

– IMMOFINANZ –



Earnings Presentation FY 2021



20 April 2022

- Highlights
- Results and Financing
- Portfolio
- ESG
- Outlook
- Appendix

Successful strategy to enhance value and accelerate growth – IMMOFINANZ –



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



Clear brand-strategy, focused on innovative office and retail solutions and affordable housing with strong customer orientation



Robust financial structure and IG rating¹ support long-term growth and stable cash flow



Strong commitment to sustainability affects entire range of activities



Experienced and successful management team



Sustainable dividend policy

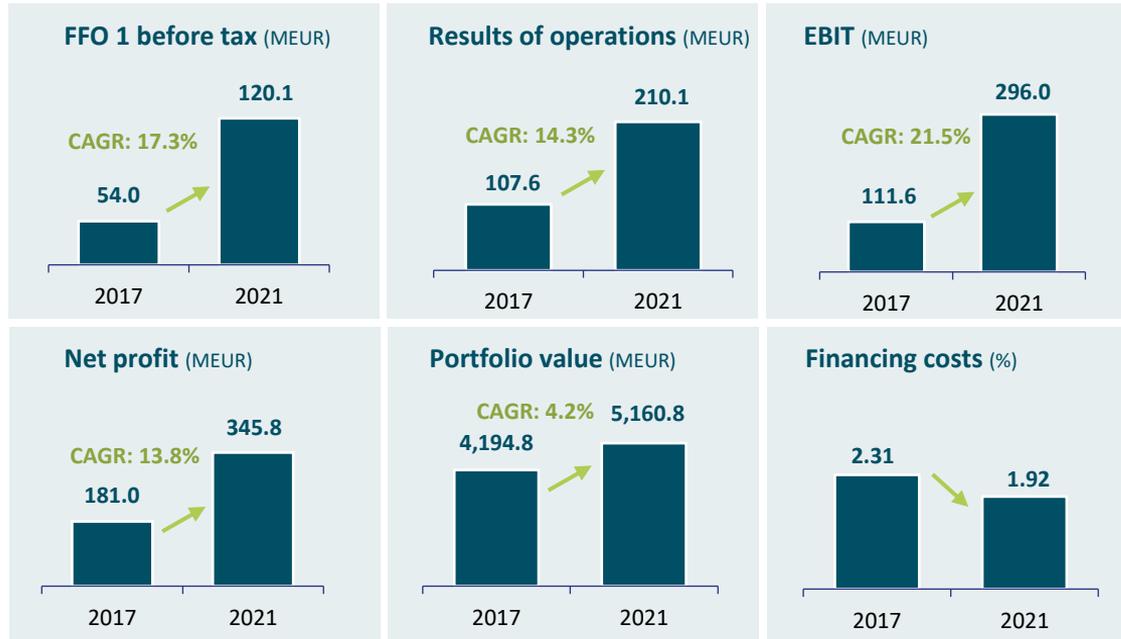
Well-defined portfolio strategy with crisis-resilient and sustainable real estate solutions

Robust financial fundament as strong base for further growth and a sustainable dividend policy

¹ Investment Grade Rating of BBB- / stable outlook

Excellent performance 2017–2021

– IMMOFINANZ –



Clear double-digit annual growth (CAGR¹) of key profitability indicators in the last five years despite challenging market environment in 2020 and 2021

Disproportionately positive development in relation to portfolio growth underpins value-enhancing strategy

Reduction in average financing costs by 39 basis points to a low level of 1.9%

¹ Compound annual growth rate (CAGR) is the annualized average rate of growth

Portfolio 2021

– IMMOFINANZ –



MEUR **284.7**

Rental income

-1.7%

(2020: MEUR 289.5)

MEUR **211.0**

Results of asset management

+2.2%

(2020: MEUR 206.4)

MEUR **210.1**

Results of operations

+45.9%

(2020: MEUR 143.9)

95.1%

Occupancy rate

-0.9PP

(12/2020: 96.0%)

MEUR **5,160.8**

Portfolio value

+3.7%

(12/2020: MEUR 4,978.9)

6.3%

Gross return

Based on invoiced rents

(12/2020: 6.6%)

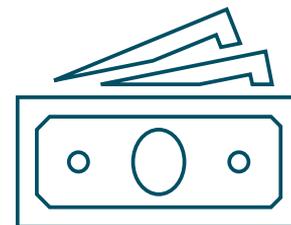
Financials 2021

– IMMOFINANZ –

MEUR **386.3**
Earnings before tax
(2020: MEUR -160.4)

MEUR **345.8**
Net profit
(2020: MEUR -165.9)

36.7%
Net LTV
(12/2020: 37.8%)



MEUR **120.1**
FFO 1
-4.7%
(2020: MEUR 126.1)

MEUR **987.1**
Cash and cash equivalents
-6.1%
(12/2020: MEUR 1,051.4)

EUR **29.2**
EPRA NTA/share
+4.9%
(12/2020: EUR 27.8)

- Highlights
- **Results and Financing**
- Portfolio
- ESG
- Outlook
- Appendix

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

	2021 in MEUR	2020 in MEUR	Change absolute	Change in %
Rental income	284.7	289.5	-4.9	-1.7
Results of asset management	211.0	206.4	4.5	2.2
Results of property sales	25.7	7.9	17.8	≥ 100.0
Results of property development	18.9	-24.2	43.1	n/a
Results of operations	210.1	143.9	66.1	45.9

– IMMOFINANZ –

- Results of asset management increased as property expenses declined by 14.5% to MEUR -61.4. Due to the pandemic, write-offs of rents receivables still influenced results with MEUR -11.9 (2020: MEUR -29.2).
- Results of property sales more than tripled with the largest positive effect resulting from the sale of the German office building Cluster Produktionstechnik Aachen. Based on a total sales volume of MEUR 328 this represents a gain on sales of 7,8%.
- Results of property development strongly positive, mainly due to valuation effects from our office development in Düsseldorf.

