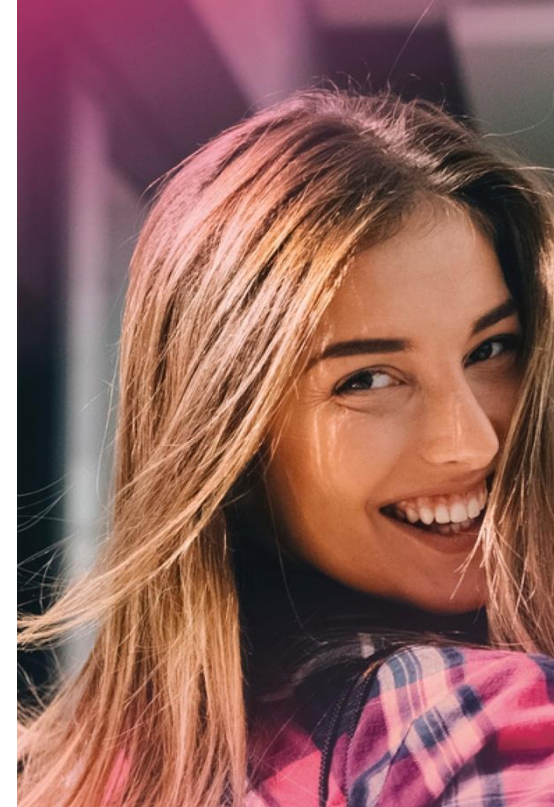


# IMMOFINANZ



Investor's Update Q1–3 2020

1/2021

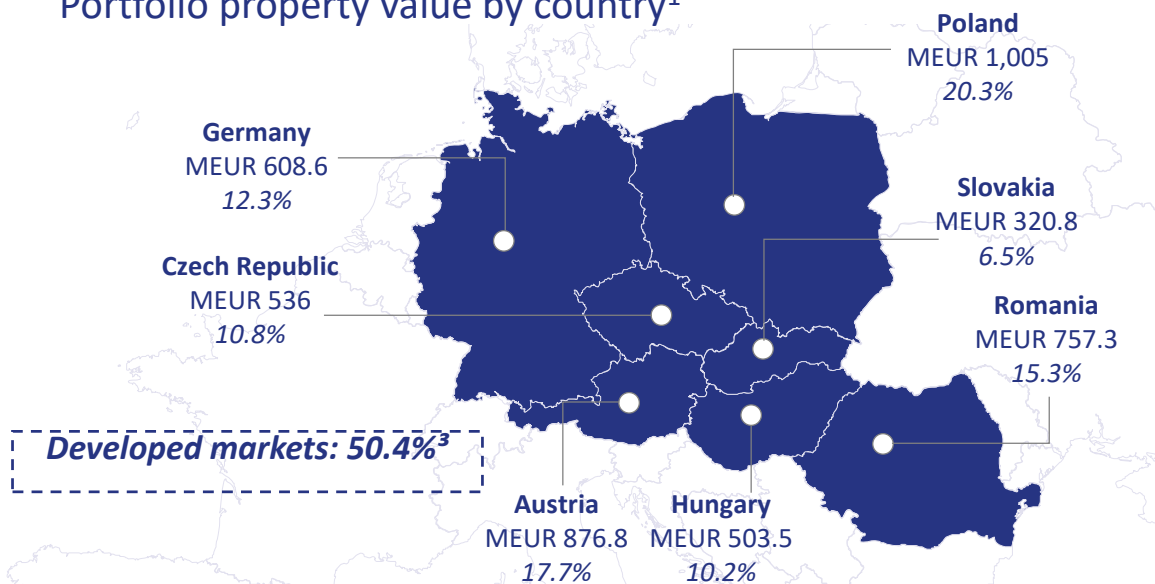
- At a glance
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# A leading European commercial property specialist

## Company snapshot

- Founded in 1990 and headquartered in Vienna, IMMOFINANZ is a **leading commercial real estate company with a focus on office** (c. 65% by carrying amount) **and retail** (c. 33%) in selected countries in **Western and Central Eastern Europe**
- Amongst the largest European commercial real estate players with **strong market position in each of its core markets** across a portfolio valued Bn EUR 5.0
- Company's shares have **traded on the Vienna Stock Exchange** since December 1994

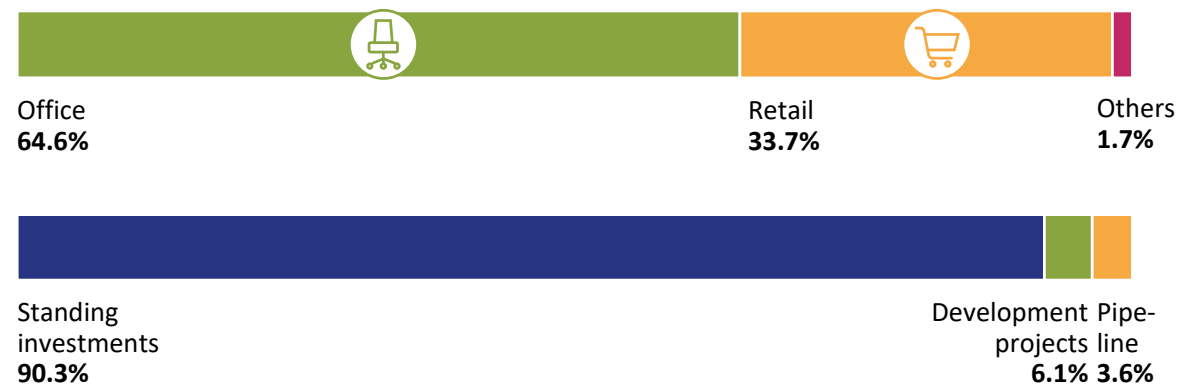
## Portfolio property value by country<sup>1</sup>



## Key figures

MEUR <b>4,944</b> Portfolio value	<b>6.1%</b> Development as a pct. of carrying amount	<b>95.5%</b> Occupancy rate
<b>5.9%<sup>2</sup></b> Gross return	<b>38.4%</b> Net LTV	<b>1.88%</b> Financing costs (incl. hedging)

## Portfolio segmentation



<sup>1</sup> Excludes MEUR 336 (6.8% by property portfolio value) in other countries (in decreasing order of carrying amount: Slovenia, Serbia, Croatia, Turkey and Bulgaria); <sup>2</sup> 6.1% on invoiced rent basis; <sup>3</sup> As defined by FTSE EPRA/NAREIT

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# Successful with three brands

IMMOFINANZ





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

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



# Our myhive Products

Personal office products tailored exactly to the tenants needs.

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

myhive brand video: click [here](#)



## myoffice

For companies that wish an own entrance and office infrastructure but still want to save time within the leasing process, we offer turnkey office solutions.



## myroom

Is your separate office space with your own corporate logo in the midst of a vibrant world of work.



## mydesk

Arrive, connect your laptop and start working – that is „plug in work“ with maximum flexibility. A private dedicated desk in mycowork.



## myflex

A flexible workplace in mycowork for one month – optionally for one myhive location or all locations within the city.

myhive



- Successful establishment of the brand since its introduction at the end of 2016
- Occupancy rate of myhive offices has increased by 16.4 percentage points<sup>1</sup> between rollout and year-end 2019
- Higher occupancy rate, lower vacancy level and higher actual rents led to a 4 MEUR positive cash flow impact per annum<sup>1</sup>
- Further myhive locations in Vienna, Düsseldorf and Bucharest planned
- myhive 2.0 brings increased flexibility for tenants

### 22 properties in six countries

Rentable space	512,044 sqm
Occupancy rate	92.5%
Rental income Q3 2020 <sup>1</sup>	MEUR 18.8
Carrying amount	MEUR 1,461.0
Gross return IFRS / invoiced rents <sup>2</sup>	5.1% / 5.5%

<sup>1</sup> 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)

<sup>2</sup> 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.



# myhive: new locations



## myhive Haller Gardens, Budapest

- Office; 34,200 sqm
- Refurbishment – completion in Q3 2021
- located in Budapest's "South-Pest" district, a sought-after area with growing demand and a high occupancy rate
- roof terrace, indoor gardens and terraces overlooking the Danube
- Implementation of shared offices with desks and rooms for short term rent



## myhive Medienhafen, Düsseldorf

- Office; 22,000 sqm
- Completion: Q3 2021
- Directly next to trivago on "Rheinstrand", first myhive property in Germany
- Implementation of shared offices with desks and rooms for short term rent



# myhive office concept



myhive Metrooffice (RO)



myhive Ungargasse (AT)



myhive Warsaw Spire (PL)



myhive Iride | Eighteen (RO)



# STOP SHOP retail parks

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

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





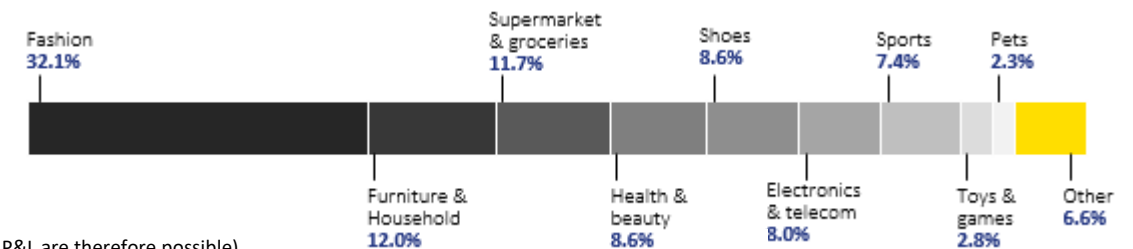
# STOP SHOP retail parks



- Positioned as leading retail park operator in Europe
- Defensive and crisis-resistant retail format
- Portfolio increased by the acquisition of 8 properties in Austria, Czech Republic, Croatia and Serbia to **98 locations** in December 2020
- Further growth to around 140 locations planned

## 90 properties in nine countries (as of 9/2020)

Rentable space	665,448 sqm
Occupancy rate	98.2%
Rental income Q3 2020 <sup>1</sup>	MEUR 17.6
Carrying amount	MEUR 950.6
Gross return IFRS / invoiced rents <sup>2</sup>	7.4% / 7.5%



<sup>1</sup> 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)

<sup>2</sup> 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.

# VIVO! shopping centers



## **VIVO! – our brand for shopping centers**

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

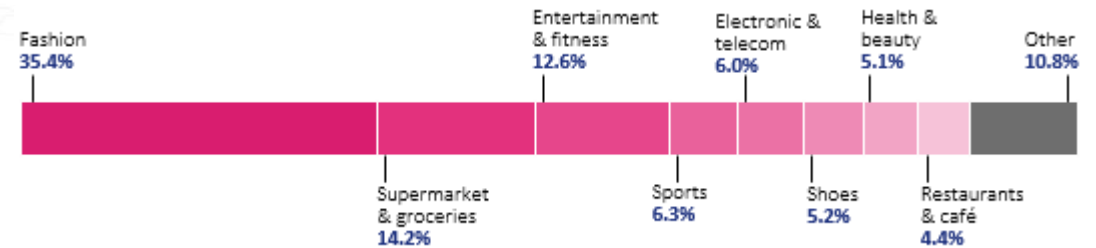
# VIVO! shopping centers



- Convenient shopping with entertainment factor – Europe's best retail brands as strong anchor tenants
- Modernisation of VIVO! Cluj and VIVO! Bratislava successfully completed at the end of 2019 with many new anchor tenants (e.g. P&C, Lidl, LPP)

## 10 properties in four countries

Rentable space	314,095 sqm
Occupancy rate	96.4%
Rental income Q3 2020 <sup>1</sup>	MEUR 12.5
Carrying amount	MEUR 670.2
Gross return IFRS / invoiced rents <sup>2</sup>	7.5% / 7.5%



<sup>1</sup> 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)

<sup>2</sup> 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.



