

# IMMOFINANZ GROUP

REPORT ON THE 1<sup>ST</sup> QUARTER  
AS OF 31 JULY 2011



# Key Figures on IMMOFINANZ Group

## Earnings Data

	31 July 2011	Change in %	31 July 2010
Rental income in EUR mill.	142.1	2.5%	138.6
Results of operations in EUR mill.	99.2	-2.9%	102.2
EBIT in EUR mill.	143.7	-14.0%	167.2
EBT in EUR mill.	32.0	-51.2%	65.5
Net profit for the period in EUR mill.	28.2	-52.3%	59.0
Earnings per share in EUR	0.04	-31.2%	0.06
Interest coverage ratio in %	148.9%	17.2%	179.8%
Gross cash flow in EUR mill.	64.2	-24.0%	84.5
Cash flow from operating activities in EUR mill.	38.4	-66.2%	113.7

## Asset Data

	31 July 2011	Change in %	30 April 2011
Balance sheet total in EUR mill.	11,682.6	-0.6%	11,755.9
Equity as a % of the balance sheet total	45.0%	2.4%	44.0%
Loan to value ratio in %	56.2%	-2.9%	57.8%
Gearing in %	89.6%	-3.2%	92.5%

## Property Data

	31 July 2011	Change in %	30 April 2011
Number of properties	1,843	-0.2%	1,847
Lettable space in sqm	6,583,037	-0.5%	6,614,398
Occupancy rate	89.8%	-0.1%	89.9%
Carrying amount of investment properties in EUR mill.	8,711.5	0.5%	8,670.1
Carrying amount of property under construction in EUR mill.	419.5	40.0%	299.6
Carrying amount of inventories in EUR mill.	224.1	4.5%	214.5

## Stock Exchange Data

	31 July 2011	Change in %	30 April 2011
Carrying amount per share in EUR	5.47	-0.1%	5.48
Net asset value per share (diluted) in EUR	5.42	1.0%	5.36
Share price at end of period in EUR	2.69	-16.0%	3.21
Discount of share price to diluted NAV per share in %	50.3%	25.0%	40.2%
Number of shares	1,063,873,586	1.8%	1,045,373,586
Number of treasury shares	104,421,683	0.0%	104,421,683
Market capitalisation at end of period in EUR mill.	2,863.9	-14.5%	3,350.4

## THE IMMOFINANZ SHARE

€ 5.42

NAV  
(diluted) per share  
as of 31/07/2011

€ 2.864 bill.

MARKET CAPITALISATION  
based on the share price of  
EUR 3.692 on 31/07/2011

1.064 bill.

NUMBER OF SHARES  
as of 31/07/2011

## INVESTMENT PROPERTY

€ 8.382 bill.

STANDING INVESTMENTS  
carrying amount  
as of 31/07/2011

1,675

STANDING INVESTMENTS  
number of properties  
as of 31/07/2011

sqm 6.583 mill.

RENTABLE SPACE  
in the standing investments  
as of 31/07/2011

# Contents

Key Figures on IMMOFINANZ Group	2
Report of the Executive Board	4
Overview	6
Investor Relations	8
<b>Group Management Report</b>	<b>12</b>
Economic Developments	14
Property Markets	15
Portfolio Report	18
Financing	35
Business Development	38
<b>Interim Financial Statements</b>	<b>40</b>
Consolidated Income Statement	42
Consolidated Statement of Comprehensive Income	43
Consolidated Balance Sheet as of 31 July 2011	44
Consolidated Cash Flow Statement	45
Statement of Changes in Equity	46
Segment Reporting	48
1. Accounting and Valuation Principles	54
1.1 First-time application of standards and interpretations	54
1.2 Standards and interpretations adopted by the EU, but not yet applied	54
1.3 Standards and interpretations announced, but not yet adopted by the EU	55
2. Scope of Consolidation	55
2.1 Business combinations (initial consolidations)	55
2.2 Transition consolidations	56
2.3 Deconsolidations	56
2.4 Structural changes and mergers	56
3. Notes to the Consolidated Income Statement	57
3.1 Real estate expenses	57
3.2 Other operating income	57
3.3 Overhead expenses	58
3.4 Revaluation of property	58
3.5 Impairment and related reversals	59
3.6 Financial results	59
3.7 Income taxes	60
3.8 Net Asset Value	60
4. Notes to the Consolidated Balance Sheet	61
4.1 Investment property	61
4.2 Property under construction	61
4.3 Investments in associated companies	62
4.4 Trade and other receivables	62
4.5 Other financial assets	63
4.6 Liabilities from convertible bonds	63
4.7 Financial liabilities	63
4.8 Trade and other liabilities	65
5. Subsequent Events	65
6. Statement by the Executive Board	66

## Dear Shareholders,

The past months brought a number of favourable developments for IMMOFINANZ Group. We were able to optimise our property portfolio through numerous profitable transactions and also expanded our development activities. Our goal is to generate increasing profits for our shareholders with each and every project. The reduction of overhead costs represents a central element of this performance optimisation. For example, we replaced a number of property managers and thereby improved our service for tenants with more cost-effective solutions.

We also took important steps during the reporting period to optimise our portfolio through strategic property sales and, at the same time, generated funds for the acquisition and development of properties in prime locations. This reflects our strategy to increase the fair value of properties through professional management, to realise this higher value through sales and to reinvest the proceeds in top properties. For example, our profitable sales during the first quarter of this financial year included an office and retail building at Simmeringer Hauptstrasse 47–49 in Vienna, Austria, as well as the 30% stake in MyPlace SelfStorage. In Russia, where we are currently generating returns of over 11% on our standing investments, we took over complete ownership of the *GoodZone* shopping center project in Moscow. In Warsaw, which is now the most attractive office market in Eastern Europe, we acquired full ownership of the prime *Equator* office complex and the *Nimbus* office development project and – only several days ago – also acquired the *Park Postepu* property.

In 2010 we launched an ambitious five-year, EUR 2.5 billion sale programme and, during the first 15 months after its approval, even exceeded our targets. We sold assets with a value of EUR 317.1 million in the first quarter of the reporting year and, since May 2010, are EUR 52.9 million over plan on a cumulative basis. These results form a solid foundation for the development, acquisition and expansion of promising properties. Our activities during the remainder of this financial year will include the acquisition of the second 50% stake in the Russian *Golden Babylon Rostokino* shopping center, the start of operations in the 20,000 sqm addition to the *Silesia City Center* in Poland and the opening of the *Maritimo Shopping Center* in Romania.

We expanded our development activities in order to benefit even more from the earnings potential associated with successful real estate projects. At the present time we are working on a total of 29 development projects. The pre-rental phase in these properties is proceeding extremely well, and our development projects nearing completion are almost fully rented. In Romania we acquired 100% of the shares in Adama, a leading residential property developer. For IMMOFINANZ Group, this company will provide the ideal platform for the planned expansion of residential and development activities in this region.

The establishment of a decentralised asset management staff allowed us to successfully master the crisis in Eastern Europe. Our active asset management supported a notable improvement in occupancy and rental income. Increased investments in refurbishment and modernisation allow us to maintain and increase the value of our properties.

The IMMOFINANZ share was one of a selected group that successfully resisted the downward trend on the Vienna Stock Exchange during the reporting period. However, our share was unable to disengage from the latest turbulence on the international financial markets. By the end of August, the price of the IMMOFINANZ share had fallen to EUR 2.49.



The sound operating development of IMMOFINANZ Group in recent months is largely confirmed by earnings for the first quarter of the reporting year. Rental income rose by 2.5% from EUR 138.6 million in the first three months of the previous year to EUR 142.1 million. We also registered the first successes in our continuing cost reduction programme with a year-on-year decrease in administrative expenses (overhead costs and personnel expenses) from EUR 37.8 million to EUR 32.7 million. This decline of EUR 5.1 million or 13.6% was supported by a variety of measures that included the liquidation of numerous companies taken over through the conclusion of the “Berlin contracts” as well as the subsequent integration of the related asset management functions into existing structures. Results of operations declined slightly from EUR 102.2 million in the first quarter of 2010/11 to EUR 99.2 million because of a EUR 9.5 million increase in real estate expenses. Valuation results and financial results for the reporting period were negatively influenced by unusually high non-cash foreign exchange effects of EUR 49.9 million from the translation of local accounting data into the Euro. Consequently, net profit for the period fell by 52.3% year-on-year to EUR 28.2 million. Excluding these non-cash foreign exchange effects, net profit would have amounted to EUR 78.1 million (+17%). Diluted net asset value (NAV) per share increased from EUR 4.82 on 31/07/2010 to EUR 5.42 (+12.4%). Operating cash flow (FFO, funds from operations), which comprises cash flow from operating activities and cash flow from investing activities, rose by 31.9% to a sound EUR 154.0 million (2010/11: EUR 116.7 million).

**Daniel Riedl FRICS**  
Member of the Executive Board

**Eduard Zehetner**  
Chief Executive Officer

**Manfred Wiltchnigg MRICS**  
Member of the Executive Board



## IMMOFINANZ GROUP.

# A profitable, stable and risk-optimised real estate company.

**WHO WE ARE**

IMMOFINANZ Group is a real estate investment and development corporation that is listed on the Vienna Stock Exchange. Since its founding in 1990, the company has compiled a high-quality property portfolio that now includes more than 1,800 properties with a total carrying amount of approx. EUR 9.4 billion. Our standing investment portfolio covers roughly 6.6 million sqm of rentable space, and the development projects currently in progress will have a value of more than EUR 1.15 billion after completion. The standing investments now have an occupancy rate of 89.8%.

**WHAT WE DO**

We generate sustainable income for our shareholders with first-class properties. Our activities are concentrated on prime properties in four core segments – retail, office, logistics and residential. The diversification of risk is supported by our geographical portfolio in eight core countries: profitable projects in Austria and Germany form a solid foundation for investments in Czech Republic, Slovakia, Hungary, Romania, Poland and Russia.

**WHERE WE GENERATE OUR EARNINGS**

Our core business involves the acquisition and management of standing investments, the realisation of development projects and the sale of properties. Roughly 80% of our earnings come from the rental of prime properties in top locations. The other 20% come from property sales (10%) and the development of our own real estate projects (10%). Together these three components form the basis for the profitable, stable and risk-optimised business of IMMOFINANZ Group.

**WHAT FORMS THE FOUNDATION FOR OUR FUTURE**

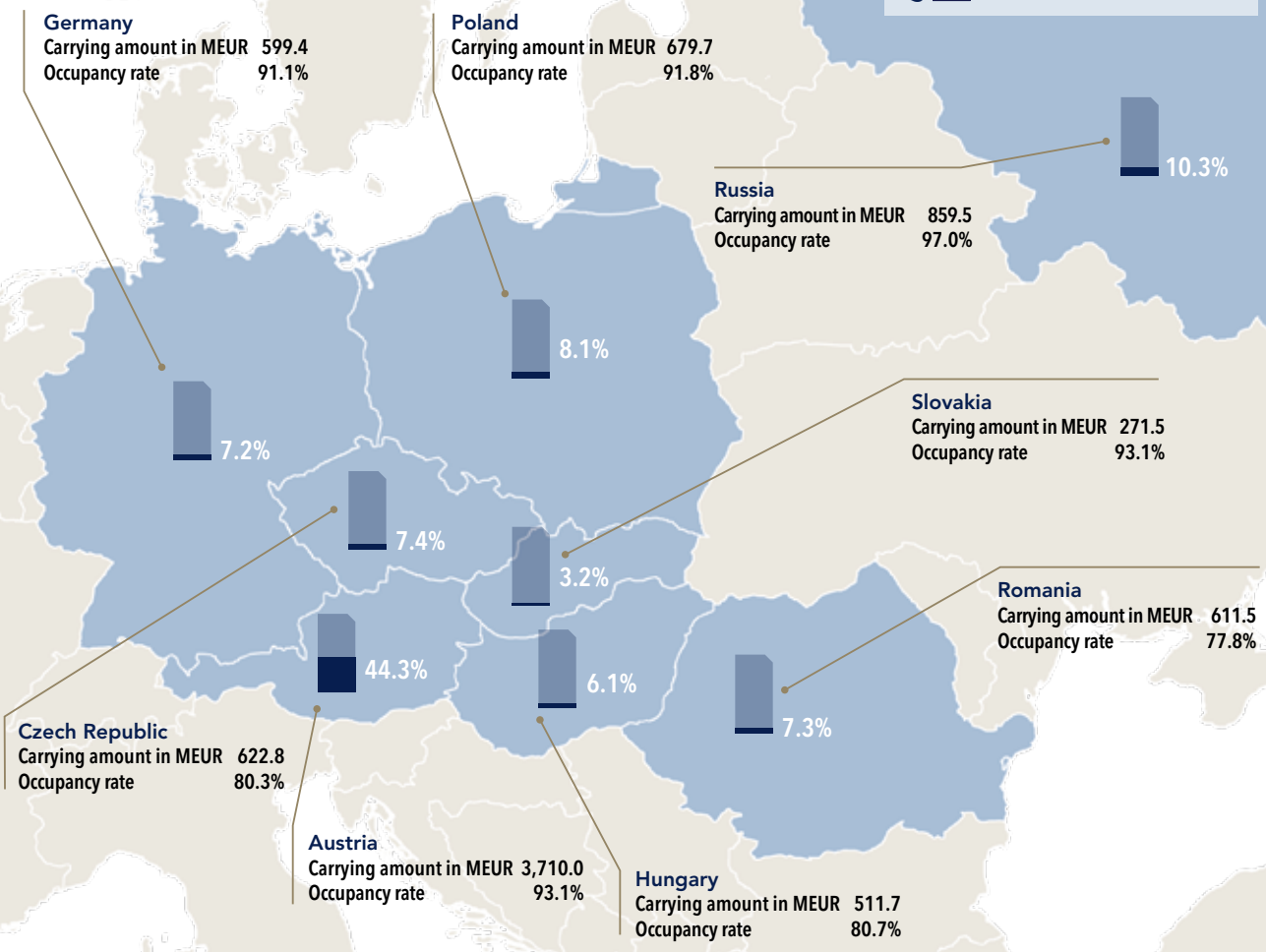
Following the successful restructuring of the company, we are working hard to generate increasing profits for our shareholders with each and every one of our projects. Transparency and a clear understanding of our business model play an important role in this process. That is why we have refined our strategic orientation and divided our four property classes into twelve business segments. Each business segment stands for a clearly defined, uniform group of properties that can be independently optimised and managed. We have a detailed strategy for each business segment. Our goal is to further optimise our portfolio through the implementation of these individual strategies and thereby create attractive and transparent products for the market. Information on the twelve business segments is provided in the portfolio report beginning on page 18 and in the 2010/11 annual report under the section "Overview".

**WHAT MAKES US DIFFERENT**

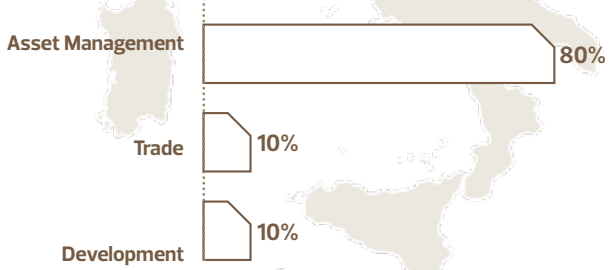
We have been in the real estate business for more than 20 years. The experience gained during this time gives us confidence and helps us to realistically assess new developments – and to master challenges in a rational and professional way. Over these many years we have built up an excellent, reliable network in our core markets. Our real estate projects connect emerging regions and innovative companies with the extensive market know-how of our experts. We are successful in some of the most rapidly growing economies in Europe. Commitment and passion in every project and professionalism in what we think, plan and do are what make us different.

Carrying amounts & occupancy rates of standing investments as of 31/07/2011

100%	<b>IMMOFINANZ Group</b>
	Carrying amount in MEUR 8,381.9
	Occupancy rate 89.8%
6.2%	<b>Non-Core Countries</b>
	Carrying amount in MEUR 515.8
	Occupancy rate 84.1%



INCOME SOURCES



SEGMENTS



Distribution of standing investments as of 31/07/2011, rounded

# Investor Relations

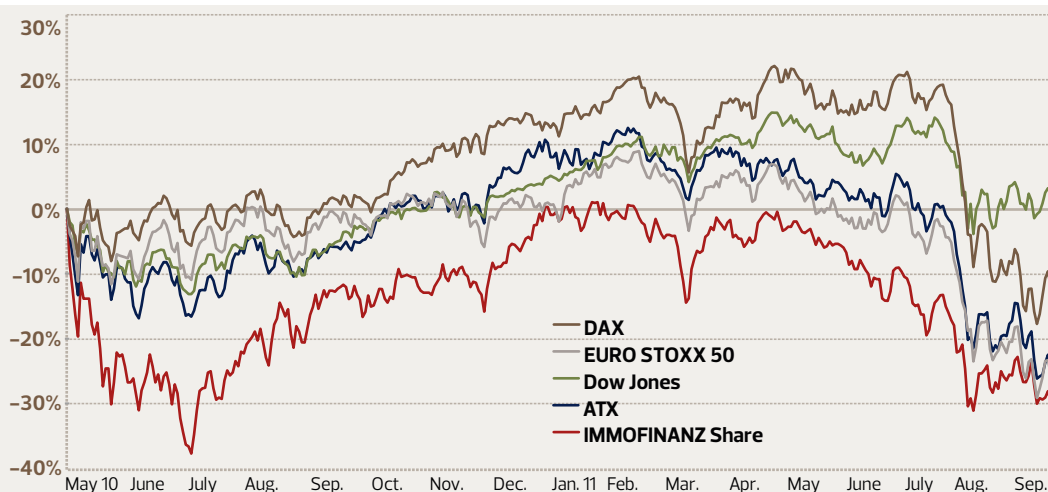


BB Center, Prague,  
Czech Republic

## The capital markets and share development

Developments on the international capital markets during the reporting period were influenced by the global economic and debt crisis. A further downgrade in Greece's rating from BB- to B by Standard & Poor's in May triggered a decline in share prices. In June the sovereign debt crisis in several EU states led to renewed market uncertainty. This situation escalated during July, and even concrete measures to alleviate the debt crisis failed to ease tensions in Europe. The markets came under pressure in the wake of discussions over a possible US insolvency, the downgrading of Portugal and alarming economic reports from Italy. The Dow Jones Index, which started the reporting period at 12,807.36 points, closed with a minus of 5.19% at 12,143.24 on the last day of July. The DAX fell from 7,527.24 to 7,158.77 points (-4.9%), the ATX from 2,866.4 to 2,611.32 points (-8.9%) and the IATX from 198.76 to 175.49 points (-11.71%). After the end of the reporting period, the international capital markets were faced with constant turbulence as a result of the debt crisis, fears of recession and the downgrading of numerous bank shares. The key indexes of the major international exchanges remained on a downward spiral.

### DEVELOPMENT OF INTERNATIONAL STOCK MARKET INDEXES



Volatile  
performance  
on international  
stock exchanges

### THE IMMOFINANZ SHARE

The price of the IMMOFINANZ share generally paralleled the market trend during the reporting period and was accordingly volatile, trading at EUR 3.197 on 02/05/2011 and EUR 2.692 on 31/07/2011 (-15.8%). The IMMOFINANZ share was also unable to disengage from general market developments after the reporting period and fell to EUR 2.185 on 22/09/2011.

### SHARE PRICE SUBSTANTIALLY BELOW NAV

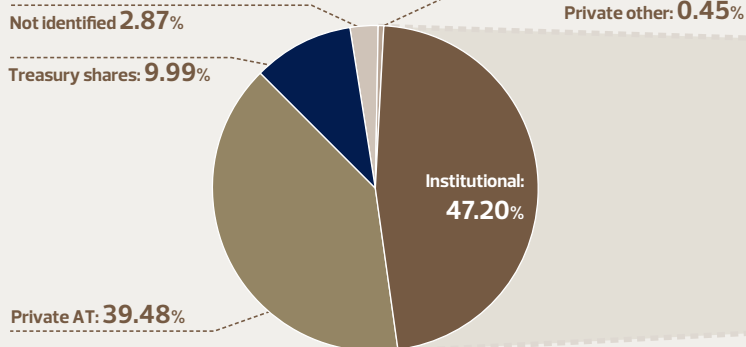
The price of the IMMOFINANZ share remained clearly below the net asset value (NAV) per share throughout the reporting period. For example: the share traded at EUR 2.692 at the end of July 2011, while the basic net asset value per share was EUR 5.69. This represents a discount of 52.69% to the NAV per share. External analysts see the reasons for this difference, above all, in the general market development and the reservation of international investors over investments in Eastern Europe. The goal of IMMOFINANZ Group is to regain the confidence of analysts and investors, and achieve a share price that exceeds the NAV.

