



FULL YEAR RESULTS 2012

March 2013

Dial In Details

Wednesday, March 20, 2013, 3 p.m. (CET)

Dial In Numbers

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Best regards, your IR-Team



FINANCIALS

Consolidated Income Statement 2012 - Summary

| in €m | Q4 2012 | 2012 | 2011 | Chg. % |
|--|-------------|--------------|--------------|-------------|
| Rental Income | 68.7 | 280.9 | 265.6 | 6% |
| Net Rental Income | 57.9 | 245.0 | 227.1 | 8% |
| Results from hotel operations | 0.2 | 0.5 | 0.0 | n.m |
| Result from sale of trading properties | 1.2 | 5.2 | 7.8 | -33% |
| Result from development services | 0.4 | 1.7 | 0.6 | n.m |
| Other development expenses | -1.6 | -4.4 | -7.3 | -40% |
| Net operating Income | 58.1 | 247.9 | 228.1 | 9% |
| Result from sale of I.t. properties | 26.4 | 32.3 | 45.0 | -28% |
| Indirect Expenditures | -16.7 | -45.9 | -44.0 | 4% |
| other operating income | 2.9 | 11.1 | 17.4 | -36% |
| EBITDA | 70.6 | 245.3 | 246.4 | 0% |
| Depreciation / Impairments | -2.9 | -6.5 | -10.5 | -38% |
| Revaluations | -14.2 | -8.4 | 49.1 | n.m |
| EBIT | 53.5 | 230.4 | 285.0 | -19% |
| Financing Cost | -40.4 | -168.8 | -162.5 | 4% |
| Result from derivatives | -2.2 | -12.3 | -22.5 | -45% |
| other Financial Result | 2.3 | 23.3 | 7.0 | n.m |
| EBT | 13.3 | 72.5 | 107.1 | -32% |
| Taxes on income | -2.5 | -24.0 | -39.4 | -39% |
| Net Income | 10.8 | 48.6 | 67.7 | -28% |
| thereof minorities | -4.6 | -5.9 | 5.0 | n.m |
| thereof parent shareholders | 15.4 | 54.4 | 62.6 | -13% |

2012 Highlights

- Positive operative development y-o-y
- Increase in Rental Income mainly due to completions of developments (Tower 185, Skygarden)
- NOI +9%
- EBITDA flat
- Revaluations: positive in Germany (€43m) and Austria (€5m), negative in CEE (€-56m)
- Swap valuations still negative
- Net income (after minorities) -13%
- Dividend of 38 Cents

Rent Bridge 2011 to 2012

| € m | Austria | Germany | CEE / SEE | Total |
|---|-------------|--------------|--------------|--------------|
| 2011 | 37.1 | 90.2 | 138.3 | 265.6 |
| Changes from | | | | |
| Indexation | 1.0 | 3.2 | 3.6 | 7.8 |
| Change in vacancy rate or reduced rentals | 2.6 | - 1.6 | 2.4 | 3.4 |
| Full-year rental for the first time | 0.5 | 4.2 | 0.0 | 4.7 |
| Completed projects | 0.0 | 10.1 | 0.9 | 11.0 |
| One-off effect in 2011 | 0.0 | - 5.1 | 0.0 | - 5.1 |
| Sale of properties | - 1.6 | - 0.4 | - 4.4 | - 6.3 |
| Total change in rental income | 2.5 | 10.4 | 2.5 | 15.3 |
| 2012 | 39.6 | 100.5 | 140.8 | 280.9 |

Rent Outlook:

- Sales to more than offset additional rents from completions
- Stable like for like development

L-f-L Development: Improvement in Annualised Rental Income



| € m | Book Values | | Annualised Rental Income | | Gross Initial Yield | | Occupancy rate | |
|----------------|----------------|----------------|--------------------------|--------------|---------------------|-------------|----------------|------------|
| | 2012 | 2011 | 2012 | 2011 | 2012 | 2011 | 2012 | 2011 |
| Austria | 665.5 | 665.0 | 39.0 | 37.1 | 5.9% | 5.6% | 93% | 91% |
| Germany | 1,321.3 | 1,333.6 | 78.9 | 71.0 | 6.0% | 5.3% | 95% | 91% |
| Eastern Europe | 1,890.1 | 1,902.5 | 142.2 | 142.0 | 7.5% | 7.5% | 84% | 84% |
| Total | 3,877.0 | 3,901.1 | 260.1 | 250.1 | 6.7% | 6.4% | 88% | 87% |

