CA IMMO

FINANCIAL STATEMENTS
AS AT 31 DECEMBER 2011

11

CONTENT

BALANCE SHEET AS AT 31.12.2011

Assets

	31.12.2011	31.12.2010
	€	€ 1,000
A. Fixed assets		
I. Intangible fixed assets		
1. EDP software	41,336.14	71
2. Goodwill	0.00	214
	41,336.14	**285**
II. Tangible fixed assets		
1. Property and buildings	248,555,451.61	263,896
of which land value: € 51,058,279.43; 31.12.2010: € 52,092 K		
2. Other assets, office furniture and equipment	1,342,896.21	1,189
3. Prepayments made and construction in progress	12,281,422.15	617
	262,179,769.97	**265,702**
III. Financial assets		
1. Investments in affiliated companies	1,741,906,941.08	1,753,501
2. Loans to affiliated companies	217,874,578.91	194,630
3. Prepayments made on investments in affiliated companies	1,900,000.00	200
4. Investments in associated companies	57,533.69	125
5. Other loans	14,343,679.35	4,147
	1,976,082,733.03	**1,952,603**
	2,238,303,839.14	**2,218,590**
B. Current assets		
I. Receivables		
1. Trade debtors	455,288.03	330
2. Receivables from affiliated companies	66,323,956.48	28,630
3. Other receivables	5,270,368.59	3,074
	72,049,613.10	**32,034**
II. Other securities	**33,055,300.00**	**3,854**
III. Cash on hand, credit balances with banks	**44,934,505.56**	**43,554**
	150,039,418.66	**79,442**
C. Deferred expenses	**1,067,285.40**	**1,418**
	2,389,410,543.20	**2,299,450**

Liabilities and shareholders' equity

	31.12.2011	31.12.2010
	€	€ 1,000
A. Shareholders' equity		
I. Share capital	638,713,556.20	638,714
II. Tied capital reserves	820,184,324.63	820,184
III. Net profit	98,747,939.27	0
of which profit carried forward: € 0.00; 31.12.2010: € 5,897 K		
	1,557,645,820.10	**1,458,898**
B. Untaxed reserves		
Other untaxed reserves		
Special item for investment grants	**278.88**	**79**
C. Provisions		
1. Provision for severance payment	696,706.00	612
2. Tax provisions	216,150.00	378
3. Other provisions	62,915,513.80	74,655
	63,828,369.80	**75,645**
D. Liabilities		
1. Bonds	485,000,000.00	485,000
of which convertible: € 135,000,000.00; 31.12.2010: € 135,000 K		
2. Liabilities to banks	136,880,870.52	144,499
3. Trade creditors	607,023.03	297
4. Payables to affiliated companies	137,308,285.94	125,369
6. Other liabilities	6,993,783.80	8,454
of which from taxes: € 420,572.02; 31.12.2010: € 263 K		
of which in connection with social security: € 99,199.56; 31.12.2010: € 88 K		
	766,789,963.29	**763,619**
E. Deferred income	**1,146,111.13**	**1,209**
	2,389,410,543.20	**2,299,450**
Contingent liabilities	353,317,651.00	259,596

INCOME STATEMENT FOR FISCAL 2011

	2011			2010
	€	€	€ 1,000	€ 1,000
1. Gross Revenues		**20,998,339.50**		**23,933**
2. Other operating income				
a) Income from the sale of fixed assets except of financial assets	8,132,070.43		104	
b) Income from the reduction of provisions	244,986.40		286	
c) Other income	4,644,220.80	**13,021,277.63**	4,729	**5,119**
3. Staff expense				
a) Wages	– 13,560.65		– 14	
b) Salaries	– 6,975,583.51		– 6,270	
c) Expenses for severance payments and payments into staff welfare funds	– 175,283.75		– 222	
d) Expenses in connection with pensions	– 160,498.36		– 153	
e) Payments relating to statutory social security contributions as well as as payments dependent on remuneration and compulsory contributions	– 1,160,985.40		– 1,166	
f) Other social expenses	– 91,064.07	**– 8,576,975.74**	– 29	**– 7,854**
4. Depreciation on intangible fixed assets and tangible fixed assets		**– 7,846,332.00**		**– 18,223**
of which unscheduled depreciation in accordance with § 204 para. 2 Commercial Code: € 0.00; 2010: € 10.052 K				
5. Other operating expenses				
a) Taxes	– 344,391.93		– 588	
b) Other expenses	– 14,918,591.33	**– 15,262,983.26**	– 19,748	**– 20,336**
6. Subtotal from S 1 to 5 (operating result)		**2,333,326.13**		**– 17,361**
7. Income from investments		**163,526,306.21**		**1,970**
of which from affiliated companies: € 163,526,306.21; 2010: € 1,970 K				
8. Income from loans from financial assets		**10,476,573.08**		**10,458**
of which from affiliated companies: € 9,333,129.33; 2010: € 8,107 K				
9. Other interest and similar income		**33,611,309.50**		**9,194**
of which from affiliated companies: € 4,201,735.07; 2010: € 7,999 K				
10. Income from the disposal and appreciation of financial assets and short-term securities		**18,033,969.51**		**37,065**
11. Expenses for financial assets, thereof		**– 60,789,006.70**		**– 55,634**
a) Depreciation: € 58,267,065.15; 2010: € 54,769 K				
b) Expenses from affiliated companies: € 56,540,804.70; 2010: € 52,410 K				
12. Interest and similar expenses		**– 74,003,900.79**		**– 56,297**
of which relating to affiliated companies: € 19,021,199.05; 2010: € 4,061 K				
13. Subtotal from S 7 to 12 (financial result)		**90,855,250.81**		**– 53,244**
14. Result from usual business activity		**93,188,576.94**		**– 70,605**
15. Extraordinary income		0.00		5,465
16. Extraordinary expenses		0.00		– 5,813
17. Extraordinary result		**0.00**		**– 348**
18. Taxes on income		**5,481,013.90**		**5,731**
19. Annual income/loss		**98,669,590.84**		**– 65,222**
20. Dissolution of untaxed reserves				
Special item for investment grants		**78,348.43**		**2**
21. Dissolution of tied capital reserves		**0.00**		**53,046**
22. Dissolution of free reserves		**0.00**		**6,277**
23. Profit carried forward from the previous year		**0.00**		**5,897**
24. Net profit		**98,747,939.27**		**0**

NOTES ON THE FINANCIAL STATEMENTS FOR FISCAL 2011

ACCOUNTING AND VALUATION PRINCIPLES AND GENERAL INFORMATION

The financial statements have been drawn up pursuant to the provisions of the Austrian Commercial Code (UGB).

I. Fixed assets

Intangible and tangible fixed assets
The intangible and tangible assets are stated at acquisition or production cost reduced by scheduled depreciation, where depreciable, and unscheduled depreciation, where required.

The scheduled depreciation is carried out on a linear basis, with the depreciation period corresponding to the useful life expectancy. Additions in the first half of the fiscal year are subject to full annual depreciation, additions in the second half are subject to half of annual depreciation.

Unscheduled depreciation is only carried out where it is anticipated that permanent value impairments have occurred. In fiscal 2011 no unscheduled depreciation on tangible assets are made (2010: € 10,052 K).

In fiscal 2011 the accounting option not to carry out potential appreciation on tangible assets in accordance with section 208, para. 2 of the Austrian Commercial Code (UGB) was not exercised for the first time, and appreciation on tangible assets in the amount of € 2,511K (2010: € 0 K) were made while appreciation in the amount of € 64 K (2010: € 3,905 K) was not carried out.

Financial assets
Investments in affiliated companies including prepayments and the investment in associated companies are stated at acquisition costs reduced by unscheduled depreciation.

The loans to affiliated companies and other loans are stated at acquisition costs reduced by repayments made and unscheduled depreciation.

Unscheduled depreciation is only carried out where it is anticipated that permanent value impairments have occurred. In fiscal 2011 unscheduled depreciation in the amount of € 58,267 K (2010: € 54,769 K) and appreciation in the amount of € 15,919 K (2010: € 34,011 K) were made on financial assets.

The income from investments is recognised on the basis of shareholder resolutions.

II. Current assets

Receivables are valued at nominal value. Identifiable defaults risks are considered by carrying out individual value adjustments.

Securities are stated including accrued interest attributable to the securities, though not higher than at market value.

III. Other untaxed reserves

The construction cost subsidies received from the public sector are shown as Special item for investment grants and are reversed on a pro rata basis in accordance with the effective life of the projects they are used to part-finance.

IV. Provisions and liabilities

Provisions for severance payments amount to 103.41% (31.12.2010: 103.52%) of the imputed statutory severance payment obligations existing on the balance sheet date. The calculation is made using the PUC method, which is recognised in international accounting, based on an interest rate of 4.75% (31.12.2010: 4.5%) and future salary increases of 2% for employees plus an inflation payment of 2% and not taking into account a fluctuation discount. The interest rate was increased by 0.25% compared to the previous year, otherwise the same parameters were applied for calculation of the provisions as in the previous year.

The Tax and Other provisions are made on a prudent basis in accordance with the anticipated requirement. They take into account all identifiable risks and as yet unquantified liabilities.

Derivative financial instruments are recognised at the fair value. Where this is possible, the derivative financial instruments (interest rate swaps) held are designated as hedging instruments. In 2011 the AFRAC Comment Letter "Accounting for Derivatives and Hedging Instruments under Company Law" was applied for the first time. According to this Comment Letter, the derivatives designated as hedging instruments are deemed to form part of a hedging relationship from 2011 on and will not be recognised in the balance sheet as provisions for anticipated losses if the fair value is negative. Therefore, the provisions recognised as at 31 December 2010 to the value of € 24,935 K were reversed. Additionally, the receivables from affiliated companies from back-to-back derivative financial instruments to the value of € 15,191 K that were stated in the balance sheet in the previous year were adjusted or reversed. The reversal of the provisions for anticipated losses is shown under Other interest and similar income. The adjustment of receivables to the value of € 15,191 K is recognised under Interest and similar expenses towards affiliated companies. The prospective effectiveness of the hedging relationship is determined on the basis of the "critical term match", while the retrospective effectiveness is ascertained on the basis of the "hypothetical derivative method". Where no hedging relationship can be established, provisions for anticipated losses are continued to be set up in case of negative market values of the derivative financial instruments.

Liabilities are stated on a prudent basis at their repayment amount.

V. Note on currency conversion

Foreign exchange receivables are valued at the purchase price or at the lower bid rate as at the balance sheet date. Foreign exchange liabilities are valued at the purchase price or at the higher offer rate as at the balance sheet date.

EXPLANATORY NOTES ON THE BALANCE SHEET AND INCOME STATEMENT

VI. Explanatory notes on the balance sheet

a) Fixed assets

The breakdown and development of the fixed assets can be seen from the assets analyses in appendix 1.

Intangible assets

The Goodwill is the result of the merger with CA Immo Beteiligungen und Leasing GmbH which took place in fiscal 2002 and is amortised over a period of ten years in accordance with the effective economic life. Since it was fully depreciated at 31.12.2011, the goodwill was recognised as a disposal in the assets analyses.

Tangible assets

The additions to Property and buildings and to Prepayments made and construction in progress relate for the most part to current investments, in particular amalgamation and division of leased premises and preconstruction works for the Erdberger Lände. The disposals relate to the sale of five items of real estate. As at the balance sheet date the tangible assets include 23 properties (31.12.2010: 28 properties).

Financial assets

The notes on affiliated companies can be found in appendix 2.

The book value of the Investments in affiliated companies is € 1,741,907 K (31.12.2010: € 1,753,501 K). The current additions are mainly the result of diverse shareholder contributions in the amount of € 18,630 K to companies in Eastern Europe and the acquisition of the remaining 50% of a management company in Poland. The disposals are the result of the sale of two management companies in Eastern Europe to other companies of the Group. Depreciation of investments in affiliated companies to the value of € 53,017 K and appreciation to the value of € 14,219 K were carried out in 2011.

The Loans to affiliated companies are made up as follows:

€ 1,000	31.12.2011	31.12.2010
CA Immobilien Anlagen Beteiligungs GmbH & Co Finanzierungs OG, Vienna	86,767	117,416
CA Immo Holding B.V., Hoofddorp	29,190	0
Kapas Center Kft, Budapest	13,480	0
R70 Invest Budapest Kft, Budapest	12,704	18,004
BA Business Center a.s., Bratislava	11,000	11,000
CA Immo Galleria Liegenschaftsverwaltung GmbH, Vienna	7,900	0
S.C. BBP Leasing S.R.L., Bucharest	7,590	7,590
other under € 7,500K	49,244	40,620
	217,875	**194,630**

Loans to affiliated companies to the value of € 134,044 K (31.12.2010: € 194,630 K) have a remaining term of up to one year.

The prepayment made on investments in affiliated companies was added with a value of € 1,700 K (2010: € 0 K).

In the fiscal year, unscheduled depreciation to the value of € 15 K (2010: € 7 K) were made on Investments in associated companies.

The Other loans mainly relate to long-term loans to affiliated companies and joint venture partners.

b) Current assets

Trade debtors to the value of € 455 K (31.12.2010: € 330 K) include outstanding rent and operating cost payments.

Receivables from affiliated companies are made up as follows:

€ 1,000	31.12.2011	31.12.2010
Receivables from dividend payments	49,815	0
Receivables from interest	7,192	5,340
Receivables from tax compensation	5,399	6,210
Trade debtors (current transfer to affiliated companies)	1,068	1,889
Receivables from charging of derivative financial instruments	0	15,191
Other receivables	2,850	0
	66,324	**28,630**

In the Other receivables in the amount of € 5,270 K (31.12.2010: € 3,074 K) the main items are receivables from the sale of a property, short-term cash advances and receivables from the passing-on of costs. In 2011 the cost of value adjustment is € 190 K (2010: € 6 K).

As in the previous year, all receivables have a remaining term of up to one year.

The Other securities include own 2006-2016 bonds redeemed from the market with a book value of € 13,658 K and a nominal value of € 14,008 K as well as convertible bonds with a book value of € 19,397 K and a nominal value of € 20,500 K (31.12.2010: 433 shares in ABS Dynamic Cash € 3,854 K). The convertible bond is registered for trading on the unlisted securities market of the Vienna Stock Exchange. However, the trading volumes on the stock exchange are very low and transactions are made only sporadically. Due to the low trading volume, the prices that can be observed on the stock exchange do not reflect the market price of this paper so that the own convertible bond held by the company was valued on the basis of internal valuation models.

c) Deferred expenses

Deferred expenses in the amount of € 1,067 K (31.12.2010: € 1,418 K) essentially comprise deferred discounts to the value of € 1,059 K (31.12.2010: € 1,341 K) for the issuance of a bond in the amount of € 200,000 K in 2006 and a bond issued in fiscal 2009 to the value of € 150,000 K.

d) Shareholders' equity

The stated Share capital is the nominal capital in the amount of € 638,713,556.20 (31.12.2010: € 638,713,556.20), which is fully paid up. It is broken down into 87,856,056 (31.12.2010: 87,856,056) bearer shares and 4 nonpar registered shares. The registered shares are held by UniCredit Bank Austria AG, Vienna, and entitle it to nominate one Supervisory Board member for each share. This right has not been exercised. All Supervisory Board members have been elected by the Ordinary General Meeting.

In the 21st Ordinary Shareholders' Meeting of 13.5.2008 the Management Board was authorised with the approval of the Supervisory Board and up to 12.5.2013 to issue convertible bonds to a total nominal value of up to € 317,185K on a one-off basis or repeatedly, also under exclusion of the subscription rights of the shareholders, and to grant the bearers of convertible bonds conversion rights on up to 43,629,300 bearer shares of CA Immobilien Anlagen Aktiengesellschaft. In November 2009, on the basis of this authorisation, a five-year convertible bond worth € 135,000K was issued. The coupon of the convertible bond (payable semi-annually) was fixed at 4,125% and the conversion price at € 11,5802 (this corresponds to a premium of 27.5% over the reference price on the date of issuance). Thus, a maximum of 11,657,829 bearer shares can be issued if the conversion right is exercised. According to the terms and conditions of issuance of the convertible bond, the creditors are entitled to convert their bonds into shares of CA Immobilien Anlagen Aktiengesellschaft at the conversion price at any time (i.e. also before the end of the term of the bond in 2014). As at the balance sheet date of 31.12.2011 the stock exchange price of the CA Immo share was € 8.29 and thus below the conversion price. No bonds were submitted for conversion by the balance sheet date or the date when the balance sheet was drawn up.

As at 31.12.2011 there is authorised but unissued capital in the amount of € 312,841,476.80 which can only be made use of up until 8.8.2012 and unconditional capital in the amount of € 317,185,011.00.

The 2011 net retained earnings include appreciation on the fixed assets to the value of € 18,431 K. The net retained earnings are subject to a limitation on profit distribution in this amount in accordance with section 235 no. 1 of the Austrian Commercial Code (UGB).

e) Untaxed reserves

The Special item for investment grants relates to a construction cost subsidy of the Provincial Government of Vienna for the property at Zimmermannplatz 1, Vienna 9. The subsidy is written back in operating income in accordance with the remaining useful life of the investments thus financed.

f) Provisions

Under the Provision for severance payment there is a provision of € 697 K (31.12.2010: € 612 K) for the severance payment claims of employees of the company.

The Tax provisions in the amount of € 216 K (31.12.2010: € 378 K) relate for the most part to provisions for German corporation tax.

The Other provisions are made up as follows:

€ 1,000	31.12.2011	31.12.2010
Derivative transactions	37,812	54,012
Provision for contributions to group companies	17,114	15,452
Construction services	2,503	82
Premiums	2,370	1,743
Real property tax and land transfer tax	1,367	1,217
Staff (vacation and overtime)	591	332
Legal, auditing and consultancy fees	412	663
Publications and expert opinions	220	251
Other	527	903
	62,916	**74,655**

In fiscal 2010 the Management Board was, for the first time, offered the option to participate in an LTI (long term incentive) programme with a term of three years. Participation requires personal investment limited to 50% of the annual basic salary. Such investment was evaluated at the closing rate as at 31.12.2009, with the number of associated shares thereby determined. Performance will be measured according to the following indicators: NAV growth, ISCR (interest service coverage ratio) and TSR (total shareholder return). First-level managerial staff was also entitled to take part in the LTI programme. For these staff members, the personal investment is limited to 35% of the basic salary. The LTI programme was continued in fiscal 2011, and the Management Board and the first-level managerial staff were again given the opportunity to take part. As with the 2010 LTI programme, NAV growth, ISCR and TSR were used as performance indicators; however, their weighting was modified and the target values were increased.

With such cash-settled share-based payment, the accrued debt is recognised as a provision in the amount of the fair value. Until this debt has been settled, the fair value will be newly determined on each reporting date and on the date of settlement. All changes will be recognised in the operating income in each fiscal year.

g) Liabilities

31.12.2011 € 1,000	Maturity up to 1 year	Maturity 1-5 years	Maturity more than 5 years	Total
Bonds	0	485,000	0	485,000
Liabilities to banks	35,510	52,581	48,790	136,881
Trade creditors	430	177	0	607
Payables to affiliated companies	126,293	6,040	4,975	137,308
Other liabilities	6,994	0	0	6,994
Total	**169,227**	**543,798**	**53,765**	**766,790**

31.12.2010 € 1,000	Maturity up to 1 year	Maturity 1-5 years	Maturity more than 5 years	Total
Bonds	0	285,000	200,000	485,000
Liabilities to banks	33,699	51,900	58,900	144,499
Trade creditors	228	69	0	297
Payables to affiliated companies	112,627	6,040	6,702	125,369
Other liabilities	8,454	0	0	8,454
Total	**155,008**	**343,009**	**265,602**	**763,619**

The Bonds item comprises the following liabilities:

	Nominal value € 1,000	Nominal interest rate
Bond 2006-2016	200,000	5,125%
Bond 2009-2014	150,000	6,125%
Convertible bond 2009-2014	135,000	4,125%
	485,000	

The maturity of the convertible bond was assigned on the basis of the end of its term.

