.2%
Rental income Q2 2021 ¹	MEUR 12.6
Carrying amount	MEUR 657.2
Gross return IFRS/Return invoiced rent	7.7%/8.1%



¹ Rental income on basis of primary usage of the property (rental income in P&L is according to actual usage of the property; marginal deviations to P&L are therefore possible)

STOP SHOP and VIVO!



STOP SHOP Sremska Mitrovica (RS)

**STOP
SHOP**



STOP SHOP Stockerau (AT)



VIVO! Pila (PL)

VIVO!



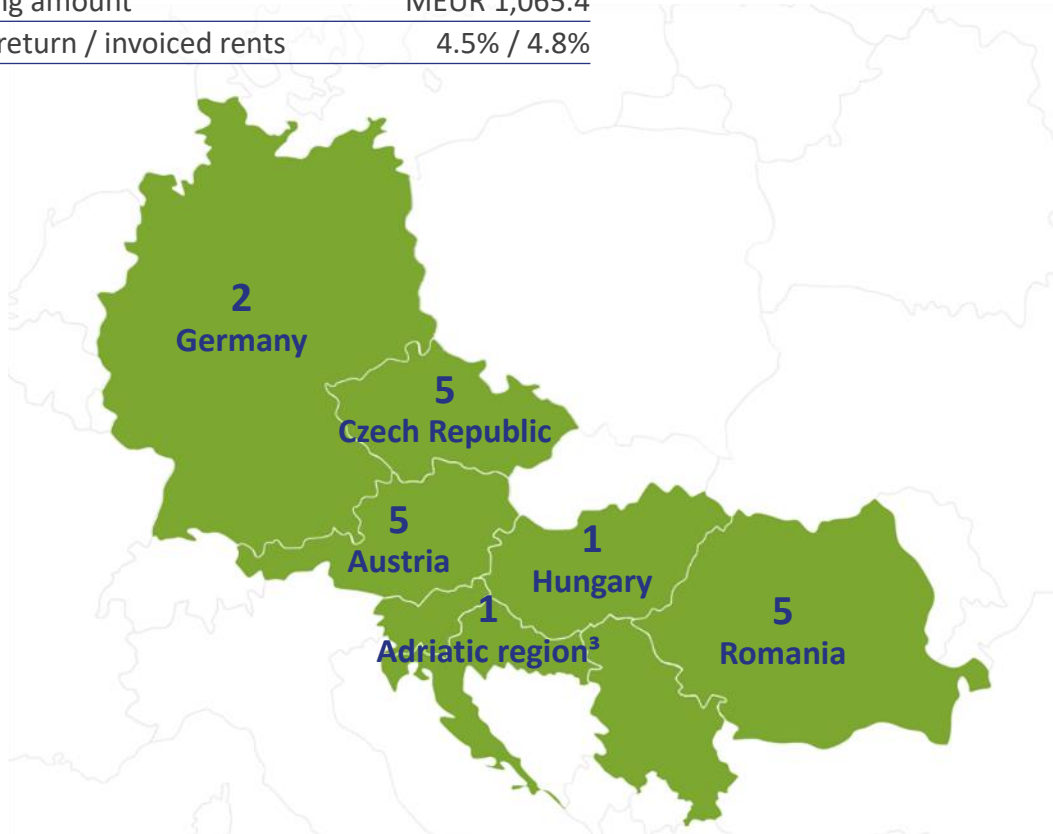
VIVO! Krosno (PL)

Other Office

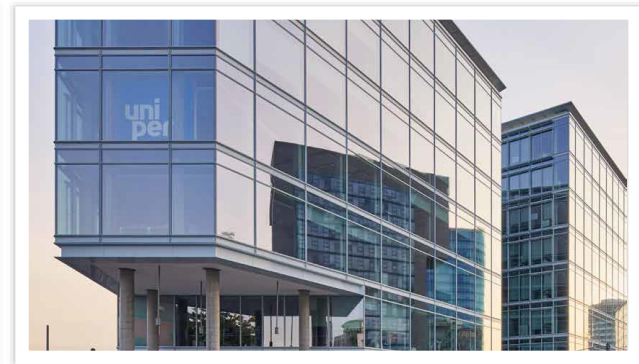
Predominantly rented to single tenants with headquarters in Europe on the basis of long term contracts¹

19 properties in 6 countries

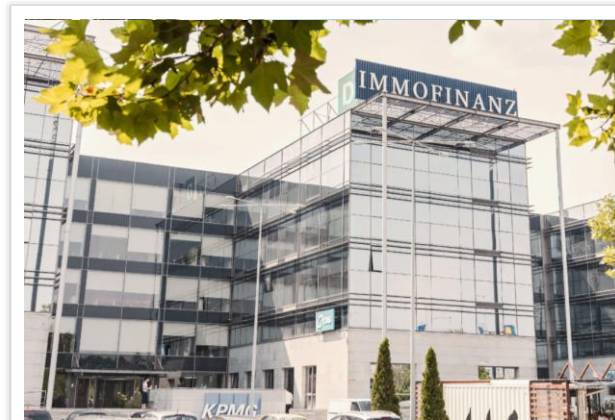
Rentable space	331,397 sqm
Occupancy rate	91.5%
Rental income Q2 2021 ²	MEUR 12.0
Carrying amount	MEUR 1,065.4
Gross return / invoiced rents	4.5% / 4.8%



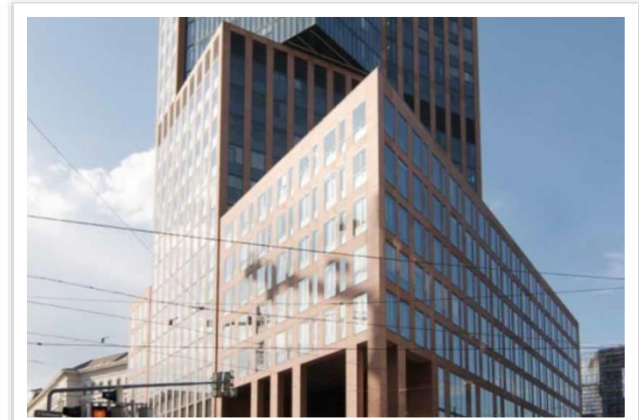
Campus Aachen (DE)



FLOAT, Düsseldorf (DE)



Victoria Park, Bucharest (RO)



City Tower, Vienna (AT)

¹ Some of the "Other Office" assets are not applicable to be adapted to a myhive Office concept in terms of their format and size; ² Rental income based on the main type of use of the property ³ Adriatic region includes Slovenia, Serbia and Croatia

Developments – focus on sustainable and flexible myhive office buildings



Development projects	Number of properties	Carrying amount in MEUR	Carrying amount in %	Outstanding construction costs in MEUR	Rentable space in sqm	Expected fair value after completion in MEUR	Expected rental income at full occupancy in MEUR	Expected yield after completion % ¹
Austria	2	69.5	20.2	40.9	29,541	110.4	5.2	4.7
Germany	1	132.8	38.6	17.0	21,707	168.1	5.9	3.9
Hungary	1	66.7	19.4	12.6	34,218	80.2	6.3	7.9
Romania	3	71.1	20.7	72.7	56,755	148.8	10.8	7.5
Adriatic ²	1	4.1	1.2	6.9	6,763	11.8	1.0	9.0
Active projects	8	344.1	100.0	150.1	148,984	519.4	29.1	5.9
In pipeline	10	38.1						
IMMOFINANZ	18	382.2						

Development projects: 7.5% of portfolio value with moderate costs to completion

¹ Expected rental income after completion in relation to the current carrying amount including outstanding construction costs ²Croatia

Property sales

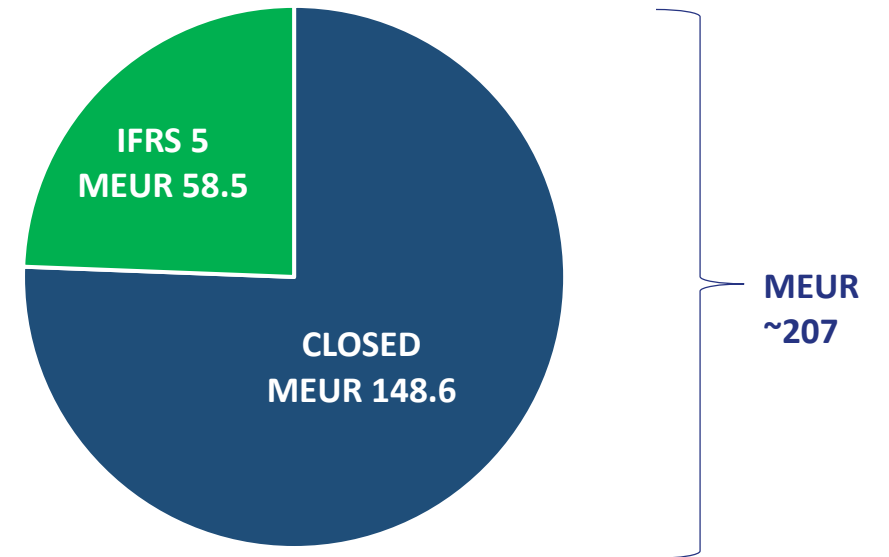
Property marketing and transactions continue successfully

