

3Q 2016 RESULTS

ANALYST AND INVESTOR UPDATE

November 23, 2016

Profit and Loss

1-3Q EBITDA up 39%, EPS Boost by 46% yoy



€m	1-3Q 16	1-3Q 15	yoy	3Q 16	3Q 15	yoy
Rental income	122.6	111.7	9.8%	41.3	42.9	-3.7%
Net rental income (NRI)	108.8	98.1	10.9%	36.7	37.6	-2.4%
Result from hotel operations	0.0	0.3	n.m.	0.0	0.0	n.m.
Other development expenses	-2.0	-1.5	34.0%	-0.5	-0.8	-30.4%
Result from property sales	24.3	0.7	n.m.	21.3	-0.1	n.m.
Income from services	9.9	12.9	-23.5%	3.7	4.0	-7.6%
Indirect expenses	-29.9	-30.8	-2.7%	-11.1	-10.2	8.8%
Other operating income	0.8	0.8	3.8%	0.4	-0.3	n.m.
EBITDA	111.8	80.5	38.9%	50.5	30.3	66.7%
Depreciation and impairments	-1.6	-2.1	-23.8%	0.0	-0.7	n.m.
Result from revaluation	100.3	78.5	27.8%	-12.7	32.1	n.m.
Result from investments in JV	7.3	30.7	-76.3%	4.5	24.7	-81.7%
EBIT	217.8	187.5	16.1%	42.3	86.3	-51.0%
Financing costs	-32.2	-46.6	-31.0%	-10.2	-15.3	-33.2%
Result from derivatives	-2.1	-15.3	-86.4%	-0.1	-7.7	-98.2%
Result from fin. investments	5.9	10.5	-43.8%	4.0	0.8	408.1%
Other financial result	-16.9	-1.6	n.m.	-0.7	-2.6	-73.9%
Earnings before tax (EBT)	172.6	134.5	28.2%	35.2	61.4	-42.7%
Income tax	-46.2	-45.9	0.7%	-7.7	-27.7	-72.3%
Net profit	126.4	88.7	42.5%	27.6	33.7	-18.3%
Earnings per share (basic)	1.32	0.90	46.4%	0.29	0.34	-14.7%
Earnings per share (diluted)	1.32	0.90	46.4%	0.29	0.34	-14.7%

3Q 2016 EARNINGS DRIVER

- Net rental income slightly down due to property sales closed in previous quarters
- Operating margin 1-3Q at 88.7% (1-3Q 15: 87.9%)
- Profitable non-core disposals of smaller properties in Austria and a property in Stuttgart reflected in property sales result (previously recognized in revaluation result)
- **EBITDA** up 67% driven by strong property sales result
- Negative revaluation result driven by reclassifications of realized revaluation gains related to property sales
- Result from investments in JV down due to the full takeover of shares in joint ventures (full consolidation)
- Financing costs substantially reduced by 33%
- Dividend received by Immofinanz recognized in Result from financial investments
- Other financial result incl. mark-to-market valuation of Immofinanz shares (value increase of second and third quarter recognized in other comprehensive income)

Funds from Operations (FFO)



3Q 16 FFO I at € 26.1 m 44% Above Value of Last Year

€m	1-3Q 2016	1-3Q 2015	уоу	3Q 16	3Q 15	yoy
Net rental income (NRI)	108.8	98.1	10.9%	36.7	37.6	-2.4%
Result from hotel operations	0.0	0.3	n.m.	0.0	0.0	n.m.
Income from services	9.9	12.9	-23.5%	3.7	4.0	-7.6%
Other development expenses	-2.0	-1.5	34.0%	-0.5	-0.8	-30.4%
Other operating income	0.8	0.8	3.7%	0.4	-0.3	n.m.
Other operating income/expenses	8.7	12.4	-30.2%	3.6	2.9	20.7%
Indirect expenses	-29.9	-30.8	-2.7%	-11.1	-10.2	8.8%
Result from investments in JV	6.8	10.6	-35.5%	2.2	1.7	28.5%
Financing costs	-32.2	-46.6	-31.0%	-10.2	-15.3	-33.2%
Result from financial investments	5.9	10.5	-43.8%	4.0	0.8	408.1%
Non-recurring adjustments	1.7	1.6	10.2%	1.0	0.6	61.3%
FFO I (recurring, pre tax)	69.9	55.8	25.2%	26.1	18.1	44.0%
Sales result trading properties	4.8	0.0	n.m.	4.3	0.0	n.m.
Sales result investment prop.	19.4	0.7	n.m.	17.0	-0.1	n.m.
Result from JV disposals	0.9	0.8	18.1%	0.0	0.0	n.m.
Sales result at equity properties	2.5	-0.8	n.m.	3.1	-0.3	n.m.
Result from property sales	27.6	0.7	n.m.	24.4	-0.5	n.m.
Other financial result	0.0	0.2	n.m.	0.0	0.2	n.m.
Current income tax	-7.2	-38.3	-81.1%	-3.4	-36.6	-90.6%
Current income tax of JV	-1.1	-0.3	225.4%	-0.2	-0.1	315.9%
Non-recurring readjustmens	-2.6	32.2	n.m.	-1.3	33.2	n.m.
FFO II	86.6	50.3	72.1%	45.6	14.4	217.2%