### SHAREHOLDER STRUCTURE

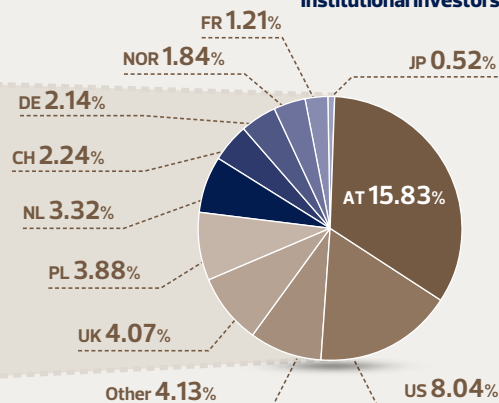
In order to improve communications with current and potential investors, IMMOFINANZ Group conducts regular analyses of its shareholder structure. External service providers surveyed the shareholder structure during February and March 2011, with a structural analysis of the top 100 investors following in May and June. In addition to private (39.48%) and institutional (15.83%) investors from Austria, international institutional investors hold 31.37% of the company's shares. A total of 94.37% of the IMMOFINANZ shares are held in free float. As of 31/07/2011 FRIES Familien-Privatstiftung, which maintains its registered headquarters in Schwertberg, as well as Dr. Rudolf FRIES Familien-Privatstiftung, which maintains its registered headquarters in Kaumberg, and Mr. and Mrs. Rudolf Fries in 4311 Schwertberg held a combined investment of 5.6% of the share capital of IMMOFINANZ AG.

### Private and institutional investors by country

#### Private and Institutional Investors



#### Institutional Investors



### INCREASE IN SHARE CAPITAL THROUGH CONVERSIONS

The share capital of IMMOFINANZ AG totalled EUR 1,104,495,838.48 at the end of July 2011 and is divided into 1,063,873,586 zero par value shares with voting rights, each of which represents a proportional share of EUR 1.04 (rounded) in share capital. The increase of 18,500,000 shares during the reporting period resulted from the issue of shares following the exercise of conversion rights by the holders of convertible bonds issued by IMMOFINANZ AG. Conversion rights were also exercised after the balance sheet date: at the end of August 2011, share capital therefore amounted to EUR 1,104,651,565.98 and is divided into 1,064,023,586 shares.

## INVESTOR RELATIONS ACTIVITIES

The investor relations team intensified communications with analysts, institutional investors and private investors during the reporting period and took part in numerous road shows, trade fairs and conferences in Austria and other countries. The most important issues were the restructuring of IMMOFINANZ Group, the new classification of the property portfolio and strategies for the successful continuation of optimisation in 2011/12.

## MORE EXTERNAL ANALYSES

In numerous discussions and presentations before and during the reporting period, the investor relations team communicated the information and explanations required for well-substantiated corporate analyses. These efforts were reflected in a significant increase in the number and quality of analyses. Eleven analyses were available on IMMOFINANZ Group in May 2010, and this number had risen to 15 between the start of the new year and the end of July 2011. Corporate analyses by well-known institutions are an important factor for decisions by institutional investors, and increased cooperation with external analysts will improve the visibility over IMMOFINANZ Group for this class of investors.

Growing interest on the part of analysts confirms the standing of IMMOFINANZ Group as one of the leading listed real estate companies in Europe. The following table shows the current evaluations of the last six months of the IMMOFINANZ share, with eight buy recommendations.

	Date	Recommendation	Target price
Deutsche Bank	23 September 2011	Buy	3.00
Wood & Company	22 September 2011	Buy	4.04
KBC	22 September 2011	Buy	3.60
Rabobank	20 September 2011	Hold	2.60
Société Generale	14 September 2011	Hold	2.50
Bank of America Merrill Lynch	06 September 2011	Buy	3.31
Morgan Stanley	30 August 2011	Equal-weight	2.50
ABN Amro	29 August 2011	Hold	2.60
UniCredit Group	09 August 2011	Buy	4.10
HSBC Trinkaus	02 August 2011	Buy	4.50
Credit Suisse	20 July 2011	Outperform	3.70
Kempfen & Co	20 June 2011	Neutral	3.05
Erste Group	05 April 2011	Buy	4.00

# Group Management Report

Global Center, Bucharest, Romania





## Economic Developments in the Core Countries of IMMOFINANZ Group

### ANALYSIS AND OUTLOOK

The first promising signs of economic recovery were overshadowed during the reporting period by the debt crisis in a number of European countries and the USA. Alarming news reports from Greece and other heavily indebted Euro-countries that were faced with the delayed effects of the global financial crisis had a negative influence on the willingness of companies to invest, on consumer confidence and on economic indicators. The EU and the IMF have now created a safety net in the form of the European Financial Stabilisation Mechanism. In its latest report on public finances in the EU, the European Commission predicted that the sovereign debt problems in the EU and the Euro zone will not ease before 2014 in spite of the many remedial measures. This report also estimates the average national debt for the Euro zone at 89% of GDP in 2012. However, the core regions of IMMOFINANZ Group in the Euro zone have all performed better than the average: forecasts show 81% for Germany, 75% for Austria and 47% for Slovakia. The construction industry traditionally serves as a key economic driver, and many countries have therefore included subsidies for real estate investments in their economic recovery programmes.

### SUBDUED GROWTH

The Euro zone economy grew by only 0.2% year-on-year from 1 April to 30 June 2011. The top performers during this period included Slovakia at 3.3%, while the German economy virtually came to a standstill with an increase of merely 0.1%. Experts are forecasting general stagnation for Germany and many other industrial countries during the winter of 2011/12. According to a forecast by Deutsche Bank Research, the global economy will grow by roughly 3.5% during the coming year, with an increase of 4.5% expected for July. International investors are turning more and more to the opportunities offered by these markets. In particular, Czech Republic has gained a reputation as an attractive investment location. Standard & Poor's rating agency upgraded the country's credit standing by two classes to AA- in mid-August, thereby confirming – in its opinion – that investors can have greater confidence in Czech Republic than, for example, in Italy.

	Unemployment rate in July 2011 in %	Annual inflation rate in July 2011 in %*	Gross national debt 2010 in % of GDP	Deficit/surplus 2010 in % of GDP	Forecasted GDP growth rate 2011 in %**	Forecasted GDP growth rate 2012 in %**
AT	3.7%	3.8%	72.3%	-4.6%	2.4%	2.0%
DE	6.1%	2.6%	83.2%	-3.3%	2.6%	1.9%
PL	9.4%	3.6%	55.0%	-7.9%	4.0%	3.7%
CZ	6.4%	1.9%	38.5%	-4.7%	2.0%	2.9%
SK	13.4%	3.8%	41.0%	-7.9%	3.5%	4.4%
HU	9.7%	3.1%	80.2%	-4.2%	2.7%	2.6%
RO	7.3%	4.9%	30.8%	-6.4%	1.5%	3.7%
RU	6.4%	8.9%	11.3%	-4.0%	4.1%	3.7%
Average of 8 core countries	7.8%	4.1%	51.5%	-5.4%	2.9%	3.1%
EU 27	9.5%	2.9%	80.0%	-6.4%	1.8%	1.9%
Euro zone (17 countries)	10.0%	2.5p%	85.1%	-6.0%	1.6%	1.8%

\* Change in the annual average of the harmonised index of consumer prices (HICP)

\*\* Growth in GDP volume – per cent change in relation to the prior year

Sources: EU = EuroStat, RU = Federal State Statistics Service/Ministry of Finance/Ministry of Economics of the Russian Federation, p = preliminary

The 2010/11 annual report provides detailed information on economic developments in the core countries of IMMOFINANZ Group.

To download, click on the following link: [www.immofinanz.com/en/investor-relations/financial-reports/](http://www.immofinanz.com/en/investor-relations/financial-reports/)

## The Property Markets in the Core Countries of IMMOFINANZ Group

### Developments. Results. Outlook.

Developments on the international property markets were generally positive during the reporting period, despite comparatively difficult economic conditions in individual regions. Real estate investments have become increasingly popular, as they represent tangible values and generate inflation-protected cash flows. This trend is confirmed by the latest Global Market Perspective published by Jones Lang LaSalle (JLL), which shows a strong rise in the worldwide transaction volume from USD 68.8 billion in the comparable period of 2010 to USD 103.5 billion in 2011. The JLL experts are predicting further steady improvement on the global markets through the end of the year. Indexes published by CB Richard Ellis Group Inc. (CBRE) show increasing activity on the international rental markets as well as higher capital values. The CBRE Global Capital Value Index rose by 15.2% year-on-year during the reporting period.

#### **STRONG PLUS IN THE CEE REGION**

The different patterns of economic development and rising sovereign debt in a number of countries were reflected in real estate prices and the preferences of market participants. Investor interest was focused on dynamically growing economies like Czech Republic, Poland, Russia and Scandinavia and on stable environments like those found in Germany and Austria. The CEE region recorded a strong upturn in investment activity, with the volume of investments rising substantially above the comparable prior year period to EUR 5.3 billion in the first half of 2011 (1–6/2010: EUR 1.7 billion) according to CBRE. The top performer was Russia with a volume of approx. EUR 1.9 billion, followed by Poland with roughly EUR 1.8 billion and Czech Republic with EUR 740 million. In contrast, the investment volume declined in Great Britain and South-Eastern Europe.

#### **UPWARD TREND AND SHARP RISE IN DEMAND**

The market indicators for IMMOFINANZ Group's asset classes generally point to an upward trend. The JLL European rental price index shows a year-on-year plus of 2.1% for the office market as well as a 4% increase in direct investments in commercial properties. On the residential market, new impulses have been provided by investment apartments. A study by EHL Immobilien reports that nearly 280 of these units were sold in Vienna during the first half of 2011, which represents an increase of 6% over the previous year. The German warehouse and logistics market is expecting a record year, as is illustrated by a JLL analysis reporting turnover of nearly 2.9 million sqm during the first six months of 2011. This not only set a new record, but also topped the prior year level and five-year

average by 41% and 57%, respectively. Experts are forecasting a continuation of this upward trend – provided there are no significant economic setbacks. The core regions of IMMOFINANZ Group offer better fundamental conditions for growth than many other European countries.

## OFFICE

Capital city/core market	Vacancy rate in Q2 2011 for office properties in %	Prime yields in Q2 2011 for office properties in %
Berlin, DE	8.80%	4.95
Bratislava, SK	9.00%	7.25%
Budapest, HU	20.64%	7.50 – 7.75%
Bucharest, RO	17.20%	8.00%
Moscow, RU	16.80%	9.00%
Prague, CZ	11.86%	6.50%
Warsaw, PL	6.20%	6.25%
Vienna, AT	6.5%	5.25%

Sources: JLL, Deutsche Bank (PMA Database and Cushman & Wakefield), EHL

The performance differences on the office markets are increasing. In particular, top rents are rising continuously. A JLL analysis places the strongest rental price increases in Europe during the period from April to June in Moscow (+20%) and Warsaw (+13.6%).

## RETAIL

Capital city/core market	Vacancy rate in Q2 2011 for retail properties in %	Prime yields in Q2 2011 for retail properties in %
Berlin, DE	n.a.	4.60%
Bratislava, SK	n.a.	7.00%
Budapest, HU	n.a.	7.00 – 7.25%
Bucharest, RO	n.a.	8.25%
Moscow, RU	7.00%	9.00 – 9.50%
Prague, CZ	5.00%	6.50%
Warsaw, PL	1.00%	6.00%
Vienna, AT	n.a.	4.50%

Sources: JLL, Deutsche Bank (PMA Database and Cushman & Wakefield)

The retail property market has been driven by economic growth, although at a slower pace in recent weeks, and by corporate expansion plans. A CBRE report shows retail investments of EUR 20.1 billion in Europe during the first half of 2011. Retail properties represented 37% of the total investment market for that period, a share that clearly exceeds the long-term average of 28%. With an investment volume of EUR 1.2 billion, Poland is one of the most attractive markets in Europe.

**LOGISTICS**

Capital city/core market	Vacancy rate in Q2 2011 for logistics properties in %	Prime yields in Q2 2011 for logistics properties in %
Berlin, DE	n.a.	7.40%
Bratislava, SK	n.a.	8.50%
Budapest, HU	21.76%	9.00–9.25%
Bucharest, RO	n.a.	9.50%
Moscow, RU	3.00%	11.00%
Prague, CZ	10.50%	8.00%
Warsaw, PL	City: 12.4%/suburban: 19.1%	8.00%
Vienna, AT	n.a.	n.a.

Sources: JLL, Deutsche Bank (PMA Database and Cushman & Wakefield)

Foreign trade has been responsible for increased rentals and rising investments on many logistics markets. According to a JLL analysis, turnover in the “Big 5” population centers (Berlin, Düsseldorf, Frankfurt incl. Wiesbaden/Mainz, Hamburg and Munich) reached nearly 1.15 million sqm in the first half of 2011. This level is 38% higher than the previous year and 58% higher than the five-year average. Demand is focused, above all, on space over 5,000 sqm and owner-occupied facilities.

**RESIDENTIAL**

The financial crisis has led to a greater demand for investment apartments. This has resulted in rising demand and strong price increases, above all in Austria and Germany. The Association of Real Estate and Asset Trustees of the Austrian Federal Economic Chamber reported a nationwide rise of 4.4% in the prices for building sites during 2011 (2010: 3.8%). An increase of 4.3% (2010: 2.3%) was also recorded for used condominiums, 3.3% (2010: 2.2%) for single-family houses and 3.2% (2010: 3.6%) for new condominiums. In Vienna BUWOG will transfer more new apartments to residents than ever before: with 673 units by mid-September, BUWOG is on a record course. The share of condominium apartments in the BUWOG portfolio should increase from the current level of 20% to 30% up to 50% to 70% over the next three to five years.

## Portfolio Report

The core activities of IMMOFINANZ Group cover the rental of standing investments and the development of real estate in Central and Eastern Europe. These activities are designed to create a diversified, risk-optimised and sustainable portfolio of standing investments.

IMMOFINANZ Group's activities are concentrated in the office, retail, residential and logistics asset classes of the core markets in Austria, Germany, Czech Republic, Poland, Hungary, Romania, Slovakia and Russia. These activities are further divided into 12 business segments based on homogeneous product groups in order to allow for more efficient actions on these different markets.

### **PROPERTY PORTFOLIO**

The property portfolio of IMMOFINANZ Group is reported on the balance sheet under the following positions: investment property, property under construction, properties held for sale and inventories.

Investment property consists of standing investments as well as temporarily suspended development projects and undeveloped land.

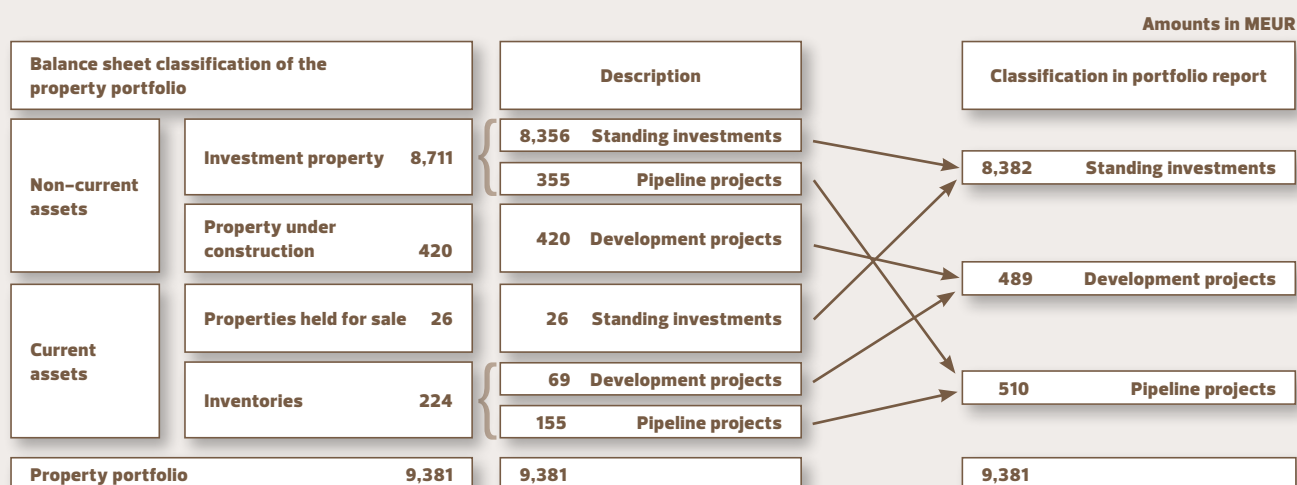
Property under construction consists solely of development projects currently in progress, which will be reclassified as investment property after completion.

Inventories comprise properties that are developed for sale after completion. The classic example of an inventory property is a condominium apartment.

Properties held for sale represent standing assets for which the Group had concrete sale plans as of 31/07/2011 that were realised after this date. In the portfolio report, these properties are included under standing investments at a total of EUR 25.6 million.

The portfolio report covers all properties held by IMMOFINANZ Group, independent of the balance sheet classification. These properties are reported as standing investments (properties that generate rental income), development projects (projects under construction and completed condominium apartments) or pipeline projects (temporarily suspended projects and undeveloped land).

The following charts reconcile the property assets of IMMOFINANZ Group as reported on the balance sheet as of 31/07/2011 with the presentation in this portfolio report:



The following table shows the carrying amount of IMMOFINANZ Group's property portfolio as of 31/07/2011:

Property portfolio	Number of properties	Standing investments in MEUR	Development projects in MEUR	Pipeline projects in MEUR	Property portfolio in MEUR	Property portfolio in %
Austria	1,551	3,710.0	175.0	79.4	3,964.3	42.3%
Germany	64	599.4	49.2	28.6	677.1	7.2%
Czech Republic	36	622.8	34.7	5.7	663.2	7.1%
Hungary	33	511.7	0.0	44.8	556.5	5.9%
Poland	35	679.7	85.7	19.6	785.0	8.4%
Romania	50	611.5	26.2	256.8	894.5	9.5%
Russia	6	859.5	107.5	0.0	967.0	10.3%
Slovakia	19	271.5	0.0	24.3	295.8	3.2%
Non-core countries	49	515.8	10.3	51.0	577.1	6.2%
<b>IMMOFINANZ Group</b>	<b>1,843</b>	<b>8,381.9</b>	<b>488.6</b>	<b>510.1</b>	<b>9,380.6</b>	<b>100.0%</b>
		<b>89.4%</b>	<b>5.2%</b>	<b>5.4%</b>	<b>100.0%</b>	

The carrying amount of the property portfolio equalled EUR 9,380.6 million as of 31/07/2011. Of this total, standing investments represent the largest component at EUR 8,381.9 million or 89.4%. Active development projects add up to EUR 488.6 million or 5.2% of the carrying amount of the property portfolio. A carrying amount of EUR 510.1 million or 5.4% is attributable to the project pipeline, which comprises temporarily suspended development projects and undeveloped land.

Austria represents the main regional focus of the portfolio at 42.3%, followed by Russia at 10.3% and Romania at 9.5%.

As indicated above, IMMOFINANZ Group has developed and implemented a product group classification based on strategic criteria. This classification supports the analysis and management of the property portfolio at the international level according to standardised parameters. The property portfolio is now divided into 12 homogeneous business segments within the individual asset classes. This process improves goal-oriented actions in different markets and also increases transparency.

## OFFICE

The business segment **International High-Class Office** consists solely of prime office properties in the most attractive European markets. Outstanding quality and a top location are the basic requirements for this business segment. The properties are selected, above all, with a view to meeting international standards. With a 12–13% share of the total portfolio, the International High-Class Office portfolio forms the backbone of income and can be seen as a key stability factor for IMMOFINANZ Group.

The **Secondary Office AT/DE** portfolio comprises good quality, functional office properties. The target group consists primarily of cost-conscious tenants. The focal points of this business segment are the stable markets in Austria and Germany. With 6–7% of the total portfolio, these properties underscore the commitment of the IMMOFINANZ Group to its home market of Austria.

The properties in the **Secondary Office CEE** portfolio are located in the capital cities of Central and Eastern Europe. This business segment also concentrates primarily on cost-conscious tenants and is intended to strengthen the market position in Eastern Europe

A focus on high-quality properties at good locations also requires the sale of assets that have a sizeable potential for repositioning, but do not match the target portfolio of IMMOFINANZ Group with respect to size, location, quality or other features. These properties are designated for sale over the medium-term and are combined under the business segment **Opportunistic Office**. This category represents only 2–3% of the entire portfolio.

## RETAIL

The retail segment is focused on **Quality Shopping Centers**. These prime shopping facilities with international tenants and strong national and local brands are found exclusively in large strong clusters. The minimum requirements for size and quality in this business segment are very high. Substantial retail expertise and an extensive international network make it possible for IMMOFINANZ Group to produce sustainable competitive advantages in this area.

The business segment **Retail Warehouses** comprises specialty shopping centres in Austria and Eastern Europe that are characterised by a standardised format and an attractive tenant mix. IMMOFINANZ Group has been able to successfully establish STOP.SHOP. as a brand in CEE. In the future, this brand will be strengthened by the integration of activities in CEE and Austria.