Note: Like-for-like comparison of those standing assets that were already part of the portfolio as of 31.12.2011

Indexation Hesse Portfolio +
higher Occupancy in recently
completed developments

€ 236 m of Assets Disposals in 2012



Target for 2013: ~€ 250m + 75% of Tower 185

Significant cost cuttings to reduce expenses in 2013



| € 1,000 | 2012 | 2011 |
|---|-----------------|-----------------|
| Personnel expenses | - 32,558 | - 32,220 |
| Legal, auditing and consulting fees | - 10,620 | - 11,343 |
| Office rent | - 1,902 | - 2,430 |
| Travel expenses and transportation costs | - 1,370 | - 1,347 |
| Other expenses internal management | - 4,760 | - 4,602 |
| Other indirect expenses | - 5,161 | - 4,907 |
| Subtotal | - 56,371 | - 56,849 |
| Own work capitalised in investment property | 9,844 | 12,108 |
| Change in properties held for trading | 630 | 696 |
| Indirect expenses | - 45,897 | - 44,045 |

- Includes € 2.5m provisioning for redundancies
- Synergies with Europolis

Pro-active management of overhead costs to reflect upcoming reduction of portfolio

- In December 2012 ~20% of the CA Immo staff were made redundant
- Full run rate of savings of ca. € 8 m, of which ca. 50% already effective in 2013

Overview Revaluations



Split of Revaluation Result

| | |
|--------------|------------------|
| Germany | +€ 43.2 m |
| Austria | + € 4.8 m |
| CEE | - € 56.4 m |
| Total | - € 8.4 m |

Key valuation driver in Germany was Tower185 (+ € 40 m)

Key positive driver was Silbermöwe (now 100% let to Bosch prior to completion)

Break-Down Revaluations Eastern Europe

| | Office | | Logistics | | Shop- ping Standing Assets | Hotel Standing Assets | Total | Standing Assets | Develop- ments |
|----------------|--------------------|-------------------|--------------------|-------------------|-------------------------------------|-----------------------------|---------------|--------------------|-------------------|
| | Standing Assets | Devel- opments | Standing Assets | Develop- ments | | | | | |
| Poland | -9.7 | 2.5 | -15.1 | -0.7 | | | -23.1 | -24.9 | 1.7 |
| Hungary | -7.1 | | -9.5 | -3.7 | -0.8 | | -21.2 | -17.5 | -3.7 |
| Croatia | -6.6 | | | | | | -6.6 | -6.6 | 0 |
| Serbia | -4.9 | | | -0.1 | | | -5.0 | -4.9 | -0.1 |
| Ukraine | | | | -4.8 | | | -4.8 | 0 | -4.8 |
| Slovenia | | | | | | -2.8 | -2.8 | -2.8 | 0 |
| Bulgaria | -2.7 | | | | | | -2.7 | -2.7 | 0 |
| Czech Republic | 1.0 | | | | -1.7 | | -0.5 | -0.7 | 0.2 |
| Slovakia | -0.1 | 4.0 | | | | | 3.9 | -0.1 | 4.0 |
| Romania | 5.6 | -1.5 | 1.0 | 1.3 | | | 6.4 | 6.6 | -0.2 |
| | (24.6) | 5.0 | (23.7) | (8.0) | (2.5) | (2.8) | (56.4) | (53.5) | (2.9) |

Taxes



| Tsd. € | 2011 | 2012 |
|---|-----------------|-----------------|
| Current income tax (current year) | - 27.619 | - 28.112 |
| Current income tax (previous years) | 358 | 33.089 |
| Current income tax | - 27.261 | 4.977 |
| Effective tax rate (current income tax) | 25,5% | - |
| Change in deferred taxes | - 17.645 | - 28.947 |
| Tax benefit on valuation of derivative transactions | 5.477 | 0 |
| Income tax | - 39.429 | - 23.970 |
| Effective tax rate (total) | 36,8% | 33,0% |

