

An illustration of a family shopping. A woman in a pink coat and yellow pants carries a yellow shopping bag with 'STOP SHOP' written on it. A young girl in a yellow jacket and blue pants runs alongside her. They are surrounded by blue snowflakes.

IMMOFINANZ

Investor's Update Q1–3 2021



December 2021

- At a glance
- Portfolio
- Results and Financing
- ESG
- 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. 63% by carrying amount) **and retail** (c. 36%) 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 5.0 bn
- Company's shares have **traded on the Vienna Stock Exchange** since December 1994

Key figures as of 09/2021

MEUR **5,046.4**
Portfolio value

MEUR **295.7**
Net profit

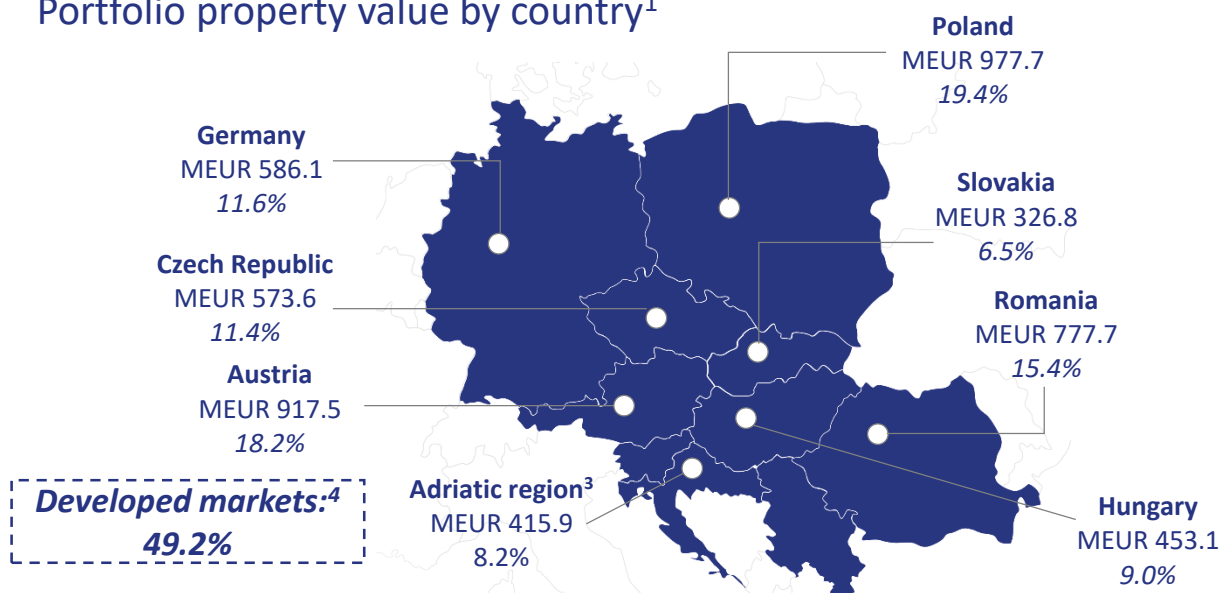
94.1%
Occupancy rate

6.3%²
Gross return

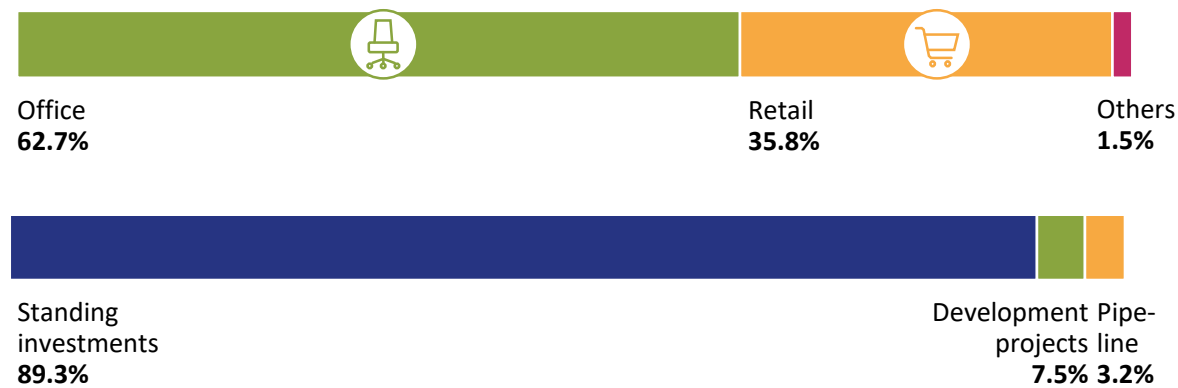
36.6%
Net LTV

MEUR **1,016.9**
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

IMMOFINANZ key pillars of strategy

Focus on crisis-resistant real estate solutions based on a robust financial fundament



Strategic diversification by asset classes and regions – active in stable and growing markets



Clear brand-strategy, focused on innovative Office and Retail solutions with strong customer orientation



Robust financial position, underpinned by stability of cash flow and **Investment Grade rating²**



Strong commitment to sustainability affects entire range of activities

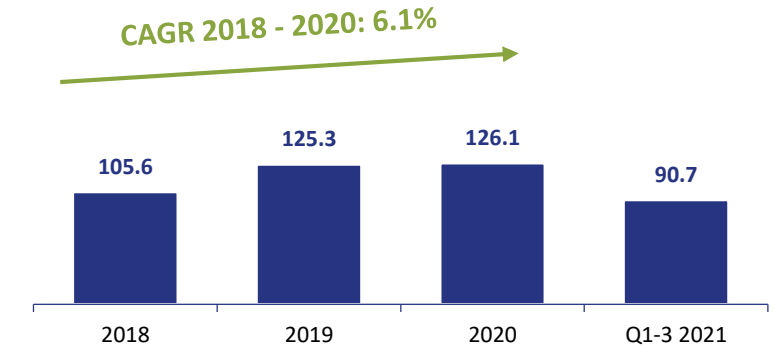


Experienced and successful management team

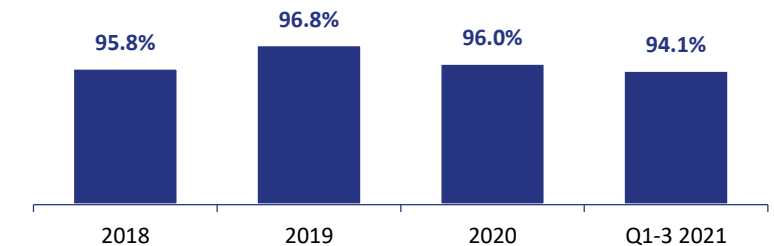


Sustainable dividend policy (EUR 0.75 per share will be recommended for FY 2020)

Portfolio delivering consistent growth in FFO 1¹ (in MEUR) despite negative Covid-19 effects in 2020 and 2021...



... by operating on high occupancy rates



¹ FFO 1 for the years 2018, 2019 and 2020 includes dividends from CA Immo resp. S IMMO, FFO 1 H1 2021 excl. dividend payments

² Investment Grade credit rating of BBB- / Stable outlook

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Overview – quality portfolio with overall robust occupancy

Portfolio value

MEUR 5,046.4

(12/2020: MEUR 4,978.9)

Standing investments

MEUR 4,506.2

(12/2020: MEUR 4,428.5)

Gross return

5.9% IFRS rent

(12/2020: 6.2%)

6.3% on invoiced rent basis¹

(12/2020: 6.6%)

Unexpired lease term

(weighted, average)

4.2 years

(12/2020: 4.2)

Portfolio segmentation

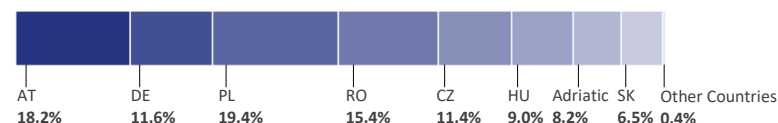
Portfolio allocation office and retail



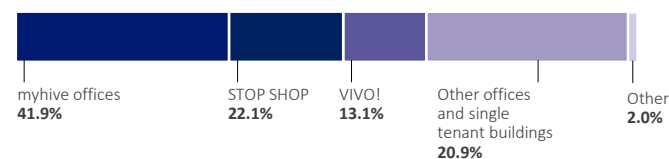
Solid standing investments/developments ratio



Invested in Austria, Germany and CEE/SEE

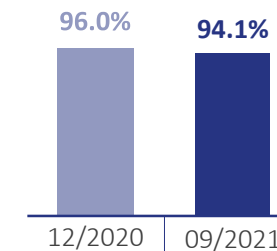


Clear focus on three brands

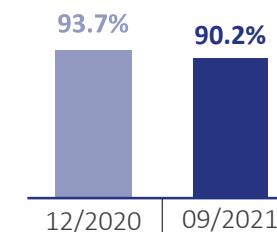


Robust occupancy rate

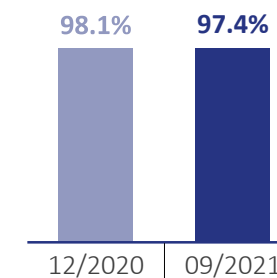
Overall



Office



Retail



¹ Information provided for better comparability in relation to peer group

Segmentation information based on portfolio value

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.

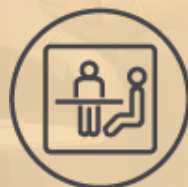
Whether you need just a desk or an entire office, myhive is the right solution.