# STOP SHOP and VIVO!



STOP SHOP Sremska Mitrovica (RS)

**STOP  
SHOP**



STOP SHOP Stockerau (AT)



VIVO! Pila (PL)

**VIVO!**



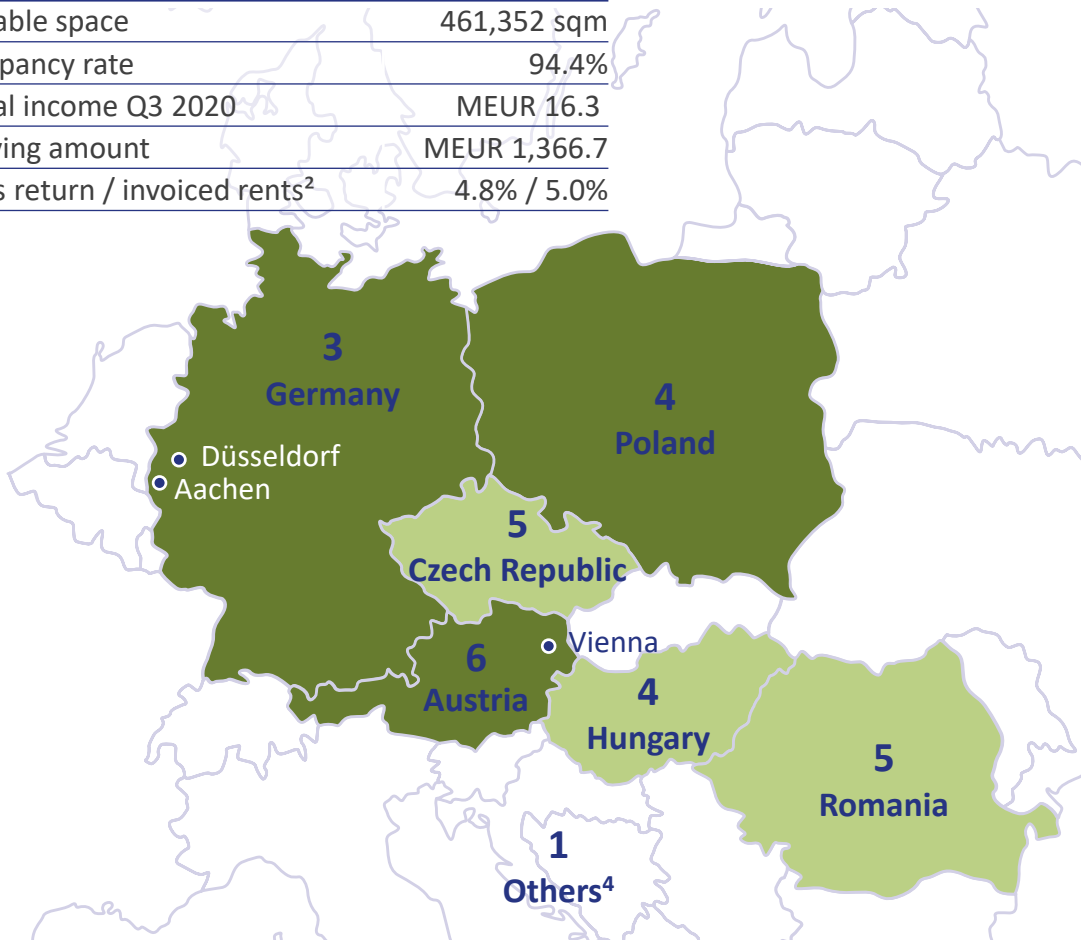
VIVO! Krosno (PL)

# Other Office

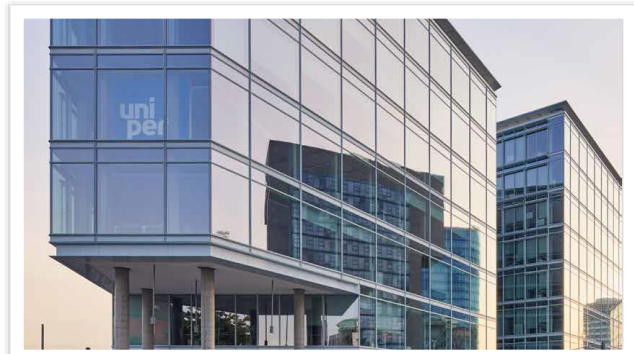
Predominantly rented out to single tenants with headquarters in Europe on the basis of long term contracts<sup>3</sup>

## 28 properties in 7 countries<sup>1</sup>

Rentable space	461,352 sqm
Occupancy rate	94.4%
Rental income Q3 2020	MEUR 16.3
Carrying amount	MEUR 1,366.7
Gross return / invoiced rents <sup>2</sup>	4.8% / 5.0%



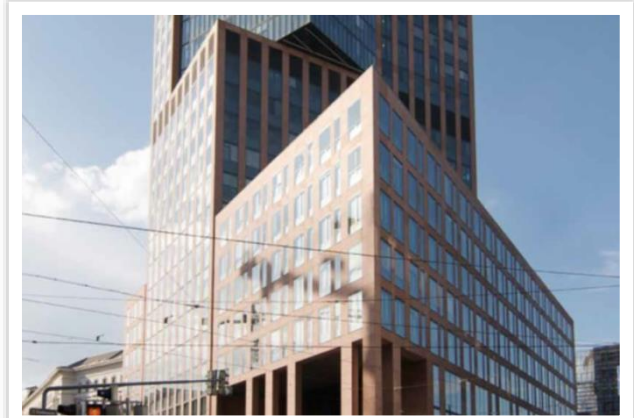
Campus Aachen (DE)



FLOAT, Düsseldorf (DE)



Trivago, Düsseldorf (DE)



City Tower, Vienna (AT)

<sup>1</sup> Standing investment portfolio; <sup>2</sup> 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; <sup>3</sup> Some of the "Other Office" assets are not applicable to be adapted to a myhive Office concept in terms of their format and size; <sup>4</sup> Croatia



# Developments – first flexible myhive successfully opened in Vienna in 10/2020



Slight delays in construction progress due to Covid-19 but no major constraints

Development projects	Number of properties	Carrying amount in MEUR	Carrying amount in %	Outstanding construction costs in MEUR	Rentable space in sqm	Expected fair value after completion in MEUR	Expected rental income at full occupancy in MEUR	Expected yield after completion in % <sup>1</sup>
Austria	2	91.4	33.0	7.8	26,572	99.1	4.2	4.2
Germany	1	84.6	30.5	42.1	21,690	161.0	5.8	4.6
Hungary	1	68.0	24.6	15.0	34,218	83.0	6.3	7.5
Romania	2	33.0	11.9	5.3	27,956	38.3	3.6	9.4
<b>Active projects</b>	<b>6</b>	<b>276.9</b>	<b>100.0</b>	<b>70.2</b>	<b>110,436</b>	<b>381.5</b>	<b>19.8</b>	<b>5.7</b>
In pipeline	7	24.9						
<b>IMMOFINANZ</b>	<b>13</b>	<b>301.8</b>						

Development projects: 6.1% of portfolio value with moderate costs to completion

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



# Property sales

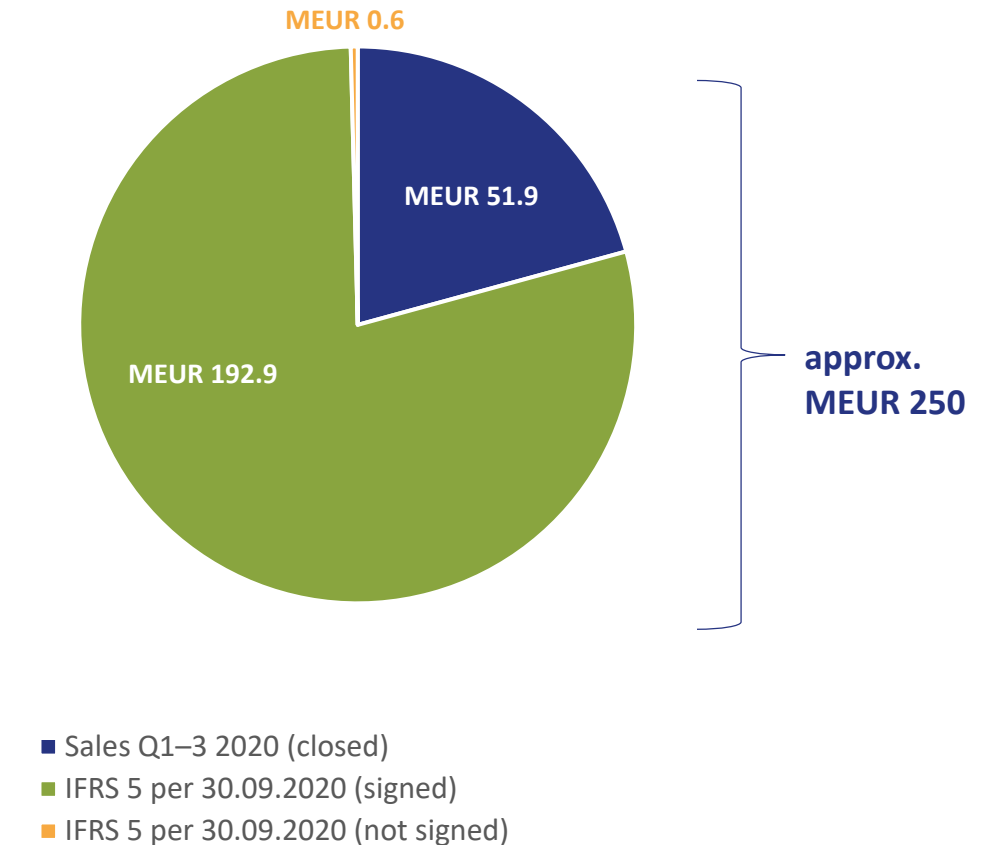
## Property marketing and transactions continue successfully

- **Property sales** with a value of **MEUR 51.9** in Q1–3 2020 (asset and share deals)
- **Largest transactions** comprised an office building in Warsaw (buyer: CPI) and land in Romania (buyer: Kaufland)
- **Sale of an office building** in Düsseldorf at a level significantly above carrying amount – signing in August 2020, closing expected at year-end

## Outlook

- As of 30 September 2020, assets with a carrying amount of approximately **MEUR 193.5<sup>1</sup>** are classified as “**held for sale**” (IFRS 5) – mainly Polish office buildings (smaller office properties and parts of the EMPARK office location) and a German office building. Of this amount, MEUR 192.9 have already been signed

## Property sales 2020



<sup>1</sup> Investment property and property under construction

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## Prompt and effective measures to minimize negative crisis effects (I)

**Operating measures - acting as a strong and reliable partner for our tenants**

Commercial agreements with all large retailers closed – contract extensions of **300,000 sqm** in retail signed as compensation