P&L – positive revaluation

– IMMOFINANZ –

	2021 in MEUR	2020 in MEUR	Change absolute	Change in %
Revaluation results from standing investments	85.9	-156.6	242.5	n/a

Revaluation – country split

All amounts in MEUR	Carrying amount 31 12 2021	Revaluation results 2021
Austria	847.5	45.5
Germany	470.6	32.7
Poland	980.4	-1.4
Czech Republic	562.0	10.0
Slovakia	327.1	-0.3
Hungary	385.4	3.6
Romania	660.2	6.0
Adriatic	439.4	-8.5
Other countries	12.2	-1.7
Total	4,684.8	85.9

Revaluation – asset class split

All amounts in MEUR	Carrying amount 31 12 2021	Revaluation results 2021
Office	2,771.6	65.7
Retail	1,845.2	21.0
Other	68.0	-0.8
Total	4,684.8	85.9

- Revaluation gain from standing investments is equivalent to approximately 1.8% of the portfolio's carrying amount at the end of December 2021.
- Office: Positive revaluations are related primarily to properties in Düsseldorf, Vienna and Warsaw.
- Retail: Positive effects from individual VIVO! shopping centers in Romania and the Czech Republic following an improvement in the operating environment.

P&L – net profit turns strongly positive

– IMMOFINANZ –

	2021 in MEUR	2020 in MEUR	Change absolute	Change in %
Financial results	90.4	-147.8	238.2	n/a
thereof net financing costs	-79.3	-61.8	-17.5	-28.3
thereof profit/loss from at equity accounted invest.	139.8	-69.5	209.3	n/a
Earnings before tax	386.3	-160.4	546.8	n/a
Net profit or loss	345.8	-165.9	511.7	n/a
Earnings per share (in EUR, diluted ²)	2.6	-1.5	4.1	n/a

- Financing costs reflect the year-on-year increase in the financing volume – above all due to the issue of a MEUR 500 corporate bond in October 2020.
- Income from at equity accounted investments amounts to MEUR 139.8 (2020: MEUR -69.5), thereof MEUR 134.0 from S IMMO (MEUR 85.3 positive revaluation and MEUR 48.8 share of results¹).

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

¹ As of 31 December 2021, S IMMO was included at equity based on an extrapolation of the financial statements as of 30 September 2021 and including additional material effects (among others, based on ad-hoc reports and other published information).

² Number of shares included for 2021: 123,293,525 (basic) and 137,069,885 (diluted); number of shares included for 2020: 111.595.279 (basic, no dilution due to loss)

FFO 1 slightly below the previous year due to higher financing costs and lower dividend from S IMMO

Amounts in MEUR	P&L 2021	Adjustments	FFO 2021
Results of asset management	211.0	0.2	211.2
Results of property sales	25.7	-25.7	0.0
Results of property development	18.9	-18.9	0.0
Other operating income	2.2	-0.9	1.2
Other operating expenses	-47.7	7.9	-39.7
Results of operations	210.1	-37.4	172.7
Other revaluation results	85.9	-85.9	0.0
Operating profit (EBIT)	296.0	-123.3	172.7
Financial results	90.4	-152.7	-62.3
FFO 1 before tax (excl. S IMMO)			110.4
FFO 1 before tax/share in EUR (excl. S IMMO)			0.90
Dividends of S IMMO			9.7
FFO 1 before tax			120.1
FFO 1 per share before tax in EUR			0.97
Number of shares for calculation ¹			123,293,525

– IMMOFINANZ –

FFO 1 (before tax)

MEUR **120.1** -4.7%

(2020: MEUR 126.1)

FFO 1 (before tax)/share

EUR **0.97** -13.8%

(2020: EUR 1.13)

Decline in FFO 1 reflects the increase in financing costs as well as a lower dividend payment from S IMMO (MEUR 9.7 million versus MEUR 13.7).

Disproportionate decline of FFO 1/share results from the increased number of shares¹.

¹ Number of shares for calculation: 123,293,525 shares as of 31 December 2021 and 111,595,279 shares as of 31 December 2020
Rounding differences may result from the use of automatic data processing for the addition of rounded amounts.

Robust liquidity profile and diversified debt structure

– IMMOFINANZ –

Maturity profile by year as of 31 December 2021



	Outstanding liability in TEUR as of 31 12 2021	Weighted average interest rate incl. derivatives costs in % ¹
Convertible bonds ²	283,215.7	1.50
Corporate bonds	982,115.1	2.56
Bank liabilities ³	1,819,582.0	1.64
IMMOFINANZ	3,084,912.9	1.92

¹ Calculation basis: remaining debt (nominal amount)

² Convertible bond 2024 was "in the money" as of 31 December 2021 and classified as short-term on the balance sheet. A total of EUR 284.8 million had been converted by the end of March 2022

³ Including IFRS 5

- Strong liquidity position of **MEUR 987.1** and further financial flexibility from a **MEUR 100** credit line
- Net LTV at a conservative level of **36.7%** (12/2020: 37.8%)
- Financing costs (weighted average interest rate including hedging costs) at a low level of **1.92%** (12/2020: 1.99%)
- Remaining term of financing at **3.8 years**
- Unencumbered asset pool of MEUR 1,476.8 (28.6%) resp. **MEUR 2,028.2 (35.5%)** including S IMMO shares based on EPRA NAV
- **Confirmed IG rating** (BBB- with stable outlook)

Hedging quota **88.8%** (12/2020: 88.6%)



- Highlights
- Results and Financing
- **Portfolio**
- ESG
- Outlook
- Appendix

Overview – quality portfolio with robust occupancy

Portfolio value
MEUR 5,160.8
 (12/2020: MEUR 4,978.9)

Standing investments
MEUR 4,506.2
 (12/2020: MEUR 4,428.5)