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 Haller Gardens (HU) and myhive Medienhafen (DE) to be finalized by end of 2021
- Further rollout of flexible myhive products in all countries
- Waiting lists for several flexible myhive locations



27 properties in seven countries

Rentable space	606,644 sqm
Occupancy rate	89.8%
Rental income Q3 2021 ¹	MEUR 20.9
Carrying amount	MEUR 1,764.9
Gross return IFRS / invoiced rent	4.7% / 5.2%

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



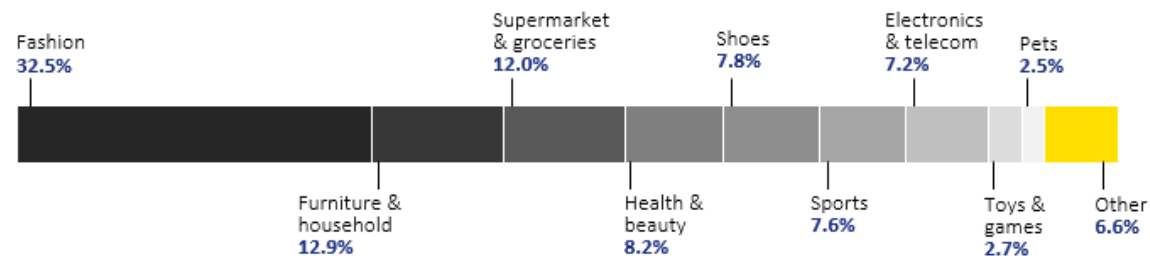
STOP SHOP retail parks



- Positioned as leading retail park operator in Europe
- Defensive and crisis-resistant retail format with an occupancy rate of 99%
- With market entry in Italy in July 2021, STOP SHOP is present in ten European countries
- Further growth to around 140 locations planned

99 properties in ten countries

Rentable space	749,314 sqm
Occupancy rate	99.0%
Rental income Q3 2021 ¹	MEUR 21.9
Carrying amount	MEUR 1,097.3
Gross return IFRS / invoiced rent	8.0% / 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)

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

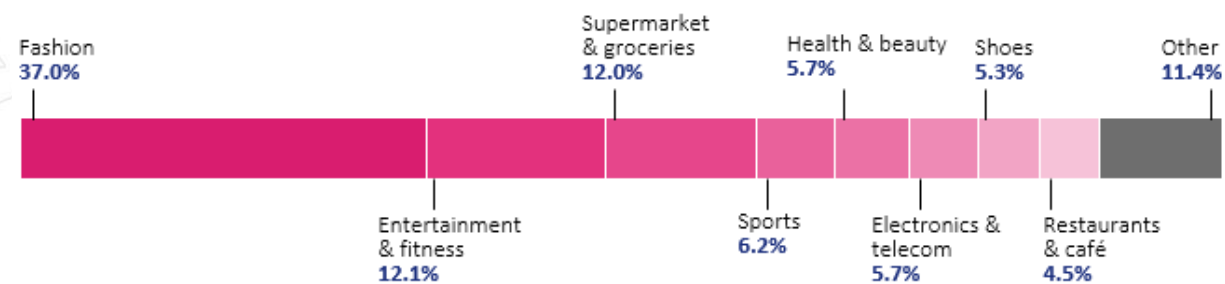
VIVO! shopping centers



- Convenient shopping with entertainment factor – Europe's best retail brands as strong anchor tenants
- Successful opening of newly refurbished of VIVO! Baia Mare in Romania in November 2021

10 properties in four countries

Rentable space	311,913 sqm
Occupancy rate	93.8%
Rental income Q3 2021 ¹	MEUR 12.8
Carrying amount	MEUR 659.5
Gross return IFRS/Return invoiced rent	7.8%/8.2%



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!



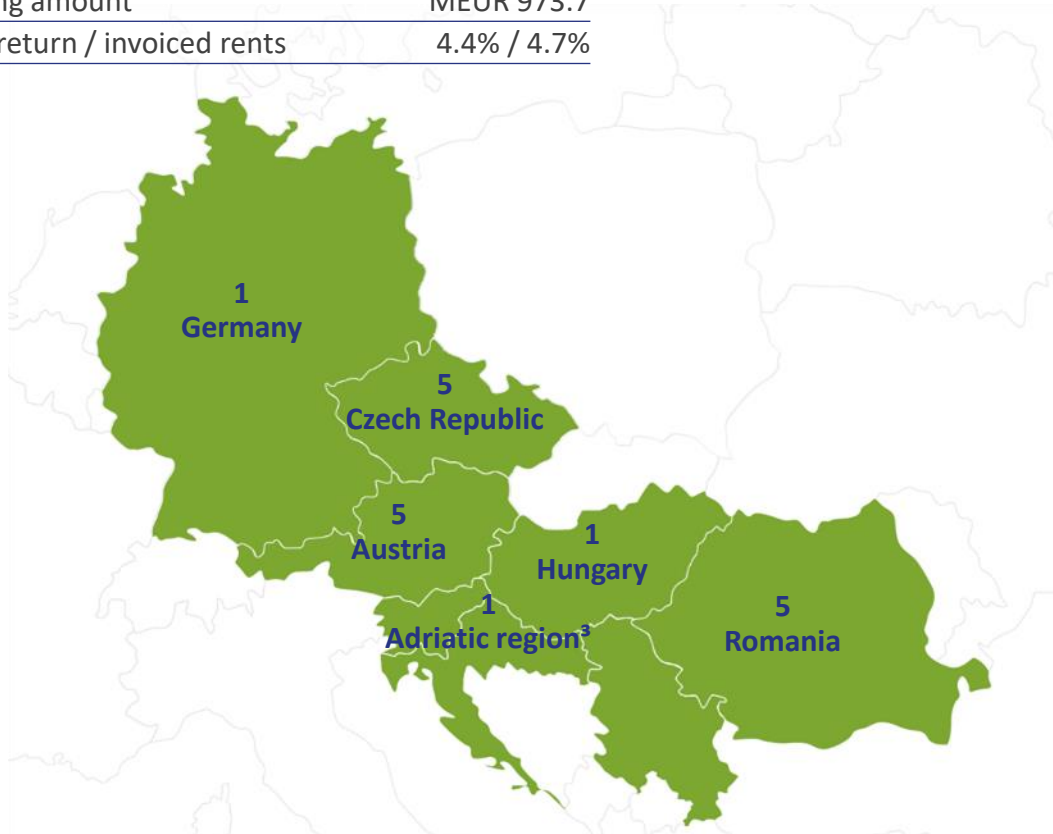
VIVO! Krosno (PL)

Other Office

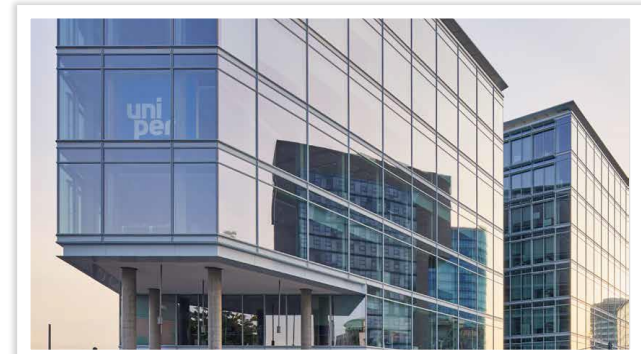
Including buildings rented to single tenants with headquarters in Europe on the basis of long term contracts¹

18 properties in six countries

Rentable space	303,203 sqm
Occupancy rate	91.0%
Rental income Q3 2021 ²	MEUR 10.7
Carrying amount	MEUR 973.7
Gross return / invoiced rents	4.4% / 4.7%



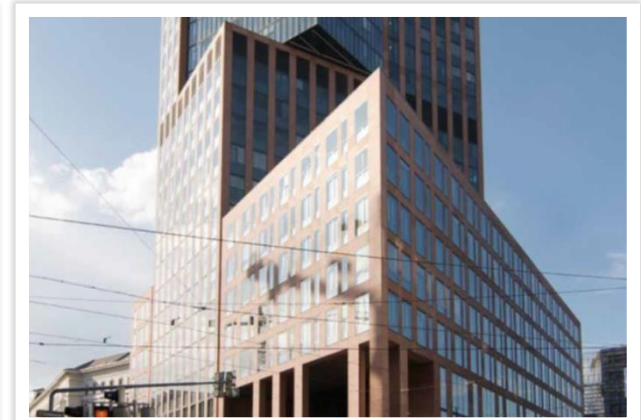
Na Příkopě 14 (CZ)



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	3	89.1	23.7	50.8	33,049	140.7	6.1	4.4
Germany	1	136.3	36.3	17.0	21,707	168.1	5.9	3.8
Poland	1	1.7	0.5	7.3	6,732	10.0	0.8	8.7
Czech Republic	1	1.5	0.4	0.8	13,555	2.7	0.2	8.2
Hungary	1	70.3	18.7	9.0	34,218	80.2	6.3	7.9
Romania	3	71.3	19.0	72.5	56,755	148.8	10.8	7.5
Adriatic	1	5.2	1.4	4.8	6,763	11.8	1.0	9.8
Active projects	11	375.5	100.0	162.3	172,779	562.4	31.0	5.8
Pipeline	4	1.9						
IMMOFINANZ	15	377.5						