3Q 2016 EARNINGS DRIVER

- Net rental income slightly down due to property sales closed in previous quarters
- Result from investments in JV down due to the full takeover of shares in joint ventures (full consolidation)
- Financing costs substantially reduced by 33%
- Dividend received by Immofinanz recognized in Result from financial investments

Funds from Operations (FFO)

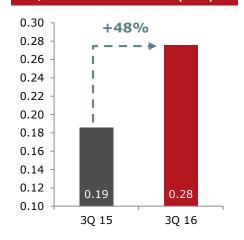


Extremely Robust Operational Development Drives Dividend

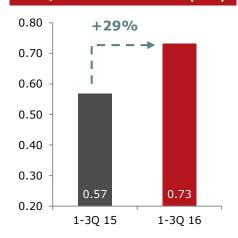
CONTINUOUSLY INCREASING RECURRING EARNINGS POWER

- 1-3Q 2016 FFO per share of € 0.73 up 29% yoy
- Extremely robust operational development independent of the valuation result
- Solid basis for sustainable and progressive long-term dividend policy
- Targeted FFO I payout ratio ~ 60%
- Delivery of 2016 FFO I guidance (> € 0.90 per share) fully on track
- 1-3Q 2016 FFO II per share of € 0.91 up by 77% yoy

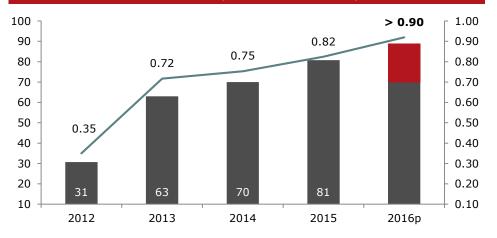
3Q 16 FFO I PER SHARE (YOY)



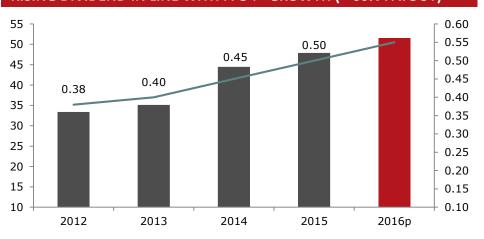
1-3Q 16 FFO I PER SHARE (YOY)



ACHIEVEMENT OF GUIDANCE (> € 0.90 PER SHARE) ON TRACK*



RISING DIVIDEND IN LINE WITH FFO I - GROWTH (~ 60% PAYOUT)



^{*} FY 2016 guidance: FFO FY 2015 of € 81 m + 10% translates into > € 0.90 per share (based on 96.8 m shares outstanding at year-end 2015)

Balance Sheet as at September 30, 2016



Robust Balance Sheet Solid Basis for Growth

€m	30.09.2016	31.12.2015	+/-
Investment properties	2,910.230	2,714.3	7.2%
Properties under development	459.9	409.0	12.5%
Hotel and own-used properties	6.7	7.0	-4.1%
Other long-term assets	15.9	17.3	-8.0%
Investments in joint ventures	160.7	172.3	-6.7%
Financial assets	94.1	134.8	-30.2%
Deferred tax assets	1.9	2.4	-21.0%
Assets held for sale	28.6	54.0	-47.1%
Properties held for trading	29.8	22.1	35.2%
Cash and cash equivalents	289.1	207.1	39.6%
Other short-term assets	237.5	243.7	-2.5%
Total assets	4,234.5	3,984.0	6.3%
Shareholders' equity	2,166.4	2,120.5	2.2%
Equity ratio	51.2%	53.2%	
Long-term financial liabilities	1,287.3	858.8	49.9%
Other long-term liabilities	112.7	100.9	11.7%
Short-term financial liabilities	236.1	197.4	19.6%
Other short-term liabilities	256.0	545.2	-53.0%
Deferred tax liabilities	176.0	161.3	9.1%
Liabilities + Equity	<u>4,234.5</u>	3,984.0	6.3%

BALANCE SHEET

- Rock solid balance sheet metrics comfortably within strategic target range despite balance sheet extension since beginning of FY 2016
- Other short-term assets include shares held in Immofinanz
- Assets held for sale comprise Šestka shopping center in Prague (transaction closed in October 2016)
- Properties held for trading mainly include non-strategic land plots in Germany

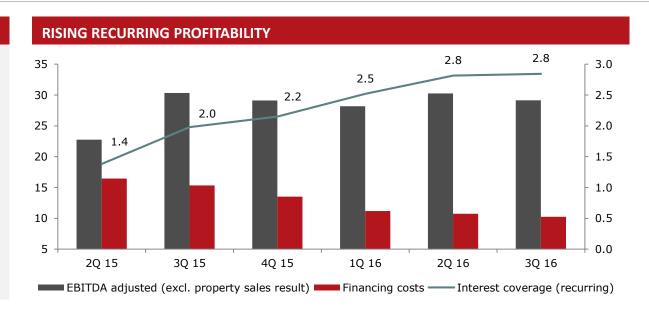
Balance Sheet as at September 30, 2016



Solid Financial Ratios

BALANCE SHEET

- Equity ratio 51.2%
- Conservative loan-to-value ratio (net debt to property assets) of 36.4%
- Gearing 57.7%
- Long-term debt ratio targets
 - Well within strategic target range
 - Equity ratio ~ 45-50%
 - Net LTV ~ 40-45%