- **Property sales** with a value of **MEUR 148.6** closed in Q1-2 2021 (asset and share deals)
- **Largest transactions** comprised the sale of four office buildings in Poland, three office buildings in Budapest and one office building in Austria

Outlook

- As of 30 June 2021, assets with a carrying amount of **MEUR 58.5** are classified as “held for sale” (IFRS 5) – mainly Polish office buildings. All transactions already have been signed
- Closing of **four land plots in Romania and Bulgaria** took place in July and August 2021. The sales price amounted to MEUR 10.6
- Further transactions with an additional amount of approx. **MEUR 120.0** are in an advanced stage and expected to be signed until year-end

Property sales 2021



Property acquisitions



Acquisition of a prime Bucharest office location

- Landmark building in the city center of Bucharest
- Acquisition price: MEUR 36.0
- Modernization into a high-quality and green myhive building with a sustainability certification of at least Gold
- Completion in 2024

STOP SHOP goes Italy

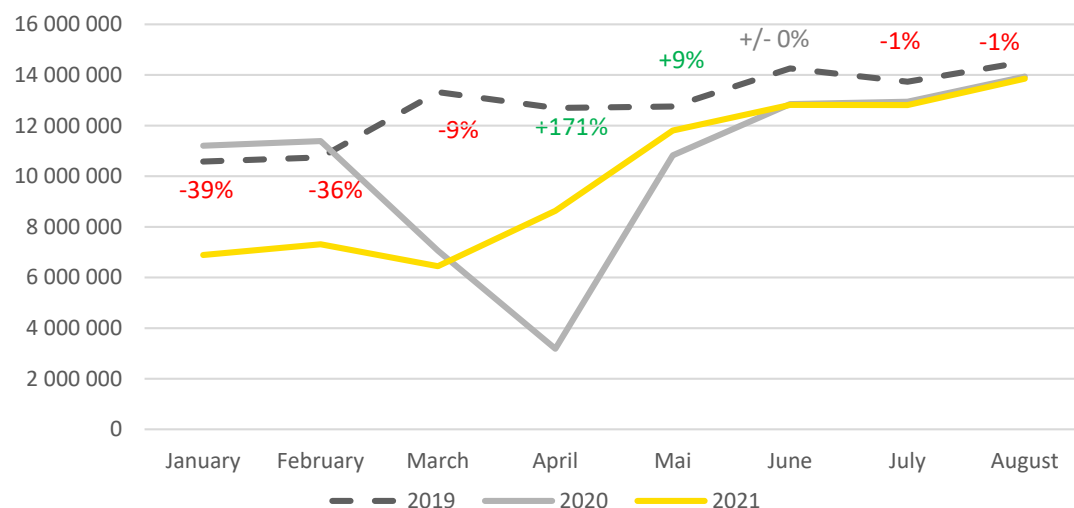
- Acquisition of a fully occupied retail park with 27,000 sqm rentable space in the north Italian city San Fior
- Acquisition price: MEUR 35.0 (yield: ~8.2%)
- Up to 10 Italian STOP SHOP locations with a total investment volume of MEUR 250 are planned until 2024



Tenant sales recovered even faster than footfall



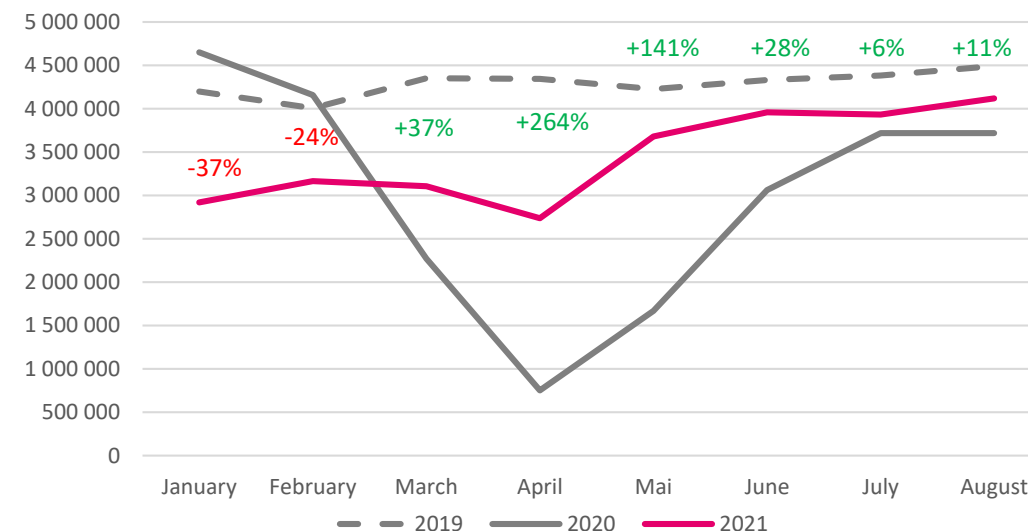
Month-on-month comparison of visitors 2019 - 2021 (like for like*)
percentage change refers to 2021 vs. 2020



*72 STOP SHOPS in 8 countries



Month-on-month comparison of visitors 2019 – 2021
percentage change refers to 2021 vs. 2020



Currently all retail space is open

(End of March 2021: 48% or 478,000 sqm temporarily closed)

STOP SHOP (like for like)	Q1-2 2021 vs. Q1-2 2020	Q1-2 2021 vs. Q1-2 2019
Footfall	-7%	-30%
Sales	+11%	-5%

VIVO! (like for like)	Q1-2 2021 vs. Q1-2 2020	Q1-2 2021 vs. Q1-2 2019
Footfall	+18%	-23%
Sales	+31%	-18%

- At a glance
- Portfolio
- **Results and Financing**
- Outlook
- Appendix

P&L – Higher results from AM and development despite pandemic impact

	Q1-2 2021 in MEUR	Q1-2 2020 in MEUR	Change absolute	Change in %
Rental income	145.0	146.2	-1.2	-0.8
Results of asset management	106.8	102.8	4.0	3.9
Results of property sales	-3.7	-0.7	-2.9	≤-100.0
Results of property development	22.0	-16.7	38.7	n/a
Results of operations	103.3	59.7	43.6	73.0

- Results of asset management increased as property expenses fell by 18.8% to MEUR -31.6. Receivable write-offs from asset management still influenced by crisis, but substantially lower at MEUR -9.4 (Q1-2 2020: MEUR -18.2)
- Results of property sales include a negative deconsolidation effect of MEUR -8.3 from the reclassification of currency translation differences. This negative effect is neutralised in the statement of comprehensive income and has no effect on IMMOFINANZ's equity
- Results of property development strongly positive, mainly due to valuation effects from an office development in Düsseldorf

P&L – Positive revaluation mainly driven by office in Austria and Germany

	Q1-2 2021 in MEUR	Q1-2 2020 in MEUR	Change absolute	Change in %
Revaluation results from standing investments	52.5	-143.4	195.9	n/a

- Revaluation gain from standing investments is equivalent to approximately 1.1% of the portfolio's carrying amount at 30 June 2021. Revaluations are mainly related to office properties in Austria and Germany

Revaluation – country split

All Amounts in MEUR	Carrying amount 30.6.2021	Revaluation results Q1-2 2021
Austria	827.7	29.3
Germany	549.3	11.7
Poland	974.6	-4.5
Czech Republic	571.9	5.5
Slovakia	326.4	1.5
Hungary	380.2	1.2
Romania	704.4	-0.6
Adriatic	360.3	8.6
Other	18.0	-0.1
Total	4,712.7	52.5

Revaluation – asset class split

All Amounts in MEUR	Carrying amount 30.6.2021	Revaluation results Q1-2 2021
Office	2,889.2	33.8
Retail	1,754.1	19.1
Other	69.4	-0.4
Total	4,712.7	52.5

P&L – net profit turns strongly positive

	Q1-2 2021 in MEUR	Q1-2 2020 in MEUR	Change absolute	Change in %
Financial results	91.6	-42.4	133.9	n/a
thereof net financing costs	-41.0	-36.6	-4.4	-12.1
thereof net profit/loss from at equity accounted invest.	124.1	6.4	117.7	≥ 100.0
Earnings before tax	247.4	-126.0	373.4	n/a
Net profit or loss	228.6	-120.4	349.0	n/a
Earnings per share (in EUR) basic	1.85	-1.19	3.04	n/a

