

ANALYST & INVESTOR UPDATE

Q1 2023

24 MAY 2023



CA IMMO

URBAN
BENCHMARKS.



Q1 2023 Results

Strong Business Profile

Solid start into business year 2023

- Increased rental income (+15.8% to €61.7m) reflects recent project completions and higher rental income in the portfolio.¹
- Earnings before interest, taxes, depreciation and amortisation (EBITDA) increased by 37.0% to €56.5m (Q1 2022: €41.2m), primarily due to the higher sales result.
- Recurring earnings (FFO I) 18.3% below previous year's level at €23.9m (31.3.2022: €29.2m) due to profitable sales activity in 2022. FFO II (incl. sales result) was €38.8m (+69.3% compared to Q1 2022).
- Slight increase in net asset value (IFRS NAV) by 1% to €34.07 per share as at 31.03.2023 (31.12.2022: €33.71 per share).

Successful execution on strategic capital rotation programme ongoing

- Increase of portfolio and cash flow quality due to successful non-core disposals.
- Until mid-May in total disposals in the amount of €324m have been closed and additional €218m have been signed but not yet closed, both on average with premia to book value.²

Financial Guidance

- For the 2023 financial year, an expected EBITDA of over €200m is confirmed on the basis of profitable sales of non-strategic properties. This would represent a significant increase compared to the figure for 2022 (€149.5m).³
- In light of the ongoing dynamic strategic capital rotation programme, we plan to announce the annual target for sustainable earnings (FFO I) as part of the half-year reporting in August 2023.



FINANCIALS



CA IMMO

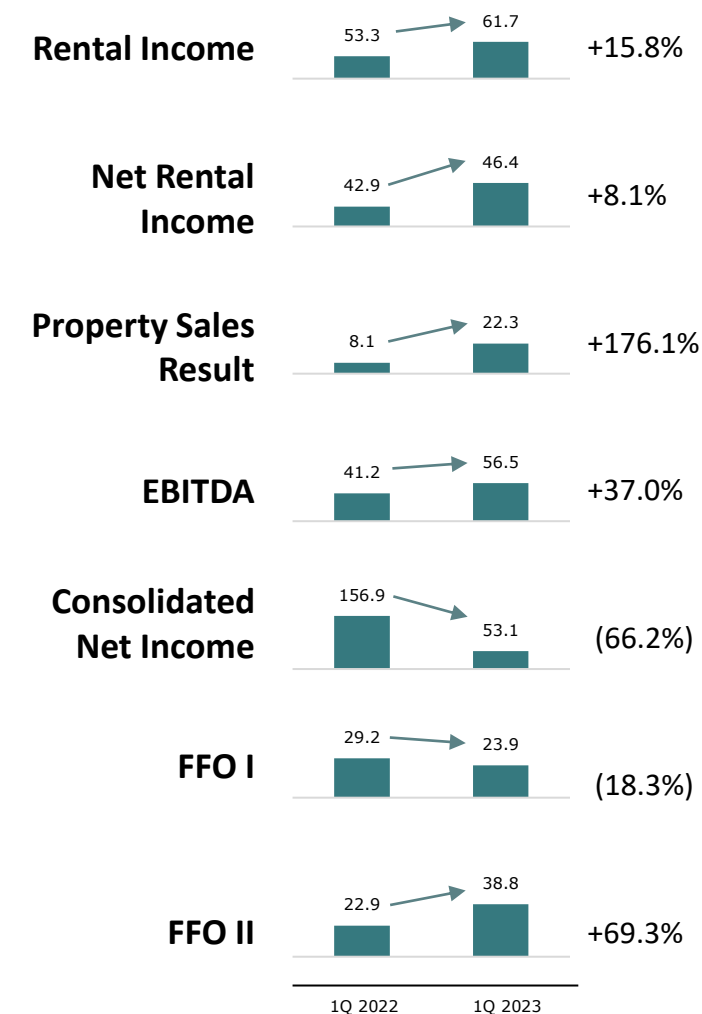
URBAN
BENCHMARKS.

Q1 2023 Results

Results Overview

Key Drivers¹

- **Rental Income** up 15.8% at €61.7m and **Net Rental Income** up 8.1% to €46.4m due to project completions and higher rental income in standing assets (incl. indexations) despite non-strategic property sales.
- **Property Sales Result** up 176.1% at €22.3m due to successful sales activity at premium to book value.
- **EBITDA** up 37.0% to €56.5m mainly because of higher rental income and higher property sales result.
- **EBIT** at €53.1 m lower than previous year (€156.9m) due to positive revaluation result in Q1 2022.
- **Financial Result** turned negative to €–19.9m. The 2022 financial result of €19.8m included a positive valuation effect of the company’s interest rate derivatives.
- **Consolidated Net Income** down by –77.5% to €30.8m mainly due to positive revaluation result in Q1 2022.
- **FFO I** at €23.9m 18.3% down compared to €29.2m due to successful sales activity over the last quarters (including Romanian Platform). **FFO II** is therefore up 69.3% to €38.8m.



¹ Excl. Result from discontinued operations (Romania) in the previous year’s numbers, only FFO I & II in Q1 2022 include Romanian result.

Q1 2023 Results

Rental Income

Rental Income

€61.7 m

+15.8% yoy

Net Rental Income

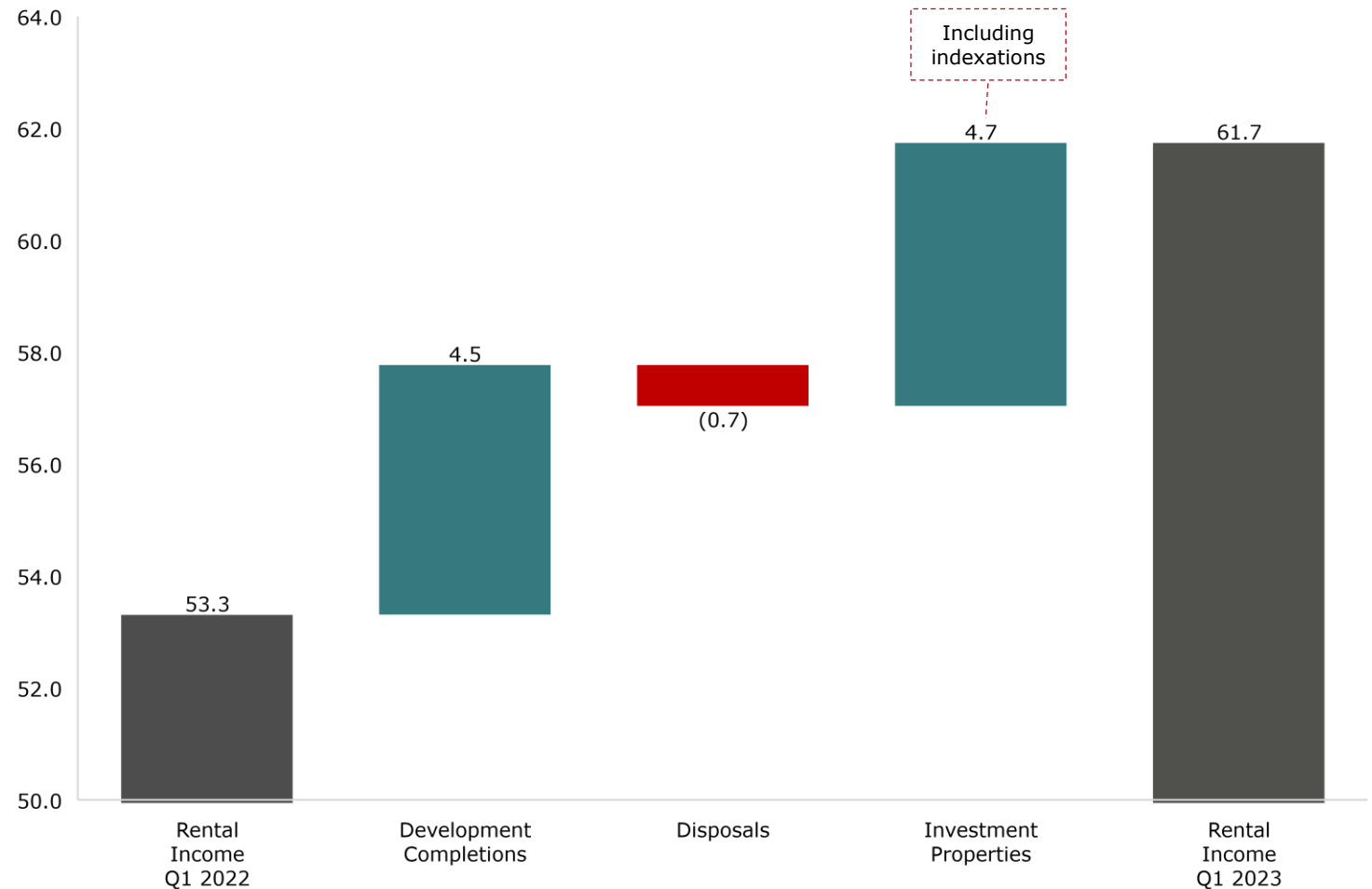
€46.4 m

+8.1% yoy

Key Drivers

- **Sales activities overcompensated** by development completions, acquisitions and rental income increases for the standing asset portfolio (including indexations).
- **Operating margin** on letting activities (net rental income / rental income) decreased from 87.7% in 2022 to 84.6%. The lower margin in the first quarter relative to other quarters is due to real estate taxes booked in the first quarter.