The Liabilities to banks item mainly comprises investment loans with a filed claim to entry in the land register to the value of € 136,881 K (31.12.2010: € 144,499 K).

The Trade creditors item for the most part comprises liabilities for construction services and liability guarantees as well as general administrative costs.

The liabilities shown under the Payables to affiliated companies item mainly relate to group-internal cash advances.

The Other liabilities are essentially made up of accrued interest for bonds and convertible bonds (€ 5,503 K) which only become cash-effective in the spring or autumn of 2012, open purchase prices for investments in affiliated companies (€ 684 K) and Tax Office netting from the advance VAT return for November and December 2011.

h) Deferred income

€ 1,000	31.12.2011	31.12.2010
Comprised rent prepayments received for various properties	846	891
Investment grant from the municipality of Vienna	300	318
	1,146	**1,209**

i) Contingent liabilities

	Maximum amount as at 31.12.2011 Tsd.		Used as at reporting date 31.12.2011 € 1,000	Used as at reporting date 31.12.2010 € 1,000
Liability for a loan granted to CA Immo Frankfurt Tower 185 Projekt GmbH & Co KG, Frankfurt	25,000	€	25,000	19,065
Guarantee for loans granted to CA Immo BIP Liegenschaftsverwaltung GmbH, BIL-S Superädifikatsverwaltungs GmbH, CA Immo Galleria Liegenschaftsverwaltung GmbH, Betriebsobjekte Verwertung Gesellschaft mbH & Co. Leasing OG and CA Immo Deutschland GmbH	192,479	€	97,792	122,460
Guarantee for CA Immo CEE Beteiligungs GmbH, Vienna, for the acquisition of Europolis AG granted to the sellers	136,884	€	136,884	0
Irrevocable guarantee for a loan granted to Vaci 76 Kft., Budapest	45,600	€	35,445	36,000
Guarantee for loans granted to CA Immo Frankfurt Tower 185 Projekt GmbH & Co KG, Frankfurt	34,000	€	33,333	19,065
Irrevocable guarantee for a loan granted to S.C. BBP Leasing S.R.L., Bucharest	33,150	€	16,156	18,310
Irrevocable guarantee for a loan granted to Kilb Kft, Budapest	21,000	€	13,579	14,345
Irrevocable guarantee for a loan granted to CA Immo Rennweg 16 GmbH, Vienna	10,900	€	6,800	8,900
Irrevocable guarantee for a loan granted to Doratus Sp.z.o.o., Warsaw	8,500	€	7,157	7,549
Irrevocable guarantee for a loan granted to Canada Square Kft., Budapest	8,200	€	6,172	6,319
Irrevocable guarantee for a loan granted to CA Immo Galleria Liegenschaftsverwaltung GmbH, Vienna	0	€	0	4,016
Irrevocable guarantee for a loan granted to Starohorska Development s.r.o., Bratislava	0	€	0	1,905
Irrevocable guarantee for a loan granted to Kapas Kft., Budapest	0	€	0	888
Irrevocable guarantee for a loan granted to Officecenter Mladost EOOD, Sofia	0	€	0	444
Irrevocable guarantee for a loan granted to Opera Center Two S.R.L., Bucharest	0	USD	0	330
			378,318	**259,596**

CA Immobilien Anlagen Aktiengesellschaft and CA Immo CEE Beteiligungs GmbH, Vienna, acquired the shares in Europolis AG, Vienna, on 1.1.2011. CA Immobilien Anlagen Aktiengesellschaft is liable towards the seller for the purchase price of € 136 m, which was still outstanding on 31.12.2011. The outstanding purchase price is deferred until 31.12.2015.

Furthermore, the stakes of CA Immobilien Anlagen Aktiengesellschaft in the following companies are pledged in favour of the lenders financing the subsidiaries:

Betriebsobjekte Verwertung Gesellschaft m.b.H. & Co. Leasing OG, Vienna
CA Immo-RI-Resi.Prop.Holding GmbH, vienna
CA Immo BIP Liegenschaftsverwaltung GmbH, Vienna
CA Immo International Holding GmbH, Vienna
Canada Square Kft., Budapest
Kilb Kft., Budapest
Vaci 76 Kft., Budapest
BBP Leasing S.R.L. , Bucharest
2P s.r.o., Pilsen
FCL Property a.s., Prague
Office Center Mladost II EOOD, Sofia

Furthermore, the following letters of comfort were issued for subsidiaries to financial institutions financing them:

BIL S Superädifikationsverwaltungs GmbH, Vienna
Betriebsobjekte Verwertung Gesellschaft m.b.H. & Co. Leasing OHG, Vienna
CA Immobilien Anlagen d.o.o., Laibach
2P s.r.o., Pilsen
FCL Property a.s., Prague

The partner from a Russian project has filed an arbitration action in the amount of € 48,097K plus interest (announced as at 31.12.2012). However, the chance of success is assumed to be low. Appropriate provisions were set up in the balance sheet for the expected payment outflow.

j) Liabilities from utilisation of tangible assets

The lease-related liability from utilisation of tangible assets not reported in the balance sheet is € 746 K for the subsequent fiscal year and € 3,723 K for the subsequent five fiscal years.

Of this € 738 K is attributable to affiliated companies for the subsequent fiscal year and € 3,692 K for the subsequent five fiscal years.

k) Details of derivative financial instruments

€ 1,000 Start	End	Nominal value	fixed interest rate as at 31.12.2011	interest reference rate	Market value Derivatives 31.12.2011	Book value Derivatives 31.12.2011	Not considered Derivatives 31.12.2011	thereof charged derivatives to affiliated companies 31.12.2011
12/2007	12/2012	58,438	4.25%	3M-EURIBOR	– 1,865	– 1,865	0	0
12/2007	12/2017	116,875	4.41%	3M-EURIBOR	– 17,383	– 5,828	– 11,555	– 469
12/2007	12/2017	65,000	4.82%	3M-EURIBOR	– 11,648	– 11,648	0	0
12/2007	12/2022	58,438	4.55%	3M-EURIBOR	– 12,076	– 5	– 12,071	– 10,774
01/2008	12/2017	42,525	4.41%	3M-EURIBOR	– 6,288	– 6,288	0	0
01/2008	12/2022	59,063	4.55%	3M-EURIBOR	– 12,178	– 12,178	0	0
12/2008	12/2017	75,200	4.41%	3M-EURIBOR	– 11,167	0	– 11,167	– 11,167
		475,539			**– 72,605**	**– 37,812**	**– 34,793**	**– 22,410**

€ 1,000 Start	End	Nominal value	fixed interest rate as at 31.12.2010	interest reference rate	Market value Derivatives 31.12.2010	Book value Derivatives 31.12.2010	Not considered Derivatives 31.12.2010	thereof charged derivatives to affiliated companies 31.12.2010
09/2004	12/2011	14,741	2.99%	3M-EURIBOR	– 289	– 289	0	0
09/2004	12/2011	14,741	3.87%	3M-EURIBOR	– 408	– 408	0	0
06/2005	12/2011	7,371	2.90%	3M-EURIBOR	– 132	– 132	0	0
12/2007	12/2012	59,688	4.25%	3M-EURIBOR	– 3,369	– 3,369	0	0
12/2007	12/2017	119,375	4.41%	3M-EURIBOR	– 12,867	– 12,867	0	– 347
12/2007	12/2017	65,000	4.82%	3M-EURIBOR	– 9,044	– 9,044	0	0
12/2007	12/2022	59,688	4.55%	3M-EURIBOR	– 7,383	– 7,383	0	– 6,587
12/2008	12/2017	76,800	4.41%	3M-EURIBOR	– 8,257	– 8,257	0	– 8,257
01/2008	12/2017	43,200	4.41%	3M-EURIBOR	– 4,629	– 4,629	0	0
01/2008	12/2022	60,000	4.55%	3M-EURIBOR	– 7,332	– 7,332	0	0
10/2009	12/2015	43,200	2.73%	3M-EURIBOR	951	0	951	0
10/2009	12/2020	60,000	3.29%	3M-EURIBOR	1,224	0	1,224	0
12/2010	12/2013	65,000	1.53%	3M-EURIBOR	– 302	– 302	0	0
		688,804			**– 51,837**	**– 54,012**	**2,175**	**– 15,191**

The fair value corresponds to the amount that CA Immobilien Anlagen Aktiengesellschaft would receive or pay upon liquidation of the business on the balance sheet date. These values were determined by the financial institution with which the transactions were concluded. The cited figures are present values. Future income streams from variable payments and discount rates are determined on the basis of generally recognised financial models. Interbank mid-rates are used for valuation. Specific bid/offer spreads and other liquidation costs are not included in the valuation.

The negative market values of those derivatives that were not recognised in the balance sheet amount to € 34,793 K (1.1.2011: € 24,935 K). Furthermore, receivables from affiliated companies to the value of € 22,410 K (1.1.2011: € 15,191 K) were not recognised due to a hedging relationship.

l) Hedging relationship

The fair value of the interest rate swaps designated as hedging instruments amounts to € – 34,982 K on the balance sheet date (1.1.2011: € – 25,061 K); € 189 K of this amount (1.1.2011: € 126 K) were recognised as a provision for being an ineffective part. The fair value of the receivables from affiliated companies designated as underlying transactions amounts to € 22,410 K (1.1.2011: € 15,191 K).

The hedging periods differ depending on the interest swap and relate to the periods from 12/2007 to 12/2022.

The losses from derivatives not recognised in the balance sheet that form a hedging relationship with future payment flows amount to € 34,793 K in the closed fiscal year (1.1.2011: € 24,935 K). The profits from receivables from affiliated companies not recognised in the balance sheet that form a hedging relationship with future payment flows amount to € 22,410 K in the closed fiscal year (1.1.2011: € 15,191 K).

VII. Explanatory notes on the income statement

Gross revenues

The gross revenues relate in full to real estate located in the domestic market and are made up as follows:

€ 1,000	2011	2010
Rental income for real estate	16,404	19,323
Operating costs passed on to tenants	4,594	4,610
	20,998	**23,933**

Other operating income

The other income item of the other operating income of € 4,644 K (2010: € 4,729 K) results from management fees paid to subsidiaries in the amount of € 4,131 K (2010: € 2,972 K, cost allocations and insurance revenues.

Staff expense

This item includes wages, salaries, statutory social welfare contributions and expenses for severance payments and pensions totalling € 8,577 K (2010: € 7,854 K) for the 60 staff (2010: 60) employed by the company on average.

The Expenses for severance payments as well as payments dependent on remuneration and compulsory contributions are made up as follows:

€ 1,000	2011	2010
Allocation to provision for severance payments to directors and executive employees	81	118
Allocation to provision for severance payments to other employees	4	5
Pension fund contributions for directors and executive employees	44	54
Pension fund contributions for other employees	46	46
	175	**223**

The Expenses in connection with pensions are made up as follows:

€ 1,000	2011	2010
Pension fund contributions for directors and executive employees	123	123
Pension fund contributions for other employees	37	30
	160	**153**

Depreciation

€ 1,000	2011	2010
Depreciation of intangible fixed assets	244	249
Scheduled depreciation of buildings	7,134	7,474
Unscheduled depreciation of real estate	0	10,052
Depreciation of other assets, office furniture and equipment	468	437
Low-value assets	0	11
	7,846	**18,223**

Other operating expenses

Where they do not come under taxes on income the taxes in the amount of € 344 K (2010: € 588 K) mainly comprise the non-deductible input VAT of the current year and real estate charges passed on to tenants in the amount of € 330 K (2010: € 331 K).

The Other expenses item of the other operating expenses is made up as follows:

€ 1,000	2011	2010
Other expenses directly related to properties		
Operating costs passed on to tenants	4,247	4,262
Own operating costs (vacancy costs)	1,815	1,393
Maintenance costs	1,659	2,500
Administration and agency fees	227	436
Other	194	129
Subtotal	**8,142**	**8,720**
General administrative costs		
Legal and consulting fees	2,307	2,650
Advertising and representation expenses	862	904
Office rent including operating costs	820	732
Claims and reserves for bad debts of other receivables	348	4,372
Current expenses of bonds and convertible bond	297	281
Other fees and bank charges	128	147
Administrative and management costs	35	522
Other	1,980	1,420
Subtotal	**6,777**	**11,028**
Total other operating expenses	**14,919**	**19,748**

Income from interest

This item comprises dividends paid from affiliated companies from Austria in the amount of € 102,340 K (2010: € 120 K) and from Eastern Europe or intermediate holding companies for investments in Eastern Europe in the amount of € 61,187 K (2010: € 1,850 K).

Income from loans from financial investments

This item comprises interest income from loans to affiliated companies, from loans to associated companies and from other loans.

Other interest and similar income

The interest income originates from fixed term deposits, investments in securities and cash at bank as well as from loans and swap interest transfers to affiliated companies. In relation to the change in the accounting method used for derivative financial instruments qualified as parts of hedging relationships, provisions for anticipated losses to the total value of € 24,935 K (2010: € 0 K) were reversed on 1.1.2011.

Income from the sale of and addition to financial assets and short-term securities

Due to reversals of impairment losses appreciation of investment in affiliated companies to the value of € 14,219 K (2010: € 34,011 K) and in the previous year appreciation of short-term securities from current assets to the value of € 1,304 K were carried out. In addition income from the sale of short-term securities from current assets to the value of € 815 K (2010: € 1,722 K) was generated.

Expenses for financial assets

€ 1,000	2011	2010
Depreciation of financial assets	58,267	54,769
Provision for contributions to group companies	2,522	824
Loss from disposal of investments in affiliated companies	0	41
	60,789	**55,634**
of which due to dividends	21,695	603

Interest and similar expense

€ 1,000	2011	2010
Interest costs for bonds	25,006	25,006
Expenses for derivative transactions	26,090	24,115
Interest for loans taken up and bank liabilities for the financing of real estate assets	3,879	3,100
Interest costs in respect of affiliated companies	19,021	4,061
Other	8	15
	74,004	**56,297**

In relation to the change in the accounting method used for derivative financial instruments qualified as parts of hedging relationships, swap receivables from affiliated companies to the total value of € 15,191 K (2010: € 0 K) were adjusted as at 1.1.2011.

Taxes on income

This item essentially comprises the income from tax compensation of group members in the amount of € 5,409 K (2010: € 5,734 K).

As at 31.12.2011 CA Immobilien Anlagen Aktiengesellschaft has losses carried forward in the amount of € 283,810 K (31.12.2010: € 254,260 K) for which, pursuant to the provisions of the Austrian Commercial Code (UGB), no deferred taxes were shown in the financial statements. Furthermore, no deferred tax assets were recognised for depreciation on financial assets in the amount of € 30,569 K (31.12.2010: € 32,208 K) that have not yet been claimed for tax purposes.

OTHER INFORMATION

VIII. Affiliated companies

CA Immobilien Anlagen Aktiengesellschaft, Vienna, is the ultimate parent company of CA Immobilien Anlagen AG Group. The Group Consolidated Financial Statements are drawn up pursuant to International Financial Reporting Standards (IFRS) and the supplementary provisions of section 245a of the Austrian Commercial Code (UGB) and filed at the Vienna Commercial Court.

IX. Fiscal corporate group

In fiscal 2005 a group and tax compensation agreement was concluded for the formation of a corporate group within the meaning of section 9 of the Austrian Corporation Tax Act (KStG) effective from fiscal 2005, and this was expanded in the subsequent years to include additional group members. The group is headed by CA Immobilien Anlagen Aktiengesellschaft, Vienna.

To the extent negative income allocated to a group member has not yet been passed to account when the group is dissolved or the group member leaves the group, CA Immobilien Anlagen Aktiengesellschaft will be obliged as the head of the group to make a compensation payment to the amount of the cash value of the (fictitious) future tax relief which the group member would probably have obtained from the utilisation of the allocated negative income not yet passed to account if it had not joined the group. The amount of such compensation payment will be determined by obtaining an expert opinion from a jointly appointed auditor or auditing company at the time when the group member leaves the group or the group is dissolved.

In 2011 the following companies are group members:

- BIL-S Superädifikatsverwaltungs GmbH, Vienna
- CA Immo Beratungs- und Beteiligungs GmbH, Vienna
- CA Immo BIP Liegenschaftsverwaltung GmbH, Vienna
- CA Immo CEE Beteiligungs GmbH, Vienna
- CA Immo Galleria Liegenschaftsverwaltung GmbH, Vienna
- CA Immo Germany Holding GmbH, Vienna
- CA Immo International Beteiligungsverwaltungs GmbH, Vienna
- CA Immo International Holding GmbH, Vienna
- CA Immo Investment Management GmbH, Vienna
- CA Immo LP GmbH, Vienna
- CA Immo Projektentwicklungsgmbh, Vienna
- CA Immo Rennweg 16 GmbH, Vienna
- CA Immo – RI – Residential Property Holding GmbH, Vienna
- Europolis AG, Vienna
- Europolis CE Alpha Holding GmbH, Vienna
- Europolis CE Amber Holding GmbH, Vienna
- Europolis CE Gamma Holding GmbH, Vienna
- Europolis CE Istros Holding GmbH, Vienna
- Europolis CE Kappa Holding GmbH, Vienna
- Europolis CE Lambda Holding GmbH, Vienna
- Europolis CE Ledum Holding GmbH, Vienna
- Europolis CE My Holding GmbH, Vienna
- Europolis CE Omikron Holding GmbH, Vienna
- Europolis CE Pi Holding GmbH, Vienna
- Europolis CE Rho Holding GmbH, Vienna
- Europolis CE Sigma Holding GmbH, Vienna
- Europolis CE Tau Holding GmbH, Vienna
- Europolis CE Tilia Holding GmbH, Vienna
- Europolis Pheme Holding GmbH, Vienna
- Europolis Real Estate Asset Management GmbH, Vienna
- Europolis Sarisu Holding GmbH, Vienna
- omniCon Baumanagement GmbH, Vienna
- Parkring 10 Immobilien GmbH, Vienna
- SQUARE S Holding GmbH, Vienna

X. Executive bodies and employees

Supervisory Board

Dr. Wolfgang Ruttenstorfer, Chairman
Mag. Helmut Bernkopf, Deputy Chairman
O.Univ.-Prof.DDr.Waldemar Jud
Barbara A. Knoflach
Mag. Reinhard Madlencnik
Mag. Franz Zwickl
Detlef Bierbaum (until 10.5.2011)
Mag. DDr. Regina Prehofer (until 10.5.2011)

As at 31.12.2011 all members of the Supervisory Board had been elected by the General Meeting.

Management Board

Dr. Bruno Ettenauer
Mag. Wolfhard Fromwald
Bernhard H. Hansen

In fiscal 2011 remuneration to the total value of € 1,186 K (2010: € 667 K) was paid to the members of the Management Board. In 2011 the remuneration of the Management Board included variable salary components to the value of € 584 K (2010: € 0 K) for the previous year. Furthermore, provisions for variable remuneration/bonuses incl. incidental salary costs in the amount of € 622 K (2010: € 609 K) and for an LTI (long term incentive) programme in the amount of € 281 K (2010: € 105 K) were recognised as expenses in the fiscal year, which will only become cash-effective in the following years. No loans or advances were paid to Management Board members.

Subject to the adoption of a resolution by the Annual General Meeting the total remuneration of the Supervisory Board members for fiscal 2011 (payments will be made in 2012) was € 115 K (2010: € 113 K) for CA Immobilien Anlagen Aktiengesellschaft. No additional fees were paid to Supervisory Board members.

The average number of staff employed by the company during the fiscal year was 60 (2010: 60).

XI. Auditor's remuneration

There is no indication of the auditor's remuneration for the fiscal year pursuant to section 237, no. 14 of the Austrian Commercial Code (UGB), as this information is contained in the Group Consolidated Financial Statements of CA Immobilien Anlagen Aktiengesellschaft. Proposal for the appropriation of net earnings

It is proposed to use part of the net retained earnings of € 98,747,939.27 to pay a dividend of € 0.38 per share, i.e. a total of € 33,385,302.80, to the shareholders. The rest of the net retained earnings in the amount of € 65,362,636.47 is intended to be carried forward to new account.