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

Profitable property sales with a volume of MEUR 310

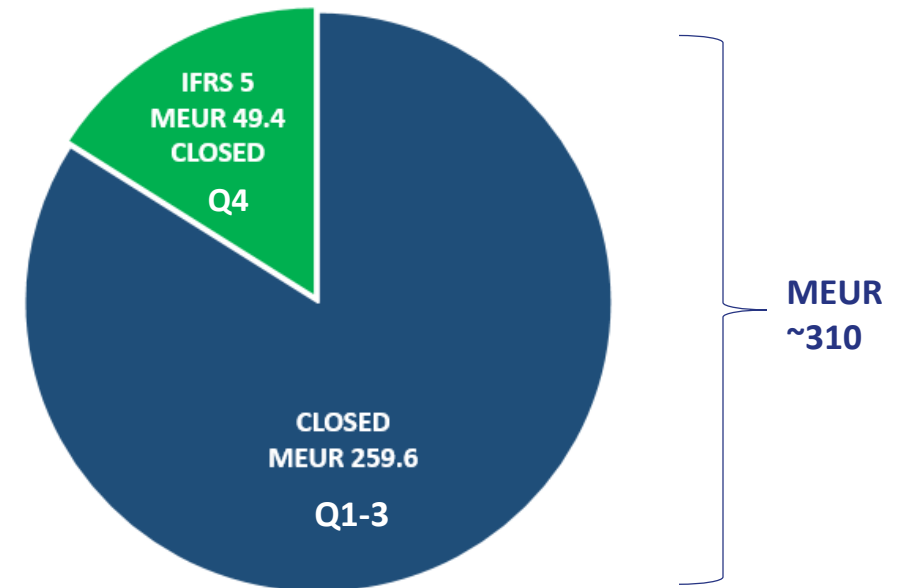
Property marketing and transactions continue successfully

- **Property sales** with a value of **MEUR 259.6** closed in Q1–3 2021 (asset and share deals)
- **Largest transactions** comprised the sale of Cluster Produktionstechnik in Aachen, four office buildings in Poland, three office buildings in Budapest and one office building in Austria.

Outlook

- As of 30 September 2021, real estate assets with a carrying amount of **MEUR 49.4 are classified as “held for sale”** (IFRS 5) – mainly Polish office buildings. All transactions already have been signed and closed in Q4 2021.

Property sales 2021



Property acquisitions



Acquisition of a prime Bucharest office location

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

STOP SHOP goes Italy

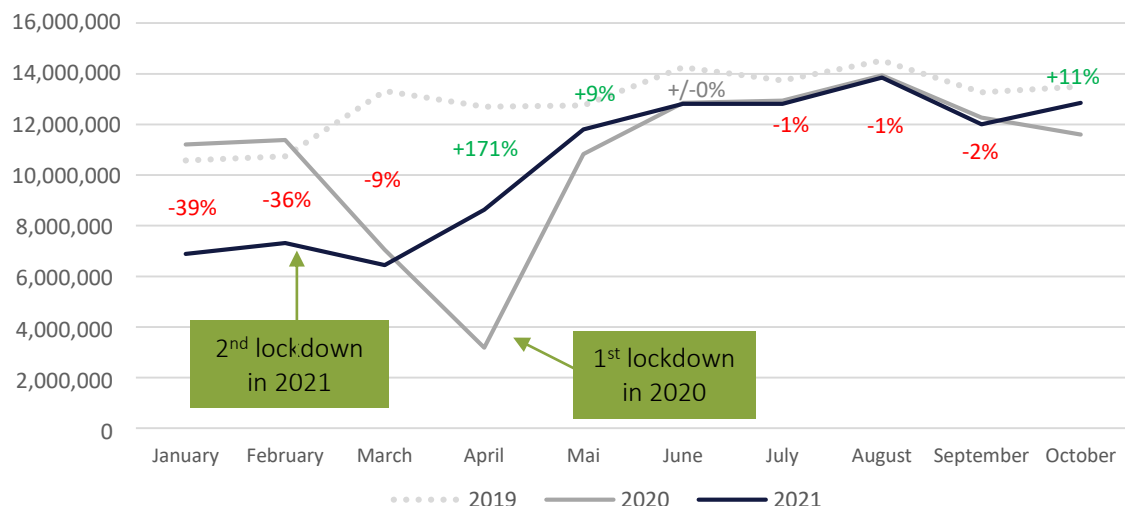
- Acquisition of a fully occupied retail park with 27,000 sqm rentable space in the north Italian city San Fior
- Acquisition price: MEUR 35.0 (gross yield: 8.2%)
- Up to ten Italian STOP SHOP locations with a total investment volume of MEUR 250 are planned until 2024



High impact at the beginning of the year and quick recovery in summer months, remaining trend of higher sales per visit



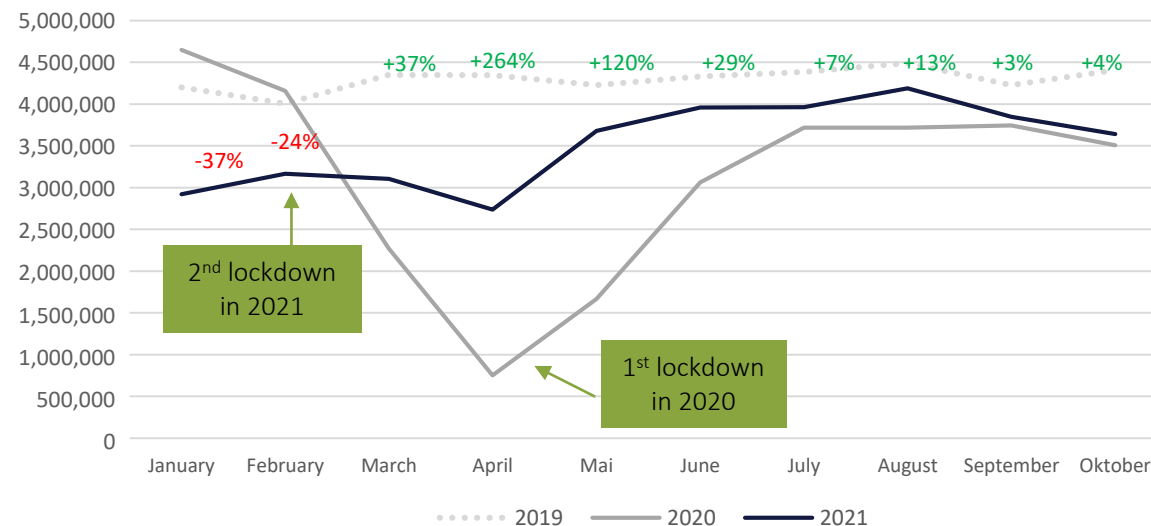
Month-on-month comparison of visitors 2019–2021 (like for like¹)
percentage change refers to 2021 vs. 2020



¹ 72 STOP SHOPS in eight countries



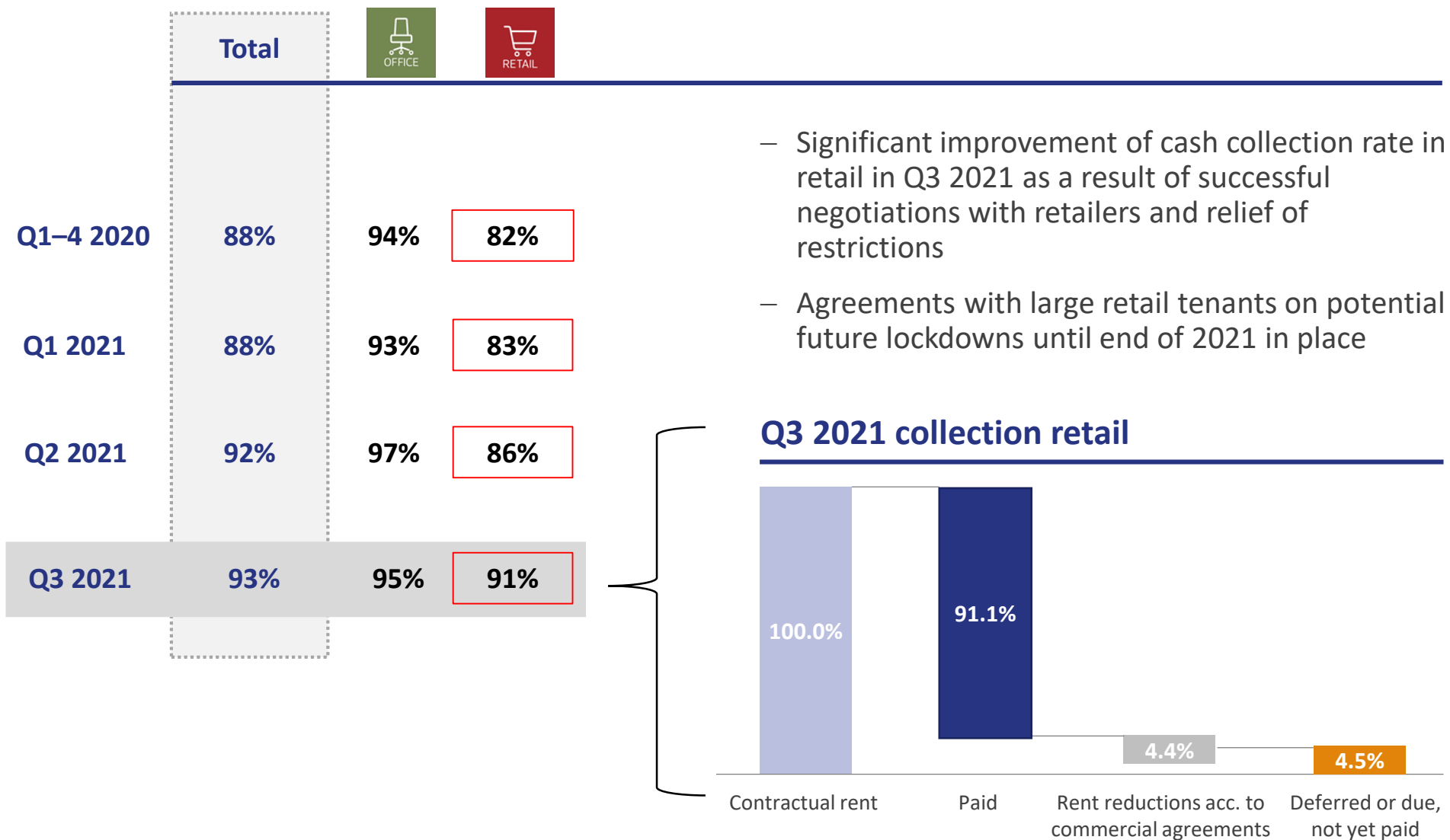
Month-on-month comparison of visitors 2019–2021
percentage change refers to 2021 vs. 2020