- Financing costs reflect the year-on-year increase of approx. 11% in the financing volume
- Income from at equity accounted investments amounts to MEUR 124.1 (Q1-2 2020: MEUR 6.4), thereof MEUR 121.8 from S IMMO (MEUR 85.3 positive revaluation and MEUR 36.5 share of results)

FFO 1 increased by roughly 8%

Amounts in MEUR	P&L Q1-2 2021	Adjustments	FFO Q1-2 2021
Results of asset management	106.8	0.1	106.9
Results of property sales	-3.7	3.7	0.0
Results of property development	22.0	-22.0	0.0
Other operating income	1.2	-0.3	0.9
Other operating expenses	-23.0	4.1	-18.9
Results of operations	103.3	-14.5	88.8
Other revaluation results	52.5	-52.5	0.0
Operating profit (EBIT)	155.9	-67.0	88.8
Financial results	91.6	-116.0	-24.4
FFO 1 before tax			64.4
FFO 1 before tax/share in EUR			0.52
Dividends of S IMMO			0.0
FFO 1 before tax			64.4
FFO 1 per share before tax in EUR			0.52
Number of shares for calculation ¹			123,293,795

FFO 1 (before tax)

MEUR **64.4** 7.7%

(Q1-2 2020: MEUR 59.8)

FFO 1 (before tax)/share

EUR **0.52** -11.9%

(Q1-2 2020: EUR 0.59)

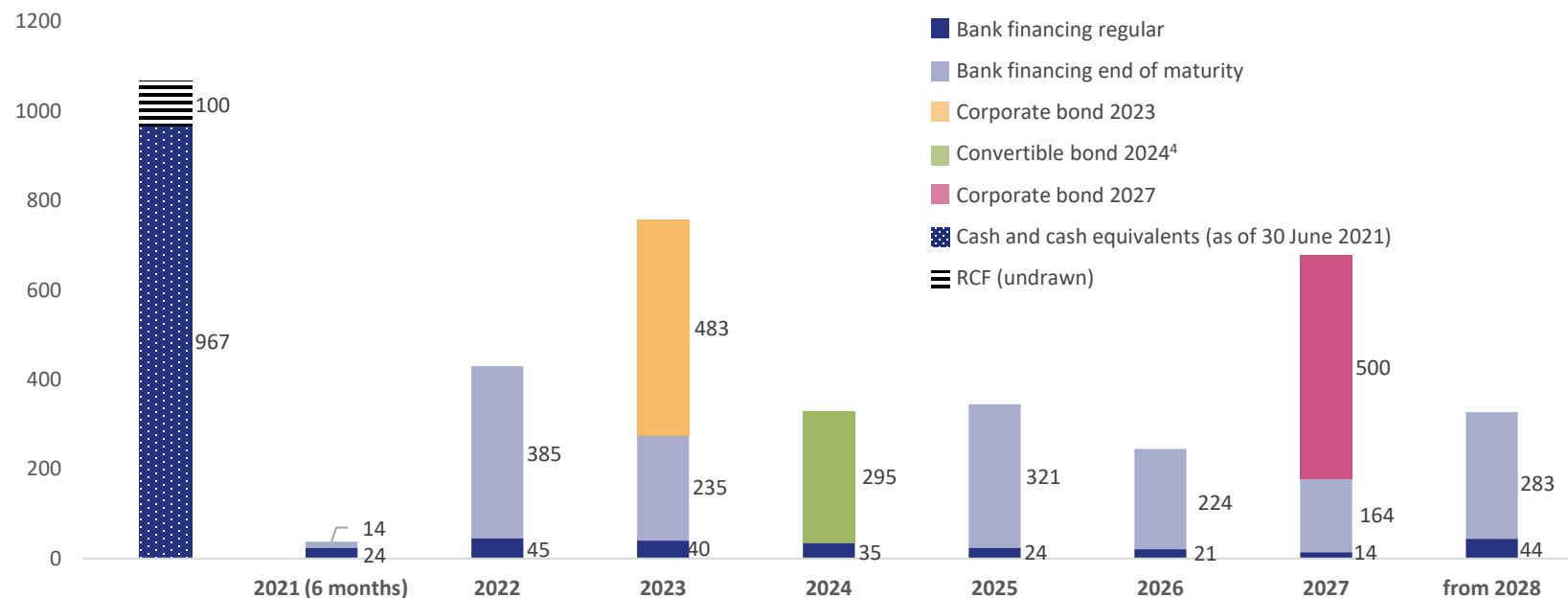
Financing costs include the accrued interest of MEUR 0.2 for the corporate bonds 2023 and 2027. The coupon payment for the mandatory convertible bond 2023 (Q1-2 2021: MEUR 2.4) is not included

Decline of FFO 1 / share results from increased number of shares¹

¹ Number of shares for calculation: 123,293,795 shares as of 30 June 2021 including full dilution from mandatory convertible bond (6,998,228 shares) and 100,876,743 shares as of 30 June 2020
Rounding differences may result from the use of automatic data processing for the addition of rounded amounts.

Robust liquidity profile and diversified debt structure

Maturity profile by year as of 30 June 2021



Outstanding liability in TEUR
as of 30 June 2021

Weighted average interest rate
incl. derivatives costs in %¹

Convertible bonds ²	291,669.0	1.50
Corporate bonds	979,822.7	2.56
Bank liabilities ³	1,865,643.7	1.64
IMMOFINANZ	3,137,165.4	1.91

¹ Calculation basis: remaining debt (nominal amount) excl. mandatory convertible bond

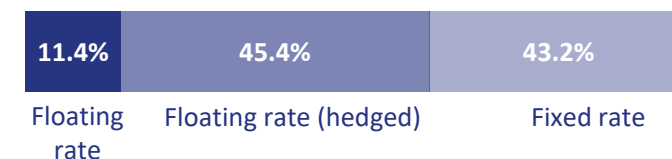
² Convertible bond 2024 (coupon reduced to 1.50% following the receipt of an investment grade rating) as well as future coupon payments for the mandatory convertible bond 2023 which are classified as liabilities (mandatory will be early converted as announced on 26 August 2021)

³ Including IFRS 5

⁴ The convertible bond 2024 was not "in the money" as of 30 June 2021. It is presented in the year of final maturity, i.e. 2024; the bondholders have a put option on 24 January 2022

- Strong liquidity position of **MEUR 966.9** and further financial flexibility from a **MEUR 100.0** credit line
- Net-LTV at low level of **38.1%** (12/2020: 37.8%)
- Financing costs (weighted average interest rate including hedging costs) at a low level of **1.91%** (12/2020: 1.99%)
- Remaining term of financing unchanged at **4.3 years**
- Unencumbered asset pool of MEUR 1,486.4 (28.8%) resp. MEUR 2,022.8 (35.6%) including S IMMO shares based on EPRA NAV

Hedging quota **88.6%** (12/2020: 88.6%)



- At a glance
- Portfolio
- Results and Financing
- **Outlook**
- Appendix

Pipeline of more than EUR 1 billion for further value-creating growth

Strong capital structure enables attractive acquisitions and developments

Extensive office and retail pipeline with a volume of more than EUR 1 billion



myhive offices

- Increase in number of myhive locations in capital cities of IMMOFINANZ' markets
- Focus on innovative, flexible and sustainable office solutions
- Multi-tenant buildings of institutional size > 10,000 sqm



STOP SHOP retail parks

- Further growth with crisis-resistant retail parks and strengthening the leading operator position in Europe
- Medium-term increase in rentable space to 1 million sqm or around 140 locations
- Country focus: CEE, Adriatic region and selectively Western Europe

TOP on STOP – Portfolio expansion with affordable and sustainable housing



- Creation of affordable rental housing directly near local suppliers and recreational offerings
- Densification through overbuilding of our STOP SHOP properties
- Important contribution to the fight against climate change, ground sealing and exploding housing costs

