



INVESTOR PRESENTATION
CA IMMO FOLLOWING THE ACQUISITION OF
EUROPOLIS

WOLFHARD FROMWALD, CFO

January 2011



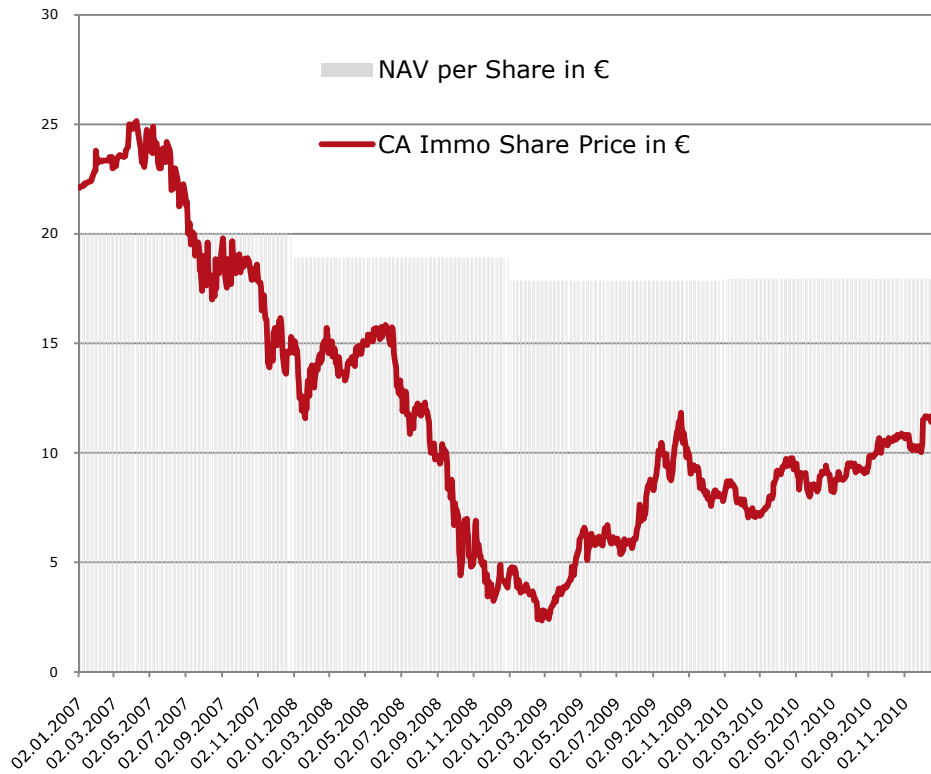
A leading Central European real estate company with a strong income producing portfolio and unique organic growth opportunities from developments

CA Immo Group at a Glance

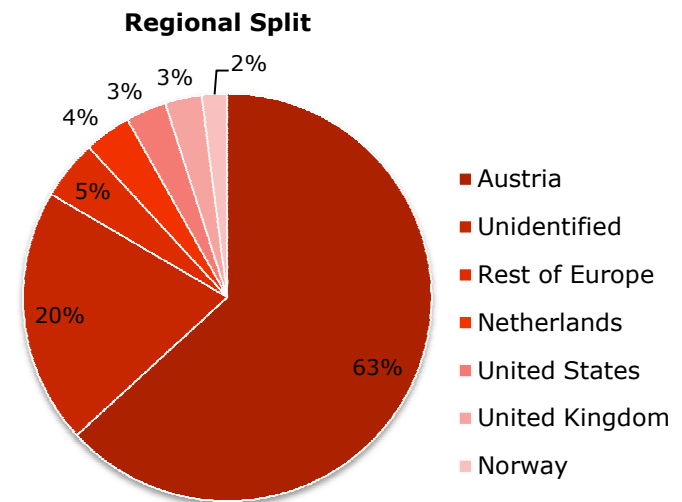
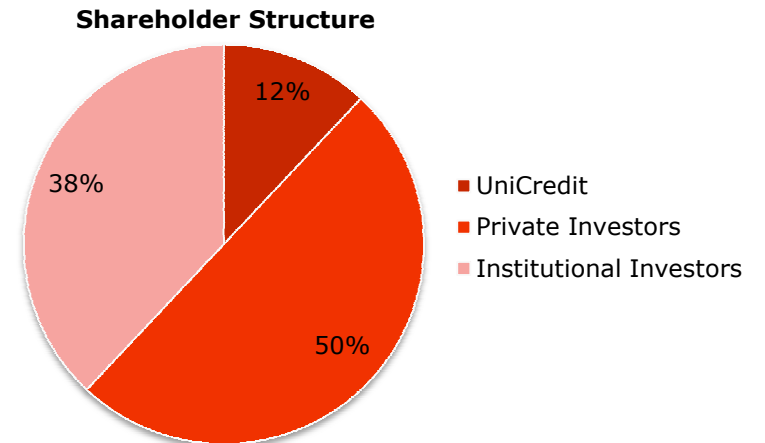


- Clear focus on commercial properties, mainly offices
- Substantial development assets in Germany (Vivico)

Capital Markets: Listed on Vienna Stock Exchange since 1988



Market Cap: ~€ 1,0 bn
 NAV per Share: € 17.96 vs Share Price of € 11.90



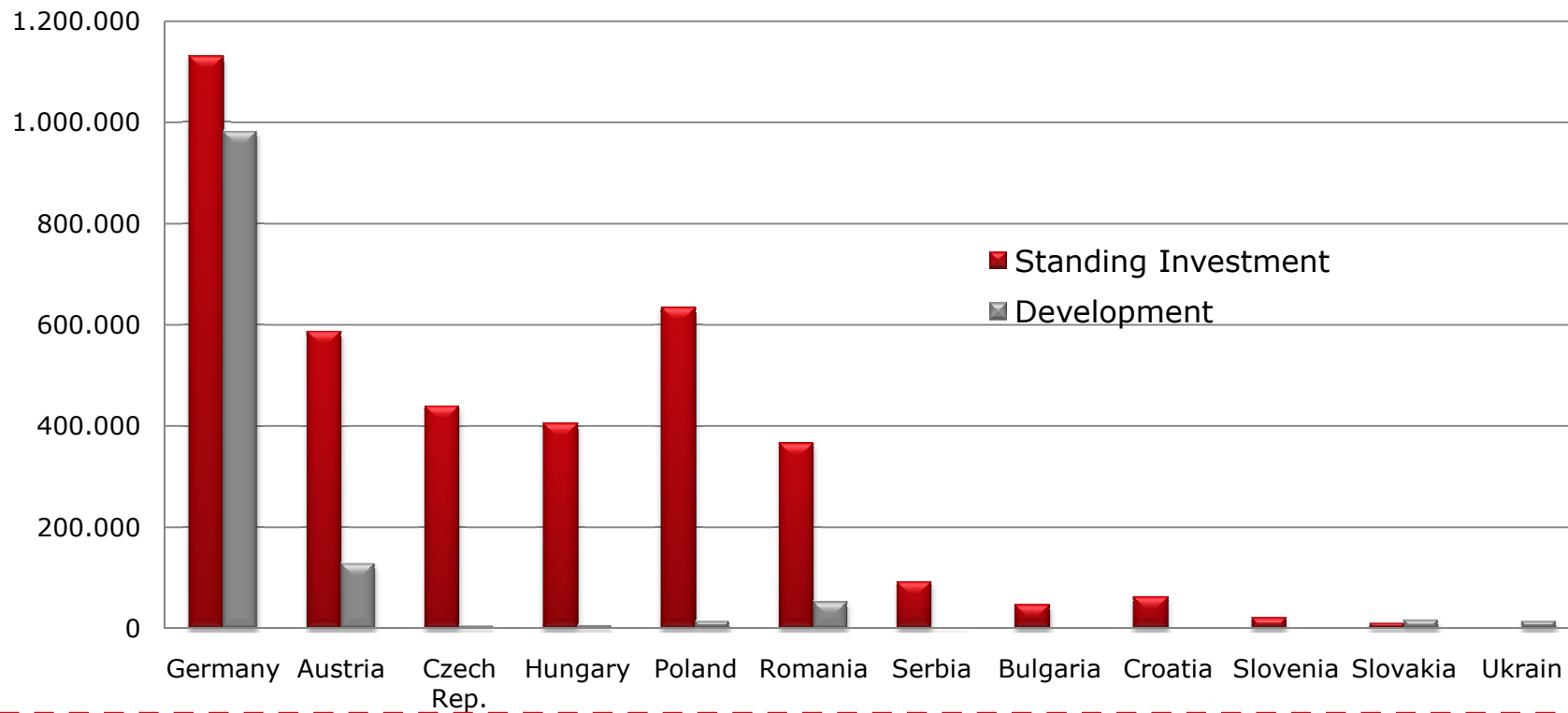
Strategic Positioning



Initial Portfolio Situation



Portfolio Forecast 01/01/2011






- Currently invested in 14 countries
- In terms of volume Germany, Austria, Czech Rep., Hungary, Poland and Romania of relevance

Strategic Positioning: Regional Focus to 2013



Concentration on countries with existing strong presence has clear priority over entry into new markets

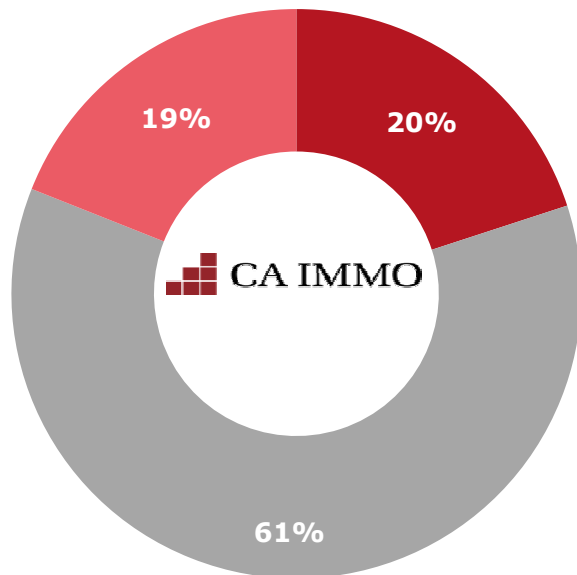
-  Core Region: active market presence with own crew
-  Secondary Region: ongoing evaluation
-  Opportunistic approach: Exit until 2013