Rental Income Bridge (€m)¹



¹ Adjusted for Romania Disposal

Q1 2023 Results

FFO I & FFO II

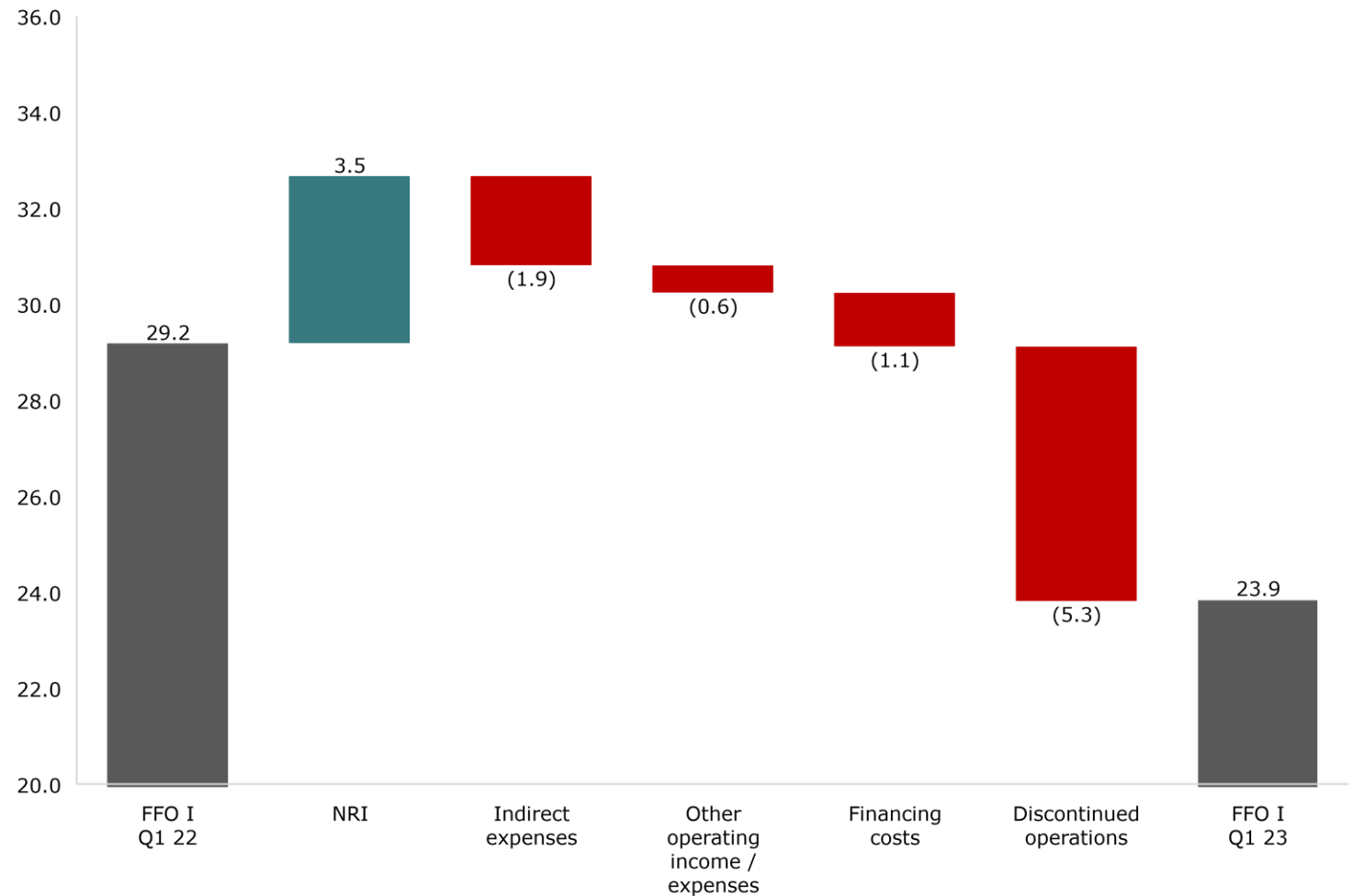
FFO I
€23.9 m
-18.3% yoy

FFO II
€38.8 m
+69.3% yoy

Key Drivers

- **Net Rental Income** growth from ONE development completion, Kasernenstraße 67 acquisition in Duesseldorf and counterweighing effect of numerous disposals.
- Negative effect from **discontinuing operations** (sale of Romanian platform)¹.
- **FFO I per share** at €0.24, 17% down yoy.
- **FFO II** at €38.8m (+69% yoy) due to successful disposal activities; FFO II per share at €0.39.

FFO I Bridge (€m)



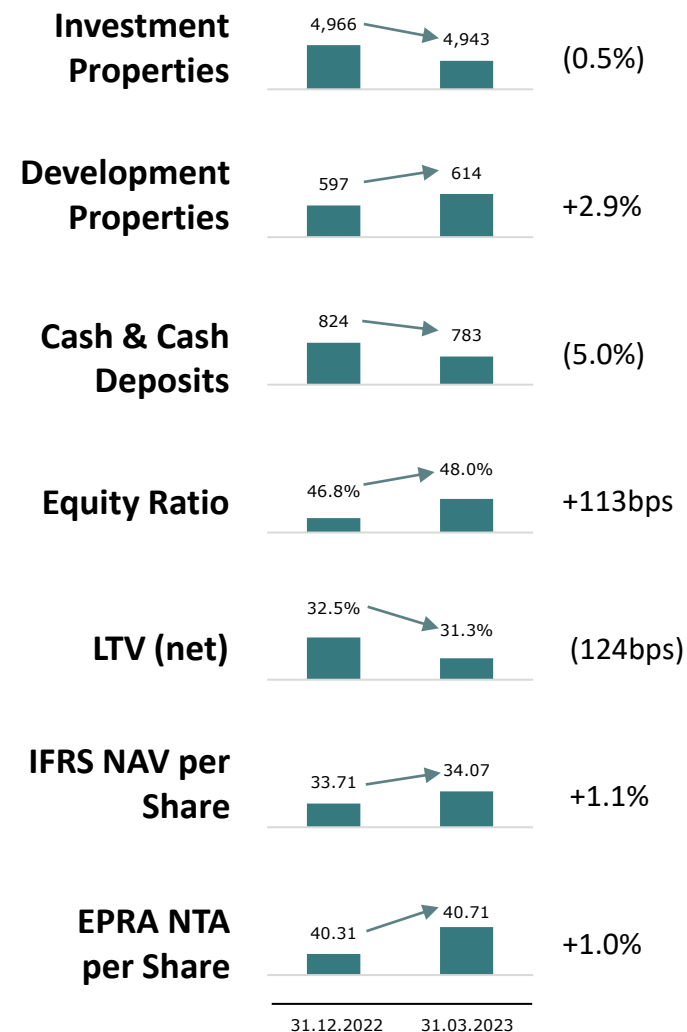
¹ Rental Income from Romania until October 2022

Q1 2023 Results

Balance Sheet Overview

Key Drivers

- **Investment Properties** stable at €4,943m.
- **Development Properties** slightly up due to ongoing investments in development projects Hochhaus am Europaplatz and Upbeat in Berlin.
- **Total Property Assets** at €5,836m slightly down on the previous year level due to ongoing disposals.
- **Cash & Cash Equivalents (incl. Cash Deposits)** down 5.0% amongst other things due to February 2023 bond repayment and ongoing investments into standing assets and development projects.
- **Total Debt** at €2,663m down from previous year's level mainly due to bond repayment in February 2023.
- Improved **Equity Ratio** and **LTV (net)** underpinning robust balance sheet and resilient business model.
- **Slight IFRS NAV per share** growth to €34.07. **EPRA NTA per share** up 1.0% at €40.71.