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

6.3% on invoiced rent basis¹
 (12/2020: 6.6%)

Unexpired lease term
 (weighted, average)

4.3 years
 (12/2020: 4.2)

Portfolio segmentation

Portfolio allocation office and retail



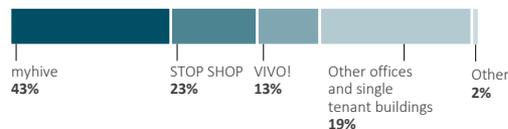
Solid standing investments/developments ratio



Invested in Austria, Germany and CEE/SEE



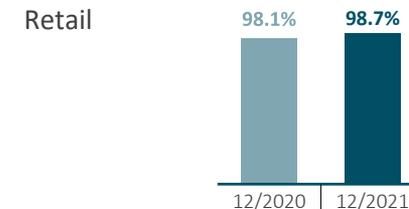
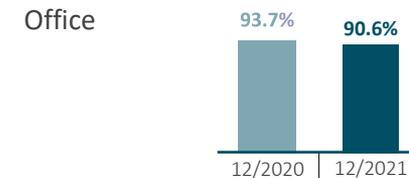
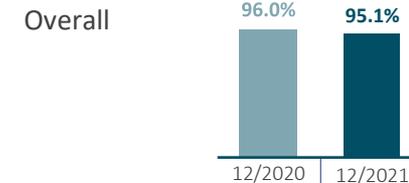
Clear focus on three brands



Segmentation information based on portfolio value

– IMMOFINANZ –

Robust occupancy rate



¹ Information provided for better comparability in relation to peer group

Successful with brands – waiting lists for flexible myhive solutions



myhive offices

myhive Haller Gardens (HU) finalized by end of 2021, myhive Medienhafen Alto (DE) to follow in 2022. Further rollout of flexible myhive products in all countries. Waiting list for several flexible myhive locations.

27 properties in seven countries

Rentable space	605,946 sqm
Occupancy rate	91.0%
Rental income Q4 2021 ¹	MEUR 20.5
Carrying amount	MEUR 1,789.7
Gross return IFRS/invoiced rents ²	4.6%/5.3%



STOP SHOP retail parks

Positioned as leading retail park operator in Europe. Latest acquisition in Italy in Q1 2022 (STOP SHOP Udine with 33,000 sqm) brings overall number of locations to 100 – further growth to 140 planned.

99 properties in ten countries

Rentable space	750,135 sqm
Occupancy rate	98.9%
Rental income Q4 2021 ¹	MEUR 22.4
Carrying amount	MEUR 1,112.7
Gross return IFRS / invoiced rents ²	8.1%/8.2%

– IMMOFINANZ –



VIVO! shopping centers

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

10 properties in four countries

Rentable space	312,444 sqm
Occupancy rate	98.2%
Rental income Q4 2021 ¹	MEUR 13.5
Carrying amount	MEUR 669.4
Gross return IFRS / invoiced rents ²	8.1%/8.5%

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

² Information provided for better comparability in relation to peer group; difference to return based on IFRS rent is due to accrual of rental incentives, which are accrued on a straight line basis over the contract term under IFRS but are not included in the invoiced rent.

Developments – focus on sustainable and flexible myhive office buildings and further STOP SHOP expansion

– IMMOFINANZ –



Development projects	Number of properties	Carrying amount in MEUR	Carrying amount in %	Open construction costs in MEUR	Rentable space in sqm	Expected fair value after completion in MEUR	Exp. rental income at full occupancy in MEUR	Exp. yield after completion in % ¹
Austria	3	91.8	19.9	53.9	33,076	145.7	6.2	4.2
Germany	1	163.6	35.5	8.0	21,707	171.6	6.5	3.8
Poland	1	2.8	0.6	6.6	6,732	10.0	0.8	8.4
Hungary	1	72.6	15.8	5.2	33,896	77.8	6.2	8.0
Romania	4	109.1	23.7	81.7	77,879	195.8	14.7	7.7
Adriatic ²	7	20.9	4.5	60.9	55,344	85.8	6.9	8.4
Active projects	17	460.8	100.0	216.2	228,634	686.7	41.3	6.1
In preparation	7	13.5						
IMMOFINANZ	24	474.3						

Development projects: 9.2% of portfolio value with moderate costs to completion

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

² Croatia

Profitable property sales with a volume of MEUR 330

– IMMOFINANZ –

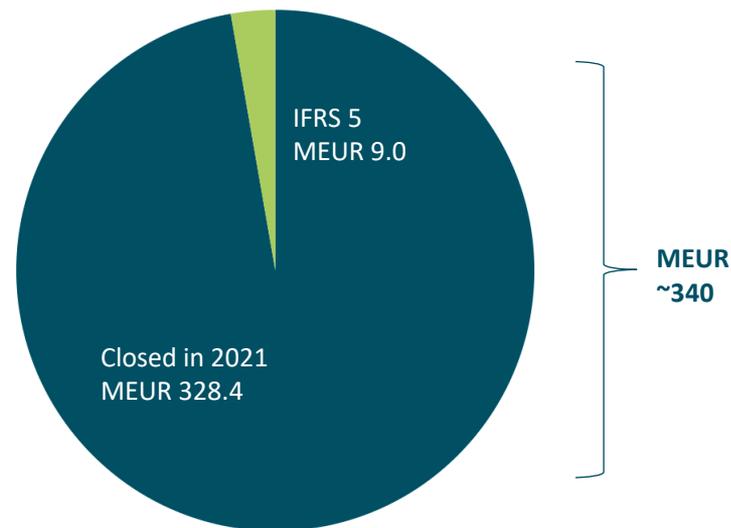
Property marketing and transactions continue successfully

- **Property sales** with a value of **MEUR 328.4** closed in 2021 (asset and share deals)
- **Largest transactions** comprised the sale of Cluster Produktionstechnik in Aachen, eight office buildings in Poland, three office buildings in Budapest and one office building in Austria and Czech Republic each
- Sales contributed with MEUR 25.7 or a yield on sales volume of 7.8% to the financial results 2021