A concentration on high-quality properties at good locations also requires the sale of assets that have a sizeable potential for repositioning, but do not match the target portfolio of the IMMOFINANZ Group with respect to size, location, quality or other features. These retail properties are designated for sale over the medium-term and are combined under the business segment **Opportunistic Retail**. This category represents only 3–4% of the entire portfolio.

## LOGISTICS

Logistics activities in Western Europe are located primarily in Germany, Switzerland and the Benelux countries and are combined in the **Logistics West** business segment. With the subsidiaries Deutsche Lagerhaus and Citybox, IMMOFINANZ Group has developed a strong position in a market with outstanding growth forecasts.

The **Logistics East** portfolio, which is concentrated mainly in the promising Central and East European region, covers all logistics activities in CEE. Close cooperation with the Logistics West portfolio creates a strong competitive advantage, which also allows IMMOFINANZ Group to offer logistics space from a single hand to tenants in large parts of Europe.

## RESIDENTIAL

The **Residential West** portfolio consists primarily of rental apartments in Austria and Germany. With roughly 30% of the total portfolio, this business segment is a major focal point and stabilising factor for IMMOFINANZ Group. The BUWOG Group, a wholly owned IMMOFINANZ subsidiary, serves as the corporate competence centre and concentrates on the rental and sale of portfolio apartments, on the development of new rental and condominium apartments and on facility management. Plans call for the further expansion of new developments over the coming years, especially in Vienna. The Residential West portfolio is extremely stable and low-risk due to its high level of occupancy and low tenant turnover.

The **Residential East** business segment combines residential construction projects in Eastern Europe. These activities reflect the Group's strategy to participate in the future demand for new housing by the emerging middle class in these countries. With a large number of residential construction sites already in its portfolio, the IMMOFINANZ Group is well positioned to meet this goal. Additional sites will also be purchased and developed if the need arises. The 100% takeover of the Romanian residential property developer Adama gives the IMMOFINANZ Group a strong platform for the expansion of residential construction and development in this region.

## HOTELS

The business segment **Hotels** is not part of the Group's core business. It includes four properties that are located in Vienna, respectively in St. Moritz, Switzerland. In accordance with IMMOFINANZ Group's strategy, these properties will be sold over the medium-term.

The following table shows the carrying amount of IMMOFINANZ Group's property portfolio as of 31/07/2011 classified by business segment and country:

Property portfolio	Number of properties	Standing investments in MEUR	Development projects in MEUR	Pipeline projects in MEUR	Property portfolio in MEUR	Property portfolio in %
Intern. High-Class Office	26	1,083.2	46.1	32.3	1,161.7	12.4%
Secondary Office AT/DE	29	551.4	51.3	8.9	611.7	6.5%
Secondary Office CEE	43	733.6	0.0	95.2	828.8	8.8%
Opportunistic Office	29	206.7	0.0	4.3	211.0	2.2%
<b>Office</b>	<b>127</b>	<b>2,575.0</b>	<b>97.5</b>	<b>140.7</b>	<b>2,813.2</b>	<b>30.0%</b>
Quality Shopping Center	23	1,516.2	232.4	0.0	1,748.6	18.6%
STOP.SHOP./ Retail Warehouses	51	429.6	3.6	0.0	433.2	4.6%
Opportunistic Retail	143	250.0	0.0	102.5	352.6	3.8%
<b>Retail</b>	<b>217</b>	<b>2,195.8</b>	<b>236.0</b>	<b>102.5</b>	<b>2,534.4</b>	<b>27.0%</b>
Logistics West	57	589.3	0.0	0.5	589.7	6.3%
Logistics East	27	197.7	0.0	55.7	253.4	2.7%
<b>Logistic</b>	<b>84</b>	<b>787.0</b>	<b>0.0</b>	<b>56.2</b>	<b>843.1</b>	<b>9.0%</b>
Residential West	1,386	2,631.8	144.1	68.7	2,844.6	30.3%
Residential East	25	0.0	11.0	142.0	153.0	1.6%
<b>Residential</b>	<b>1,411</b>	<b>2,631.8</b>	<b>155.1</b>	<b>210.7</b>	<b>2,997.6</b>	<b>32.0%</b>
Hotels	4	192.3	0.0	0.0	192.3	2.1%
<b>IMMOFINANZ Group</b>	<b>1,843</b>	<b>8,381.9</b>	<b>488.6</b>	<b>510.1</b>	<b>9,380.6</b>	<b>100.0%</b>

The carrying amount of IMMOFINANZ Group's portfolio equalled EUR 9,380.6 million as of 31/07/2011. An analysis by carrying amount ranks the Residential West business segment first with 30.3%, followed by Quality Shopping Center with 18.6% and International High-Class Office with 12.4%.

Standing investments	Number of properties	Carrying amount in MEUR	Carrying amount in %	Rentable space in sqm	Rented space in sqm
Austria	1,466	3,710.0	44.3%	3,231,028	3,008,426
Germany	60	599.4	7.2%	1,149,343	1,046,580
Czech Republic	28	622.8	7.4%	375,161	301,185
Hungary	28	511.7	6.1%	379,345	306,152
Poland	23	679.7	8.1%	297,145	272,925
Romania	16	611.5	7.3%	412,934	321,446
Russia	5	859.5	10.3%	180,883	175,509
Slovakia	14	271.5	3.2%	142,643	132,773
Non-core countries	35	515.8	6.2%	414,556	348,442
<b>IMMOFINANZ Group</b>	<b>1,675</b>	<b>8,381.9</b>	<b>100.0%</b>	<b>6,583,037</b>	<b>5,913,438</b>

\* Annualised rental income in Q1 2011/12 based on the primary use

Development and pipeline projects

Properties sold in Q1 2010/11

Group financing

**IMMOFINANZ Group**

## STANDING INVESTMENTS

Standing investments are properties held by IMMOFINANZ Group as of 31/07/2011 for the purpose of generating rental income. The standing investment portfolio represents a carrying amount of EUR 8,381.9 million or 89.4% of the total property portfolio of IMMOFINANZ Group.

IMMOFINANZ Group held 1,675 standing investments with a carrying amount of EUR 8,381.9 million and a return of 6.7% as of 31/07/2011. Rental income of EUR 142.1 million for the first quarter of 2011/12 includes gross rents of EUR 0.8 million relating to properties, development projects and pipeline projects sold during that time. The occupancy rate in the IMMOFINANZ Group's standing investments was 89.8% as of 31/07/2011. The regional focus of the standing investments in Austria (EUR 3,710.0 million), followed by Russia (EUR 859.5 million) and Poland (EUR 679.7 million).

The standing investments in the non-core countries include EUR 216.7 million in Switzerland, EUR 111.6 million in the Netherlands and EUR 95.8 million in the USA. IMMOFINANZ Group also owns standing investments in Croatia, Slovenia, France, Bulgaria and Italy.

The segment report in the consolidated financial statements classifies rental income from mixed-use properties based on the actual use and not according to the primary use. This can lead to shifts between the individual asset classes.

In addition, the segment report in the consolidated financial statements reports financial liabilities related to properties sold after 31/07/2011 under the balance sheet position "liabilities held for sale" and not under "financial liabilities". However, these financial liabilities are included in the portfolio presentation.

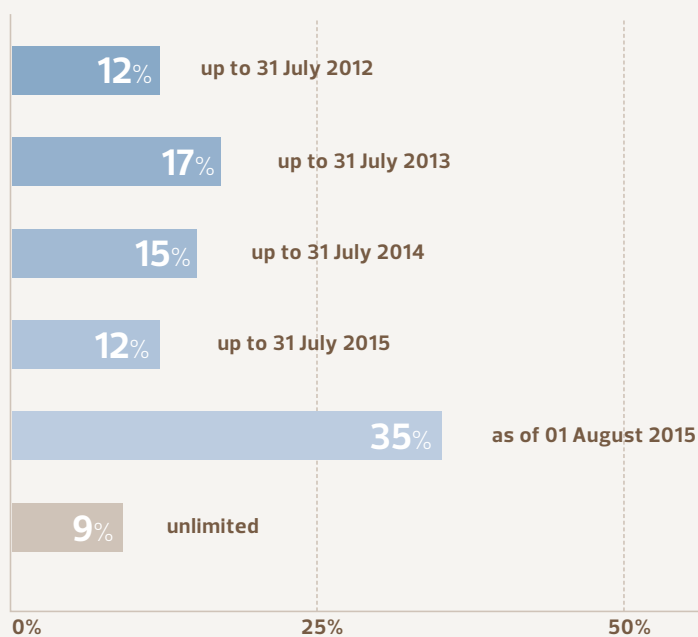
Occupancy rate in %	Rental income Q1 2011/12 in MEUR*	Gross return in %	Remaining liability on existing financing in MEUR	Financing costs in %	LTV in %
93.1%	48.6	5.2%	1,906.7	2.3%	51.4%
91.1%	12.0	8.0%	286.9	3.7%	47.9%
80.3%	10.6	6.8%	272.8	2.9%	43.8%
80.7%	8.5	6.7%	244.0	3.3%	47.7%
91.8%	11.3	6.7%	425.9	3.3%	62.7%
77.8%	10.8	7.1%	327.2	4.1%	53.5%
97.0%	23.8	11.1%	0.0	0.0%	0.0%
93.1%	4.8	7.1%	189.3	3.5%	69.7%
84.1%	10.8	8.4%	310.5	2.7%	60.2%
<b>89.8%</b>	<b>141.3</b>	<b>6.7%</b>	<b>3,963.3</b>	<b>2.8%</b>	<b>47.3%</b>
	0.5		177.0	4.3%	
	0.3		0.0	0.0%	
	0.0		1,210.8	3.8%	57.0%
	<b>142.1</b>		<b>5,351.2</b>	<b>3.1%</b>	

## OFFICES

The 107 office standing investments have a combined carrying amount of EUR 2,575.0 million, which represents 30.7% of the standing investment portfolio. This office portfolio has 1,291,260 sqm of rentable space and an occupancy rate that equalled 81.6% as of 31/07/2011. Rental income for the first quarter of the reporting year amounted to EUR 40.7 million, which reflects a return of 6.3%.

The regional focal points of the office standing investment portfolio are the core markets of Austria (EUR 918.3 million), Czech Republic (EUR 466.2 million) and Poland (EUR 349.6 million). The most important properties include the *Business Park Vienna* in Vienna, Austria, the *City Tower Vienna* in Austria and the *IRIDE Business Park* in Bucharest, Romania.

### Contract expiration office



Key data on the standing investments is provided by business segments in the following table:

Standing investments	Number of properties	Carrying amount in MEUR	Carrying amount in %	Rentable space in sqm	Rented space in sqm
Intern. High-Class Office	19	1,083.2	42.1%	450,343	394,803
Secondary Office AT/DE	26	551.4	21.4%	260,925	207,717
Secondary Office CEE	37	733.6	28.5%	421,329	350,590
Opportunistic Office	25	206.7	8.0%	158,662	100,277
<b>IMMOFINANZ Group</b>	<b>107</b>	<b>2,575</b>	<b>100.0%</b>	<b>1,291,260</b>	<b>1,053,388</b>

\*Annualised rental income in Q1 2011/12 based on the primary use



The office sector in the IMMOFINANZ core markets

IMMOFINANZ Group	
Properties	107
Carrying amount in MEUR	2,575.0
Rent. income Q1 in MEUR <sup>1</sup>	40.7
Occupancy rate	81.6%
Return <sup>2</sup>	6.3%

**Germany**

Properties	6
Carrying amount in MEUR	95.4
Rent. income Q1 in MEUR <sup>1</sup>	1.3
Occupancy rate	77.7%
Return <sup>2</sup>	5.5%

**Poland**

Properties	17
Carrying amount in MEUR	349.6
Rent. income Q1 in MEUR <sup>1</sup>	6.4
Occupancy rate	91.4%
Return <sup>2</sup>	7.3%

**Slovakia**

Properties	2
Carrying amount in MEUR	78.3
Rent. income Q1 in MEUR <sup>1</sup>	1.5
Occupancy rate	87.0%
Return <sup>2</sup>	7.6%

**Romania**

Properties	9
Carrying amount in MEUR	337.5
Rent. income Q1 in MEUR <sup>1</sup>	6.7
Occupancy rate	83.7%
Return <sup>2</sup>	7.9%

**Czech Republic**

Properties	16
Carrying amount in MEUR	466.2
Rent. income Q1 in MEUR <sup>1</sup>	7.7
Occupancy rate	86.1%
Return <sup>2</sup>	6.6%

**Austria**

Properties	43
Carrying amount in MEUR	918.3
Rent. income Q1 in MEUR <sup>1</sup>	12.3
Occupancy rate	77.6%
Return <sup>2</sup>	5.4%

**Hungary**

Properties	11
Carrying amount in MEUR	281.2
Rent. income Q1 in MEUR <sup>1</sup>	3.9
Occupancy rate	77.0%
Return <sup>2</sup>	5.6%

**Non-core countries**

Properties	3
Carrying amount in MEUR	48.5
Rent. income Q1 in MEUR <sup>1</sup>	0.8
Occupancy rate	60.8%
Return <sup>2</sup>	6.8%

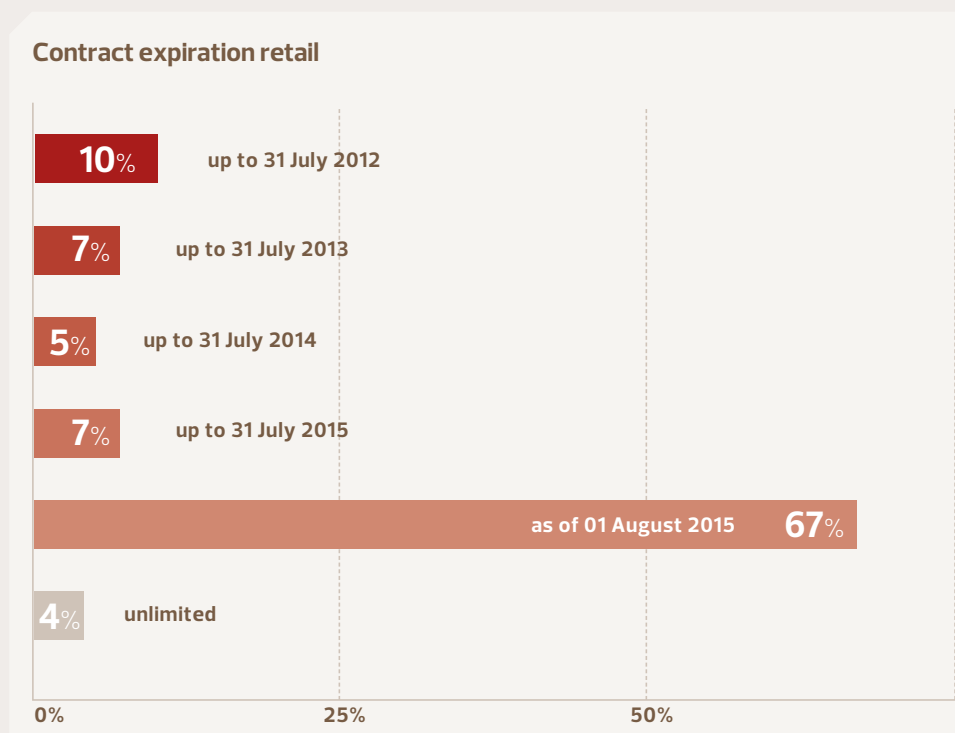
<sup>1</sup> Rental income based on main type of use in Q1 2011/12  
<sup>2</sup> Based on annualised rental income in Q1 2011/12

Occupancy rate in %	Rental income Q1 2011/12 in MEUR*	Gross return in %	Remaining liability on existing financing in MEUR	Financing costs in %	LTV in %
87.7%	16.8	6.2%	545.3	3.1%	50.3%
79.6%	7.8	5.7%	200.7	3.2%	36.4%
83.2%	13.2	7.2%	333.5	3.2%	45.5%
63.2%	2.8	5.4%	108.9	3.6%	52.7%
<b>81.6%</b>	<b>40.7</b>	<b>6.3%</b>	<b>1,188.4</b>	<b>3.2%</b>	<b>46.2%</b>

## RETAIL

The carrying amount for the 190 retail standing investments is EUR 2,195.8 million. These properties had an occupancy rate of 92.8% as of 31/07/2011. Rental income amounted to EUR 47.7 million in the first quarter of the reporting year, which represents a return of 8.7%. The highest return was recorded in Russia with 11.0%.

The core markets of Russia, Austria and Poland are most important markets in the retail segment based on the carrying amount. The most important retail properties based on the carrying amount are the *Golden Babylon Rostokino* shopping center in Moscow, Russia, and the *Silesia City Center* in Katowice, Poland.



Key data on the individual business segments is provided in the following table:

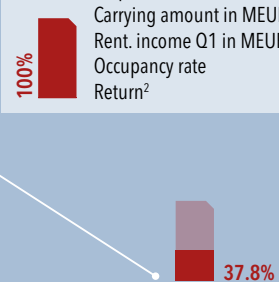
Standing investments	Number of properties	Carrying amount in MEUR	Carrying amount in %	Rentable space in sqm	Rented space in sqm
Quality Shopping Center	18	1,516.2	69.1%	409,492	390,961
STOP.SHOP./Retail Warehouses	48	429.6	19.6%	316,578	300,027
Opportunistic Retail	124	250.0	11.4%	283,213	245,620
<b>IMMOFINANZ Group</b>	<b>190</b>	<b>2,195.8</b>	<b>100.0%</b>	<b>1,009,283</b>	<b>936,608</b>

\* Annualised rental income in Q1 2011/12 based on the primary use



The retail sector in the IMMOFINANZ core markets

IMMOFINANZ Group	
Properties	190
Carrying amount in MEUR	2,195.8
Rent. income Q1 in MEUR <sup>1</sup>	47.7
Occupancy rate	92.8%
Return <sup>2</sup>	8.7%

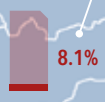
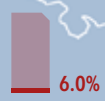
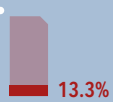


Russia	
Properties	4
Carrying amount in MEUR	830.4
Rent. income Q1 in MEUR <sup>1</sup>	22.8
Occupancy rate	96.2%
Return <sup>2</sup>	11.0%

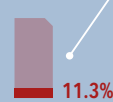
Poland	
Properties	3
Carrying amount in MEUR	292.2
Rent. income Q1 in MEUR <sup>1</sup>	4.2
Occupancy rate	99.1%
Return <sup>2</sup>	5.7%

Slovakia	
Properties	11
Carrying amount in MEUR	178.3
Rent. income Q1 in MEUR <sup>1</sup>	3.0
Occupancy rate	94.3%
Return <sup>2</sup>	6.8%

Czech Republic	
Properties	11
Carrying amount in MEUR	131.4
Rent. income Q1 in MEUR <sup>1</sup>	2.6
Occupancy rate	95.3%
Return <sup>2</sup>	7.8%

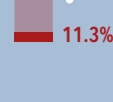


Romania	
Properties	4
Carrying amount in MEUR	248.8
Rent. income Q1 in MEUR <sup>1</sup>	3.9
Occupancy rate	87.8%
Return <sup>2</sup>	6.2%

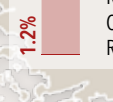


Austria	
Properties	142
Carrying amount in MEUR	322.4
Rent. income Q1 in MEUR <sup>1</sup>	7.4
Occupancy rate	90.9%
Return <sup>2</sup>	9.2%

Hungary	
Properties	12
Carrying amount in MEUR	165.2
Rent. income Q1 in MEUR <sup>1</sup>	3.4
Occupancy rate	92.4%
Return <sup>2</sup>	8.2%



Non-core countries	
Properties	3
Carrying amount in MEUR	27.2
Rent. income Q1 in MEUR <sup>1</sup>	0.4
Occupancy rate	97.4%
Return <sup>2</sup>	6.0%



<sup>1</sup> Rental income based on main type of use in Q1 2011/12

<sup>2</sup> Based on annualised rental income in Q1 2011/12

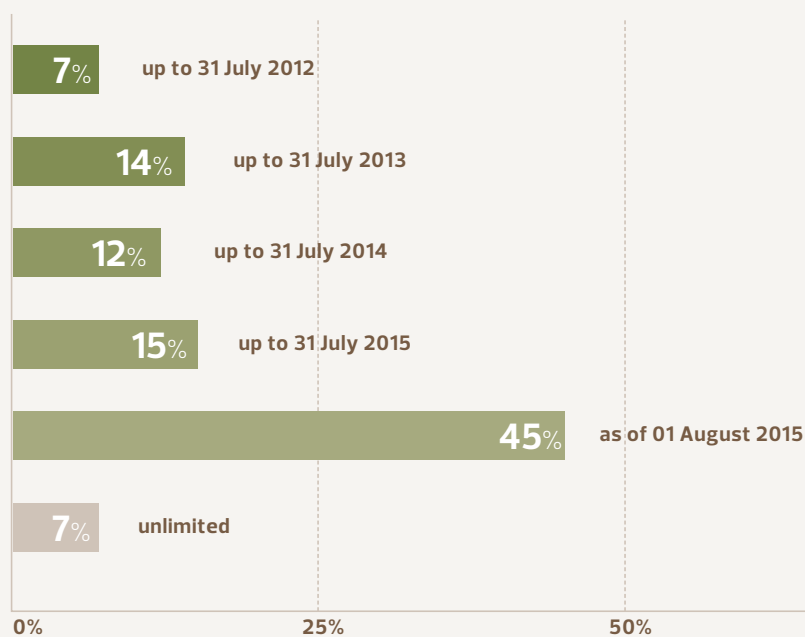
Occupancy rate in %	Rental income Q1 2011/12 in MEUR*	Gross return in %	Remaining liability on existing financing in MEUR	Financing costs in %	LTV in %
95.5%	33.8	8.9%	402.7	3.5%	26.6%
94.8%	8.6	8.0%	223.8	3.7%	52.1%
86.7%	5.2	8.3%	45.5	3.3%	18.2%
<b>92.8%</b>	<b>47.7</b>	<b>8.7%</b>	<b>672.0</b>	<b>3.6%</b>	<b>30.6%</b>

## LOGISTICS

The 69 logistics standing investments have a total carrying amount of EUR 787.0 million, which represents 9.4% of the standing investment portfolio. The highest return among the core markets is recorded in Russia at 13.8%. The occupancy rate in the logistics portfolio is 84.0%.