Reduction of operating expenses by more than **MEUR 2.0** in Q1–3 despite portfolio growth and prioritization of energy efficiency measures in our buildings

**Rent collection improved:** 83% of contractual rent paid for Q3, 11% rent reductions and 6% deferred or due

Write-off of receivables from asset management due to Covid-19 amount to **MEUR -16.9** in Q1–3 to **support our tenants** in the crisis

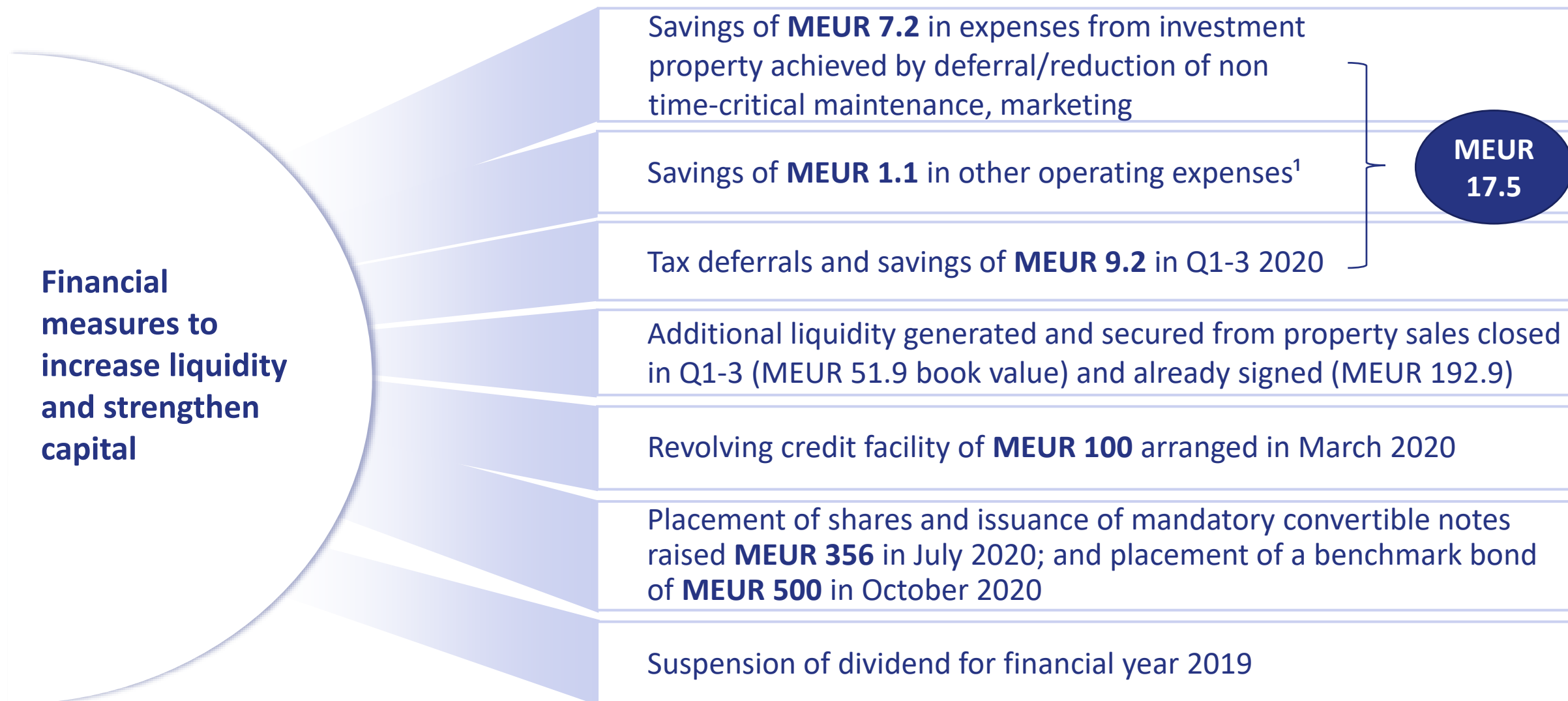
**Fast recovery** of footfall and larger tickets per shopping trip

Strong increase in number of social media interactions and followers in retail: **number of users** increased by **7%** to 620,000 and **page views** by **13%** to 820,000 (Q3 vs. Q2)

Efficient back-to-office concepts and roll-out of **flexible myhive products**



## Prompt and effective measures to minimize negative crisis effects (II)



<sup>1</sup> Excluding personnel expenses

# Second/third Covid-19 wave affects retailers to different extents



## CZECH REPUBLIC

### Lockdown – until 22 January

- All non-essential shops closed
- F&B only for takeaway
- Night-time curfew



## POLAND

### Lockdown – until 31 January

- All non-essential shops > 2,000 sqm (zoning) closed
- F&B only for takeaway



## HUNGARY

### “Soft” Lockdown – until 1 February

- Shops open until 7 pm
- F&B only for takeaway
- Night-time curfew



## AUSTRIA

### Lockdown – until 7 February

- All non-essential shops closed
- F&B only for takeaway
- Curfew



## ROMANIA

### Partial “soft” lockdown

- Shops open/cinemas closed
- Retail closing on weekend (Baja Mare, Constanta)
- F&B only for takeaway in Bucarest and Cluj



## SLOVENIA

### Lockdown (until further notice)

- Shops closed, but numerous exceptions
- F&B only for takeaway
- Night-time curfew



## SLOVAKIA

### “Soft” lockdown – 24 January

- Shops open – temperature measurement at entry
- F&B only for takeaway
- Cinemas closed



## CROATIA

### Selective containment measures

- Shops open
- Restaurants open



## SERBIA

### Selective containment measures

- Retail and F&B closed between 11 pm and 6 am



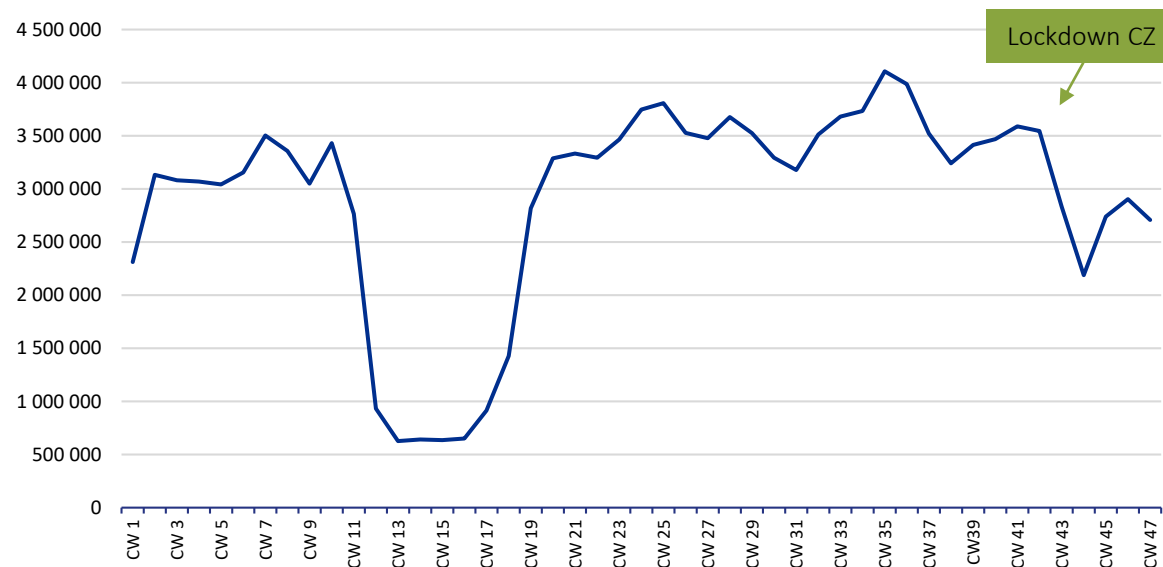
**41% (390,000 sqm) of retail space is temporarily closed again.  
Partially reopening expected in the last week of January.**

# Fast recovery in summer months, new lockdowns dampen development



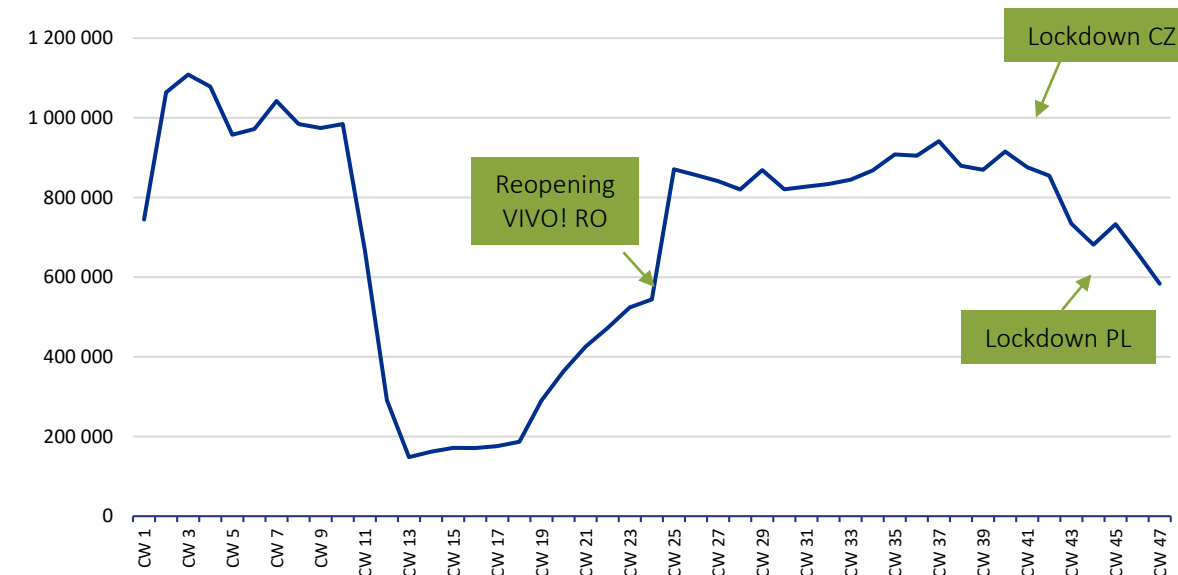
## portfolio YTD

Number of visitors per week since January 2020



## portfolio YTD

Number of visitors per week since January 2020



Visitor numbers below 2019 level but higher revenues per shopping trip (larger tickets) especially in STOP SHOPS:

STOP SHOP (like for like)	Q3 20 vs. Q3 19	Q1-3 20 vs. Q1-3 19
Footfall	-5.7%	-17.4%
Sales	+5.5%	-9.4%

VIVO! (like for like)	Q3 20 vs. Q3 19	Q1-3 20 vs. Q1-3 19
Footfall	-16.6%	-28.6%
Sales	-11.8%	-29.1%



# Office: Covid-19 slows leasing activity and acts as catalyst for existing trends

## Current situation

- Pandemic slows rental activity, but take-up still reached 106,500 sqm in Q1–3 2020 (~11% of standing office space)
- Advanced negotiations for several larger new rentals
- Office tenants are differently affected depending on industry, mainly tourism, restaurants & cafes, entertainment, fitness (Covid-19 affected sectors ~8.0% of rented space)
- Rejection of opportunistic requests for rent reductions, but provision of temporary support for affected tenants