Tax-Optimisation during the filing of the tax return lead to a decrease in „current taxes“ and an increase in „deferred taxes“ relating to prior years

Includes € 11.5m positive impact from the reversal of deferred taxes from the sale of the WFC

| € m | 2012 | 2011 |
|---|--------------|-------------|
| Net income before taxes before minorities | 72.5 | 107.1 |
| Depreciation and amortisation | 6.5 | 10.5 |
| Revaluation results | 8.4 | – 49.1 |
| Foreign currency gains/losses | 2.1 | – 0.3 |
| Corr. At-Equity result | – 1.8 | 2.6 |
| Valuation of financial instruments | 19.3 | 27.3 |
| Funds from Operations before taxes | 107.1 | 98.1 |
| Current income tax | 5.0 | – 27.3 |
| Funds from Operations | 112.1 | 70.8 |

Balance Sheet



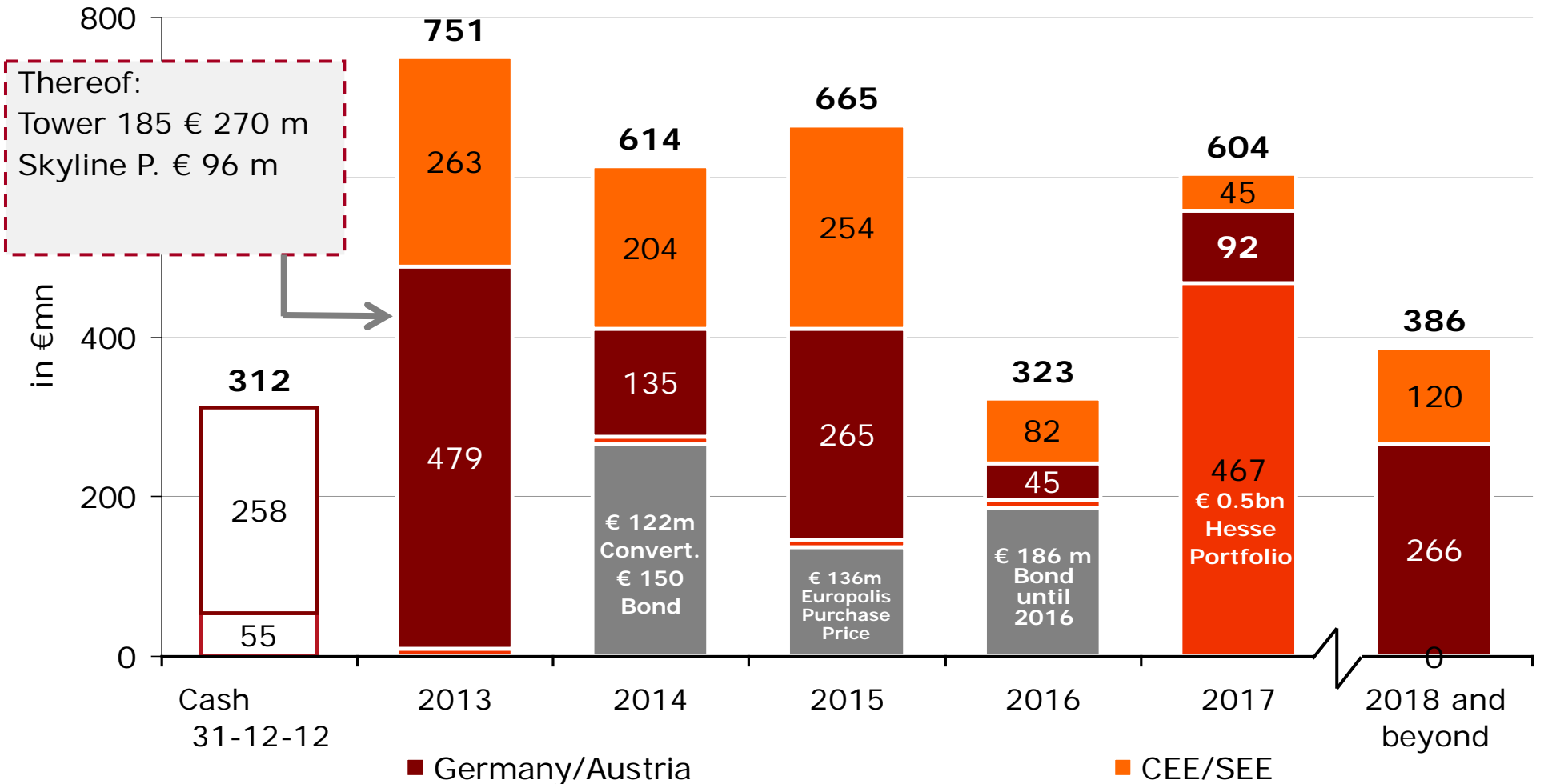
| in € m | 31.12.12 | 31.12.11 | Change |
|--|--------------|--------------|-----------|
| Investment properties | 4,391 | 4,183 | 5% |
| Properties under development | 727 | 934 | -22% |
| Hotel and own used properties | 36 | 13 | >100% |
| Other I.t. assets | 187 | 173 | 10% |
| Properties intended for trading | 53 | 34 | 55% |
| Properties held for sale | 54 | 58 | -7% |
| Cash + s.t. securities | 258 | 354 | -27% |
| Other s.t. assets | 183 | 260 | 9% |
| Total Assets | 5,888 | 5,917 | 0% |
| Share Capital / Reserves / Ret. Earnings | 1,693 | 1,685 | 0% |
| Minority interests | 123 | 125 | -2% |
| Shareholders' equity | 1,816 | 1,809 | 0% |
| <i>Equity in % of b/s total</i> | 30.8% | 30.6% | +0.2pp |
| I.t. financial liabilities / bonds | 2,455 | 2,623 | -6% |
| Other I.t. liabilities | 491 | 438 | 12% |
| s.t. financial liabilities | 925 | 778 | 19% |
| Other s.t. liabilities | 202 | 268 | -25% |
| Liabilities + Equity | 5,888 | 5,917 | 0% |