Outlook

- As of 31 December 2021, real estate assets with a carrying amount of MEUR 9.0 are classified as “held for sale” (IFRS 5)
- Further **cycle-optimized disposals under review**

Property sales 2021



Property acquisitions



Acquisition of a prime Bucharest office location

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

STOP SHOP goes Italy and Croatia

- Acquisition of two fully occupied retail parks in Italy in San Fior (07/2021) and Udine (02/2022) with together 60,000 sqm rentable space
- Acquisition of more than 20 land plots in medium-sized Croatian cities to secure further growth in this attractive market
- Investment volume to date for these transactions amounts to MEUR 185.0
- Overall further investment volume in the two countries to reach approx. MEUR 300.0 in the next years



Quick recovery of footfall after lockdowns and higher sales per visit – STOP SHOP turnover back at pre-crisis level



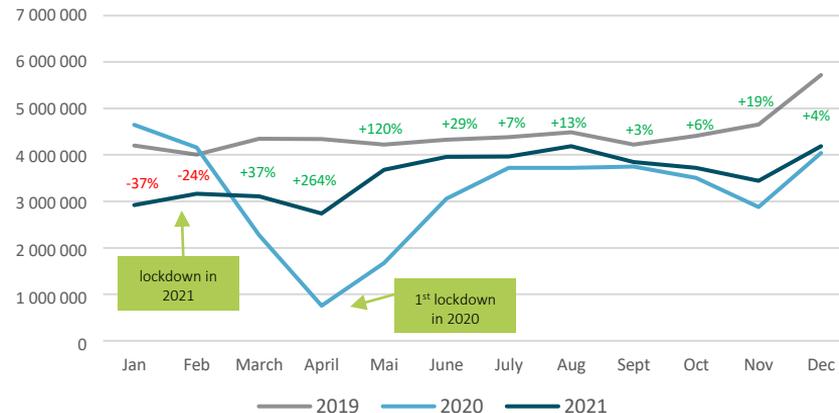
Month-on-month comparison of visitors 2019–2021 (like for like¹)
percentage change refers to 2021 vs. 2020



¹ 72 STOP SHOPS in eight countries



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



At the end of November 2021, 15% (~161,000 sqm) of retail space was temporarily closed after 45% at the end of March 2021. Currently no temporarily closings due to Covid-19

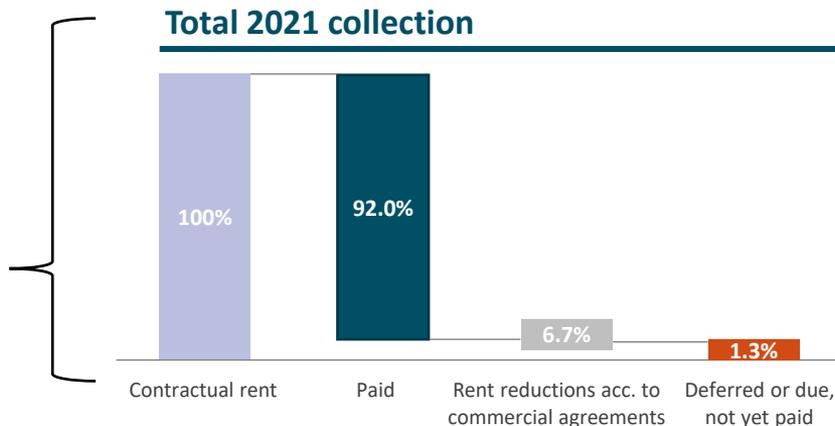
STOP SHOP (like for like)	2021 vs. 2020	2021 vs. 2019
Footfall	+1%	-19%
Sales	+9%	-1%

VIVO! (like for like)	2021 vs. 2020	2021 vs. 2019
Footfall	+12%	-20%
Sales	+23%	-12%

Improving Cash collection¹ (from contractual rent)

	Total	OFFICE	RETAIL
Total 2020	88%	94%	82%
Q1 2021	86%	92%	80%
Q2 2021	91%	97%	86%
Q3 2021	95%	97%	94%
Q4 2021	95%	96%	94%
Total 2021	92%	95%	89%
Total 2021²	99%	99%	98%

- Significant improvement of cash collection rate in retail in the course of 2021 as a result of successful negotiations with retailers and relief of restrictions
- Including rent discounts, overall collection rate reached 99%



¹ Including service charges

² Including rent discounts, as of 8 April 2022

- Highlights
- Results and Financing
- Portfolio
- **ESG**
- Outlook
- Appendix

Highlights 2021

Sustainability certifications:

Further increase of certified space to ~50% of overall space



Net Zero Emission Strategy – Target to be emission-free along entire value chain by 2040

Selected by the UN to participate in the **World Climate Summit 2022** as one of 45 companies worldwide

Green Certifications in % of portfolio



On Top Living: Portfolio expansion into sustainable and affordable housing

Participant in the **United Nations Global Compact**, the world's largest corporate sustainability initiative



ESG training for all employees and development of **overall ESG strategy**

■ Certified
■ In Preparation for...