BALANCE SHEET METRICS	1-3Q 2016	FY 2015	YTD
Short-term financial liabilities	256.0	545.2	18.4%
Long-term financial liabilities	1,287.3	858.8	23.9%
Total debt	1,543.3	1,404.0	7.5%
Cash and cash equivalents*	293.5	212.5	28.4%
Net debt*	1,249.8	1,191.4	3.9%
Shareholders' equity	2,166.4	2,120.5	1.6%
Property assets	3,433.5	3,203.4	4.3%
Total assets	4,234.5	3,984.0	4.5%

BALANCE SHEET RATIOS	1-3Q 2016	FY 2015
Equity ratio	51.2%	53.2%
LTV	44.9%	43.8%
Net LTV	36.4%	37.2%
Gearing	71.2%	66.2%
Net Gearing	57.7%	56.2%
EBITDA interest coverage (x)	3.5	2.5
EBITDA net interest coverage (x)**	4.3	3.1
Net debt/EBITDA (x)	n.m.	8.0

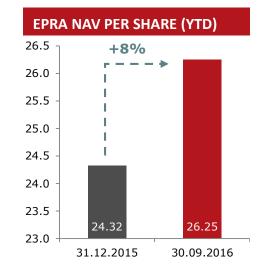
Net Asset Value (NAV)

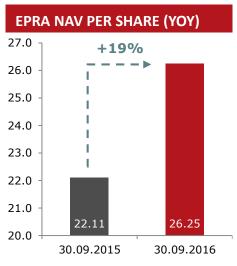


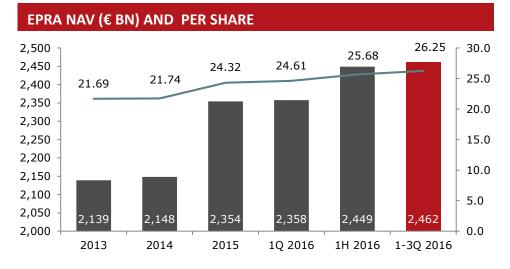
Positive NAV - Development Reflects Value Enhancing Strategy

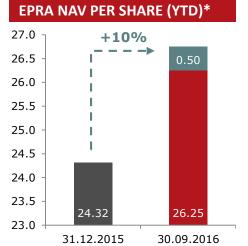
STRONG NAV GROWTH MOMENTUM

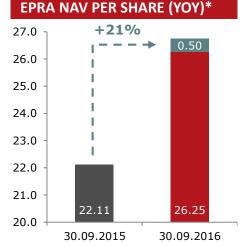
- NAV (IFRS equity) per share at balance sheet date € 23.09 (31.12.2015: € 21.90)
- EPRA NAV per share at balance sheet date € 26.25 (31.12.2015: € 24.32)
- Strong EPRA NAV uplift since beginning of the year by 7.9% (and by 10.0% adjusted for the dividend)
- Share buy-back program in the course of FY 2016 has additionally increased the value per share











Net Asset Value (NAV)

EPRA NAV per Share € 26.25



	F		
Em (diluted = undiluted)	30.09.2016	31.12.2015	+/-
NAV (IFRS equity)	2,166.4	2,120.5	
Exercise of options	0.0	0.0	
NAV after exercise of options	2,166.4	2,120.5	2.2%
NAV per share	23.09	21.90	5.4%
Value adjustment for*			
Own use properties	5.8	5.1	
Properties held as current assets	47.2	24.3	
Financial instruments	3.6	5.1	
Deferred taxes**	239.1	199.4	
EPRA NAV	2,462.0	2,354.4	4.6%
EPRA NAV per share	26.25	24.32	7.9%
Value adjustment for*			
Financial instruments	-3.6	-5.1	
Liabilities	-26.4	-8.9	
Deferred taxes***	-173.2	-144.1	
EPRA NNNAV	2,258.9	2,196.3	2.9%
EPRA NNNAV per share	24.08	22.69	6.1%
P/NAV	-29.5%	-25.8%	
Number of shares outstanding	93,808,807	96,808,336	-3.1%

Financing Debt Profile



FINANCING STRUCTURE

- Financing metrics at reporting date
 - Average cost of debt 2.4%
 - Average debt maturity 4.1 years
 - 100% of financial liabilities euro-denominated

Investment Grade Rating

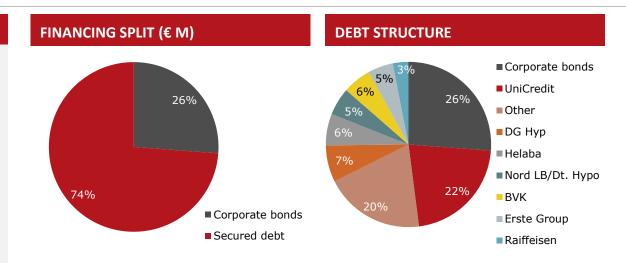
- Baa2 long term issuer rating assigned by Moody's in
 December 2015
- Confirmed in July 2016