## “New Normal” in the office segment

- Covid-19 acts as catalyst for digitalization and demand for flexibility
- Home office present as topic, but demand will decline significantly as personal interaction with colleagues is crucial for innovation, productivity, training of young employees and corporate culture



# myhive prime flexible offices – the perfect solution in volatile times

## Full flexibility for corporates as they ...

- pay only for the space they really need and can adapt quickly to changing needs
- are not tied to long-term contracts
- can quickly move into prime office space without long planning periods
- can enjoy all-inclusive services and concentrate fully on their business

- Workspace of **any size** – private office, room or desk
- Lease-terms from **one month**
- **Workspace on demand**
- Work from **any myhive**
- **Fully furnished and serviced**
- **All-inclusive** monthly fee

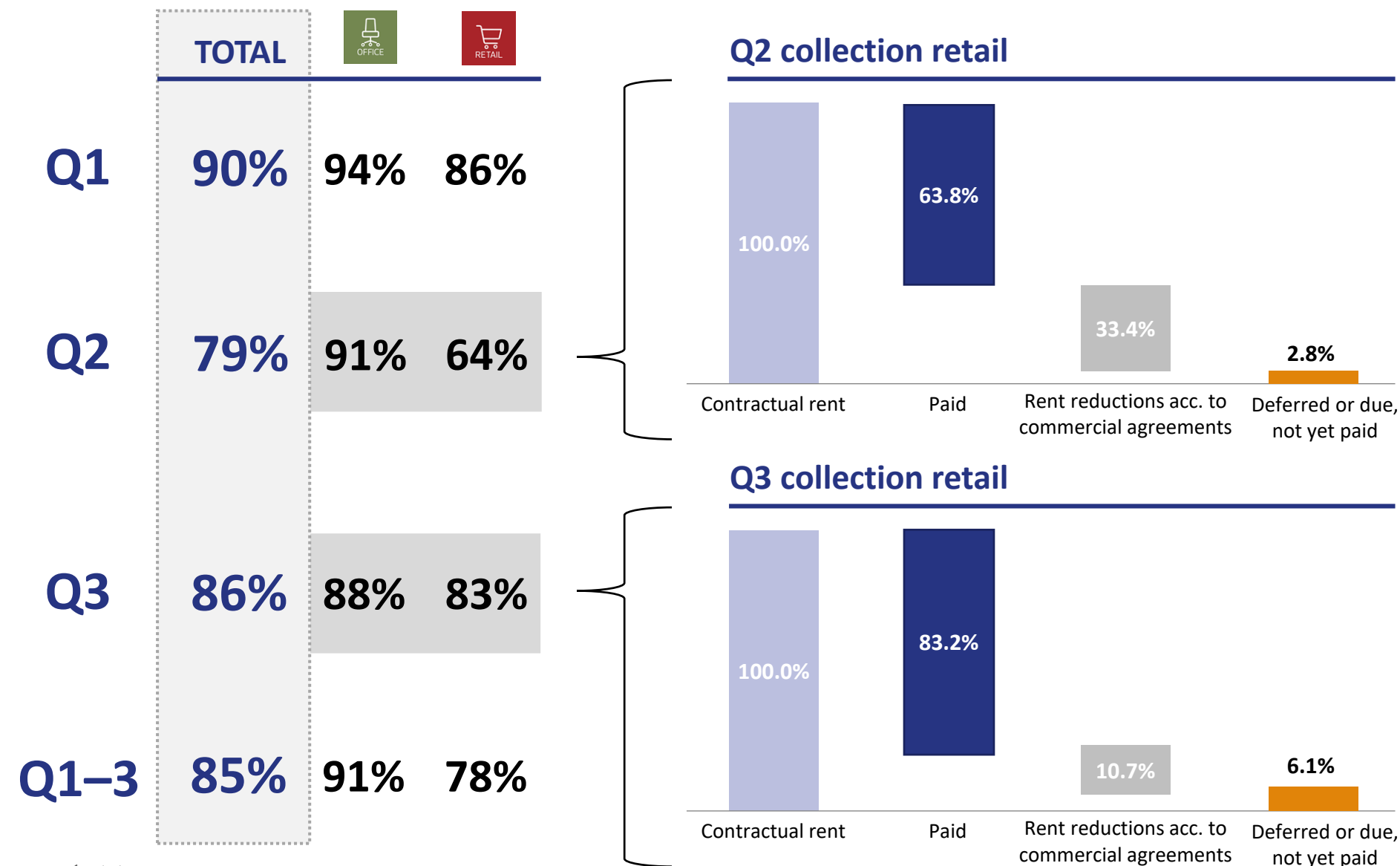


Adapt your  
office space month to month.

[myhive-offices.com](https://myhive-offices.com)



# Cash collection<sup>1</sup> from contractual rent as of mid-November 2020



Agreements with all top retailers signed for the first lockdown and reopening period

<sup>1</sup> Including operating costs



# High quality and international tenant base helps to mitigate challenges



## Office

- Balanced international tenants base of high creditworthiness
- No industry dependency due to diversified tenant structure – 12% public/state tenants
- Largest ten tenants represent 23% of office space
- No tenant accounts for more than 3.7% of office space



## Retail

- Long-term partnership with Europe's best retail brands
- Balanced tenant mix to ensure optimal environment for retailers and their customers
- Largest ten tenants represent 31.7% of retail space
- No tenant accounts for more than 4.0% of retail space

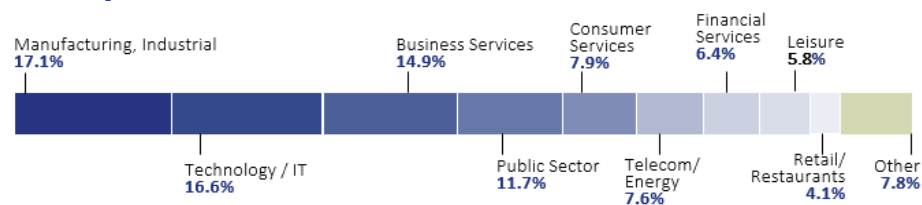
### Selected top tenants



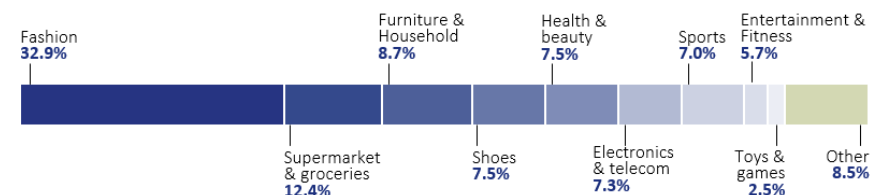
### Selected top tenants



### Industry mix



### Industry mix



Due to high quality tenant base nearly no loss of tenants due to insolvency in 2020 ( $\leq 5,000$  sqm or 0.3% of total rentable space)

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# FFO 1 per share only slightly below previous year's level

Amounts in MEUR	P&L Q1–3 2020	Adjustments	FFO Q1–3 2020
Results of asset management	158.9	46	159.0
Results of property sales	9.5	-9.5	0.0
Results of property development	-21.0	21.0	0.0
Other operating income	1.5	-0.2	1.3
Other operating expenses	-35.8	7.4	-28.4
Results of operations	113.1	18.8	131.8
Other revaluation results	-144.8	144.8	0.0
Operating profit (EBIT)	-31.7	163.6	131.8
Financial results	-60.5	17.9	-42.7
FFO 1 before tax			89.2
FFO 1 before tax/share in EUR			0.83
<b>Including accrued interest bonds</b>			
FFO 1 before tax (excl. S IMMO)			89.2
Accrued interest on 2023 corporate bond			3.3
FFO 1 before tax adjusted for accrued interest (excl. S IMMO)			92.4
FFO 1 per share adjusted for accrued interest (excl. S IMMO) in EUR			0.86

\*FFO 1 includes the total MEUR 13.1 annual coupon payment for the 2023 corporate bond, which was made for the first time in January 2020. If the coupon payment were spread across the whole year, FFO 1 in Q1–3 2020 would amount to MEUR 92.4, which exceeds last year's level of MEUR 84.0.

FFO 1 (before tax)

MEUR **89.2** -3.9%

(Q1–3 2019: MEUR 92.8)

FFO 1 (before tax)/share<sup>1</sup>

EUR **0.83** -4.1%

(Q1–3 2019: EUR 0.86)

FFO 1 (before tax) adj.\*

MEUR **92.4** +10.1%

(Q1–3 2019: MEUR 84.0)

FFO 1 (before tax)/share<sup>1</sup> adj.\*

EUR **0.86** +10.3%

(Q1–3 2019: EUR 0.78)

<sup>1</sup> Number of shares for calculation: 107,667,310 (time weighted due to capital measures) as of 30 September 2020; 107,387,703 (time weighted due to share buybacks) as of 30 September 2019  
Rounding differences may result from the use of automatic data processing for the addition of rounded amounts.



## P&L – rental income and results from AM and property sales increased

	Q1–3 2020 in MEUR	Q1–3 2019 in MEUR	Change absolute	Change in %
<b>Rental income</b>	215.1	203.4	11.7	5.7
<b>Results of asset management</b>	158.9	153.8	5.1	3.3
<b>Results of property sales</b>	9.5	3.7	5.8	≥ 100
<b>Results of property development</b>	-21.0	9.1	-30.1	n/a

- Higher rental income due to portfolio growth resulting from acquisitions and completions
- Increase in receivables write-offs from AM to MEUR 19.2 mainly related to Covid-19 in Q2 2020 (Q1–3 2019: MEUR -0.8) led to rise in property expenses to MEUR 49.1 (Q1–3 2019: MEUR -38.3)
- Property sales of MEUR 51.9 in Q1–3 2020 – positive impact from sale of German office building
- Revaluation of development projects in the amount of MEUR -20.4 (Q1–3 2019: MEUR 15.0) reflects slight increase in market yields due to Covid-19 and cost increases

# P&L – revaluation results reflect Covid-19 impact

	Q1–3 2020 in MEUR	Q1–3 2019 in MEUR	Change absolute	Change in %
<b>Results of operations</b>	113.1	139.7	-26.7	-19.1
<b>Revaluation results</b> from standing investments	-144.8	97.4	-242.2	n/a

- Revaluation loss is equivalent to approximately 3.2% of the portfolio's carrying amount at 30 September 2020 (retail: 4.2% of carrying amount; office: 2.7% of carrying amount)

## Revaluation – country split

All Amounts in MEUR	Carrying amount 30.09.2020	Revaluation results Q1–3 2020
AT	738.4	-16.8
DE	522.7	-6.4
PL	1,005.0	-39.6
CZ	536.0	-6.2
SK	319.6	-11.3
HU	422.5	-14.1
RO	618.0	-42.8
Other countries	304.3	-7.7
<b>Total</b>	<b>4,466.5</b>	<b>-144.8</b>

## Revaluation – asset class split

All Amounts in MEUR	Carrying amount 30.09.2020	Revaluation results Q1–3 2020
Office	2,827.6	-75.5
Retail	1,631.6	-68.4
Other	7.3	-0.9
<b>Total</b>	<b>4,466.5</b>	<b>-144.8</b>