Our ESG strategy - five focus areas



Our ESG strategy - selected targets



CO₂ REDUCTION

60% absolute emission reduction (scope 1, 2 and 3) by 2030 (baseline year 2019)

Net-Zero emissions (scope 1, 2 and 3) per sqm of controlled area by 2030

Net-Zero by 2040 (Scope 1, 2 and 3)



ENERGY EFFICIENCY

Energy efficiency refurbishments on a yearly minimum rate of 5% of total gross leasable area (GLA)

Digitalization of consumption data and full roll-out of smart metering by 2025



RENEWABLE ENERGY

100% renewable energy purchase of controlled area by 2024

60% STOP SHOP roofs covered with PV by 2030



SOCIALLY SUSTAINABLE SPACES

Development of a green lease strategy and roll-out by 2023

Development of criteria for sustainable and healthy spaces by 2024

Achievement of top building certifications across portfolio and aspire alignment with EU taxonomy

Active involvement in the development and alignment of build certification



SOCIALLY SUSTAINABLE WORK PLACES

Empower employees to be successful in their current and future roles, along career path and guided succession planning

Ensure gender and national diversity across organization on Group and local level



ENVIRONMENTAL AND SOCIAL IMPACT ACROSS THE SUPPLY CHAIN

Supplier Assessment: identifying and evaluating social and environmental impacts for all material supplier groups by 2023

Start setting up audit programme to assess, set preventive measures and monitor by 2024

- Highlights
- Results and Financing
- Portfolio
- ESG
- **Outlook**
- Appendix

Change-of-control events for bank financing and bonds

- CPI Property Group (CPIPG) attained a controlling interest over IMMOFINANZ in March 2022 with over 50% of shares
- That triggered Change-of-Control (CoC) events for existing bank financing (credit volume of MEUR 1,364 as of 12/2021) and for the two corporate bonds 2023 and 2027 (outstanding nominal volume of MEUR 983 as of 12/2021)
- Depending on the volume, IMMOFINANZ could see an additional substantial increase in liquidity requirements over the short-term that could also have an effect on the planned portfolio growth and capital market guidance for the financial year 2022
- As final estimate of the total liquidity requirements is not possible right now, the **recommendation for the dividend for the FY 2021** will be communicated on a timely basis before the AGM in July 2022

Bank financing affected by CoC

- Financing banks were entitled to call loans prematurely
- All of the entitled banks issued consent declarations for the change-of-control event
- Some of these declarations are still conditional, but IMMOFINANZ expects them to become final
- So far, no bank financing has been called due prematurely

Corporate bonds affected by CoC

- Bondholders are entitled to put their bonds to the company at 101% of nominal value plus accrued interest up to 25 April 2022
- As of 15 April 2022, bondholders had exercised their sale rights for a volume of MEUR 250.5

Full pipeline for further value-creating growth

Strong pipeline for further portfolio growth with myhive, STOP SHOP and On Top Living for sustainable and affordable housing



myhive offices

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

STOP SHOP retail parks

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



ON TOP Living

- Responsible land use (overbuilding of our STOP SHOP properties) and sustainable construction, materials and energy use
- Important contribution to fight against climate change, ground sealing and exploding housing costs
- Potential for 600,000 sqm of housing space or 12,000 smart and sustainable apartments

Guidance for 2022

Assuming a moderate impact of the pandemic on markets and business activities in the financial year 2022 and depending on final liquidity requirements for change-of-control events

Portfolio growth

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

FFO 1

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

Financial policy

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

S IMMO

- Stake of approx. 26.5% in S IMMO
- Attractive tax-free dividend yield
- IMMOFINANZ keeps **all strategic options open** regarding its stake in S IMMO

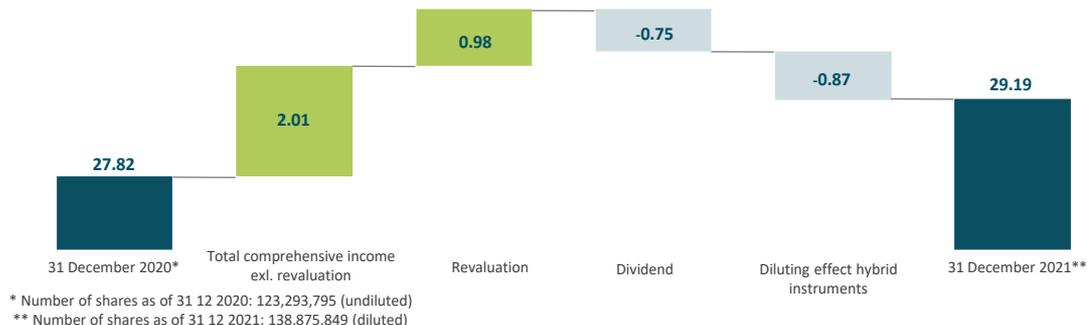
Dividend

- Sustainable dividend payer
- Dividend payout for FY 2022 of approx. **70% of FFO 1 before tax**

- Highlights
- Results and Financing
- Portfolio
- ESG
- Outlook
- **Appendix**

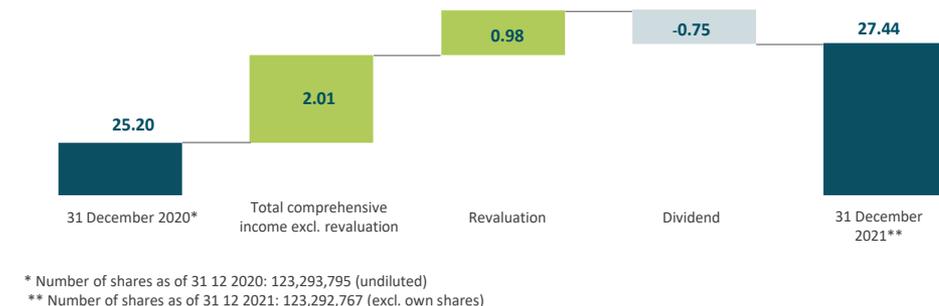
EPRA NTA and book value per share increased by 5% resp. 9%