TOP on STOP – Sustainable construction and climate-neutral energy concept



Environmentally friendly and socially sustainable

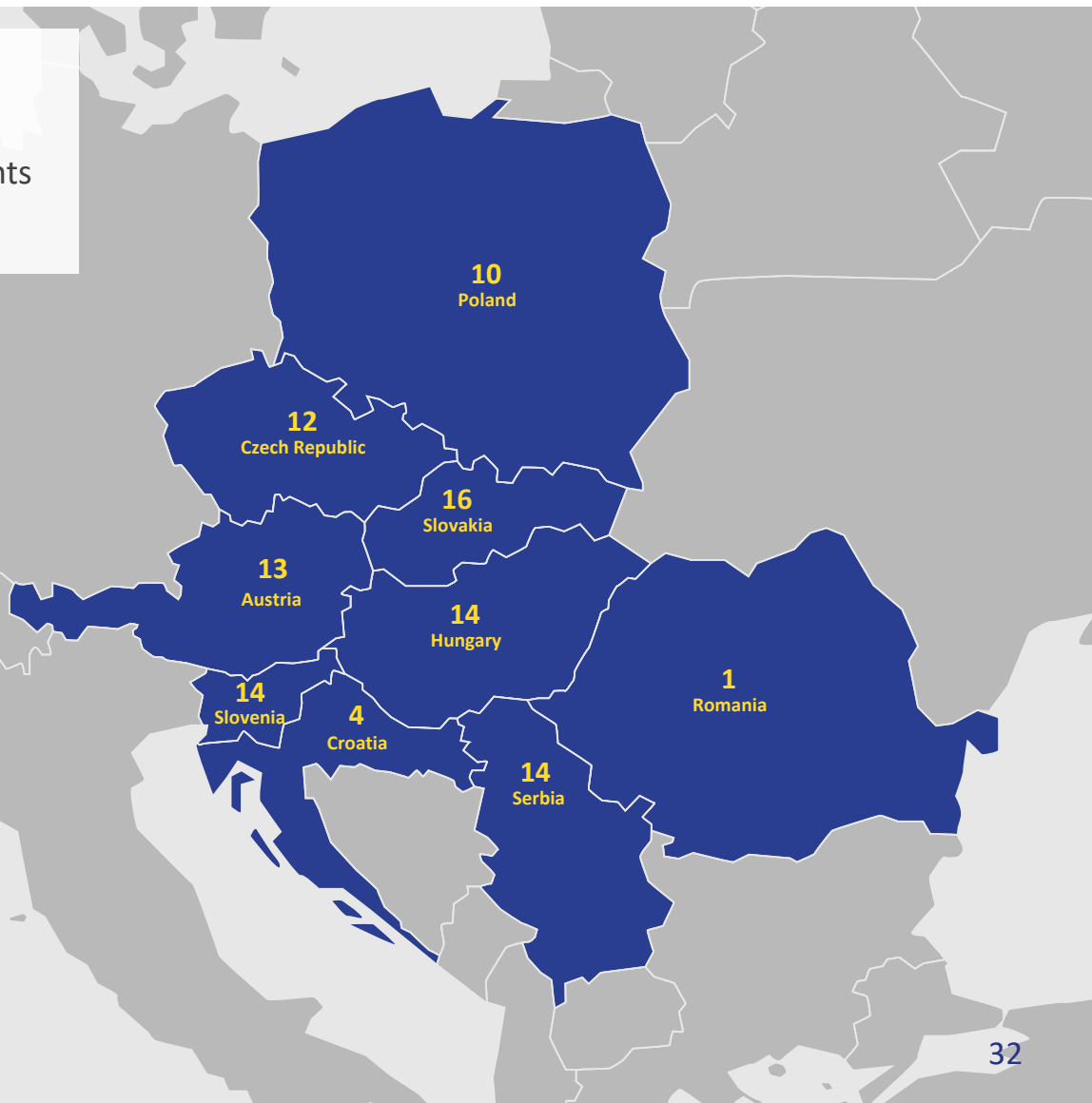
- Modular wood construction allows for greater flexibility from mini-lofts to family apartments
- Use of photovoltaics, heat recovery and geothermal energy
- Unsealing of land through greening and installation of common outdoor meeting zones
- Fast construction through high pre-fabrication level

TOP on STOP – Medium-term potential for 12,000 smart apartments

- Start with pilot projects in Austria and the neighbouring countries
- Overbuilding of 50% of existing and future STOP SHOP locations
- Potential for 600,000 sqm of housing space or 12,000 smart and sustainable apartments
- Rent: country-specific, below EUR 10/sqm/month

98 STOP SHOPS in 9 countries per 30 June 2021

- Rentable space 722,796 sqm
- Occupancy rate 98.1%
- Carrying amount MEUR 1,060.7



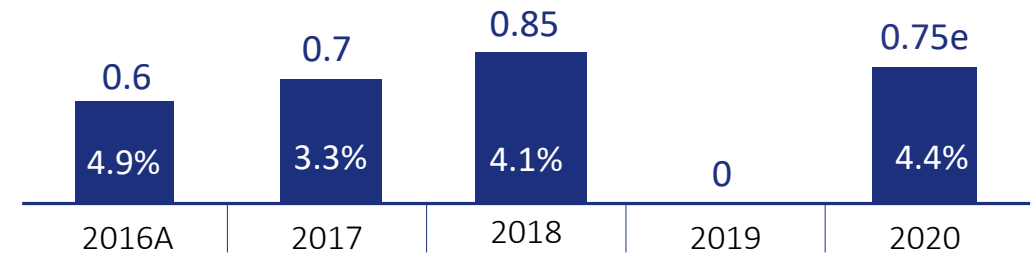
Dividend and Annual General Meeting

Dividend proposal increased

- Due to the successful crisis management and the strong earnings and financial situation, the Executive Board and the Supervisory Board decided to increase the dividend recommendation to the 28th Annual General Meeting to EUR 0.75 (prior: EUR 0.55) per share for 2020
- This represents a dividend yield of approximately 4.4% based on the closing price at the end of 2020

Dividend per share and dividend yield¹

In EUR



Annual General Meeting

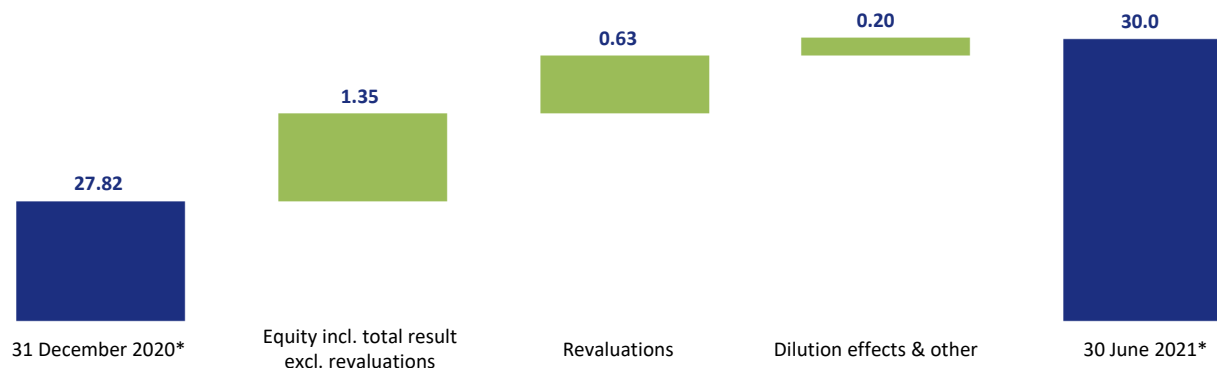
- The 28th Annual General Meeting will take place on 19 October 2021. The shareholders' assembly will be held as a "virtual general meeting" in accordance with Austrian law (COVID-19-GesV)

¹ Based on closing prices of the respective business year

- At a glance
- Portfolio
- Results and Financing
- Outlook
- **Appendix**

Development of EPRA NTA and book value per share

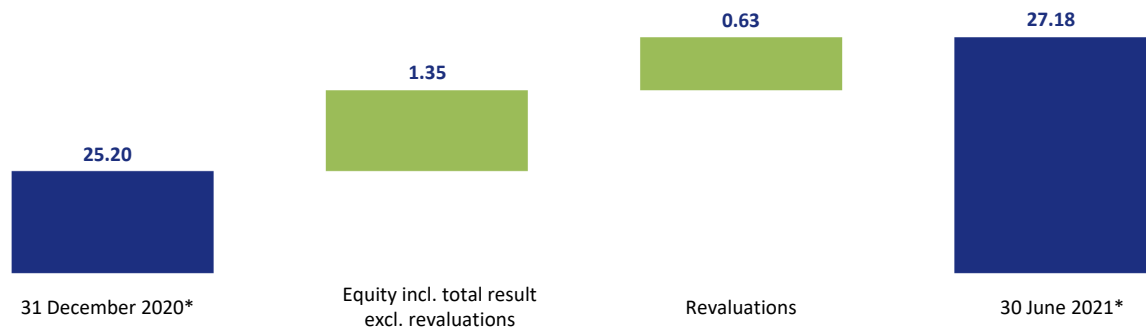
Development of EPRA NTA per share in EUR



EPRA NTA / share
EUR 30.0
+7.8%

* Number of shares: 123.293.795 (undiluted), incl. 6.998.228 shares for the mandatory convertible bond

Development of book value per share in EUR



Book value / share
EUR 27.18
+7.8%

* Number of shares: 123.293.795 (undiluted), incl. 6.998.228 shares for the mandatory convertible bond