PROPERTY



CA IMMO

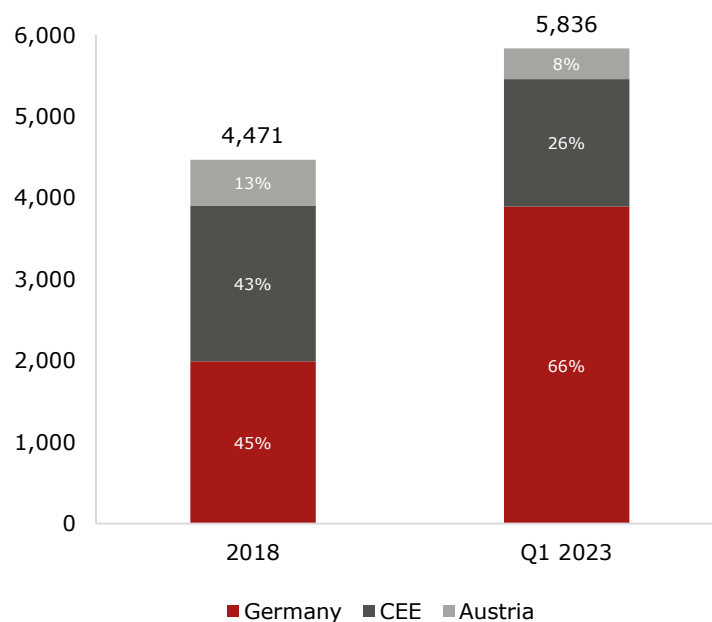
URBAN
BENCHMARKS.

Portfolio Overview

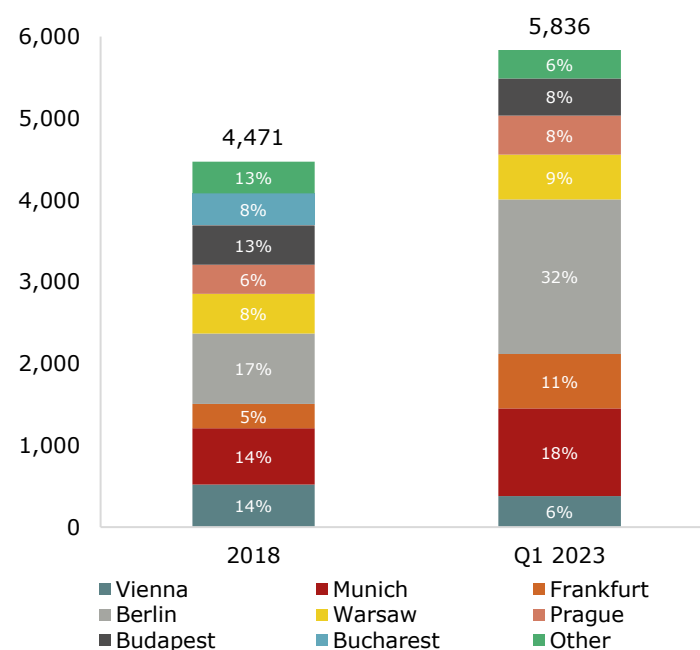
Total Portfolio

Total Portfolio		2018	2019	2020	2021	2022	Q1 2023	+ / (-) qoq
Total Portfolio	€m	4,471	5,186	5,596	6,254	5,911	5,836	(1.3%)
thereof Investment Properties	€m	3,760	4,299	4,729	4,995	4,979	4,956	(0.5%)
thereof Active Development Projects	€m	406	597	472	924	463	481	3.7%
thereof Landbank	€m	290	281	354	260	217	217	0.2%
thereof Other		14	9	41	75	251	183	(27.3%)

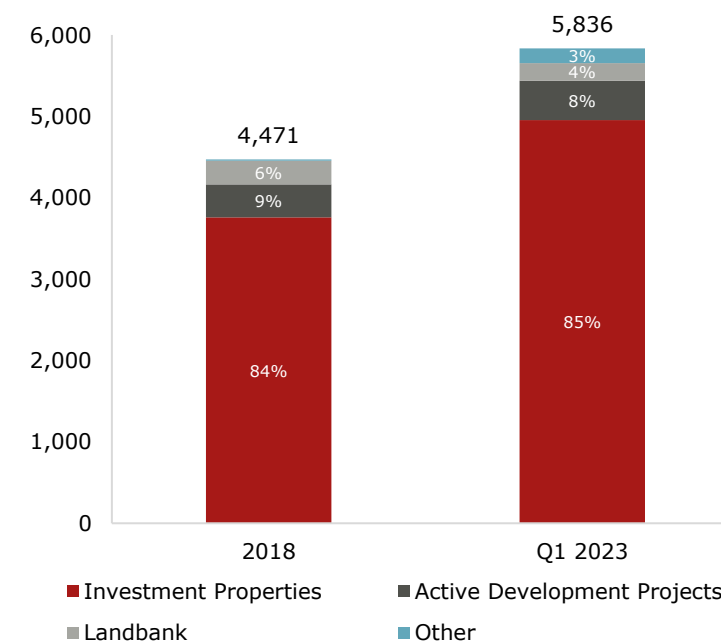
Total Portfolio by Region (€m, % GAV)¹



Total Portfolio by City (€m, % GAV)¹



Total Portfolio by Investment Stage (€m, % GAV)¹



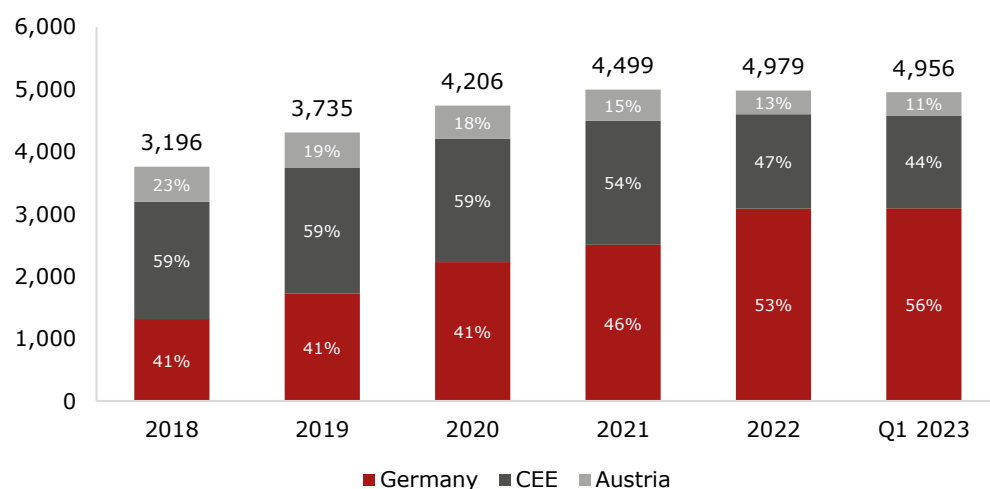
¹ Including own used properties

Portfolio Overview

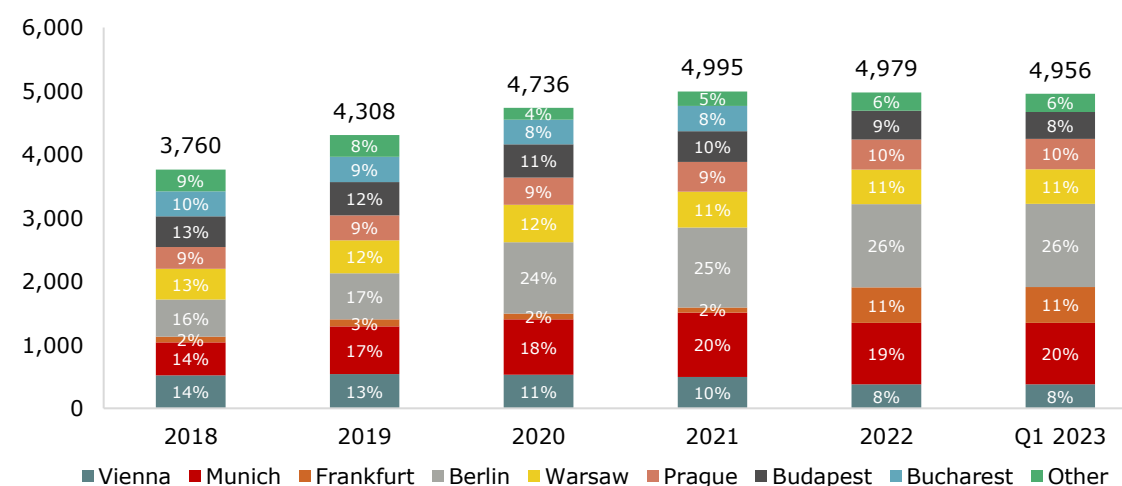
Investment Properties - KPI's (I)