Expansion in Eastern Europe by Europolis acquisition



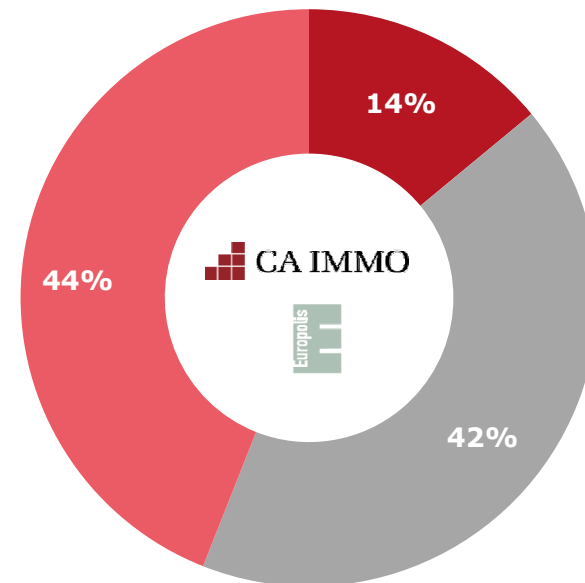
Distribution of Book Value CA Immo Group by Region

Excl. Europolis



Incl. Europolis: ~€ 5 bn*)

- Austria
- Germany
- CEE/SEE



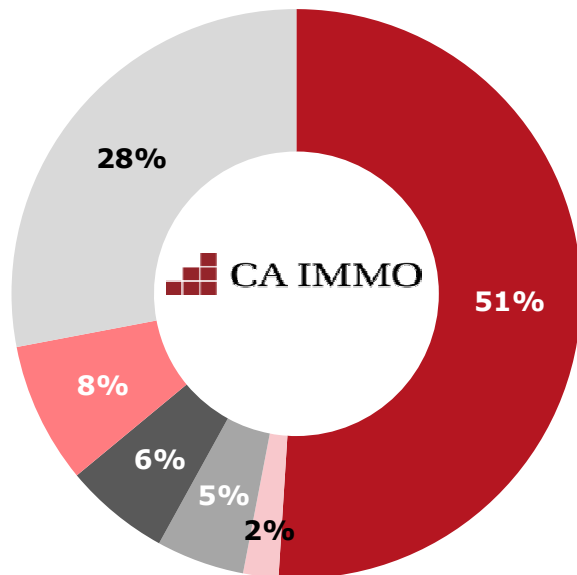
*) Forecast 01/01/2011

Clear Focus on Office Buildings

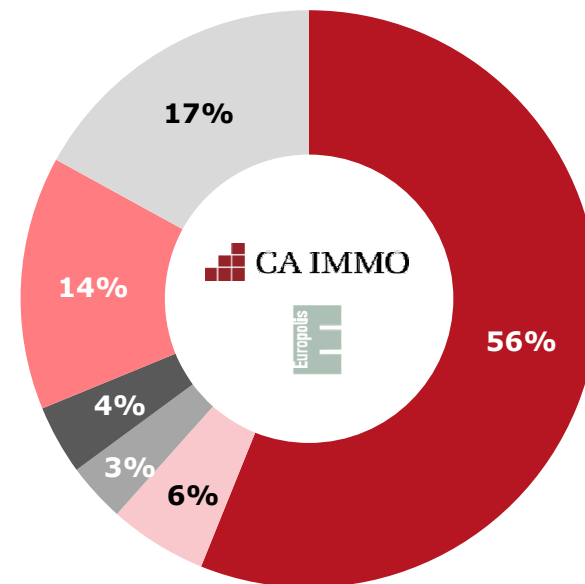


Distribution of Book Value CA Immo Group by Main Usage Type

Excl. Europolis



Incl. Europolis*)



- Office
- Retail
- Hotel
- Residential
- Commercial & Storage
- Other

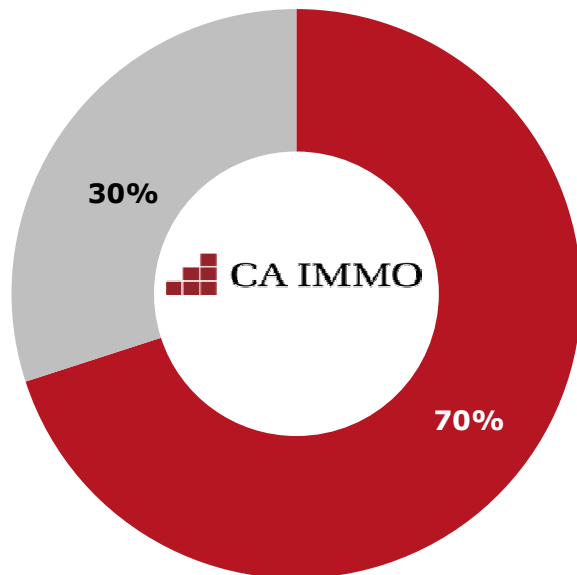
*) Forecast 01/01/2011

Shift in Asset Class to Strengthen Cash-Flow

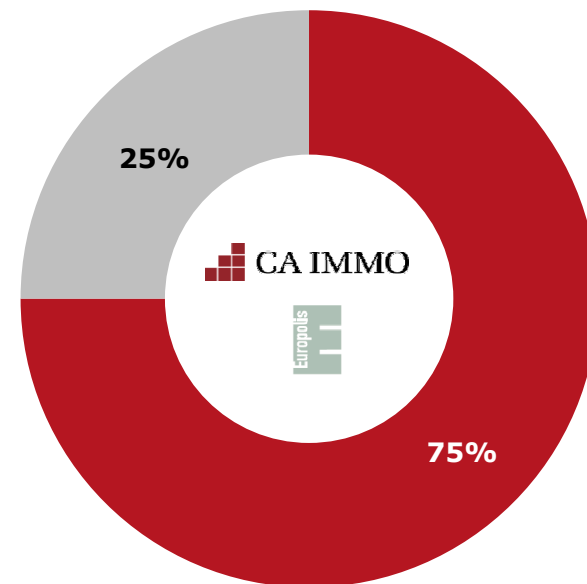


Distribution of Book Value CA Immo Group by Asset Class

Excl. Europolis



Incl. Europolis*)



■ Standing Investment
■ Development

■ On the long run a shift to 80 % standing investments intended

Key Pro-Forma Combined Metrics

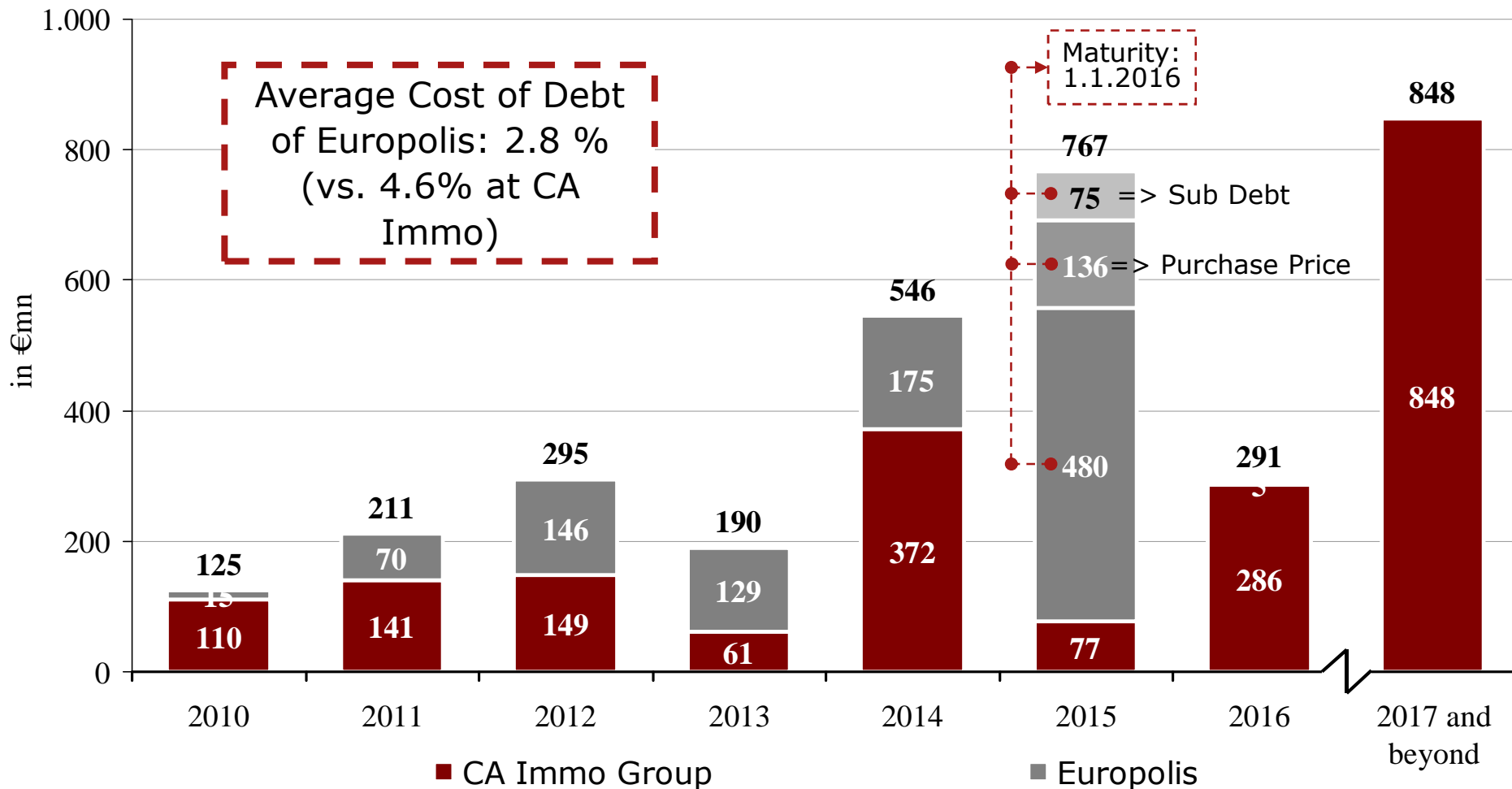
Forecast	Europolis	CA Immo	Combined
Real Estate Assets (€ bn):	1.5	3.5	5.0
Rental Income p.a. (€ m):	100	172	272
Total Assets (€ bn):	1.8	4.2	6.0
Equity Ratio:	26%	36%	30%
Standing Investment vs. Development	90:10	70:30	75:25