P&L – significant increase in results of operations and net profit

Amounts in TEUR	Q1-2 2021	Q1-2 2020	Change absolute	Change in %
Rental income	144 988	146 221	-1 233	-0.8
Operating costs charged to tenants	42 360	41 348	1 012	2.4
Other revenues	500	2 119	-1 619	-76.4
Revenues	187 848	189 688	-1 840	-1.0
Expenses from investment property	-31 582	-38 892	7 310	18.8
Operating expenses	-49 459	-48 015	-1 444	-3.0
Results of asset management	106 807	102 781	4 026	3.9
Results of property sales	-3 677	-738	-2 939	≤ -100.0
Results of property development	21 974	-16 723	38 697	n/a
Other operating income	1 192	941	251	26.7
Other operating expenses	-22 967	-26 533	3 566	13.4
Results of operations	103 329	59 728	43 601	73.0
Revaluation result from standing investments and goodwill	52 542	-143 367	195 909	n/a
Operating profit (EBIT)	155 871	-83 639	239 510	n/a
Net financing costs	-41 043	-36 629	-4 414	-12.1
FX differences and other financial results	8 495	-12 148	20 643	n/a
Net profit or loss from equity-accounted investments	124 114	6 397	117 717	≥ +100.0
Financial results	91 556	-42 380	133 936	n. a.
Earnings before tax (EBT)	247 437	-126 019	373 456	n. a.
Taxes	-18 813	5 655	-24 468	n. a.
Net profit or loss	228 624	-120 364	348 988	n. a.

Rental income like-for-like developed stable

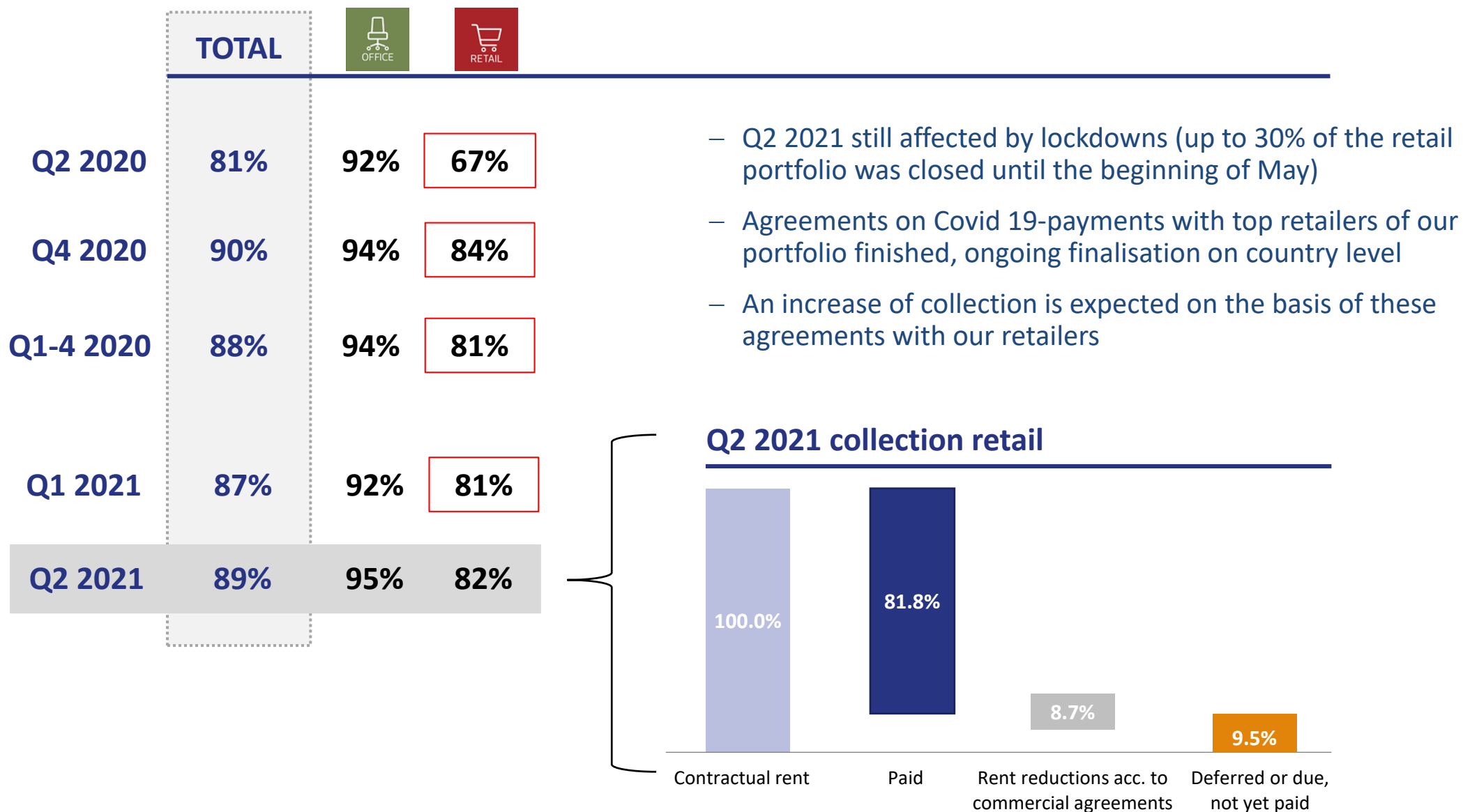
A like-for-like analysis (i.e. acquisitions, completions and sales are deducted to facilitate comparison with Q2 2020) shows a slight increase of 0.2% in rental income to MEUR 63.5.

Standing investments ¹ as of 30 June 2021	Number of properties	Carrying amount in MEUR	Carrying amount in %	Rental income Q2 2021 in MEUR	Rental income Q2 2020 in MEUR	Change in MEUR
Austria	20	672.9	16.2	7.2	7.1	0.1
Germany	3	348.8	8.4	3.5	3.4	0.1
Poland	23	955.9	23.0	15.5	15.6	-0.2
Czech Republic	18	543.9	13.1	7.2	7.4	-0.2
Hungary	19	380.0	9.2	6.4	6.4	0.0
Romania	13	610.6	14.7	11.2	11.5	-0.4
Slovakia	20	325.2	7.8	5.8	5.6	0.2
Adriatic	27	312.8	7.5	6.8	6.3	0.5
IMMOFINANZ	143	4,150.0	100.0	63.5	63.3	0.2
Rental income from properties sold/acquired, adjustments and development projects				6.7		
IMMOFINANZ				70.2		
Office	43	2,519.7	60.7	31.5	31.9	-0.4
Retail	99	1,622.9	39.1	31.9	31.2	0.6
Other	1	7.4	0.2	0.1	0.1	0.0
IMMOFINANZ	143	4,150.0	100.0	63.5	63.3	0.2

¹ Calculation only includes those properties which were fully owned by IMMOFINANZ in both periods, i.e. it excludes acquisitions, completions and sales.

Rounding differences may result from the use of automatic data processing equipment for the addition of rounded amounts and percentage rates.

Cash collection¹ in lockdown quarters (from contractual rent)



¹ Including service charges

Revaluation gains like-for-like mainly attributable to Austria and Germany

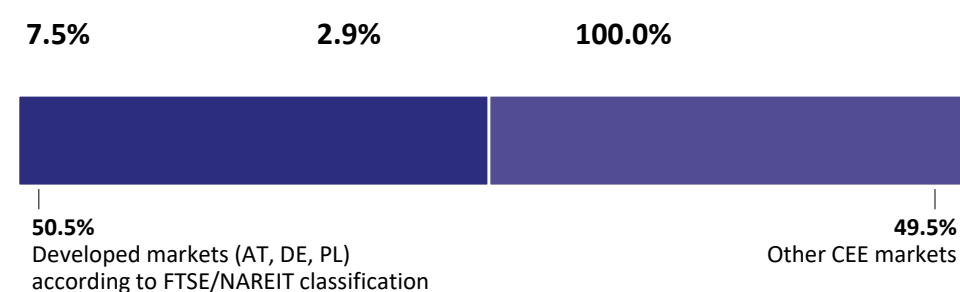
A like-for-like analysis – i.e. after an adjustment for new acquisitions, completions and sales to improve comparability – shows a valuation effect of MEUR 41.5 for Q1-2 2021 (Q1-2 2020: MEUR -124.6), equivalent to 1% of the carrying amount (IfI) at the end of June 2021. Revaluation gains are mainly attributable to office properties in Austria and Germany. The write-down in Poland was based chiefly on a decline in the occupancy rate and a temporary reduction in rental income in a shopping center.