Vienna, 6 March 2012

The Management Board

Bruno Ettenauer (Chairman)	Wolfhard Fromwald	Bernhard H. Hansen

ASSETS ANALYSES FOR THE BUSINESS YEAR 2011

	Acquisition and production costs as of 1.1.2011	Addition	Disposal	Reclassifications	Acquisition and production costs as of 31.12.2011	Depreciation and amortisation (accumulated)	Book value as of 31.12.2011	Depreciation and amortisation in 2011	Appreciation in 2011	Book value as of 31.12.2010
	€	€	€	€	€	€	€	€	€	€ 1,000
I. Intangible fixed assets										
1. Rights and EDP software	233,595.34	0.00	0.00	0.00	233,595.34	192,259.20	41,336.14	29,362.78	0.00	71
2. Goodwill	2,144,798.13	0.00	2,144,798.13	0.00	0.00	0.00	0.00	214,479.75	0.00	214
	2,378,393.47	**0.00**	**2,144,798.13**	**0.00**	**233,595.34**	**192,259.20**	**41,336.14**	**243,842.53**	**0.00**	**285**
II. Tangible fixed assets										
1. Property and buildings										
a) Land value	71,009,925.13	0.00	2,572,269.07	0.00	68,437,656.06	17,379,376.63	51,058,279.43	0.00	952,992.00	52,092
b) Building value	323,304,561.70	792,439.58	15,895,070.62	0.00	308,201,930.66	110,704,758.48	197,497,172.18	7,134,071.77	1,558,240.09	211,804
	394,314,486.83	**792,439.58**	**18,467,339.69**	**0.00**	**376,639,586.72**	**128,084,135.11**	**248,555,451.61**	**7,134,071.77**	**2,511,232.09**	**263,896**
2. Other assets, office furniture and equipment	3,526,595.37	646,005.29	110,888.43	0.00	4,061,712.23	2,718,816.02	1,342,896.21	467,978.45	0.00	1,189
3. Low-value assets	0.00	439.25	439.25	0.00	0.00	0.00	0.00	439.25	0.00	0
4. Prepayments made and construction in progress	716,650.66	11,664,771.49	0.00	0.00	12,381,422.15	100,000.00	12,281,422.15	0.00	0.00	617
	398,557,732.86	**13,103,655.61**	**18,578,667.37**	**0.00**	**393,082,721.10**	**130,902,951.13**	**262,179,769.97**	**7,602,489.47**	**2,511,232.09**	**265,702**
III. Financial assets										
1. Investments in affiliated companies	2,348,811,206.63	23,521,176.65	1,021,176.80	4,703,873.43	2,376,015,079.91	634,108,138.83	1,741,906,941.08	53,016,864.15	14,219,369.53	1,753,501
2. Loans to related companies	194,630,490.34	92,563,873.43	64,615,912.43	– 3,701,873.43	218,876,577.91	1,001,999.00	217,874,578.91	1,001,999.00	0.00	194,630
3. Prepayments made on investments in affiliated companies	5,413,882.39	0.00	0.00	0.00	5,413,882.39	3,513,882.39	1,900,000.00	0.00	1,700,000.00	200
4. Investments in associated companies	6,260,196.09	50,506.22	3,577,469.62	0.00	2,733,232.69	2,675,699.00	57,533.69	14,600.00	0.00	125
5. Loans to associated companies	2,079,373.07	0.00	2,079,373.07	0.00	0.00	0.00	0.00	0.00	0.00	0
6. Other loans	31,166,769.00	14,131,509.35	4,150,000.00	2,398,000.00	43,546,278.35	29,202,599.00	14,343,679.35	4,233,602.00	0.00	4,147
	2,588,361,917.52	**130,267,065.65**	**75,443,931.92**	**3,400,000.00**	**2,646,585,051.25**	**670,502,318.22**	**1,976,082,733.03**	**58,267,065.15**	**15,919,369.53**	**1,952,603**
	2,989,298,043.85	**143,370,721.26**	**96,167,397.42**	**3,400,000.00**	**3,039,901,367.69**	**801,597,528.55**	**2,238,303,839.14**	**66,113,397.15**	**18,430,601.62**	**2,218,590**

INFORMATION ABOUT GROUP COMPANIES

Direct investments[1)]

Company	Registered office	Nominal capital		Share of capital in %	Profit/loss for fiscal 2011		Shareholders' equity as of 31.12.2011		Profit/loss for fiscal 2010		Shareholders' equity as of 31.12.2010	
CA Immo d.o.o.	Belgrad	390,500	EUR	100	– 3,135	TRSD	229	TRSD	– 2,385	TRSD	3,364	TRSD
CA Holding Szolgáltató Kft	Budapest	13,000,000	HUF	100	17,023	THUF	854,163	THUF	122,300	THUF	2,979,449	THUF
Canada Square Kft.	Budapest	12,500,000	HUF	100	– 377,999	THUF	– 334,281	THUF	30,188	THUF	161,053	THUF
Casa Property Kft.	Budapest	51,310,000	HUF	100	– 17,048	THUF	63,767	THUF	72,744	THUF	186,515	THUF
Kilb Kft.	Budapest	30,000,000	HUF	100	– 651,934	THUF	– 18,506	THUF	341,857	THUF	761,694	THUF
R 70 Invest Budapest Kft.	Budapest	5,250,000	HUF	100	– 471,204	THUF	552,126	THUF	210,693	THUF	1,287,580	THUF
Skogs Buda Business Center II. Kft.	Budapest	327,000,000	HUF	100	– 249,949	THUF	417,261	THUF	– 72,294	THUF	667,210	THUF
Váci 76 Kft.	Budapest	3,100,000	HUF	100	– 1,431,650	THUF	3,028,085	THUF	– 799,302	THUF	4,459,735	THUF
CA Immobilien S.R.L.	Bukarest	947,100	RON	100	– 27	TRON	415	TRON	133	TRON	443	TRON
CA Immo AG	Frankfurt	50,000	EUR	100	2,052	TEUR	297,022	TEUR	– 9,112	TEUR	294,969	TEUR
DRG Deutsche Realitäten GmbH	Frankfurt	500,000	EUR	49[2)]	– 72	TEUR	428	TEUR			established	2011
CA Immo Holding B.V.	Hoofddorp	51,200,000	EUR	100	4,235	TEUR	59,046	TEUR	– 13,882	TEUR	104,626	TEUR
CA Immobilien Anlagen d.o.o.	Ljubljana	50,075	EUR	100	– 2,251	TEUR	– 10,650	TEUR	– 4,529	TEUR	– 11,133	TEUR
CA IMMO NEW EUROPE PROPERTY FUND S.C.A. SICAR	Luxembourg	153,569,000	EUR	70	1,044	TEUR	67,767	TEUR	– 28,435	TEUR	52,824	TEUR
CA Immo S.á.r.l.	Luxembourg	33,000	EUR	100	– 14	TEUR	– 14	TEUR	– 5	TEUR	0	TEUR
2P s.r.o.	Pilsen	240,000	CZK	100	– 60,934	TCZK	30,565	TCZK	– 86,623	TCZK	85,097	TCZK
Europort Airport Center a.s.	Prague	14,100,000	CZK	100	– 107,693	TCZK	– 31,793	TCZK	– 120,830	TCZK	47,902	TCZK
FCL Property a.s.	Prague	2,000,000	CZK	100	8,887	TCZK	19,169	TCZK	– 200	TCZK	7,683	TCZK
Office Center Mladost 2 EOOD	Sofia	5,000	BGN	100	117	TBGN	937	TBGN	916	TBGN	678	TBGN
Office Center Mladost EOOD	Sofia	5,000	BGN	100	– 301	TBGN	6,193	TBGN	586	TBGN	6,574	TBGN
Mahler Property Services Sp.z.o.o.	Warsaw	50,000	PLN	100	– 129	TPLN	– 78	TPLN	126	TPLN	635	TPLN
PBP IT-Services Sp.z.o.o.	Warsaw	50,000	PLN	50	– 9	TPLN	10	TPLN	– 30	TPLN	20	TPLN
Betriebsobjekte Verwertung Gesellschaft m.b.H. & Co. Leasing OG	Vienna	4,135,427	EUR	100	1,235	TEUR	5,370	TEUR	– 318	TEUR	4,347	TEUR
CA Immo CEE Beteiligungs GmbH	Vienna	35,000	EUR	100	15,130	TEUR	151,165	TEUR	3,072	TEUR	139,107	TEUR
CA Immo International Beteiligungsverwaltungs GmbH	Vienna	35,000	EUR	100	767	TEUR	20,439	TEUR	625	TEUR	20,333	TEUR
CA Immo International Holding GmbH	Vienna	35,000	EUR	100	70,539	TEUR	1,332,718	TEUR	25,104	TEUR	1,340,574	TEUR
CA Immo Investment Management GmbH	Vienna	100,000	EUR	100	279	TEUR	388	TEUR	407	TEUR	660	TEUR
CA Immo ProjektentwicklungsgmbH	Vienna	72,500	EUR	100	– 1,346	TEUR	443	TEUR	– 1,887	TEUR	– 1,011	TEUR
CA Immo Rennweg 16 GmbH	Vienna	35,000	EUR	100	487	TEUR	1,816	TEUR	– 2,299	TEUR	1,329	TEUR
CA Immobilien Anlagen Beteiligungs GmbH & Co Finanzierungs OG	Vienna	2,537,600	EUR	100	– 95	TEUR	2,201	TEUR	– 32	TEUR	2,295	TEUR
CAII Projektmanagement GmbH	Vienna	35,000	EUR	100	– 1,579	TEUR	209	TEUR	– 8,297	TEUR	1,788	TEUR
CEE Hotel Development GmbH	Vienna	70,000	EUR	50	– 3	TEUR	68	TEUR	– 1	TEUR	94	TEUR
CEE Hotel Management und Beteiligungs GmbH	Vienna	35,000	EUR	50	– 3	TEUR	32	TEUR	– 10	TEUR	46	TEUR
omniCon Baumanagement GmbH	Vienna	100,000	EUR	100	– 2	TEUR	88	TEUR	– 16	TEUR	91	TEUR

1) information on participations abroad (excl. Germany) is based exclusively on IFRS financial statements, whereas information on participations in Austria and Germany is according to local accounting standards

2) common control

Indirect investments[1)]

Company	Registered office	Nominal capital		Share of capital in %	Profit/loss for fiscal 2011		Shareholders' equity as of 31.12.2011		Profit/loss for fiscal 2010		Shareholders' equity as of 31.12.2010	
CA Immo Sava City d.o.o.	Belgrad	33,620,000	EUR	100	– 242,374	TRSD	– 121,441	TRSD	– 892,387	TRSD	– 869,267	TRSD
Phönix Logistics d.o.o.	Belgrad	241,605,375	RSD	100	– 3,855	TRSD	236,384	TRSD			acquired	2011
TM Immo d.o.o.	Belgrad	13,750,000	EUR	100	110,192	TRSD	672,940	TRSD	– 293,911	TRSD	– 305,764	TRSD
Flottwellpromenade Projektentwicklungs GmbH & Co. KG	Berlin	100,000	EUR	50	– 44	TEUR	356	TEUR			established	2011
Flottwellpromenade Verwaltungs GmbH	Berlin	25,000	EUR	50	0	TEUR	25	TEUR			acquired	2011
BA Business Center a.s.	Bratislava	7,503,200	EUR	100	– 29	TEUR	4,382	TEUR	– 2,629	TEUR	– 5,415	TEUR
Europolis D61 Logistics s.r.o.	Bratislava	1,325,000	EUR	100	– 32	TEUR	4,744	TEUR			acquired	2011
Europolis Harbour City s.r.o.	Bratislava	23,629,211	EUR	65	– 37	TEUR	8,386	TEUR			acquired	2011
CA Immo Real Estate Management Hungary K.f.t.	Budapest	3,100,000	HUF	100	– 21,644	THUF	– 10,831	THUF			acquired	2011
COM PARK Ingatlanberuházási Kft	Budapest	3,000,000	HUF	65	– 947,997	THUF	484,686	THUF			acquired	2011
EUROPOLIS ABP Ingatlanberuházási Kft	Budapest	21,410,000	HUF	51	– 71,098	THUF	8,268,506	THUF			acquired	2011
EUROPOLIS City Gate Ingatlanberuházási Kft	Budapest	13,000,000	HUF	65	21,530	THUF	3,758,468	THUF			acquired	2011
Europolis Infopark Ingatlanüzemeltető Kft	Budapest	5,240,000	HUF	51	– 77,803	THUF	3,852,187	THUF			acquired	2011
EUROPOLIS IPW Ingatlanberuházási Kft	Budapest	50,200,000	HUF	65	4,955	THUF	1,005,884	THUF			acquired	2011
EUROPOLIS M1 Ingatlanberuházási Kft	Budapest	55,020,000	HUF	51	– 345,592	THUF	4,010,367	THUF			acquired	2011
Europolis Park Airport Kft.	Budapest	19,900,000	HUF	100	– 50,736	THUF	426,805	THUF			acquired	2011
Europolis Tárnok Ingatlanberuházási Kft	Budapest	5,400,000	HUF	65	– 304,010	THUF	407,790	THUF			acquired	2011
Kapas Center Kft.	Budapest	772,560,000	HUF	100	– 484,041	THUF	824,732	THUF	144,257	THUF	1,601,862	THUF
Terminál Közép-Európai Ingatlan-fejlesztő Kft	Budapest	3,400,000	HUF	75	– 484,052	THUF	65,595	THUF			acquired	2011
CA Immo Real Estate Management Romania S.R.L.	Bukarest	985,000	RON	100	147	TRON	2,772	TRON			acquired	2011
EUROPOLIS BV DEVELOPMENT S.R.L.	Bukarest	43,853,900	RON	65	– 1,605	TRON	35,864	TRON			acquired	2011
EUROPOLIS ORHIDEEA B.C. S.R.L.	Bukarest	91,389,960	RON	65	– 10,452	TRON	36,066	TRON			acquired	2011
EUROPOLIS PARK BUCHAREST ALPHA S.R.L.	Bukarest	54,064,790	RON	65	– 173	TRON	75,178	TRON			acquired	2011
EUROPOLIS PARK BUCHAREST BETA S.R.L.	Bukarest	6,481,000	RON	65	– 682	TRON	8,933	TRON			acquired	2011
EUROPOLIS PARK BUCHAREST DELTA S.R.L.	Bukarest	1,000	RON	65	– 3,989	TRON	– 11,879	TRON			acquired	2011
EUROPOLIS PARK BUCHAREST GAMMA S.R.L.	Bukarest	8,601,000	RON	65	– 2,399	TRON	5,221	TRON			acquired	2011
EUROPOLIS PARK BUCHAREST INFRASTRUCTURA S.R.L.	Bukarest	8,640,036	RON	65	– 250	TRON	3,162	TRON			acquired	2011
EUROPOLIS SEMA PARK S.R.L.	Bukarest	107,680,000	RON	65	– 4,351	TRON	85,155	TRON			acquired	2011
EUROPOLIS SP S.R.L.	Bukarest	169,840	RON	65	– 24	TRON	11	TRON			acquired	2011
INTERMED CONSULTING & MANAGEMENT S.R.L.	Bukarest	330	RON	65	17,040	TRON	168,199	TRON			acquired	2011

1) information on participations abroad (excl. Germany) is based exclusively on IFRS financial statements, whereas information on participations in Austria and Germany is according to local accounting standards

Company	Registered office	Nominal capital		Share of capital in %	Profit/loss for fiscal 2011		Shareholders' equity as of 31.12.2011		Profit/loss for fiscal 2010		Shareholders' equity as of 31.12.2010	
Opera Center One S.R.L.	Bukarest	27,326,150	RON	100	2,719	TRON	39,998	TRON	7,540	TRON	41,084	TRON
Opera Center Two S.R.L.	Bukarest	7,310,400	RON	100	1,338	TRON	9,300	TRON	820	TRON	8,212	TRON
S.C. BBP Leasing S.R.L.	Bukarest	14,637,711	RON	100	9,898	TRON	25,752	TRON	– 3,036	TRON	14,857	TRON
TC Investments Arad S.R.L.	Bukarest	4,018,560	RON	95.9	– 1,442	TRON	– 4,812	TRON	– 2,498	TRON	– 3,371	TRON
VICTORIA INTERNATIONAL PROPERTY S.R.L.	Bukarest	216	RON	65	6,024	TRON	123,350	TRON			acquired	2011
Blitz F07-neunhundert-sechzig-acht GmbH	Frankfurt	25,000	EUR	100	– 1	TEUR	27	TEUR	– 5	TEUR	27	TEUR
Blitz F07-neunhundert-sechzig-neun GmbH	Frankfurt	25,000	EUR	100	– 3	TEUR	50	TEUR	– 7	TEUR	53	TEUR
CA Immo 13 GmbH	Frankfurt	25,000	EUR	100	– 3	TEUR	22	TEUR			established	2011
CA Immo 14 GmbH	Frankfurt	25,000	EUR	100	– 2	TEUR	23	TEUR			established	2011
CA Immo Acht GmbH & Co. KG	Frankfurt	24,635	EUR	100	198	TEUR	5,524	TEUR	1,043	TEUR	3,792	TEUR
CA Immo Berlin Europaplatz 01 GmbH & Co. KG	Frankfurt	5,000	EUR	100	– 2,053	TEUR	– 2,216	TEUR	– 87	TEUR	– 163	TEUR
CA Immo Berlin Europaplatz 01 Verwaltungs GmbH	Frankfurt	25,000	EUR	100	– 1	TEUR	16	TEUR	– 4	TEUR	17	TEUR
CA Immo Berlin Hallesches Ufer GmbH	Frankfurt	25,000	EUR	100	306	TEUR	– 741	TEUR	393	TEUR	– 1,048	TEUR
CA Immo Berlin Lehrter Stadtquartier 3 GmbH & Co. KG	Frankfurt	5,000	EUR	100	39	TEUR	3,370	TEUR	196	TEUR	3,332	TEUR
CA Immo Berlin Lehrter Stadtquartier 4 GmbH & Co. KG	Frankfurt	5,000	EUR	100	– 2,275	TEUR	– 2,752	TEUR	– 238	TEUR	– 477	TEUR
CA Immo Berlin Lehrter Stadtquartier 5 GmbH & Co. KG	Frankfurt	5,000	EUR	100	– 111	TEUR	– 70	TEUR	– 176	TEUR	41	TEUR
CA Immo Berlin Lehrter Stadtquartier 6 GmbH & Co. KG	Frankfurt	5,000	EUR	100	2,831	TEUR	1,292	TEUR	475	TEUR	– 1,539	TEUR
CA Immo Berlin Lehrter Stadtquartier 7 GmbH & Co. KG	Frankfurt	5,000	EUR	100	– 287	TEUR	– 1,123	TEUR	– 268	TEUR	– 836	TEUR
CA Immo Berlin Lehrter Stadtquartier 8 GmbH & Co. KG	Frankfurt	5,000	EUR	100	– 127	TEUR	860	TEUR	– 176	TEUR	987	TEUR
CA Immo Berlin Lehrter Stadtquartier 9 GmbH & Co. KG	Frankfurt	5,000	EUR	100	– 310	TEUR	– 3,426	TEUR	– 2,085	TEUR	– 3,116	TEUR
CA Immo Berlin Lehrter Stadtquartier Verwaltungs GmbH	Frankfurt	25,000	EUR	100	10	TEUR	64	TEUR	6	TEUR	55	TEUR
CA Immo Berlin Lietzenburger Straße Verwaltungs GmbH	Frankfurt	25,000	EUR	100	0	TEUR	20	TEUR	– 4	TEUR	21	TEUR
CA Immo Berlin Lietzenburger Straße GmbH & Co. KG	Frankfurt	5,000	EUR	100	16	TEUR	4	TEUR	– 17	TEUR	– 12	TEUR
CA Immo Berlin MBVD Projekt GmbH & Co. KG	Frankfurt	5,000	EUR	100	– 231	TEUR	– 226	TEUR			established	2011
CA Immo Berlin MBVD Verwaltungs GmbH	Frankfurt	25,000	EUR	100	– 3	TEUR	22	TEUR			acquired	2011
CA Immo Berlin Schöneberger Ufer Beteiligungs GmbH	Frankfurt	25,000	EUR	100	0	TEUR	17,617	TEUR	0	TEUR	17,617	TEUR
CA Immo Berlin Schöneberger Ufer GmbH & Co. KG	Frankfurt	25,000	EUR	100	1,978	TEUR	6,715	TEUR	– 3,807	TEUR	4,736	TEUR
CA Immo Berlin Schöneberger Ufer Verwaltungs GmbH	Frankfurt	25,000	EUR	100	0	TEUR	16	TEUR	0	TEUR	16	TEUR
CA Immo Berlin Stadthafenquartier Europacity GmbH & Co. KG	Frankfurt	5,000	EUR	50	– 74	TEUR	17,931	TEUR			established	2011
CA Immo Berlin Stadthafenquartier Europacity Verwaltungs GmbH	Frankfurt	25,000	EUR	50	– 3	TEUR	22	TEUR			acquired	2011