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

## P&L – consolidated earnings therefore burdened

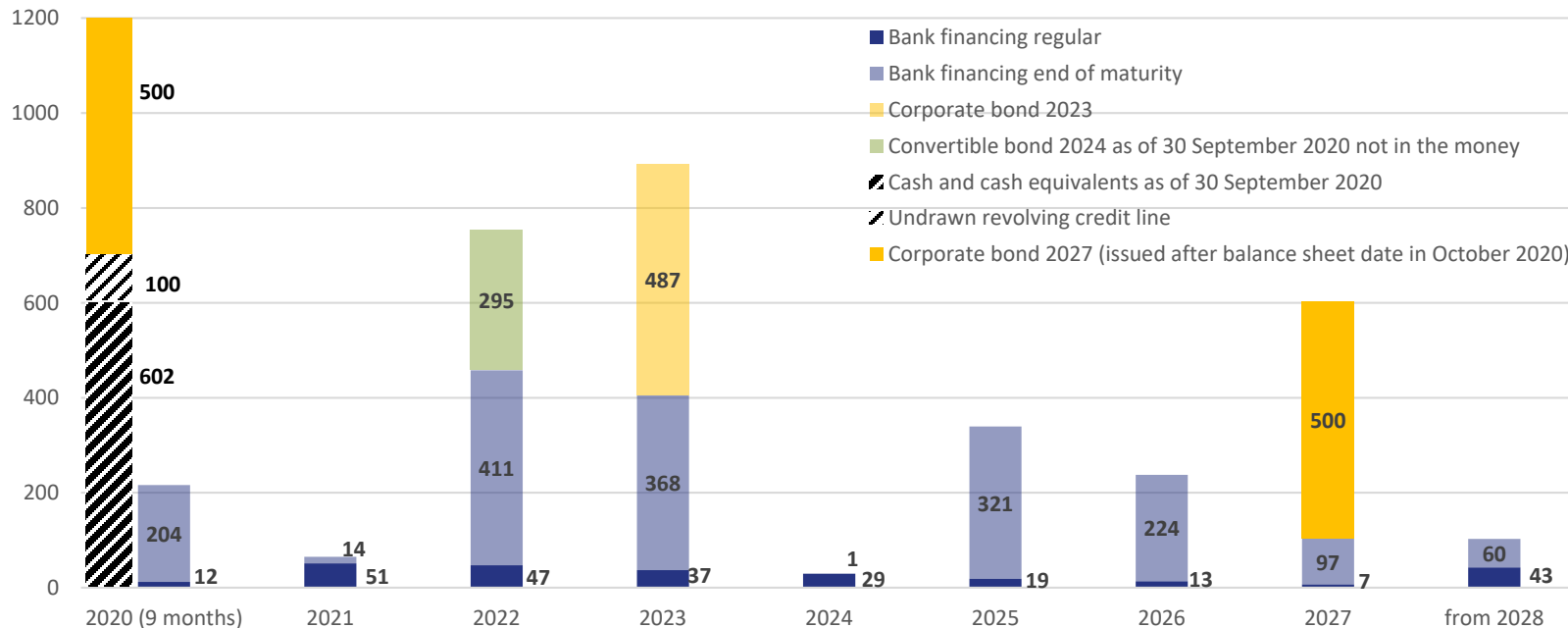
	Q1–3 2020 in MEUR	Q1–3 2019 in MEUR	Change absolute	Change in %
<b>Financial results</b>	<b>-60.5</b>	<b>-25.3</b>	<b>-35.2</b>	<b>≤ -100</b>
thereof net financing costs	-54.0	-50.6	-3.5	-6.8
thereof net profit/loss from equity accounted inv.	9.4	47.1	-37.7	-80.0
<b>Earnings before tax</b>	<b>-92.2</b>	<b>211.8</b>	<b>-304.0</b>	<b>n/a</b>
<b>Net profit or loss</b>	<b>-98.3</b>	<b>202.6</b>	<b>-300.9</b>	<b>n/a</b>
<b>Earnings per share (in EUR)</b>	<b>-0.91</b>	<b>1.90</b>	<b>-2.81</b>	<b>n/a</b>

- Adjusted for one-time effects (non-cash adjustments of effective interest method), financing costs fell by MEUR 2.0
- Income from investments accounted by using the equity method amounts to MEUR 9.4 (Q1–3 2019: MEUR 47.1), thereof MEUR 6.3 from S IMMO



# Robust liquidity profile and diversified debt structure

Maturity profile by year as of 30 September 2020



Outstanding liability in TEUR  
as of 30 September 2020

Weighted average interest rate  
incl. derivatives costs in %<sup>1</sup>

Convertible bonds <sup>2</sup>	301,007.2	1.50
Corporate bond <sup>3</sup>	491,434.2	2.63
Bank liabilities <sup>4</sup>	1,949,929.3	1.76
<b>IMMOFINANZ</b>	<b>2,742,370.7</b>	<b>1.88</b>

<sup>1</sup> Calculation basis: remaining debt (nominal amount) excl. mandatory convertible bond

<sup>2</sup> Convertible bond 2024 (coupon reduced by 50 basis points to 1.5% after receipt of IG rating) with MEUR 295.0 as well as future coupon payments of the mandatory convertible bond 2023

<sup>3</sup> Only corporate bond 2023 included, as corporate bond 2027 was issued in October 2020 and therefore after balance sheet date.

<sup>4</sup> Including IFRS 5

- Liquidity strongly increased to MEUR 601.9 after capital measures in July
- Further financial flexibility from MEUR 100.0 credit line arranged in March 2020 and MEUR 500 benchmark bond issue in October 2020 (7-year maturity, 2.5% fixed coupon)
- Remaining term of financing: 4.75 years after issuance of benchmark bond in October
- Financing costs (weighted average interest rate including hedging costs) at a low level of 1.88% (12/2019: 1.91%)
- Unencumbered asset pool of MEUR 1,468.8 (28.7%) / MEUR 1,920.5 (34.5%) including S IMMO shares based on EPRA NAV)

Hedging quota: 90.3% (12/2019: 90.7%)

9.7%	58.6%	31.7%
Floating rate	Floating rate (hedged)	Fixed rate

- At a glance
- Portfolio
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- Q1–3 Results and Financing
- **Outlook**
- Appendix

# Crisis-proof with strengthened equity base and liquidity

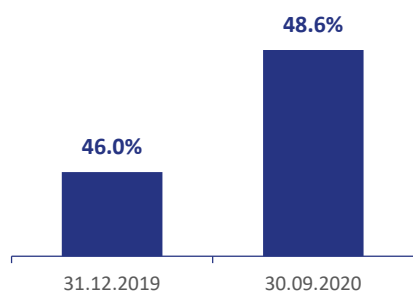
## Capital measures in July 2020 – MEUR 356.0 gross proceeds

- **Strengthening of capital** and key figures for existing IG rating
- **Diversification of financing structure** through mandatory convertible notes issuance (first time in Austria) and **broadening of shareholder base**
- Proceeds partially used for repayment of a retail financing (MEUR 79.0)
- Reduction of net LTV and strengthening of equity ratio

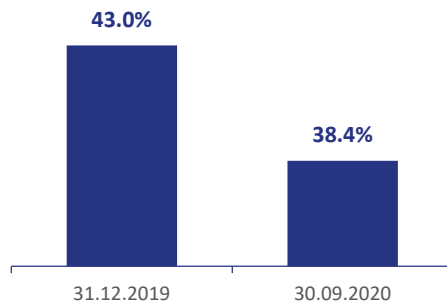
## Benchmark bond issuance in October 2020 – MEUR 500.0 nominal value

- Further optimization of capital structure and average debt maturity

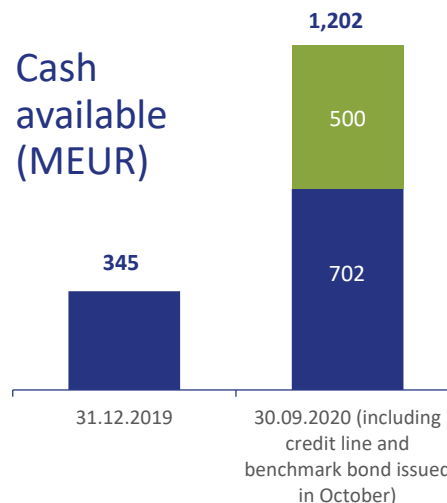
### Equity ratio



### Net LTV



### Cash available (MEUR)



### Share placement details

- 11.2 million new shares and 4.2 million treasury shares
- Gross proceeds: MEUR 236.0
- Placement without a discount at the closing price of EUR 15.31

### Mandatory convertible notes

- Nominal: MEUR 120
- Convertible into ca. 7 million shares
- 3 year maturity, 4% coupon
- Recognized as equity (except coupon payments)

### Benchmark bond

- Nominal: MEUR 500
- 7-year maturity, 2.5% coupon



# Strong capital structure to enable swift return to value-creating growth

## Growing out of the crisis

- Return to profitable growth trajectory through acquisitions and the company's own developments, for example in the form of efficient "densification" on existing properties in Vienna, Bratislava and Bucharest

## STOP SHOP retail parks

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



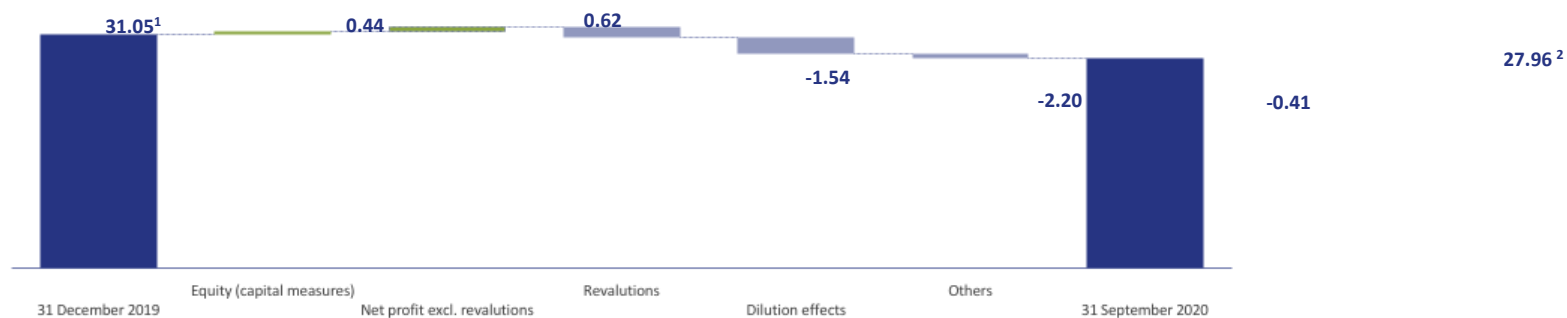
## myhive offices

- Increase in number of myhive locations in capital cities of IMMOFINANZ core markets
- Focus on innovative, flexible office solutions

- At a glance
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# Development of EPRA NAV and book value per share