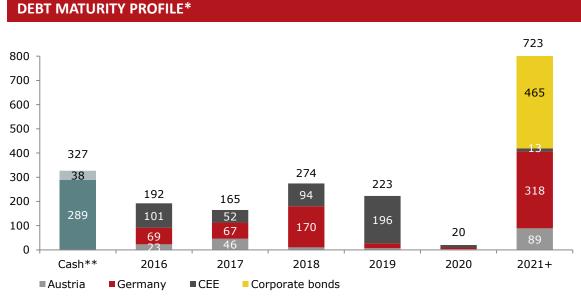
Unsecured debt

- Corporate bond 2015-2022 (€ 175 m, 2.75%)
- Corporate bond 2016-2023 (€ 150 m, 2.75%)
- Corporate bond 2016-2021 (€ 140 m, 1.875%)
- Repayment of corporate bond 2006-2016 upon maturity in September 2016 (€ 186 m, 5.125%)

Financing activities during 3Q 16

- Total contract volume signed ~ € 250 m
- Four investment properties (Warsaw, Prague, Munich)
- One development project (Frankfurt)





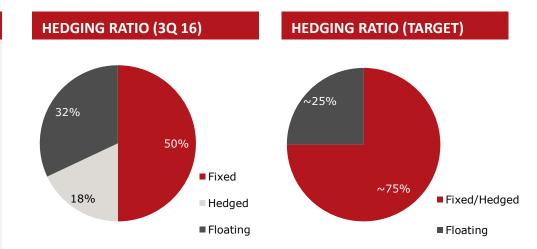
Financing



Average Cost of Funding Further Reduced to 2.4%

FINANCING STRUCTURE OPTIMIZATION

- Cost of debt
 - Average financing costs significantly reduced during last 18 months
 - Repayment of corporate bond 2006-2016 (€ 186 m, 5.125%) upon maturity in September 2016 major improvement driver in 3Q 16
- Interest rate hedging strategy
 - Long-term interest rate hedging ratio targeted at around 75% of financial liabilities (68% as at September 30, 2016)



AVERAGE COST OF DEBT 6.0% 5.0% 4.0% 3.0% 2.0% 1.0% 5.1% 4.6% 4.1% 3.7% 3.2% 3.1% 2.9% 2.9% 2.9% 2.4% 0.0% 2Q14 4Q15 2Q16 3Q16 3Q14 4Q14 1Q15 2Q15 3Q15 1Q16

Financing



Weighted Average Cost of Debt and Maturities*

€m	Outstanding debt nominal value	Nominal value swaps	\varnothing Cost of debt excl. derivatives	\varnothing Cost of debt incl. derivatives	Ø Debt maturity	Ø Swap maturity
Austria	169.3	35.7	2.1%	2.6%	5.1	7.2
Germany	564.4	93.2	1.4%	1.9%	4.9	1.7
Czech Republic	119.0	54.0	1.6%	2.5%	0.9	0.1
Hungary	97.4	0.0	3.4%	3.4%	3.0	0.0
Poland	130.7	60.0	2.0%	2.0%	2.6	2.7
Romania	65.6	33.2	3.4%	3.7%	2.6	3.0
Other	36.5	0.0	3.5%	3.5%	1.3	0.0
Investment portfolio	1,183.0	276.1	2.0%	2.3%	3.9	2.5
Development projects	37.5	6.3	1.4%	1.4%	2.5	2.5
Short-term properties	33.6	0.0	1.7%	1.7%	1.0	0.0
Group financing	505.5	0.0	2.6%	2.6%	5.1	0.0
Total group	1,759.5	282.4	2.1%	2.4%	4.1	2.5



PORTFOLIO

Property Portfolio (€ 3.8 bn)*

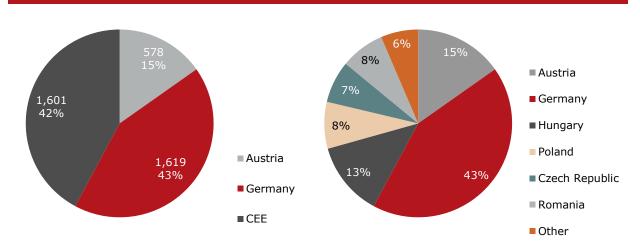


Germany Accounts for ~ 43% of Portfolio Value

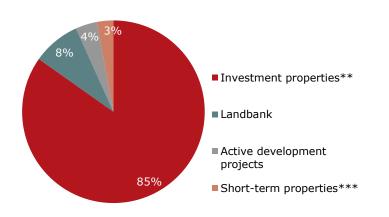
PORTFOLIO STRUCTURE

- Total property asset base of € 3.8 bn
 - Germany largest single core market
 - Income- producing investment portfolio of € 3.2 bn
- Development assets
 - Landbank and projects under construction account for ~ 12% of total properties
 - 91% of landbank value located in Germany