Combined Debt Expiry Profile



Pro-Forma Combined Financial debt: € 3.2 bn

Breakdown by maturities:



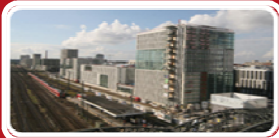
Operative Highlights 2010



Acquisition of 100 % stake in Europolis AG
Closing 31/12/2010



Successful Merger between CA Immo
International and CA Immobilien Anlagen AG



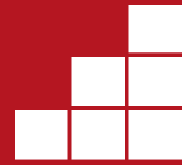
Significant progress in project development
(ongoing construction, planning permissions)



More than 120,000 sqm new leases for standing
investments obtained (incl. Post AG, Vienna)



Sales Volume ~ € 300m



CA IMMO

PORTFOLIO

€ 2.6bn Income Producing Portfolio Backbone of CA Immo Group



	As of 30 September, 2010			
	Austria	Germany	CEE/SEE	Total
Total income producing	725	1,269	652	2,646
Standing Investments	710	1,133	651	2,494
Own Use Properties	11	3	-	14
Trading Portfolio ¹⁾	4	133	1	138
Annualized Rental Inc.	37	69	50	156 ²⁾
Gross Yield Standing Inv.	5.2%	5.5%	7.6%	6.1%
Vacancy	18%	4%	14%	11%
<hr style="border-top: 1px dashed red;"/>				
Assets under Development	24	999	33	1,056

1) Incl. assets held for sale

2) Excluding € 6.8m of rental revenues from interim uses from assets under Development

In total ~175,000 sqm of space rented in 2010



	Germany	Austria	CEE/SEE	Total
Lettable area 31/12/2009 (sqm)	716,570	377,600	288,170	1,382,340
Vacancy End of 2009	3%	9%	19%	8%
Lettable area 31/12/2010 (sqm)	708,740	360,760	319,570	1,389,070
Lettings in 2010 standing inv. ¹⁾ (sqm)	32,440	30,080	66,470	128,990
Additional lettings effective in 2011 (sqm)	-	31,930	-	31,930
Pre-lettings of development projects (sqm)	~41,000	~5,000	-	~46,000
Vacancy End of 2010	3%	16% ²⁾	14%	11%

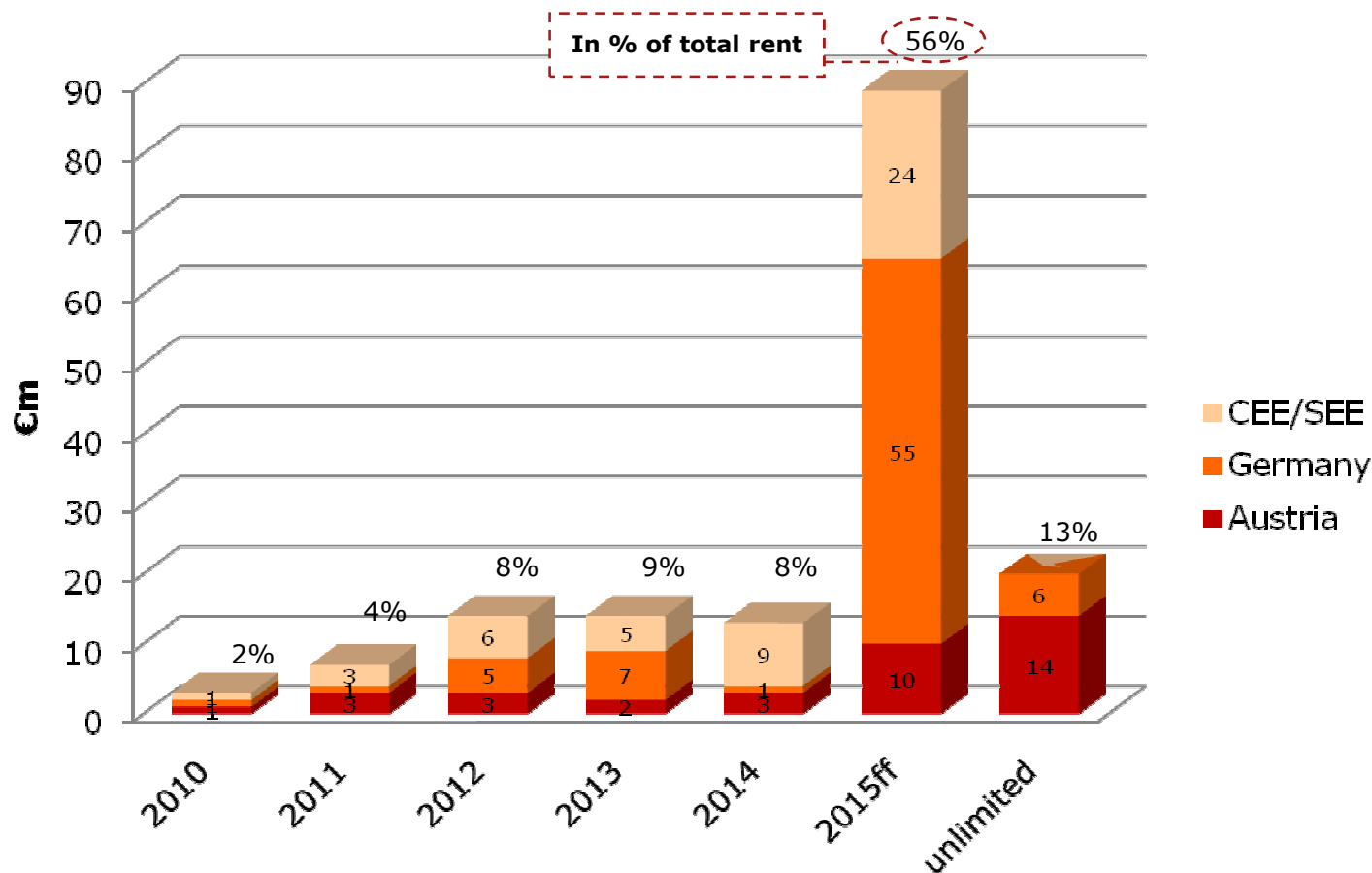
- 2010 leases for ~129,000 sqm of space were finalized for standing investments
- Additionally pre-lettings of ~46,000 sqm for development projects signed

1) Includes: new leases and releases (in total 48,360 sqm) and prolongations (in total 60,630 sqm)

2) Includes re-lease to Post AG

Long Term Rent Expiry Profile Provides Stable Cash Flow Basis

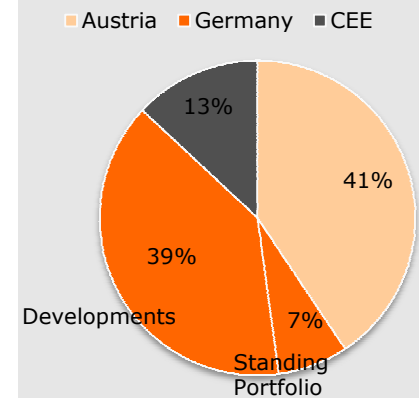
Rent Expiry Profile (Group-level) as of September 30, 2010



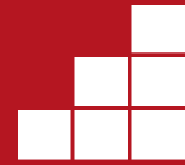
Leasing Success 2010

- Significant new and pre-lettings in Germany and Austria
- Erdberger Lände: Leasing contract with Post AG (~32,000 sqm)

Leasing 2010



Note: Expiry profile includes rents from interims letting of land reserves, hence difference to annualized rent on previous pages
Status 30/09/2010



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DEVELOPMENTS

Development Activities



Two Sources of Value-Creation



Project Development

- Own Construction Management via omniCon
- After completion: either take over of properties in the standing-portfolio or prepare for sale



Creation of district concept plans

- Initiate the process of planning permission
- Obtain development rights
- Improve land for development
- Prepare land for sale

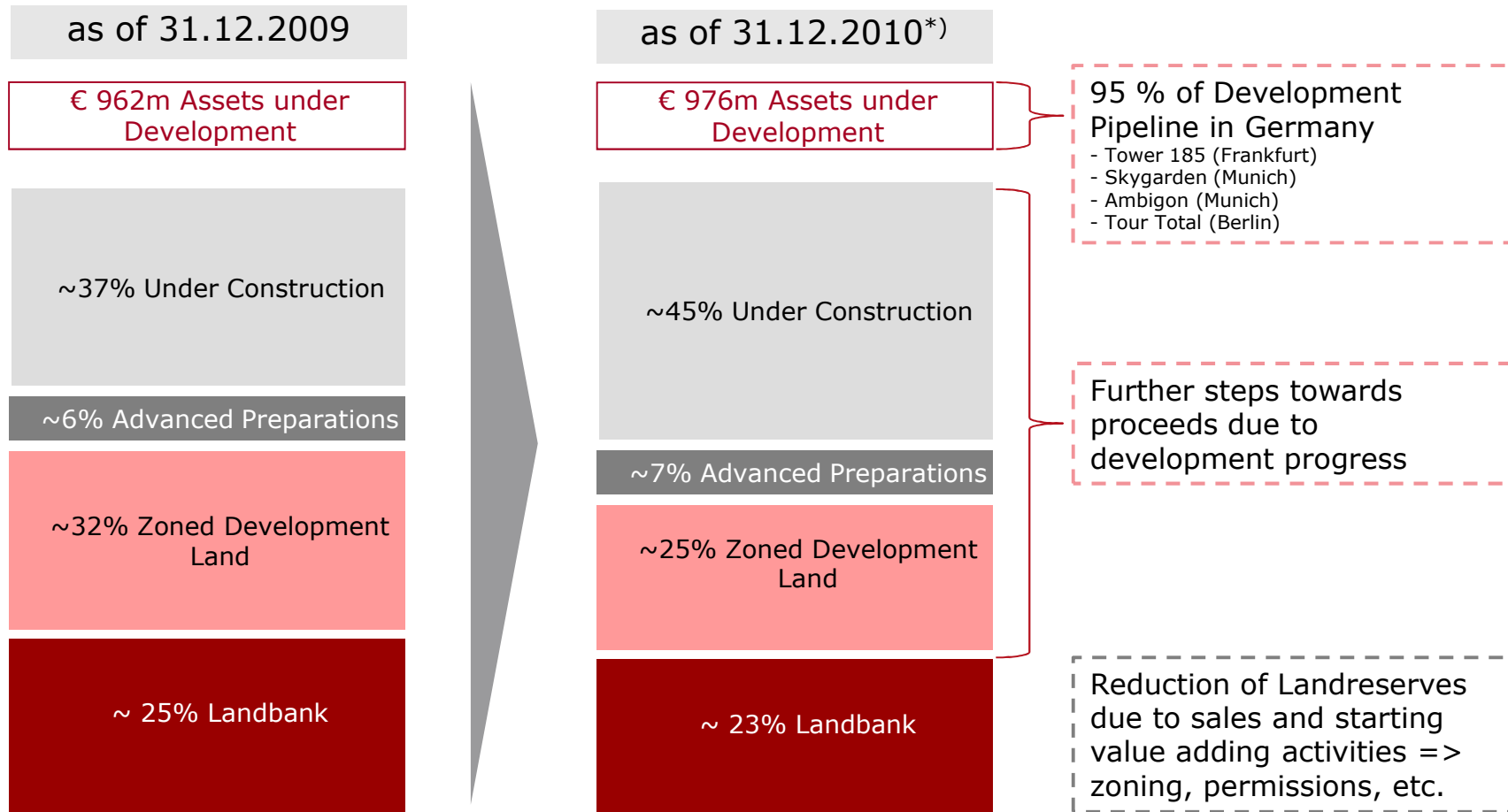


Landbank

- Ongoing development activities
- Start of construction 2012 and beyond
- Sale of plots also in pre-construction phase
- Valuation reflects longer period required for the market to absorb the resulting floor areas