Investment Properties		2018	2019	2020	2021	2022	Q1 2023	+ / (-) qoq
# of Properties	#	74	77	79	74	64	63	(1)
Gross Leasing Area	'000 sqm	1,404	1,443	1,374	1,320	1,115	1,103	(1.1%)
Gross Asset Value	€m	3,760	4,299	4,729	4,995	4,979	4,956	(0.5%)
Annualized Rent (GRI)	€m	214.2	226.4	240.1	225.7	198.3	204.4	3.1%
Office Share (GAV)	%	87.7	88.3	90.3	91.3	93.6	93.5	(5) bps
WAULT to Break	Years	4.4	4.2	4.0	3.8	4.4	4.5	1.3%
Gross Initial Yield	%	5.8	5.5	5.2	4.6	4.6	4.7	17 bps
Occupancy (sqm)	%	95.1	96.2	94.8	89.3	88.6	87.6	(101) bps

Investment Properties by Region (€m, % GAV)¹



Investment Properties by City (€m, % GAV)¹

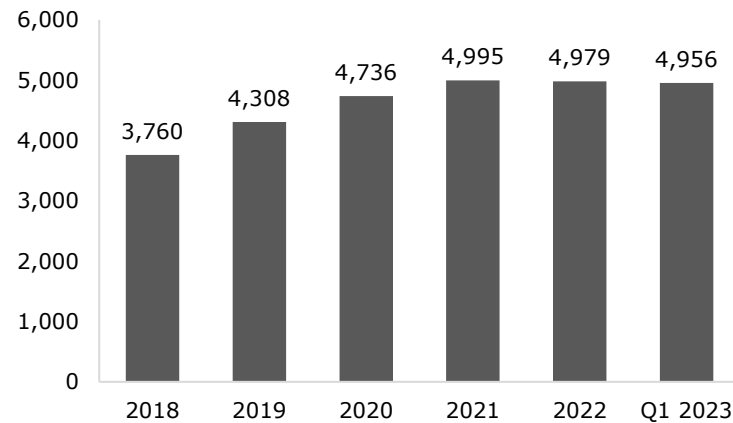


¹ Including own used properties

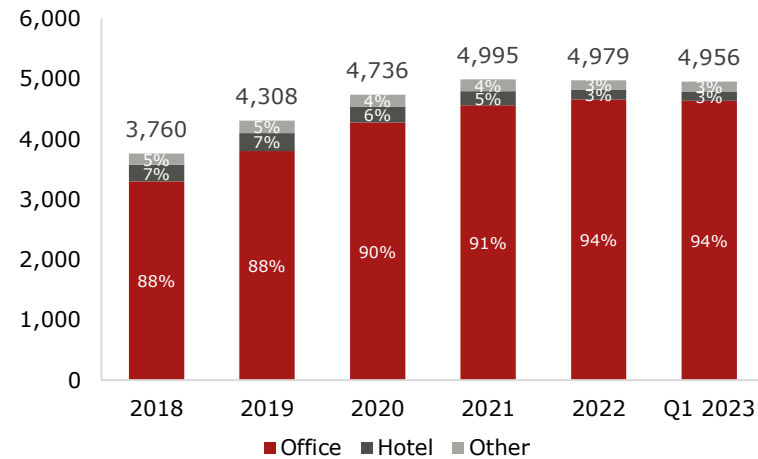
Portfolio Overview

Investment Properties - KPI's (II)

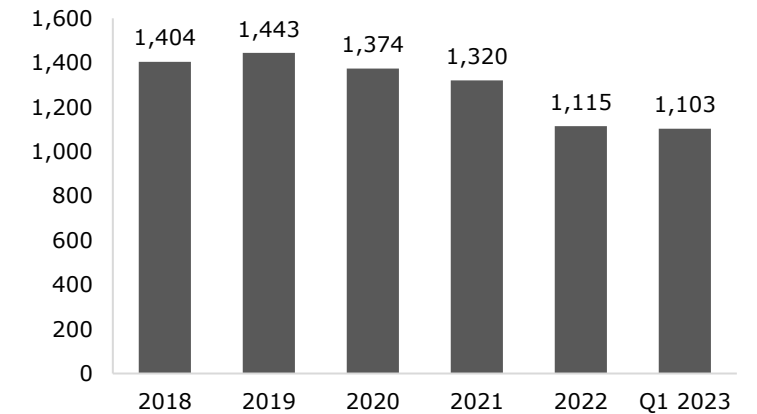
GAV Over Time (€m)



Portfolio Composition (€m, % Total GAV)



GLA Over Time (ksqm)



Investment Properties (€m)	Q1 '23	Q1 '22	+ / (-)
Austria	377.3	464.4	(18.7%)
Czechia	478.4	472.5	1.2%
Germany	3,082.6	2,610.5	18.1%
Hungary	420.7	485.6	(13.4%)
Poland	516.5	532.5	(3.0%)
Other	37.6	78.3	(52.0%)
Total	4,913.2	4,643.8	5.8%

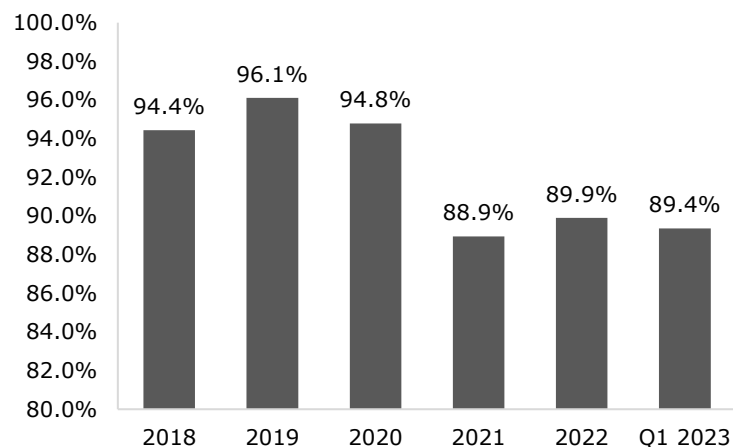
Invest. Properties (€psqm)	Q1 '23	Q1 '22	+ / (-)
Austria	2,853.2	2,723.2	4.8%
Czechia	3,226.8	3,140.5	2.7%
Germany	6,635.1	6,207.1	6.9%
Hungary	2,330.4	2,498.8	(6.7%)
Poland	3,509.1	3,543.7	(1.0%)
Other	2,007.1	1,721.5	16.6%
Total	4,493.6	3,884.6	15.7%

GLA (ksqm)	Q1 '23	Q1 '22	+ / (-)
Austria	132	171	(22.3%)
Czechia	148	150	(1.5%)
Germany	466	422	10.5%
Hungary	181	194	(7.1%)
Poland	156	159	(1.9%)
Other	20	46	(57.8%)
Total	1,103	1,307	(15.6%)

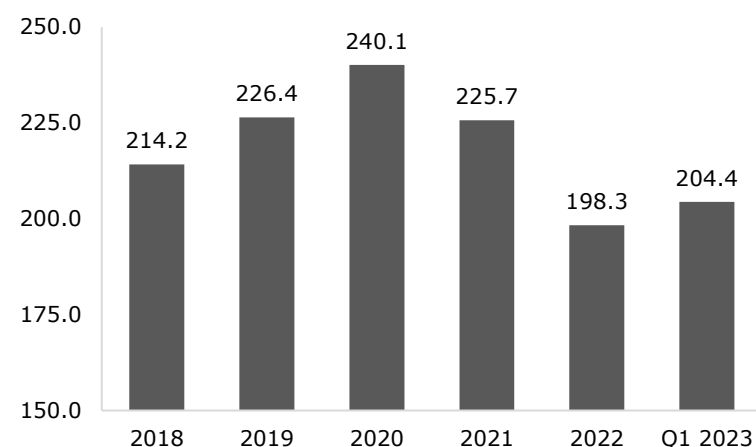
Portfolio Overview

Investment Properties - KPI's (III)

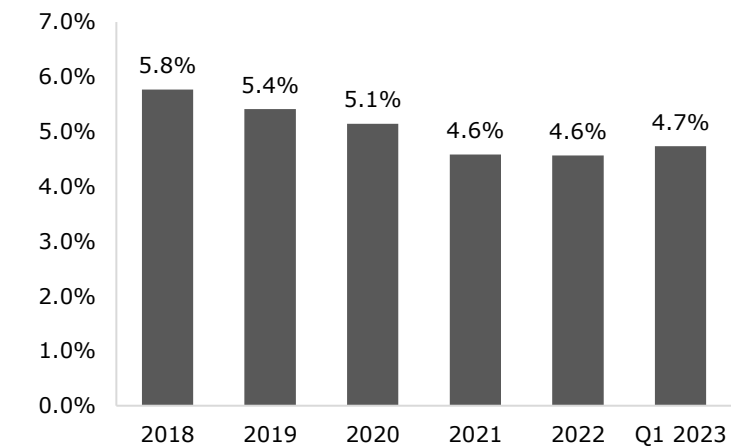
Economic Occupancy Over Time (%)



Gross Annualized Rent Over Time (€m)



Gross Initial Yield Over Time (%)