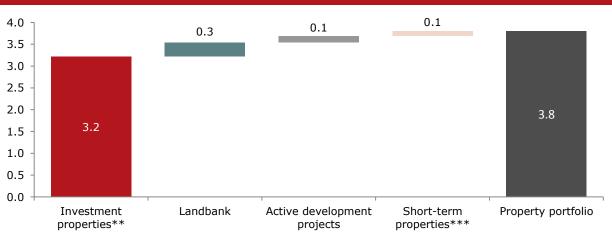
PORTFOLIO SPLIT BY REGION AND COUNTRY (€ M)



PORTFOLIO BY PROPERTY TYPE (€ M)



PORTFOLIO BRIDGE (€ BN)

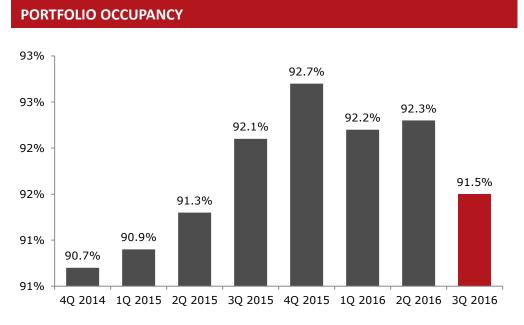


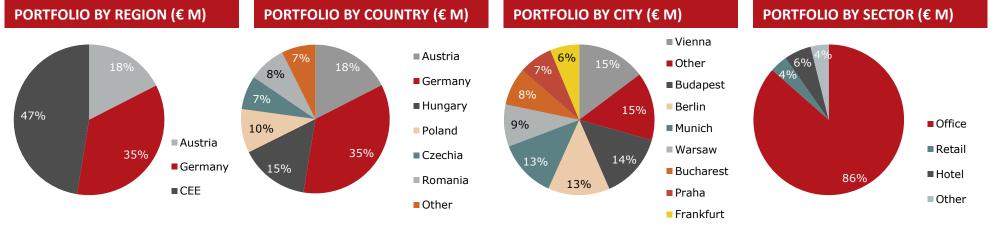
Investment Portfolio (€ 3.2 bn)



High-quality Asset Base in Key Economic Centres of Central Europe

KEY METRICS*	30.09.2016	31.12.2015
Gross initial yield	6.1%	6.5%
Austria	5.5%	5.7%
Germany	5.0%	5.3%
CEE	7.2%	7.6%
Occupancy	91.5%	92.7%
Austria	93.4%	96.5%
Germany	92.6%	93.8%
CEE	90.5%	91.1%
WALT	4.1	4.5
Lettable area (sqm)	1,406,681	1,548,936





Property Portfolio



Budapest – Acquisition of Core Office Complex Millenium Towers

EXPANSION OF CORE OFFICE PORTFOLIO BUDAPEST

- Office complex Millenium Towers consists of four fully let buildings with 70,400 sqm
- Acquisition price of € 172 m (~ 7.0% gross initial yield)
- Annual rental income addition of € 12 m
- FFO-accretive starting in 4Q 2016
- Located along the Pest riverside of the Danube with panoramic views of the Buda Hills (9th district)
- Well-diversified high-quality tenant base (incl. Morgan Stanley, K&H, Vodafone, Lexmark, Nestlé, etc.)
- WALT > 4 years









Property Portfolio



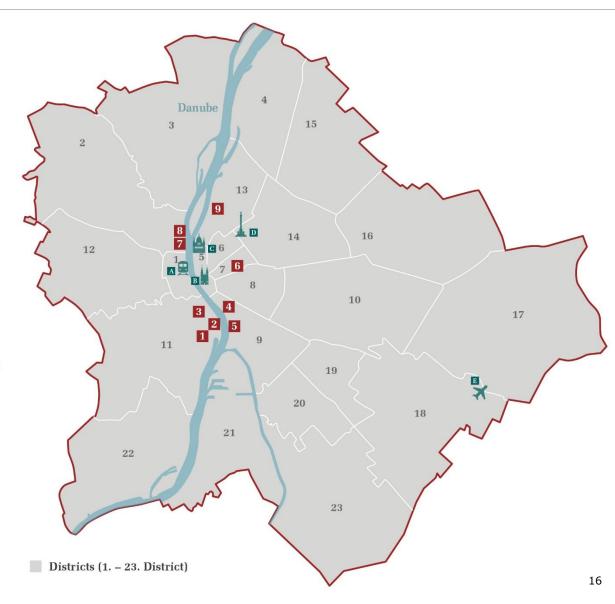
Investment Portfolio Hungary – Budapest Largest CEE Portfolio Segment

PORTFOLIO METRICS

- Acquisiton of office complex Millennium Towers has increased the Budapest core office market exposure
- Fair value of € 485 m
 - 15% of total investment portfolio
 - 32% of CEE investment portfolio (largest CEE exposure)
- Gross lettable area 273,300 sqm
- Gross initial yield 7.5%
- Economic occupancy 91.9%

- Landmarks
- A Central Station
- B St.-Stephans-Basilika
- C Parliament building
- D Hero Square
- E Airport X