## Development of EPRA NAV per share in EUR



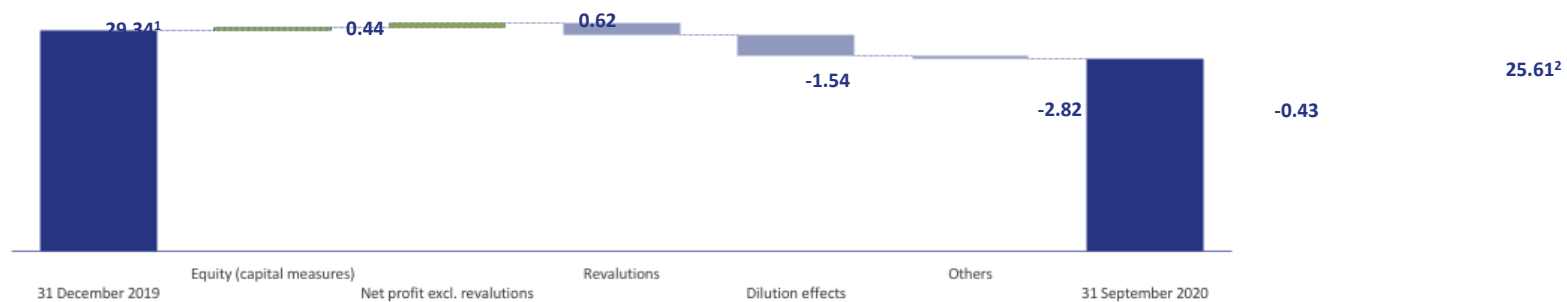
EPRA NAV/share:  
EUR 27.96  
(-10.0%)

<sup>1</sup> Number of shares 31.12.2019  
in thousand: 114,780 (diluted)

(capital increase, sale of treasury  
shares, mandatory CB and dilution of  
potential shares from the CB 2024)

<sup>2</sup> Number of shares 30.09.2020  
in thousand: 123,294 (not diluted)

## Development of book value per share in EUR



Book value/share:  
EUR 25.61  
(-12,7%)

<sup>1</sup> Number of shares 31.12.2019  
in thousand: 100,877

(from increased number of shares:  
capital increase, sale of treasury  
shares and mandatory CB)

<sup>2</sup> Number of shares 30.09.2020  
in thousand: 123,294



# P&L – increased rental income, negative valuation effects from Covid-19

Amounts in MEUR	Q1–3 2020	Q1–3 2019	Change absolute	Change in %
<b>Rental income</b>	215.1	203.4	11.7	5.7
Operating costs charged to tenants	63.1	63.3	-0.2	-0.3
Other revenues	3.2	0.8	2.4	≥ 100.0
<b>Revenues</b>	<b>281.3</b>	<b>267.5</b>	<b>13.9</b>	<b>5.2</b>
Expenses from investment property	-49.1	-38.3	-10.8	-28.2
Operating expenses	-73.4	-75.4	2.0	2.7
<b>Results of asset management</b>	<b>158.9</b>	<b>153.8</b>	<b>5.1</b>	<b>3.3</b>
<b>Results of property sales</b>	<b>9.5</b>	<b>3.7</b>	<b>5.8</b>	<b>≥ 100.0</b>
<b>Results of property development</b>	<b>-21.0</b>	<b>9.1</b>	<b>-30.1</b>	<b>n/a</b>
Other operating income	1.5	5.4	-3.9	-72.6
Other operating expenses	-35.8	-32.2	-3.6	-11.1
<b>Results of operations</b>	<b>113.1</b>	<b>139.7</b>	<b>-26.7</b>	<b>-19.1</b>
<b>Revaluation result from standing investments and goodwill</b>	<b>-144.8</b>	<b>97.4</b>	<b>-242.2</b>	<b>n/a</b>
<b>Operating profit (EBIT)</b>	<b>-31.7</b>	<b>237.1</b>	<b>-268.8</b>	<b>n/a</b>
Net financing costs	-54.0	-50.6	-3.5	-6.08
FX differences and other financial results	-15.9	-21.9	6.0	27.3
Net profit or loss from equity-accounted investments	9.4	47.1	-37.7	-80.0
<b>Financial results</b>	<b>-60.5</b>	<b>-25.3</b>	<b>-35.2</b>	<b>≤ -100.0</b>
<b>Earnings before tax (EBT)</b>	<b>-92.2</b>	<b>211.8</b>	<b>-304.0</b>	<b>n/a</b>
Taxes	-6.0	-13.5	7.5	55.4
<b>Net profit or loss from continuing operations</b>	<b>-98.3</b>	<b>198.3</b>	<b>-296.6</b>	<b>n/a</b>
Net profit or loss from discontinued operations	0.0	4.3	-4.3	≤ -100.0
<b>Net profit or loss</b>	<b>-98.3</b>	<b>202.6</b>	<b>-300.9</b>	<b>n/a</b>

# Rental income like-for-like shows decrease of 5%

A like-for-like analysis (i.e. acquisitions, completions and sales are deducted to facilitate comparison with Q3 2019) shows a decrease of 5.1% in rental income to MEUR 57.0 million in Q3 2020.

In the retail sector, the decline is 5.8%, which is mainly due to the Covid-19 pandemic. In the office sector, the like-for-like rental income declined by 4.6%, which was mainly attributable to the move-out of a larger office tenant and to a mixed-use office property with larger retail space.

Standing investments <sup>1</sup> as of 30 September 2020	Number of properties	Carrying amount in MEUR	Carrying amount in %	Rental income Q3 2020 in MEUR	Rental income Q3 2019 in MEUR	Change in MEUR
Austria	23	689.7	18.0	8.1	8.7	-0.6
Germany	4	522.7	13.6	5.2	5.2	0.0
Poland	20	574.8	15.0	9.5	10.4	-0.9
Czech Republic	17	453.3	11.8	5.9	6.4	-0.5
Hungary	22	422.5	11.0	6.8	7.2	-0.3
Romania	13	618.0	16.1	12.5	11.9	0.5
Slovakia	20	319.6	8.3	5.3	5.4	-0.1
Other countries	21	228.9	6.0	3.7	4.9	-1.2
<b>IMMOFINANZ</b>	<b>140</b>	<b>3,829.4</b>	<b>100.0</b>	<b>57.0</b>	<b>60.1</b>	<b>-3.1</b>
Rental income from properties sold/acquired, IFRS 15/16 adjustments and development projects				12,6		
<b>IMMOFINANZ</b>				<b>69,6</b>		
Office	47	2,312.5	60.4	28.8	30.2	-1.4
Retail	92	1,509.6	39.4	28.1	29.8	-1.7
Other	1	7.3	0.2	0.1	0.1	0.0
<b>IMMOFINANZ</b>	<b>140</b>	<b>3,829.4</b>	<b>100.0</b>	<b>57.0</b>	<b>60.1</b>	<b>-3.1</b>

<sup>1</sup> Calculation only includes those properties which were fully owned by IMMOFINANZ in both periods, i.e. it excludes acquisitions, completions and sales. The VIVO! Bratislava (Slovakia) und VIVO! Cluj-Napoca (Romania) shopping centers are not included in the like-for-like analysis due to their extensive modernisation in the previous year.

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

# Total property portfolio

As of 30 September 2020	Number of properties	Standing investments in MEUR	Development projects in MEUR	Pipeline projects <sup>1</sup> in MEUR	Property portfolio in MEUR	Property portfolio in %
Austria	31	738.4	109.0	29.4	876.8	17.7
Germany	7	522.7	85.4	0.6	608.6	12.3
Poland	26	1,005.0	0.3	0.0	1,005.3	20.3
Czech Republic	18	536.0	0.0	0.0	536.0	10.8
Hungary	26	422.5	70.4	10.6	503.5	10.2
Romania	43	618.0	33.0	106.4	757.3	15.3
Slovakia	21	319.6	0.0	1.2	320.8	6.5
Other countries <sup>2</sup>	36	304.3	3.7	27.6	335.6	6.8
<b>IMMOFINANZ</b>	<b>208</b>	<b>4,466.5</b>	<b>301.8</b>	<b>175.7</b>	<b>4,944.0</b>	<b>100.0</b>
		<b>90.3%</b>	<b>6.1%</b>	<b>3.6%</b>	<b>100.0%</b>	



<sup>1</sup> Including real estate inventories (Cologne and Adama) totalling MEUR 0.9

<sup>2</sup> In declining order based on the carrying amount: Slovenia, Serbia, Croatia, Turkey and Bulgaria

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



# Office standing portfolio

## GERMANY 18.2%

Number of properties	3
Carrying amount in MEUR	515.4
Rentable space in sqm	94,059
Occupancy rate in %	99.0
Rental income Q3 2020 in MEUR <sup>1</sup>	5.1
Gross return in %	3.9

## POLAND 25.3%

Number of properties	10
Carrying amount in MEUR	716.6
Rentable space in sqm	232,718
Occupancy rate in %	96.0
Rental income Q3 2020 in MEUR <sup>1</sup>	9.9
Gross return in %	5.5

## AUSTRIA 21.5%

Number of properties	11
Carrying amount in MEUR	605.7
Rentable space in sqm	175,640
Occupancy rate in %	89.1
Rental income Q3 2020 in MEUR <sup>1</sup>	6.2
Gross return in %	4.1

## CZECH REPUBLIC 14.0%

Number of properties	7
Carrying amount in MEUR	395.1
Rentable space in sqm	122,509
Occupancy rate in %	93.9
Rental income Q3 2020 in MEUR <sup>1</sup>	4.2
Gross return in %	4.2

## SLOVAKIA 2.1%

Number of properties	2
Carrying amount in MEUR	59.6
Rentable space in sqm	35,592
Occupancy rate in %	90.5
Rental income Q3 2020 in MEUR <sup>1</sup>	0.6
Gross return in %	4.0

## HUNGARY 7.8%

Number of properties	8
Carrying amount in MEUR	219.4
Rentable space in sqm	114,897
Occupancy rate in %	95.2
Rental income Q3 2020 in MEUR <sup>1</sup>	3.4
Gross return in %	6.1

## ROMANIA 10.2%

Number of properties	8
Carrying amount in MEUR	289.1
Rentable space in sqm	181,988
Occupancy rate in %	89.7
Rental income Q3 2020 in MEUR <sup>1</sup>	5.3
Gross return in %	7.4

## OTHER COUNTRIES<sup>2</sup> 0.9%

Number of properties	1
Carrying amount in MEUR	26.8
Rentable space in sqm	15,995
Occupancy rate in %	99.0
Rental income Q3 2020 in MEUR <sup>1</sup>	0.4
Gross return in %	6.3

## IMMOFINANZ 100.0%

Number of properties	50
Carrying amount in MEUR	2,827.6
Rentable space in sqm	973,397
Occupancy rate in %	93.4
Rental income Q3 2020 in MEUR <sup>1</sup>	35.1
Gross return in %	5.0

Data as of 30 September 2020

<sup>1</sup> 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)<sup>2</sup> Croatia

# Retail standing portfolio

## CZECH REPUBLIC

8.6%

Number of properties	11
Carrying amount in MEUR	141.0
Rentable space in sqm	96,195
Occupancy rate in %	98.7
Rental income Q3 2020 in MEUR <sup>1</sup>	2.6
Gross return in %	7.4

## POLAND

17.7%

Number of properties	14
Carrying amount in MEUR	288.4
Rentable space in sqm	185,575
Occupancy rate in %	96.7
Rental income Q3 2020 in MEUR <sup>1</sup>	5.8
Gross return in %	8.0

## AUSTRIA

8.1%

Number of properties	14
Carrying amount in MEUR	132.7
Rentable space in sqm	67,076
Occupancy rate in %	99.3
Rental income Q3 2020 in MEUR <sup>1</sup>	2.3
Gross return in %	7.0