Key Ratios

- NAV / Share: € 19.3 (+0.5%)
- NNNNAV / Share: € 19.9 (+0.2%)
- Total property assets: € 5.3 bn (+0.7%)
- Net Debt ⁽¹⁾: EUR 3.067,2 m
- (net) LTV: 58%

¹ = T€ 3,380 interest bearing debt - T€ 258 cash
- T€ 55 m restricted cash (shown in other assets)

Debt Expiry Profile: € 3.4 bn Financial Debt



Financing Overview (YE 2012)



| in € m | Book value Assets | Annuali- sed rents | Gross -yield in % | Outstanding financial liabilities | Financing costs ⁽¹⁾ in % | Gross LTV in % |
|-----------------------------------|----------------------|-----------------------|-------------------------|---|---|----------------------|
| Standing Assets | | | | | | |
| Austria | 671.2 | 39.0 | 5.8% | 277.6 | 5.1% | 41% |
| Germany | 1,838.6 | 102.2 | 5.6% | 1,051.6 | 3.9% | 57% |
| Czech Republic | 336.9 | 23.8 | 7.1% | 239.2 | 3.3% | 71% |
| Hungary | 395.1 | 29.8 | 7.6% | 158.7 | 3.3% | 40% |
| Poland | 560.3 | 38.9 | 7.0% | 356.0 | 2.4% | 64% |
| Romania | 376.0 | 33.0 | 8.8% | 214.9 | 3.6% | 57% |
| Others | 249.5 | 16.5 | 6.6% | 119.8 | 4.3% | 48% |
| Total | 4,427.6 | 283.3 | 6.4% | 2,417.7 | 3.7% | 55% |
| Development Assets | | | | | | |
| Development Assets | 727.0 | 5.2 | | 241.7 | 3.1% | 33% |
| Properties held as current assets | 106.5 | 2.0 | | 0.8 | 3.3% | 1% |
| Financing on parent company level | 0.0 | 0.0 | | 719.3 | 3.8% | n.a. |
| CA IMMO | 5261.1 | 290.5 | | 3,379.5 | 3.7% | |