The main focal point of the logistics portfolio is Germany where, based on the carrying amount, 48.6% of the logistics standing properties are located. The other core markets of IMMOFINANZ Group each represent less than 10% of this portfolio. Other important logistics portfolios are located in the non-core countries of the Netherlands (EUR 111.6 million) and Switzerland (EUR 79.2 million).

### Contract expiration logistics



Key data on the individual business segments is provided in the following table:

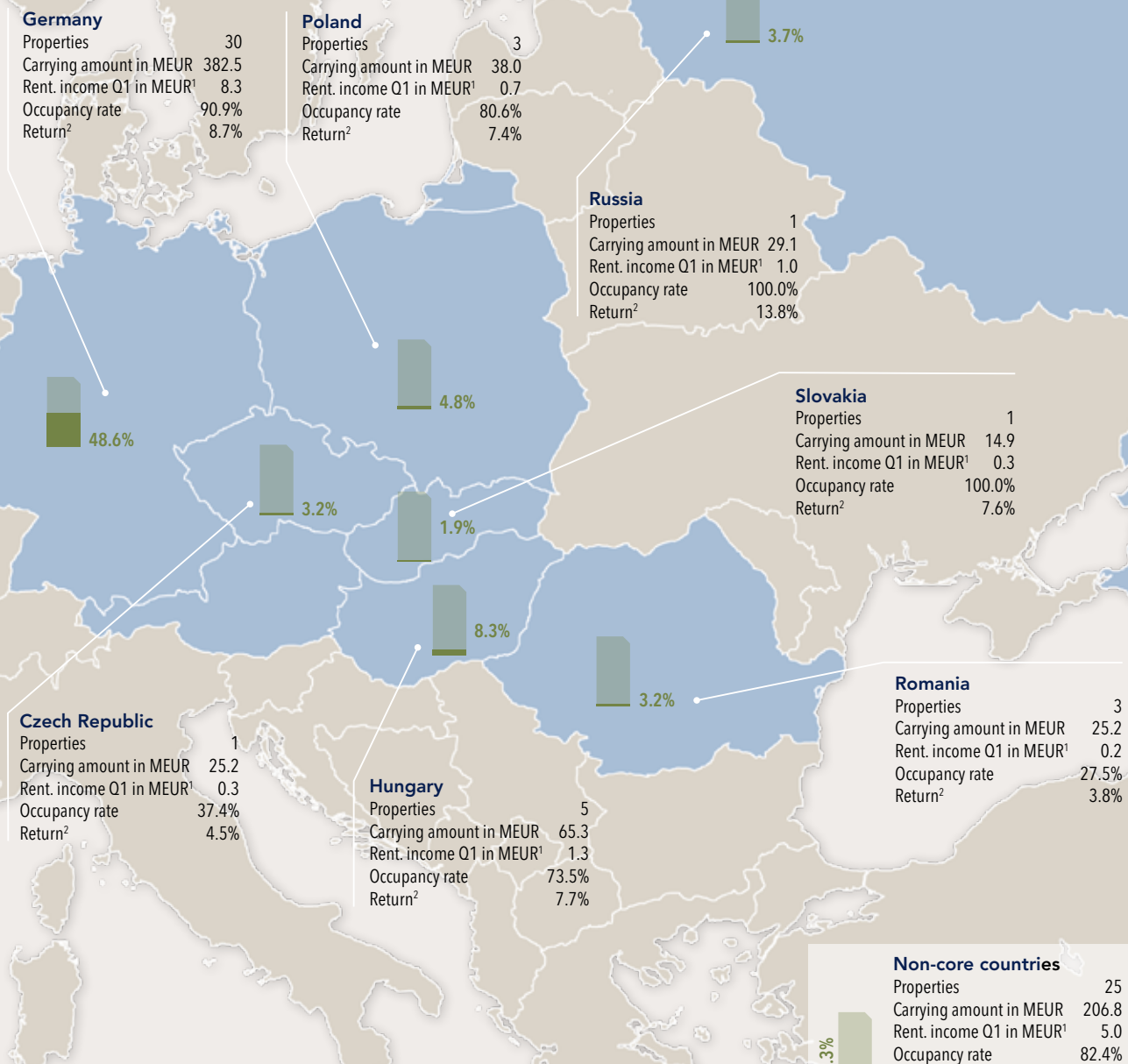
Standing investments	Number of properties	Carrying amount in MEUR	Carrying amount in %	Rentable space in sqm	Rented space in sqm
Logistics West	55	589.3	74.9%	1,189,994	1,061,790
Logistics East	14	197.7	25.1%	334,402	218,791
<b>IMMOFINANZ Group</b>	<b>69</b>	<b>787.0</b>	<b>100.0%</b>	<b>1,524,396</b>	<b>1,280,581</b>

\* Annualised rental income in Q1 2011/12 based on the primary use



The logistics sector in the IMMOFINANZ core countries

IMMOFINANZ Group	
Properties	69
Carrying amount in MEUR	787.0
Rent. income Q1 in MEUR <sup>1</sup>	17.1
Occupancy rate	84.0%
Return <sup>2</sup>	8.7%



Non-core countries	
Properties	25
Carrying amount in MEUR	206.8
Rent. income Q1 in MEUR <sup>1</sup>	5.0
Occupancy rate	82.4%
Return <sup>2</sup>	9.6%

<sup>1</sup> Rental income based on main type of use in Q1 2011/12  
<sup>2</sup> Based on annualised rental income in Q1 2011/12

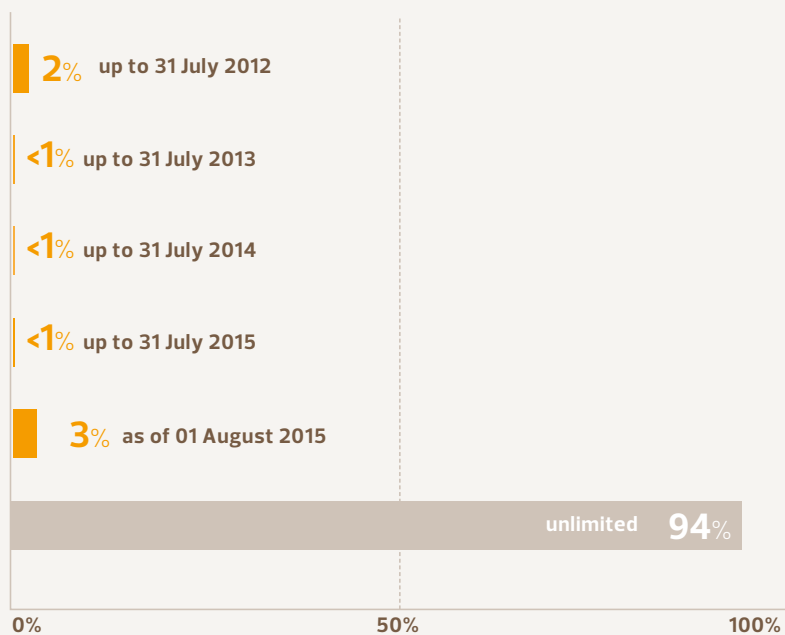
Occupancy rate in %	Rental income Q1 2011/12 in MEUR*	Gross return in %	Remaining liability on existing financing in MEUR	Financing costs in %	LTV in %
89.2%	13.3	9.0%	355.8	3.0%	60.4%
65.4%	3.8	7.6%	114.0	3.5%	57.6%
<b>84.0%</b>	<b>17.1</b>	<b>8.7%</b>	<b>469.8</b>	<b>3.1%</b>	<b>59.7%</b>

## RESIDENTIAL

The carrying amount of the 1,305 residential standing investments totals EUR 2,631.8 million or 31.4% of the standing investment portfolio. Rental income equalled EUR 32.9 million in the first quarter of 2011/12, for a return of 5.0%. The occupancy rate remains constant at a high 95.9%.

The residential properties owned by IMMOFINANZ Group are located primarily Austria, followed by Germany. The properties in Germany generate a significantly higher return than Austria. This reflects the lower returns recorded by the BUWOG properties as a result of the limitations set by Austrian regulations for non-profit housing. However, financing costs are very low due to subsidies in Austria.

### Contract expiration residential



Key data on the individual business segments is provided in the following table:

Standing investments	Number of properties	Carrying amount in MEUR	Carrying amount in %	Rentable space in sqm	Rented space in sqm
Residential West	1,305	2,631.8	100.0%	2,690,876	2,580,519
<b>IMMOFINANZ Group</b>	<b>1,305</b>	<b>2,631.8</b>	<b>100.0%</b>	<b>2,690,876</b>	<b>2,580,519</b>

\* Annualised rental income in Q1 2011/12 based on the primary use



The residential sector in the IMMOFINANZ core markets

IMMOFINANZ Group	
Properties	1,305
Carrying amount in MEUR	2,631.8
Rent. income Q1 in MEUR <sup>1</sup>	32.9
Occupancy rate	95.9%
Return <sup>2</sup>	5.0%

Germany	
Properties	24
Carrying amount in MEUR	121.5
Rent. income Q1 in MEUR <sup>1</sup>	2.4
Occupancy rate	96.0%
Return <sup>2</sup>	7.9%

Austria	
Properties	1,278
Carrying amount in MEUR	2,414.4
Rent. income Q1 in MEUR <sup>1</sup>	28.3
Occupancy rate	96.0%
Return <sup>2</sup>	4.7%

Non-core countries	
Properties	3
Carrying amount in MEUR	95.8
Rent. income Q1 in MEUR <sup>1</sup>	2.2
Occupancy rate	92.1%
Return <sup>2</sup>	9.0%

<sup>1</sup> Rental income based on main type of use in Q1 2011/12  
<sup>2</sup> Based on annualised rental income in Q1 2011/12

Occupancy rate in %	Rental income Q1 2011/12 in MEUR*	Gross return in %	Remaining liability on existing financing in MEUR	Financing costs in %	LTV in %
95.9%	32.9	5.0%	1,530.5	2.1%	58.2%
<b>95.9%</b>	<b>32.9</b>	<b>5.0%</b>	<b>1,530.5</b>	<b>2.1%</b>	<b>58.2%</b>

## HOTELS

The carrying amount of the business segment "Hotels" equals EUR 192.3 million or 2.3% of the standing investment portfolio. These four properties – three hotels in Austria and one in Switzerland – have 67,222 sqm of rentable space and an occupancy rate of 92.7%. The *Hotel Kempinski* in St. Moritz, Switzerland, is the most important property in this category based on the carrying amount.

Plans call for the sale of these hotels at an advantageous point in time over the short- to medium term, since they lie outside the strategic focus of the IMMOFINANZ Group.

Key data on the Hotels business segment is shown below:

Standing investments	Number of properties	Carrying amount in MEUR	Carrying amount in %	Rentable space in sqm	Rented space in sqm	Occupancy rate in %	Rental income Q1 2011/12 in MEUR*	Gross return in %	Remaining liability on existing financing in MEUR	Financing costs in %	LTV in %
Hotels	4	192.3	100.0%	67,222	62,342	92.7%	3.0	6.2%	102.6	2.0%	53.3%
<b>IMMOFINANZ Group</b>	<b>4</b>	<b>192.3</b>	<b>100.0%</b>	<b>67,222</b>	<b>62,342</b>	<b>92.7%</b>	<b>3.0</b>	<b>6.2%</b>	<b>102.6</b>	<b>2.0%</b>	<b>53.3%</b>

\* Annualised rental income in Q1 2011/12 based on the primary use in relation to the carrying amount

## DEVELOPMENT PROJECTS

Development projects comprise real estate projects currently under construction by IMMOFINANZ Group as well as completed condominium apartments. These properties are reported on the balance sheet under the positions "property under construction" and "inventories".

The development projects have a carrying amount of EUR 419.5 million or 85.9% of all development projects currently under construction by IMMOFINANZ Group. These properties are designated for rental after completion and will be held as standing investments. A share of 10.9% is attributable to condominium apartments under construction, which represents 3.2% of the completed condominium apartments.

Development projects	Number of properties	Carrying amount in MEUR	Carrying amount in %	Outstanding construction costs in MEUR	Planned rentable space in sqm	Expected fair value after completion in MEUR
Austria	12	175.0	35.8%	65.2	71,780	248.1
Germany	2	49.2	10.1%	87.5	37,553	164.9
Czech Republic	6	34.7	7.1%	57.3	40,624	111.4
Poland	4	85.7	17.5%	151.5	80,198	302.6
Romania	1	26.2	5.4%	34.1	34,493	67.1
Russia	1	107.5	22.0%	86.2	67,318	254.4
Non-core countries	3	10.3	2.1%	0.0	8,740	10.3
<b>IMMOFINANZ Group</b>	<b>29</b>	<b>488.6</b>	<b>100.0%</b>	<b>481.8</b>	<b>340,705</b>	<b>1,158.7</b>



Property development is currently focused on the core markets of Austria, Russia, Czech Republic and Germany. The development projects in non-core countries involve completed condominium apartments. These assets also include eight completed residential projects with a carrying amount of EUR 15.7 million.

Poland is the most important core market in the project development segment based on the expected fair value after completion, followed by Russia and Austria.

Development projects	Number of properties	Carrying amount in MEUR	Carrying amount in %	Outstanding construction costs in MEUR	Planned rentable space in sqm	Expected fair value after completion in MEUR
Intern. High-Class Office	4	46.1	9.4%	119.2	56,636	207.7
Secondary Office AT/DE	1	51.3	10.5%	6.4	15,994	59.8
Quality Shopping Center	5	232.4	47.6%	246.9	169,887	602.2
STOP.SHOP./Retail Warehouses	3	3.6	0.7%	14.2	17,607	21.5
Residential West	12	144.1	29.5%	95.0	71,329	256.6
Residential East	4	11.0	2.3%	0.0	9,252	11.0
<b>IMMOFINANZ Group</b>	<b>29</b>	<b>488.6</b>	<b>100.0%</b>	<b>481.8</b>	<b>340,705</b>	<b>1,158.7</b>

The following table shows the most important development projects of IMMOFINANZ Group:

Project	Country	Primary use	Planned rentable space in sqm*
Friesenquartier Cologne	Germany	Office	75,105
GoodZone	Russia	Retail	67,318
Heller Park	Austria	Residential	40,904
Maritimo Shopping Center	Romania	Retail	34,493
Galeria Zamek Lublin	Poland	Retail	29,297 **
Expansion Silesia City Center	Poland	Retail	21,055
Nimbus	Poland	Office	19,631
CSOB Na Prikope	Czech Republic	Office	16,043
Prinz-Eugen-Strasse	Austria	Office	15,994
BUWOG	Austria	Residential	14,882
Expansion STOP.SHOP. Trebic	Czech Republic	Retail	12,740
CSOB Jungmannova	Czech Republic	Office	8,095
CSOB Jindřiska	Czech Republic	Office	6,900
STOP.SHOP. Louny	Czech Republic	Retail	5,821

\* Rentable space represents the entire project and does not reflect the stake held by IMMOFINANZ Group.

\*\* Site area

## PIPELINE PROJECTS

The pipeline projects generally represent undeveloped land or temporarily suspended projects. These projects are monitored regularly by IMMOFINANZ Group to identify the best timing for their (re)activation. The decision parameters include the availability of building permits, the progress of construction, the legal situation, the amount of equity previously invested by IMMOFINANZ Group, the amount of capital required to complete the project, the availability of bank financing, the level

of pre-rentals, the expected return, the returns available on alternative projects, expectations for opportunities to sell the project and other project-specific factors.

Pipeline projects	Number of properties	Carrying amount in MEUR	Carrying amount in %
Austria	73	79.4	15.6%
Germany	2	28.6	5.6%
Czech Republic	2	5.7	1.1%
Hungary	5	44.8	8.8%
Poland	8	19.6	3.8%
Romania	33	256.8	50.3%
Slovakia	5	24.3	4.8%
Non-core countries	11	51.0	10.0%
<b>IMMOFINANZ Group</b>	<b>139</b>	<b>510.1</b>	<b>100.0%</b>

IMMOFINANZ Group had temporarily suspended projects and undeveloped land with a carrying amount of EUR 510.1 million as of 31/07/2011. A ranking by carrying amount shows that the most pipeline projects are located in Romania, followed by Austria and Hungary.

#### PROPERTIES HELD FOR SALE

Properties held for sale represent standing assets for which the Group had concrete sale plans as of 31/07/2011 that were realised after this date. In the portfolio report, these properties are included under standing investments at a total of EUR 25.6 million. These properties are located in Austria and Germany.

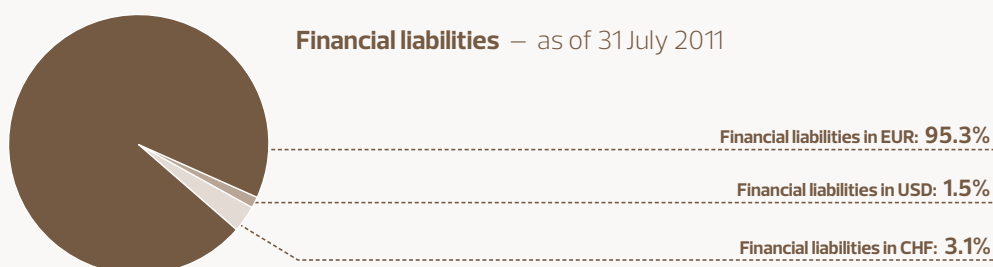
## Financing

IMMOFINANZ Group successfully refinanced or extended all financing that was due during 2010/11 and continued this process during the first quarter of the reporting year. In addition, a number of previously unencumbered investment properties were refinanced with long-term debt. The necessary financing for standing investments and development projects was also arranged as planned this year. IMMOFINANZ Group benefits from long-standing business relationships with over 70 banks in Austria and other countries. With this broad diversification of financing sources, the Group is not dependent on the actions of individual institutions and also has the broadest possible access to a variety of financing sources.

The major financial liabilities of IMMOFINANZ Group comprise liabilities from convertible bonds, amounts due to financial institutions and amounts due to local authorities. The following table shows the individual positions as of 31/07/2011:

Weighted average interest rates of major financial liabilities	Outstanding liability in TEUR as of 31 July 2011	Weighted average interest rate	Fixed interest rate, share in %	Variable interest rate, share in %	Fixed interest rate	Variable interest rate
Convertible bonds in EUR	970,822.3	3.92%	100.00%	0.00%	3.92%	0.00%
Bank liabilities in EUR	3,579,737.3	3.22%	13.35%	86.65%	4.00%	3.10%
Bank liabilities in CHF	168,501.0	1.51%	2.52%	97.48%	2.25%	1.49%
Bank liabilities in USD	81,543.6	3.77%	26.28%	73.72%	4.50%	3.51%
Local authorities	550,598.2	1.15%	100.00%	0.00%	1.15%	0.00%
<b>Total</b>	<b>5,351,202.4</b>	<b>3.09%</b>	<b>37.84%</b>	<b>62.16%</b>	<b>3.19%</b>	<b>3.02%</b>

The remaining balance of the major financial liabilities held by IMMOFINANZ Group as of 31/07/2011 amounted to TEUR 5,351,202.4 and comprised four outstanding convertible bonds (see below), amounts due to financial institutions and amounts due to local authorities. As of 31/07/2011 95.3% of the major financial liabilities were denominated in EUR, a further 3.1% in CHF and 1.5% in USD. The weighted average interest rate of the major financial liabilities was 3.09%.