Standing investments ¹ , amounts in MEUR as of 30 June 2021	Number of properties	Carrying amount 30. Juni 2021	Valuation effects HY 2021
Austria	20	672.9	25.0
Germany	3	348.8	7.6
Poland	23	955.9	-4.9
Czech Republic	18	543.9	4.3
Hungary	19	380.0	1.1
Romania	13	610.6	-0.7
Slovakia	20	325.2	1.5
Adriatic	27	312.8	7.5
IMMOFINANZ	143	4,150.0	41.5
Office	43	2,519.7	25.2
thereof myhive	24	1,454.4	10.8
Retail	99	1,622.9	16.3
thereof VIVO!/shopping centers	10	657.2	-1.4
thereof STOP SHOP/retail parks	88	961.6	17.7
Others	1	7.4	0.0
IMMOFINANZ	143	4,150.0	41.5

¹ The calculation only includes those properties which were fully owned by IMMOFINANZ in both periods, i.e. it excludes acquisitions, completions and sales

Total property portfolio

As of 30 June 2021	Number of properties	Standing investments in MEUR	Development projects in MEUR	Pipeline projects ¹ in MEUR	Property portfolio in MEUR	Property portfolio in %
Austria	30	798.0	88.5	29.8	916.3	18.0
Germany	8	548.7	133.6	0.6	682.9	13.4
Poland	27	974.6	1.0	0.0	975.6	19.1
Czech Republic	21	571.9	0.9	0.0	572.7	11.2
Hungary	23	380.0	69.1	0.3	449.3	8.8
Romania	37	610.6	71.1	93.9	775.5	15.2
Slovakia	21	325.2	0.0	1.2	326.4	6.4
Adriatic ²	38	356.1	18.0	4.2	378.3	7.4
Further countries ³	4	0.0	0.0	18.0	18.0	0.4
IMMOFINANZ	209	4,565.0	382.2	147.8	5,094.9	100.0



¹ Includes real estate inventories (Cologne and Adama) totalling MEUR 0.6

² In declining order based on the carrying amount: Serbia, Slovenia and Croatia

³ Turkey

Rounding differences may result from the use of automatic data processing for the addition of rounded amounts and percentages

Office standing portfolio

GERMANY 19.1%

Number of properties	3
Carrying amount in MEUR	541.3
Rentable space in sqm	94,059
Occupancy rate in %	83.8
Rental income Q2 2021 in MEUR ¹	4.1
Gross return in %	3.0

POLAND 24.6%

Number of properties	10
Carrying amount in MEUR	694.9
Rentable space in sqm	232,703
Occupancy rate in %	94.7
Rental income Q2 2021 in MEUR ¹	10.0
Gross return in %	5.8

AUSTRIA 23.1%

Number of properties	10
Carrying amount in MEUR	654.5
Rentable space in sqm	165,149
Occupancy rate in %	93.1
Rental income Q2 2021 in MEUR ¹	6.1
Gross return in %	3.7

CZECH REPUBLIC 13.8%

Number of properties	7
Carrying amount in MEUR	389.6
Rentable space in sqm	122,509
Occupancy rate in %	94.1
Rental income Q2 2021 in MEUR ¹	4.4
Gross return in %	4.5

SLOVAKIA 2.1%

Number of properties	2
Carrying amount in MEUR	58.3
Rentable space in sqm	35,612
Occupancy rate in %	80.9
Rental income Q2 2021 in MEUR ¹	0.9
Gross return in %	6.0

HUNGARY 6.2%

Number of properties	5
Carrying amount in MEUR	176.7
Rentable space in sqm	89,809
Occupancy rate in %	94.7
Rental income Q2 2021 in MEUR ¹	2.8
Gross return in %	6.2

ROMANIA 10.1%

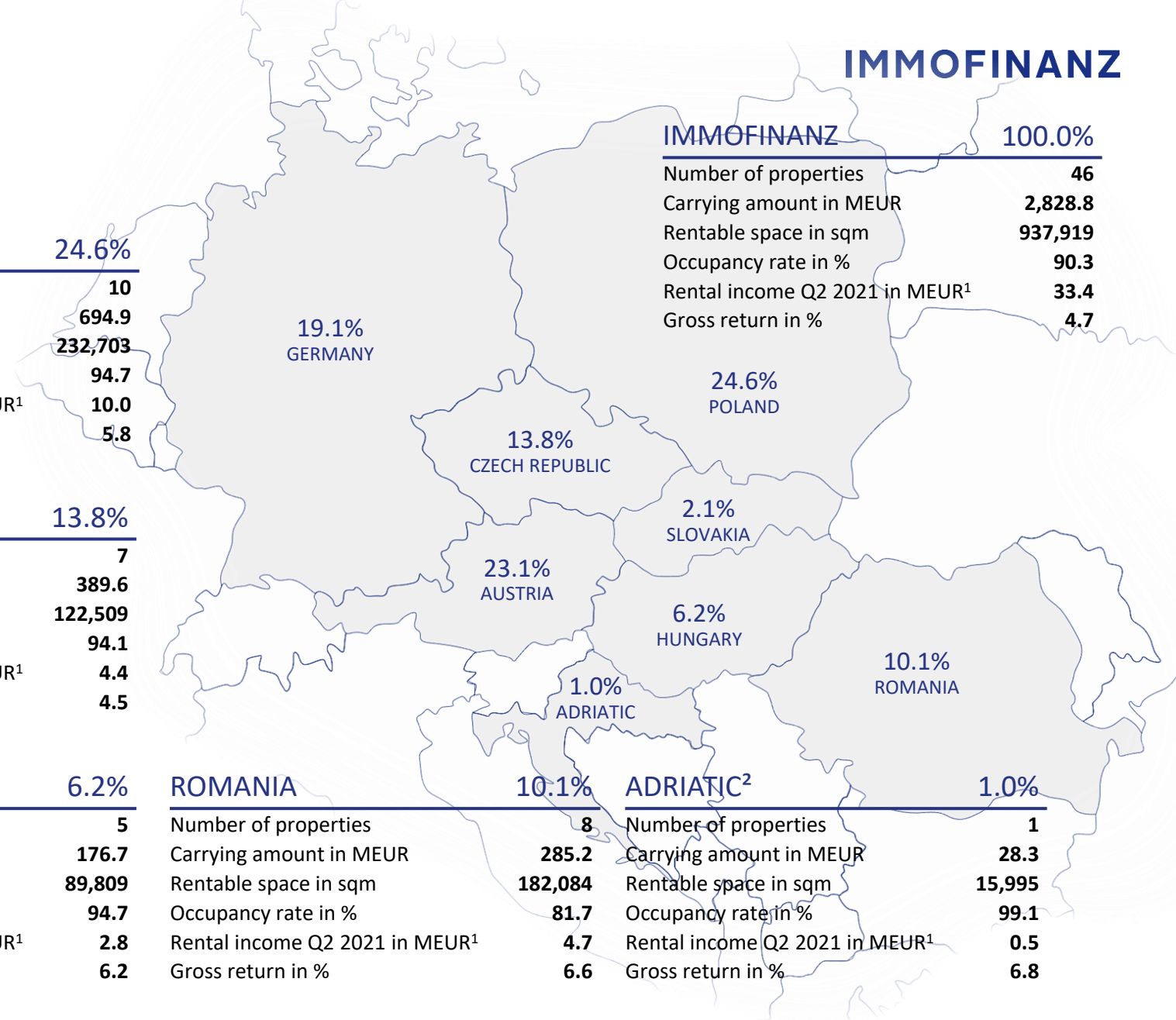
Number of properties	8
Carrying amount in MEUR	285.2
Rentable space in sqm	182,084
Occupancy rate in %	81.7
Rental income Q2 2021 in MEUR ¹	4.7
Gross return in %	6.6

ADRIATIC² 1.0%

Number of properties	1
Carrying amount in MEUR	28.3
Rentable space in sqm	15,995
Occupancy rate in %	99.1
Rental income Q2 2021 in MEUR ¹	0.5
Gross return in %	6.8

IMMOFINANZ 100.0%

Number of properties	46
Carrying amount in MEUR	2,828.8
Rentable space in sqm	937,919
Occupancy rate in %	90.3
Rental income Q2 2021 in MEUR ¹	33.4
Gross return in %	4.7



Data as of 30 June 2021

¹ Rental income on basis of primary usage of the property (rental income in P&L is according to actual usage of the property; deviations to P&L are therefore possible)² Croatia

Retail standing portfolio

CZECH REPUBLIC 10.5%

Number of properties	13
Carrying amount in MEUR	182.3
Rentable space in sqm	110,898
Occupancy rate in %	98.3
Rental income Q2 2021 in MEUR ¹	3.2
Gross return in %	7.1

POLAND 16.2%

Number of properties	14
Carrying amount in MEUR	279.7
Rentable space in sqm	185,618
Occupancy rate in %	96.2
Rental income Q2 2021 in MEUR ¹	5.8
Gross return in %	8.3

AUSTRIA 8.3%

Number of properties	14
Carrying amount in MEUR	143.4
Rentable space in sqm	72,543
Occupancy rate in %	99.4
Rental income Q2 2021 in MEUR ¹	2.5
Gross return in %	7.0