## SLOVAKIA

15.9%

Number of properties	18
Carrying amount in MEUR	260.0
Rentable space in sqm	152,474
Occupancy rate in %	95.4
Rental income Q3 2020 in MEUR <sup>1</sup>	4.7
Gross return in %	7.2

## HUNGARY

12.5%

Number of properties	14
Carrying amount in MEUR	203.2
Rentable space in sqm	135,335
Occupancy rate in %	97.1
Rental income Q3 2020 in MEUR <sup>1</sup>	3.5
Gross return in %	6.8

## ROMANIA

20.2%

Number of properties	5
Carrying amount in MEUR	328.8
Rentable space in sqm	151,906
Occupancy rate in %	98.2
Rental income Q3 2020 in MEUR <sup>1</sup>	7.1
Gross return in %	8.7

## OTHER COUNTRIES<sup>2</sup>

17.0%

Number of properties	26
Carrying amount in MEUR	277.5
Rentable space in sqm	201,265
Occupancy rate in %	99.0
Rental income Q3 2020 in MEUR <sup>1</sup>	4.3
Gross return in %	6.2

## IMMOFINANZ

100.0%

Number of properties	102
Carrying amount in MEUR	1,631.6
Rentable space in sqm	989,826
Occupancy rate in %	97.6
Rental income Q3 2020 in MEUR <sup>1</sup>	30.3
Gross return in %	7.4

Data as of 30 September 2020

<sup>1</sup> 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)<sup>2</sup> Slovenia, Serbia and Croatia

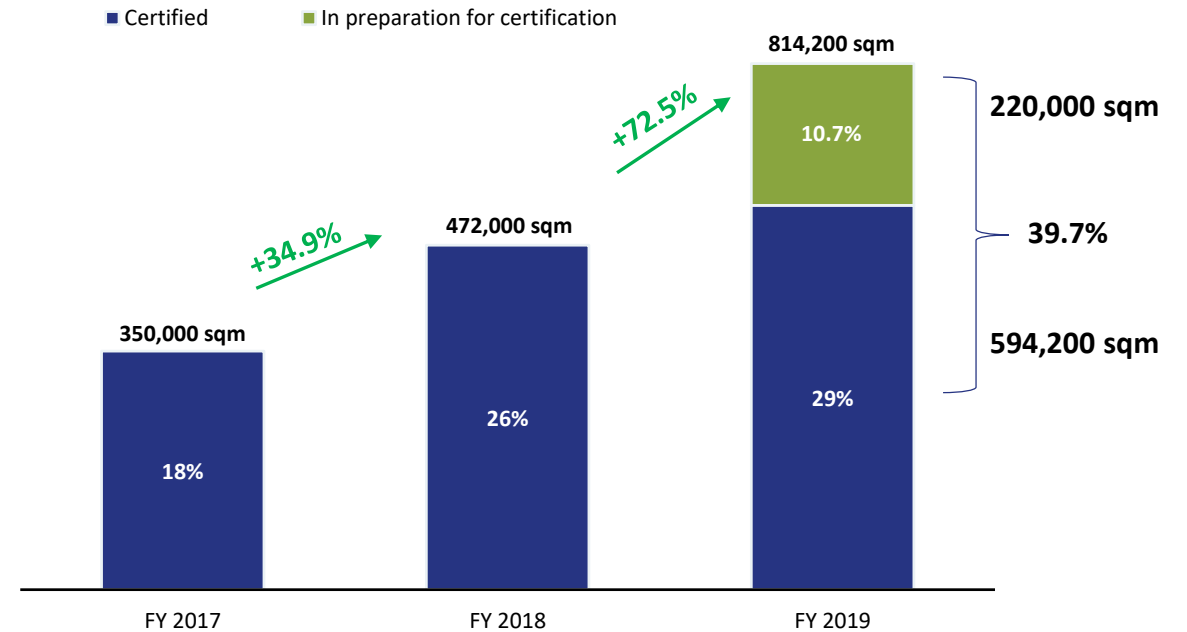
# Portfolio sustainability

## — Sustainability certifications

- Defined standards for sustainable design and management of buildings
- Indicator for the environmental impact of a building
- Many of our existing properties already meet the standards, some require minor adaptations
- Around 70% of the office portfolio is already certified or in preparation for certification
- Start of certifications in the STOP SHOP area has taken place and further roll-out is planned
- **The goal is to further expand the number of properties and the leasable space covered by sustainability certifications**

## Green certifications

in % of overall standing portfolio



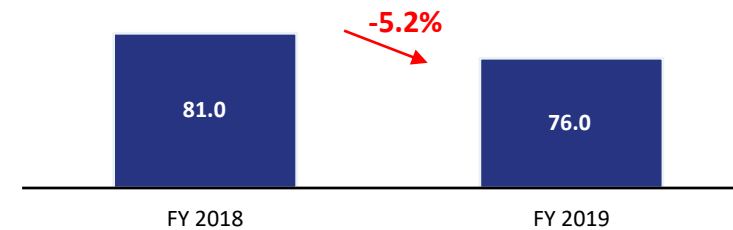


# Sustainability – Reduction of the CO<sub>2</sub> footprint

- **Climate neutrality/Carbon neutrality**
- Group-wide project launched in 2019 to reduce CO<sub>2</sub> emissions
- 100% use of green electricity in Austria portfolio already reduces CO<sub>2</sub> emissions by more than 2,000 tons per year
- **Photovoltaic system for STOP SHOP retail parks**
- Pilot project: First photovoltaic system for a STOP SHOP retail park in Stockerau already in operation
- Production of up to 400,000 kWh of electricity per year - which corresponds to the annual energy consumption of 115 households
- Savings of up to 155 tons of CO<sub>2</sub> per year – that represents the CO<sub>2</sub> emissions of nearly 1.2 million kilometers travelled by car
- Photovoltaic systems at other locations are already being implemented or evaluated

## CO<sub>2</sub> Footprint

in kg CO<sub>2</sub>e per sqm

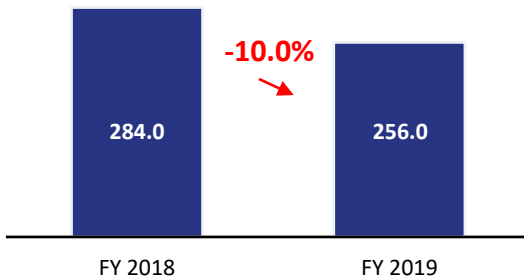


# Sustainability – Energy efficiency and conservation of resources

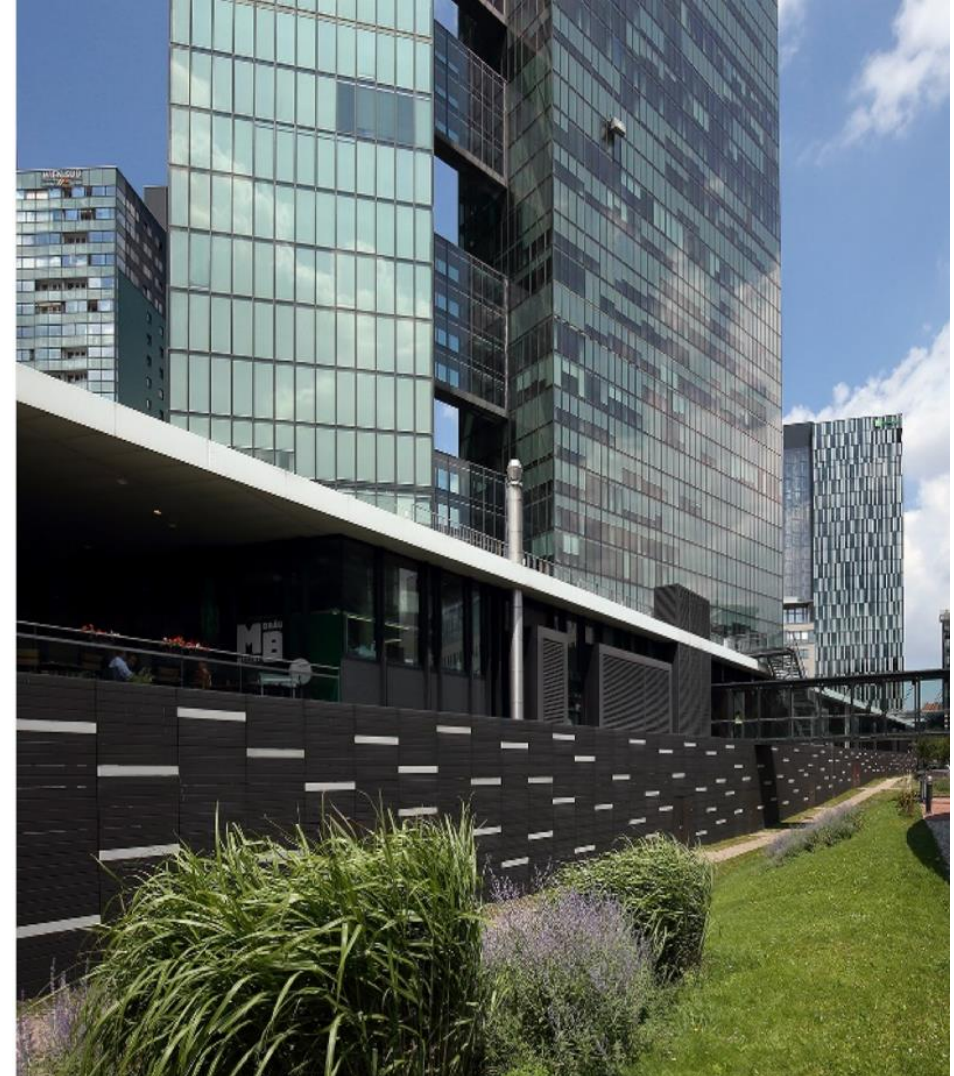
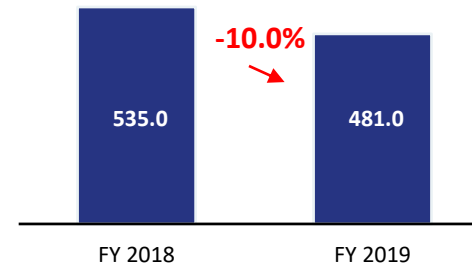
## – Sustainable energy management

- Regular energy audits for the existing portfolio aim to identify possible causes of increased energy consumption
- In 2019, a total of 15 buildings with approx. 181,000 sqm were audited and optimized
- In 2019, energy consumption per sqm of rented space was reduced by 10% compared to the previous year – above all due to substantial savings in the office properties

**Energy consumption**  
in kWh/sqm



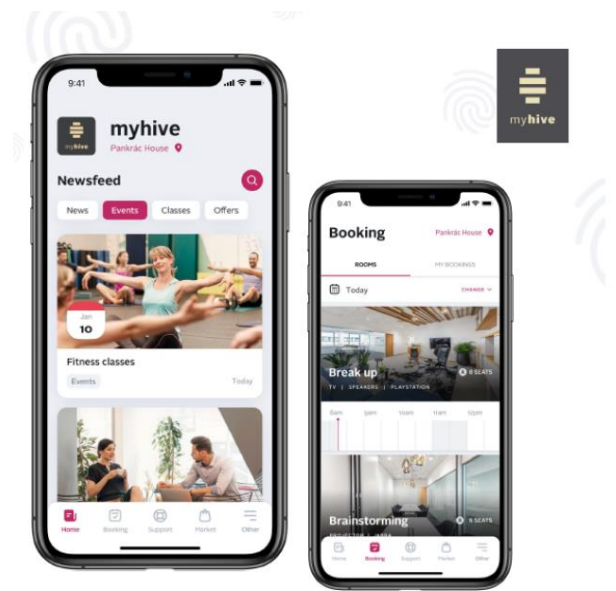
**Water consumption**  
in liter/sqm



## ESG – Further focal points

### Customer loyalty and high tenant satisfaction

- High customer orientation and regular evaluation of tenant satisfaction
- Brand policy with a high level of service and a feel-good atmosphere for tenants
- Increasing user experience through digitalization measures, by enhancing the myhive app - renting and using our space should be as easy as possible