At the end of November 2021, 15% (~161,000 sqm) of retail space is temporarily closed. Re-opening expected before Christmas.
(End of March 2021: 48% or 478,000 sqm temporarily closed)

STOP SHOP* (like for like)	Q3 21 vs. Q3 20	Q1–3 21 vs. Q1–3 20	VIVO! (like for like)	Q3 21 vs. Q3 20	Q1–3 21 vs. Q1–3 20
Footfall	-1%	-3%	Footfall	+7%	+14%
Sales	+7%	+10%	Sales	+18%	+25%

Improving Cash collection¹ (from contractual rent)



¹ Including service charges

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P&L – results of operations strongly increased despite pandemic influence

	Q1–3 2021 in MEUR	Q1–3 2020 in MEUR	Change absolute	Change in %
Rental income	216.4	215.8	0.6	0.3
Results of asset management	163.1	158.9	4.1	2.6
Results of property sales	24.1	9.5	14.6	≥ 100.0
Results of property development	24.1	-21.0	45.0	n/a
Results of operations	180.4	113.1	67.3	59.5

- Results of asset management increased as property expenses improved by 11.5% to MEUR -43.4. Due to the pandemic, write-offs of rents receivable still influenced results with MEUR -10.9 (Q1–3 2020: MEUR -19.2).
- Results of property sales increased with the sale of the German office building Cluster Produktionstechnik Aachen.
- Results of property development strongly positive, mainly due to valuation effects from our office development in Düsseldorf.

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

	Q1–3 2021 in MEUR	Q1–3 2020 in MEUR	Change absolute	Change in %
Revaluation results from standing investments	54.0	-144.8	198.8	n/a

- Revaluation gain from standing investments is equivalent to approximately 1.2% of the portfolio's carrying amount at end of September. Positive revaluations are mainly related to office properties in Austria and Germany.
- Yield compression also led to an increase in values of our crisis resilient retail park format STOP SHOP.

Revaluation – country split

All amounts in MEUR	Carrying amount 30 09 2021	Revaluation results Q1–3 2021
Austria	828.4	30.0
Germany	449.2	12.1
Poland	975.2	-4.5
Czech Republic	572.1	5.2
Slovakia	326.8	1.6
Hungary	382.9	1.5
Romania	705.7	-0.3
Adriatic	410.0	8.6
Other	18.0	-0.1
Total	4,668.3	54.0

Revaluation – asset class split

All amounts in MEUR	Carrying amount 30 09 2021	Revaluation results Q1–3 2021
Office	2,799.0	34.9
Retail	1,795.5	19.4
Other	73.9	-0.3
Total	4,668.3	54.0

P&L – net profit turns strongly positive

	Q1–3 2021 in MEUR	Q1–3 2020 in MEUR	Change absolute	Change in %
Financial results	91.8	-60.5	152.3	n/a
thereof net financing costs	-60.3	-54.0	-6.2	-11.5
thereof net profit/loss from at equity accounted invest.	131.5	9.4	122.1	≥100.0
Earnings before tax	326.2	-92.2	418.4	n/a
Net profit or loss	295.7	-98.3	393.9	n/a
Earnings per share (in EUR) basic	2.4	-0.9	3.3	n/a

- Financing costs reflect the year-on-year increase of approx. 12% in the financing volume.
- Income from at equity accounted investments amounts to MEUR 131.5 (Q1–3 2020: MEUR 9.4), thereof MEUR 128.0 from S IMMO (MEUR 85.3 positive revaluation and MEUR 42.8 share of results).

FFO 1 with MEUR 91 nearly at prior-year level

Amounts in MEUR	P&L Q1–3 2021	Adjustments	FFO Q1–3 2021
Results of asset management	163.1	0.0	163.1
Results of property sales	24.1	-24.1	0.0
Results of property development	24.1	-24.1	0.0
Other operating income	1.5	-0.6	0.9
Other operating expenses	-32.3	4.9	-27.5
Results of operations	180.4	-43.8	136.6
Other revaluation results	54.0	-54.0	0.0
Operating profit (EBIT)	234.4	-97.8	136.6
Financial results	91.8	-137.7	-45.9
FFO 1 before tax			90.7
FFO 1 before tax/share in EUR			0.74
Dividends of S IMMO			0.0
FFO 1 before tax			90.7
FFO 1 per share before tax in EUR			0.74
Number of shares for calculation ¹			123,293,780

FFO 1 (before tax)

MEUR **90.7** -3.1%

(Q1–3 2020: MEUR 93.6)

FFO 1 (before tax)/share

EUR **0.74** -15.3%

(Q1–3 2020: EUR 0.87)

Slight decline in FFO 1 reflects increased financing costs resulting from a 12% higher financing volume.

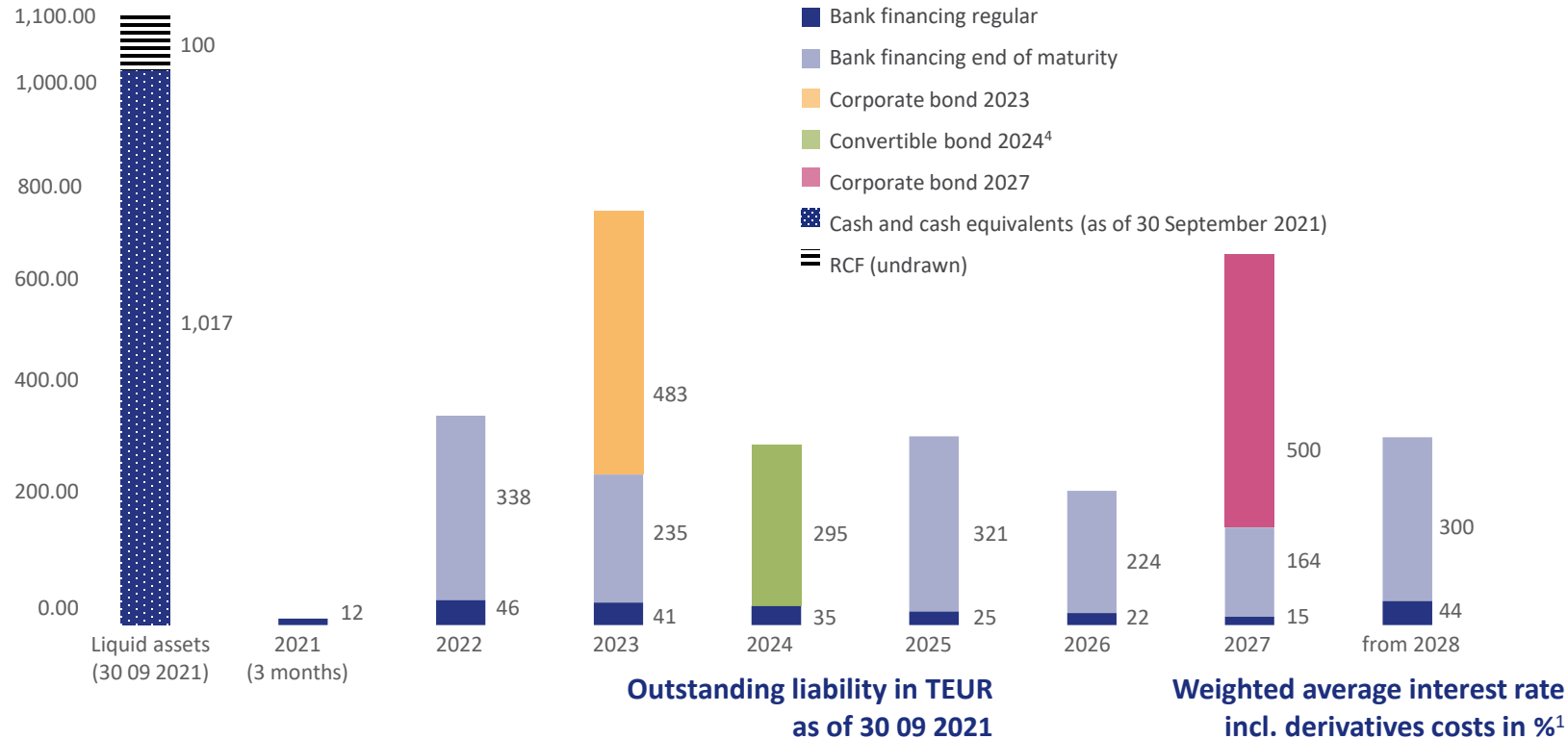
Financing costs include the accrued interest of MEUR -5.0 for the corporate bonds 2023 and 2027 as well as the convertible bond 2024.