- Financing Costs including direct hedges: 3.7%
- Financing Costs including Swaps without direct connection to a loan (= „P&L Swaps“): 4.1%
- LTV (=Net Debt / Real Estate Assets) = 58%

¹ including costs of directly hedge instruments directly attributable to a loan

Top Priority 2013: Increase in Cash Flow Focusing on Core Business



Focus on core business: reduction of non-core assets

Rebalancing the capital allocation: Emphasis on income producing portfolio

Increase of equity ratio > 40% mid term: sales proceeds to be used for debt reduction

Cost reduction by internal and external efficiency improvements

Increasing profitability: strengthen recurring income stream and create a profitable basis for future growth



PORTFOLIO AND MARKET OVERVIEW

EUR 5.2 bn Property Assets as of 31.12.2012



| in € m | Investment properties ¹ | Assets under development | Properties held as current assets ² | Property assets | Property assets in % |
|--------------------------|------------------------------------|--------------------------|--|-----------------|----------------------|
| Austria | 671 | 60 | 9 | 740 | 14% |
| Germany | 1,839 | 565 | 98 | 2,502 | 48% |
| Czech Republic | 337 | 8 | 0 | 345 | 6% |
| Hungary | 395 | 9 | 0 | 404 | 8% |
| Poland | 560 | 20 | 0 | 580 | 11% |
| Romania | 376 | 42 | 0 | 418 | 8% |
| Others | 250 | 23 | 0 | 273 | 5% |
| CA IMMO | 4,428 | 727 | 106 | 5,261 | 100.0% |
| share of total portfolio | 84% | 14% | 2% | 100% | |

¹ Incl. own use properties

² Incl. properties intended for trading or sale

Investment Properties: Key Figures by Country



| | Book value | | Rentable area | Rented area | Occupancy rate | Rental income | Yield |
|----------------|----------------|---------------|------------------|------------------|----------------|---------------|-------------|
| | in € m | in % | in sqm | in sqm | in % | in € m | in % |
| Germany | 1,835.7 | 41.8% | 861,706 | 811,303 | 88.0% | 93.7 | 5.6% |
| Austria | 671.0 | 15.2% | 321,411 | 297,710 | 93.0% | 38.9 | 5.9% |
| Poland | 560.3 | 12.8% | 414,897 | 303,806 | 83.0% | 35.1 | 7.0% |
| Hungary | 395.1 | 9.0% | 305,002 | 243,082 | 80.8% | 28.7 | 7.6% |
| Romania | 376.0 | 8.5% | 327,929 | 292,311 | 93.6% | 30.6 | 8.8% |
| Czech Republic | 337.2 | 7.0% | 149,788 | 128,032 | 87.4% | 24.4 | 7.7% |
| Others | 249.5 | 5.7% | 140,555 | 104,560 | 74.2% | 16.0 | 6.6% |
| Total | 4,428.4 | 100.0% | 2,521,288 | 2,180,804 | 86.7% | 267.4 | 6.5% |

Portfolio Development 2011 to 2012



| | | Austria | Germany | Eastern Europe | Total |
|--|-----|--------------|----------------|----------------|----------------|
| Property assets 31.12.2011 | € m | 724.8 | 2,364.9 | 2,132.4 | 5,222.2 |
| Acquisition of new properties | € m | 0.0 | 2.6 | 7.8 | 10.4 |
| Investments in current projects | € m | 29.7 | 162.6 | 37.8 | 230.1 |
| Revaluation/depreciation | € m | 4.6 | 41.8 | - 56.3 | - 9.8 |
| Capitalised rent incentive | € m | 0.3 | - 0.6 | 1.7 | 1.3 |
| Disposals | € m | - 19.4 | - 69.6 | - 104.1 | - 193.1 |
| Property assets 31.12.2012 | € m | 740.0 | 2,501.6 | 2,019.5 | 5,261.1 |
| Annual rental income ¹ | € m | 39.6 | 100.5 | 140.8 | 280.9 |
| Annualised rental income | € m | 39.6 | 108.8 | 142.2 | 290.5 |
| Economic vacancy rate | % | 7.0 | 12.0 | 15.7 | 13.3 |
| Gross Initial Yield (investment properties) | % | 5.9 | 5.6 | 7.5 | 6.5 |