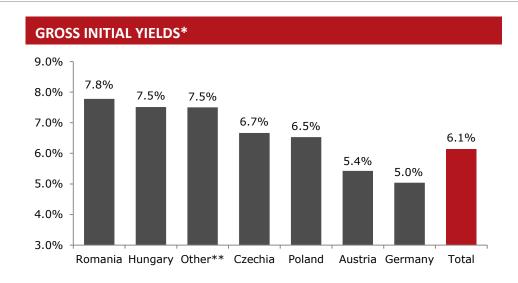
- CA IMMO Investment Properties
- 1 IP West
- 2 Infopark A
- 3 Bartok Haz
- 4 City Gate
- 5 Millennium Towers
- 6 R 70 Office Complex
- 7 Vizivaros Office Center
- 8 Canada Square
- 9 Capital Square



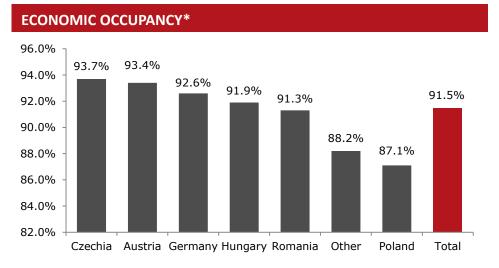
Investment Portfolio (€ 3.2 bn)

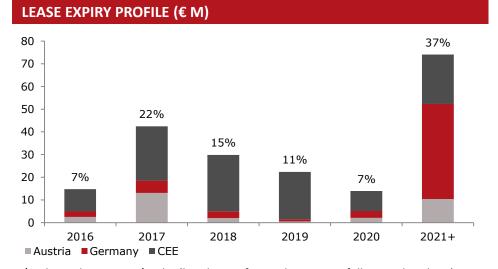
Portfolio Metrics











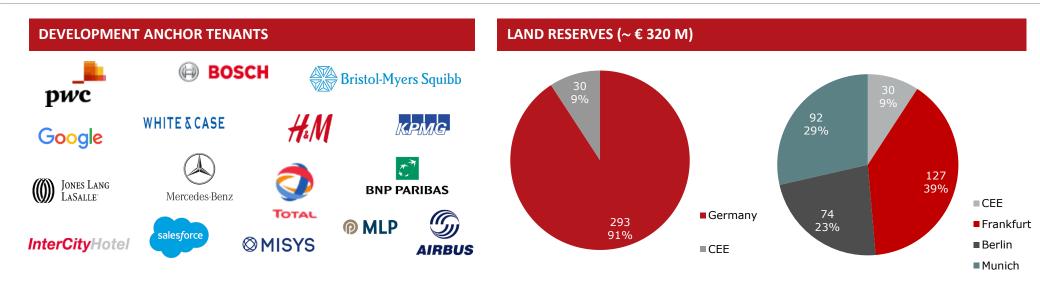
^{*} Excluding the recently completed office projects Kontorhaus/Munich, John F. Kennedy – Haus/Berlin and Monnet 4/Berlin (handover of rented space not fully completed yet), the portfolio occupancy Germany stood at 95.7% (total portfolio: 92.2%) and the gross initial yield at 5.3% (total portfolio: 6.3%) ** Slovakia, Serbia, Croatia, Slovenia, Bulgaria



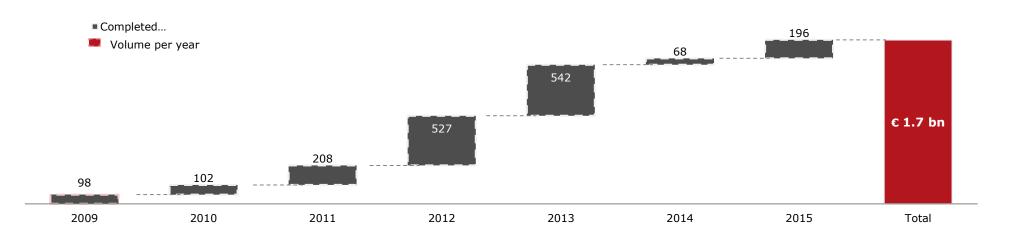
DEVELOPMENT



Excellent Market Position to Fully Capture Strong Cycle in Germany



DEVELOPMENT TRACK RECORD (COMPLETED VOLUME OF ~ € 1.7 BN OVER LAST SIX YEARS)

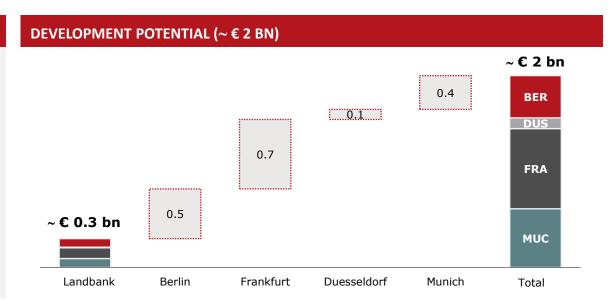




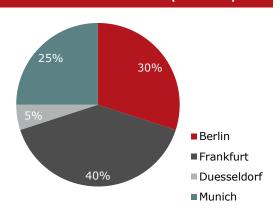
Significant Embedded Value of German Landbank to Unlock