Occupancy (%)	Q1 '23 ¹	Q1 '22 ²	+ / (-)
Austria	84.5	89.1	(456 bps)
Czechia	95.0	85.5	941 bps
Germany	95.9	95.8	7 bps
Hungary	66.8	77.6	(1,082 bps)
Poland	93.1	92.1	100 bps
Other	78.3	79.9	(159 bps)
Total	89.4	89.8	(45 bps)

Annualized Rent (€m)	Q1 '23 ¹	Q1 '22 ²	+ / (-)
Austria	20.6	25.2	(18.4%)
Czechia	27.5	21.4	28.4%
Germany	94.1	87.8	7.2%
Hungary	23.5	27.9	(15.6%)
Poland	35.7	34.2	4.4%
Other	2.9	6.6	(56.0%)
Total	204.4	203.2	0.6%

Gross Initial Yield (%)	Q1 '23 ¹	Q1 '22 ²	+ / (-)
Austria	5.46	5.35	10 bps
Czechia	5.76	5.02	74 bps
Germany	3.79	3.35	44 bps
Hungary	5.59	5.74	(15 bps)
Poland	6.91	6.42	49 bps
Other	7.76	8.46	(71 bps)
Total	4.73	4.65	9 bps

¹ Excl. properties used for own purposes; excl. the properties ONE (Frankfurt) and Grasblau (Berlin) which have been added to the portfolio and are still in the stabilisation phase. ² Excl. properties used for own purposes; Excl. the office building ZigZag (Mainz) and Mississippi House und Missouri Park (Prague), which have been completed and taken over into the portfolio and were still in the stabilisation phase

Portfolio Overview

Investment Properties – Leasing Overview Q1 2023

Market	Pre-leasing (sqm)	New Leasing (sqm)	Renewal (sqm)	Total Leasing (sqm)	GRI p.a. (€m)	Office GRI p.a. (€m)	Average Office Rent (€ psqm)	+ / (-) to ERV (%)	WAULT to Break (Yrs.)	WAULT to End (Yrs.)	WAULT to Last Ext. (Yrs.)
Berlin	2,502	-	1,886	4,388	1.9	1.9	35.6	40.0%	2.9	2.9	5.8
Budapest	-	9,398	1,503	10,901	1.9	1.9	14.7	0.2%	5.2	8.3	8.3
Frankfurt	1,462	-	207	1,669	0.8	0.8	35.7	21.5%	9.4	9.4	14.4
Munich	-	400	222.43	623	0.2	0.2	33.0	3.1%	7.0	7.0	12.0
Prague	-	498	5,902	6,400	1.1	1.0	14.3	3.9%	5.7	5.7	5.7
Vienna	-	3,375	265	3,641	0.6	0.5	12.9	36.2%	6.1	6.3	6.3
Warsaw	-	877	352	1,228	0.3	0.2	18.2	0.0%	4.4	4.4	4.4
Total	3,964	14,548	10,337	28,849	6.7	6.5	19.6	14.4%	5.3	6.5	7.4

Key Drivers

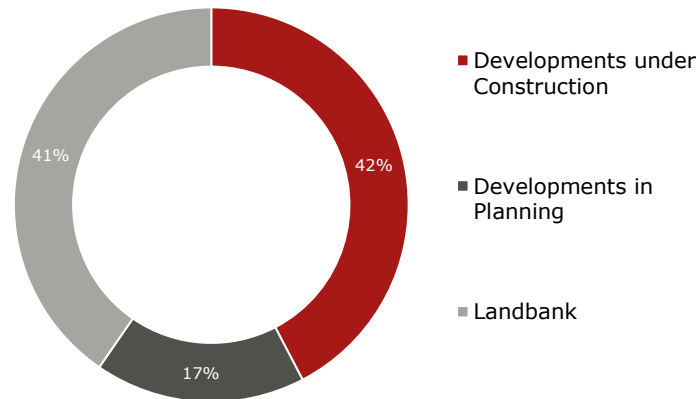
- In the first quarter of 2023, 279 leases were sourced and 29 leases were signed for a total of 28,849 sqm of rentable floor space. 12 leases were signed but haven't started as at balance sheet date.
- 64% of the total accounted for new leases and expansion of space or pre-leases, 36% were lease extensions.
- Office space accounted for around 94% of total lettings performance.
- Leasing by tenant industry was dominated by Consumer Services & Leisure (9,766 sqm), Financial Services (9,701 sqm) and Business Services (5,186 sqm).
- Signed average office headline rent was €19.6 psqm, with Frankfurt recording the highest average office headline rent of €35.7 psqm.
- Budapest (10,901 sqm), Prague (6,400 sqm) and Berlin (4,388 sqm) recorded the highest leasing activity by volume in Q1 2023.
- As of mid of May 2023, CA Immo signed leases after balance sheet date of in total 3,400 sqm.

Portfolio Overview

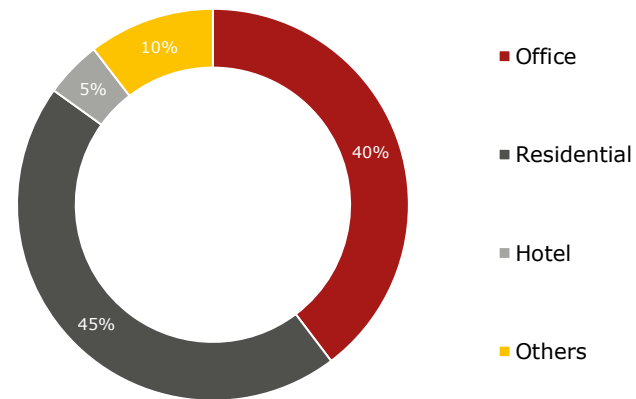
Development Properties – Overview

Property Name	GLA Buildable (sqm)	Book Value Consolidated (€m)	Total Cost (incl. GLV & Rentfree) (€m)	Costs Spent (€m)	Costs To Be Spent (€m)
Active Developments under Construction	64,230	337	495	198	241
Active Developments in Planning	142,751	143			
Landbank	658,226	217			
Total	865,207	698			

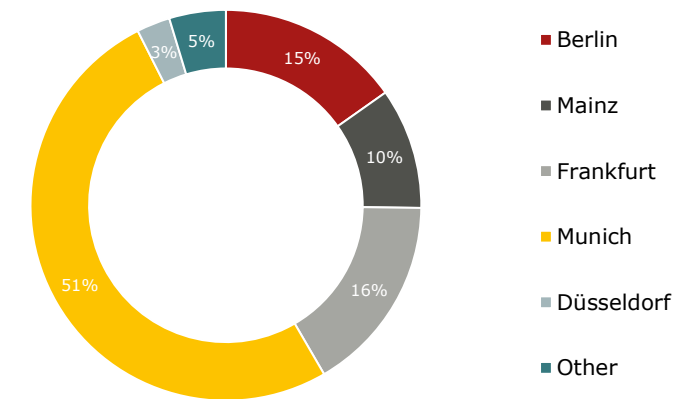
Development & Landbank Properties by Status (Book Value, €m)



Development & Landbank Properties by Usage (sqm)



Development & Landbank Properties by City (sqm)



Portfolio Overview

Development Properties – Under Construction



Hochhaus am Europaplatz, Berlin

GLA	22.948 sqm
Total Investment Volume	€142m
Occupancy (as at key date)	100%
Expected Yield on Cost	6.1%
Scheduled First Tenant Handover	Q1 2024
Certifications	DGNB Gold aspired

- Development of a fully pre-leased modern Class-A high rise office building on the Baufeld 04 site in the heart of Berlin's Europacity submarket.
- Technical equipment and structure of the building allow for the greatest possible flexibility.
- 100% pre-lease by KPMG (KPMG also leases 100% of the space in the adjacent property Heidestraße 58 owned by CA Immo).