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

¹ Number of shares for calculation: 123,293,780 shares as of 30 September 2021 including full dilution from mandatory convertible bond (6,998,228 shares) and 107,667,310 shares as of 30 September 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 September 2021



Convertible bonds ²	281,523.9	1.50
Corporate bonds	987,230.0	2.56
Bank liabilities ³	1,814,636.0	1.64
IMMOFINANZ	3,083,389.9	1.92

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 last coupon payments for the mandatory convertible bond 2023 which are classified as liabilities (mandatory was early converted per Optional Mandatory Conversion Date 26 September 2021)

³ Including IFRS 5

⁴ The convertible bond 2024 was not "in the money" as of 30 09 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 1,016.9** and further financial flexibility from a **MEUR 100.0** credit line
- Net LTV at low level of **36.6%** (12/2020: 37.8%)
- Financing costs (weighted average interest rate including hedging costs) at a low level of **1.92%** (12/2020: 1.99%)
- Remaining term of financing at **4.0 years**
- Unencumbered asset pool of MEUR 1,518.5 (29.8%) resp. **MEUR 2,069.9 (36.7%)** including S IMMO shares based on EPRA NAV

Hedging quota **87.9%** (12/2020: 88.6%)

12.1%	44.0%	43.9%
Floating rate	Floating rate (hedged)	Fixed rate

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ESG – our commitment

As a long-term oriented portfolio holder, we have been dealing with sustainable trends in our portfolio strategy for years.

- Commitment to the European Union's Green Deal
- Focus on reducing the carbon footprint and increasing energy efficiency
- Broad anchoring in the company through the establishment of an ESG committee
- Involvement of stakeholders
- Support for the UN Sustainable Development Goals



ESG – our engagement (I)

Environmental

- **Net-zero emissions:** Initiative launched in 2019
 - Pilot projects implemented: photovoltaics on STOP SHOPS, urban forest, domestic water use
 - Ambitious net-zero strategy nearing completion – validation through Science Based Targets initiative
- Energy refurbishment of myhive Twin Tower completed and nominated for Hermes.Klimaschutz.Preis:
Reduction of CO₂ emissions of **500 tonnes CO₂ per year**
- Sustainability certificates expanded:
 - **~40%** of the portfolio already certified or in preparation
 - **“STOP SHOP goes green”:** start of the certification process for our retail park portfolio
- **Top on STOP:** portfolio expansion into sustainable and affordable housing
- **Risk audit of the portfolio** carried out with regard to climate change



ESG – our engagement (II)

Social

- **Quick support** of our tenants, staff and local communities during the COVID-19 pandemic:
 - Temporary rent discounts for tenants affected by lockdowns
 - Extension of the myhive office concept to include flexible products
 - Various measures to support communities, e.g. free delivery service for STOP SHOPS, blood donation campaigns, support for emergency forces
 - No short-time work or staff reduction required
- Brand policy with a **high level of service** and a feel-good atmosphere for tenants
- Increasing **user experience** through digitalisation measures, e.g. expansion of the myhive app
- **Social engagement** and cooperation with local communities (e.g. Christmas campaign with donations to aid organisations for children in all our core countries)



ESG – our engagement (III)

Social and governance

- **Continuous personnel development** and health management for our employees
- Total of 7,566 training hours or 23.3 training hours per employee in 2020
- **Promotion of young people:** IMMOFINANZ Academy and Young Professional Programme
- Active prevention of conflicts of interest: regular compliance and anti-corruption training
- Update of the materiality analysis with the **involvement of all stakeholders**
- **Improvement in ESG rating:** ESG risk rating of 15.6 from Sustainalytics (on a scale of 0 to 100) certifies low risk
- **CDP - first time discloser in 2021:** Disclosure of climate change impact through CDP demonstrates further commitment to environmental transparency
- IMMOFINANZ receives **“Silver Award”** from EPRA for exemplary sustainability reporting – continuous expansion according to international standards will be continued.



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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

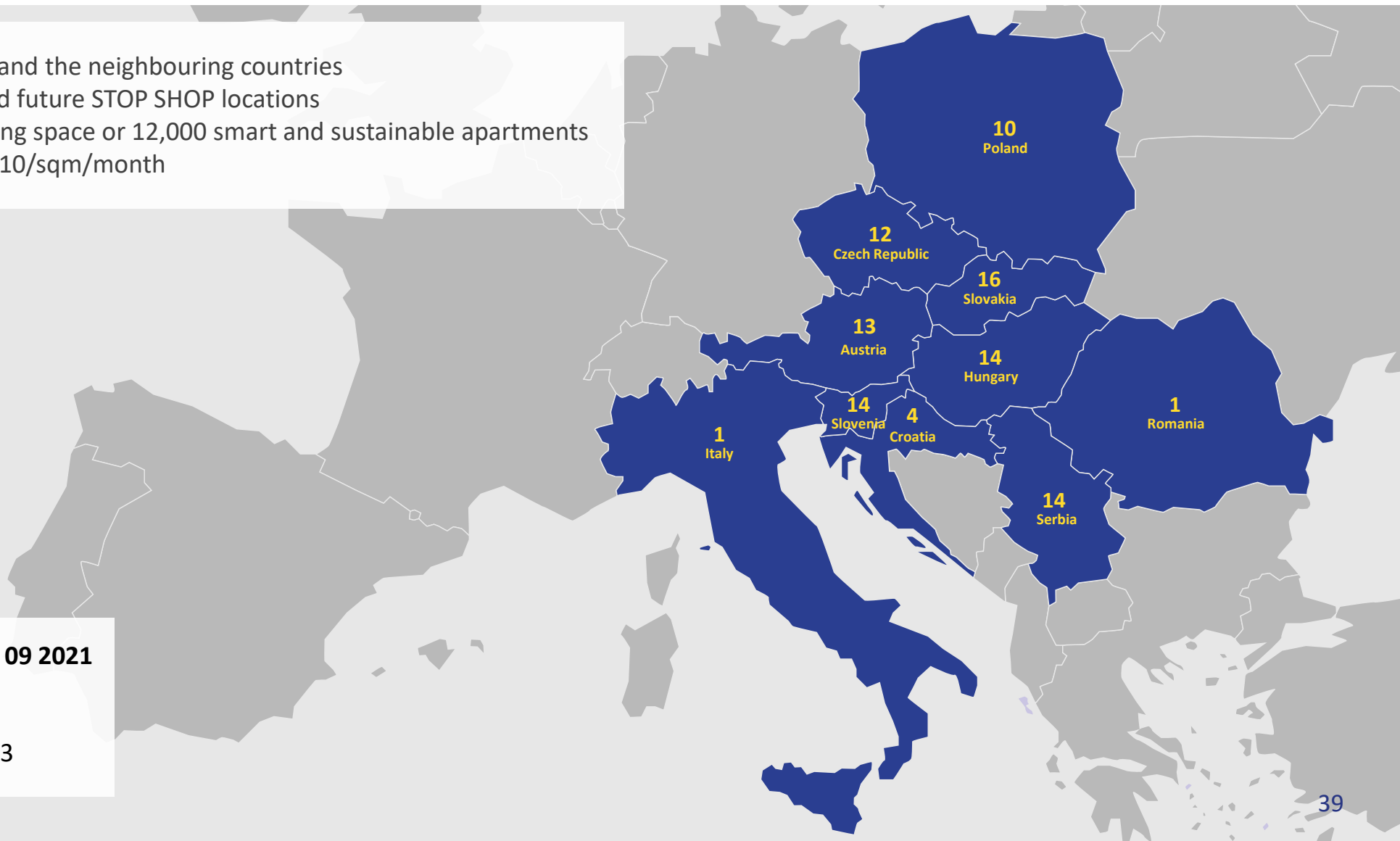


Environmentally friendly and socially sustainable

- 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



99 STOP SHOPs in 10 countries per 30.09.2021

- Rentable space 749,314 sqm
- Occupancy rate 99.0%
- Carrying amount MEUR 1,097.3

Guidance for 2022

Assuming a moderate impact of the pandemic on markets and business activities in the financial year 2022

Portfolio growth

- Growth of the portfolio to around **EUR 6 billion** by completion of developments and acquisitions and **investing part of the available liquidity** of more than EUR 1 billion into cash-flow generating assets

FFO 1

- FFO 1 before tax for the financial year 2022 should reach **more than MEUR 135**

Dividend

- Sustainable dividend payer
- Dividend payout of approx. **70% of FFO 1 before tax**

Financial policy

- Net LTV: mid-term **< 45%**
- Committed to **investment grade rating**

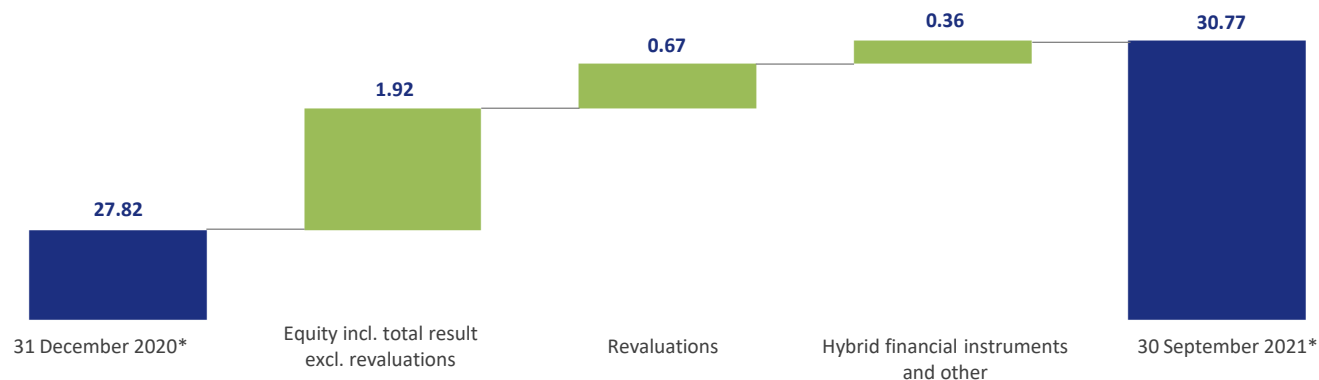
S IMMO

- Stake of approx. 26,49% in S IMMO
- Attractive tax-free dividend yield
- IMMOFINANZ keeps **all strategic options open** regarding its stake in S IMMO