Development of EPRA NTA per share in EUR



EPRA NTA/share
EUR 29.19
+4.9%

Development of IFRS book value per share in EUR



Book value/share
EUR 27.44
+8.9%

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

Amounts in TEUR	2021	2020	Change absolute	Change in %
Rental income	284 688	289 549	-4 861	-1.7%
Operating costs charged to tenants	88 656	85 329	3 327	3.9%
Other revenues	1 707	2 823	-1 116	-39.5%
Revenues	375 051	377 701	-2 650	-0.7%
Expenses from investment property	-61 401	-71 849	10 448	14.5%
Operating expenses	-102 691	-99 414	-3 277	-3.3%
Results of asset management	210 959	206 438	4 521	2.2%
Results of property sales	25 710	7 934	17 776	≥ +100.0%
Results of property development	18.897	-24 173	43 070	n/a
Other operating income	2 150	2 659	-509	-19.1%
Other operating expenses	-47 654	-48 909	1 255	2.6%
Results of operations	210 062	143 949	66 113	45.9%
Revaluation result from standing investments and goodwill	85 893	-156 599	242 492	n/a
Operating profit (EBIT)	295 955	-12 650	308 605	n/a
Net financing costs	-79 266	-61 781	-17 485	-28.3%
FX differences and other financial results	29 811	-16 497	46 308	n/a
Net profit or loss from equity-accounted investments	139 831	-69 496	209 327	n/a
Financial results	90 376	-147 774	238 150	n/a
Earnings before tax (EBT)	386 331	-160 424	546 755	n/a
Taxes	-40 494	-5 459	-35 035	≤ -100.0%
Net profit or loss	345 837	-165 883	511 720	n/a

Like-for-like rental income with stable trend

On a like-for-like basis (adjusted for acquisitions, completions and sales for comparability with Q4 2020) rental income developed stable in the fourth quarter of 2021 (MEUR -1.0 or -1.6% to MEUR 63.0).

Most markets were stable to moderately positive, while the slight decline in the Adriatic-Region resulted from a positive non-recurring effect in the previous year and does not indicate a downward trend in rental income.

Standing investments ¹ as of 31 December 2021	Number of properties	Carrying amount in MEUR	Carrying amount in %	Rental income Q4 2021 in MEUR	Rental income Q4 2020 in MEUR	Change in MEUR
Austria	22	737.8	18.0	7.9	7.7	0.3
Germany	1	257.4	6.3	2.1	2.1	0.0
Poland	24	980.4	23.9	15.3	15.3	0.0
Czech Republic	17	534.2	13.0	7.0	6.4	0.6
Hungary	19	382.7	9.3	7.4	6.8	0.5
Romania	11	575.1	14.0	11.1	11.1	0.0
Slovakia	20	326.0	7.9	5.4	6.1	-0.7
Adriatic	27	313.7	7.6	6.7	8.4	-1.7
IMMOFINANZ	141	4,107.3	100.0	63.0	64.0	-1.0
Rental income from properties sold/acquired, adjustments and development projects				5.3		
IMMOFINANZ				68.3		
Office	40	2,430.3	59.2	29.1	29.5	-0.3
Retail	101	1,677.0	40.8	33.9	34.5	-0.6
IMMOFINANZ	141	4,107.3	100.0	63.0	64.0	-1.0

¹ Calculation only includes those properties which were fully owned by IMMOFINANZ in both periods, i.e. it excludes acquisitions, completions and sales. Rounding differences may result from the use of automatic data processing equipment for the addition of rounded amounts and percentage rates.

Revaluation like-for-like shows increase of 2.1%

A like-for-like analysis (after an adjustment for acquisitions, completions and sales to improve comparability) shows a positive valuation effect of MEUR 88.4 for 2021 (2020: MEUR -145.6), equivalent to 2.1% of the carrying amount (IfI) at the end of December 2021.

Revaluation gains are mainly attributable to office properties in Austria and Germany and STOP STOP retail parks.

Standing investments ¹ as of 31 December 2021	Number of properties	Carrying amount 31 December 2021	Valuation effects 2021
Austria	22	737.8	39.3
Germany	1	257.4	16.2
Poland	24	980.4	-1.4
Czech Republic	17	534.2	9.0
Hungary	19	382.7	3.7
Romania	11	575.1	13.5
Slovakia	20	326.0	-0.3
Adriatic	27	313.7	8.5
IMMOFINANZ	141	4,107.3	88.4
Office	40	2,430.3	50.2
thereof myhive	25	1,507.0	15.9
Retail	101	1,677.0	38.2
thereof VIVO!/shopping centers	10	669.4	3.4
thereof STOP SHOP/retail parks	89	996.5	34.8
thereof other retail	2	11.1	0.0
IMMOFINANZ	141	4,107.3	88.4

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

Total property portfolio

As of 31 December 2021	Number of properties	Standing investments in MEUR	Development projects in MEUR	Pipeline projects ¹ in MEUR	Property portfolio in MEUR	Property portfolio in %
Austria	31	817.8	91.9	29.7	939.5	18.2
Germany	5	470.0	163.6	0.6	634.2	12.3
Poland	26	980.4	3.3	0.0	983.6	19.1
Czech Republic	20	562.0	2.3	0.0	564.4	10.9
Hungary	23	382.7	72.6	2.7	458.0	8.9
Romania	35	575.1	109.7	86.7	771.6	15.0
Slovakia	21	326.0	0.0	1.2	327.1	6.3
Adriatic ²	60	392.1	30.9	47.3	470.2	9.1
Further countries ³	4	0.0	0.0	12.2	12.2	0.2
IMMOFINANZ	225	4,506.2	474.3	180.3	5,160.8	100.0
		87.3%	9.2%	3.5%	100.0%	



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

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

³ Turkey

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

Office standing portfolio

– IMMOFINANZ –

Germany 17.3%

Number of properties	2
Carrying amount in MEUR	470.0
Rentable space in sqm	65,945
Occupancy rate in %	77.6
Rental income Q4 2021 in MEUR ¹	2.5
Gross return in %	2.2

Poland 25.9%

Number of properties	10
Carrying amount in MEUR	702.2
Rentable space in sqm	232,022
Occupancy rate in %	94.5
Rental income Q4 2021 in MEUR ¹	9.5
Gross return in %	5.4