Upbeat, Berlin

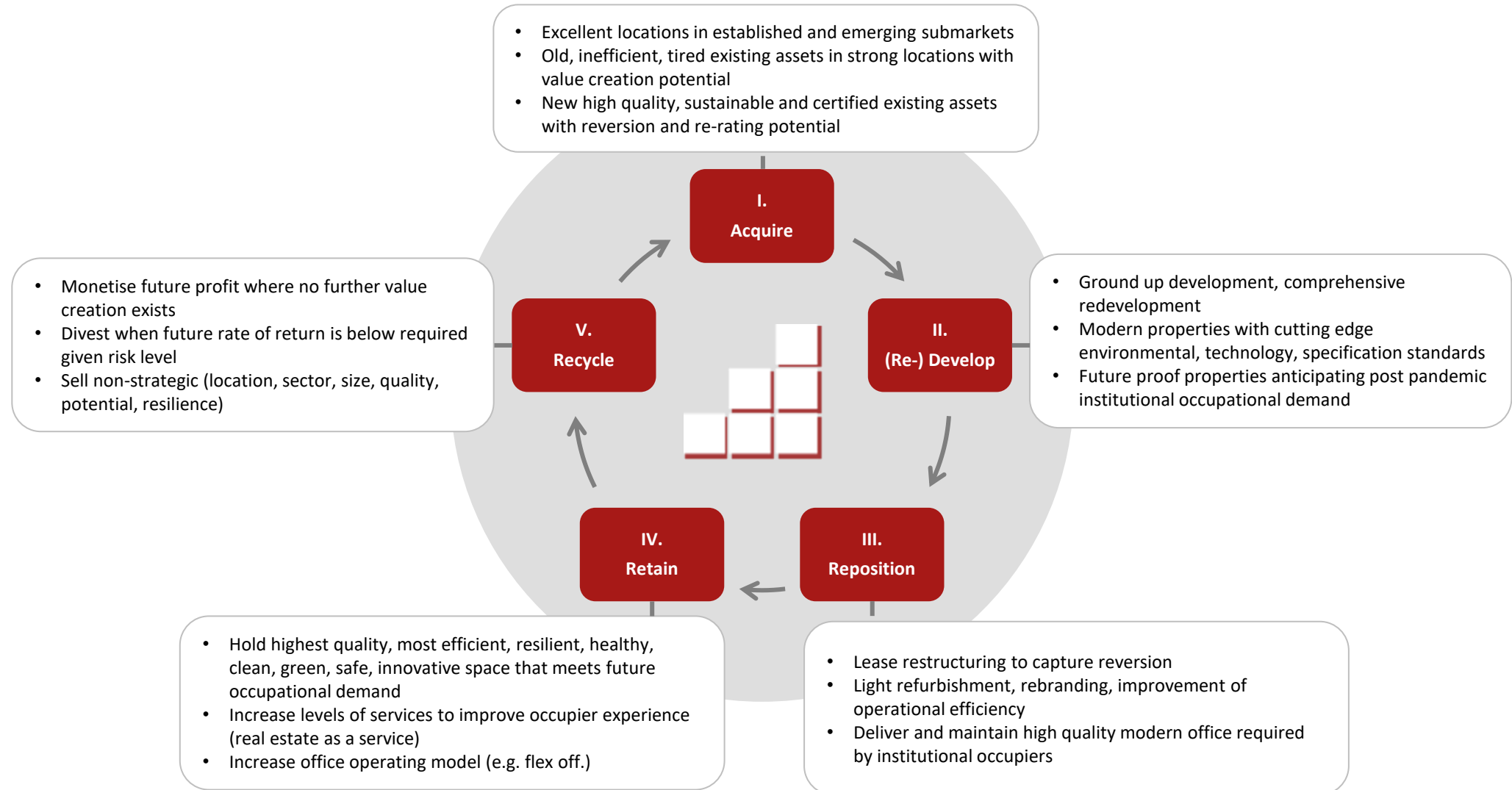
GLA	34,911 sqm
Total Investment Volume	€334m
Occupancy (as at key date)	100%
Expected Yield on Cost	4.9%
Scheduled First Tenant Handover	Q1 2026
Certifications	Wired Score Platinum, DGNB Gold, WELL Gold aspired

- Located at the northern entrance of the Europacity submarket.
- The construction will follow the highest sustainability, health and connectivity standards incl. extensive digital, interconnected functions. The building will also boast excellent, fail-safe connectivity.
- The exclusive tenant is Deutsche Kreditbank AG (DKB).



Capital Rotation

Rationale



Capital Rotation

Closed & Signed Disposals

Closed Disposals

Name	City	Sector	Stage	Closing	CAI Ownership	GLA	In Place GRI	Headline Price (100%)	+ / (-) BV/Val. at Closing ¹
Rennweg 16 / Mechelgasse 1	Vienna	Mixed Use	Income	Q1 2023	100%	38,150	5.8	125.0	25%
Bodenseestraße 141	Munich	Mixed Use	Land	Q1 2023	100%	-	0.1	3.0	1%
Víziváros Office Center	Budapest	Office	Income	Q2 2023	100%	14,190	2.5	35.0	(3%)
Ratoldstraße ²	Munich	Residential	Land	Q2 2023	100%	90,500	0.0	161.3	65%
Total Closed						142,840	8.4	324.3	32%

Signed Disposals

Name	City	Sector	Stage	Signing	CAI Ownership	GLA	In Place GRI
EC - Rieck 03	Berlin	Office	Land	Q4 2022	100%	12,653	0.2
EC - Rieck 04	Berlin	Residential	Land	Q4 2022	100%	10,075	0.2
Hamburger Bahnhof	Berlin	Other	Income	Q4 2022	100%	13,419	2.2
Belgrade Office Park	Belgrade	Office	Income	Q1 2023	100%	27,037	4.2
Rheinwiesen III	Mainz	Residential	Land	Q2 2023	50%	8,000	0.0
Total Signed						71,184	6.8
Closed & Signed						214,024	15.2

¹ Based on Net Prices ² Space data based on GFA

Capital Rotation

Select Pipeline Disposals

ZigZag, Mainz



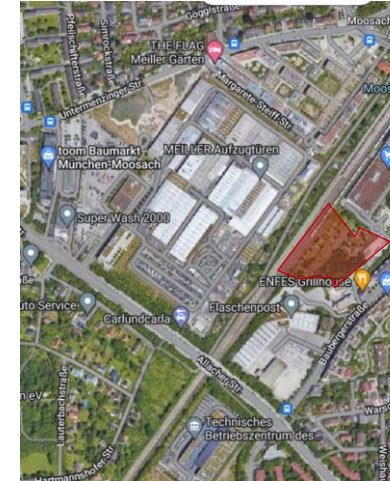
Country	Germany
Status	Investment
Sector	Office
GLA	4,712 sqm
GRI	€0.9m
Status	Exclusivity

Storchengasse 1, Vienna



Country	Austria
Status	Investment
Sector	Office
GLA	16,789 sqm
GRI	€1.9m
Status	Exclusivity

Ladehof Moosach, Munich



Country	Germany
Status	Land
Sector	Office
GLA buildable	17,580 sqm
GRI	-
Status	Exclusivity

Mariahilferstraße 17, Vienna



Country	Austria
Status	Investment
Sector	Mixed-Use
GLA	3,645 sqm
GRI	€1.2m
Status	Marketing

Bartók Ház, Budapest



Country	Hungary
Status	Investment
Sector	Office
GLA	17,584 sqm
GRI	€3.1m
Status	Marketing

Business Centre Bitwy Warszawskiej, Warsaw



Country	Warsaw
Status	Investment
Sector	Office
GLA	20,073 sqm
GRI	€3.0m
Status	In Preparation

APPENDIX



CA IMMO

URBAN
BENCHMARKS.

Entire Value Chain



- Investment Management
- Asset Management
- Development Management
- Mid/back Office

→ Investing, (re)developing, managing real estate

Urban Cities



- **Tier 1:** Berlin, Munich, Warsaw, Prague, Vienna
- **Tier 2:** Frankfurt, Duesseldorf, Cologne
- **Tier 3:** Budapest
- Prime inner city locations (CBD focus)

→ Total coverage in urban markets with growth, innovation, talent, capital

Pure Play Office



- A-class office to hold
- Land and B-class to (re)develop
- >10k sqm
- >€50m value

→ Single sector, multi geography

Resilient Portfolio



- 85% investment properties
- 15% developments (incl. land reserves)
- Adequate risk-adjusted returns
- Organic and external growth to expand footprint in some of the most promising real estate markets in Europe

→ Achieve risk-adjusted returns from core/core+ to opportunistic

Solid Balance Sheet



- Investment-Grade financing strategy
- Balance of secured/unsecured financing
- Balance of unencumbered asset pool
- Net debt/EBITDA stable
- Full IR hedging

→ Minimise cost, maximise flexibility, maintain adequate liquidity

Strategic Priorities

Current Focus Areas

		2022	2023
1	Acceleration of non-core disposals	€671m closed disposals	Additional non-core disposals planned
2	Simplify business model	Sale of Romanian platform, outsource property management	Office concentration to increase
3	Increase economies of scale / core market and sector concentration	Germany share at 66% of total portfolio	Germany concentration to increase
4	Reinvest in core investment properties / developments / re-developments	€293m CAPEX invested	Accretive investments identified
5	Select external investment	€99m Kasernenstrasse acquisition beginning of 2022	Disciplined approach, ongoing market screening
6	Return of capital to shareholders	€282m dividend payment & share buyback	€98m dividend paid in May 2023 & ongoing share buyback