Of the major financial liabilities, 62.2% carry variable interest rates, whereby 41.5% are hedged with derivatives (CAPS and SWAPS). The weighted average interest rate of these liabilities, excluding derivatives, is 3.02%. The remaining 37.8% of the major financial liabilities have a fixed interest rate of 3.19%.

### CONVERTIBLE BONDS

The owners of the 2014 convertible bonds (CB 2014) and the 2017 convertible bonds (CB 2017) have the option to put these securities in 2012. In order to refinance these convertible bonds, IMMOFINANZ AG issued another convertible bond on 03/03/2011 (CB 2018) with a nominal value of EUR 515,122,331.0. The proceeds from the CB 2018 were used primarily to repurchase the CB 2014 and CB 2017.

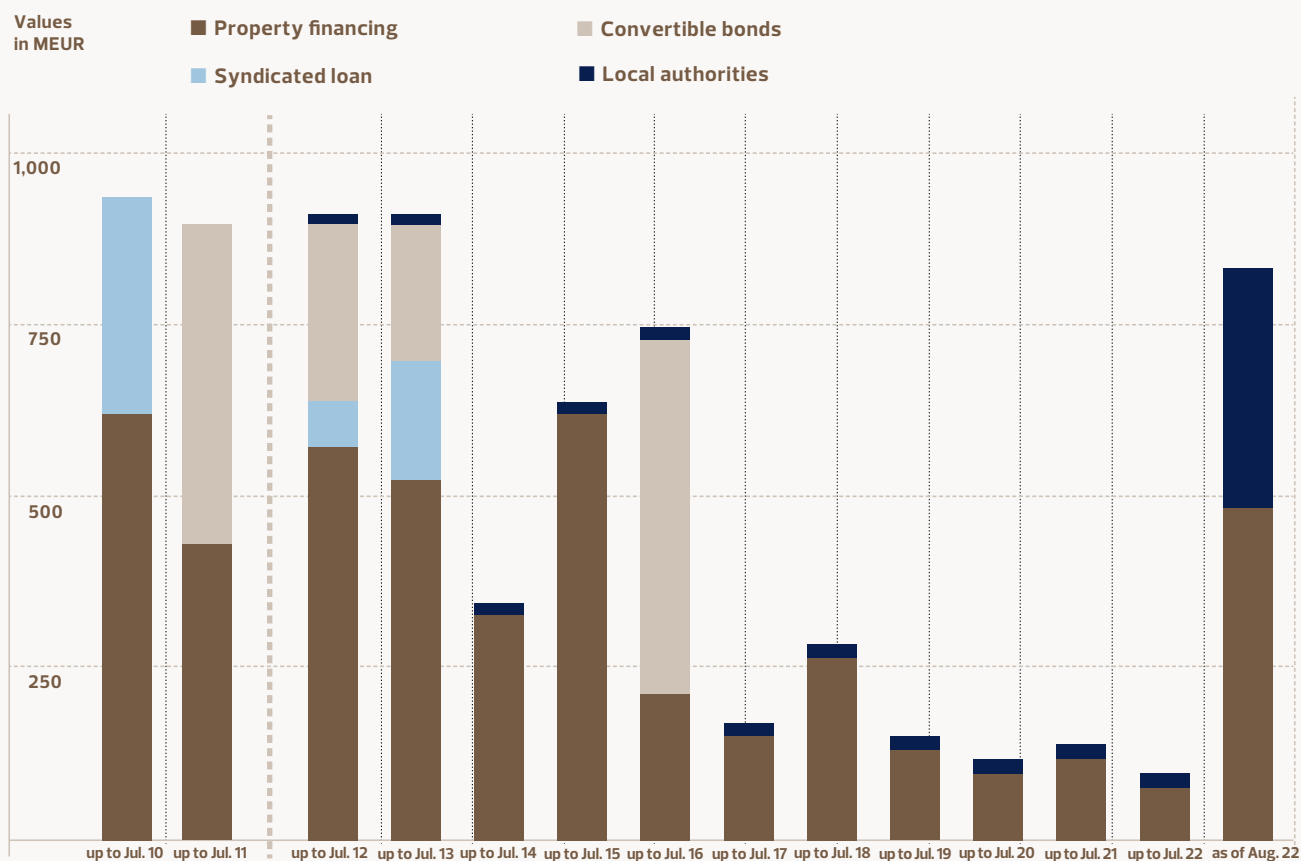
Key data on the convertible bonds as of 31/07/2011 is presented in the following table:

Convertible bonds	ISIN	Maturity	Conversion price in EUR per share	Coupon in %	ytm (yield to maturity)	Nominal value as of 31 July 2011 in TEUR
Convertible bond 2009–2011	XS0416178530	22 Dec. 2011	2.00	7.00%		154,900.0
Convertible bond 2007–2014	XS0283649977	19 Jan. 2012*	14.68	2.75%		103,300.0
Convertible bond 2007–2017	XS0332046043	19 Nov. 2012*	9.26	1.25%	3.75%	197,500.0
Convertible bond 2011–2018	XS0592528870	08 Mar. 2016*	4.12	4.25%		515,122.3
<b>Total</b>						<b>970,822.3</b>

\* Put option for convertible bond holders

The term structure of the major financial liabilities is as follows:

### Term structure of the major financial liabilities



The 2011 convertible bond is due for repayment on 22/12/2011. Since the EUR 2.00 conversion price is lower than the current share price, the company expects investors will exercise their conversion right. IMMOFINANZ AG will then exchange these rights for shares in the company. Under the assumption that all investors exercise their conversion right, the weighted average interest rate for the major financial liabilities would decline to 2.95%. Convertible bonds with a nominal value of EUR 61.5 million were converted into 30.75 million shares during the period from 31/07/2011 to 16/09/2011, which represents the start of the blackout period for conversion prior to the annual general meeting on 28/09/2011. Accordingly, the nominal value of the CB 2011 that has not yet been converted into shares totals EUR 93.4 million. Further conversions are possible during the period from 03/10 to 06/10/2011 (both days included).

## DERIVATIVES

As of 31/07/2011 IMMOFINANZ Group held derivatives with a reference value of TEUR 2,219,028.0 to hedge or cap interest rates.

Derivative	Variable element	Market value incl. accrued interest as of 31 July 2011 in TEUR	Reference amount in TEUR	Average fixed interest rate
CAP	3-M-EURIBOR	-986.0	889,364.1	4.05%
SWAP	1-M-EURIBOR	-67.3	13,256.0	1.90%
SWAP	3-M-EURIBOR	-29,186.3	1,097,943.5	3.02%
SWAP	6-M-EURIBOR	1,430.8	171,838.0	3.08%
SWAP	3-M-Libor USD/CHF	-1,433.6	46,626.4	1.65%
<b>IMMOFINANZ Group</b>		<b>-30,242.4</b>	<b>2,219,028.0</b>	

CAPS define an upper limit for the interest rate: if the base rate (e.g. 3-M-EURIBOR) exceeds this limit, IMMOFINANZ Group receives a settlement payment from its contract partner. SWAPS exchange variable for fixed interest payments, so variable interest rate liabilities that are hedged with a SWAPS are viewed as fixed from an economic standpoint. Of the major financial liabilities, 62.2% carried variable interest rates as of 31/07/2011. The interest payments for 41.5% of this amount are hedged through derivatives. Including the expenses for derivatives, the weighted average interest rate for the major financial liabilities equals 3.45%.



## Business Development

IMMOFINANZ Group confirmed the successful trend that characterised recent quarters with net profit of EUR 28.2 million for the first three months of the 2011/12 financial year. The first quarter of the reporting year was negatively influenced by EUR 49.9 million of unusually high non-cash accounting charges that resulted from the volatile developments on foreign exchange markets. Excluding these exceptional foreign exchange effects, net profit would have reached EUR 78.1 million for an increase of 17% over the comparable prior year period.

The continuous optimisation of the portfolio and costs, the completion of development projects and an increased focus on cash flow generation should support a further improvement in operating results during the coming quarters.

### INCOME FROM ASSET MANAGEMENT

Rental income amounted to EUR 142.1 million in the first quarter of 2011/12, which represents an increase of 2.5% over the comparable prior year period (EUR 138.6 million). This positive development is attributable chiefly to the retail segment, where rental income rose by 15.1% or EUR 6.6 million over the first quarter of the previous year.

A comparison with the first quarter of 2010/11 shows higher rental income in the following asset classes: retail (+ 15.1%), residential (+ 2.3%) and logistics (+ 0.2%). In contrast, rental income in the office segment fell by 12.2%. This decline resulted mainly from the sale of properties, whereby IMMOFINANZ Group has sold five office properties in Austria since 30/04/2011.

Revenues rose by 2.4% from EUR 183.7 million to EUR 188.2 million for the first quarter. The year-on-year rise of EUR 9.5 million or 33.5% in property expenses reflected an increase in optimisation measures (maintenance and renovation). Income from asset management therefore declined slightly to EUR 112.9 million (2010/11: EUR 117.2 million).

These optimisation measures should lead to an improvement in occupancy and an increase in rental income. Above all in the residential segment, these types of measures can create additional added value for the sale process.

### INCOME FROM PROPERTY SALES

The sale of properties during the reporting period generated income of EUR 1.9 million (2010/11: EUR 6.7 million). These transactions mainly involved properties in Austria, Germany and Switzerland. Income of EUR 32.1 million from properties sold during the first quarter of the current financial year was reported in the fourth quarter of 2010/11 due to the fair value measurement in accordance with IAS 40. Property sales during the first quarter of the reporting year included, among others, the 30% stake in the MyPlace SelfStorage logistics property as well as the *Office Campus Gasometer* in Vienna, the *Cirrus* development project in Warsaw and various fund investments. These transactions reflect the steady implementation of the Group's strategy to sell non-controlling interests and joint venture investments or to develop them into majority holdings.

### INCOME FROM PROPERTY DEVELOPMENT

The sale of inventories and the valuation of active development projects generated proceeds of EUR 11.9 million before foreign exchange effects. This represents an increase of more than 100% in comparison with the previous year (EUR 5.5 million).

### ADMINISTRATIVE EXPENSES

The liquidation of a number of companies and the subsequent integration of the related asset management activities into existing structures led to a reduction in overhead costs. Administrative expenses (overhead costs and personnel expenses) were reduced from EUR 37.8 million in the first quarter of 2010/11 to EUR 32.7 million. This represents a decline of EUR 5.1 million or 13.6%.

### RESULTS OF OPERATIONS, EBIT, EBT, NET PROFIT AND CASH FLOW

Results of operations totalled EUR 99.2 million for the reporting period, which is slightly lower than the first quarter of the previous year (-2.9%). This development was related primarily to the EUR 9.5 million increase in real estate expenses.

Based on positive valuation results of EUR 44.5 million (2010/11: EUR 65.0 million), EBIT amounted to EUR 143.7 million (2010/11: EUR 167.2 million). The decline resulted chiefly from the absence of positive foreign exchange effects, which totalled EUR 52.9 million in the previous year and only EUR 0.2 million for the reporting period. Moreover, the first quarter of 2011/12 includes a negative non-cash effect of EUR 7.8 million from the purchase of the remaining 25% stake in the *GoodZone* shopping center in Moscow. This effect reflects the application of IFRS 3, which requires a revaluation of the investment through profit and loss when control over a company is obtained through a successive share purchase.

Financial results were clearly negative at EUR -111.7 million (2010/11: EUR -101.6 million). This amount also includes negative non-cash accounting effects of EUR -40.9 million as well as negative effects from the valuation of derivatives. The negative effects from the valuation of derivatives amounted to EUR -14.1 million and resulted from a decline in SWAP rates as of 31/07/2011.

Earnings before tax (EBT) fell from EUR 65.5 million to EUR 32.0 million, above all due to the high non-cash foreign exchange effects. Net profit for the period amounted to EUR 28.2 million based on a lower tax rate. Excluding these non-cash foreign exchange effects, adjusted net profit would have equalled EUR 78.1 million.

Operating cash flow (FFO, funds from operations), which comprises cash flow from operating activities and cash flow from investing activities, rose by 31.9% to EUR 154.0 million in the first quarter of 2011/12 (2010/11: EUR 116.7 million). This improvement resulted primarily from the positive development of earnings and the successful sale programme. Assets totalling EUR 317.1 million were sold during the reporting period. In accordance with the Group's strategy, cash and cash equivalents, including short-term deposits, were increased by EUR 42.6 million and interest-bearing liabilities were reduced by EUR 55.6 million during the reporting period.

### NAV PER SHARE AND EARNINGS PER SHARE

Diluted net asset value (NAV) per share rose from EUR 5.36 on 30/04/2011 to EUR 5.42. This improvement reflects the sound earnings generated during the first quarter of the reporting year. Based on the share price as of 20/09/2011 (EUR 2.306), the IMMOFINANZ share traded at a discount of 57.4% to the NAV per share. Diluted earnings per share for the first quarter of 2011/12 amounted to EUR 0.04.

# Interim Financial Statements

Gold Plaza, Baia Mare, Romania





## Consolidated Income Statement

All amounts in TEUR	01 May 2011– 31 July 2011	01 May 2010– 31 July 2010
Office	35,059.8	39,918.2
Logistics	18,154.6	18,127.0
Retail	50,007.5	43,437.1
Residential	32,031.8	31,315.1
Other rental income	6,827.6	5,841.7
<b>Rental income</b>	<b>142,081.3</b>	<b>138,639.1</b>
Operating costs charged to tenants	38,735.8	39,244.4
Other revenues	7,335.1	5,815.0
<b>Revenues</b>	<b>188,152.2</b>	<b>183,698.5</b>
Real estate expenses	-37,788.4	-28,316.3
Operating expenses	-37,507.4	-38,135.0
<b>Income from asset management</b>	<b>112,856.4</b>	<b>117,247.2</b>
Sale of properties	65,328.3	50,782.1
Carrying amount of sold properties	-65,298.8	-49,898.7
Gains/losses from deconsolidation	-1,622.9	0.0
Revaluation of properties sold and held for sale adjusted for foreign exchange effects	3,525.9	5,786.1
<b>Income from property sales before foreign exchange effects</b>	<b>1,932.5</b>	<b>6,669.5</b>
Sale of real estate inventories	4,041.7	15,057.3
Cost of goods sold	-3,356.5	-9,069.1
Revaluation of properties under construction adjusted for foreign exchange effects	11,213.7	-456.1
<b>Income from property development before foreign exchange effects</b>	<b>11,898.9</b>	<b>5,532.1</b>
Revaluation of properties under construction resulting from foreign exchange effects	-1,440.7	1,267.3
<b>Income from property development</b>	<b>10,458.2</b>	<b>6,799.4</b>
Other operating income	6,657.2	9,250.6
<b>Income from operations</b>	<b>131,904.3</b>	<b>139,966.7</b>
Overhead expenses	-19,469.4	-31,926.5
Personnel expenses	-13,201.2	-5,886.1
<b>Results of operations</b>	<b>99,233.7</b>	<b>102,154.1</b>
Revaluation of investment properties adjusted for foreign exchange effects	45,450.1	3,964.1
Revaluation of investment properties resulting from foreign exchange effects	232.8	52,887.9
Impairment and related reversals	901.0	11,576.7
Addition to/reversal of provision for onerous contracts	-2,088.4	-3,427.7
<b>Other revaluation results</b>	<b>44,495.5</b>	<b>65,001.0</b>
<b>Operating profit (EBIT)</b>	<b>143,729.2</b>	<b>167,155.1</b>
Financing expenses	-66,639.8	-56,802.1
Financing income	13,946.2	25,523.2
Foreign exchange differences	-40,870.0	-61,917.2
Other financial results	-16,802.1	-8,208.8
Shares of profit/loss from associated companies	-1,368.9	-231.1
<b>Financial results</b>	<b>-111,734.6</b>	<b>-101,636.0</b>
<b>Earnings before tax (EBT)</b>	<b>31,994.6</b>	<b>65,519.1</b>
Income tax expenses	-6,141.8	-5,660.1
Deferred tax expenses	2,302.5	-891.8
<b>Net profit for the period</b>	<b>28,155.3</b>	<b>58,967.2</b>
<b>Thereof attributable to owners of the parent company</b>	<b>31,433.8</b>	<b>59,383.1</b>
<b>Thereof attributable to non-controlling interests</b>	<b>-3,278.5</b>	<b>-415.9</b>
<b>Basic earnings per share in EUR</b>	<b>0.04</b>	<b>0.06</b>
<b>Diluted earnings per share in EUR</b>	<b>0.04</b>	<b>0.06</b>

## Consolidated Statement of Comprehensive Income

All amounts in TEUR	01 May 2011– 31 July 2011	01 May 2010– 31 July 2010
<b>Net profit for the period</b>	<b>28,155.3</b>	<b>58,967.2</b>
<b>Other income and expenses recognised directly in equity</b>		
Investments not recognised through profit or loss	3,451.8	2,914.1
Deferred taxes not recognised through profit or loss	0.0	-313.3
Realisation of unrealised losses	0.0	3,440.7
Realisation of deferred taxes	0.0	-860.2
Currency translation adjustment	14,120.0	-8,933.5
Changes in shareholders' equity of associates	-1,297.3	0.0
<b>Total other income and expenses recognised directly in equity</b>	<b>16,274.5</b>	<b>-3,752.2</b>
<b>Total comprehensive income</b>	<b>44,429.8</b>	<b>55,215.0</b>
<b>Thereof attributable to owners of the parent company</b>	<b>47,284.7</b>	<b>55,936.9</b>
<b>Thereof attributable to non-controlling interests</b>	<b>-2,854.9</b>	<b>-721.9</b>

## Consolidated Balance Sheet as of 31 July 2011

All amounts in TEUR	31 July 2011	30 April 2011
Investment property	8,711,456.1	8,670,084.6
Property under construction	419,506.7	299,646.5
Other tangible assets	22,600.0	23,873.6
Intangible assets	211,042.0	208,110.2
Investments in associated companies	102,580.9	105,750.4
Trade and other receivables	750,994.7	784,669.1
Other financial instruments	241,876.9	247,242.1
Deferred tax assets	39,151.0	61,862.4
<b>Non-current assets</b>	<b>10,499,208.3</b>	<b>10,401,238.9</b>
Trade and other receivables	306,778.6	268,372.5
Other financial assets	69,552.7	41,613.4
Non-current assets held for sale	42,733.7	304,585.7
Inventories	224,051.2	214,482.4
Cash and cash equivalents	540,296.3	525,633.7
<b>Current assets</b>	<b>1,183,412.5</b>	<b>1,354,687.7</b>
<b>Assets</b>	<b>11,682,620.8</b>	<b>11,755,926.6</b>
Share capital	1,104,495.8	1,085,289.4
Capital reserves	4,463,479.7	4,445,686.1
Treasury shares	-302,615.3	-302,615.3
Accumulated other equity	12,763.4	-11,309.2
Retained earnings	-26,023.4	-61,210.0
	<b>5,252,100.2</b>	<b>5,155,841.0</b>
Non-controlling interests	9,961.0	14,270.3
<b>Equity</b>	<b>5,262,061.2</b>	<b>5,170,111.3</b>
Liabilities from convertible bonds	688,066.6	683,242.9
Long-term financial liabilities	3,664,346.2	3,799,539.9
Trade and other liabilities	195,896.5	168,508.0
Provisions	5,206.9	5,814.3
Deferred tax liabilities	442,760.6	471,301.1
<b>Non-current liabilities</b>	<b>4,996,276.8</b>	<b>5,128,406.2</b>
Liabilities from convertible bonds	272,644.5	297,849.4
Short-term financial liabilities	629,621.3	529,642.7
Trade and other liabilities	370,881.7	409,017.6
Provisions	151,135.3	144,423.3
Financial liabilities held for sale	0.0	76,476.1
<b>Current liabilities</b>	<b>1,424,282.8</b>	<b>1,457,409.1</b>
<b>Equity and liabilities</b>	<b>11,682,620.8</b>	<b>11,755,926.6</b>