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

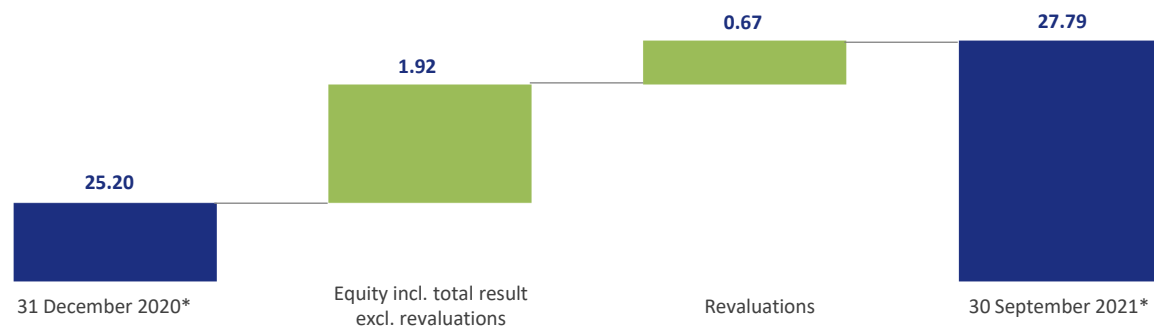
EPRA NTA and book value per share increased by more than 10%

Development of EPRA NTA per share in EUR



EPRA NTA/share
EUR 30.77
+10.6%

Development of IFRS book value per share in EUR



Book value/share
EUR 27.79
+10.3%

* Number of shares as of 31 12 2020: 123,293,795
 Number of shares as of 30 09 2021: 123.292.767 (excl. 1,028 treasury shares)

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

Amounts in TEUR	Q1–3 2021	Q1–3 2020	Change absolute	Change in %
Rental income	216 387	215 827	560	0,3%
Operating costs charged to tenants	64 533	63 094	1 439	2,3%
Other revenues	656	2 422	-1 766	-72,9%
Revenues	281 576	281 343	233	0,1%
Expenses from investment property	-43 424	-49 065	5 641	11,5%
Operating expenses	-75 085	-73 356	-1 729	-2,4%
Results of asset management	163 067	158 922	4 145	2,6%
Results of property sales	24 057	9 467	14 590	≥ +100,0%
Results of property development	24 060	-20 968	45 028	n/a
Other operating income	1 514	1 471	43	2,9%
Other operating expenses	-32 336	-35 832	3 496	9,8%
Results of operations	180 362	113 060	67 302	59,5%
Revaluation result from standing investments and goodwill	54 045	-144 782	198 827	n/a
Operating profit (EBIT)	234 407	-31 722	266 129	n/a
Net financing costs	-60 254	-54 044	-6 210	-11,5%
FX differences and other financial results	20 497	-15 898	36 395	n/a
Net profit or loss from equity-accounted investments	131 538	9 417	122 121	≥ +100,0%
Financial results	91 781	-60 525	152 306	n/a
Earnings before tax (EBT)	326 188	-92 247	418 435	n/a
Taxes	-30 527	-6 016	-24 511	≤ -100,0%
Net profit or loss	295 661	-98 263	393 924	n/a

Like-for-like rental income up by 3%

On a like-for-like basis (adjusted for new acquisitions, completions and sales for comparability with Q3 2020), rental income increased by 3% to MEUR 62.8 in Q3 2021. The Adriatic region showed a recovery after Covid-19 restrictions had burdened retail in the prior-year period. The slight decline in Poland was mainly due to the deferral of rental incentives upon the renewal of leases in a large office property. In Romania, the already successfully completed modernization of the VIVO! Baia Mare shopping center temporarily led to a slight decline in like-for-like rental income.

Standing investments ¹ as of 30 September 2021	Number of properties	Carrying amount in MEUR	Carrying amount in %	Rental income Q3 2021 in MEUR	Rental income Q3 2020 in MEUR	Change in MEUR
Austria	22	721.1	17.5	7.8	7.7	0.1
Germany	1	249.3	6.0	2.1	2.1	0.0
Poland	24	975.2	23.7	14.7	15.7	-1.0
Czech Republic	18	544.1	13.2	7.3	6.8	0.5
Hungary	19	380.2	9.2	6.7	6.2	0.5
Romania	13	612.8	14.9	11.7	12.5	-0.8
Slovakia	20	325.6	7.9	5.7	5.3	0.4
Adriatic	27	312.8	7.6	6.8	4.7	2.1
IMMOFINANZ	144	4,121.1	100.0	62.8	61.0	1.8
Rental income from properties sold/acquired, adjustments and development projects				8.6		
IMMOFINANZ				71.4		
Office	43	2,470.6	60.0	30.1	30.7	-0.6
Retail	101	1,650.4	40.0	32.7	30.3	2.4
IMMOFINANZ	144	4,121.1	100.0	62.8	61.0	1.8

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.

Total property portfolio

As of 30 September 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	798.7	89.1	29.8	917.5	18.2
Germany	5	449.2	136.3	0.6	586.1	11.6
Poland	27	975.2	2.4	0.0	977.7	19.4
Czech Republic	21	572.1	1.5	0.0	573.6	11.4
Hungary	23	380.2	70.3	2.7	453.1	9.0
Romania	37	612.8	72.0	93.0	777.7	15.4
Slovakia	21	325.6	0.0	1.2	326.8	6.5
Adriatic ²	39	392.5	5.8	17.5	415.9	8.2
Further countries ³	4	0.0	0.0	18.0	18.0	0.4
IMMOFINANZ	207	4,506.2	377.5	162.7	5,046.4	100.0
		89.3%	7.5%	3.2%	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 16.4%

Number of properties	2
Carrying amount in MEUR	449.2
Rentable space in sqm	65,945
Occupancy rate in %	77.6
Rental income Q3 2021 in MEUR ¹	2.9
Gross return in %	2.6

Poland 25.4%

Number of properties	10
Carrying amount in MEUR	695.4
Rentable space in sqm	232,703
Occupancy rate in %	93.8
Rental income Q3 2021 in MEUR ¹	9.2
Gross return in %	5.3

Austria 23.9%

Number of properties	10
Carrying amount in MEUR	655.2
Rentable space in sqm	165,145
Occupancy rate in %	95.1
Rental income Q3 2021 in MEUR ¹	6.1
Gross return in %	3.7

Czech Republic 14.2%

Number of properties	7
Carrying amount in MEUR	389.7
Rentable space in sqm	122,509
Occupancy rate in %	94.7
Rental income Q3 2021 in MEUR ¹	4.5
Gross return in %	4.6

Slovakia 2.1%

Number of properties	2
Carrying amount in MEUR	58.5
Rentable space in sqm	35,612
Occupancy rate in %	78.2
Rental income Q3 2021 in MEUR ¹	0.9
Gross return in %	5.8

Hungary 6.2%

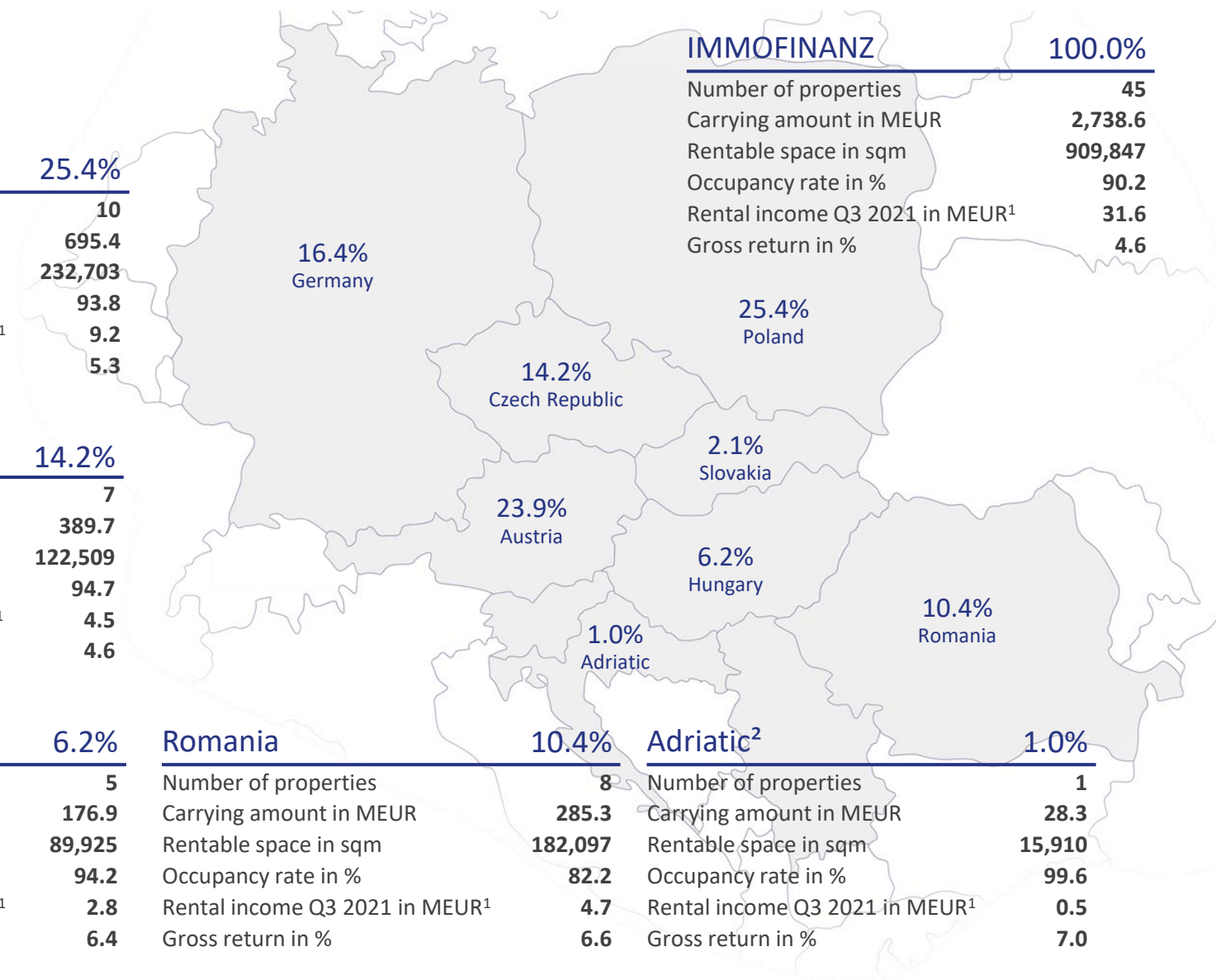
Number of properties	5
Carrying amount in MEUR	176.9
Rentable space in sqm	89,925
Occupancy rate in %	94.2
Rental income Q3 2021 in MEUR ¹	2.8
Gross return in %	6.4