Austria 24.7%

Number of properties	10
Carrying amount in MEUR	668.8
Rentable space in sqm	165,129
Occupancy rate in %	95.9
Rental income Q4 2021 in MEUR ¹	6.2
Gross return in %	3.7

Czech Republic 13.7%

Number of properties	6
Carrying amount in MEUR	372.9
Rentable space in sqm	107,943
Occupancy rate in %	96.0
Rental income Q4 2021 in MEUR ¹	4.1
Gross return in %	4.4

Slovakia 2.2%

Number of properties	2
Carrying amount in MEUR	58.9
Rentable space in sqm	35,612
Occupancy rate in %	89.7
Rental income Q4 2021 in MEUR ¹	0.9
Gross return in %	5.8

Hungary 6.6%

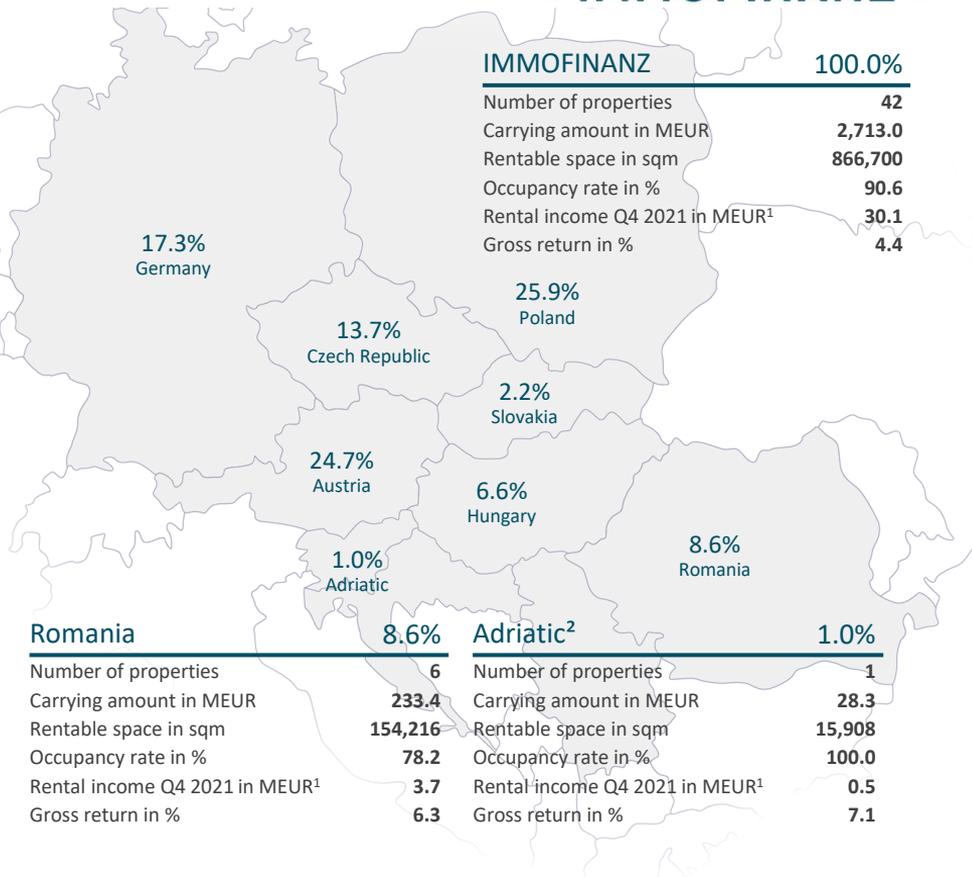
Number of properties	5
Carrying amount in MEUR	178.6
Rentable space in sqm	89,925
Occupancy rate in %	93.8
Rental income Q4 2021 in MEUR ¹	2.8
Gross return in %	6.3

Romania 8.6%

Number of properties	6
Carrying amount in MEUR	233.4
Rentable space in sqm	154,216
Occupancy rate in %	78.2
Rental income Q4 2021 in MEUR ¹	3.7
Gross return in %	6.3

IMMOFINANZ 100.0%

Number of properties	42
Carrying amount in MEUR	2,713.0
Rentable space in sqm	866,700
Occupancy rate in %	90.6
Rental income Q4 2021 in MEUR ¹	30.1
Gross return in %	4.4



Data as of 31 December 2021

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

Retail standing portfolio

Czech Republic 10.5%

Number of properties	13
Carrying amount in MEUR	189.2
Rentable space in sqm	112,371
Occupancy rate in %	99.5
Rental income Q4 2021 in MEUR ¹	3.3
Gross return in %	7.0

Austria 8.3%

Number of properties	14
Carrying amount in MEUR	149.0
Rentable space in sqm	72,551
Occupancy rate in %	99.4
Rental income Q4 2021 in MEUR ¹	2.5
Gross return in %	6.6

Hungary 11.4%

Number of properties	14
Carrying amount in MEUR	204.2
Rentable space in sqm	135,578
Occupancy rate in %	98.8
Rental income Q4 2021 in MEUR ¹	4.6
Gross return in %	9.0

Poland 15.5%

Number of properties	14
Carrying amount in MEUR	278.2
Rentable space in sqm	185,422
Occupancy rate in %	98.2
Rental income Q4 2021 in MEUR ¹	5.9
Gross return in %	8.4

Slovakia 14.9%

Number of properties	18
Carrying amount in MEUR	267.1
Rentable space in sqm	152,464
Occupancy rate in %	96.6
Rental income Q4 2021 in MEUR ¹	4.5
Gross return in %	6.7