## Consolidated Cash Flow Statement

All amounts in TEUR	01 May 2011– 31 July 2011	01 May 2010– 31 July 2010
Earnings before tax (EBT)	31,994.6	65,519.1
Revaluation/impairment losses/recognition of gains on bargain purchases	-82,919.6	-71,975.2
Gains/losses from associated companies	1,368.9	231.1
Gains/losses from disposal of non-controlling interests	2,047.6	4,892.8
Temporary changes in the fair value of financial instruments	55,367.9	62,731.2
Income taxes paid	-4,873.4	-3,276.4
Net financing costs	52,478.8	31,150.1
Gains on the change in investments	9,432.3	11.9
Other non-cash income/(expense)	-663.9	-4,772.5
<b>Gross cash flow</b>	<b>64,233.2</b>	<b>84,512.1</b>
Receivables and other assets	-12,520.1	81,021.7
Trade accounts payable	4,530.7	-599.1
Provisions (excl. provisions for taxes and onerous contracts)	-3,499.8	-48,338.6
Other liabilities	-14,349.5	-2,873.4
<b>Cash flow from operating activities</b>	<b>38,394.5</b>	<b>113,722.7</b>
Acquisition of investment property	-10,744.4	-18,480.2
Acquisition of property under construction	-47,445.1	-26,326.8
Acquisition of property companies net of cash and cash equivalents (EUR 89,0 mill.; 2010/11: EUR 1,5 mill.)	-41,122.9	-1,779.7
Acquisition of other tangible assets	-2,641.2	-511.4
Acquisition of intangible assets	-243.7	-395.7
Acquisition of financial investments	-5,752.0	-20,758.5
Proceeds from disposal of property companies net of cash and cash equivalents	39,752.1	74.0
Proceeds from disposal of non-current assets	67,535.0	50,080.3
Proceeds from disposal of financial instruments	112,633.6	19,455.1
Interest received from financial instruments	3,591.0	1,627.0
<b>Cash flow from investing activities</b>	<b>115,562.4</b>	<b>2,984.1</b>
Cash inflows from long-term financing	65,723.5	0.0
Cash inflows from the "Berlin contracts"	0.0	164,000.0
Cash outflows for long-term financing	-163,005.1	-219,463.1
Cash outflows from changes in shares of subsidiaries	-772.6	226.0
Cash outflows for derivative transactions	-4,330.4	-1,099.2
Interest paid	-30,326.0	-26,149.3
<b>Cash flow from financing activities</b>	<b>-132,710.7</b>	<b>-82,485.6</b>
Net foreign exchange differences	21,355.7	25,330.3
<b>Change in cash and cash equivalents</b>	<b>42,601.9</b>	<b>59,551.5</b>
Cash and cash equivalents at the beginning of the period	567,247.1	536,653.0
Cash and cash equivalents at the end of the period	609,849.0	596,204.5
<b>Change in cash and cash equivalents</b>	<b>42,601.9</b>	<b>59,551.5</b>

## Statement of Changes in Equity

Q1 2011/12	Attributable to owners of the parent company			Accumulated other equity
	Share Capital	Capital reserves	Treasury shares	Revaluation reserve
<b>All amounts in TEUR</b>				
<b>Balance on 30 April 2011</b>	<b>1,085,289.4</b>	<b>4,445,686.1</b>	<b>-302,615.3</b>	<b>106,557.6</b>
Revaluation of investments recognised directly in equity				
Currency translation adjustment				
Changes in shareholders' equity of associates				
<b>Total other income and expenses recognised directly in equity</b>				
Net profit as of 31 July 2011				
<b>Total comprehensive income</b>				
Capital increase from the conversion of convertible bonds	19,206.4	17,793.6		
Structural changes				
Change in consolidation method/addition to the scope of consolidation				
Deconsolidations				
<b>Balance on 31 July 2011</b>	<b>1,104,495.8</b>	<b>4,463,479.7</b>	<b>-302,615.3</b>	<b>106,557.6</b>
<b>Q1 2010/11</b>				
<b>All amounts in TEUR</b>	<b>Share Capital</b>	<b>Capital reserves</b>	<b>Treasury shares</b>	<b>Revaluation reserve</b>
<b>Balance on 30 April 2011 (reported)</b>	<b>1,084,088.5</b>	<b>4,416,756.7</b>	<b>0.0</b>	<b>107,089.7</b>
Adjustment in accordance with IAS 8				
<b>Balance on 30 April 2011 (adjusted)</b>	<b>1,084,088.5</b>	<b>4,416,756.7</b>	<b>0.0</b>	<b>107,089.7</b>
Revaluation of investments recognised directly in equity				
Deferred taxes recognised directly in equity				
Realisation of unrealised losses				
Realisation of deferred taxes				
Currency translation adjustment				
<b>Total other income and expenses recognised directly in equity</b>				
Net profit as of 31 July 2011				
<b>Total comprehensive income</b>				
Structural changes				
Change in consolidation method/addition to the scope of consolidation				
<b>Balance on 31 July 2011</b>	<b>1,084,088.5</b>	<b>4,416,756.7</b>	<b>0.0</b>	<b>107,089.7</b>

AFS reserve	Currency translation reserve	Retained earnings	Total	Non-controlling interests	Total equity
<b>6,769.3</b>	<b>-124,636.1</b>	<b>-61,210.0</b>	<b>5,155,841.0</b>	<b>14,270.3</b>	<b>5,170,111.3</b>
3,451.8			3,451.8		3,451.8
	13,696.4		13,696.4	423.6	14,120.0
	-1,297.3		-1,297.3		-1,297.3
<b>3,451.8</b>	<b>12,399.1</b>		<b>15,850.9</b>	<b>423.6</b>	<b>16,274.5</b>
		31,433.8	31,433.8	-3,278.5	28,155.3
<b>3,451.8</b>	<b>12,399.1</b>	<b>31,433.8</b>	<b>47,284.7</b>	<b>-2,854.9</b>	<b>44,429.8</b>
			37,000.0		37,000.0
		719.9	719.9	-1,492.5	-772.6
	7,882.6		7,882.6	38.1	7,920.7
	339.1	3,032.9	3,372.0		3,372.0
<b>10,221.1</b>	<b>-104,015.3</b>	<b>-26,023.4</b>	<b>5,252,100.2</b>	<b>9,961.0</b>	<b>5,262,061.2</b>
AFS reserve	Currency translation reserve	Retained earnings	Total	Non-controlling interests	Total equity
<b>11,435.2</b>	<b>-127,149.8</b>	<b>-660,266.5</b>	<b>4,831,953.8</b>	<b>40,918.9</b>	<b>4,872,872.7</b>
		-284,560.6	-284,560.6		-284,560.6
<b>11,435.2</b>	<b>-127,149.8</b>	<b>-375,705.9</b>	<b>5,116,514.4</b>	<b>40,918.9</b>	<b>5,157,433.3</b>
2,914.1			2,914.1		2,914.1
-313.3			-313.3		-313.3
3,440.7			3,440.7		3,440.7
-860.2			-860.2		-860.2
	-8,627.5		-8,627.5	-306.0	-8,933.5
<b>5,181.3</b>	<b>-8,627.5</b>		<b>-3,446.2</b>	<b>-306.0</b>	<b>-3,752.2</b>
		59,383.1	59,383.1	-415.9	58,967.2
<b>5,181.3</b>	<b>-8,627.5</b>	<b>59,383.1</b>	<b>55,936.9</b>	<b>-721.9</b>	<b>55,215.0</b>
		-4,287.3	-4,287.3	4,573.5	286.2
	-22.0		-22.0	0.6	-21.4
<b>16,616.5</b>	<b>-135,799.3</b>	<b>-320,610.1</b>	<b>5,168,142.0</b>	<b>44,771.1</b>	<b>5,212,913.1</b>

## Segment Reporting

All amounts in TEUR	Austria	
	2011/12	2010/11
Office	10,163.3	11,177.6
Logistics	712.7	728.9
Retail	8,822.5	9,269.0
Residential	26,171.2	26,283.0
Other rental income	3,271.7	2,796.0
<b>Rental income</b>	<b>49,141.4</b>	<b>50,254.5</b>
Operating costs charged to tenants	15,512.5	15,631.0
Other revenues	2,486.6	2,246.5
<b>Revenues</b>	<b>67,140.5</b>	<b>68,132.0</b>
Real estate expenses	-21,457.0	-14,784.0
Operating expenses	-14,033.0	-14,617.0
<b>Income from asset management</b>	<b>31,650.5</b>	<b>38,731.0</b>
Sale of properties	65,275.6	50,781.8
Carrying amount of sold properties	-65,260.7	-49,898.7
Gains/losses from deconsolidation	-2,617.5	0.0
Revaluation of properties sold and held for sale adjusted for foreign exchange effects	2,361.2	5,786.1
<b>Income from property sales</b>	<b>-241.4</b>	<b>6,669.2</b>
Sale of real estate inventories	3,919.6	8,002.0
Cost of goods sold	-3,224.9	-4,000.5
Revaluation of properties under construction adjusted for foreign exchange effects	-1,001.9	-349.7
<b>Income from property development before foreign exchange effects</b>	<b>-307.2</b>	<b>3,651.8</b>
Revaluation of properties under construction resulting from foreign exchange effects	0.0	0.0
<b>Income from property development</b>	<b>-307.2</b>	<b>3,651.8</b>
Other operating income	1,086.4	7,714.7
<b>Income from operations</b>	<b>32,188.3</b>	<b>56,766.7</b>
Overhead expenses	-11,449.1	-14,839.5
Personnel expenses	-4,433.7	-3,623.4
<b>Results of operations</b>	<b>16,305.5</b>	<b>38,303.8</b>
Revaluation of investment properties adjusted for foreign exchange effects	10,009.7	926.3
Revaluation of investment properties resulting from foreign exchange effects	0.0	0.0
Write-downs/impairment of goodwill	1,088.2	-1,290.4
Addition to/reversal of provision for onerous contracts	0.1	0.0
<b>Other revaluation results</b>	<b>11,098.0</b>	<b>-364.1</b>
<b>Operating profit (EBIT)</b>	<b>27,403.5</b>	<b>37,939.7</b>
<b>Financial results</b>		
Income tax expenses		
<b>Net profit for the period</b>		
Investment property	3,728,261.2	3,720,032.9
Property under construction	137,327.2	80,688.6
Goodwill	381.0	0.0
Properties held for sale	9,230.1	0.0
Inventories	89,527.3	71,302.3
<b>Segment assets</b>	<b>3,964,726.8</b>	<b>3,872,023.8</b>
<b>Segment investments</b>	<b>19,256.0</b>	<b>20,751.7</b>

Germany		Poland		Czech Republic		Slovakia	
2011/12	2010/11	2011/12	2010/11	2011/12	2010/11	2011/12	2010/11
507.3	873.2	5,684.3	6,212.3	6,822.7	7,457.3	1,400.1	1,554.2
8,255.2	8,536.9	579.8	659.0	301.9	281.5	269.6	60.5
593.0	1,051.6	4,199.6	5,074.8	2,759.0	2,889.6	3,042.5	2,726.2
2,421.4	2,267.4	0.0	0.0	1.0	4.2	0.0	0.0
356.4	348.0	451.2	497.9	669.4	462.2	96.7	116.5
<b>12,133.3</b>	<b>13,077.1</b>	<b>10,914.9</b>	<b>12,444.0</b>	<b>10,554.0</b>	<b>11,094.8</b>	<b>4,808.9</b>	<b>4,457.4</b>
2,780.0	2,645.6	3,996.2	4,339.8	3,338.1	3,166.6	2,027.6	2,071.4
123.2	352.2	1,014.9	643.8	177.4	164.6	850.0	559.7
<b>15,036.5</b>	<b>16,074.9</b>	<b>15,926.0</b>	<b>17,427.6</b>	<b>14,069.5</b>	<b>14,426.0</b>	<b>7,686.5</b>	<b>7,088.5</b>
-2,456.1	-2,292.7	-1,320.3	-701.9	-1,521.0	-1,104.1	-343.5	-317.3
-2,887.7	-2,687.3	-3,740.2	-4,121.0	-3,338.8	-3,172.1	-2,326.9	-2,071.4
<b>9,692.7</b>	<b>11,094.9</b>	<b>10,865.5</b>	<b>12,604.7</b>	<b>9,209.7</b>	<b>10,149.8</b>	<b>5,016.1</b>	<b>4,699.8</b>
0.0	0.0	0.0	0.0	0.0	0.3	0.0	0.0
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
0.0	-5,928.2	994.6	0.0	0.0	0.0	0.0	0.0
1,164.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0
<b>1,164.7</b>	<b>-5,928.2</b>	<b>994.6</b>	<b>0.0</b>	<b>0.0</b>	<b>0.3</b>	<b>0.0</b>	<b>0.0</b>
0.0	0.0	9.8	5,103.9	0.0	0.0	0.0	0.0
0.0	0.0	-12.4	-3,772.7	0.0	0.0	0.0	0.0
0.0	-411.2	10,678.3	311.5	42.7	-47.5	0.0	-10.1
<b>0.0</b>	<b>-411.2</b>	<b>10,675.7</b>	<b>1,642.7</b>	<b>42.7</b>	<b>-47.5</b>	<b>0.0</b>	<b>-10.1</b>
0.0	0.0	974.8	103.3	-95.4	-812.4	0.0	0.0
<b>0.0</b>	<b>-411.2</b>	<b>11,650.5</b>	<b>1,746.0</b>	<b>-52.7</b>	<b>-859.9</b>	<b>0.0</b>	<b>-10.1</b>
452.3	1,750.0	739.2	45.6	903.4	32.3	53.5	93.7
<b>11,309.7</b>	<b>6,505.5</b>	<b>24,249.8</b>	<b>14,396.3</b>	<b>10,060.4</b>	<b>9,322.5</b>	<b>5,069.6</b>	<b>4,783.4</b>
-1,172.4	-4,875.6	-646.2	-442.6	-224.4	-2,609.1	-352.7	-573.9
-250.6	-231.5	-179.5	-113.5	0.0	0.0	-0.1	-0.3
<b>9,886.7</b>	<b>1,398.4</b>	<b>23,424.1</b>	<b>13,840.2</b>	<b>9,836.0</b>	<b>6,713.4</b>	<b>4,716.8</b>	<b>4,209.2</b>
-443.4	1,415.4	-324.4	-286.4	-1,612.8	221.0	102.3	67.0
0.0	0.0	12,032.5	14,798.6	-899.7	-19,495.3	0.0	0.0
-297.9	54.1	-7,525.5	47.3	-312.2	-23.7	-30.0	-33.6
40.1	87.7	0.0	0.5	-1,574.9	-1,747.4	0.0	0.0
<b>-701.2</b>	<b>1,557.2</b>	<b>4,182.6</b>	<b>14,560.0</b>	<b>-4,399.6</b>	<b>-21,045.4</b>	<b>72.3</b>	<b>33.4</b>
<b>9,185.5</b>	<b>2,955.6</b>	<b>27,606.7</b>	<b>28,400.2</b>	<b>5,436.4</b>	<b>-14,332.0</b>	<b>4,789.1</b>	<b>4,242.6</b>
611,561.3	660,566.1	682,507.4	647,921.0	628,564.4	653,871.0	282,256.9	264,000.0
28,844.9	1,248.0	84,987.8	5,200.0	34,652.6	27,450.0	0.0	400.0
508.4	508.4	13,067.1	10,039.9	49,337.5	49,032.1	911.5	911.5
16,350.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
20,370.1	51,264.6	17,509.6	17,769.8	0.0	0.0	13,575.4	13,432.1
<b>677,634.7</b>	<b>713,587.1</b>	<b>798,071.9</b>	<b>680,930.7</b>	<b>712,554.5</b>	<b>730,353.1</b>	<b>296,743.8</b>	<b>278,743.6</b>
<b>2,451.5</b>	<b>3,731.0</b>	<b>51,391.2</b>	<b>1,542.4</b>	<b>1,540.9</b>	<b>4,258.4</b>	<b>90.3</b>	<b>699.5</b>

## Segment Reporting

	Hungary	
All amounts in TEUR	2011/12	2010/11
Office	3,726.7	4,416.3
Logistics	1,073.8	964.6
Retail	3,468.9	3,228.5
Residential	0.0	0.0
Other rental income	271.0	284.2
<b>Rental income</b>	<b>8,540.4</b>	<b>8,893.6</b>
Operating costs charged to tenants	3,057.6	3,130.8
Other revenues	272.7	90.7
<b>Revenues</b>	<b>11,870.7</b>	<b>12,115.1</b>
Real estate expenses	-1,303.5	-1,188.8
Operating expenses	-3,066.2	-3,115.4
<b>Income from asset management</b>	<b>7,501.0</b>	<b>7,810.9</b>
Sale of properties	0.0	0.0
Carrying amount of sold properties	0.0	0.0
Gains/losses from deconsolidation	0.0	0.0
Revaluation of properties sold and held for sale adjusted for foreign exchange effects	0.0	0.0
<b>Income from property sales</b>	<b>0.0</b>	<b>0.0</b>
Sale of real estate inventories	0.0	0.0
Cost of goods sold	0.0	-64.3
Revaluation of properties under construction adjusted for foreign exchange effects	0.0	-12.8
<b>Income from property development before foreign exchange effects</b>	<b>0.0</b>	<b>-77.1</b>
Revaluation of properties under construction resulting from foreign exchange effects	0.0	0.0
<b>Income from property development</b>	<b>0.0</b>	<b>-77.1</b>
Other operating income	773.8	2,775.4
<b>Income from operations</b>	<b>8,274.8</b>	<b>10,509.2</b>
Overhead expenses	-171.3	-1,503.9
Personnel expenses	-27.7	-28.2
<b>Results of operations</b>	<b>8,075.8</b>	<b>8,977.1</b>
Revaluation of investment properties adjusted for foreign exchange effects	-599.6	1,012.7
Revaluation of investment properties resulting from foreign exchange effects	11,379.5	37,788.5
Write-downs/impairment of goodwill	-65.6	-78.5
Addition to/reversal of provision for onerous contracts	-101.2	-1,768.6
<b>Other revaluation results</b>	<b>10,613.1</b>	<b>36,954.1</b>
<b>Operating profit (EBIT)</b>	<b>18,688.9</b>	<b>45,931.2</b>
<b>Financial results</b>		
Income tax expenses		
<b>Net profit for the period</b>		
Investment property	556,508.3	561,659.0
Property under construction	0.0	0.0
Goodwill	7,393.2	12,005.6
Properties held for sale	0.0	0.0
Inventories	0.0	0.0
<b>Segment assets</b>	<b>563,901.5</b>	<b>573,664.6</b>
<b>Segment investments</b>	<b>272.7</b>	<b>12,375.3</b>

Romania		Russia		Other non-core countries		Total reportable segments	
2011/12	2010/11	2011/12	2010/11	2011/12	2010/11	2011/12	2010/11
5,954.8	7,546.2	0.0	0.0	800.6	681.1	35,059.8	39,918.2
735.2	787.3	974.7	1,032.0	5,251.7	5,076.3	18,154.6	18,127.0
3,971.0	2,747.4	22,731.6	16,044.9	419.4	405.1	50,007.5	43,437.1
0.0	0.0	0.0	0.0	3,438.2	2,760.5	32,031.8	31,315.1
308.7	82.3	53.2	48.9	1,349.3	1,205.7	6,827.6	5,841.7
<b>10,969.7</b>	<b>11,163.2</b>	<b>23,759.5</b>	<b>17,125.8</b>	<b>11,259.2</b>	<b>10,128.7</b>	<b>142,081.3</b>	<b>138,639.1</b>
3,696.4	4,207.6	3,806.8	3,456.7	520.6	594.9	38,735.8	39,244.4
727.1	962.2	665.4	639.4	1,017.8	155.9	7,335.1	5,815.0
<b>15,393.2</b>	<b>16,333.0</b>	<b>28,231.7</b>	<b>21,221.9</b>	<b>12,797.6</b>	<b>10,879.5</b>	<b>188,152.2</b>	<b>183,698.5</b>
-3,579.1	-2,621.4	-2,828.4	-2,646.7	-2,979.5	-2,659.4	-37,788.4	-28,316.3
-3,691.1	-4,207.5	-3,806.8	-3,456.6	-616.7	-686.7	-37,507.4	-38,135.0
<b>8,123.0</b>	<b>9,504.1</b>	<b>21,596.5</b>	<b>15,118.6</b>	<b>9,201.4</b>	<b>7,533.4</b>	<b>112,856.4</b>	<b>117,247.2</b>
0.0	0.0	52.7	0.0	0.0	0.0	65,328.3	50,782.1
0.0	0.0	-38.1	0.0	0.0	0.0	-65,298.8	-49,898.7
0.0	-1,096.5	0.0	0.0	0.0	-118.4	-1,622.9	-7,143.1
0.0	0.0	0.0	0.0	0.0	0.0	3,525.9	5,786.1
<b>0.0</b>	<b>-1,096.5</b>	<b>14.6</b>	<b>0.0</b>	<b>0.0</b>	<b>-118.4</b>	<b>1,932.5</b>	<b>-473.6</b>
0.0	0.0	0.0	0.0	112.3	1,951.4	4,041.7	15,057.3
0.0	0.0	0.0	0.0	-119.2	-1,231.6	-3,356.5	-9,069.1
0.0	63.7	1,494.6	0.0	0.0	0.0	11,213.7	-456.1
<b>0.0</b>	<b>63.7</b>	<b>1,494.6</b>	<b>0.0</b>	<b>-6.9</b>	<b>719.8</b>	<b>11,898.9</b>	<b>5,532.1</b>
629.4	1,077.1	-2,949.5	899.3	0.0	0.0	-1,440.7	1,267.3
<b>629.4</b>	<b>1,140.8</b>	<b>-1,454.9</b>	<b>899.3</b>	<b>-6.9</b>	<b>719.8</b>	<b>10,458.2</b>	<b>6,799.4</b>
620.6	3,202.0	704.3	100.2	1,323.7	607.1	6,657.2	16,321.0
<b>9,373.0</b>	<b>12,750.4</b>	<b>20,860.5</b>	<b>16,118.1</b>	<b>10,518.2</b>	<b>8,741.9</b>	<b>131,904.3</b>	<b>139,894.0</b>
-1,568.0	-2,787.7	-2,169.0	-1,457.7	-1,610.6	-309.8	-19,363.7	-29,399.8
-61.8	-67.3	-50.0	-29.1	-840.8	-727.0	-5,844.2	-4,820.3
<b>7,743.2</b>	<b>9,895.4</b>	<b>18,641.5</b>	<b>14,631.3</b>	<b>8,066.8</b>	<b>7,705.1</b>	<b>106,696.4</b>	<b>105,673.9</b>
-15,357.3	523.3	53,884.6	62.6	-209.0	22.4	45,450.1	3,964.1
31,529.8	23,563.3	-23,325.7	10,790.4	-30,483.6	-14,557.6	232.8	52,887.9
1,978.2	27,158.9	-24,146.6	-56.7	-1,049.3	-3,517.9	-30,360.7	22,259.5
-251.8	0.0	-200.7	-0.1	0.0	0.0	-2,088.4	-3,427.9
<b>17,898.9</b>	<b>51,245.5</b>	<b>6,211.6</b>	<b>10,796.2</b>	<b>-31,741.9</b>	<b>-18,053.1</b>	<b>13,233.8</b>	<b>75,683.6</b>
<b>25,642.1</b>	<b>61,140.9</b>	<b>24,853.1</b>	<b>25,427.5</b>	<b>-23,675.1</b>	<b>-10,348.0</b>	<b>119,930.2</b>	<b>181,357.5</b>
799,365.3	824,200.0	859,500.0	728,500.0	562,931.3	609,334.6	8,711,456.1	8,670,084.6
26,194.2	56,580.0	107,500.0	60,675.0	0.0	67,404.9	419,506.7	299,646.5
22,173.5	53,855.4	92,493.9	92,570.6	19,186.2	18,506.3	205,452.3	237,429.8
0.0	0.0	0.0	0.0	0.0	175,487.0	25,580.1	175,487.0
68,898.9	76,177.8	0.0	0.0	14,169.9	-15,464.2	224,051.2	214,482.4
<b>916,631.9</b>	<b>1,010,813.2</b>	<b>1,059,493.9</b>	<b>881,745.6</b>	<b>596,287.4</b>	<b>855,268.6</b>	<b>9,586,046.4</b>	<b>9,597,130.3</b>
<b>15,562.0</b>	<b>43,473.9</b>	<b>18,975.3</b>	<b>987.4</b>	<b>506.8</b>	<b>1,498.9</b>	<b>110,046.7</b>	<b>89,318.5</b>