SLOVAKIA 15.4%

Number of properties	18
Carrying amount in MEUR	266.9
Rentable space in sqm	152,430
Occupancy rate in %	95.5
Rental income Q2 2021 in MEUR ¹	4.9
Gross return in %	7.4

HUNGARY 11.8%

Number of properties	14
Carrying amount in MEUR	203.2
Rentable space in sqm	135,545
Occupancy rate in %	98.0
Rental income Q2 2021 in MEUR ¹	3.7
Gross return in %	7.3

ROMANIA 18.8%

Number of properties	5
Carrying amount in MEUR	325.4
Rentable space in sqm	152,016
Occupancy rate in %	96.3
Rental income Q2 2021 in MEUR ¹	6.5
Gross return in %	8.0

ADRIATIC REGION² 19.0%

Number of properties	32
Carrying amount in MEUR	327.7
Rentable space in sqm	238,228
Occupancy rate in %	99.2
Rental income Q2 2021 in MEUR ¹	7.3
Gross return in %	8.9

IMMOFINANZ 100.0%

Number of properties	110
Carrying amount in MEUR	1,728.7
Rentable space in sqm	1,047,277
Occupancy rate in %	97.5
Rental income Q2 2021 in MEUR ¹	33.9
Gross return in %	7.8

Data as of 30 June 2021

¹ Rental income on basis of primary usage of the property (rental income in P&L is according to actual usage of the property; deviations to P&L are therefore possible)² Slovenia, Serbia and Croatia

ESG – Highlights of the year (I)

Environmental:

- Increase of energy efficiency and reduction of CO₂ footprint:
 - Energy intensity **reduced by 9.4%¹** and water intensity **by 8.6%¹**
 - Start of roll-out of **photovoltaic systems** for our STOP SHOPS
 - **Long-term strategy** on detailed goals and timeline for climate neutrality of our portfolio currently under external validation and to be presented in the next months
- Sustainability certifications as indicator for the environmental impact of a building:
 - **~40%** of the portfolio already certified or in preparation
 - **STOP SHOP goes green:** Start of certification process for our retail park portfolio with the first BREEAM certificate for STOP SHOP Lazarevac
- **Further initiatives** include: roll-out of charging stations for electric vehicles, pilot projects for waste water treatment systems and urban forests



¹ As per kWh/sqm and liter/sqm

ESG – Highlights of the year (II)

Social and Governance

- **Quick support** of our tenants, employees and communities during the Covid-19 pandemic:
 - Temporary rent reductions for tenants affected by lockdowns
 - Addition of flexible products to our myhive office concept. This enables our tenants to react quickly to different requirements or in times of increased uncertainty
 - Support of local communities with numerous measures, e.g. free of charge delivery services for STOP SHOPS, organization of blood donations, support of emergency services
 - Regular Covid-19 tests for employees, social distancing concepts and temporary home office
 - No short-time work or staff reduction required
- Support of **Sustainable Development Goals** (SDGs) of the United Nations and identification of sub goals integrated in our ESG strategy
- **Improvement in ESG rating:** Low risk with an ESG risk rating of 15.6 (on a scale from 0 to 100) by Sustainalytics
- EPRA awarded IMMOFINANZ with the **Most Improved Award** for sustainability reporting – further improvements in preparation

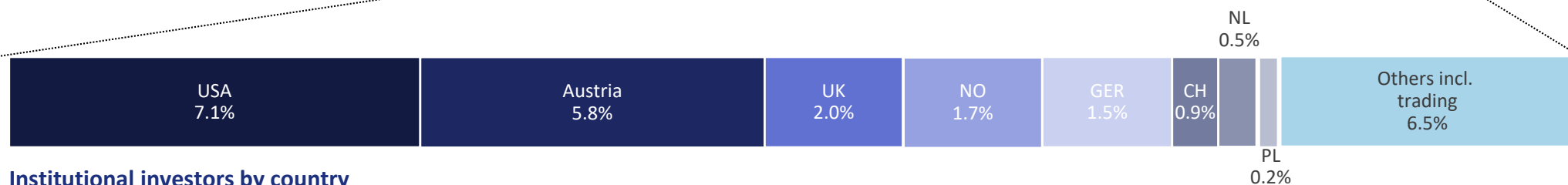
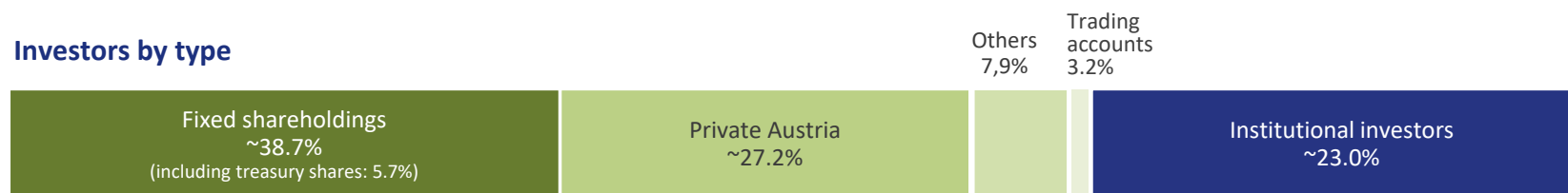


Diversified shareholder base and large free float

Shareholding structure¹



Investors by type



Institutional investors by country

¹ Based on share capital of MEUR 123.3 resp. 123.3 million shares and last reporting dates (S Immo – AGM attendance list 01/10/2020)

² Based on the shareholding notification of 30/06/2021 10.54% via shares and 0.02% via mandatory convertible bond 2020–2023

³ Based on the shareholding notification as of 19/05/2021 9.13% via shares and 0.88% via mandatory convertible bond 2020–2023

Source: IPREO by IHS Markit, July 2021

1 Selected assets: myhive Spire



myhive Spire, Warsaw, Poland

- Warsaw Spire tower with its 180 meters and 49 floors, is the currently highest office tower in Poland and at the same time the most prestigious location for an office in the whole country. It is located in the capital's booming business district of Wola, in the direct neighborhood of the second metro line stop – Rondo Daszyńskiego
- The tower has approximately 71,600 sqm of rentable space in total, including roughly 65,000 sqm of office space and the remainder used primarily for retail purposes. It offers also 766 underground parking spaces and 379 station for bicycles
- The long list of service available in the tower includes among others: concierge services, fitness centre, cafes and restaurants, car wash, high speed internet, flower shop, bike sharing and bike repair station
- Warsaw Spire complex, which the tower is the main part of was designed and built in accordance with ecological requirements of BREEAM Excellent Certificate and has been awarded by Europa Property CEE Investment & Green Building Awards in the category of "Green Building of the Future" and "The best architectural project in Poland 2011". Moreover in September 2016 the Place Europejski which is a part of the Warsaw Spire office complex gained an award of Association of Polish Urbanists in a Newly created public space category

GLA (in sqm)	71,600
Occupancy Rate (as per 30/06/2021)	100.0%



2 Selected assets: myhive am Wienerberg



myhive am Wienerberg, Vienna, Austria

- myhive am Wienerberg's office properties cater for all tenants' needs: spacious, modern offices in the heart of a thriving dining and leisure scene with a host of free packages and services for all tenants
- With flexible office solutions to meet all requirements, every tenant's wish is fulfilled here. At the centre of the site stand the Vienna Twin Towers: in an outstanding location, a completely new office concept emerged – with breathtaking views to boot: the Twin Towers in Vienna. They combine a pleasant atmosphere with a host of benefits for tenants, making work a more enjoyable experience. All amenities to ensure a smooth-running day-to-day business life are provided, as well as sufficient space for communicative exchange – the optimal conditions for good ideas and plenty of motivation
- A mix of shops, dining venues and leisure facilities as well as a shopping mall and cinema
- The open-air recreation area makes it possible to achieve the perfect work-life balance
- Exclusive lounges reserved solely for tenants are an inviting place to exchange ideas and relax

GLA (in sqm)

96,630

Occupancy Rate (as per 30/06/2021)

89.4%





3 Selected assets: Other Office - FLOAT

Other Office - FLOAT, Düsseldorf, Germany

- The FLOAT is an ensemble comprising six buildings: The individual structures have polygonal layouts and are linked together by a connective structure, the passerelle, in the south.
- The name FLOAT reflects the architectural concept designed by the Renzo Piano Building Workshop, which envisioned the interaction of ice floes for the individual buildings. The long building is imposing not only with its architecture, but also due to its size: It stretches over 10,000 sqm and covers approximately 30,000 sqm of rentable space.
- The international energy company Uniper SE has signed a long-term lease for the entire office space in the building.
- Meanwhile, over 800 companies have based themselves in the Medienhafen. Thousands of new jobs ensure a vibrant atmosphere – which can also be enjoyed into the evening. The waterside location close to the city speaks for itself.