[1)] information on participations abroad (excl. Germany) is based exclusively on IFRS financial statements, whereas information on participations in Austria and Germany is according to local accounting standards

Company	Registered office	Nominal capital		Share of capital in %	Profit/loss for fiscal 2011		Shareholders' equity as of 31.12.2011		Profit/loss for fiscal 2010		Shareholders' equity as of 31.12.2010	
CA Immo Deutschland GmbH	Frankfurt	5,000,000	EUR	99.7	73,800	TEUR	681,172	TEUR	53,640	TEUR	662,094	TEUR
CA Immo Drei GmbH & Co. KG	Frankfurt	23,937	EUR	100	– 309	TEUR	19,584	TEUR	– 540	TEUR	17,054	TEUR
CA Immo Düsseldorf BelsenPark MK 2.1 Projekt GmbH & Co. KG	Frankfurt	5,000	EUR	100	– 10	TEUR	– 5	TEUR			established	2011
CA Immo Düsseldorf BelsenPark MK 3 Projekt GmbH & Co. KG	Frankfurt	5,000	EUR	100	– 7	TEUR	– 2	TEUR			established	2011
CA Immo Düsseldorf BelsenPark Verwaltungs GmbH	Frankfurt	25,000	EUR	100	0	TEUR	25	TEUR			established	2011
CA Immo Eins GmbH & Co. KG	Frankfurt	22,927	EUR	100	167	TEUR	41,845	TEUR	2,805	TEUR	43,905	TEUR
CA Immo Elf GmbH	Frankfurt	25,000	EUR	100	112	TEUR	2,928	TEUR	159	TEUR	2,817	TEUR
CA Immo Frankfurt Bauphase I GmbH & Co. KG	Frankfurt	5,000	EUR	100	3,250	TEUR	16,477	TEUR	– 325	TEUR	12,945	TEUR
CA Immo Frankfurt Bauphase I Verwaltungs GmbH	Frankfurt	25,000	EUR	100	0	TEUR	13	TEUR	0	TEUR	13	TEUR
CA Immo Frankfurt Nord 1 Beteiligungs GmbH	Frankfurt	25,000	EUR	100	66	TEUR	3,504	TEUR	– 116	TEUR	3,438	TEUR
CA Immo Frankfurt Nord 1 Projekt GmbH & Co. KG	Frankfurt	5,000	EUR	100	179	TEUR	1,272	TEUR	7,213	TEUR	1,102	TEUR
CA Immo Frankfurt Nord 1 Verwaltungs GmbH	Frankfurt	25,000	EUR	100	– 1	TEUR	14	TEUR	– 3	TEUR	14	TEUR
CA Immo Frankfurt Nord 4 GmbH & Co. KG	Frankfurt	5,000	EUR	100	246	TEUR	– 193	TEUR	– 550	TEUR	– 439	TEUR
CA Immo Frankfurt Nord 4 Verwaltungs GmbH	Frankfurt	25,000	EUR	100	– 1	TEUR	14	TEUR	– 6	TEUR	15	TEUR
CA Immo Frankfurt Tower 185 Beteiligungs GmbH	Frankfurt	25,000	EUR	100	– 53	TEUR	3,275	TEUR	– 87	TEUR	3,328	TEUR
CA Immo Frankfurt Tower 185 Projekt GmbH & Co. KG	Frankfurt	5,000	EUR	100	4,971	TEUR	78,372	TEUR	8,112	TEUR	73,421	TEUR
CA Immo Frankfurt Tower 185 Verwaltungs GmbH	Frankfurt	25,000	EUR	100	0	TEUR	14	TEUR	– 3	TEUR	14	TEUR
CA Immo Frankfurt Tower– 2-Besitz GmbH & Co. KG	Frankfurt	5,000	EUR	100	– 56	TEUR	– 136	TEUR	– 53	TEUR	– 80	TEUR
CA Immo Frankfurt Tower– 2-Betriebsgesellschaft mbH	Frankfurt	25,000	EUR	100	– 5	TEUR	13	TEUR	– 3	TEUR	18	TEUR
CA Immo Frankfurt Tower– 2-Geschäftsführungs GmbH	Frankfurt	25,000	EUR	100	– 5	TEUR	– 4	TEUR	– 3	TEUR	1	TEUR
CA Immo Frankfurt Tower– 2-Verwaltungsgesellschaft mbH	Frankfurt	25,000	EUR	100	– 5	TEUR	14	TEUR	– 1	TEUR	18	TEUR
CA Immo Fünf GmbH & Co. KG	Frankfurt	24,684	EUR	100	155	TEUR	5,166	TEUR	395	TEUR	5,711	TEUR
CA Immo Fünfzehn GmbH & Co. KG	Frankfurt	25,000	EUR	100	– 2	TEUR	23	TEUR			established	2011
CA Immo GB Eins GmbH & Co. KG	Frankfurt	25,000	EUR	94.9	– 7	TEUR	1,234	TEUR	– 14	TEUR	1,241	TEUR
CA Immo GB GmbH	Frankfurt	25,000	EUR	100	– 3	TEUR	3,853	TEUR	– 65	TEUR	3,856	TEUR
CA Immo Köln K 1 GmbH	Frankfurt	25,000	EUR	100	0	TEUR	– 703	TEUR	0	TEUR	– 703	TEUR
CA Immo Köln K 2 GmbH	Frankfurt	25,000	EUR	100	0	TEUR	4,252	TEUR	0	TEUR	4,252	TEUR
CA Immo Köln K 3 GmbH	Frankfurt	25,000	EUR	100	0	TEUR	1,097	TEUR	0	TEUR	1,097	TEUR
CA Immo München Ambigon Nymphenburg GmbH & Co. KG	Frankfurt	5,000	EUR	100	– 960	TEUR	– 1,483	TEUR	– 242	TEUR	– 523	TEUR
CA Immo München Ambigon Nymphenburg Verwaltungs GmbH	Frankfurt	25,000	EUR	100	0	TEUR	13	TEUR	0	TEUR	13	TEUR

[1] information on participations abroad (excl. Germany) is based exclusively on IFRS financial statements, whereas information on participations in Austria and Germany is according to local accounting standards

Company	Registered office	Nominal capital		Share of capital in %	Profit/loss for fiscal 2011		Shareholders' equity as of 31.12.2011		Profit/loss for fiscal 2010		Shareholders' equity as of 31.12.2010	
CA Immo München MI 1 - Arnulfpark Grundstücksverwertungs GmbH	Frankfurt	25,000	EUR	100	0	TEUR	1,301	TEUR	– 638	TEUR	1,301	TEUR
CA Immo München MK 6 - Arnulfpark Grundstücksverwertungs GmbH	Frankfurt	25,000	EUR	100	0	TEUR	9,006	TEUR	0	TEUR	9,006	TEUR
CA Immo Neun GmbH & Co. KG	Frankfurt	23,514	EUR	100	1,191	TEUR	30,382	TEUR	1,922	TEUR	21,392	TEUR
CA Immo Null Verwaltungs GmbH	Frankfurt	25,000	EUR	100	19	TEUR	69	TEUR	8	TEUR	51	TEUR
CA Immo Sechs GmbH & Co. KG	Frankfurt	23,581	EUR	100	1,031	TEUR	29,531	TEUR	1,399	TEUR	31,327	TEUR
CA Immo Sechzehn GmbH & Co. KG	Frankfurt	25,000	EUR	100	– 2	TEUR	23	TEUR			established	2011
CA Immo Sieben GmbH & Co. KG	Frankfurt	23,529	EUR	100	50	TEUR	35,495	TEUR	2,169	TEUR	37,896	TEUR
CA Immo Vier GmbH & Co. KG	Frankfurt	24,793	EUR	100	136	TEUR	3,238	TEUR	438	TEUR	847	TEUR
CA Immo Zehn GmbH	Frankfurt	25,000	EUR	100	280	TEUR	12,841	TEUR	– 534	TEUR	12,561	TEUR
CA Immo Zwei GmbH & Co. KG	Frankfurt	21,795	EUR	100	1,286	TEUR	57,786	TEUR	8,232	TEUR	59,277	TEUR
CEREP Allermöhe GmbH	Frankfurt	25,000	EUR	99.7	267	TEUR	23,240	TEUR	824	TEUR	22,973	TEUR
CM Komplementär F07-888 GmbH & Co. KG	Frankfurt	25,000	EUR	94.9	– 3	TEUR	36,395	TEUR	64	TEUR	38,610	TEUR
omniCon Gesellschaft für innovatives Bauen mbH	Frankfurt	100,000	EUR	100	121	TEUR	579	TEUR	62	TEUR	396	TEUR
omniPro Gesellschaft für Projektmanagement mbH	Frankfurt	25,000	EUR	100	– 43	TEUR	65	TEUR	– 5	TEUR	104	TEUR
VIADOR GmbH	Frankfurt	100,000	EUR	70	117	TEUR	462	TEUR	– 13	TEUR	344	TEUR
CA Immo München Eggartensiedlung GmbH & Co. KG	Grünwald	5,000	EUR	100	– 5	TEUR	0	TEUR			established	2011
CA Immo München Eggartensiedlung Verwaltungs GmbH	Grünwald	25,000	EUR	100	– 1	TEUR	24	TEUR			established	2011
CA Immo München Moosach Projekt GmbH & Co. KG	Grünwald	5,000	EUR	100	– 30	TEUR	8,975	TEUR			established	2011
CA Immo München Moosach Verwaltungs GmbH	Grünwald	25,000	EUR	100	– 1	TEUR	24	TEUR			established	2011
CA Immo Projektentwicklung Bayern GmbH & Co. KG	Grünwald	255,646	EUR	100	– 269	TEUR	13,887	TEUR	– 18	TEUR	559	TEUR
CA Immo Projektentwicklung Bayern Verwaltungs GmbH	Grünwald	25,000	EUR	100	– 2	TEUR	26	TEUR	– 14	TEUR	29	TEUR
CA Immo Stuttgart Heilbronner Straße GmbH & Co. KG	Grünwald	5,000	EUR	100	– 878	TEUR	14,427	TEUR			established	2011
CONCEPT BAU - PREMIER CA Immo Isargärten GmbH & Co. KG	Grünwald	15,000	EUR	33.3[2]	6,815	TEUR	3,319	TEUR	– 903	TEUR	– 965	TEUR
CONCEPT BAU - PREMIER CA Isargärten Verwaltungs GmbH	Grünwald	25,000	EUR	33.3[2]	2	TEUR	29	TEUR	2	TEUR	27	TEUR
Isargärten Bauträger GmbH & Co. KG	Grünwald	15,000	EUR	33.3[2]	4,592	TEUR	3,989	TEUR	– 384	TEUR	437	TEUR
Isargärten Bauträger Verwaltungs GmbH	Grünwald	25,000	EUR	33.3[2]	– 17	TEUR	23	TEUR	1	TEUR	23	TEUR
Isargärten Thalkirchen Verwaltungs GmbH	Grünwald	30,000	EUR	33.3	2	TEUR	88	TEUR	5	TEUR	54	TEUR
SKYGARDEN Arnulfpark GmbH & Co. KG	Grünwald	100,000	EUR	100	– 3,174	TEUR	190	TEUR	– 460	TEUR	3,364	TEUR
SKYGARDEN Arnulfpark Verwaltungs GmbH	Grünwald	25,000	EUR	50	0	TEUR	15	TEUR	– 1	TEUR	14	TEUR
Pannonia Shopping Center Kft.	Györ	380,000,000	HUF	100	– 688,433	THUF	– 540,256	THUF	– 220,205	THUF	148,176	THUF

[1] information on participations abroad (excl. Germany) is based exclusively on IFRS financial statements, whereas information on participations in Austria and Germany is according to local accounting standards
[2] common control

Company	Registered office	Nominal capital		Share of capital in %	Profit/loss for fiscal 2011		Shareholders' equity as of 31.12.2011		Profit/loss for fiscal 2010		Shareholders' equity as of 31.12.2010	
Congress Centrum Skyline Plaza Beteiligung GmbH	Hamburg	25,000	EUR	50	– 1	TEUR	24	TEUR			established	2011
Congress Centrum Skyline Plaza Verwaltung GmbH	Hamburg	25,000	EUR	50	1	TEUR	25	TEUR	– 1	TEUR	24	TEUR
CongressCentrum Skyline Plaza GmbH & Co. KG	Hamburg	25,000	EUR	50	– 150	TEUR	– 142	TEUR	– 12	TEUR	1	TEUR
REC Frankfurt Objekt GmbH & Co. KG	Hamburg	100,000	EUR	50	– 4,846	TEUR	– 8,448	TEUR	– 1,597	TEUR	– 2,095	TEUR
REC Frankfurt Objektverwaltungsgesellschaft mbH	Hamburg	25,000	EUR	50	– 1	TEUR	12	TEUR	– 1	TEUR	13	TEUR
CAINE B.V.	Hoofddorp	18,151	EUR	100	– 540	TEUR	– 11,845	TEUR	– 28,727	TEUR	– 11,305	TEUR
Pulkovo B.V.	Hoofddorp	25,000	EUR	100	– 12	TEUR	– 10	TEUR	– 7	TEUR	2	TEUR
Private Enterprise "Margolia Ukraine"	Kiev	1,000	UAH	65	– 30	TUAH	– 40	TUAH			acquired	2011
TzoV "Europolis Logistics Park I"	Kiev	2,232,296	UAH	100	– 302	TUAH	271	TUAH			acquired	2011
TzoV "Europolis Logistics Park II"	Kiev	122,456,333	UAH	100	– 639	TUAH	41,953	TUAH			acquired	2011
TzoV "Europolis Logistics Park III"	Kiev	40,000	UAH	100	100	TUAH	0	TUAH			acquired	2011
TzoV "Europolis Property Holding"	Kiev	193,984,834	UAH	65.1	– 25,252	TUAH	– 39,477	TUAH			acquired	2011
TzoV "Europolis Real Estate AM"	Kiev	4,247,565	UAH	100	– 2,589	TUAH	621	TUAH			acquired	2011
TzoV "Logistyk-Tsentr "A"	Kiev	13,512,117	UAH	65.1	386	TUAH	– 13,041	TUAH			acquired	2011
TzoV"Corma Development II"	Kiev	1,000,000	UAH	65	– 375	TUAH	612	TUAH			acquired	2011
TzoV"Corma Development"	Kiev	928,688	UAH	65	– 100	TUAH	747	TUAH			acquired	2011
BEDELLAN PROPERTIES LIMITED	Limassol	11,491	EUR	65	– 35	TEUR	12,069	TEUR			acquired	2011
EPC KAPPA LIMITED	Limassol	11,185	EUR	100	– 24	TEUR	59,638	TEUR			acquired	2011
EPC LAMBDA LIMITED	Limassol	457,083	EUR	75	– 12,538	TEUR	– 831	TEUR			acquired	2011
EPC LEDUM LIMITED	Limassol	11,799	EUR	100	– 769	TEUR	44,448	TEUR			acquired	2011
EPC OMIKRON LIMITED	Limassol	55,575	EUR	65	– 12,446	TEUR	22,609	TEUR			acquired	2011
EPC PI LIMITED	Limassol	1,910	EUR	65	– 8,462	TEUR	1,499	TEUR			acquired	2011
EPC PLATINUM LIMITED	Limassol	2,335	EUR	100	– 3,644	TEUR	57,969	TEUR			acquired	2011
EPC RHO LIMITED	Limassol	1,790	EUR	65	– 2,694	TEUR	471	TEUR			acquired	2011
EPC THREE LIMITED	Limassol	2,491,220	EUR	65	– 10,879	TEUR	40,606	TEUR			acquired	2011
EPC TWO LIMITED	Limassol	969,057	EUR	65	– 8,409	TEUR	28,077	TEUR			acquired	2011
EUROPOLIS REAL ESTATE ASSET MANAGEMENT LIMITED	Limassol	2,490	EUR	100	18	TEUR	170	TEUR			acquired	2011
MOCASANRA HOLDINGS LIMITED	Limassol	2,300	EUR	100	– 12	TEUR	2	TEUR			acquired	2011
OPRAH ENTERPRISES LIMITED	Limassol	2,700	EUR	100	– 6	TEUR	21,275	TEUR			acquired	2011
CAINE S.à.r.l.	Luxembourg	12,500	EUR	100	– 23	TEUR	– 22	TEUR	– 37	TEUR	2	TEUR

[1] information on participations abroad (excl. Germany) is based exclusively on IFRS financial statements, whereas information on participations in Austria and Germany is according to local accounting standards