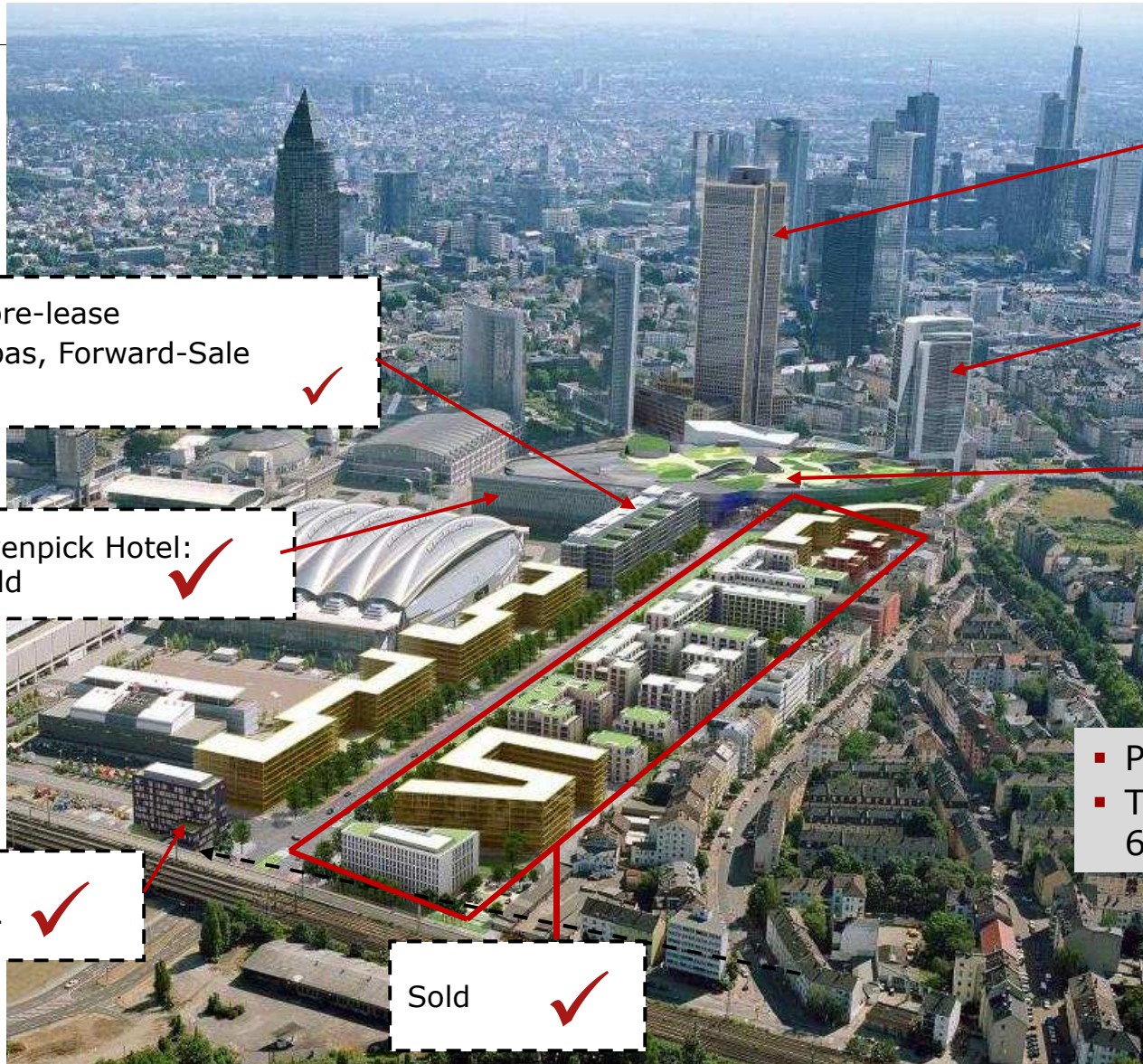
€ 976 m Assets Under Development in CA Immo Group

Update Development-Pipeline CA Immo Group



*) Forecast 31/12/2010

Frankfurt Europaviertel



Nord 1: pre-lease
BNP Paribas, Forward-Sale
to Union ✓

Mövenpick Hotel:
Sold ✓

Contract with
Hotel operator ✓

Sold ✓

Tower 185 pre-lease
PWC: 66,000 sqm ✓

Contract with Hyatt
for Hotel ✓

Partnership with ECE
for Shopping Mall ✓

- Plot size: 18 ha
- Total Gross Floor Area: ~ 690.000 sqm

Frankfurt: Development Progress Tower 185



- Pedestal Building (33,000 sqm) finished and handed over to PWC
- LEED Gold certification
- Completion: Q4-2011



Frankfurt Skyline Plaza: Indented Start of Construction 2011

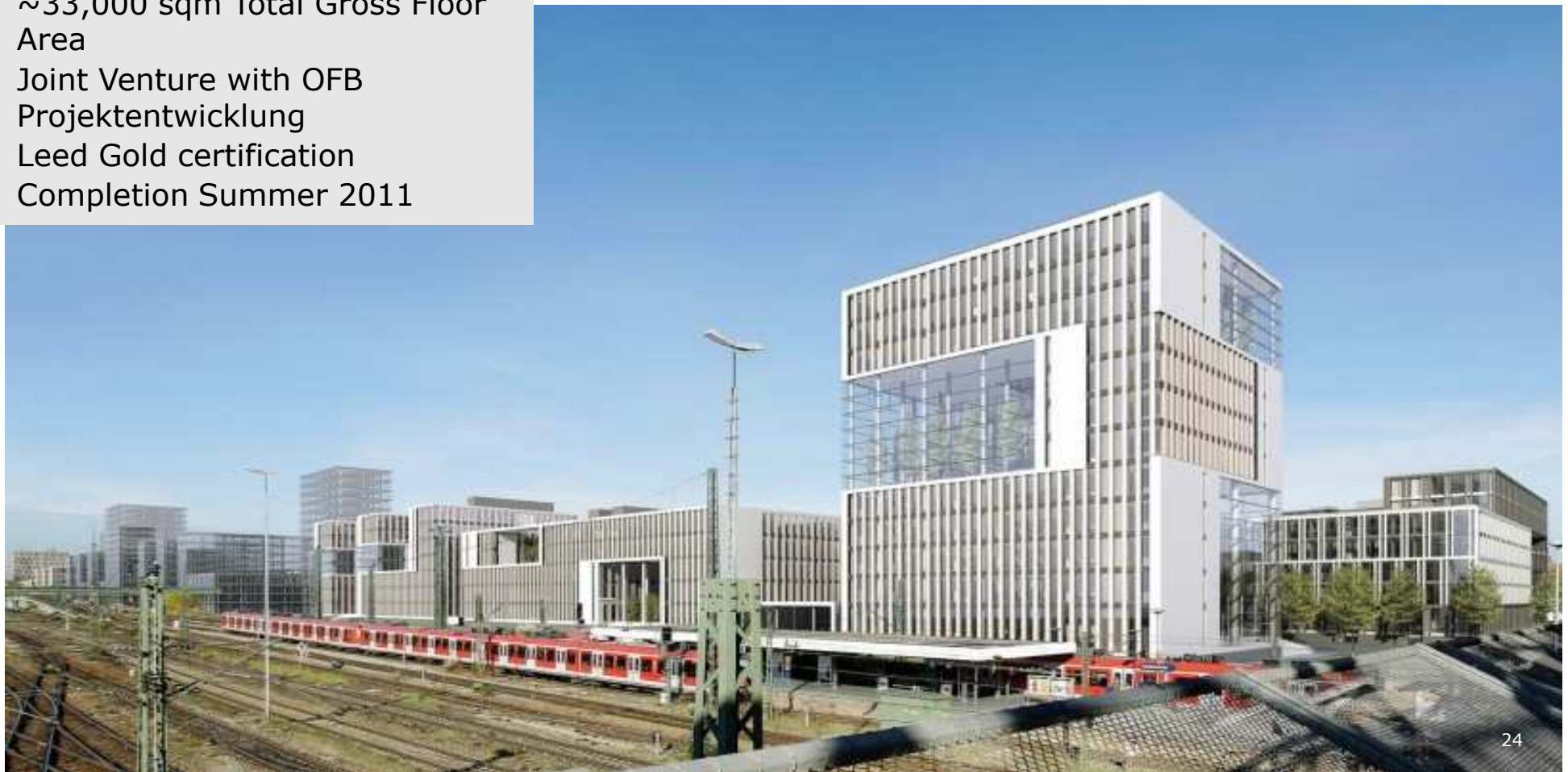


- Shopping-Destination vis-à-vis Tower 185
- ~38,000 sqm retail for about 170 shops
- 9,000 sqm wellness and fitness
- 4,500 sqm gastronomy
- Joint Venture with ECE
- DGNB Gold pre-certification