Romania 10.4%

Number of properties	8
Carrying amount in MEUR	285.3
Rentable space in sqm	182,097
Occupancy rate in %	82.2
Rental income Q3 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	15,910
Occupancy rate in %	99.6
Rental income Q3 2021 in MEUR ¹	0.5
Gross return in %	7.0



Data as of 30 September 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 10.3%

Number of properties	13
Carrying amount in MEUR	182.3
Rentable space in sqm	111,099
Occupancy rate in %	98.9
Rental income Q3 2021 in MEUR ¹	3.2
Gross return in %	7.1

Poland 15.8%

Number of properties	14
Carrying amount in MEUR	279.8
Rentable space in sqm	185,464
Occupancy rate in %	96.5
Rental income Q3 2021 in MEUR ¹	5.5
Gross return in %	7.9

Austria 8.1%

Number of properties	14
Carrying amount in MEUR	143.4
Rentable space in sqm	72,551
Occupancy rate in %	99.5
Rental income Q3 2021 in MEUR ¹	2.5
Gross return in %	7.0

Slovakia 15.1%

Number of properties	18
Carrying amount in MEUR	267.1
Rentable space in sqm	152,429
Occupancy rate in %	95.0
Rental income Q3 2021 in MEUR ¹	4.8
Gross return in %	7.2

Hungary 11.5%

Number of properties	14
Carrying amount in MEUR	203.3
Rentable space in sqm	135,578
Occupancy rate in %	99.2
Rental income Q3 2021 in MEUR ¹	3.9
Gross return in %	7.6

Romania 18.5%

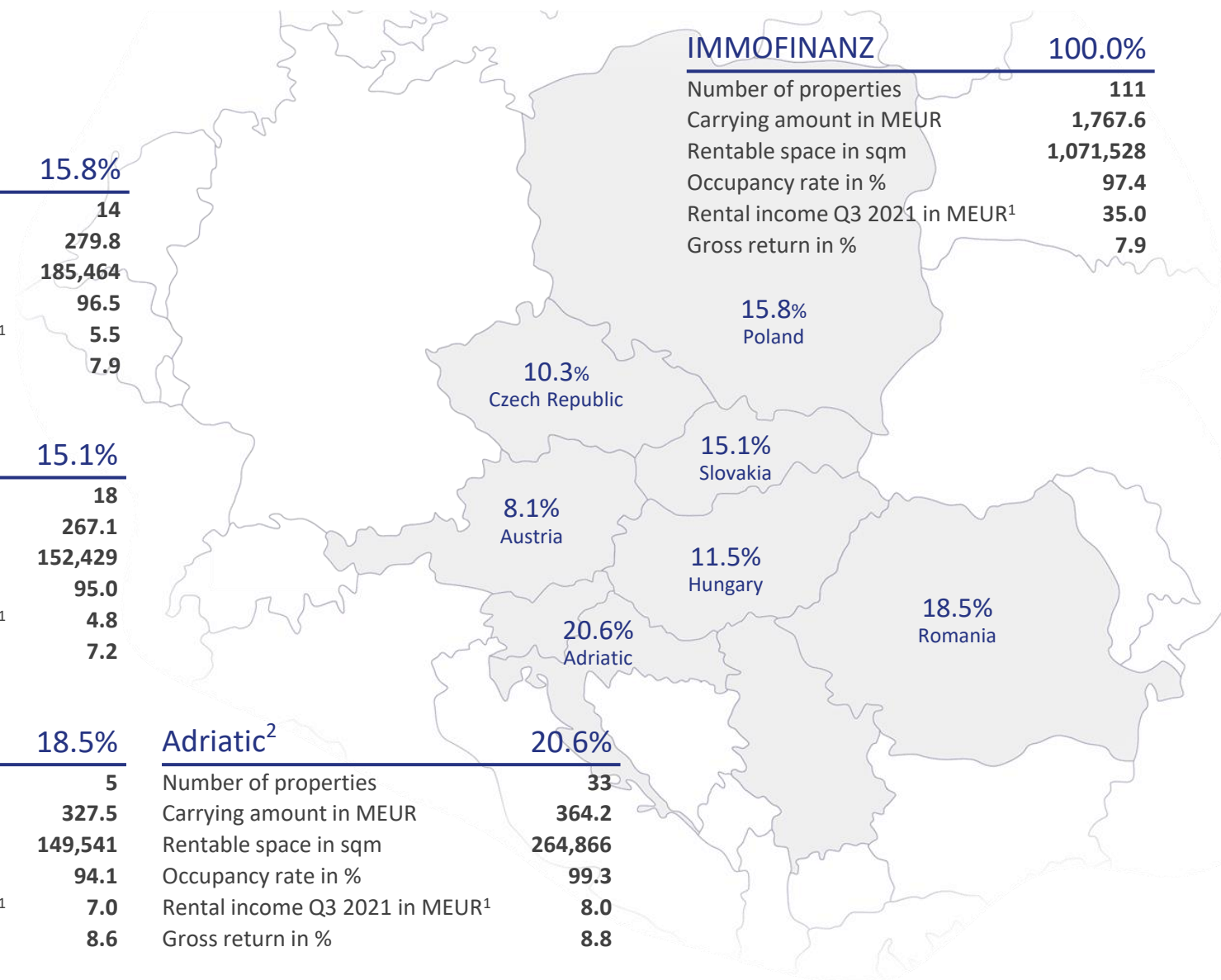
Number of properties	5
Carrying amount in MEUR	327.5
Rentable space in sqm	149,541
Occupancy rate in %	94.1
Rental income Q3 2021 in MEUR ¹	7.0
Gross return in %	8.6

Adriatic² 20.6%

Number of properties	33
Carrying amount in MEUR	364.2
Rentable space in sqm	264,866
Occupancy rate in %	99.3
Rental income Q3 2021 in MEUR ¹	8.0
Gross return in %	8.8

IMMOFINANZ 100.0%

Number of properties	111
Carrying amount in MEUR	1,767.6
Rentable space in sqm	1,071,528
Occupancy rate in %	97.4
Rental income Q3 2021 in MEUR ¹	35.0
Gross return in %	7.9



Data as of 30 September 2021

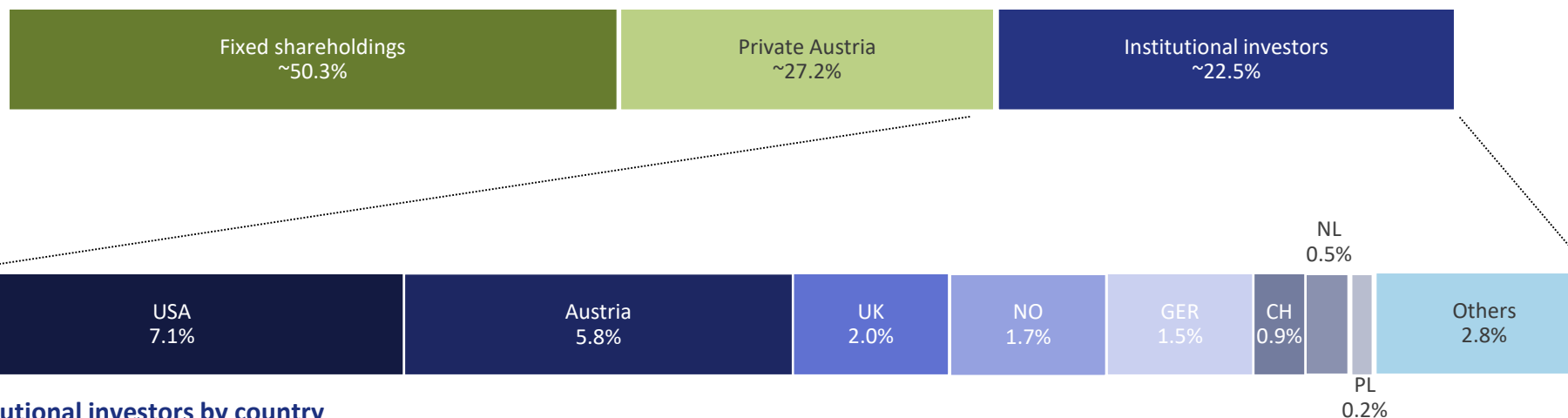
¹ Rental income on basis of primary usage of the property (rental income in P&L is according to actual usage of the property; deviations to P&L are therefore possible)² Slovenia, Serbia and Croatia