¹Incl. annual rental income of sold properties in 2011 (€ 5.5 m)

Eastern Europe Standing Portfolio: Key Figures



in € m

| | Book value | Annualised rents | Occupancy rate | Gross yield in % | Equivalent Yield in % |
|----------------|----------------|------------------|----------------|------------------|-----------------------|
| Poland | 560.3 | 38.9 | 83% | 7.0% | 8.0% |
| Hungary | 395.1 | 29.8 | 81% | 7.6% | 8.9% |
| Romania | 376.0 | 33.0 | 94% | 8.8% | 9.3% |
| Czech Republic | 309.2 | 23.8 | 87% | 7.7% | 7.7% |
| Serbia | 84.5 | 6.6 | 88% | 7.8% | 9.2% |
| Croatia | 56.2 | 3.4 | 69% | 6.1% | 9.2% |
| Bulgaria | 50.9 | 4.0 | 79% | 7.9% | 10.9% |
| Slovenia | 14.8 | 1.2 | 87% | 8.1% | 9.6% |
| Slovakia | 43.1 | 1.3 | 39% | 2.9% | 8.0% |
| Total | 1,890.1 | 142.2 | 84% | 7.5% | 8.6% |

Development Assets by Country



| in € m | In Zoning | | Landbank | | Projects under construction | | Total | |
|-----------------------|--------------|-----------------|--------------|-----------------|-----------------------------|-----------------|--------------|-----------------|
| | Book value | Book value in % | Book value | Book value in % | Book value | Book value in % | Book value | Book value in % |
| Austria | 0.0 | 0.0% | 14.0 | 4.9% | 46.2 | 18.2% | 60.2 | 8.3% |
| Frankfurt | 25.0 | 13.4% | 123.7 | 43.2% | 94.0 | 36.9% | 242.7 | 33.4% |
| Berlin | 57.2 | 30.7% | 49.8 | 17.4% | 100.3 | 39.4% | 207.3 | 28.5% |
| Munich | 83.6 | 44.9% | 6.2 | 2.2% | - | - | 89.7 | 12.3% |
| Rest of Germany | 11.5 | 6.2% | - | - | 14.0 | 5.5% | 25.5 | 3.5% |
| Germany | 177.2 | 95.2% | 179.7 | 62.7% | 208.2 | 81.8% | 565.1 | 77.7% |
| Czech Republic | - | - | 8.3 | 2.9% | - | - | 8.3 | 1.1% |
| Hungary | - | - | 8.6 | 3.0% | - | - | 8.6 | 1.2% |
| Poland | - | - | 19.6 | 6.8% | - | - | 19.6 | 2.7% |
| Romania | - | - | 41.6 | 14.5% | - | - | 41.6 | 5.7% |
| Serbia | - | - | 1.4 | 0.5% | - | - | 1.4 | 0.2% |
| Ukraine | - | - | 7.5 | 2.6% | - | - | 7.5 | 1.0% |
| Slovakia | 8.9 | 4.8% | 5.7 | 2.0% | - | - | 14.6 | 2.0% |
| Eastern Europe | 8.9 | 4.8% | 92.8 | 32.4% | 0.0 | 0.0% | 101.7 | 14.0% |
| CA Immo | 186.1 | 100.0% | 286.4 | 100.0% | 254.4 | 100.0% | 727.0 | 100.0% |

Projects under Construction



Usage type: office
Investment: € 70 m
Surface area: 26,400 sqm
Stake: 100%
Pre-let: 100%
Completion: 4/2013

Berlin:
Mercedes Benz Distribution Headquarter



Usage type: retail, gastro,
congress
Investment: ~€ 360 m
Surface area: ~70,000 sqm
Stake: 50%
Pre-let: >90%
Completion: 8/2013