Company	Registered office	Nominal capital		Share of capital in %	Profit/loss for fiscal 2011		Shareholders' equity as of 31.12.2011		Profit/loss for fiscal 2010		Shareholders' equity as of 31.12.2010	
Mainzer Hafen GmbH	Mainz	25,000	EUR	50	3	TEUR	32	TEUR	4	TEUR	29	TEUR
Zollhafen Mainz GmbH & Co. KG	Mainz	1,200,000	EUR	50.1[2]	– 497	TEUR	– 1,016	TEUR	– 515	TEUR	– 519	TEUR
Europolis Real Estate Asset Management LLC	Moscow	26,350,886	RUB	100	– 736	TRUB	20,387	TRUB			acquired	2011
OOO Saimir (in liquidation)	Moscow	10,000	RUB	100	– 998	TRUB	1,018	TRUB	– 3,718	TRUB	– 189	TRUB
CORMA HOLDINGS LIMITED	Nicosia	6	EUR	65	– 64	TEUR	37	TEUR			acquired	2011
HARILDO LIMITED	Nicosia	1,400	EUR	100	– 102	TEUR	16	TEUR			acquired	2011
VESESTO LIMITED	Nicosia	1,400	EUR	100	– 21	TEUR	9	TEUR			acquired	2011
Kontorhaus Arnulfpark GmbH & Co. KG	Oberhaching	100,000	EUR	50	– 112	TEUR	14,061	TEUR	– 57	TEUR	11,868	TEUR
Kontorhaus Arnulfpark Verwaltungs GmbH	Oberhaching	25,000	EUR	50	– 2	TEUR	22	TEUR	– 3	TEUR	23	TEUR
Skyline Plaza Generalübernehmer GmbH & Co. KG	Oststeinbek	25,000	EUR	50	14	TEUR	33	TEUR			established	2011
Skyline Plaza Generalübernehmer Verwaltung GmbH	Oststeinbek	25,000	EUR	50	– 2	TEUR	23	TEUR			established	2011
4P - Immo. Praha s.r.o.	Prague	200,000	CZK	75	52,714	TCZK	445,542	TCZK			acquired	2011
CA Immo Real Estate Management Czech Republic s.r.o.	Prague	1,000,000	CZK	100	568	TCZK	3,837	TCZK			acquired	2011
EUROPOLIS 6 Holding s.r.o.	Prague	200,000	CZK	100	– 81	TCZK	308	TCZK			acquired	2011
EUROPOLIS Technopark s.r.o.	Prague	200,000	CZK	51	– 963	TCZK	96,159	TCZK			acquired	2011
RCP Alfa, s.r.o.	Prague	1,000,000	CZK	51	10,712	TCZK	525,957	TCZK			acquired	2011
RCP Amazon, s.r.o.	Prague	1,000,000	CZK	65	– 113,870	TCZK	42,326	TCZK			acquired	2011
RCP Beta, s.r.o.	Prague	73,804,000	CZK	65	– 1,365	TCZK	31,240	TCZK			acquired	2011
RCP Delta, s.r.o.	Prague	1,000,000	CZK	65	52,998	TCZK	340,729	TCZK			acquired	2011
RCP Epsilon, s.r.o. (in liquidation)	Prague	200,000	CZK	65	– 230	TCZK	328	TCZK			acquired	2011
RCP Gama, s.r.o.	Prague	96,931,000	CZK	65	– 921	TCZK	58,066	TCZK			acquired	2011
RCP ISC, s.r.o.	Prague	1,000,000	CZK	65	2,927	TCZK	3,200	TCZK			acquired	2011
RCP Residence, s.r.o.	Prague	5,000,000	CZK	100	– 790	TCZK	78,161	TCZK			acquired	2011
TK Czech Development IX s.r.o.	Prague	100,000	CZK	100	2,037	TCZK	426,303	TCZK			acquired	2011
K&K Investments S.R.L.	Sibiu	21,609,000	RON	90	– 442	TRON	– 6,343	TRON	– 7,714	TRON	– 5,902	TRON
Megapark o.o.d.	Sofia	5,000	BGN	35[2]	– 8,655	TBGN	– 36,416	TBGN	– 10,058	TBGN	– 27,761	TBGN
OAO Avielen AG	St. Petersburg	370,000,000	RUB	25	– 214,139	TRUB	35,501	TRUB	– 98,707	TRUB	315,365	TRUB
Boulevard Süd 4 GmbH & Co. KG	Ulm	200,000	EUR	50	370	TEUR	770	TEUR	3,890	TEUR	790	TEUR
Boulevard Süd 4 Verwaltungs-GmbH	Ulm	25,000	EUR	50	0	TEUR	7	TEUR	– 3	TEUR	7	TEUR
ALLIANCE MANAGEMENT COMPANY Sp.z o.o.	Warsaw	971,925	PLN	64.97	– 3	TPLN	546	TPLN			acquired	2011

[1] information on participations abroad (excl. Germany) is based exclusively on IFRS financial statements, whereas information on participations in Austria and Germany is according to local accounting standards
[2] common control

Company	Registered office	Nominal capital		Share of capital in %	Profit/loss for fiscal 2011		Shareholders' equity as of 31.12.2011		Profit/loss for fiscal 2010		Shareholders' equity as of 31.12.2010	
Amsterdam Office Sp.z.o.o.	Warsaw	2,700,000	PLN	50	– 10,180	TPLN	– 8,031	TPLN			established	2011
CA Immo Real Estate Management Poland Sp. z o.o.	Warsaw	500,000	PLN	100	322	TPLN	2,269	TPLN			acquired	2011
CENTER PARK Sp.z o.o.	Warsaw	70,000	PLN	65	– 1,722	TPLN	13,086	TPLN			acquired	2011
Doratus Sp.z.o.o.	Warsaw	2,000,000	PLN	100	– 2,914	TPLN	8,553	TPLN	3,638	TPLN	14,666	TPLN
EUROPOLIS BITWY WARSZAWSKIEJ Sp.z o.o.	Warsaw	50,000	PLN	51	– 9,578	TPLN	42,248	TPLN			acquired	2011
EUROPOLIS LIPOWY OFFICE PARK Sp.z o.o.	Warsaw	70,000	PLN	100	– 25,309	TPLN	56,704	TPLN			acquired	2011
EUROPOLIS PARK BŁONIE Sp.z o.o.	Warsaw	1,091,400	PLN	65	– 23,562	TPLN	32,060	TPLN			acquired	2011
EUROPOLIS SASKI CRESCENT Sp.z o.o.	Warsaw	50,000	PLN	51	– 13,240	TPLN	75,972	TPLN			acquired	2011
EUROPOLIS SASKI POINT Sp.z o.o.	Warsaw	50,000	PLN	51	– 6,091	TPLN	41,537	TPLN			acquired	2011
EUROPOLIS SIENNA CENTER Sp.z o.o.	Warsaw	4,580,000	PLN	51	– 15,289	TPLN	48,662	TPLN			acquired	2011
POLAND CENTRAL UNIT 1 Sp.z o.o.	Warsaw	11,800,000	PLN	75	– 17,508	TPLN	– 18,410	TPLN			acquired	2011
Poleczki Business Park Sp.z.o.o.	Warsaw	7,936,000	PLN	50	– 35,019	TPLN	– 27,208	TPLN	– 6,061	TPLN	– 2,980	TPLN
SOFTWARE PARK KRAKÓW Sp.z o.o.	Warsaw	50,000	PLN	50	– 4,898	TPLN	– 10,608	TPLN			acquired	2011
Vienna Office Sp.z.o.o.	Warsaw	3,300,000	PLN	50	– 7,173	TPLN	616	TPLN			established	2011
Warsaw Financial Center Sp.z.o.o.	Warsaw	218,032,000	PLN	50	– 93,276	TPLN	201,932	TPLN	12,487	TPLN	303,469	TPLN
WARSAW TOWERS Sp.z o.o.	Warsaw	50,000	PLN	51	– 8,327	TPLN	93,816	TPLN			acquired	2011
BIL-S Superädifikatsverwaltungs GmbH	Vienna	70,000	EUR	100	8,294	TEUR	592	TEUR	– 2,203	TEUR	– 7,702	TEUR
CA Immo BIP Liegenschaftsverwaltung GmbH	Vienna	3,738,127	EUR	100	9,312	TEUR	41,487	TEUR	17,009	TEUR	86,175	TEUR
CA Immo Galleria Liegenschaftsverwaltung GmbH	Vienna	35,000	EUR	100	1,573	TEUR	26,179	TEUR	– 7,967	TEUR	24,607	TEUR
CA Immo Germany Holding GmbH	Vienna	35,000	EUR	100	61,590	TEUR	946,521	TEUR	32,746	TEUR	945,832	TEUR
CA Immo LP GmbH	Vienna	146,000	EUR	100	3,089	TEUR	34,519	TEUR	1,862	TEUR	45,931	TEUR
CA Immo-RI-Residential Property Holding GmbH	Vienna	35,000	EUR	100	6,901	TEUR	216,427	TEUR	– 6,366	TEUR	262,529	TEUR
CAII Projektbeteiligungs GmbH	Vienna	35,000	EUR	100	– 1,570	TEUR	207	TEUR	– 8,291	TEUR	1,777	TEUR
EUROPOLIS AG	Vienna	5,000,000	EUR	100	1,213	TEUR	248,906	TEUR			acquired	2011
EUROPOLIS CE Alpha Holding GmbH	Vienna	36,336	EUR	65	– 9,590	TEUR	– 8,731	TEUR			acquired	2011
EUROPOLIS CE Amber Holding GmbH	Vienna	35,000	EUR	100	24,843	TEUR	34,043	TEUR			acquired	2011
EUROPOLIS CE Gamma Holding GmbH	Vienna	35,000	EUR	65	– 829	TEUR	– 614	TEUR			acquired	2011
EUROPOLIS CE Istros Holding GmbH	Vienna	35,000	EUR	100	– 4,101	TEUR	– 31,838	TEUR			acquired	2011
EUROPOLIS CE Kappa Holding GmbH	Vienna	35,000	EUR	100	– 668	TEUR	5,485	TEUR			acquired	2011
EUROPOLIS CE Lambda Holding GmbH	Vienna	35,000	EUR	75	– 10,144	TEUR	533	TEUR			acquired	2011

[1)] information on participations abroad (excl. Germany) is based exclusively on IFRS financial statements, whereas information on participations in Austria and Germany is according to local accounting standards

Company	Registered office	Nominal capital		Share of capital in %	Profit/loss for fiscal 2011		Shareholders' equity as of 31.12.2011		Profit/loss for fiscal 2010		Shareholders' equity as of 31.12.2010	
EUROPOLIS CE Ledum Holding GmbH	Vienna	35,000	EUR	100	185	TEUR	47,016	TEUR			acquired	2011
EUROPOLIS CE My Holding GmbH	Vienna	35,000	EUR	75	– 890	TEUR	– 595	TEUR			acquired	2011
EUROPOLIS CE Omikron Holding GmbH	Vienna	35,000	EUR	65	– 8,065	TEUR	25,343	TEUR			acquired	2011
EUROPOLIS CE Pi Holding GmbH	Vienna	35,000	EUR	65	– 3,055	TEUR	– 1,394	TEUR			acquired	2011
EUROPOLIS CE Rho Holding GmbH	Vienna	35,000	EUR	65	– 3,072	TEUR	– 1,604	TEUR			acquired	2011
EUROPOLIS CE Sigma Holding GmbH	Vienna	35,000	EUR	65	– 6,500	TEUR	– 7,041	TEUR			acquired	2011
EUROPOLIS CE Tau Holding GmbH	Vienna	35,000	EUR	65	– 5,117	TEUR	6,789	TEUR			acquired	2011
EUROPOLIS CE Tilia Holding GmbH	Vienna	35,000	EUR	65	– 7,142	TEUR	26,431	TEUR			acquired	2011
EUROPOLIS Duat Holding GmbH & Co OG	Vienna	2,906,913	EUR	100	– 7,843	TEUR	563	TEUR			acquired	2011
Europolis Pheme Holding GmbH	Vienna	36,336	EUR	100	– 4,848	TEUR	25,780	TEUR			acquired	2011
Europolis Real Estate Asset Management GmbH	Vienna	35,000	EUR	100	1,603	TEUR	7,035	TEUR			acquired	2011
EUROPOLIS Sarisu Holding GmbH	Vienna	35,000	EUR	100	333	TEUR	12,500	TEUR			acquired	2011
I.N.A. Handels GmbH	Vienna	37,000	EUR	100	– 1,420	TEUR	145	TEUR	– 137	TEUR	65	TEUR
Parkring 10 Immobilien GmbH	Vienna	35,000	EUR	100	1,629	TEUR	26,551	TEUR	– 3,137	TEUR	24,922	TEUR
SQUARE S Holding GmbH	Vienna	35,000	EUR	100	– 2	TEUR	30,901	TEUR	– 3	TEUR	30,903	TEUR
UBM Realitätenentwicklung AG[2]	Vienna	5,450,463	EUR	25	8,544	TEUR	139,063	TEUR	14,328	TEUR	133,567	TEUR
Europolis Zagrebtower d.o.o.	Zagreb	15,347,000	HRK	65	8,194	THRK	130,779	THRK			acquired	2011

[1] information on participations abroad (excl. Germany) is based exclusively on IFRS financial statements, whereas information on participations in Austria and Germany is according to local accounting standards

[2] based on IFRS

MANAGEMENT REPORT

MANAGEMENT REPORT OF CA IMMOBILIEN ANLAGEN AKTIENGESELLSCHAFT FOR THE PERIOD 1 JANUARY TO 31 DECEMBER 2011

CA Immobilien Anlagen Aktiengesellschaft ("CA Immo") is the parent company of the CA Immo Group. Its head office is at Mechelgasse 1, 1030 Vienna. The CA Immo Group is an internationally active property group. It has subsidiaries in Bulgaria, Germany, Estonia, Croatia, Luxembourg, the Netherlands, Austria, Poland, Romania, Russia, Serbia, Slovakia, Slowenia, the Czech Republic, Ukraine, Hungary and Cyprus. As of 31 December 2011, the CA Immo Group owned real estate and properties in all of the aforementioned countries except Estonia, Luxembourg, the Netherlands and Cyprus. The company's main activity involves administering and financing the domestic and foreign subsidiaries. It also owns 23 properties in Austria (as of 31 December 2011).

ECONOMIC ENVIRONMENT

THE CYCLICAL TREND

Economic growth is the main factor that drives demand for office space in the real estate sector; similarly, liquidity and interest rates are the key criteria in operational business developments. The continuing debt crisis is therefore impacting on general economic stability and feeding insecurity on markets and amongst investors.

With average GDP growth of 1.6 % (compared to 1.7 % in 2010), the dynamism witnessed on most EU markets early in the year had tailed off dramatically by the end of 2011. The economies of Europe are continuing to drift apart. Against this background of tension, economic data shows that the core markets of CA Immo performed above the EU average in 2011. Compared to most eurozone nations, economic output on the majority of CA Immo 's core markets is more stable, with higher growth rates and far lower levels of debt. Poland and Germany were at the forefront of economic expansion with impressive GDP growth of 4 % and 3 % respectively, whilst the Hungarian economy (1.4 % GDP growth) was adversely affected by the uncertain political climate.

THE MONEY MARKET AND INTEREST RATE ENVIRONMENT [1]

The average inflation rate for 2011 in the eurozone was 2.7 %, well above the two percent target level specified by the European Central Bank (ECB). Once again, prices were driven by energy and other commodities. The ECB responded to the rising inflation in the first six months by raising the base rate from 1.0 % to 1.5 %. During the fourth quarter, the bank then cut back the base rate by 50 base points to its original level of 1.0 %.

Money market rates were significantly more volatile, especially in the final quarter of 2011, with major differences between the secured and unsecured markets. At the end of the year, the average monthly interest rate for term deposits in interbank transactions (3 month Euribor), which is used as the basis for variable financing, stood at 1.35 %; since then it has fallen closer to 1.0 %. Despite the low interest level, total financing costs are the same or higher than in previous years owing to higher bank margins. The main cause of this is restraint in interbank transactions and a greater capital requirement on the part of banks.

CURRENCIES [2]

The exchange rate for the euro remained volatile as the sovereign debt crisis in peripheral European nations unfolded. The value of the euro has been falling sharply against the currencies of the 20 main trading partners since the end of August. By the end of the year, the exchange rate against the US dollar had fallen by 1.9 % on the previous year's value to US$ 1.3920 on average. However, given that CA Immo 's lease contracts are all concluded in euros, this did not impact directly on rental revenue.

OUTLOOK

In 2012, economic development in Europe will be governed by the sovereign debt crisis on the continent, a weakening macro-economic environment and diminishing consumer confidence as a result. The economic stability of Europe will depend heavily on the savings and

[1] Sources: Eurostat 2012, European Central Bank, Monthly Bulletin January 2012
[2] Sources: European Central Bank, Monthly Bulletin January 2012, www.finanzen.net; closing rate on 30.12.2011

reform measures enacted by the debt-ridden member states of Greece, Italy, Spain and Portugal.

As the year progresses, the slowdown in the global economy will mean companies investing less and export ratios falling in most countries – a scenario that could seriously affect the commercial property market as demand for office premises is suppressed. Only core properties let for the long term are likely to benefit from the increasing reluctance of investors to take risks.

Stability in the banking sector will spur economic activity

The lowering of the credit quality threshold for certain asset-backed securities (ABS) confirmed by the ECB in December entails credit default risk; moreover, this will not solve the problem of declining interbank transactions owing to mistrust between banks. Radical reforms on the money and capital markets are thus inevitable.

The tightening of financing conditions in particular is sure hinder economic dynamism, at least temporarily. By the middle of the year, European banks will have to comply with the requirements of the European Banking Authority and raise their core capital stock by a minimum of 9 %. The stance taken by individual banks – and the effect this will have on bank lending to the real economy – remain unclear. Guaranteeing the medium-term resilience of banks within the eurozone on the one hand whilst sustaining economic development through lending to the real economy on the other will constitute a balancing act.

The limits of financing with outside capital

Since the availability of loan capital will also be limited in the real estate sector over the years ahead, the financing of development projects and other transactions will be a major challenge. In the medium term, identifying alternative forms of finance and financing partners (such as capital market financing in the form of bonds) will be critical. The extent to which insurance companies and pension funds play a greater role will surely also depend on the future patterns of savings by private households and financial asset acquisition by institutional investors.

REAL ESTATE MARKETS

The core markets of CA Immo held their ground in 2011, producing not only above average economic data but also stable or improving performance indicators on the property investment and rental markets. With steady growth and large, liquid real estate markets, Germany proved a particularly safe haven in 2011, developing more strongly than many other major international markets. Generally speaking, performance on the company's main markets in Eastern Europe was also stable to above average in 2011, although investment and lettings activity slowed somewhat in the second half of the year.

Once again, security and core were central factors in the purchase decisions of investors. As a result, the gap has widened between high quality real estate in capital cities and older properties in B-class locations that fall short of modern technical standards. This trend is expected to continue in 2012.

AUSTRIA [3]

The investment market

Around € 1.7 bn was invested in Austrian real estate in 2011, an increase of 7.0 % on the transaction volume for 2010. Investors were strongly attracted to high quality office properties (27 %) and hotels (24 %). In year-on-year comparison, peak yields fell by five base points to stand at 5.20 % at the turn of the year. Yields are expected to stagnate in 2012.

The office property market

During 2011, 260,000 sqm of office space was let in Vienna, around 5.4 % down on the previous year and the lowest figure since the crisis began in 2008. Market activity in Vienna will continue to be characterised by small-scale new lettings in 2012. Although demand stagnated in 2011, the production of (office) premises rose by 14 %. Another 178,000 sqm of office space is expected to be produced in 2012 as various projects are completed (not including general restorations). Moreover, owing to the fact that older properties are required to undergo full redevelopment prior to re-utilisation in order to attain certain rent levels, more and more fully restored properties are coming onto the market – a trend that is sure to intensify. During 2012, CA Immo will also market a resto

[3] Sources: CBRE, Vienna Office MarketView Q4 2011; EHL Market Research 2012

ration project comprising some 18,800 sqm of reconditioned office premises at the Lände 3 site. As a result, both competition for tenants and vacancy (especially in previously occupied properties not conforming to the latest standards) will increase this year.

Peak rent levels were hovering around € 23.75/sqm at the end of 2011. Rental rates are expected to rise marginally this year in prime locations; stagnation is likely in other locations owing to excess supply.

GERMANY [4]

The investment market

Economic stability, a polycentric structure and large, liquid real estate markets are making Germany a magnet for investors. Some € 23.5 bn was invested in real estate purchases in 2011, up nearly 20 % on the previous year's figure. Peak yield values were stable throughout the year in most locations. With real estate in Germany retaining its popularity despite the financial market crisis, the transaction volume for 2012 is likely to be similarly high. Demand also remained strong for high quality properties with good letting levels (core segment), especially in the usage categories of retail properties (46 % of the total investment volume) and office premises (30 %). At present, we expect this demand to be maintained in 2012, leading to further increases in value in this segment.

With a transaction volume of € 2.96 bn (up 58 %), Frankfurt once again led the German investment market in terms of sales; it was followed by Munich (€ 2.88 bn), which experienced a boom as the investment volume exceeded the previous year's value by 70 %. The transaction volume in Berlin fell 26 % to € 2.34 bn; the reason for this was not a lack of demand from investors, however, but a shortage of suitable supply.

The office property market

As regards the office rental market in Germany, office space totalling 1.75 million square metres was let on the core CA Immo markets of Munich, Berlin and Frankfurt in 2011 (compared to 1.52 million square metres in 2010). Strong demand for high quality premises coupled with falling construction levels will reduce vacancy further in the quality segment during 2012. At the same time, vacancy in class B real estate that does not conform to the latest standards will continue to rise.

EASTERN EUROPE [5]

The investment market

In 2011, investment activity in Eastern Europe was characterised by a search for secure asset classes (especially in capital cities). Taking account of the acquisition of the Europolis portfolio by CA Immo, the total office transaction volume exceeded € 4 bn (up 60 % on the prior year). The markets of Russia (42 %), Poland (29 %) and the Czech Republic (14 %) generated the highest shares of the total volume. By contrast, very little investment activity was reported in the smaller nations of South Eastern Europe in particular owing to worsening economic conditions and the lack of financing.