Munich SKYGARDEN, Arnulfpark



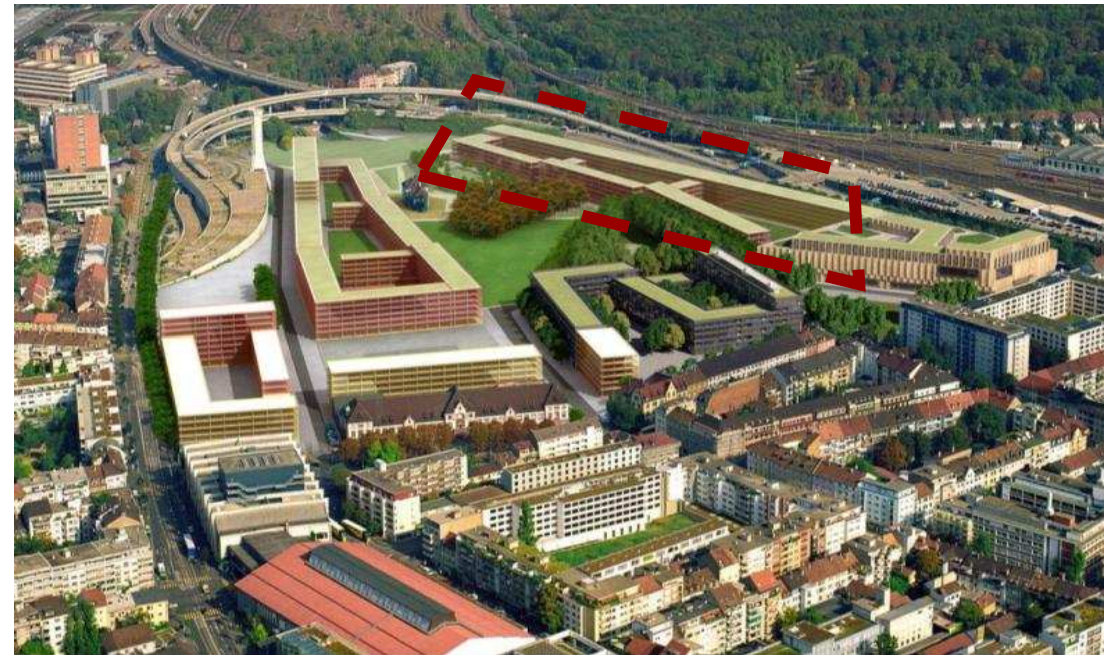
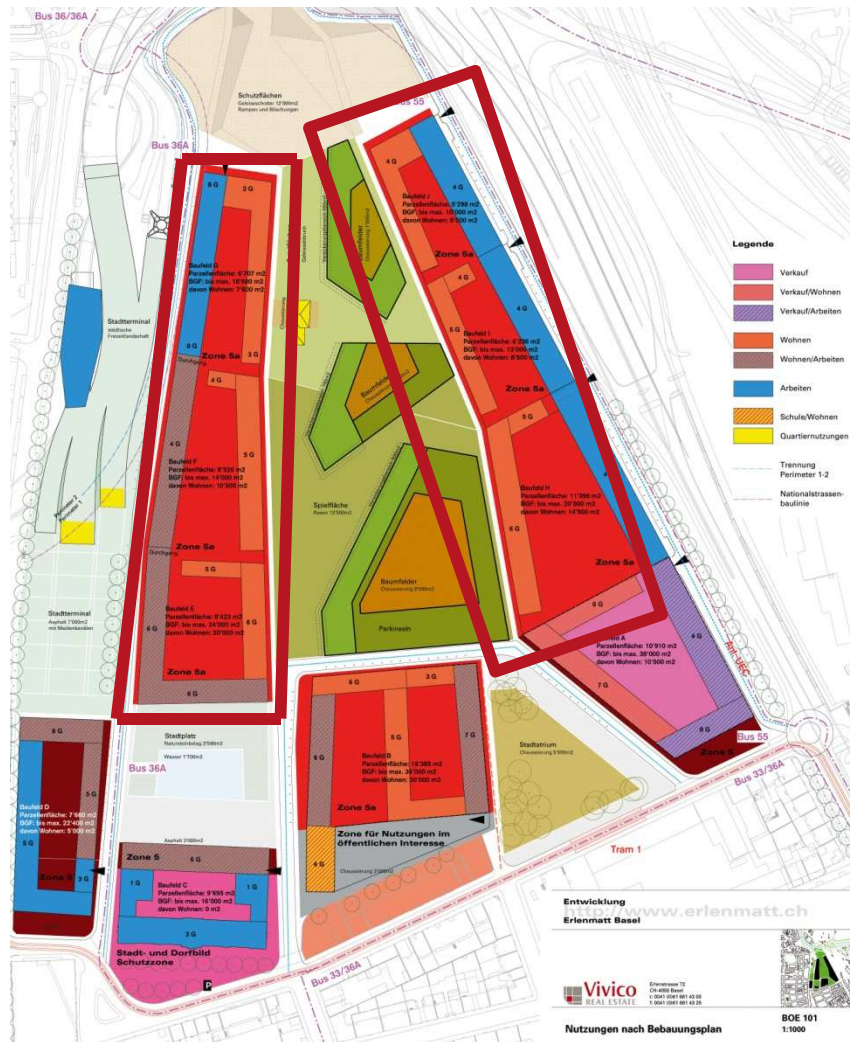
- ~33,000 sqm Total Gross Floor Area
- Joint Venture with OFB Projektentwicklung
- Leed Gold certification
- Completion Summer 2011



Berlin Europacity First Project („Tour Total“) Started



Basel Erlenmatt: Value Creation due to Sale of Land



- 68,000 sqm plot sold
- Selling Prize over Bookvalue as of 31/12/2009
- Plot includes ~ 3/4 of Erlenmatt total land reserve

Düsseldorf Belsenpark



- Plot size: ~ 8 ha
- Building permits for 9 sites obtained
- Parts to be sold / parts to be constructed by Vivico
- Sales of ~ 22,000 sqm already fixed

Completions in 2010



Frankfurt: Europaallee 12-22



- Officebuilding in Frankfurt, Europaviertel
- Anchor tenant: BNP Paribas
- Forward sale to Union Investment

Warsaw: Poleczki Business Park



- 50:50 JV CAINE Fund with UBM
- Completion of Phase 1 in June 2010
- Start of Phase 2 at the beginning of 2011

Vienna: Development & Revitalisation

Lände 3



Lände 3

- Erdberger Lände, 1030 Vienna
- ~80,000 sqm lettable area
- New contract with Post AG (~ 32,500 sqm)

Lände 3 – Visualisation



- Mix of office, residential, hotels, retail and gastronomy



OUTLOOK

Market Outlook 2011: GDP increase in CA Immo's core markets predicted



CA IMMO

Eastern Europe

- Recovery is proceeding at different paces
- Fundamental growth potential exists
- Investment market remains at a low level
- Poland will remain as the most sustainable market in 2011/2012
- Czech Republic and Hungary close to 3 % GDP growth 2011/2012
- Romania will recover in 2012

Germany & Austria

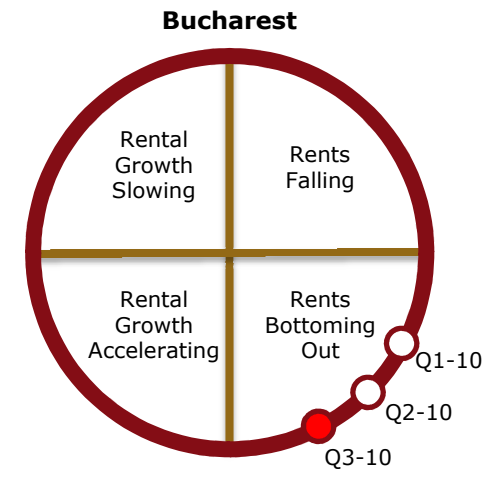
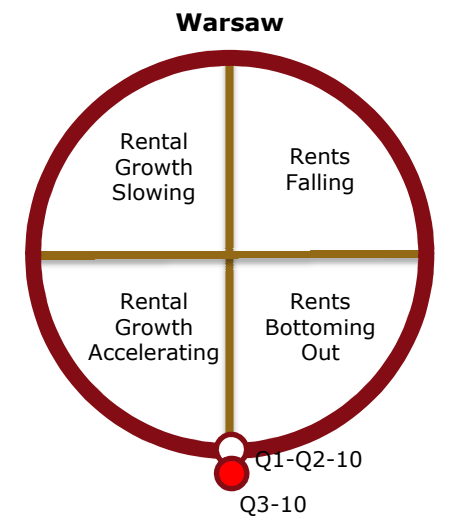
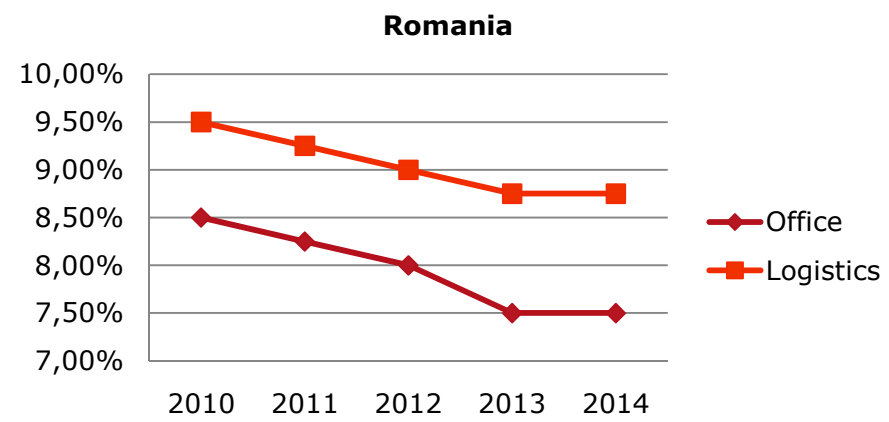
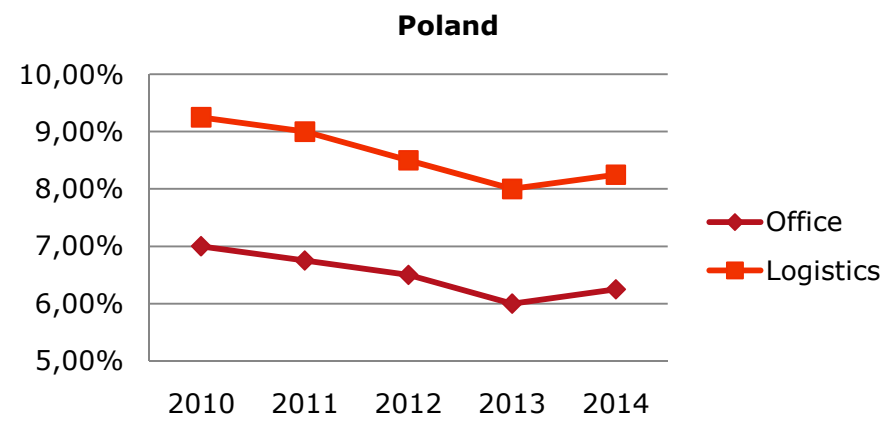
- Continuing strong economy, recovery will slow in 2011
- Germany will not stay on the very high GDP growth level of 2010, but will be still Europe's locomotive
- Bottom seems also crossed in the real estate market
- Germany will be in the focus of real estate investors in 2011/2012