Frankfurt:
Skyline Plaza and Congress-Center Kap Europa* ,
Europaviertel



Usage type: hotel
Investment: € 53 m
Surface area: 20,400 sqm
Stake: 100%
Pre-let: 100%
Completion: 9/2013

Berlin:
InterCity Hotel



Usage type: office
Investment: € 32 m
Surface area: 10,000 sqm
Stake: 100%
Pre-let: 70%
Completion: 6/2014

Düsseldorf:
Belmundo, BelsenPark

*incl. Congress-Center

Projects Under Construction



| in € m | Book value | Book value in % | Outstanding construction costs | Planned sqm | Expected value ¹ | Yield in % | City | Main usage | Pre-letting rate | Scheduled completion |
|----------------------------|--------------|-----------------|--------------------------------|----------------|-----------------------------|-------------|------------|------------|------------------|----------------------|
| Silbermöwe | 46.2 | 18% | 4.5 | 21,500 | 55.9 | 5.3% | Vienna | Office | 100% | 12/2012 |
| Mercedes Benz VD | 42.4 | 17% | 36.0 | 26,216 | 78.0 | 5.2% | Berlin | Office | 100% | 5/2013 |
| InterCity Hotel | 36.5 | 14% | 20.6 | 20,445 | 62.6 | 5.8% | Berlin | Office | 98% | 9/2013 |
| MK 7 | 21.4 | 8% | 51.7 | 17,789 | 82.3 | 5.5% | Berlin | Office | 40% | 6/2015 |
| Belmundo | 10.0 | 4% | 23.3 | 10,169 | 39.7 | 5.5% | Düsseldorf | Office | 74% | 5/2014 |
| Lavista | 4.0 | 2% | 10.8 | 4,105 | 17.3 | 5.5% | Düsseldorf | Office | 9% | 5/2014 |
| Skyline Plaza ² | 94.0 | 37% | 83.3 | 36,615 | 182.4 | 5.3% | Frankfurt | Retail | 85% | 8/2013 |
| CA Immo | 254.4 | 100% | 230.2 | 136,839 | 518.2 | 5.4% | | | | |

Tower185

Structured Sales-Process Ongoing



- Initial bids received
- Binding offers expected in Q2 2013
- Most likely outcome: Sale of 75%
- Further lettings under negotiation