A strong phase of recovery was followed by a slump in the investment volume in the fourth quarter of 2011; this was mainly due to the limited availably of core properties, for which demand was high, and constraints on financing – issues likely to remain prominent in 2012. With little construction activity on most markets, investors are falling back on investment properties. Moreover, only a few banks are prepared to provide finance in Eastern Europe. Poland and the Czech Republic have emerged as the only relatively liquid markets (unlike Hungary, the Balkan states and the Ukraine, where investment activity is likely to remain at very low levels for some time to come).

Peak yields did not vary greatly in 2011, although there was a slight trend towards compression in the second half of the year. For class A office properties in Poland and the Czech Republic, peak yields were 6.25 % and 6.75 % respectively. Given the limited supply of high quality prime real estate on these markets, a further fall in yields is expected for this product class.

The office market in Eastern Europe [6]

Like the investment market, the office rental market also slowed down in the second six months. Compared to the first half of 2011, market absorption in Warsaw, Bucharest and Prague fell by 20-40 %. Despite this, overall lettings performance in Warsaw reached a record level. Minimal

[4] Sources: BNP Paribas Real Estate 2012; CBRE EMEA Rents and Yields Q4 2011; CBRE MarketView, Office Market Frankfurt/Munich Q4 2011

[5] Sources: CBRE Market View, CEE Offices February 2012; CBRE EMEA Rents and Yields Q4 2011

[6] Sources: CBRE Market View, CEE Offices February 2012; CBRE EMEA Rents and Yields Q4 2011

levels of building activity have reduced vacancy and the influx of new tenants has been generally low. There is a clear focus on extending and expanding existing lease contracts on portfolio buildings. For countries with strong links to Western Europe in particular, the development of the demand situation will depend largely on the economic trend in this region. However, the stable performance of the German economy gives rise to hopes of a further boost to the Czech and Slovakian markets especially.

With the exception of Warsaw, vacancy rates on most markets remain above 10 % (although the trend is downward). Owing to the limited availability of financing, high levels of pre-letting on new development projects are required, and this should continue to suppress vacancy. Some cities in the SEE region in particular (including Sofia and Belgrade) are still struggling with high (22 %) rates of vacancy, and this is turn is forcing down rental rates. By contrast, rent levels are stable or rising modestly on core CA Immo markets such as Warsaw.

Logistics [7]

The logistics segment – a sector that traditionally has shorter lease agreement terms, higher volumes of floor space and direct links to the business environment – generally responds more quickly to international trends than the office sector. Despite the volatile climate, development for the logistics area in Eastern Europe was largely stable in the first six months of the year. Poland, the Czech Republic and Russia achieved the strongest growth on the European logistics market in terms of both transaction volumes and lettings performance.

General conditions in the second half of 2011 mirrored those for the office markets: limited supply and minimal construction in the core segment coupled with an increasingly uncertain economic outlook suppressed activity on the investment as well as the lettings markets.

Thanks to the country's strong domestic market and stable economic growth, demand expanded steadily in the logistics segment in Poland. Floor space turnover in the commercial sector increased by over 30 % during 2011, driven mainly by the logistics area. The logistics vacancy rate fell marginally to around 9-15 % (depending on location), with rent levels stabilising in the range of € 2.8/sqm to € 5.0/sqm. Peak yields were also stable at 7.75 %. Rents and yields are not expected to change significantly in 2012.

PROPERTY ASSETS

The CA Immo Group divides its core activity into two business areas: letting investment properties and developing real estate. In both of these business areas, CA Immo specialises in commercial real estate with a clear focus on office properties in Central Europe. The objective is to build up a focused portfolio of high quality and sustainable investment properties within the core markets of Germany, Austria, the Czech Republic, Poland, Hungary, Romania and Slovakia. The company generates additional revenue through the utilisation of developed real estate reserves.

As a result of the integration of Europolis, the property assets of the CA Immo Group in the consolidated statement of financial position for 2011 rose from approximately € 3.6 bn (as at 31 December 2010) to € 5.2 bn as at 31 December 2011. Of this figure, investment properties[8] account for € 4.2 bn (82 % of the total portfolio) and property assets under development represent € 0.9 bn (18 % of the portfolio as a whole). The proportion of the Eastern and South Eastern European segment expanded from around 20 % to over 41 % of the company's overall property assets, bringing it onto a par with the German segment.

As at 31 December 2011 CA Immobilien Anlagen AG itself holds 23 properties in Austria with a recognised value of € 260,837 K (including property and buildings, prepayments made and construction in progress) compared to 28 properties with a recognized value € 264,513 K (31 December 2010).

During 2011 CA Immo sold five investment properties with a value of € 11,530 K. Market placement was particularly profitable for small to medium-sized apartment houses in Vienna and the regional capitals. Total income of € 5,608 K was generated from sales in 2011.

As at 31 December 2011, the company was realising one development project in Vienna: early in 2010, CA Immo launched a large-scale inner city development and restoration project known as Lände 3 on the Erdberger Lände

[7] Sources: Jones Lang LaSalle, European Industrial Bulletin, September 2011; CBRE Big Box Poland Industrial Market View, Q4 2011

[8] including properties used for own purposes and intended for trading or sale

site in the capital. The site, which currently offers some 80,000 sqm of rentable area, comprises a number of sections. Following a phase of restoration, the tenant Post AG started to occupy 31,000 sqm of office space in August 2011; by December, all of the organisation's office-based operations in Vienna had been amalgamated on the site. Sim & More GmbH also signed up as a tenant and operator of a self-service restaurant with usable space of 2,500 sqm.

Meanwhile, full-scale revitalisation work on the Silbermöwe office property began in March: by the autumn of 2012, modern and sustainable office space with rental effective area of approximately 18,800 sqm will be created within the nine-storey building, which is just under 40 metres high. An application will be made for DGNB sustainability certification for the building.

BUSINESS DEVELOPMENTS AT CA IMMOBILIEN ANLAGEN AG

Earnings

Owing to real estate sales transacted in business year 2010, rental income fell from € 19,323 K to € 16,404 K. The gross revenues shown in the annual financial statements of CA Immobilien Anlagen AG in 2011 declined by –12 % (from € 23,933 K to € 20,998 K) as this was generated solely from the letting of real estate in Austria.

Other operating income of € 4,644 K (compared to € 4,729 K in 2010) includes management fees to subsidiaries of € 4,131 K (€ 2,972 K in 2010) as well as cost allocations and insurance proceeds.

With the average staffing level unchanged, salary adjustments led to an increase of 9 % in personnel spending to € 8,577 K (€ 7,854 K in 2010).

Depreciation on intangible assets, fixed assets and tangible assets fell by – 57 % to € 7,846 K (€ 18,223 K in 2010) owing to unplanned depreciation in the previous year. Other operating expenditure also declined by – 25 %, from € 20,336 in 2010 to € 15,263 K in 2011; this was mainly due to cost savings of – 39 % within general administrative expenses (from € 11,028 K as at 31 December 2010 to € 6,777 K on 31 December 2011). The developments outlined above brought about an operating result of € 2,333 K as at 31 December 2011 (€ – 17,361 K in 2010).

Profit distributions of subsidiaries of € 61,187 K (€ 1,850 K in 2010) in Eastern Europe and € 102,340 K (€ 120 K in 2010) in Austria led to an increase from € 1,970 K (in 2010) in the item 'Income from shareholdings' to € 163,526 K (in 2011). This was counteracted by expenses from financial investments and securities held as current assets of € 60.789 K (€ 55.634 K in 2010) which resulted mainly from the dividend-related depreciation of shares in affiliated companies.

Income from loans was largely unchanged at € 10,477 K (€ 10,458 K in 2010). Interest income rose from € 9,194 K in 2010 to € 33,611 K in 2011; this was the result of fixed deposits, investments in securities and bank balances as well as cash advances and swap transfers to affiliated companies.

Income from the sale of and addition to financial assets and investments held as current assets stood at € 18,034 K, down – 51 % on the figure for 2010 (€ 37,065 K). This income derived mainly from reversals of depreciation within CA Immo AG of Frankfurt, Rennweg 16 GmbH of Vienna, CA Immo International Holding GmbH of Vienna and FCL Property a.s. of Prague as well as the sale of holdings in Eastern Europe. Appreciation of current investments of € 1,304 K were also carried out in the previous year. Revenue of € 815 K (€ 1,722 K in 2010) was generated from the sale of an ABS fund in 2011.

The change in the accounting method in 2011 from derivative financial instruments qualified as accounting units led to a reversal of provisions for contingent losses of € 9,744 K. Moreover, receivables from affiliated companies and provisions for contingent losses of € 15,191 K in each case were written off or reversed. The reversal of the provisions for contingent losses of € 24,935 K is stated under other interest and similar income; the depreciation of receivables in the amount of € 15,191 K as interest and similar expenses from affiliated companies led to a rise in interest and similar expenses from € 56,297 K in 2010 to € 74,004 K. Interest on loans obtained to finance property assets included in this item also increased marginally.

Overall, the factors above brought a significant rise in the financial result, from € – 53,244 K in 2010 to € 90,855 K in 2011. Profit on ordinary activities stood at € 93,189 K (against € – 70,605 K in 2010).

Taking account of tax revenue (essentially from group tax) of € 5,481 K (€ 5,731 K in 2010), there was an annual surplus of € 98,670 K as at 31 December 2011 (compared to € – 65,222 K on 31.12.2010); taking the reversal of untaxed reserves into consideration produces net retained earnings of € 98,748 K (€ 0 K in 2010).

Cash flow from operating activities (operating cash flow plus changes to net current assets) for business year 2011 stood at € 68,174 K (€ 38,641 K in 2010); cash flow from investment activities was € –59,176 K (€ –270,794 K in 2010). Cash flow from financing activities amounted to € –7,618 K (€ –8,045 K in 2010).

Balance sheet: assets

Compared to the previous year, the total assets of CA Immobilien Anlagen AG increased from € 2,299,450 K in 2010 to € 2,389,411 K in 2011. On the assets side, fixed assets rose from € 2,218,590 K (on 31.12.2010) to € 2,238,304 K as at 31 December 2011. The proportion of fixed assets in the total assets was around 94 % as at 31 December 2011 (against 96 % in 2010). On the balance sheet date, the company's property assets comprised 23 properties in Austria with a market value of € 260,837 K (31.12.2010: 28 properties with a market value of € 264,513 K). Owing mainly to the scheduled depreciation of goodwill, intangible assets fell from € 285 K on the last day of 2010 to € 41 K as at 31 December 2011; they now contain only EDP software. Tangible fixed assets fell from € 265,702 K on 31 December 2010 to € 262,180 K. This change was mainly due to the fall in the book value of land and buildings following real estate sales. Additions of € 11,664 K in the item 'Down payments made and construction in progress' mainly relate to current investment, especially on the Lände 3 project.

Financial assets increased from € 1,952,603 K to € 1,976,083 K as at 31 December 2011. Additions derived from the increased stake acquired by CA Immobilien Anlagen AG in the CA Immo New Europe Property Fund in the fourth quarter, and from a capital increase performed for the fund. CA Immobilien Anlagen AG now holds a 70 % stake in the fund.

Loans to affiliated companies include a loan of € 86,767 K to CA Immobilien Anlagen Beteiligungs GmbH & Co Finanzierungs OG (€ 117,416 K on 31.12.2010) to refinance various subsidiaries in Austria and Germany for property investment, and various loans to affiliated companies in Eastern Europe to a total amount of € 120,608 K (€ 77,215 K on 31.12.2010). Other loans (€ 14,344 K on 31.12.2011) mainly include loans related to the 'Airport City St. Petersburg' project which is held by the CA Immo New Europe project development fund.

Current assets expanded by € 70,597 K, from € 79,442 K as at 31 December 2010 to € 150,039 K on 31 December 2011. Additions included amounts due from the distribution of profits at CA Immo Holding B.V., Hoofddorp (NL) of € 49,815 K (€ 0 K in the previous year) and other receivables amounting to € 5,270 K at the end of 2011 (€ 3,074 K on 31.12.2010).

Between September 2011 and the end of the reporting year, convertible bonds with a nominal value of € 20,500 K were repurchased from the market at an average rate of 94.6 %; bonds from 2006 with a nominal value of € 14,008 K were bought back at a rate of 97.5 %.

The company has three outstanding bonds at present, registered for trading on the unlisted securities market of the Vienna Stock Exchange. The bonds provide unsecured financing at CA Immobilien Anlagen AG; they are on equal footing to one another and to all other unsecured financing of CA Immobilien Anlagen AG. The conditions of the bonds do not provide for any relevant financial covenants. Key features of convertible bonds are:

The conversion price of the convertible bond is € 11.58; the planned payment of a dividend will result in adjustment of the conversion price and thus the maximum number of bearer shares issued where the right of conversion is exercised. The conversion price will thereby be restricted to the level of the dividend yield at the time of the dividend payment. Early repayment of the convertible bonds by CA Immo is possible as from the end of the final quarter of 2012 provided the price of the CA Immo share (in certain periods) amounts to at least 130 % of the applicable conversion price at that time.

Balance sheet: liabilities

On the liabilities side, shareholders' equity rose by 7 % (from € 1,458,898 K as at 31 December 2010 to € 1,557,646 K as at 31 December 2011) owing to net retained earnings of € 98,748 K (€ 0 K on 31.12.2010). The equity ratio was around 65 % on the key date (compared to 63 % on 31.12.2010). Fixed assets were 70 % covered by equity (66 % on 31.12.2010). Compared to the previous year, provisions fell by – 16 % (from € 75,645 K as at 31 December 2010 to € 63,828 K); in particular, this reflects obligations linked to derivative transactions of € 37,812 K (€ 54,012 K on 31.12.2010) and provision for grants to subsidiaries of € 17,114 K (€ 15,452 K on 31.12.2010).

The increase in payables (from € 763,619 K at the end of 2010 to € 766,790 K at the end of 2011) was mainly due to additional payment obligations to affiliated companies.

INFORMATION PROVIDED UNTER ARTICLE 243 A OF THE AUSTRIAN COMMERCIAL CODE (UGB)

The following information must be declared according to Section 243a UGB:

The capital stock of CA Immo amounts to € 638,713,556.20. It is divided into four registered shares and 87,856,056 bearer shares traded on the prime market segment of the Vienna Stock Exchange (ISIN: AT0000641352). The four registered shares are held by UniCredit Bank Austria AG and each equate to one position on the Supervisory Board, although this right has not been exercised. All members of the Supervisory Board are elected at the General Meeting. As at 31 December 2011, the company held none of its own shares; this position has not changed from the previous year.

There are no limitations on voting rights. The transfer of registered shares is linked to the company's approval.

On 29 January 2011, UniCredit Bank Austria AG announced a voluntary public takeover bid in accordance with article 4ff of the Austrian Takeover Act to the shareholders of CA Immo bilien Anlagen AG (' CA Immo ') with a view to acquiring their shares CA Immo. The offer price was € 12.35 per CA Immo share. The takeover bid was open to acceptance until 16 February 2011. At the time of declaring the takeover bid, the bidder held 10,438,224 shares in CA Immo, equivalent to a stake of 11.88 % in the capital stock of CA Immo. During the acceptance period, the bid was accepted in respect of 4,402,326 CA Immo shares, equivalent to a stake of approximately 5 % in the total capital stock of CA Immo. With the transfer of the new shares, and taking into account shares held prior to the takeover bid as well as further acquistions of CA Immo shares via the Stock Exchange the stake of UniCredit Bank Austira AG in CA Immo increased up to 18 %. Further information is provided on the companies' website www.caimmo.com.

With around 18 % of the capital stock and the four registered shares, UniCredit Bank Austria AG is the company's largest shareholder. The company is not aware of any other shareholders with a stake of more than 5 %. The remaining shares of CA Immo (approximately 82 % of the capital stock) are in free float. Except for UniCredit Bank Austria AG, no other shareholders had particular controlling rights.

Employees who hold shares may exercise their voting rights directly at the General Meeting. According to the Articles of Association, the company's Management Board must comprise one, two or three people. The age limit for Management Board members is set at 65 and is laid down in the rules of procedure for the Management Board. The tenure of a company officer on the Management Board ends after the Ordinary General Meeting, which falls after his or her 65th birthday. The Supervisory Board must comprise at least three, and a maximum of twelve, members. Owners of the four registered shares are each entitled to send one member to the Supervisory Board. The members of the Supervisory Board who have been sent by the registered shareholders can be recalled and replaced at any time by the shareholders. The provisions of the Articles of Association do not apply to members sent to the Supervisory Board for the duration of their time in office. The remaining members of the Supervisory Board are elected at the General Meeting. The age limit for members of the Supervisory Board is set at 70 and is laid down in the rules of procedure for the Supervisory Board. Supervisory board members retire from their position on the Supervisory Board after the next Ordinary General Meeting held after their 70th birthday.

As at 31 December 2011, there was a total of € 312,841,476.80 non-exhausted authorised capital (article 169 AktG), which can be utilised until 8 August 2012 at the latest.

At the Ordinary General Meeting on 13 May 2008, the Management Board was authorised to issue convertible bonds, even by excluding shareholder subscription rights, for a maximum nominal amount of up to € 317,185 K by 12 May 2013 with the approval of the Supervisory Board on single or multiple occasions, and to guarantee conversion rights on up to 43,629,300 bearer shares in the company for convertible bond holders. As a result of this authorisation, a five-year convertible bond was issued in November 2009 with a volume of € 135,000K. The half-yearly coupon payable on the convertible bond was set at 4.125 % and the conversion price was set at € 11.5802 (this represents a premium of 27.5 % above the reference price). As such, a maximum of 11,657,829 no-par value shares will be paid out for any conversion rights which may be exercised. In this regard, the same General Meeting approved contingent capital (article 159 AktG) amounting to € 317,185 K.

At the 23rd Ordinary General Meeting on 12 May 2010, the Management Board was authorised in accordance with art. 65 subsection 1 line 8 of the AktG to buy back and, where necessary, sequester or sell the maximum proportion of its own shares via alternative means than on the stock market, or even via public offering, as allowed by law (10 % of share capital) for a period of 30 months after the decision was taken. As at 31 December 2011, this right had not been exercised.

There are no substantive agreements, which come into effect, change or cease with a change of control within the company as a result of a takeover offer.

In the case of a public takeover offer, there will be no compensation agreements with members of the Management or Supervisory Boards or employees.

With regards the accounting process, the main features of the internal monitoring and risk management system are: Minimum standards for internal monitoring systems are determined in an internal group directive. In order to monitor whether these standards were being observed, a separate Internal Auditing unit under the control of the full Management Board was set up as part of a reorganisation process alongside the Risk Management department. The unit, which took up its assigned tasks in 2010, will oversee compliance with legal provisions, internal guidelines and rules of conduct on the basis of an auditing plan; it will also monitor the potential for risk in operational processes (upholding the dual verification principle in all organisational entities, continual reporting, and so on) while assessing the potential for efficiency improvements (regular auditing of individual group companies). Reports on the auditing plan and assessment results will be submitted to the Supervisory Board at least once every year. The internal monitoring system (IMS) has been expanded to assist in the early identification and monitoring of risks. An internal group directive also governs uniform regulations for the group for the production of annual financial statements and interim statements. The group has a comprehensive risk management system. The accounting process was analysed with regard to the important subprocesses. The efficiency of subprocess is audited on the basis of a rotating time plan and designed around best practices (e.g. derivatives, accounts receivable management). The risk management system is part of the auditor's regular program. The results of the audits are reported to the audit committee of the Supervisory Board.

Development of shareholders' equity is as depicted below.