DEVELOPMENT PIPELINE GERMANY

- Existing landbank reserves (book value ~ € 320 m) offer the potential to realize ~ 0.8 m sqm of new space or ~ € 2 bn in book value terms
- Fair value of landbank development secures organic growth strategy over the next decade
- Target development margin of ~ 20%
- Significant residential development potential in Munich serves as substantial value contributor
- Berlin retains a strong office pipeline with roughly 50% contribution of total office development potential



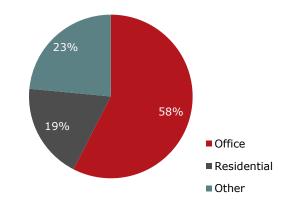
DEVELOPMENT VOLUME (~ € 2 BN)



DEVELOPMENT VOLUME (~ 800K SQM)



DEVELOPMENT VOLUME (~ 800K SQM)



Berlin - Baufeld 03/KPMG



PROJECT UNDER CONSTRUCTION

- Phase 1 (100% pre-let to KPMG)
 - Planned lettable area 12,700 sqm
 - Total investment volume (incl. plot) € 56 m
 - Outstanding construction costs ~ € 31 m
 - Expected yield on cost ~ 5.8%
 - Construction phase 3Q 2015 2Q 2018
- Phase 2 (high-rise office building to start in 2017)
 - Increase of lettable area up to 40,000 sqm





Munich - MY.O



PROJECT IN PREPARATION STAGE

- Expansion of investment portfolio in Munich by a fourth highquality office building (lettable area 26,100 sqm)
- Located in the western part of Munich (Schlossviertel Nymphenburg neighbourhood) with good public transport connections (along S-Bahn main line)
- Investment volume approx. € 97 m (incl. plot)
- Expected yield on cost ~ 6.0%
- Construction phase 4Q 2016 2Q 2019









Berlin - Cube

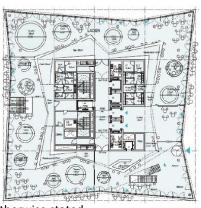






PROJECT IN PREPARATION STAGE

- Prime office property development
- Outstanding Europacity location between Central Station and German Chancellery
- ~ 19.500 sqm gross floor area







High-quality Development Pipeline Major Growth Driver (1)

INVESTMENT PORTFOLIO	Investment volume*	Oustanding investment	Planned rentable area	Gross yield on cost	Main usage	Share	Pre-letting ratio	Construction phase
KPMG, Berlin	56	31	12,700	5.8%	Office	900%	100%	3Q 15 – 2Q 18
Mannheimer Strasse, Frankfurt								
Steigenberger	56	44	17,300	6.4%	Hotel	100%	93%	2Q 16 – 3Q 18
Bus terminal	6	5	-	6.6%	Other	100%	100%	3Q 16 - 1Q 19
Car park**	17	0	800	6.3%	Parking	100%	100%	Completed
Orhideea Towers, Bucharest	74	61	36,900	8.3%	Office	100%	23%	4Q 15 - 4Q 17
ZigZag, Mainz	16	13	4,400	5.8%	Office	100%	-	2Q 17 – 3Q 18
MY.O, Munich	97	87	26,100	6.0%	Office	100%	-	4Q 16 – 2Q 19
ViE, Vienna	38	33	14,700	6.3%	Office	100%	-	3Q 16 - 3Q 18
Rieck 1/BT2, Berlin	10	9	2,800	6.7%	Office	100%	-	4Q 15 - 2Q 19
Total	464	357	132,800					



High-quality Development Pipeline Major Growth Driver (2)

TRADING PORTFOLIO*	Investment volume**	Outstanding investment	Planned rentable area	Main usage	Share	Construction phase	Status
Rieck I/ABDA, Berlin	25	22	5,200	Office	100%	1H 17 – 2H 19	Forward sale to ABDA
Baumkirchen, Munich							
Baumkirchen WA 1	63	3	13,800	Residential	50%	2Q 14 - 3Q 16	Sale of freehold apartments
Baumkirchen WA 2	65	24	11,200	Residential	50%	2Q 15 – 3Q 17	Sale of freehold apartments
Baumkirchen WA 3	66	41	13,600	Residential	50%	1Q 16 - 3Q 18	Sale of freehold apartments
Baumkirchen NEO	78	58	18,100	Mixed use	50%	1Q 17 – 2Q 19	
Laendyard Living, Vienna	67	45	19,400	Residential	100%	3Q 16 – 3Q 18	Sale of freehold apartments
Wohnbau Süd, Vienna	34	21	14,100	Residential			Forward sale to Austrian investor
Rheinallee III, Mainz	59	49	19,700	Mixed use	100%	3Q 16 - 3Q 18	Forward sale to Aberdeen Asset Management for ~ € 66 m
Total	449	262	115,200				



SHARE BUY-BACK PROGRAMME

Share Buy-Back Programme



5 m Shares Repurchased Over Last 6 Quarters - New Programme to Start

SHARE BUY-BACK PROGRAMME 2015

- May 2015 Dezember 2015
- 2,000,000 shares repurchased
- 2% of total share capital
- Weighted average price paid per share € 16.13
- Total purchase price € 32.7 m