## Segment Reporting

All amounts in TEUR	Total reportable segments	
	2011/12	2010/11
Office	35,059.8	39,918.2
Logistics	18,154.6	18,127.0
Retail	50,007.5	43,437.1
Residential	32,031.8	31,315.1
Other rental income	6,827.6	5,841.7
<b>Rental income</b>	<b>142,081.3</b>	<b>138,639.1</b>
Operating costs charged to tenants	38,735.8	39,244.4
Other revenues	7,335.1	5,815.0
<b>Revenues</b>	<b>188,152.2</b>	<b>183,698.5</b>
Real estate expenses	-37,788.4	-28,316.3
Operating expenses	-37,507.4	-38,135.0
<b>Income from asset management</b>	<b>112,856.4</b>	<b>117,247.2</b>
Sale of properties	65,328.3	50,782.1
Carrying amount of sold properties	-65,298.8	-49,898.7
Gains/losses from deconsolidation	-1,622.9	-7,143.1
Revaluation of properties sold and held for sale adjusted for foreign exchange effects	3,525.9	5,786.1
<b>Income from property sales</b>	<b>1,932.5</b>	<b>-473.6</b>
Sale of real estate inventories	4,041.7	15,057.3
Cost of goods sold	-3,356.5	-9,069.1
Revaluation of properties under construction adjusted for foreign exchange effects	11,213.7	-456.1
<b>Income from property development before foreign exchange effects</b>	<b>11,898.9</b>	<b>5,532.1</b>
Revaluation of properties under construction resulting from foreign exchange effects	-1,440.7	1,267.3
<b>Income from property development</b>	<b>10,458.2</b>	<b>6,799.4</b>
Other operating income	6,657.2	16,321.0
<b>Income from operations</b>	<b>131,904.3</b>	<b>139,894.0</b>
Overhead expenses	-19,363.7	-29,399.8
Personnel expenses	-5,844.2	-4,820.3
<b>Results of operations</b>	<b>106,696.4</b>	<b>105,673.9</b>
Revaluation of investment properties adjusted for foreign exchange effects	45,450.1	3,964.1
Revaluation of investment properties resulting from foreign exchange effects	232.8	52,887.9
Write-downs/impairment of goodwill	-30,360.7	22,259.5
Addition to/reversal of provision for onerous contracts	-2,088.4	-3,427.9
<b>Other revaluation results</b>	<b>13,233.8</b>	<b>75,683.6</b>
<b>Operating profit (EBIT)</b>	<b>119,930.2</b>	<b>181,357.5</b>
<b>Financial results</b>		
Income tax expenses		
<b>Net profit for the period</b>		
Investment property	8,711,456.1	8,670,084.6
Property under construction	419,506.7	299,646.5
Goodwill	205,452.3	237,429.8
Properties held for sale	25,580.1	175,487.0
Inventories	224,051.2	214,482.4
<b>Segment assets</b>	<b>9,586,046.4</b>	<b>9,597,130.3</b>
<b>Segment investments</b>	<b>110,046.7</b>	<b>89,318.5</b>

Transition to consolidated financial statements		IMMOFINANZ Group	
2011/12	2010/11	2011/12	2010/11
0.0	0.0	35,059.8	39,918.2
0.0	0.0	18,154.6	18,127.0
0.0	0.0	50,007.5	43,437.1
0.0	0.0	32,031.8	31,315.1
0.0	0.0	6,827.6	5,841.7
<b>0.0</b>	<b>0.0</b>	<b>142,081.3</b>	<b>138,639.1</b>
0.0	0.0	38,735.8	39,244.4
0.0	0.0	7,335.1	5,815.0
<b>0.0</b>	<b>0.0</b>	<b>188,152.2</b>	<b>183,698.5</b>
0.0	0.0	-37,788.4	-28,316.3
0.0	0.0	-37,507.4	-38,135.0
<b>0.0</b>	<b>0.0</b>	<b>112,856.4</b>	<b>117,247.2</b>
0.0	0.0	65,328.3	50,782.1
0.0	0.0	-65,298.8	-49,898.7
0.0	7,143.1	-1,622.9	0.0
0.0	0.0	3,525.9	5,786.1
<b>0.0</b>	<b>7,143.1</b>	<b>1,932.5</b>	<b>6,669.5</b>
0.0	0.0	4,041.7	15,057.3
0.0	0.0	-3,356.5	-9,069.1
0.0	0.0	11,213.7	-456.1
<b>0.0</b>	<b>0.0</b>	<b>11,898.9</b>	<b>5,532.1</b>
0.0	0.0	-1,440.7	1,267.3
<b>0.0</b>	<b>0.0</b>	<b>10,458.2</b>	<b>6,799.4</b>
0.0	-7,070.4	6,657.2	9,250.6
<b>0.0</b>	<b>72.7</b>	<b>131,904.3</b>	<b>139,966.7</b>
-105.7	-2,526.7	-19,469.4	-31,926.5
-7,357.0	-1,065.8	-13,201.2	-5,886.1
<b>-7,462.7</b>	<b>-3,519.8</b>	<b>99,233.7</b>	<b>102,154.1</b>
0.0	0.0	45,450.1	3,964.1
0.0	0.0	232.8	52,887.9
31,261.7	-10,682.8	901.0	11,576.7
0.0	0.2	-2,088.4	-3,427.7
<b>31,261.7</b>	<b>-10,682.6</b>	<b>44,495.5</b>	<b>65,001.0</b>
<b>23,799.0</b>	<b>-14,202.4</b>	<b>143,729.2</b>	<b>167,155.1</b>
		<b>-111,734.6</b>	<b>-101,636.0</b>
		-3,839.3	-6,551.9
		<b>28,155.3</b>	<b>58,967.2</b>
0.0	0.0	8,711,456.1	8,670,084.6
0.0	0.0	419,506.7	299,646.5
0.0	-31,387.5	205,452.3	206,042.3
0.0	0.0	25,580.1	175,487.0
0.0	0.0	224,051.2	214,482.4
<b>0.0</b>	<b>-31,387.5</b>	<b>9,586,046.4</b>	<b>9,565,742.8</b>
<b>0.0</b>	<b>0.0</b>	<b>110,046.7</b>	<b>89,318.5</b>

## 1. Accounting and Valuation Principles

The interim financial report of IMMOFINANZ AG as of 31/07/2011 was prepared in accordance with the International Financial Reporting Standards (IFRS) that were valid as of the balance sheet date, to the extent that these standards had been adopted into the body of law of the European Union through the procedure set forth in Art. 6 Par. 2 of IAS regulation 1606/2002. The interim financial report was prepared according to the rules of IAS 34.

Information on the IFRSs and significant accounting policies applied by IMMOFINANZ AG in preparing this interim financial report is provided in the consolidated financial statement as of 30/04/2011.

During the 2010/11 financial year a number of changes were made in the presentation of the income statement, the balance sheet and segment reporting. In order to better present the corporate strategy, the following items were reclassified: the valuation results for properties held for sale are now reported under income from property sales and the valuation results for property under construction are now reported under income from property development. Additional information on the resulting reclassifications is provided in the consolidated financial statements as of 30/04/2011.

This interim report by IMMOFINANZ AG was neither audited nor reviewed by a certified public accountant.

The interim financial statements are presented in thousand EURO ("TEUR", rounded). The use of automatic data processing equipment can lead to rounding differences in the addition of rounded amounts or percentage rates.

### 1.1 FIRST-TIME APPLICATION OF STANDARDS AND INTERPRETATIONS

The following changes or new versions of standards and interpretations were applied for the first-time in the 2011/12 financial year:

Standard	Content	Effective date <sup>1</sup>
<b>New interpretations</b>		
IFRIC 19	Extinguishing Financial Liabilities with Equity Instruments	01 July 2010
<b>Revised standards</b>		
IAS 24 (2009)	Related Party Disclosures	01 January 2011
<b>Changes to standards and interpretations</b>		
IFRIC 14	Voluntary payments in connection with minimum funding requirements	01 January 2011
Various standards	Improvements to IFRS 2010	01 July 2010

<sup>1</sup> The rules apply to financial years beginning on or after the effective date in accordance with the applicable EU regulation.

### 1.2 STANDARDS AND INTERPRETATIONS ADOPTED BY THE EU, BUT NOT YET APPLIED

The EU has not adopted any new standards or interpretations since 30/04/2011.

### 1.3 STANDARDS AND INTERPRETATIONS ANNOUNCED, BUT NOT YET ADOPTED BY THE EU

The following changes or revisions to standards and interpretations had been announced as of the balance sheet date, but have not yet been adopted by the EU and are therefore not applicable:

Standard	Content	Effective date <sup>1</sup>
<b>New interpretations</b>		
IFRS 9	Financial Instruments	01 January 2013
IFRS 10	Consolidated Financial Statements	01 January 2013
IFRS 11	Joint Arrangements	01 January 2013
IFRS 12	Disclosure of Interests in Other Entities	01 January 2013
IFRS 13	Fair Value Measurement	01 January 2013
IAS 27	Separate Financial Statements	01 January 2013
IAS 28	Investments in Associates and Joint Ventures	01 January 2013
<b>Changes to standards and interpretations</b>		
IAS 1	Presentation of individual items of other comprehensive income	01 July 2012
IAS 12	Deferred taxes: recovery of underlying assets	01 January 2012
IAS 19	Employee Benefits	01 January 2013
IFRS 1	Separate Financial Statements	01 July 2011
IFRS 7	Investments in Associates and Joint Ventures	01 July 2011

<sup>1</sup> The rules apply to financial years beginning on or after the effective date in accordance with the applicable EU regulation.

## 2. Scope of Consolidation

### 2.1 BUSINESS COMBINATIONS (INITIAL CONSOLIDATIONS)

IMMOFINANZ AG acquired shares in or founded the following companies during the period up to 31/07/2011:

Segment	Country	Headquarters	Company	Stake	Consolidation method	Date
<b>Formation</b>						
Other	US	Texas	IMF Investments 111 LP	90.00%	F	12 July 2011
<b>Acquisition</b>						
Other	VG	Road Town	Portunus Ltd.	100.00%	F	19 May 2011
Poland	PL	Lublin	Isabeau Polska Sp. z o.o.	100.00%	F	26 July 2011

F = Full consolidation, P = Proportionate consolidation, E = Equity method

The newly founded companies do not fall under the scope of application of IFRS 3.

## 2.2 TRANSITION CONSOLIDATIONS

Segment	Country	Headquarters	Company	Stake	Before		After		Date
					Consolidation method	Stake	Consolidation method	Stake	
Russia	CY	Limassol	Berga Investment Limited	75.0%	P	100.0%	F		04 May 2011
Russia	CY	Limassol	MONESA LIMITED	75.0%	P	100.0%	F		04 May 2011
Russia	RU	Moscow	OOO Berga Development	75.0%	P	100.0%	F		04 May 2011
Russia	RU	Moscow	OOO Fenix Development	75.0%	P	100.0%	F		04 May 2011
Poland	PL	Warsaw	Equator Real Sp. z o.o.	51.0%	P	100.0%	F		06 June 2011
Poland	PL	Warsaw	Nimbus Real Sp. z o.o.	51.0%	P	100.0%	F		06 June 2011

F = Full consolidation, P = Proportionate consolidation, E = Equity method

## 2.3 DECONSOLIDATIONS

The following companies were sold or liquidated during the reporting period:

Segment	Country	Headquarters	Company	Stake	Consolidation method	Date
Germany	DE	Munich	Multi-ImmoEast Asset Management GmbH	45.0%	P	11 May 2011
Austria	AT	Langenzersdorf	SelfStorage-DeinLager LagervermietungsgesmbH	30.0%	P	18 May 2011
Germany	DE	Munich	SelfStorage – Dein Lagerraum GmbH	30.0%	P	18 May 2011
Other	CH	Opfikon	SelfStorage – Dein Lagerraum (Schweiz) AG	30.0%	P	18 May 2011
Austria	AT	Vienna	SelfStorage-Liegenschaftsverwaltung Wattgasse GmbH	30.0%	P	18 May 2011
Poland	PL	Warsaw	Cirrus Real Sp. z o.o.	51.0%	P	06 June 2011
Austria	AT	Vienna	RHOMBUS Errichtungs- und VerwertungsGmbH & Co KG	100.0%	F	20 May 2011

F = Full consolidation, P = Proportionate consolidation, E = Equity method

## 2.4 STRUCTURAL CHANGES AND MERGERS

The following table lists the companies in which the IMMOFINANZ investment changed during 2011/12 without a loss of control as well as companies merged during the reporting year. The latter are reported at an investment of 0.00% in the column "stake after".

Segment	Country	Headquarters	Company	Stake before	Stake after	Consolidation method	Date
<b>Structural changes</b>							
Germany	DE	Mülheim	Rheinische Lagerhaus GmbH	94.8%	100.0%	F	30 July 2011
Germany	DE	Rheine	Rheinische Lagerhaus Rheine GmbH	89.9%	100.0%	F	30 July 2011
Germany	DE	Mülheim	Rhein-Park Rheinische Park Gewerbepark GmbH	94.8%	100.0%	F	30 July 2011
Germany	DE	Mülheim	Deutsche Lagerhaus Dormagen GmbH u. Co KG	94.8%	100.0%	F	30 July 2011
Germany	DE	Mülheim	Deutsche Lagerhaus Essen GmbH u. Co KG	94.8%	100.0%	F	30 July 2011
Germany	DE	Mülheim	Deutsche Lagerhaus Oberhausen GmbH u. Co KG	94.8%	100.0%	F	30 July 2011
Germany	DE	Mülheim	Deutsche Lagerhaus Düsseldorf GmbH u. Co KG	94.8%	100.0%	F	30 July 2011
Germany	DE	Mülheim	Deutsche Lagerhaus Hamm GmbH u. Co KG	94.8%	100.0%	F	30 July 2011
Germany	DE	Mülheim	Deutsche Lagerhaus Nürnberg I GmbH u. Co KG	94.8%	100.0%	F	30 July 2011
Germany	DE	Mülheim	Deutsche Lagerhaus Minden GmbH u. Co KG	94.8%	100.0%	F	30 July 2011
<b>Mergers</b>							
Austria	AT	Vienna	AEDIFICIO Liegenschaftsvermietungs- und Beteiligungsgesellschaft m.b.H. & Co Wollzeile 31 KEG	100.0%	0.0%	F	01 May 2011

F = Full consolidation, P = Proportionate consolidation, E = Equity method

### 3. Notes to the Consolidated Income Statement

#### 3.1 REAL ESTATE EXPENSES

All amounts in TEUR	01 May 2011– 31 July 2011	01 May 2010– 31 July 2010
Vacancies	-3,347.2	-2,704.3
Commissions	-891.9	-1,034.3
Maintenance	-20,294.3	-13,887.1
Operating costs charged to building owners	-7,269.0	-6,376.1
Property marketing	-802.4	-847.9
Other expenses	-5,183.6	-3,466.6
<b>Total</b>	<b>-37,788.4</b>	<b>-28,316.3</b>

#### 3.2 OTHER OPERATING INCOME

All amounts in TEUR	01 May 2011– 31 July 2011	01 May 2010– 31 July 2010
Expenses passed on	295.4	56.9
Reversal of provisions	1,768.4	3,090.9
Insurance compensation	292.0	282.8
Miscellaneous	4,301.4	5,820.0
<b>Total</b>	<b>6,657.2</b>	<b>9,250.6</b>

## 3.3 OVERHEAD EXPENSES

All amounts in TEUR	01 May 2011– 31 July 2011	01 May 2010 – 31 July 2010
Administration	-994.2	-10,538.9
Legal, auditing and consulting fees	-5,766.5	-4,760.8
Commissions	-1,162.8	-980.4
Penalties	-356.0	-128.9
Taxes and duties	-965.7	132.1
Advertising	-1,276.2	-1,059.8
Expenses charged on	-163.5	-138.7
Rental and lease expenses	-715.3	-225.7
EDP and communications	-788.1	-478.8
Expert opinions	-531.7	-446.5
Supervisory Board remuneration	-85.8	-82.4
Miscellaneous	-6,663.6	-13,217.7
<b>Total</b>	<b>-19,469.4</b>	<b>-31,926.5</b>

Miscellaneous other expenses include EUR 1.9 million from the valuation of financing contributions from tenants.

## 3.4 REVALUATION OF PROPERTY

Revaluation gains and losses are presented by country under segment reporting, which represents an integral part of this report on the first quarter as of 31/07/2011.

The revaluation gains and losses are classified as follows:

All amounts in TEUR	Investment property		Property under construction		Properties sold and held for sale	
	01 May 2011– 31 July 2011	01 May 2010– 31 July 2010	01 May 2011– 31 July 2011	01 May 2010– 31 July 2010	01 May 2011– 31 July 2011	01 May 2010– 31 July 2010
Write-ups	115,973.9	100,147.1	12,318.8	7,982.1	3,563.9	5,786.1
Impairment losses	-70,328.9	-43,295.1	-2,545.8	-7,170.9	-38.0	0.0
<b>Total</b>	<b>45,683.0</b>	<b>56,852.0</b>	<b>9,773.0</b>	<b>811.2</b>	<b>3,525.9</b>	<b>5,786.1</b>

The following revaluation gains were recognised in 2011/12:

All amounts in TEUR	Investment property	Property under construction	Investment property and properties held for sale
Austria	29,355.4	36.3	2,399.2
Germany	3,194.8	0.0	1,164.7
Poland	11,708.1	11,653.1	0.0
Czech Republic	15.6	0.0	0.0
Slovakia	150.9	0.0	0.0
Hungary	10,970.8	0.0	0.0
Romania	19,537.9	629.4	0.0
Russia	40,524.5	0.0	0.0
Other	515.9	0.0	0.0
<b>Total</b>	<b>115,973.9</b>	<b>12,318.8</b>	<b>3,563.9</b>

The following table shows the classification of the impairment losses recognised in 2011/12 by country:

All amounts in TEUR	Investment property	Property under construction	Investment property and properties held for sale
Austria	-19,345.7	-1,038.2	-38.0
Germany	-3,638.2	0.0	0.0
Poland	0.0	0.0	0.0
Czech Republic	-2,528.1	-52.7	0.0
Slovakia	-48.6	0.0	0.0
Hungary	-190.9	0.0	0.0
Romania	-3,365.4	0.0	0.0
Russia	-9,965.6	-1,454.9	0.0
Other	-31,208.5	0.0	0.0
<b>Total</b>	<b>-70,328.9</b>	<b>-2,545.8</b>	<b>-38.0</b>

### 3.5 IMPAIRMENT AND RELATED REVERSALS

All amounts in TEUR	01 May 2011– 31 July 2011	01 May 2010– 31 July 2010
Revaluation of inventories	4,772.7	1,411.4
Valuation adjustments to receivables and expenses arising from derecognised receivables	-2,108.2	11,521.3
Miscellaneous	-1,763.5	-1,356.0
<b>Total</b>	<b>901.0</b>	<b>11,576.7</b>

The position "miscellaneous" consists primarily of scheduled amortisation on intangible assets and scheduled depreciation of tangible assets.