€ 1,000	31.12.2010	Capital increase	Dividend payments	Annual result	Release of capital reserves	31.12.2011
Share capital	638,714	0	0	0	0	638,714
Tied capital reserves	820,184	0	0	0	0	820,184
Retained Earnings	0	0	0	0	0	0
Net profit	0	0	0	98,748	0	98,748
Total equity	**1,458,898**	**0**	**0**	**98,748**	**0**	**1,557,646**

COMMITTED TO OBSERVING THE AUSTRIAN CORPORATE GOVERNANCE CODE

Compliance with the appropriate legal provisions in Austria is very important to the Management Board and Supervisory Board of CA Immo. Needless to say, our subsidiaries in Germany and Eastern Europe comply with local legislation. CA Immo is committed to observing the Austrian Corporate Governance Code[9] and thus to transparency and principles of good corporate management. In business year 2011, CA Immo implemented almost in full the regulations and recommendations of the Code as

[9] The Austrian Corporate Governance Code may be viewed on the web site of the Austrian Working Group for Corporate Governance at www.corporate-governance.at.

amended in January 2010. Discrepancies were noted in respect of C Rules no. 2 (right of appointment to the Supervisory Board) and 45 (executive positions with competitor companies). Compliance with the Code is evaluated annually (most recently by KPMG Wirtschaftsprüfungs- und Steuerberatungs GmbH)[10].

RISK MANAGEMENT

The persistently tough economic climate is posing significant risks to CA Immo and its business activities. The main risks to the Group derive from the market-linked danger of rising vacancy rates, tenant insolvency, the difficult environment for real estate transactions created by the restrictive lending policy of banks, associated increase in yields and the decline in property values. The risk categories outlined below were re-evaluated following a risk assessment carried out in 2011; the major risks facing the Group have not changed significantly from the previous year.

General

Systematic risk management is a key element of the CA Immo Group's internal controlling process with a direct bearing on strategic and operational decision-making within the company. Therefore, the objective of risk management is to identify at an early stage and continually monitor potentially hazardous developments as well as opportunities so that suitable measures can be implemented as necessary. To be able to evaluate the company's risk position at all times, CA Immo is constantly evaluating the level of risk by means of quarterly reporting that takes account of the current situation of the company and the market. In these reports, risks are documented in relation to specific properties and projects but also to (sub-)portfolio level. Other aspects of risk reporting involve simulations and depictions of scenarios as regards the value trend for the portfolio as well as exit strategies and liquidity planning. In addition, specific risk types are assessed at regular intervals, with external advisors consulted. CA Immo assesses risk according to substance, effect and the likelihood of occurrence. On that basis, risk management is implemented at every level of the company and is therefore binding on all organisational divisions. From a strategic viewpoint, risk management includes the compilation of compulsory guidelines on investment policy.

[10] The results of the evaluation may be viewed on our web site (www.caimmoag.com).

Operational risk management is concerned with countering property-specific and general business risks. The company circumvents unexpected risk by means of early warning indicators such as rent forecasts and vacancy analyses as well as the continual monitoring of lease agreement periods and the possibility of terminations. The Management Board is involved in all risk-relevant decisions and bears overall responsibility for such decisions. At all process levels, decisions are subject to the dual verification principle. Clear internal guidelines and strategies, business and investment plans and the continuous reporting systems have made it possible to monitor and control the economic risks associated with everyday business activity. Measures are applied to all Group subsidiaries. Investment plans are also subject to scrutiny by the Supervisory Board or its investment committee. The Controlling department supports the realisation of risk management by providing structured information and data; individual matters are also spot-checked by the Internal Auditing division.

THE INTERNAL MONITORING SYSTEM (IMS)

The accounting specific internal monitoring system (IMS) is a conglomeration of systematically structured measures designed to ensure compliance with guidelines and prevent errors; the guidelines include both specific company rules (Group manual, allocation of responsibilities, authority to sign, dual verification principle, regulations for release, etc.) as well as legal provisions. The objectives of the IMS are to preclude (preventive monitoring) and identify (detective monitoring) errors in accounting and financial reporting, thus enabling amendments or countermeasures to be introduced in good time. The operational divisions are involved to ensure a complete overview of the process of financial reporting. CA Immo defines preventive monitoring as those checks undertaken by responsible administrators as they carry out business processes prior to and/or within specific systems (e.g. accounting and consolidation software). Detective monitoring refers in particular to controls carried out by responsible heads of department or the head of finance and accounting on the basis of analyses derived from such systems. In accordance with the organisational structure of the CA Immo Group, responsibility for the implementation and supervision of the internal monitoring system lies with the appropriate local management teams, i.e. the managing directors of the various subsidiaries are required to perform self-checks in order to assess and document compliance with the monitoring measures making up the IMS, which has been standardised across the Group. Alongside the Risk Management division, CA Immo has set up an Internal Auditing unit under the control of the full Management Board with a view to consolidating the internal monitoring system. Both units now oversee compliance across the Group with legal provisions, internal guidelines and rules of conduct on the basis of annually compiled auditing plans, or in response to ad-hoc assessments performed as needs dictate. On an operational level, the units review the functioning of (business) processes as regards possible risk and cost-effectiveness and assess the potential for efficiency improvements. The Internal Auditing unit also supervises the observance of checking procedures by local management teams and determines the dependability of operational information as well as the effectiveness of the internal monitoring system. Finally, the results of these assessments are reported to the responsible executive boards as well as the full CA Immo Management Board. The Supervisory Board is informed as to the auditing plan and the assessment results at least once a year. Furthermore, the proper functioning of the risk management system is evaluated annually by the Group auditor, with the findings presented to the Management Board and the Supervisory Board or its audit committee.

STRATEGIC RISKS

Capital market and financing risk

Refinancing on the financial market is one of the most important measures open to CA Immo. However, developments have shown that the erosion of trust in a functioning capital market can make the procurement of capital much more difficult. Due to the implementation of Basel III an increasing number of banks reconsider their mortgaging. Therefore, it is assumed that lending will be handled extremely restrictive in future. In addition, some banks currently make market stress test of scattered Eastern European countries or are preparing their exit from the region. Especially in Hungary and Romania refinancing could become more difficult in the upcoming months; however, in Poland and the Czech Republic willingness to finance is a little more stable. Above all, German banks have announced their plans to stop lending outside their home market temporarily, by implication, vice versa in the following years there will be sufficient liquidity in the German market. With the introduction of Solvency II it is assumed that insurance companies will occur increasingly in the financing business, which could provide a slight improvement on the financing sector. For this reason, it is essential that the company has the ability to plan and secure liquidity. As an alternative and supplement to established means of (equity) capital procurement, the company enters into equity partnerships (joint ventures) at project level. Given that the risk of (re)financing may remain a latent factor, detailed liquidity planning has been drawn up for the years ahead. This planning takes particular account of the financial consequences of strategic targets (such as the steady depletion of the project pipeline and real estate sales). The expiry profile of financial liabilities for the CA Immo Group is reasonably stable until business year 2014; loans maturing by that date are linked solely to financing at property or project level. The refinancing of the 6.125 % CA Immo bond 09-14 (ISIN: AT0000A0EXE6) and the convertible bond are scheduled for 2014, provided conversion rights are not exerted.

Concentration (cluster) risk

A certain level of concentration (cluster) risk in the portfolio arises where a single investment exceeds a defined upper value in the total portfolio as regards location or investment volume. In such cases, the potential market risk is heightened significantly and the prospect of selling these properties can be diminished (especially where the market environment is constricted). On the other hand, exceptionally small properties raise the danger of excessive administration costs (in relation to rental revenue). For this reason, CA Immo seeks joint venture partners or an early (partial) exit for large-scale investment initiatives as this substantially lessens the burden of risk on the company. To bring about a suitable balance between expenditure and revenue, small properties (which are generally acquired through portfolio purchases) are regularly sold off and the composition of the portfolio is assessed on a quarterly basis. Concentration risk is also created where certain investments lead to over-representation of a particular region, country and specific usage type or tenant structure in the overall portfolio: this is because changes in the market can affect levels of demand which will impact negatively on the company's profitability. Concentration risk as regards tenants generally arises where individual tenants are over-represented in terms of rental revenue and rentable space and thus have a significant bearing on the earnings of the CA Immo Group. As a countermeasure, especially on the target markets of Eastern and South Eastern Europe, CA Immo applies regional investment limits according to the size of the overall portfolio and, in the case of individual properties, the size of the respective market. Aside from regional distribution, efforts are made to ensure diversification in the tenant structure and usage types. In terms of tenants a concentration risk will only be accepted in case of long-term leases and an excellent credit rating.

If we define the limit value for concentration/cluster risk at 5 % of the total portfolio, only one investment (Tower 185) falls into this category. Given the current equity commitment of € 190 m on this project, an (partial) exit is planned following completion. Construction financing until is valid until the end of 2012. Due to the difficult market environment negotiation about the prolongation are already initiated. Although the package of investment properties acquired from the state of Hesse in 2006 makes up some 15 % of the overall portfolio, it comprises a total of 36 properties that the company could sell individually. In view of the long-term nature of existing lease contracts and the satisfactory creditworthiness of the tenant (the state of Hesse), this portfolio represents a calculated risk. Alongside Tower 185 and the Hesse portfolio, three more individual properties have an IFRS market value of over € 100 m. In terms of location, Prague (River City) and the logistics park in Bucharest have created concentration risk within the portfolio. As regards our land reserves and land development projects, risk arises from the high associated capital commitment; the prevailing market climate is also hampering development projects. For this reason, further property sales are in the pipeline for 2012, measures have been put in place to accelerate land development projects where possible and joint venture partners are being involved at an early stage with a view to cutting the capital commitment.

Country-specific risk and transfer risk

Country-specific and transfer risk incorporate the dangers of economic and political instability. Given the CA Immo Group's high level of investment activity abroad – and particularly in Eastern Europe – inflows of capital and liquidity to which the company is undoubtedly entitled can fail to materialise owing to a lack of foreign currency or transfer restrictions in other countries. There is no generally effective way to hedge against this kind of transfer risk. CA Immo counters country-specific risk by concentrating on a defined core region with local subsidiaries and on-site staff, and through appropriate regional allocation within that core market. The company ensures it is able to respond quickly to economic and political events through continual portfolio monitoring and specific portfolio management. CA Immo negates transfer risk by repatriating liquid assets from investment markets with a low credit standing.

PROPERTY-SPECIFIC RISKS

General

The real estate sector is closely intertwined with the macroeconomic developments on its markets. Any worsening of the debt and financial crisis in Europe poses the greatest risk to the real estate area as such a scenario has the potential to make financing conditions significantly harder for businesses. It seems ever more probable that the European economy will shrink even further during 2012; most indicators point to a slowdown in growth rates across the continent. This would have a particularly serious effect on the commercial property market, depressing the demand for office space whilst rendering access to finance more restrictive and costly. Only core properties let for the long term look like benefiting from the increasing reluctance of investors to take risks.

Market and liquidation risk

From a financing point of view, the risk to property investment markets remains considerable as more and more banks become ever more reluctant to finance large-scale investment in real estate. A deceleration in the transaction rate in 2012, which cannot therefore be ruled out, could impact negatively on CA Immo's sales targets for the year. There is also a danger that owing to rising yields, CA Immo will either be unable to sell properties, or only able to sell them at a discount. This could adversely affect the company's liquidity. To prevent such risks arising, CA Immo performs its own exhaustive market analyses prior to any investment decision and as a regular part of portfolio management; the company also maintains constant contact with leading experts in the sector. To minimise regional risks, the ideal resale times for the largest properties in the portfolio are considered as part of regular discussions concerning location quality, property quality, market changes and emerging trends. Through this approach, key early indicators of market risk are systematically applied to evaluations of investment and project plans, and thus to medium-term liquidity and corporate planning.

Letting risk, loss of rent risk

The opportunities and risks posed by trends on the rental markets are closely linked to economic development, one of the factors that drive demand for commercial real estate. Given the economic outlook for the eurozone and the CEE/SEE markets in the medium term, the high degree of uncertainty will persist throughout 2012. Rental markets will remain at risk of a downturn despite low levels of building activity.We expect rent prices to pick up slowly in the months ahead; in some subsegments rent prices will decline, as potential tenants will be reserved in making their decision about investments or locations. Significant reduction in vacancy rates – particularly in Eastern Europe – is therefore not expected in 2012.

Within the CA Immo portfolio, vacancy increased particularly sharply in (South) Eastern Europe following the takeover of Europolis; the negative trend has been especially acute in the area of logistics. Although vacancy was reduced moderately in the office area, lettings activity in Hungary was persistently problematic. In Austria too, CA Immo still has high vacancy relative to total available rental space despite the handover of rental premises at the Lände 3 site to Österreichische Post AG. Reducing the vacancy level is likely to remain a challenge in 2012: on the office rental market in Vienna, office space (and rent prices) outside the prime segment are still coming under pressure owing to the rising production of new premises and the high availability of modern, energy-efficient office units. The lettings situation thus continues to be characterised by protracted decision-making on the part of potential tenants. By comparison, vacancy rates in the German asset portfolio are low; here, the only vacancy risk is linked to recently completed development projects Tower 185, Ambigon (both being in the stabilisation phase) and Skygarden. Nonetheless, office tenants continue to favour prime real estate in top locations, and are especially keen to secure first occupancy of new buildings. The fact that the supply of such properties remains limited is helping CA Immo to market its modern office premises in Germany.

Aside from greater vacancy risk, it is also possible that existing tenants will be unable to meet their rent payments given the economic circumstances (loss of rent risk). This risk is generally countered by demanding securities (bank guarantees). To keep vacancy and rent losses to an absolute minimum, CA Immo screens the creditworthiness and reputation of potential tenants. The budgeted and actual revenues generated by all properties are continually monitored, and structured quality checks are carried out. Properties with heightened risk potential are managed by a specially formed restructuring unit with a view to securing their sale at the earliest opportunity after restructuring. The only rental payments outstanding are in the Eastern Europe segment, particularly in relation to hotels, three logistics parks and a shopping centre. The value of all outstanding receivables has been adjusted, taking account of the risk of lost rent to a sufficient degree in the valuation of properties. Reduced income following contract extensions remains a risk where rent levels have to be reduced or greater incentives are offered. Overall, however, the aforementioned problematic cases do not pose a noteworthy risk potential to the company.

Project development risks

The realisation of projects is associated with higher risk. Risks can arise from imponderables such as delays in the property use approval or planning permission processes, cost/deadline overruns, construction defects, low demand for rental premises and similar factors. Nonetheless, given the high value that can be created through development projects, this business area also offers the chance of generating additional revenue. For projects to be realised, it is essential that equity or additional loan capital (project financing) is available. Delays in credit lending can lead to delays in construction work, which has a negative knock-on effect on project valuation; where pre-letting has been secured, this can result in the imposition of contractual penalties. Loss of rental revenue can in turn have serious implications for the company's cash flow. Moreover, financing conditions can be tightened where construction costs increase. With all of this in mind, CA Immo takes various steps to control the risks associated with project development (cost monitoring, variance analyses, long-term liquidity planning and observance of minimum pre-letting quotas, and so on). In general, CA Immo is countering project development risk by choosing partners and service providers with care whilst maintaining stringent controlling, both internally and externally. Controlling involves regular cost monitoring, variance analyses and appropriate reporting. The start-up losses that typically arise in connection with project development also have a detrimental effect on earnings with the accrual of non-capitalisable costs. Over the project lifecycle, these losses are offset against revenue from lettings and sales; accordingly, projects are only launched after comprehensive and long-term liquidity planning. CA Immo invariably seeks to secure pre-letting (50–60 % in Germany, for example) before actually commencing a project. In Eastern and South Eastern Europe in particular, however, this may not be achievable (or only possible to a limited degree) on account of the specific market situation. In this region, lease contracts tend to be signed as soon as there is a sufficient likelihood of project completion and projects are sometimes initiated even with low levels of pre-letting, but ever having a secured funding in place.

CA Immo also faces the risk of significant cost variation linked to price trends in the raw materials sector (steel, aluminium, copper, etc.). With this in mind, cost pools are formed for large-scale projects to pass on the risk of rising commodity prices or production costs to the contractor. All current projects are being implemented within their approved budgetary frameworks. Pressure on development earnings results primarily from the market-driven extension of the stabilisation phase (initial renting) and from the risk of rising yields due to restrictive lending.

Property valuation risk

Owing to changing framework conditions, property prices can fluctuate considerably. CA Immo subjects its properties to annual valuation by an outside party; value changes during the year are identified by internal specialists.

The rise in yields over recent years continues to be reflected in valuation reports owing to the discount and capitalisation rates assessed and directly influences consolidated net income through the changes in market value that must be recognised under IAS 40; shareholders' equity is also reduced. Developments in the second half of 2011 especially have shown that Eastern Europe, having been unable to evade the turbulence given the region's close economic ties with Western Europe (especially in the banking sector), is coming under renewed pressure. In core markets such as Poland and the Czech Republic, yields remained stable and sporadically even a decline in yields was observed. With banks significantly reducing their exposure in these markets, it is likely that the property investment market will bottom out partially in 2012, which could lead to a rise in yields. The demand for core properties in core markets, however, continues unabated. The diminishing prospect of rental growth also poses the danger that starting yields for commercial real estate will be adjusted upwards. Changes in value will continue to represent a significant risk in 2012 in view of the expected market trend. If yields fall by an average of 25 base points in the short term and rent levels remain the same, losses in the Eastern Europe portfolio alone could potentially amount to € 50-70 m (in the worst case scenario).

GENERAL BUSINESS RISKS

Legal risks

In addition to the usual legal disputes that arise in the sector (especially against tenants), CA Immo faces the risk of disputes with, for example, joint venture and project partners. There is also potential for disputes arising over past and future sales of real estate as well as annulment actions brought by shareholders in connection with resolutions of the Ordinary General Meeting or review of the exchange ratio applied in the 2010 merger of CA Immo International AG and CA Immo. Legal disputes are monitored and managed centrally by the legal department. At present, no lawsuits or arbitration proceedings that could threaten the company's survival are imminent or pending. Almost all pending actions relate to conventional operational business activity. Sufficient provisions are formed as necessary; as at 31 December 2011, these amounted to approximately € 7,726 K (CA Immo Group). In addition, the joint venture partner of the 'Maslov' project has filed an arbitration claim for € 48,097 K (including interest). CA Immo considers the chances of this action succeeding as minimal. For the expected cash outflow an adequate provision has been made.

Environmental risk

The CA Immo Group can incur significant costs from its responsibility to prevent certain kinds of damage to the environment (from toxic substances and materials in built structures and contamination); there is also a risk that the legal changes may require previously acceptable materials and substances to be eliminated. It is not possible to predict changes to legal provisions, case law or administrative practice, or the consequences that such changes will have on the earning power of real estate; changes could adversely affect real estate values and thus the company's assets, financial and revenue positions. To minimise the risk, CA Immo incorporates these considerations into its wide-ranging assessments prior to every purchase. Appropriate guarantees are also required from sellers. The CA Immo Group makes use of environmentally sustainable materials and energy-saving technologies wherever possible. Environmental risks associated with investment properties are assessed by the CA Immo Sustainability Tool (CAST).

Taxation risk

National taxation systems are subject to ongoing amendment on the target markets of the CA Immo Group. The company monitors all relevant debates and decisions taken by national legislators. Despite this, tax rises linked to changing legal frameworks pose a constant risk to revenue. Sufficient financial provisions have been made for established risks.

FINANCIAL RISKS

Risks linked to liquidity, credit, interest rates and currencies make up the main financial risks.

Liquidity risk

Owing to a clear reluctance on the bank of banks to extend credit at present, short-term liquidity risks cannot be ruled out. Liquidity risk is potentially created where negative market trends prevent or lead to delays in planned sales activity. Other risks arise from unforeseen additional funding obligations in relation to project financing and breaches of covenant in the property financing area. CA Immo is highly skilled at planning and securing liquidity in order to counter these risks and ensure the Group can meet unexpected cash flow requirements as well as its financing commitments on projects and investments. To this end, various liquidity deployment measures have been identified; amongst other things, these provide for the early redemption of loans with very high margins. Loans are invariably agreed on a long-term basis in accordance with the investment horizon for real estate. Even with meticulous planning, however, liquidity risk cannot be eliminated, particularly where capital requests linked to joint venture partners and fund partners are not viable. Capital commitments are typical in the case of development projects; the Group company CA Immo Deutschland has a particularly high commitment in the case of the Tower 185 project. Financing has been secured for all projects under construction; additional financing is required for new project launches, however.