Diversified shareholder base and large free float

Shareholding structure



Investors by type



Institutional investors by country

Treasury shares as of 5 October 2021: 1,028

1 Radovan Vitek according to the holding notification and ad-hoc announcement as of 3 December 2021 a total of 32.0%, of which 10.6% from a share purchase agreement subject to condition precedent concluded between CPIPG and RPPK Immo GmbH

2 S Immo according to the AGM attendance list as of 19/10/2021

3 Klaus Umek according to the holding notification as of 30/11/2021 a total of 4.1%, of which 2.25% are options

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 30/09/2021)	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 30/09/2021)	95.6%





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 30/09/2021)	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

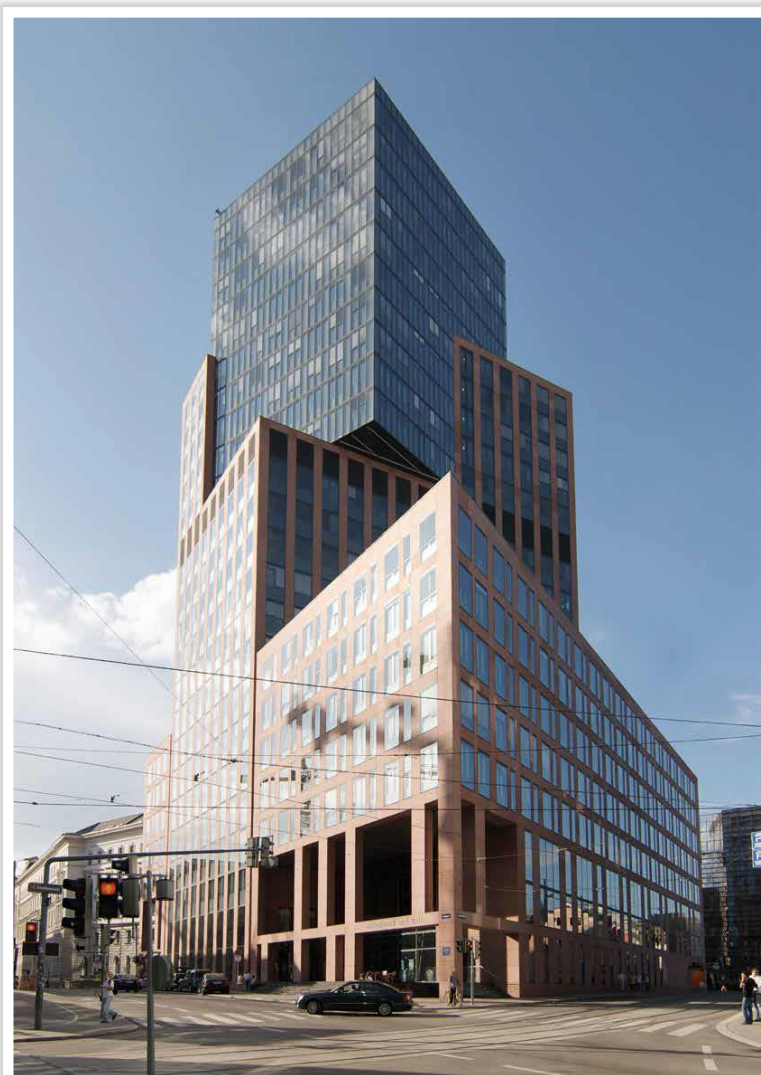
myhive Medienhafen alto

- > 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 30/09/2021)	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 30/09/2021)	87.0%



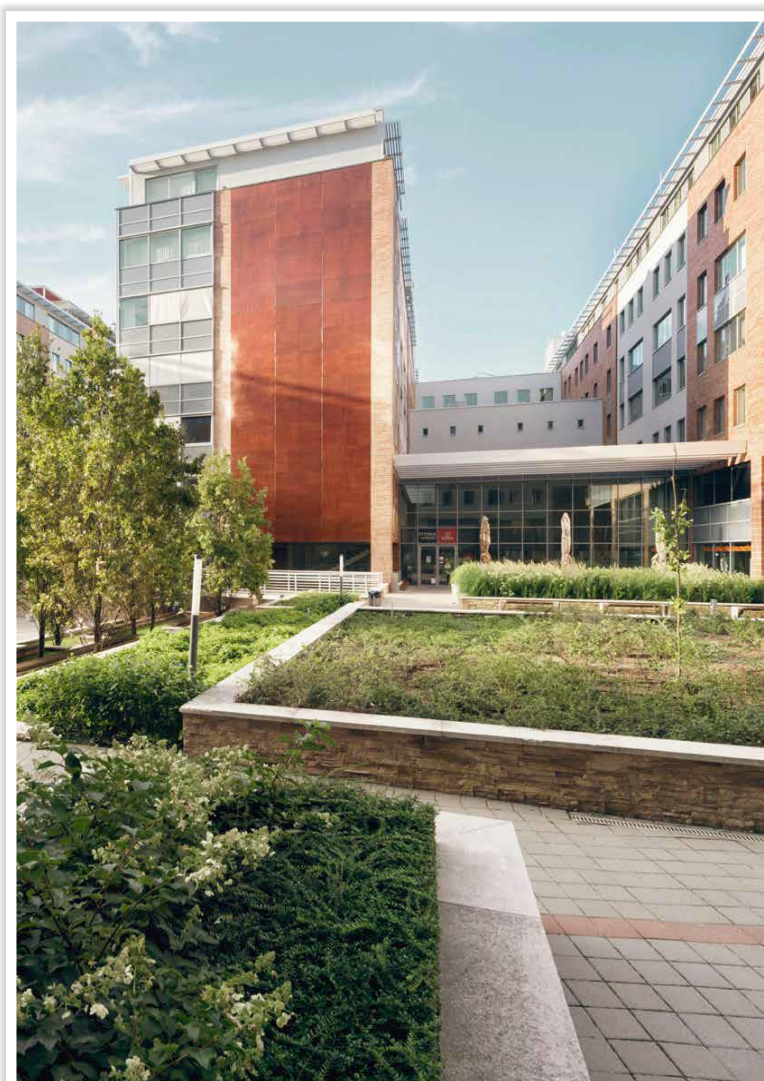
7 Selected assets: myhive Átrium Park



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)	38,800
Occupancy Rate (as per 30/09/2021)	89.4%



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 30/09/2021)	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)	39,200
Occupancy Rate (as per 30/09/2021)	88.4%



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 center, 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 30/09/2021)	90.5%



Key figures

Asset data 30 September 2021

Balance sheet total	in MEUR	6,993.4
Equity ratio	in %	48.5
Net financial liabilities	in MEUR	2,066.5
Cash and cash equivalents	in MEUR	1,016.9
Loan to value ratio (net)	in %	36.6
Gearing	in %	62.8
Total average interest rate including costs for derivatives	in %	1.9
Average term of financial liabilities	in years	4.0

EPRA indicators 30 September 2021

EPRA net tangible assets (NTA)	in MEUR	3,793.1
EPRA NTA per share	in EUR	30.8
EPRA vacancy rate	in %	6.3

Q1–3 2021

EPRA earnings	in MEUR	197.7
EPRA earnings per share	in EUR	1.6
EPRA earnings after company-specific adjustments	in MEUR	137.3
EPRA earnings per share after company-specific adjustm.	in EUR	1.1
EPRA net initial yield	in %	5.7
EPRA “topped-up” net initial yield	in %	6.1

Stock exchange data 30 September 2021

Book value per share	in EUR	27.8
Share price at end of period	in EUR	20.6
Discount of share price to NAV per share	in %	33.0
Total number of shares		123,293,795
thereof number of treasury shares		1,028
Market capitalisation at end of period	in MEUR	2,539.8
Q1–3 2021		
Earnings per share	in EUR	2.4
Earnings per share (diluted)	in EUR	2.2

Earnings data Q1–3 2021

Rental income	in MEUR	216.4
Results of asset management	in MEUR	163.1
Results of property sales	in MEUR	24.1
Results of property development	in MEUR	24.1
Results of operations	in MEUR	180.4
Revaluations	in MEUR	82.7
EBIT	in MEUR	234.4
Financial results	in MEUR	91.8
EBT	in MEUR	326.2
Net profit for the period	in MEUR	295.7
FFO 1 before tax	in MEUR	90.7
FFO 1 before tax per share	in EUR	0.74

Contact and financial calendar

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Financial calendar

Publication of annual results 2021	26 04 2022
Annual report 2021	27 04 2022
Q1 results 2022	24 05 2022 ¹
Q1 report 2022	25 05 2022
29th annual general meeting	12 07 2022
Q1–2 results 2022	24 08 2022 ¹
Q1–2 report 2022	25 08 2022
Q1–3 results 2022	23 11 2022 ¹
Q1–3 report 2022	24 11 2022

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