Q1 2023 Results

P&L & FFO



Profit and Loss (€m)	Q1 2023	Q1 2022	+ / (-)
Rental income	61.7	53.3	15.8%
Net rental income	46.4	42.9	8.1%
Other property development expenses	(0.5)	(0.4)	7.5%
Property sales result ¹	22.3	8.1	176.1%
Income from services rendered	0.9	1.6	(44.9%)
Indirect expenses	(12.8)	(10.9)	17.0%
Other operating income	0.1	0.0	609.2%
EBITDA	56.5	41.2	37.0%
Depreciation and impairment/reversal	(1.0)	(2.9)	(63.8%)
Result from revaluation	(2.4)	99.4	n.m.
Result from joint ventures	(0.0)	19.0	n.m.
EBIT	53.1	156.9	(66.2%)
Financing costs	(13.4)	(10.4)	28.8%
Result from derivatives	(6.7)	30.0	n.m.
Result from financial investments	0.6	0.2	143.9%
Other financial result	(0.4)	(0.0)	n.m.
Financial result	(19.9)	19.8	n.m.
Earnings before tax (EBT)	33.2	176.7	(81.2%)
Income tax ²	(2.3)	(43.0)	(94.5%)
Result from discontinuing operation	0.0	3.3	n.m.
Consolidated net income	30.8	136.9	(77.5%)

Funds from Operations (€m)	Q1 2023	Q1 2022	+ / (-)
Net rental income	46.4	42.9	8.1%
Income from services	0.9	1.6	(44.9%)
Other operating income/expenses excl. services	0.1	0.0	609.2%
Other operating income/expenses	1.0	1.6	(36.5%)
Indirect expenses	(12.7)	(10.8)	17.1%
Result from joint ventures	(0.1)	(0.1)	(25.7%)
Finance costs	(11.9)	(9.3)	28.1%
Result from financial investments ³	1.1	(0.3)	n.m.
FFO I from discontinuing operations	0.0	5.3	(100.0%)
FFO I	23.9	29.2	(18.3%)
FFO I per share	0.24	0.29	(17.1%)
Property sales result ⁴	22.5	28.7	(21.6%)
Result from disposal of assets fair value	0.0	0.0	n.m.
Other financial results	0.0	0.0	n.m.
Current income tax ⁵	(6.1)	(14.9)	(59.0%)
Current income tax discontinuing operations	0.0	(0.3)	n.m.
Non-recurring readjustments ⁶	(1.5)	(20.7)	(93.0%)
Non-recurring tax adjustments ⁵	0.0	0.9	n.m.
FFO II	38.8	22.9	69.3%
FFO II per share	0.39	0.23	71.8%

Note: 2022 restated - excl. Romania ¹ Result from trading and construction works + Result from the sale of investment properties ² Current income taxes + Deferred taxes ³ Excluding IFRS 9 value adjustment ⁴ Incl. at equity property sales result ⁵ Incl. at equity current income tax ⁶ Includes other non-recurring results adjusted in FFO I

Q1 2023 Results

Balance Sheet

Balance Sheet (€m)	Q1 2023	Q1 2022	+ / (-)
Investment properties	4,942.6	4,965.8	(0.5%)
Properties under development	613.9	596.6	2.9%
Own-used properties	13.1	13.0	0.9%
Other long-term assets	7.4	7.6	(3.1%)
Investments in joint ventures	64.5	64.4	0.1%
Financial assets	159.5	188.0	(15.2%)
Deferred tax assets	2.5	3.2	(21.0%)
Properties held for sale	184.0	254.5	(27.7%)
Properties held for trading	86.4	85.8	0.7%
Cash and cash equivalents (incl. cash deposits)	782.8	823.8	(5.0%)
Other short-term assets	154.4	167.9	(8.0%)
Total assets	7,011.0	7,170.6	(2.2%)
Shareholders' equity	3,363.3	3,358.5	0.1%
Long-term financial liabilities	2,331.8	2,452.6	(4.9%)
Other long-term financial liabilities	80.2	85.0	(5.7%)
Deferred tax liabilities	688.9	694.0	(0.7%)
Short-term financial liabilities	331.4	369.9	(10.4%)
Other short-term liabilities	215.3	210.5	2.3%
Total liabilities and shareholders' equity	7,011.0	7,170.6	(2.2%)

Q1 2023 Results

Key Metrics Overview

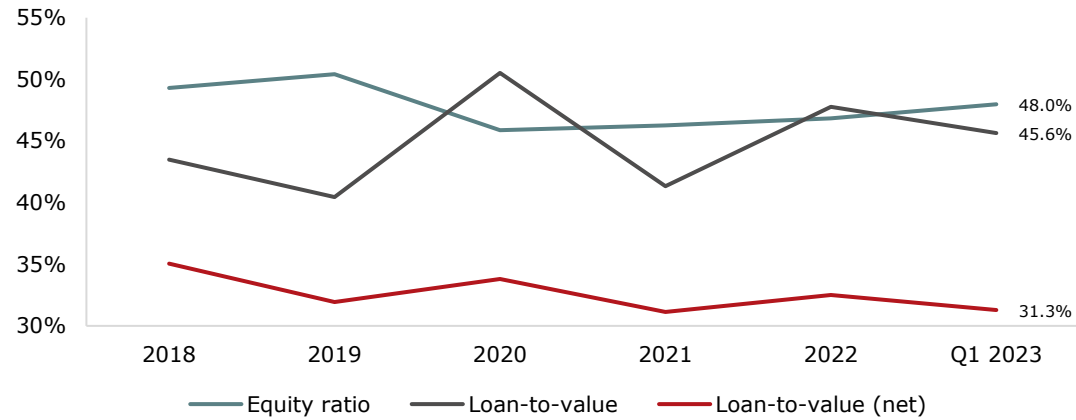
Balance Sheet (€m)	Q1 2023	FY 2022	+ / (-)
Total assets	7,011.0	7,170.6	(2.2%)
Property assets	5,836.3	5,910.5	(1.3%)
Cash and cash equivalents	782.8	823.8	(5.0%)
Shareholders' equity	3,363.3	3,358.5	0.1%
Total debt	2,663.2	2,822.5	(5.6%)
Net debt	1,824.7	1,921.1	(5.0%)
Secured debt	1,380.3	1,413.5	(2.3%)
Unencumbered property assets	2,087.9	2,087.8	0.0%
Balance Sheet Ratios			
Equity ratio	48.0%	46.8%	113 bps
LTV	45.6%	47.8%	(212 bps)
LTV (net)	31.3%	32.5%	(124 bps)
Gearing	79.2%	84.0%	(486 bps)
Gearing (net)	54.3%	57.2%	(295 bps)
Total debt / Total assets	38.0%	39.4%	(138 bps)
Net debt / Total assets ¹	26.0%	26.8%	(76 bps)
Secured debt / Total assets	19.7%	19.7%	(2 bps)
Secured net debt / Total assets ¹	7.7%	7.1%	59 bps
Net debt / EBITDA	12.8x	10.3x	
Rating			
Investment grade rating (Moody's)	Baa3	Baa3	
Outlook	negative	negative	

Key Metrics (€m)	Q1 2023	Q1 2022	+ / (-)
Rental income	61.7	53.3	15.8%
Net rental income	46.4	42.9	8.1%
EBITDA	56.5	41.2	37.0%
EBIT	53.1	156.9	(66.2%)
Earnings before tax (EBT)	33.2	176.7	(81.2%)
Consolidated net income	30.8	136.9	(77.5%)
FFO I	23.9	29.2	(18.3%)
FFO II	38.8	22.9	69.3%
NAV (IFRS)	3,363.2	3,436.2	(2.1%)
NTA (EPRA)	4,019.1	4,016.0	0.1%
Key Metrics per Share (€)			
Net rental income	0.47	0.43	10.3%
FFO I	0.24	0.29	(17.1%)
FFO II	0.39	0.23	71.8%
Consolidated net income	0.31	1.36	(77.2%)
NAV (IFRS)	34.07	33.71	1.1%
NTA (EPRA)	40.71	40.31	1.0%