Given the refinancing scheduled for 2012/13, partner risks pose a particular threat; project-related and country-specific risks will also persist, especially with regard to further developments in Hungary. Additional reserves are needed to cover any breaches of covenant. The refinancing risk and the risk of a breach of contract terms are monitored continuously. The worst case resulting from the potential hazard is included in the current liquidity planning.

Interest rate risk

Interest rate risk stems from market-related fluctuations in the interest rate. This risk affects both the level of financing costs and the fair value of interest hedging transactions concluded, which influences the company’s earnings and equity. Moreover, where new loans are agreed or loans are extended in particular, there is a danger that credit margins will rise substantially. The base rate was cut from 1.5 % to 1.25 % early in November 2011 and again to 1 % at the start of December in a bid to combat the worsening recession. According to the latest interest rate forecasts, the base rate is likely to remain at its present level of 1 % until the end of 2012. Swap rates (which have stayed highly volatile as the critical situation persists) are also unlikely to rise significantly.

CA Immo generally opts for a mix of long-term fixed-rate and floating-rate loans; in some cases, the latter are secured by means of derivative financial instruments (interest rate caps/swaps), which without exception are used to hedge against the risk of interest rate changes arising from underlying transactions. With the incorporation of Europolis, the risk of rate changes is 60 % hedged on all variable-rate loans of the CA Immo Group. Continuous monitoring of the interest rate risk is imperative. No risks constituting a serious and sustained threat to the company exist at the present time. Sufficient provisions have been formed for all risks identified.

Currency risk

Since CA Immo invests in various currency areas, the company is exposed to certain currency risks. CA Immo counters currency risk from the inflow of rental income and rents receivable in BGN, CZK, HUF, PLN, RON and RSD by pegging rents to a hard currency (EUR or USD). No significant currency risk exists at present. Since incoming payments are mainly received in local currency, however, free liquidity is converted into euros upon receipt. The pegging of rents to the EUR/USD affects the creditworthiness of tenants and thus produces an indirect currency risk that can result in payment bottlenecks and loss of rent. Loans are taken out in the currency underlying the relevant lease (this mainly applies to financing in CZK and USD). Currency risks are hedged in connection with construction projects if possible.

FINANCIAL INSTRUMENTS[11]

Given that the interest paid makes up the biggest expense item in the income statement for most real estate companies, interest rate rises can have a serious impact – especially since the income side (rent) is usually based on long-term agreements, which means increases in financing costs cannot be counterbalanced by higher revenue. For this reason, the CA Immo Group's financing policy

[11] For full details on the derivative financial instruments of CA Immobilien Anlagen AG, see the notes section.

partly involves hedging a substantial proportion of finance against fluctuation over the long term. Interest swaps (and, to a lesser extent, interest rate caps) are used as interest hedging tools.

BRANCH OFFICES

The CA Immo Group has its head office in Austria and also has a presence in Germany via the subsidiary CA Immo Deutschland GmbH in Frankfurt, Berlin, Munich and Cologne, as well as in Eastern Europe via subsidiaries in Budapest, Belgrade, Bucarest, Prague, Warsaw and Moscow.

INVESTMENTS AND FUNDS

The listed company CA Immobilien Anlagen Aktiengesellschaft, based in Vienna, is the parent company of the CA Immo Group. The Group's activities are focused on Austria, Germany and Eastern Europe. The Group has 263 subsidiaries, of which

- 42 are in Austria (including 8 joint ventures),
- 103 are in Germany (including 20 joint ventures) and
- 118 other companies (including 24 joint ventures) were created in connection with investment in Eastern Europe.

All tasks are performed through a network of branch offices in Austria, Germany, Hungary, the Czech Republic, Romania, Poland and Serbia; there are also offices in Russia, Ukraine and Cyprus employing a total of 390 staff members. Every site functions as a profit centre. Construction management – which encompasses project monitoring, tendering, contract awarding, construction supervision and general planning – is carried out by **omniCon**, the subsidiary of CA Immo Deutschland acquired in July 2008. omniCon also performs these services for third parties. In addition, DRG was founded in 2011 as a joint venture with the estate agent and property management firm ÖRAG. **DRG** undertakes tenant management, service charge accounting, rental revenue enhancement, cost reduction, maintenance tasks and letting for CA Immo's office investment properties in Germany. Throughout the group, external service providers are brought in to carry out certain other activities. This enables the cost structure to be adapted flexibly to varying workloads. All activity in Germany is processed via CA Immo Deutschland; business in Eastern Europe is bundled in CA Immo as well as in Europolis AG, which was acquired early in 2011. Since 2006, project development in Eastern Europe has been managed largely through the CA Immo New Europe (CAINE) special fund.

CA Immo Deutschland

CA Immo entered the German market in the autumn of 2006. Since 2008, **CA Immo Deutschland GmbH** (formerly Vivico Real Estate GmbH, a collecting society for railway properties owned by the German state) has provided the operational platform. CA Immo Deutschland has extensive expertise in developing inner city properties. Projects on these development sites are at various stages of preparation and will be rapidly progressed to construction readiness over the coming years. On completion, development projects are either sold, transferred to the company's asset portfolio or sold to property developers as construction-ready real estate. With branch offices in Frankfurt, Berlin and Munich, the organisation of CA Immo Deutschland meets the requirements of local presence. CA Immo Deutschland GmbH is fully consolidated in the consolidated financial statements of CA Immo. The company's property assets mainly comprise properties under construction and undeveloped plots alongside a portfolio of properties intended for trading or sale. As at key date 31 December 2011, the market value of this real estate portfolio was € 1,343 m (€ 1,157 m on 31.12.2010). Most of the investment properties in Germany, including the package of properties acquired from the state of Hesse in 2006, are maintained by Frankfurt-based **CA Immo AG**, in which CA Immobilien Anlagen Aktiengesellschaft of Vienna has direct and indirect holdings amounting to 100 %.
CA Immo AG of Frankfurt is also fully consolidated in the consolidated financial statements. The market value of the property assets was € 1,019 m as at 31 December 2011 (against € 1,006 m in the previous year).

Europolis AG

Europolis AG, which was acquired from the Volksbank Group at the start of January, is also a wholly owned subsidiary of CA Immo. The Europolis Group, which has been in existence since 1990, focuses on class A office, logistical and retail buildings in Eastern Europe. The Europolis AG portfolio also includes a small number of development projects and undeveloped plots in Poland, Hungary and the Ukraine. The overall portfolio is divided into six smaller portfolios in which reputable partners such as the EBRD, AXA and Union Invest hold shares of between 25 % and 49 %. The portfolios are managed by **Europolis Real Estate Asset Management GmbH** of Vi enna (EREAM), a wholly owned subsidiary of Europolis AG, alongside a group of regional companies in Prague, Budapest, Warsaw, Bucharest and Belgrade trading as "CA Immo Real Estate Management". As at 31 December 2011, the property assets of the Europolis Group had an approximate market value of € 1,408 m (€ 1,517 m in the previous year).

CA Immo New Europe property fund

The **CA Immo New Europe property fund** is a project development fund structured under Luxembourg law as a SICAR (societé d'investissement en capital à risque). The fund has drawn together CA Immo's development projects in Eastern Europe since early 2007. CA Immo raised its stake by a further 10 % in the fourth quarter and now holds 70 % of the shares in the fund. The remaining 30 % is held by three institutional investors. The planned lifespan of the fund, which is managed by a CA Immo subsidiary, is seven years in total (with the option to extend). The commitment period (in which new projects can be initiated) ended on 31 December 2009. In view of changed market conditions, investment activity fell far short of the levels originally intended; agreement was reached with the co-partners only to proceed with development projects that were already in progress. In future, new projects will be realised by CA Immo itself where the fund partner decides against individual involvement in the implementation. As at the balance sheet date, the fund portfolio had a book value of around € 142 m (compared to € 134 m in the previous year). Three projects are in progress at the present time; another three have been finalised since the fund was set up and will henceforth be held directly by the fund as investment properties.

Investment in UBM

CA Immo holds a stake of 25 % plus four shares (vetoing minority holding) in the listed Vienna-based real estate developer **UBM Realitätenentwicklung AG** through a subsidiary company.

The main shareholder in UBM is the PORR Group with a holding of approximately 41 %. With its track record of development expertise in the CEE region, UBM is an ideal partner to the CA Immo Group. Projects realised with UBM include the Poleczki Business Park in Warsaw and the Airport City St. Petersburg project.

PENDING LAWSUITS

The company is involved in several lawsuits arising from the ordinary course of business. Provisions were formed, depending on the likelihood of a claim being asserted.

FINANCIAL AND NON-FINANCIAL PERFORMANCE INDICATORS

In strategic terms, the business activity of CA Immo revolves around raising the value of the company over the long term. Central financial performance indicators (key figures) are an important tool as regards identifying the main factors that contribute to the long-term increase in corporate value and quantifying those factors for the purposes of value management.

The primary financial performance indicator in this context is the net income generated with the money shareholders have invested (return on equity, RoE). The aim is to produce a ratio higher than the imputed cost of equity (we assume a medium-term rate of around 7.0 %) and thereby generate shareholder value. The return on equity for 2011 was around 3.8 %, below the target value. Despite the significant increase compared to the previous year, the goal was not attained in particular because of the negative contribution from the valuation of interest rate hedges. Nevertheless, we remain confident that the measures defined under our strategy will enable us to return to an acceptable return on equity in the medium term.

Among the other quantitative factors used to measure and manage our shareholders' long-term yield are the change in NAV per share, the operating cash flow per share, return on capital employed (ROCE) and economic value added.

VALUE INDICATORS FOR CA IMMO GROUP

		2011	2010	2009	2008	2007
NAV/share	€	19.20	18.70	17.90	18.90	22.00
Change in NAV/share	%	2.7	4.5	–5.3	–14.1	6.8
Operating Cash Flow/share	€	2.18	1.38	1.40	1.32	1.07
RoE[1] in %	€	3.8	2.8	–4.8	–13.4	3.3
ROCE[2] in %	%	5.5	4.8	0.1	Negative	5.2
EVA[3]	€m	44.0	Negative	Negative	Negative	2.7

[1] Return on Equity = Consolidated Net Income after minorities / Ø Equity (excl. minority interest)
[2] Return on Capital Employed (ROCE) = Net Operating Profit After Tax (NOPAT) / Capital Employed
[3] EVA (Economic Value Added) registered brand of Stern Stewart & Co; EVA = Capital Employed * (ROCE – WACC); WACC 2011 = 4.51

The key factors for CA Immo AG include the equity ratio, net debt (bonds and liabilities to bank less cash and cash equivalents) and equity-to-fixed-assets ratio. The equity ratio reflects the portion of the company's financing that is covered by its equity. It is an important indicator when assessing a company's creditworthiness. The equity-to-fixed-assets ratio indicates the extent to which, measured in percent, equity covers the fixed assets of CA Immo AG.

VALUE INDICATORS FOR CA IMMOBILIEN ANLAGEN AG

		2011	2010	2009	2008	2007
Equity ratio	%	65	63	66	60	69
Net debt	€m	544	586	406	368	440
Equity-to-fixed-assets ratio	%	70	66	75	61	85

Since the financial indicators ultimately demonstrate the operational success of our property business, they are preceded by a series of performance indicators that cannot be immediately quantified in financial terms and which are key to measuring and managing our operational business:

Vacancy rate and average rent

Sound economic data feeds the demand for commercial premises and invigorates both building activity and the property market. Cyclical discrepancies between supply and demand are reflected in the utilisation rate and attainable rents. Viewed over time, the vacancy rate and average rent are key indicators of a portfolio's quality and its successful management; they are also indicative of the asset managers' ability to respond in a timely fashion to economic influences.

Location quality

The quality of a site is a major criterion in property marketing: the accessibility of a location, determined by infrastructure, plays a particularly crucial role. Changes in the quality of a location take place gradually and are eventually reflected not only in price, but also in the difficulty of attracting new tenants.

Local presence

Local knowledge and familiarity with markets are key to the effective cultivation of highly diverse regional markets. For this reason, CA Immo maintains branch offices in the company's main markets of Germany and Eastern Europe (the latter have been consolidated by the recent influx of Europolis staff members).

Expertise and synergy

The competitive edge of CA Immo stems from the local knowledge of its operating employees and the utilisation of synergies in the Group, especially in the fields of project development and property marketing.

STAFF

As at 31 December 2011, the CA Immo Group had a total of 390[12] employees at its headquarters in Vienna and its sites in Frankfurt, Berlin, Munich, Budapest, Warsaw, Prague, Belgrade and Bucharest; the comparable figure for 31 December 2010 was 318. CA Immobilien Anlagen AG itselv employed 63 people compared to 58 people (as at 31 December 2011).

Integration of Europolis completed

The Europolis team has relocated to CA Immo headquarters in Vienna and local branch offices have been amalgamated in Eastern Europe. As a result of this, the staffing level has changed: a total of 64[13] new employees joined the Group in 2011.

OUTLOOK 2012

The main event of 2011 was the integration of Europolis. Now the emphasis has switched to the careful implementation of our corporate strategy, stage by stage.

Our main expectations for 2012 are thus:

- Increase in rental income (and thus gross revenue) of around 10 %: additional rent from new lettings in particular will more than compensate for losses of rental income due to sales
- Sales of around € 15 m from the portfolio of CA Immobilien Anlagen AG
- Utilisation of released funds, primarily for the purposes of debt reduction; in particular, opportunistic repurchasing of outstanding bonds
- Investment of approximately € 33 m, especially in the current Lände 3 development project (section A)

In general, conditions on the rental and transaction markets are not expected to change significantly compared with last year. Given the reduction in the credit volume proposed by the banks, however, the financing market is likely to pose challenges in 2012.

The main threats to our forecasts for 2012

Our predictions for 2012 are subject to certain assumptions on general conditions as well as parameters specific to the real estate sector. The economic picture remains unpredictable, which means more uncertainty as to whether we will meet our targets for investment volumes, realisation timeframes and revenue.

We believe the main factors influencing our business plans will be:

- Trends on international capital markets and the effects of these on economies in our active regions.
- The accessibility (and cost) of financing with outside capital.
- The extent of the impact of economic developments on demand for rental premises and rental prices across our various regions.
- Developments on the real estate investment market, the associated price trend and the resultant effects on the value of our portfolio.
- The speed at which planned development projects are realised (which will largely depend on the availability of necessary external loan capital and equity).
- Political, fiscal, legal and economic risks; the transparency and development level on our real estate markets.
- The development of interst level.

RESEARCH & DEVELOPMENT

To facilitate the ongoing redevelopment and modernisation of the real estate portfolio, staff qualification is an investment priority for CA Immo; the support of external experts is selectively enlisted as required.

SUPPLEMENTARY REPORT

The following activities are reported for the opening months of business year 2012:

In Vienna, Update Training GmbH has rented the investment property on Klosterneuburger Strasse 23-27, occupying usable space of around 1,050 sqm.

[12] Of these, 7 % were part-time staff members
[13] excl. take up of Europolis staff

Vienna, 6 March 2012

The Management Board

Bruno Ettenauer (Chairman)	Wolfhard Fromwald	Bernhard H. Hansen

AUDITOR'S REPORT

Report on the Financial Statements
We have audited the accompanying financial statements, including the accounting system, of

CA Immobilien Anlagen Aktiengesellschaft,
Vienna,

for the fiscal year from **1 January 2011 to 31 December 2011**. These financial statements comprise the balance sheet as of **31 December 2011**, the income statement for the fiscal year ended **31 December 2011**, and the notes.

Management's Responsibility for the Financial Statements and for the Accounting System
The Company's management is responsible for the accounting system and for the preparation and fair presentation of these financial statements in accordance with Austrian Generally Accepted Accounting Principles. This responsibility includes: designing, implementing and maintaining internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

Auditors' Responsibility and Description of Type and Scope of the statutory audit
Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with laws and regulations applicable in Austria and Austrian Standards on Auditing. Those standards require that we comply with professional guidelines and that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Company's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

Our audit did not give rise to any objections. In our opinion, which is based on the results of our audit, the financial statements comply with legal requirements and give a true and fair view of the financial position of the Company as of 31 December 2011 and of its financial performance for the year from 1 January 2011 to 31 December 2011 in accordance with Austrian Generally Accepted Accounting Principles.

Report on Other Legal Requirements (Management Report)

Pursuant to statutory provisions, the management report is to be audited as to whether it is consistent with the financial statements and as to whether the other disclosures are not misleading with respect to the Company's position. The auditor's report also has to contain a statement as to whether the management report is consistent with the financial statements and whether the disclosures pursuant to Section 243a UGB (Austrian Commercial Code) are appropriate.

In our opinion, the management report is consistent with the financial statements. The disclosures pursuant to Section 243a UGB (Austrian Commercial Code) are appropriate.

Vienna, 6 March 2012

KPMG
Wirtschaftsprüfungs- und Steuerberatungs GmbH

Mag. Helmut Kerschbaumer — Wirtschaftsprüfer

ppa Mag. Christoph Erik Balzar — Wirtschaftsprüfer

(Austrian Chartered Accountants)

Publication of the financial statements together with our auditor's opinion may only be made if the financial statements and the management report are identical with the audited version attached to this report. Section 281 paragraph 2 UGB (Austrian Commercial Code) applies.

This report is a translation of the original report in German, which is solely valid.

DECLARATION OF THE MANAGING BOARD DUE TO SECTION 82 (4) OF THE AUSTRIAN STOCK EXCHANGE ACT (BÖRSENGESETZ)

The managing board confirms to the best of their knowledge that the financial statements of CA Immobilien Anlagen Aktiengesellschaft, which were prepared in accordance with the applicable accounting standards, give a true and fair view of the assets, liabilities, financial position and profit or loss of the CA Immobilien Anlagen Aktiengesellschaft and that the management report gives a true and fair view of the development and performance of the business and position of the company, together with a description of the principal risks and uncertainties the CA Immobilien Anlagen Aktiengesellschaft faces.

Vienna, 6 March 2012

The Management Board

Bruno Ettenauer
(Chairman)

Wolfhard Fromwald

Bernhard H. Hansen

CONTACT

CA Immobilien Anlagen AG
Mechelgasse 1
1030 Vienna
Phone +43 1 532 59 07-0
Fax +43 1 532 59 07-510
office@caimmo.com
www.caimmo.com

Investor Relations
Free info hotline in Austria: 0800 01 01 50
Claudia Hainz
Florian Nowotny
Phone +43 1 532 59 07-0
Fax +43 1 532 59 07-595
ir@caimmo.com

Corporate Communications
Susanne Steinböck
Silke Gregoritsch
Julia Müller
Phone +43 1 532 59 07-0
Fax +43 1 532 59 07-595
presse@caimmo.com

DISCLAIMER

This Report contains statements and forecasts which refer to the future development of CA Immobilien Anlagen AG and their companies. The forecasts represent assessments and targets which the Company has formulated on the basis of any and all information available to the Company at present. Should the assumptions on which the forecasts have been based fail to occur, the targets not be met or the risks set out in the risk management report materialise, then the actual results may deviate from the results currently anticipated. This Report does not constitute an invitation to buy or sell the shares of CA Immobilien Anlagen AG.

IMPRINT

Published by: CA Immobilien Anlagen AG
1030 Vienna, Mechelgasse 1
Text: Susanne Steinböck, Florian Nowotny, Claudia Hainz, Julia Müller
Graphic design and setting: Silke Gregoritsch, WIEN NORD Werbeagentur
Photographs: CA Immo
Production: 08/16

produced according to the Austrian Eco-Label criteria UZ 24 "low pollutant printed prod
Druckerei Janetschek GmbH · UWNr. 637

We ask for your understanding that gender-conscious notation in the texts of this Report largely had to be abandoned for the sake of undisturbed readability of complex economic matters.

This Report is printed on environmentally friendly and chlorine-free bleached paper.