SHARE BUY-BACK PROGRAMME 2016 (1Q)

- January 2016 February 2016
- 1,000,000 shares repurchased
- 1% of total share capital
- Weighted average price paid per share € 15.39
- Total purchase price € 15.4 m

SHARE BUY-BACK PROGRAMME 2016 (2Q/3Q)

- April 2016 September 2016
- 2,000,000 shares repurchased
- 2% of total share capital
- Weighted average price paid per share € 16.17
- Total purchase price € 32.3 m

NEW SHARE BUY-BACK PROGRAMME 2016/2017

- Intended volume up to 1,000,000 shares (corresponding to approx. 1% of the share capital of the company)
- Actual maximum limit € 17.50 per share
- Commencement and anticipated duration: 28 November 2016 until 2 October 2017
- Form of repurchase: Purchase via the stock exchange
- Purpose of repurchase: The buy-back will be made for any permitted purpose covered by the resolution of the Annual General Meeting
- http://www.caimmo.com/en/investor relations/share buy back/



CA IMMO AND IMMOFINANZ

CA Immo and Immofinanz

Sequence Of Events



2016 2017

Step 1

- Acquisition of a 26% stake in CA Immobilien Anlagen AG by IMMOFINANZ AG
- Antitrust approvals obtained
- Recording of registered shares and closing of acquisition executed in August

Step 2

- Disposal/spin-off of IMMOFINANZ Russian portfolio
- Spin-off to existing IMMOFINANZ shareholders or sale to a third party buyer
- Execution in progress: to be completed prior to merger

Step 3

- Merger of IMMOFINANZ and CA Immo
- Preparations for merger have started
 - External advisors mandated
 - Joint steering committee set up
 - Workstreams defined and kicked off
- Statutory merger according to Austrian law
 - Exchange ratio based on broad range of customary valuation methodologies
 - Exchange ratio review by auditor
 - Merger document and exchange ratio to be published approx. 1 month ahead of General Meetings



Ongoing

General Meetings resolving on merger planned in Summer 2017

Investor Relations

Contact Details



Christoph Thurnberger

Head of Capital Markets

Tel.: +43 (1) 532 59 07 504

E-Mail: christoph.thurnberger@caimmo.com

Claudia Höbart

Investor Relations / Capital Markets

Tel.: +43 (1) 532 59 07 502

E-Mail: claudia.hoebart@caimmo.com

www.caimmo.com/investor_relations/

DISCLAIMER

This presentation handout serves marketing purposes in Austria and constitutes neither an offer to sell, nor a solicitation to buy any securities, nor investment advice nor financial analysis. Any public offer of securities of CA Immobilien Anlagen AG may be made solely by means and on the basis of a prospectus prepared and published in accordance with the provisions of the Austrian Capital Markets Act and approved by the Austrian Financial Market Authority. If a public offer is undertaken in Austria, a prospectus will be published copies of which will be available free of charge at the business address of the Issuer, Mechelgasse 1, 1030 Wien, during regular business hours and on the website the Issuer www.caimmo.com. Any public offer will be undertaken solely by means and on the basis of a prospectus prepared and published in accordance with the provisions of the Austrian Capital Markets Act and approved by the Austrian Financial Market Authority.

This presentation handout contains forward-looking statements and information. Such statements are based on the Issuer's current expectations and certain presumptions and are therefore subject to certain risks and uncertainties. A variety of factors, many of which are beyond the Issuer's control, affect its operations, performance, business strategy and results and could cause the actual results, performance or achievements of the Issuer to be materially different. Should one or more of these risks or uncertainties materialise or should underlying assumptions prove incorrect, actual results may vary materially, either positively or negatively, from those described in the relevant forward-looking statement as expected, anticipated, intended planned, believed, projected or estimated. The Issuer does not intend or assume any obligation to update or revise these forward-looking statements in light of developments which differ from those anticipated.

This presentation handout is not for distribution in or into the United States of America and must not be distributed to U.S. persons (as defined in Regulation S under the U.S. Securities Act of 1933, as amended ("Securities Act")) or publications with a general circulation in the United States.

This presentation handout does not constitute an offer or invitation to purchase any securities in the United States. The securities of the Issuer have not been registered under the Securities Act and may not be offered, sold or delivered within the United States or to U.S. persons absent from registration under or an applicable exemption from the registration requirements of the United States securities laws. There will be no public offer of securities of the Issuer in the United States.

This presentation handout is directed only at persons (i) who are outside the United Kingdom or (ii) who have professional experience in matters relating to investments falling within Article 19(5) of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005 (as amended) (the "Order") or (iii) who fall within Article 49(2)(a) to (d) ("high net worth companies, unincorporated associations etc.") of the Order (all such persons together being referred to as "Relevant Persons"). Any person who is not a Relevant Person must not act or rely on this communication or any of its contents. Any investment activity to which this presentation handout relates is available only to Relevant Persons and will be engaged in only with Relevant Persons.

This handout is not intended for publication in the United States of America, Canada, Australia or Japan.