Rental Market

- Rental market remains challenging (especially larger areas)
- High quality properties have significant competitive advantages

Yield Forecasts 2010-2014

Real Estate Office Watch – Q3-2010

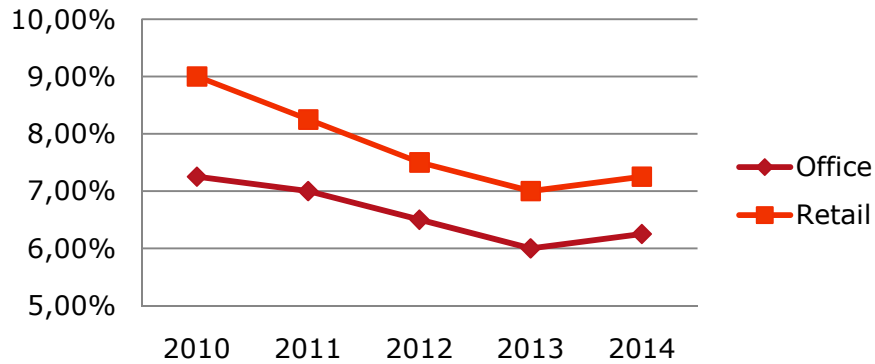


Yield Forecasts 2010-2014

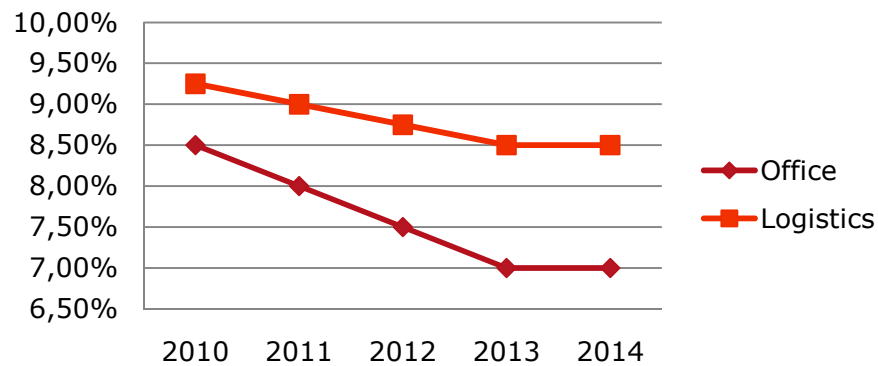
Real Estate Office Watch – Q3-2010



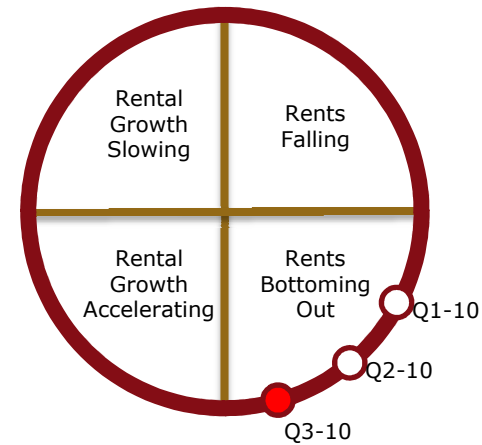
Czech Rep.



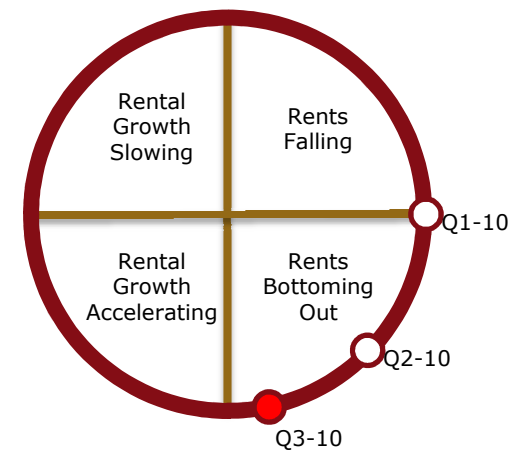
Hungary



Prague



Budapest



Financial Guidance 2010/2011



Rental Income

- 2010: Slight decrease due to property sales in 2009
- 2011: ~ €100m plus from Europolis

Proceeds from Sales

- 2010: Target volume of sales (€ 200-250m) exceeded
- Property sales in 2011 to exceed sales volume for 2010 (2011: 7-10 % of the portfolio)

Profit

- Positive result in 2010

Targets 2011

- ROE: >5%
- NAV growth: >6%

Dividend Policy

- Management intends to initiate dividend payments of at least 2% of NAV from 2011 onwards

1) Before Tax

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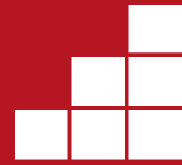
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CA IMMO

BACKUP
VOLUNTARY TAKE OVER

Partial Takeover Offer by UniCredit Bank Austria



Current Status

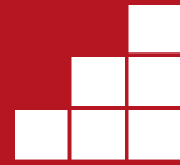
On Dec 3, 2010 UniCredit Bank Austria AG announced its intention to increase its shareholding in CA Immobilien Anlagen AG from currently over 10% to just under 30%.

The offer price will be **€ 12.35** per share, equal to a premium of 18.64% over the closing price (€ 10.41) of 2 December 2010.

Voluntary Takeover: This offer will be done according to Section 4 ff of the Austrian Takeover Act (Übernahmegesetz).

Technical details currently under discussion, actual offer period expected to commence from January 31 to February 16 (subject to merger control procedures).

Following the publication of the offer document the management and supervisory boards of CA Immobilien Anlagen AG will publish a Target Statement according to Section 14f of the Austrian Takeover Law.



CA IMMO

BACKUP
ACQUISITION OF EUROPOLIS

Europolis Acquisition will Significantly Enhance the Profitability of CA Immo Group



Transaction based on Compelling Rationales

- 1 Portfolio rebalanced towards income producing assets**
 - >90 % of Europolis assets are income producing
 - Ratio of income producing assets will increase from 70 % close to 80 %
 - CA Immo's cash balance is put to work
- 2 Significant Earnings and Cash Flow Accretion**
 - Europolis standing assets offer attractive gross initial yield of >7 % with significant upside
 - Low cost of debt of Europolis (~ 2.75 %)
- 3 Attractive Deal Structure enhances Return on Invested Equity**
 - Payment of 50 % of the purchase price deferred for 5 years at 3M Euribor + 1.0 %
 - € 75 mn subordinated debt granted by the seller stays in the company for 5 years at 3M Euribor + 0.9 %
- 4 Right point in the cycle to invest in CEE**
 - Long-term fundamentals in CEE remain attractive
 - On a risk/return perspective currently better value than Austria or Germany
- 5 Fast integration and visible cost reductions**
 - Europolis is also headquartered in Vienna, which significantly facilitates integration
 - Synergies from merging local platforms and back office functions
- 6 Excellent Reputation and Corporate Governance**
 - Currently Europolis is a bank and supervised as such by the relevant Austrian authorities
 - Long lasting partnerships with EBRD, AXA and Union

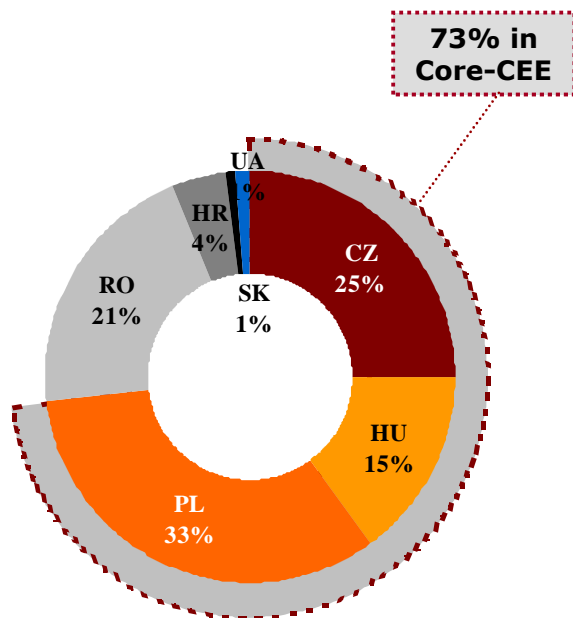
Europolis is an excellent fit with CA Immo and a key step to improve profitability

Portfolio Focused on „Core CEE“ Countries

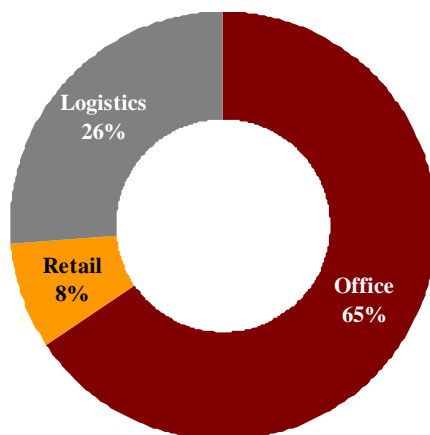


€ 1.5 bn Real Estate Assets

Regional Split



Split by Asset Types



Key Portfolio Metrics (as of Dec 31 2009)

Total Property Value: € 1,504 mn

Thereof assets under development: € 114 mn

Vacancy Rate: ~ 18 %

Annualized Rental Income: ~ € 100 mn

Gross Initial Yield: ~ 7.2 %

Total Lettable Area: 1,054,000 m²

Note: Russian Assets will remain with the seller

Europolis Standing Assets offer attractive yields with significant upside



City Gate



Lipowy Office Park



Zagrebtower



River Place



Budapest Aerozone



Strong Partnerships with EBRD, AXA and Union



Portfolio	E1	E2	E3	C1	P1	I1
Region	CSEE	CSEE, Ukraine	Romania, Serbia	Czech Republic, Hungary	Poland	CSEE
Investor	Europolis 65%	Europolis 65-75%	Europolis 65%	Europolis 51%	Europolis 51%	Europolis 100%
	EBRD 35%	EBRD 25-35%	EBRD 35%	Union Inv. 49%	AXA IM 49%	–
Year of Opening	2001	2004	2005	2003	2006	1997
Standing Investment (€m)	449	242	17	276	275	132
Developments (€m)	63	65	1	0	0	0
Sum (€ m)*	512	307	18	276	275	132