### Responsible business practices

- Active prevention of conflicts of interest: Regular compliance and anti-corruption training
- Sustainable procurement policy
- Protection of customer data



### Employees – Staff Development and Health Management

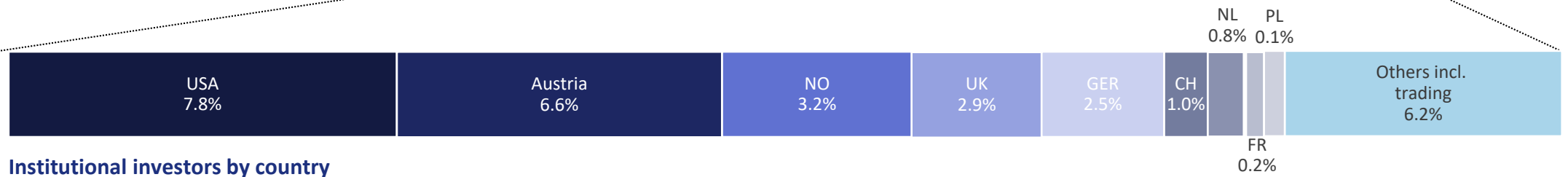
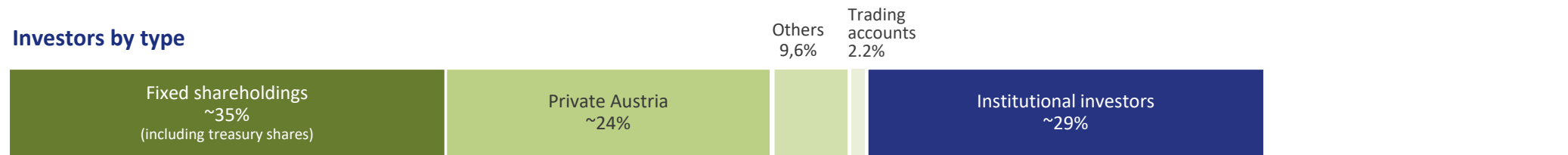
- Total of 9,453 training hours or 30.4 training hours per employee in 2019
- IMMOFINANZ Academy and Young Professional Program
- Award as "Leading Employer 2019" for employer attractiveness

# Diversified shareholder base and large free float

## Shareholding structure<sup>1</sup>



## Investors by type



## Institutional investors by country

<sup>1</sup> Based on share capital of MEUR 123.3 resp. 123.3 million shares and last reporting dates (S Immo – 03/2018) / <sup>2</sup> RPPK Immo GmbH (indirect shareholders are RPR Privatstiftung/Ronny Pecik and Peter Korbačka)

<sup>3</sup> thereof 6.61% via shares and 0.88% via mandatory convertible notes



# 1 Selected assets: myhive Spire



## myhive Spire, Warsaw, Poland

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

GLA (in sqm)	71,600
Occupancy Rate (as per 30/09/2020)	100.0%



## 2 Selected assets: myhive Am Wienerberg



### myhive Am Wienerberg, Vienna, Austria

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

GLA (in sqm)

118,513

Occupancy Rate (as per 30/09/2020)

81.0%







## 3 Selected assets: Other Office - FLOAT

### Other Office - FLOAT, Düsseldorf, Germany

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

GLA (in sqm)	30,343
Occupancy Rate (as per 30/09/2020)	96.8%



## 4 Selected assets: trivago – myhive Medienhafen



### trivago, Düsseldorf, Germany

- > Düsseldorf's Medienhafen district is home to the headquarters of one of the largest hotel search engines in the world: Trivago.
- > The six-storey, horizontally structured building opens up towards the harbour basin creating a spacious and pleasant environment.
- > Creatively designed rooms, a unique cafeteria with food trucks and various show kitchens, green outdoor areas, an underground car park with 500 spaces, water features and private fitness facilities for tenants, as well as a jogging track on the landscaped rooftop terrace offer the around 1,300 employees the perfect work-life balance.

GLA (in sqm)	35,602
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Occupancy Rate (as per 30/09/2020)	100.0%
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### myhive Medienhafen

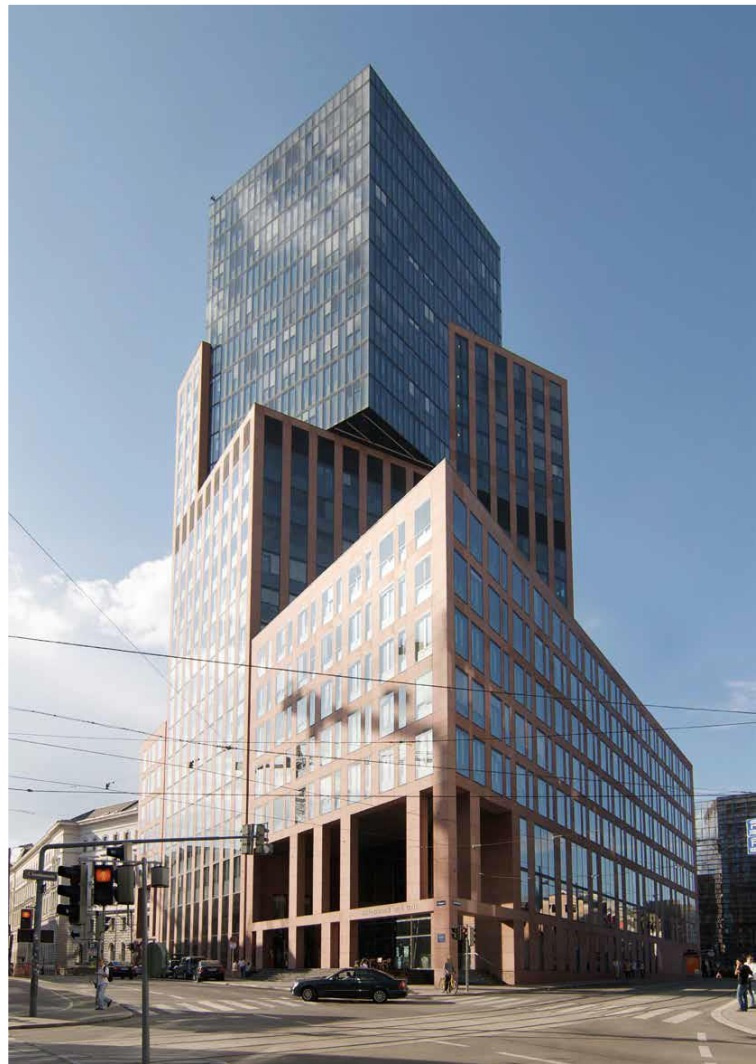
- > The expansion of the property will offer a flexible office space concept marketed under IMMOFINANZ's myhive brand.







## 5 Selected assets: Other Office - City Tower Vienna



### Other Office - City Tower Vienna, Vienna, Austria

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

GLA (in sqm)	26,621
Occupancy Rate (as per 30/09/2020)	100.0%



## 6 Selected assets: myhive Palmovka



### myhive Palmovka, Prague, Czech Republic

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

GLA (in sqm)	25,905
Occupancy Rate (as per 30/09/2020)	82.8%





## 7 Selected assets: myhive Átrium Park

### myhive Átrium Park, Budapest, Hungary

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

GLA (in sqm)	38,200
Occupancy Rate (as per 30/09/2020)	93.3%





## 8 Selected assets: STOP SHOP Siedlce



### STOP SHOP Siedlce, Poland

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

GLA (in sqm)	14,000
Occupancy Rate (as per 30/09/2020)	99.1%





## 9 Selected assets: VIVO! Lublin



### VIVO! Lublin, Poland

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

GLA (in sqm)	39,173
Occupancy Rate (as per 30/09/2020)	93.0%



# 10 Selected assets: VIVO! Bratislava



## VIVO! Bratislava, Slovakia

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

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GLA (in sqm)	36,014
Occupancy Rate (as per 30/09/2020)	87.1%



# Key figures

## Asset data 30 September 2020

Balance sheet total	in MEUR	6,450.3
Equity as % of balance sheet total	in %	48.6
Net financial liabilities	in MEUR	2,140.5
Cash and cash equivalents	in MEUR	601.9
Loan to value ratio (net)	in %	38.4
Gearing	in %	70.8
Total average interest rate including costs for derivatives	in %	1.9
Average term of financial liabilities	in years	3.5

## EPRA indicators 30 September 2020

EPRA net asset value	in MEUR	3,447.3
EPRA net asset value per share	in EUR	27.96
EPRA triple net asset value	in MEUR	3,403.4
EPRA triple net asset value per share	in EUR	27.60
EPRA vacancy rate	in %	4.4

### Q1–3 2020

EPRA earnings	in MEUR	40.8
EPRA earnings per share	in EUR	0.38
EPRA earnings after company-specific adjustments	in MEUR	46.4
EPRA earnings per share after company-specific adjustments	in EUR	0.43
EPRA net initial yield	in %	5.9

## Stock exchange data 30 September 2020

Book value per share	in EUR	25.61
Share price at end of period	in EUR	13.51
Discount of share price to NAV per share	in %	51.7
Total number of shares		123,293,795
thereof number of treasury shares		6,998,228
Market capitalisation at end of period	in MEUR	1,760.2

### Q1–3 2020

Earnings per share (undiluted)	in EUR	-0.91
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## Earnings data Q1–3 2020

Rental income	in MEUR	215.1
Results of asset management	in MEUR	158.9
Results of property sales	in MEUR	9.5
Results of property development	in MEUR	-21.0
Results of operations	in MEUR	113.1
Revaluations	in MEUR	-153.7
EBIT	in MEUR	-31.7
Financial results	in MEUR	-60.5
EBT	in MEUR	-92.2
Net profit for the period	in MEUR	-98.3
FFO 1 before tax	in MEUR	89.2
FFO 1 before tax per share	in EUR	0.83

# Contact and financial calendar

## Investor Relations

### Bettina Schragl

Tel: +43 1 88 090 2290

E-mail: investor@immofinanz.com

### Simone Korbelius

Tel: +43 1 88 090 2291

E-mail: investor@immofinanz.com

## Financial calendar

Publication of annual results 2020	21.04.2021
Annual report 2020	22.04.2021
Q1 results 2021	31.05.2021 <sup>1</sup>
Q1 report 2021	01.06.2021
28th annual general meeting	18.06.2021
Q1–2 results 2021	30.08.2021 <sup>1</sup>
Q1–2 report 2021	31.08.2021
Q1–3 results 2021	29.11.2021 <sup>1</sup>
Q1–3 report 2021	30.11.2021

## Ticker symbols

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

<sup>1</sup> Publication after close of trading on the Vienna Stock Exchange