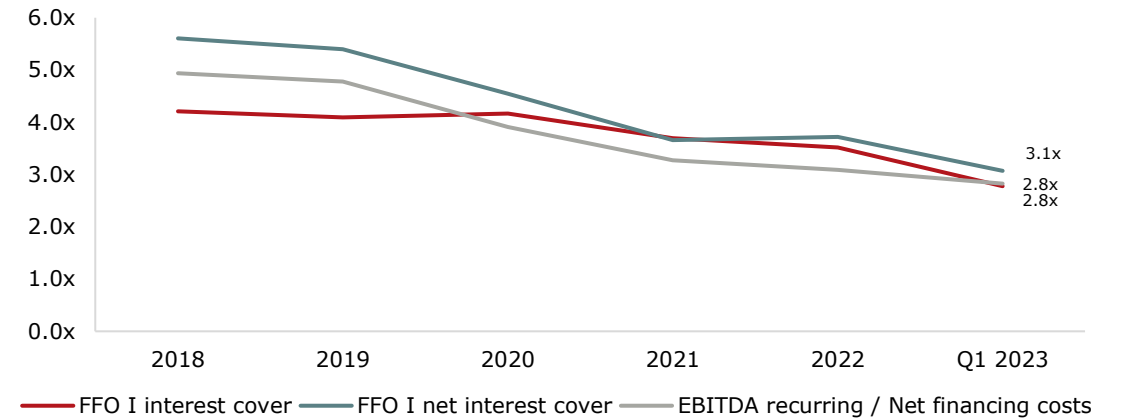
Financing

Financial Profile

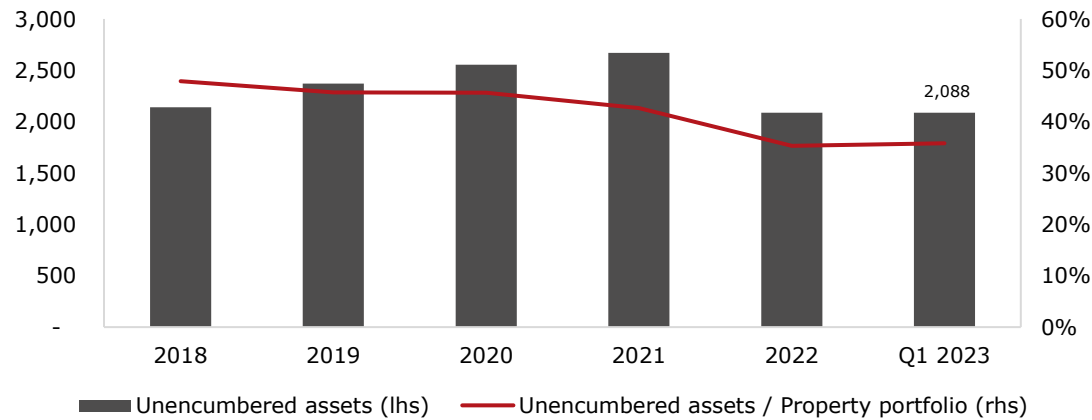
Leverage (%)



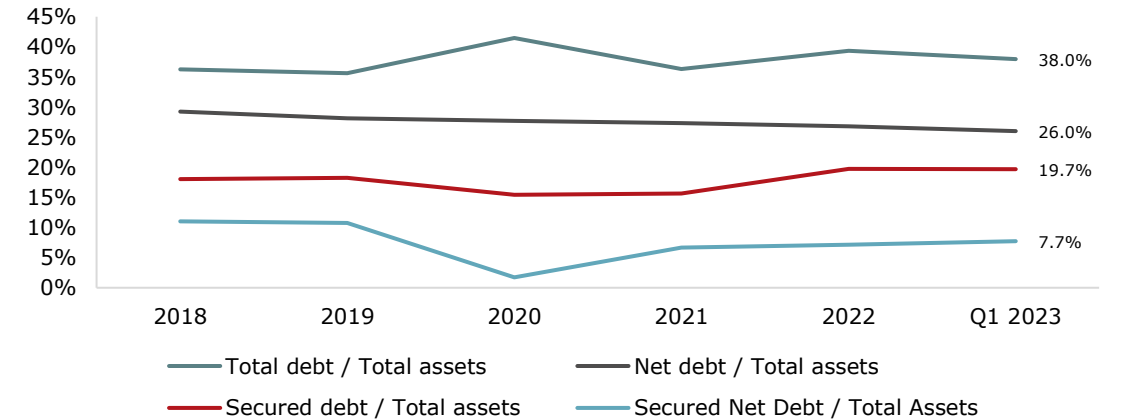
Interest Coverage (x)



Unencumbered Assets (€m, %)



Capital Structure (%)



Investment Portfolio

Like-for-Like Performance

Market	Balance Sheet Value (€m)			Annualized In Place GRI (€m)			Yield (%) ¹			Occupancy (%) ²		
	Q1 '23	Q1 '22	+ / (-)	Q1 '23	Q1 '22	+ / (-)	Q1 '23	Q1 '22	+ / (-)	Q1 '23	Q1 '22	+ / (-)
Austria	377.3	388.3	(2.8%)	20.6	19.5	5.4%	5.5	5.0	+42 bps	84.5	86.7	(222 bps)
Czechia	395.8	394.5	0.3%	23.2	19.8	17.2%	5.9	5.0	+84 bps	94.9	85.5	+932 bps
Germany	2,470.8	2,538.9	(2.7%)	93.2	85.8	8.7%	3.8	3.4	+39 bps	95.9	95.8	+10 bps
Hungary	420.7	449.8	(6.5%)	23.5	25.6	(8.1%)	5.6	5.7	(10 bps)	66.8	77.0	(1,013 bps)
Poland	516.5	532.5	(3.0%)	35.7	34.2	4.4%	6.9	6.4	+49 bps	93.1	92.1	+100 bps
Serbia	37.6	37.1	1.3%	2.9	2.9	1.0%	7.8	7.8	(3 bps)	78.3	77.6	+75 bps
Total	4,218.7	4,341.1	(2.8%)	199.1	187.8	6.0%	4.7	4.3	+39 bps	89.2	89.7	(53 bps)

Key Drivers

- Balance Sheet Value decrease deriving from negative revaluation result throughout the portfolio, mainly because of yield expansion.
- In Place GRI increase in most countries (except Hungary due to lower occupancy), with main drivers in Czechia (+17.2%, mainly due to higher occupancy) and Germany (+8.7%) mainly due to Indexation of rental contracts.
- Total Yield increased by 39bps mainly due to the negative revaluation results (yield expansion in all markets) and tenant rollover in CEE.
- Occupancy decreased by 153 bps mainly due to lower occupancy in Hungary and Austria. This is counterbalanced by higher occupancy, especially in Czechia and Poland. Occupancy is the highest in Germany (95.9%), Czechia (94.9%) and Poland (93.1%).

Capital Markets/Investor Relations

Contact Details



Christoph Thurnberger

Group Head of Capital Markets & Corporate Office

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

E-Mail: christoph.thurnberger@caimmo.com

www.caimmo.com/investor_relations/

Julian Wöhrle

Deputy Head of Capital Markets

Tel.: +49 89 54548 517

E-Mail: julian.woehrle@caimmo.de

www.caimmo.com/investor_relations/

DISCLAIMER

This presentation handout serves marketing purposes in Austria and constitutes neither an offer nor a solicitation to sell, buy or subscribe to any securities, nor investment advice or financial analysis. Any public offer of securities of CA Immobilien Anlagen AG ("CA IMMO" or "Issuer") may solely be made on the basis of a prospectus prepared and published in accordance with the provisions of the Austrian Capital Markets Act and approved by the Austrian Financial Market Authority. If a public offer takes place in Austria, such prospectus will be published and copies will be available free of charge at the business address of the Issuer, Mechelgasse 1, 1030 Vienna, during regular business hours and on the website of the Issuer www.caimmo.com. Neither CA IMMO nor its directors, employees or affiliates shall be obliged to update or adapt the information contained in this presentation handout to future events or developments and they do not explicitly or implicitly make a statement, an assurance or a warranty that the statements contained in this presentation handout are correct, complete, balanced or not misleading. This presentation handout contains forward-looking statements and information. Such statements are based on the Issuer's current expectations and certain presumptions and are therefore subject to certain risks and uncertainties. A variety of factors, many of which are beyond the Issuer's control, affect its operations, performance, business strategy and results and could lead to material deviations of the actual results, financial condition, performance or achievements of the Issuer. Should one or more of these risks or uncertainties materialise or should underlying assumptions prove incorrect, actual results may vary materially, either positively or negatively, from those described in the relevant forward-looking statement as expected, anticipated, intended planned, believed, aspired, wanted, targeted, projected, estimated or similar. Neither this presentation handout nor a copy thereof may be brought into or published in the United States of America, Australia, Canada, Japan, the United Kingdom or any other country in which the distribution, use or publication of this document would be illegal. The securities will not be registered under the United States Securities Act of 1933 or with any authority of a State in the United States of America or under the applicable securities laws of Australia, Canada, Japan or the United Kingdom and may not be offered or sold in the United States of America or for or the account of U.S. persons or other persons resident in Australia, Canada, Japan or the United Kingdom. There will be no public offer of securities of CA IMMO in the United States of America, Australia, Canada, Japan or the United Kingdom. Prospective recipients should not consider the content of this presentation handout as advice in legal, tax or investment matters and should make their own assessments regarding such matters and other consequences of investments in CA IMMO and its securities, including the benefits of investments and related risks. By accessing this presentation handout it shall be assumed that you consented to CA IMMO that you are (i) entitled by any applicable law to access such information, and (ii) solely responsible for your own assessment of CA IMMO's market position, the conduction of your own analysis and the formation of your own opinion on potential future development of CA IMMO's business.