EBRD (E1, E2, E3)

- Partner since 2001
- Initially focus on developments

Union (C1)

- Acquired stake in C1 portfolio in 2005 (transferred from E1 portfolio)
- Long term hold strategy

AXA (P1)

- Acquired stake in September 2006

Management Agreements

- Partnerships are based on Investment- and Management Agreements
- Europolis receives an annual management fee for its services

*) Includes only assets in fully consolidated subsidiaries

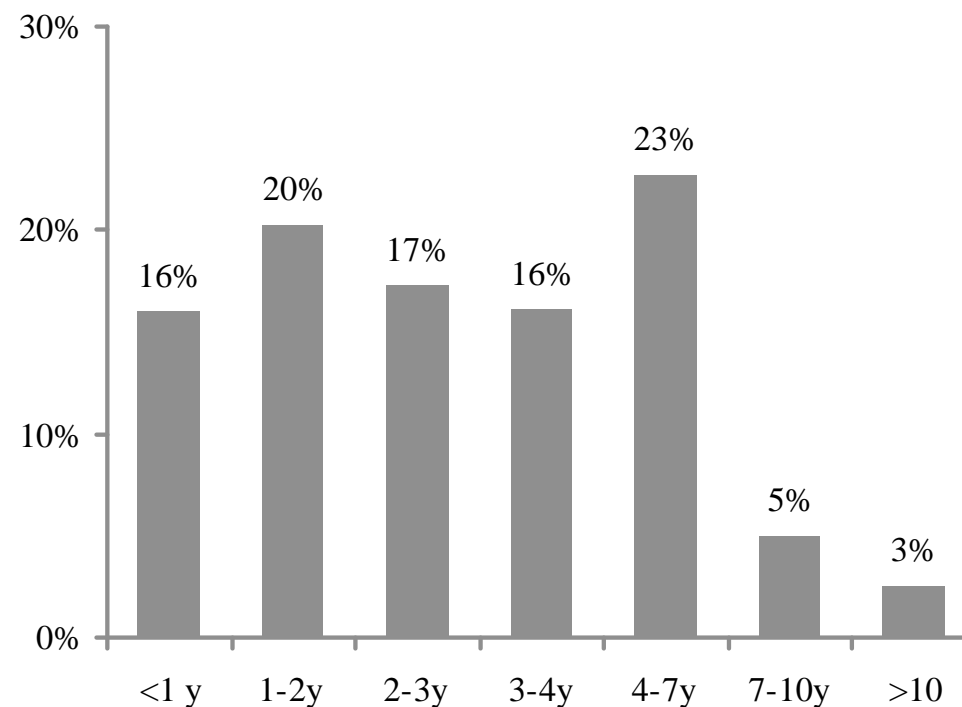
Well Diversified Blue Chip Tenant Base



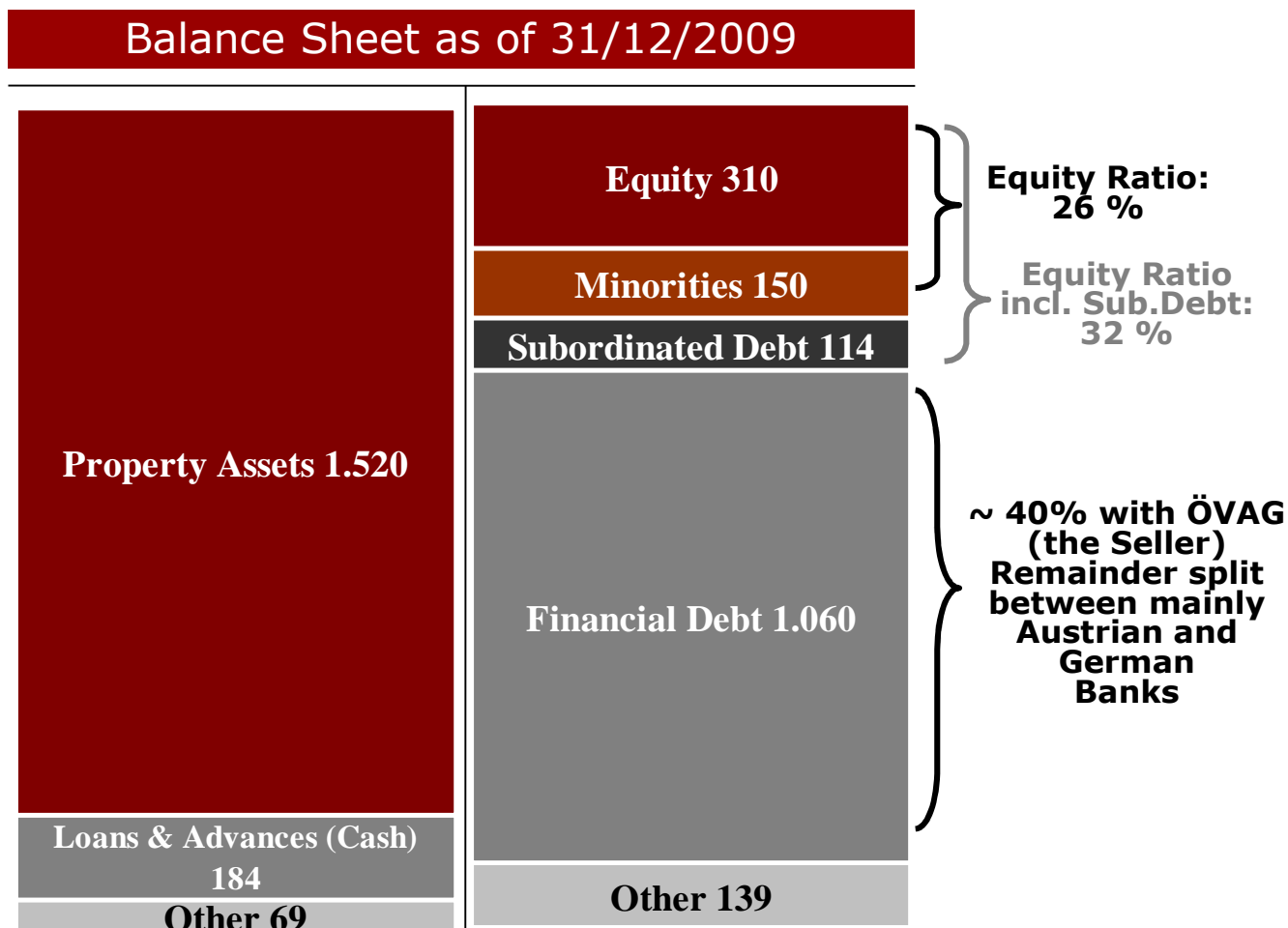
Top Tenants – Group

Group		Rental Income p.a.		Rental Area		Parking Lots
Tenant Name	Sector	in €k	%	sqm	%	#
Pekao S.A	Financial Services	6,931	7%	39,110	4%	480
Ahold CZ	Food Retail	4,154	4%	33,179	3%	0
NSN	Technology	3,434	3%	24,028	2%	372
Deloitte	Financial Services	2,332	2%	11,332	1%	126
Carrefour	Food Retail	2,183	2%	44,890	4%	20
IBM	Technology	2,144	2%	12,509	1%	186
Csemege A	Logistics	2,127	2%	30,260	3%	84
Orange	Telecommunication	1,872	2%	7,517	1%	56
Delamode	Logistics	1,245	1%	22,615	2%	28
British American Shared Services Europe S.R.L.	Financial Services	1,110	1%	5,449	1%	85
Wüstenrot	Financial Services	1,090	1%	5,989	1%	51
OTZ	Logistics	1,088	1%	19,469	2%	40
Total of Top 12 Tenants		29,710	29%	256,347	24%	1,528

Maturity of Lease Terms – Group



Balance Sheet Structure Europolis



Total Assets: € 1,771 mn

Mitigants regarding high gearing of Europolis:

- Extension of debt maturities as part of the transaction structure (see following pages)
- Most of the debt is ringfenced on asset levels, no recourse to parent company
- Reduction of B/S size by selective disposals of assets over the next 18 months

- Differences to reported Europolis B/S as of 31/12/09 mainly due to carve out of bank segment and Russian assets, which are kept by the seller

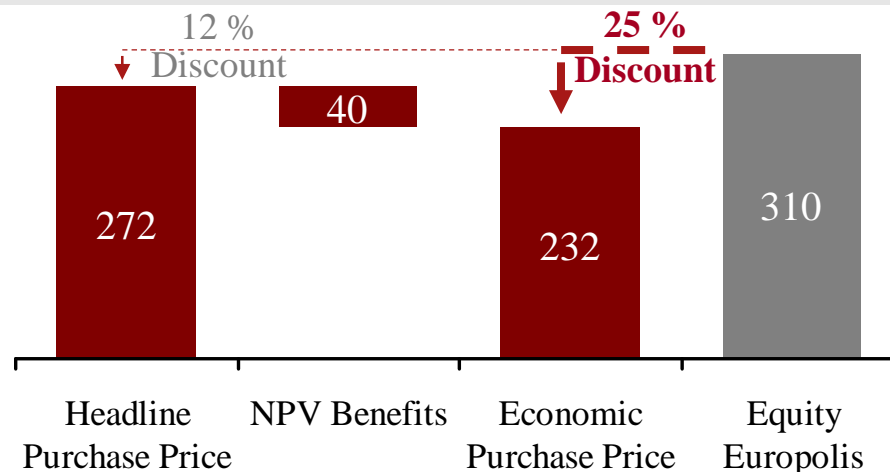
*) Note: Europolis B/S adapted for carve out of bank business and Russian Assets

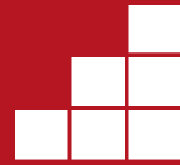
Transaction Structure Optimizes Return on Equity for CA Immo