APPENDIX

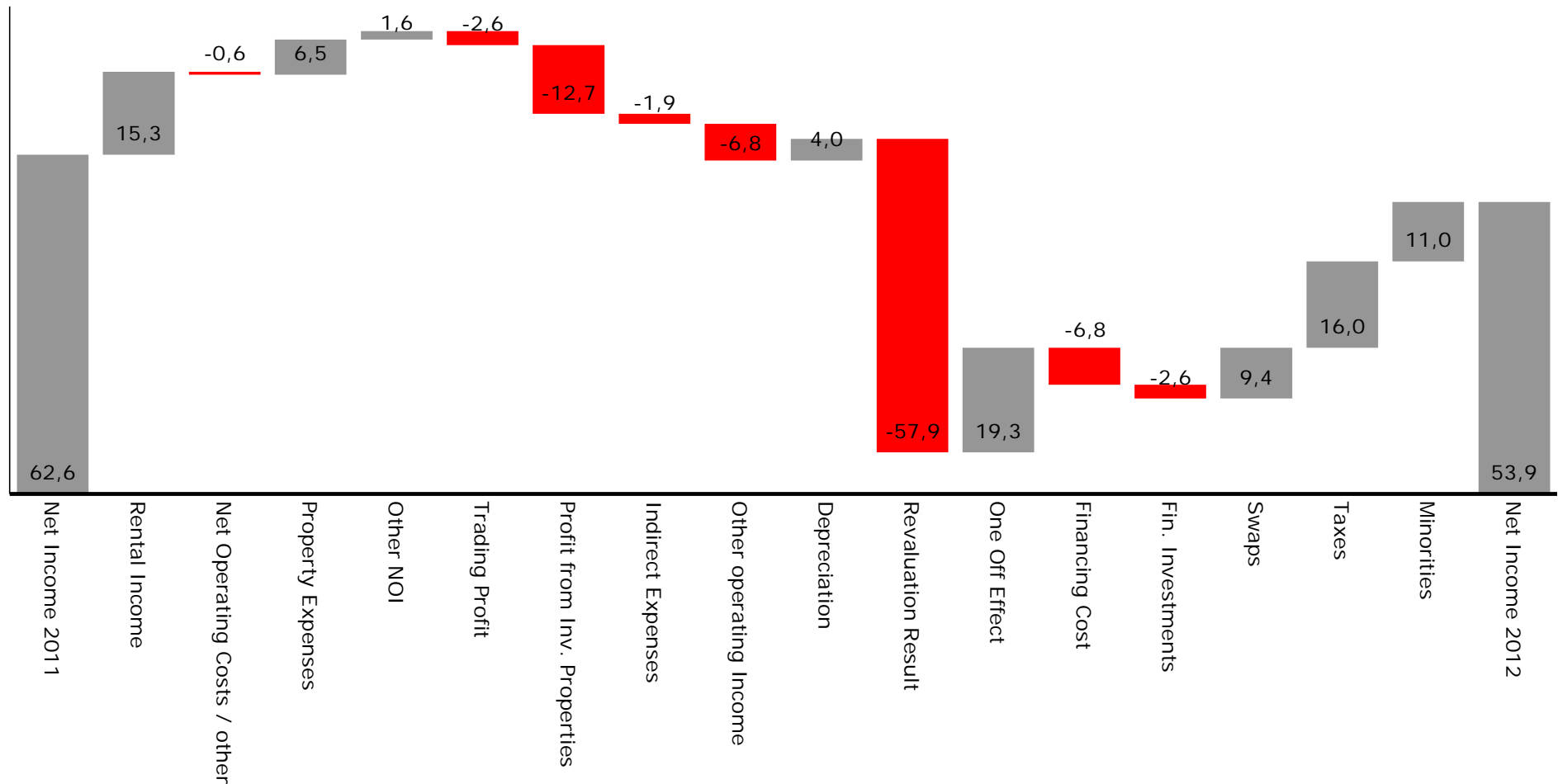
CA Immo Result Bridge 2011 vs 2012

Positive Operative Changes, Revaluation Key Swing Factor



CA IMMO

Changes between 2011 and 2012



MAJOR TENANTS



| | Sector | Region | Share in % ¹⁾ |
|------------------------------|-----------------------|----------------|--------------------------|
| Hesse (state of Germany) | Public Sector | Germany | 16% |
| PWC | Auditor | Germany | 8% |
| Pekao S.A | Banks | Eastern Europe | 2% |
| Hennes & Mauritz GmbH | Fashion Retail | Germany | 2% |
| Land of Berlin | Public Sector | Germany | 2% |
| Verkehrsbüro Hotellerie GmbH | Hotel | Austria | 2% |
| IBM | IT | Eastern Europe | 1% |
| Österreichische Post AG | Postal Services | Austria | 1% |
| Orange Romania SA | Mobile Communications | Eastern Europe | 1% |
| Deloitte | Auditor | Eastern Europe | 1% |

¹⁾ by annualised rental income

EPRA Net Yield



| € 1,000 | Austria | Germany | Eastern Europe | Total |
|--|----------------|------------------|------------------|------------------|
| Rental investment properties | 665,520 | 1,835,712 | 1,890,146 | 4,391,378 |
| annualised gross rents | 39,012 | 102,173 | 142,161 | 283,347 |
| property operating expenses | - 4,567 | - 11,462 | - 11,637 | - 27,666 |
| annualised net rents | 34,446 | 90,711 | 130,524 | 255,680 |
| Adjustments for - fixed/guaranteed uplifts in next 12 months | 0 | 0 | 0 | 0 |
| Adjusted annualised net rents | 34,446 | 90,711 | 130,524 | 255,680 |
| EPRA Net Yield | 5.2% | 4.9% | 6.9% | 5.8% |

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