Romania 19.1%

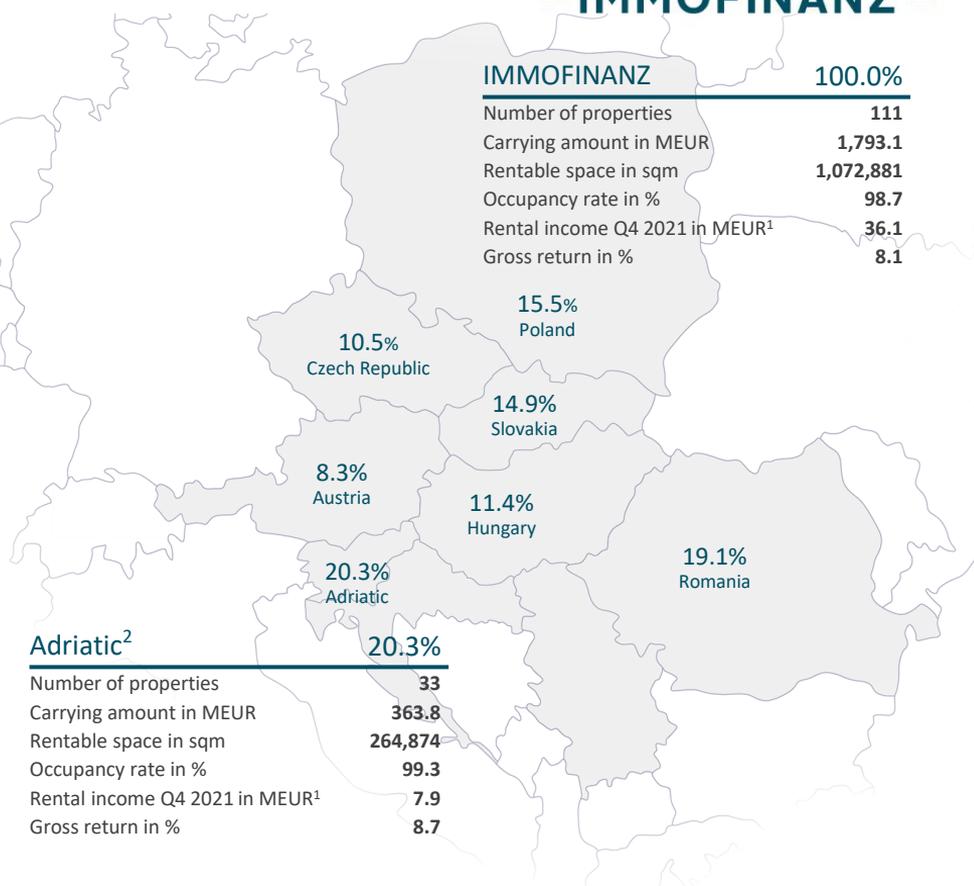
Number of properties	5
Carrying amount in MEUR	341.8
Rentable space in sqm	149,599
Occupancy rate in %	99.4
Rental income Q4 2021 in MEUR ¹	7.5
Gross return in %	8.8

Adriatic² 20.3%

Number of properties	33
Carrying amount in MEUR	363.8
Rentable space in sqm	264,874
Occupancy rate in %	99.3
Rental income Q4 2021 in MEUR ¹	7.9
Gross return in %	8.7

– IMMOFINANZ –**IMMOFINANZ 100.0%**

Number of properties	111
Carrying amount in MEUR	1,793.1
Rentable space in sqm	1,072,881
Occupancy rate in %	98.7
Rental income Q4 2021 in MEUR ¹	36.1
Gross return in %	8.1



Data as of 31 December 2021

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

Key figures

Asset data 31 December 2021

Balance sheet total	in MEUR	6,958.7
Equity ratio	in %	48.1
Net financial liabilities	in MEUR	2,097.8
Cash and cash equivalents	in MEUR	987.1
Loan to value ratio (net)	in %	36.7
Gearing	in %	64.2
Total average interest rate including costs for derivatives	in %	1.9
Average term of financial liabilities	in years	3.8

EPRA indicators 31 December 2021

EPRA net tangible assets (NTA)	in MEUR	4,053.5
EPRA NTA per share	in EUR	29.2
EPRA vacancy rate	in %	5.1

Q1–4 2021

EPRA earnings	in MEUR	210.4
EPRA earnings per share	in EUR	1.7
EPRA earnings after company-specific adjustments	in MEUR	152.1
EPRA earnings per share after company-specific adjustm.	in EUR	1.2
EPRA net initial yield	in %	5.6
EPRA “topped-up” net initial yield	in %	6.0

Stock exchange data 31 December 2021

Book value per share	in EUR	27.4
Share price at end of period	in EUR	22.5
Discount of share price to NTA per share	in %	22.8
Total number of shares ¹		123,293,795
thereof number of treasury shares		1,028
Market capitalisation at end of period	in MEUR	2,779.0

Q1–4 2021

Earnings per share	in EUR	2.8
Earnings per share (diluted)	in EUR	2.6

Earnings data FY 2021

Rental income	in MEUR	284.7
Results of asset management	in MEUR	211.0
Results of property sales	in MEUR	25.7
Results of property development	in MEUR	18.9
Results of operations	in MEUR	210.1
Revaluations	in MEUR	121.0
EBIT	in MEUR	296.0
Financial results	in MEUR	90.4
EBT	in MEUR	386.3
Net profit for the period	in MEUR	345.8
FFO 1 before tax	in MEUR	120.1
FFO 1 before tax per share	in EUR	1.0

¹ Total number of shares as of 31 03 2022: 138,281,992

Contact and financial calendar

Investor Relations

Bettina Schragl

T: +43 1 88 090 2290

investor@immofinanz.com

Simone Korbelius

T: +43 1 88 090 2291

investor@immofinanz.com

Financial calendar

Q1 results 2022	24 05 2022 ¹
Q1 report 2022	25 05 2022
29th annual general meeting	12 07 2022
Q1–2 results 2022	24 08 2022 ¹
Q1–2 report 2022	25 08 2022
Q1–3 results 2022	23 11 2022 ¹
Q1–3 report 2022	24 11 2022

Ticker symbols

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

¹ Publication after close of trading on the Vienna Stock Exchange