Purchase Price:	<ul style="list-style-type: none"> € 272 mn for 100 % of the Equity of Europolis AG 	
Payment Terms:	<ul style="list-style-type: none"> 50 % at closing 50 % deferred for 5 years at 3M Euribor + 1.0 % 	<p>NPV benefit of these measures equal to ~ € +40 mn</p>
Expected Closing Date:	<ul style="list-style-type: none"> January 1st, 2011 => Q1 2011 will be the first quarter including Europolis 	
Further Elements:	<ul style="list-style-type: none"> € 75 mn subordinated debt granted by the seller will stay in the company for 5 years at 3M Euribor + 0.9 % CA Immo will immediately make a pre-payment of the cash-purchase price, which will earn interest of 6.13 % until closing Seller agreed to extend the maturities of all loans granted by him to five years 	

Transaction Multiple incl. NPV Benefits: ~ 0,75x NAV





CA IMMO

BACKUP
FINANCIALS Q3-2010

Q3-2010 Highlights



in € m	Q1 2010	Q2 2010	Q3 2010	Q1-3 2010	Q1-3 2009	Chg. %
Rental Income	41,7	41,0	40,7	123,4	134,3	-8,1%
Income from sale of trading properties	13,6	33,6	14,2	61,4	47,0	30,8%
Operating costs passed on to tenants	7,7	7,7	6,4	21,8	20,9	4,1%
Gross Revenues	63,7	83,2	61,7	208,7	204,9	1,9%
Expenses directly related to properties	-15,2	-9,2	-8,1	-26,2	-27,8	-5,8%
Book value of trading properties	-15,3	-17,2	-12,6	-45,2	-44,4	-5,8%
Net operating Income	33,1	49,6	35,2	117,9	117,5	0,4%
Result from sale of I.t. properties	2,4	-1,3	1,4	2,4	13,1	-81,3%
Indirect Expenses net of capitalized services	-8,9	-9,7	-6,5	-25,1	-23,6	6,3%
Other op. Income	2,2	2,3	0,7	5,1	8,8	-42,1%
EBITDA	28,7	41,0	30,7	100,4	115,8	13,3%
Revaluation/Impairments/Depr.	-6,7	10,9	31,2	35,5	-115,3	n.m.
EBIT	21,5	52,0	61,1	134,6	-6,1	n.m.
Financing Cost	-29,4	-28,6	-30,4	-88,4	-80,3	10,0%
other Financial Result	-1,5	-4,1	-13,9	-19,6	-34,7	-43,7%
EBT	-9,4	19,3	16,8	26,6	-121,1	n.m.
Taxes on income	1,0	-5,8	-9,2	-14,0	-5,9	138,8%
Minorities	-1,9	2,8	-1,7	-0,9	-48,6	-98,2%
Net Income (after minorities)	-6,5	10,7	9,3	13,5	-78,3	n.m.

Q3 Highlights

- Reduction in rental income due to sales during 2009 in line with guidance
- Positive impact of property sales both in sales result as well as in revaluation result
- Best quarterly EBIT ever
- One-Off effect of € 10 mn in other financial result
- High tax rate as sale and revaluation profits mainly taxable, while many negative charges are not

Details on Disposals



A) Sales closed during Q1-Q3 2010

In € mn	Sales	Bookvalue	Profit	Margin
Trading Portfolio	61,4	(45,2) ⁽¹⁾	16,3	36,1%
Long term Properties	31,3	(28,8)	2,4	8,5%
	92,7	(74,0)	18,7	25,3%
<i>Thereof:</i>				
Non Income Producing	83,0	(65,1)	17,9	27,5%
Income Producing	9,7	(8,9)	0,8	9,4%
	92,7	(74,0)	18,7	25,3%

→ **Shown as profit from sales in P&L**

→ **Clear focus on sale of non income producing assets**

(1) incl. other expenses

B) Sales agreed but not yet closed

Agreed in Q3 but not yet closed	38,6	(25,5)	13,0	51,0%
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→ **Profit shown in Q3 as part of revaluation result**

C) Further Sales signed and/or closed in Q4

We expect further € 100mn (mainly from non-income producing assets).

→ **Target volume of sales exceeded**

Details on + € 35m Revaluation Result

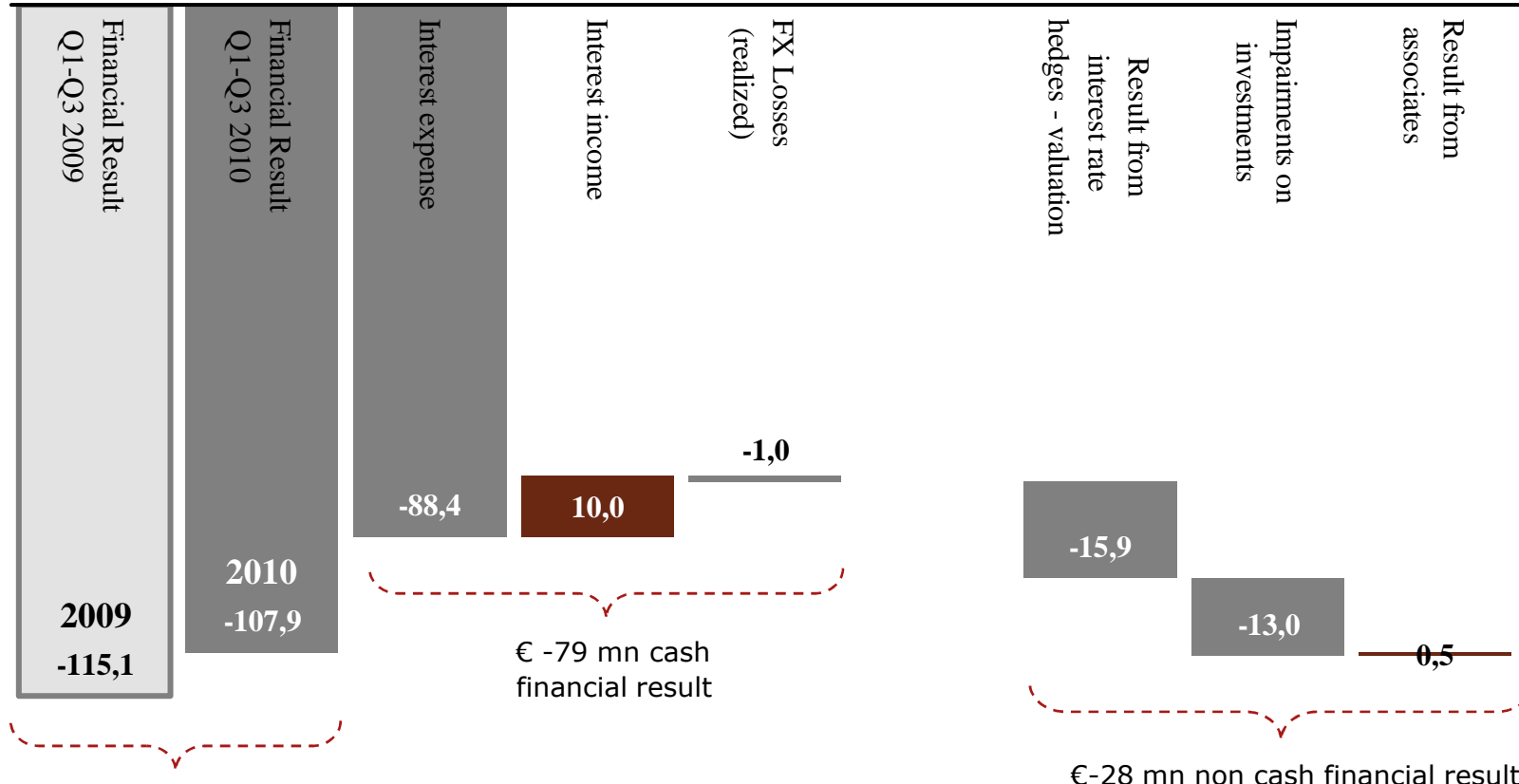


Austria: € 7.3 m	<ul style="list-style-type: none">▪ Of which due to sales agreed but not closed: € 6.0 m▪ Other reasons (yields, rents): € 1.3 m	Revaluation profits are based on tangible facts Year end in line with Q3
Germany: € 29.3 m	<ul style="list-style-type: none">▪ Due to sales agreed but not closed: € 7.0 m▪ Due to (partial) completion of Tower 185: € 14.0 m▪ Other reasons (yields, rents): € 8.3 m	
CEE/SEE: € -1.1 m	<ul style="list-style-type: none">▪ Due to completion of new development: € 2.7 m▪ From objects finished in 2009: € 1.4 m▪ Other reasons (yields, rents): € -5.2 m	

Details on Financial Result



Breakdown of Financial Result Q1-Q3 2010



Improvement y-o-y mainly due to lower swap valuation charges

Balance Sheet as of Sept 30, 2010



in € m	30.9.2010	31.12.2009	Change	
Investment properties	2.494,0	2.409,6	4%	
Properties under development	1.055,5	962,5	10%	<ul style="list-style-type: none"> ▪ Increase due to ongoing construction ▪ Further sales (Nord 1)
Own used properties	13,7	14,2	(4%)	
Other I.t. assets	275,4	142,0	94%	
Properties intended for trading	86,1	122,9	(30%)	<ul style="list-style-type: none"> ▪ Sales pending closing
Properties held for sale	51,8	6,0	761%	
Cash + s.t. securities	262,7	504,1	(48%)	<ul style="list-style-type: none"> ▪ Acquisition of CA Immo International ▪ Downpayment for Europolis included in other assets (restricted cash)
Other s.t. assets	142,6	149,3	(5%)	
Total Assets	4.381,9	4.310,7	2%	
Share Capital / Reserves / Ret. Earnings	1.567,1	1.559,0	1%	<ul style="list-style-type: none"> ▪ Positive effect of CA Immo Int. (€ +41.4m) more than offset by deterioration of hedging reserve (€-46.8mn)
Minority interests	28,9	170,2	(83%)	
Shareholders' equity <i>Equity in % of b/s total</i>	1.596,0 36,4%	1.729,2 40,1%	(8%)	
I.t. financial liabilities (incl. bonds)	1.963,7	1.852,2	6%	
Other I.t. liabilities	411,3	347,4	18%	
s.t. financial liabilities	182,8	124,3	47%	
Other s.t. liabilities	228,1	257,6	(11%)	
Liabilities + shareholder's equity	4.381,9	4.310,7	2%	<ul style="list-style-type: none"> ▪ Decrease in minorities due to increase in stake in CA Immo Int.

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