GLA (in sqm)	30,340
Occupancy Rate (as per 30/06/2021)	98.9%



4 Selected assets: myhive Medienhafen largo und alto



myhive Medienhafen largo, Düsseldorf, Germany

- > Düsseldorf's Medienhafen district is home to the headquarters of one of the largest hotel search engines in the world: trivago.
- > The six-storey, horizontally structured building opens up towards the harbour basin creating a spacious and pleasant environment.
- > Creatively designed rooms, a unique cafeteria with food trucks and various show kitchens, green outdoor areas, an underground car park with 500 spaces, water features and private fitness facilities for tenants, as well as a jogging track on the landscaped rooftop terrace offer the perfect work-life balance.

GLA (in sqm)

35,600

Successful agreement with trivago for space reduction (41% reduced) in 2021 and marketing of the free space under the flexible myhive concept

myhive Medienhafen alto

- > The expansion of the property will offer a flexible office space concept marketed under IMMOFINANZ's myhive brand.





5 Selected assets: Other Office - City Tower Vienna



Other Office - City Tower Vienna, Vienna, Austria

- City Tower Vienna is centrally located in Vienna's 3rd district on Marxergasse. The Wien Mitte transport hub, which is located directly underneath the building, offers excellent public transport links with numerous S-Bahn (suburban train) connections as well as U-Bahn (underground) lines 3 and 4. As well as many other connections, one can catch the direct S-Bahn connection CAT (City Airport Train) to the airport.
- The Austrian Ministry of Justice currently occupies the entire property as a single tenant and has a long term contract until 2033.
- The office building, which consists of three sections, boasts impressive architecture: the 87 meter high office tower with its twisted upper section and two 28 meter high side annexes. The interior design comprises modern office standards such as raised flooring and chilled beams.
- City Tower Vienna features approx. 26,000 sqm of usable space, a small inner courtyard and private parking facilities.

GLA (in sqm)	26,620
Occupancy Rate (as per 30/06/2021)	100.0%



6 Selected assets: myhive Palmovka



myhive Palmovka, Prague, Czech Republic

- myhive Palmovka is a brand-new office complex in Prague Libeň and was acquired by IMMOFINANZ in 2019.
- It is located in the heart of the rapidly growing administrative quarter directly at the Palmovka underground station in Prague's eighth district and can be easily reached by public as well as private transportation. The area is also highlighted by a wide range of services, neighbouring public parks and close proximity to the Vltava River.
- myhive Palmovka has received "BREEAM Excellent" sustainability certification and was recognised with the "Czech Best of Reality 2018" award.

GLA (in sqm)	25,900
Occupancy Rate (as per 30/06/2021)	84.7%



7 Selected assets: myhive Átrium Park



myhive Átrium Park, Budapest, Hungary

- The building, located on the popular Váci-Straße shopping street and promenade, scores with its state-of-the-art architectural design. It has a large indoor garden and makes optimal use of water, glass, light and green spaces to create a calm environment.
- The complex accommodates a restaurant with cafeteria and showrooms to meet the needs of tenants. myhive Átrium Park provides a functional and congenial working environment suitable for the requirements of modern businesses.
- The office area plus accompanying amenities comprise five main wings. These provide eight reception areas with different interior design concepts. The ground floor and first floor offer retail spaces and a restaurant. Offices are located on floors 2 to 8. The office towers, also part of the architectural design, are suitable for establishing branded, stand alone headquarters for a range of companies. The city centre is within ten minutes distance both by car and public transport (underground, tram and bus). The office complex offers two levels of underground parking including guest parking spaces

GLA (in sqm)	38,200
Occupancy Rate (as per 30/06/2021)	89.5%



8 Selected assets: STOP SHOP Siedlce



STOP SHOP Siedlce, Poland

- STOP SHOP Siedlce is a retail park at Łukowska street, directly at the Siedlce ring road and the intersection with the national road number 2. The opening was in spring 2020.
- Thanks to the convenient location, clients need only six minutes to get to the retail park from the center of Siedlce. The property has over 14,000 sqm of leasable area with a total of 24 stores, service and gastronomic outlets. It is the largest retail park under this umbrella brand in Poland.
- A spacious car park is available directly in front of the retail park. The total catchment area is approx. 175,000 people, which means that so many customers will be able to reach the retail park within 30 minutes by car.
- The tenants include Sinsay, House, Cropp, Jysk, CCC, Pepco, Deichmann, Martes Sport, KIK, Biedronka, Hebe, Rossmann and many more.

GLA (in sqm)	14,120
Occupancy Rate (as per 30/06/2021)	99.4%



9 Selected assets: VIVO! Lublin



VIVO! Lublin, Poland

- VIVO! Lublin is a state-of-art shopping centre offering approx. 150 stores and service points, located in the centre of Lublin, in the direct neighborhood of the old town. It provides three levels of underground car park comprising 1,400 convenient parking spaces. The grand opening of the centre took place on 4th March 2015.
- The design of the VIVO! Lublin combines unique architecture with high ecological standards. The green areas on the building's roof are a special highlight: green areas, lots of plants, walkways and lookout points. The most spectacular vantage point gives visitors a unique view on the Castle and other elements of the historical panorama of the city.
- It is the first shopping center in Poland that received a BREEAM Excellent certificate for the design stage, additionally it was shortlisted for the BREEAM Awards 2015.

GLA (in sqm)	39,170
Occupancy Rate (as per 30/06/2021)	93.9%





10 Selected assets: VIVO! Bratislava



VIVO! Bratislava, Slovakia

- VIVO! Bratislava was the first shopping centre in Slovakia. It is a two-level building, located on 100th Vajnorská Street
- An extensive refurbishment in 2019 resulted in positive effects on footfall.
- It is located in the strategic district of Nové Mesto, accessible with excellent transport links from the historic city centre 3 km away. The shopping centre is accessible by international rail and bus transport.
- Currently, it gathers over 160 commercial and service premises, cafés and restaurants, including such recognized fashion brands as Mohito, Reserved, Sinsay, Cropp, House, H&M, Baťa, Lindex, Promod, Orsay, S.Oliver, Swarovski, a casino, fitness centre, LIDL, Datart and a cinema.
- The attractive surroundings nearby VIVO! Bratislava offer a wide range of leisure activities - Lake Kuchajda, Pasienky swimming pool, a football stadium, tennis courts and a running area.

GLA (in sqm)	35,950
Occupancy Rate (as per 30/06/2021)	91.1%



Key figures

Asset data 30 June 2021

Balance sheet total	in MEUR	6,996.9
Equity ratio	in %	47.4
Net financial liabilities	in MEUR	2,170.2
Cash and cash equivalents	in MEUR	966.9
Loan to value ratio (net)	in %	38.1
Gearing	in %	67.7
Total average interest rate including costs for derivatives	in %	1.9
Average term of financial liabilities	in years	4.3

EPRA indicators 30 June 2021

EPRA net tangible assets (NTA)	in MEUR	3,699.0
EPRA NTA per share	in EUR	30.0
EPRA vacancy rate	in %	6.1

Q 1-2 2021

EPRA earnings	in MEUR	161.9
EPRA earnings per share	in EUR	1.31
EPRA earnings after company-specific adjustments	in MEUR	100.8
EPRA earnings per share after company-specific adjustm.	in EUR	0.82
EPRA net initial yield	in %	5.6
EPRA “topped-up” net initial yield	in %	6.0

Stock exchange data 30 June 2021

Book value per share	in EUR	27.18
Share price at end of period	in EUR	18.95
Discount of share price to NAV per share	in %	36.8
Total number of shares		123,293,795
thereof number of treasury shares		6,998,228
Market capitalisation at end of period	in MEUR	2,336.4
Q 1-2 2021		
Earnings per share	in EUR	1.85
Earnings per share (diluted)	in EUR	1.69

Earnings data Q1-2 2021

Rental income	in MEUR	145.0
Results of asset management	in MEUR	106.8
Results of property sales	in MEUR	-3.7
Results of property development	in MEUR	22.0
Results of operations	in MEUR	103.3
Revaluations	in MEUR	78.1
EBIT	in MEUR	155.9
Financial results	in MEUR	91.6
EBT	in MEUR	247.4
Net profit for the period	in MEUR	228.6
FFO 1 before tax	in MEUR	64.4
FFO 1 before tax per share	in EUR	0.52

Contact and financial calendar

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Financial calendar

28th annual general meeting	19.10.2021
Q1–3 results 2021	29.11.2021 ¹
Q1–3 report 2021	30.11.2021

Ticker symbols

Vienna Stock Exchange	IIA
Warsaw Stock Exchange	IIA
ISIN	AT0000A21KS2
Reuters	IMFI.VI
Bloomberg	IIA AV

¹ Publication after close of trading on the Vienna Stock Exchange