### 3.6 FINANCIAL RESULTS

All amounts in TEUR	01 May 2011– 31 July 2011	01 May 2010– 31 July 2010
<b>Financing expenses</b>	<b>-66.639,8</b>	<b>-56.802,1</b>
<b>Financing income</b>	<b>13.946,2</b>	<b>25.523,2</b>
<b>Foreign exchange differences</b>	<b>-40.870,0</b>	<b>-61.917,2</b>
Profit/(loss) on other financial instruments and proceeds on the disposal of financial instruments	-14.584,8	-10.369,6
Valuation of financial instruments at fair value through profit or loss	-2.624,0	693,3
Income from distributions	406,7	1.467,5
<b>Other financial results</b>	<b>-16.802,1</b>	<b>-8.208,8</b>
<b>Share of profit/loss from associated companies</b>	<b>-1.368,9</b>	<b>-231,1</b>
<b>Financial results</b>	<b>-111.734,6</b>	<b>-101.636,0</b>

Net financing costs and net financing revenue are attributable to financial instruments that are not carried at fair value.

The foreign exchange differences shown in the above table result primarily from the valuation of loans and Group financing.

Profit/(loss) on other financial instruments and proceeds on the disposal of financial instruments include expenses of EUR 14.1 million from the valuation of derivatives.

The valuation of financial instruments at fair value through profit of loss comprises revaluations of EUR 5.2 million and impairment losses of EUR 7.8 million.

### 3.7 INCOME TAXES

This item includes income taxes paid or owed by Group companies as well as provisions for deferred taxes.

All amounts in TEUR	01 May 2011– 31 July 2011	01 May 2010– 31 July 2010
Income tax expenses	-6,141.8	-5,660.1
Deferred tax expenses	2,302.5	-891.8
<b>Total</b>	<b>-3,839.3</b>	<b>-6,551.9</b>

### 3.8 NET ASSET VALUE

Net asset value is calculated in accordance with the Best Practices Policy Recommendations (Chapter 6.3) issued by the European Public Real Estate Association based on the following principles:

Equity as shown in the IFRS financial statements (excluding non-controlling interests) is adjusted by the difference between the carrying amount and the fair value of property that does not qualify for valuation at fair value. An adjustment is also made for any financial instruments that are not carried at fair value. In a last step, deferred tax assets and deferred tax liabilities are offset against equity.

	31 July 2011	30 April 2011	31 July 2010
Equity before non-controlling interests	5,252,100.2	5,155,841.0	5,168,142.0
Goodwill	-205,452.3	-202,281.5	-208,701.1
Deferred tax assets	-39,151.0	-61,862.4	-266,702.6
Deferred tax liabilities	442,760.6	471,301.1	891,900.6
Inventories (carrying amount)	224,051.2	214,482.4	250,643.8
Inventories (fair value)	232,061.7	221,011.4	261,500.1
<b>Net asset value</b>	<b>5,458,268.0</b>	<b>5,369,527.2</b>	<b>5,595,495.2</b>
Carrying amount of convertible bond 2011	159,204.1		192,859.7
<b>Net asset value (diluted)</b>	<b>5,617,472.1</b>	<b>5,561,678.5</b>	<b>5,788,354.9</b>
Number of shares excl. treasury shares (in 1,000)	959,451.9		1,044,216.8
Potential ordinary shares (in 1,000)	77,450.0		97,100.0
<b>Net asset value per share (in EUR)</b>	<b>5.69</b>	<b>5.71</b>	<b>5.36</b>
<b>Net asset value per share (in EUR) (diluted)</b>	<b>5.42</b>	<b>5.36</b>	<b>5.07</b>

The carrying amount per share is calculated by dividing equity before non-controlling interests by the number of shares:

	31 July 2011	30 April 2011	31 July 2010
Equity before non-controlling interests in TEUR	5,252,100.2	5,155,841.0	5,168,142.0
Number of shares excl. treasury shares (in 1,000)	959,451.9	940,951.9	1,044,216.8
<b>Carrying amount per share in EUR</b>	<b>5.47</b>	<b>5.48</b>	<b>4.95</b>

## 4. Notes to the Consolidated Balance Sheet

### 4.1 INVESTMENT PROPERTY

The development of the fair value of investment properties is shown below:

All amounts in TEUR	Investment property
<b>Balance on 01 May 2011</b>	<b>8,670,084.6</b>
Change in scope of consolidation	-653.3
Change in consolidation method	26,376.7
Currency translation adjustments	-112.0
Additions	10,744.4
Disposals	-8,116.1
Revaluation	49,208.9
Reclassification	-10,497.0
Reclassification IFRS 5	-25,580.1
<b>Balance on 31 July 2011</b>	<b>8,711,456.1</b>

Most of the disposals recognised as of 31/07/2011 were related to objects sold by BUWOG Bauen und Wohnen Gesellschaft mbH and ESG Wohnungsgesellschaft mbH Villach.

### 4.2 PROPERTY UNDER CONSTRUCTION

The development of the fair value of property under construction is shown in the following table:

All amounts in TEUR	Property under construction
<b>Balance on 01 May 2011</b>	<b>299,646.5</b>
Change in scope of consolidation	20,106.1
Change in consolidation method	25,625.0
Currency translation adjustments	1,434.9
Additions	47,445.1
Revaluation	9,773.0
Reclassification	15,476.1
<b>Balance on 31 July 2011</b>	<b>419,506.7</b>

The above additions represent capitalised construction costs.

## 4.3 INVESTMENTS IN ASSOCIATED COMPANIES

31 July 2011 All amounts in TEUR	TriGránit Centrum a.s.	GAIA Real Estate Investments S.A.	Bulreal EAD	Other	Total
<b>Carrying amount as of 01 May 2011</b>	<b>877.0</b>	<b>15,560.2</b>	<b>29,020.4</b>	<b>60,292.8</b>	<b>105,750.4</b>
Changes in the scope of consolidation	0.0	0.0	0.0	0.0	0.0
Disposal	0.0	0.0	0.0	0.0	0.0
Changes in shareholders' equity of associates	0.0	-1,297.3	0.0	0.0	-1,297.3
Distributions	0.0	0.0	0.0	-503.3	-503.3
Share of profit/(loss) from investments in other companies	-65.7	-1,532.5	447.5	0.0	-1,150.7
Impairment losses	0.0	-218.2	0.0	0.0	-218.2
<b>Carrying amount as of 31 July 2011</b>	<b>811.3</b>	<b>12,512.2</b>	<b>29,467.9</b>	<b>59,789.5</b>	<b>102,580.9</b>

## 4.4 TRADE AND OTHER RECEIVABLES

All amounts in TEUR	31 July 2011	Thereof remaining term under 1 year	Thereof remaining term between 1 and 5 years	Thereof remaining term over 5 years	30 April 2011
<b>Trade accounts receivable</b>					
Rents receivable	26,946.6	26,628.5	205.5	112.6	28,045.7
Miscellaneous	48,417.4	48,379.0	38.0	0.4	43,151.8
<b>Total trade accounts receivable</b>	<b>75,364.0</b>	<b>75,007.5</b>	<b>243.5</b>	<b>113.0</b>	<b>71,197.5</b>
<b>Accounts receivable from joint venture companies</b>	<b>404,081.2</b>	<b>25,166.7</b>	<b>48,905.4</b>	<b>330,009.1</b>	<b>425,550.9</b>
<b>Accounts receivable from associated companies</b>	<b>89,923.2</b>	<b>7,652.6</b>	<b>0.0</b>	<b>82,270.6</b>	<b>88,840.1</b>
<b>Other financial receivables</b>					
Cash and cash equivalents – time deposits	14,482.8	14,482.8	0.0	0.0	19,567.4
Financing	136,045.3	403.1	40,745.5	94,896.7	136,644.1
Administrative duties	124.0	124.0	0.0	0.0	129.5
Property management	5,451.4	5,084.0	294.2	73.2	6,000.2
Insurance	3,229.6	3,206.9	22.7	0.0	3,170.1
Commissions	2,907.3	1,285.8	1,410.4	211.1	2,829.5
Accrued interest	397.7	397.7	0.0	0.0	423.2
Outstanding purchase price receivables – sale of properties	17,252.6	17,252.6	0.0	0.0	19,255.0
Outstanding purchase price receivables – sale of shares in other companies	7,567.2	543.7	0.0	7,023.5	7,938.7
Miscellaneous	205,506.6	82,380.9	30,150.5	92,975.2	184,751.3
<b>Total other financial receivables</b>	<b>392,964.5</b>	<b>125,161.5</b>	<b>72,623.3</b>	<b>195,179.7</b>	<b>380,709.0</b>
<b>Other non-financial receivables</b>					
Tax authorities	95,440.4	73,790.3	21,650.1	0.0	86,744.1
<b>Total other non-financial receivables</b>	<b>95,440.4</b>	<b>73,790.3</b>	<b>21,650.1</b>	<b>0.0</b>	<b>86,744.1</b>
<b>Total</b>	<b>1,057,773.3</b>	<b>306,778.6</b>	<b>143,422.3</b>	<b>607,572.4</b>	<b>1,053,041.6</b>

The position "miscellaneous" includes receivables for input VAT, accrued operating costs, loans receivable, other deposits receivables and various items.

#### 4.5 OTHER FINANCIAL ASSETS

The following table shows the development of the IAS 39 investments:

All amounts in TEUR	Number of investments	31 July 2011	30 April 2011	Change in %
<b>Valuation recognised directly in equity</b>				
Focal points in Europe	2	43,610.2	40,158.4	8.60%
<b>Valuation through profit or loss</b>				
Focal points in Europe	9	88,249.8	86,799.3	1.67%
Focal points in Asia	2	4,404.7	4,052.5	8.69%
Focal points in America	4	24,030.2	21,889.5	9.78%
Other investments	5	29,640.6	29,913.3	-0.91%
<b>Total</b>	<b>22</b>	<b>189,935.5</b>	<b>182,813.0</b>	<b>3.90%</b>
Held for sale	2	17,153.6	129,098.7	-86.71%

#### 4.6 LIABILITIES FROM CONVERTIBLE BONDS

All amounts in TEUR	31 July 2011	Thereof remaining term under 1 year	Thereof remaining term between 1 and 5 years	Thereof remaining term over 5 years	30 April 2011
Convertible bond 2007–14	103,055.2	103,055.2	0.0	0.0	101,453.8
Convertible bond 2007–17	210,530.6	1,714.7	208,815.9	0.0	206,959.6
Convertible bond 2009–11	159,204.1	159,204.1	0.0	0.0	192,151.3
Convertible bond 2011–18	487,921.2	8,670.5	479,250.7	0.0	480,527.6
<b>Total</b>	<b>960,711.1</b>	<b>272,644.5</b>	<b>688,066.6</b>	<b>0.0</b>	<b>981,092.3</b>

#### 4.7 FINANCIAL LIABILITIES

The following table shows the composition and remaining terms of financial liabilities as of 31/07/2011:

All amounts in TEUR	31 July 2011	Thereof remaining term under 1 year	Thereof remaining term between 1 and 5 years	Thereof remaining term over 5 years	30 April 2011
Amounts due to financial institutions	3,591,637.4	585,458.5	1,703,643.1	1,302,535.8	3,624,272.7
Thereof secured by collateral	3,565,173.6	580,006.4	1,685,396.7	1,299,770.5	3,584,103.7
Thereof not secured by collateral	26,463.8	5,452.1	18,246.4	2,765.3	40,169.0
Amounts due to local authorities	379,414.8	21,456.1	83,415.8	274,542.9	378,250.9
Liabilities arising from finance leases	41,605.8	6,433.7	17,070.2	18,101.9	42,482.7
Liabilities arising from the issue of bonds	217,980.7	4,450.2	213,530.5	0.0	217,336.2
Financial liability – limited partnership interest	10,923.4	10,923.4	0.0	0.0	10,971.2
Other financial liabilities	52,405.4	899.4	50,950.9	555.1	55,868.9
<b>Total</b>	<b>4,293,967.5</b>	<b>629,621.3</b>	<b>2,068,610.5</b>	<b>1,595,735.7</b>	<b>4,329,182.6</b>

The major conditions of the financial liabilities as of 31/07/2011 are as follows:

	Currency	Interest rate	Remaining liability per company		Consolidated remaining liability per company <sup>1</sup>		Balance sheet in TEUR
		fixed/ variable	in 1,000	in TEUR	in 1,000	in TEUR	
Liabilities with financial institutions	CHF	fixed	4,846.0	4,244.2	4,846.0	4,244.2	
(loans and advances)	CHF	variable	187,548.4	164,256.7	187,548.4	164,256.7	
	EUR	fixed	265,174.3	265,174.3	185,267.3	185,267.3	
	EUR	variable	2,891,600.2	2,891,600.2	2,686,002.4	2,686,002.4	
	USD	fixed	33,955.7	23,811.8	30,560.1	21,430.6	
	USD	variable	92,493.5	64,862.2	85,721.0	60,112.9	
	EUR	fixed	76,473.1	76,473.1	76,473.1	76,473.1	<sup>2</sup>
	EUR	variable	416,008.9	416,008.9	416,008.9	416,008.9	<sup>2</sup>
<b>Total amounts due to financial institutions</b>				<b>3,906,431.4</b>		<b>3,613,796.1</b>	<b>3,591,637.4</b> <sup>3</sup>
<b>Liabilities with local authorities</b>	EUR	fixed	<b>550,598.2</b>	<b>550,598.2</b>	<b>550,598.2</b>	<b>550,598.2</b>	<b>379,414.8</b> <sup>4</sup>
<b>Liabilities arising from the issue of bonds</b>	EUR	fixed	<b>215,985.7</b>	<b>215,985.7</b>	<b>215,985.7</b>	<b>215,985.7</b>	<b>217,980.7</b>
<b>Liabilities arising from finance leases</b>	EUR					<b>52,682.3</b>	<b>41,605.8</b> <sup>5</sup>
<b>Financial liability – limited partnership interest</b>							<b>10,923.4</b>
<b>Other</b>							<b>52,405.4</b>
<b>Total</b>							<b>4,293,967.5</b>

<sup>1</sup> Excluding associated companies

<sup>2</sup> Relates to BUWOG Bauen und Wohnen Gesellschaft mbH, ESG Wohnungsgesellschaft mbH and Heller Fabrik Liegenschaftsverwertungs GmbH

<sup>3</sup> Includes accumulated amortisation on the difference between the original amount and the amount due at maturity (transaction costs)

<sup>4</sup> Present value of the interest component of liabilities held by BUWOG Bauen und Wohnen Gesellschaft mbH and ESG Wohnungsgesellschaft mbH, which are due to local authorities

<sup>5</sup> Discounted interest component of finance lease liabilities

## 4.8 TRADE AND OTHER LIABILITIES

All amounts in TEUR	31 July 2011	Thereof remaining term under 1 year	Thereof remaining term between 1 and 5 years	Thereof remaining term over 5 years	30 April 2011
<b>Trade accounts payable</b>	<b>65,051.8</b>	<b>55,040.2</b>	<b>9,740.1</b>	<b>271.5</b>	<b>73,642.1</b>
<b>Other financial liabilities</b>					
Fair value of derivative financial instruments (liabilities)	30,669.7	0.0	30,669.7	0.0	23,615.2
Property management	6,793.2	6,793.2	0.0	0.0	8,780.7
Amounts due to joint venture companies	63,047.5	23,827.3	25,717.2	13,503.0	69,493.9
Participation rights and silent partners' interests	2,385.9	1,816.3	0.0	569.6	2,580.3
Amounts due to associated companies	6,424.8	2,166.8	4,224.4	33.6	5,841.3
Construction and refurbishment	34,893.8	22,959.8	8,836.1	3,097.9	29,956.0
Outstanding purchase prices (share deals)	171,823.3	159,579.9	1,043.4	11,200.0	167,210.3
Outstanding purchase prices (acquisition of properties)	372.9	200.0	172.9	0.0	569.9
Miscellaneous	117,645.4	38,840.2	42,471.7	36,333.5	133,139.2
<b>Total financial liabilities</b>	<b>434,056.5</b>	<b>256,183.5</b>	<b>113,135.4</b>	<b>64,737.6</b>	<b>441,186.8</b>
<b>Other non-financial liabilities</b>					
Tax authorities	29,513.7	27,713.4	1,670.6	129.7	23,348.4
Rental and lease prepayments	38,046.9	31,909.8	2,292.9	3,844.2	39,230.3
Income from the sale of rental rights	109.3	34.8	49.3	25.2	118.0
<b>Total non-financial liabilities</b>	<b>67,669.9</b>	<b>59,658.0</b>	<b>4,012.8</b>	<b>3,999.1</b>	<b>62,696.7</b>
<b>Total</b>	<b>566,778.2</b>	<b>370,881.7</b>	<b>126,888.3</b>	<b>69,008.2</b>	<b>577,525.6</b>

Miscellaneous financial liabilities include approx. EUR 48.2 million of financing and deposits received by BUWOG Bauen und Wohnen Gesellschaft mbH, ESG Wohnungsgesellschaft mbH Villach and „Heller Fabrik“ Liegenschaftsverwertungs GmbH.

Miscellaneous liabilities also include amounts payable to non-controlling interests in full consolidated companies.

## 5. Subsequent Events

The number of voting rights rose to 1,094,623,586 as of 19/09/2011. This increase resulted from the issue of shares following the exercise of conversion rights by the holders of the 2009–11 convertible bonds issued by IMMOFINANZ AG.

## 6. Statement by the Executive Board

We confirm to the best of our knowledge that these quarterly financial statements provide a true and fair view of the assets, liabilities, financial position and profit or loss of the Group as required by the applicable accounting standards.

Vienna, 19 September 2011

The Executive Board



**Eduard Zehetner**  
Chief Executive Officer



**Daniel Riedl FRICS**  
Member of the Executive Board



**Manfred Wiltschnigg MRICS**  
Member of the Executive Board

**Imprint**

IMMOFINANZ AG, Wienerbergstraße 11, 1100 Vienna, Austria  
T +43 (0)5 7111, F +43 (0)5 7111 – 8888, [www.immofinanz.com](http://www.immofinanz.com)

**Photos**

IMMOFINANZ Group, Stephan Huger, Sabine Klimpt, Franco Winter

**Concept and Design**

k25 neue Medien neue Werbung

**Printing**

Trendmarketing

**Disclaimer**

We have prepared this report and verified the data herein with the greatest possible caution. However, errors arising from rounding, transmission, typesetting or printing cannot be excluded. This report contains assumptions and forecasts that were based on information available at the time this report was prepared. If the assumptions underlying these forecasts are not realised, actual results may differ from the results expected at the present time. Automatic data processing can lead to apparent mathematical errors in the rounding of numbers or percentage rates. This report is published in German and English, and can be downloaded from the investor relations section of the IMMOFINANZ website. In case of doubt, the German text represents the definitive version. This report does not represent a recommendation to buy or sell shares in IMMOFINANZ AG.

### Key Data on the IMMOFINANZ Share

Established	April 1990
Listing	Vienna Stock Exchange
Segment	ATX
ISIN	AT0000809058
Ticker symbol Vienna Stock Exchange	IIA
Reuters	IMFI VI
Bloomberg	IIA AV
Included in the following indexes	WBI, ATX, ATX Prime, Immobilien-ATX, GPR 250, NTX, E&G EPIX, EURO STOXX, STOXX EUROPE 600
Datastream	O: IMMO 866289
Number of shares	1,063,873,586
Bearer shares	1,063,873,580
Registered shares	6
Financial year	01 May to 30 April

### Financial calendar 2011/12

28 September 2011	Annual general meeting
20 December 2011	Report on the first half-year
26 March 2012	Report on the third quarter

**IMMOFINANZ AG**  
Wienerbergstraße 11  
1100 Vienna, Austria  
T +43 (0)5 7111  
F +43 (0)5 7111 – 8888  
[investor@immofinanz.com](mailto:investor@immofinanz.com)  
[www.immofinanz.com](http://www.immofinanz.com)