

We create and manage
places where people love to
work.

3Q 2022
UPDATE

 CA IMMO
URBAN
BENCHMARKS.

All figures (€) as at 30 September 2022, unless otherwise stated

Q3 2022 At a Glance



Successful Disposals of Non-Strategic Assets and Solid Operations

Strong operational performance 1-3Q 2022

- Rental income increased by 2.5% to €158.1 m despite non-strategic sales.¹
- Net income of €267.5 m significantly above previous year's level (+40%).
- EPRA NTA per share up 5.5% to €42.25 YTD (dividend-adjusted +11.7%).
- FFO I FY 2022 guidance of > €125 m confirmed.

Successful execution on strategic capital rotation programme

- Successful signing of the sale of seven office buildings in Bucharest and consequent market exit of Romania. The sales price achieved represents a discount of around 3% to the book value as of 30 June 2022. Closing took place shortly after the signing.
- Sale of hotel and office complex Mechelgasse in Vienna signed.
- Promising negotiated outcome around Hamburger Bahnhof and Rieckhallen properties in Europacity Berlin.²

Other key events

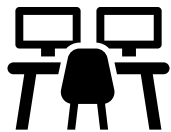
- Successful completion of Grasblau development in Berlin.
- Completion of share buyback programme in the amount of 1 m shares, which were acquired below IFRS NAV.
- ONE construction loan converted into long-term investment loan with a fixed interest rate of ~ 1.2% until 2029.



¹ Adjusted for Romanian portfolio (recognized as held for sale in accordance with IFRS 5 as at 30 September 2022). ² Sale of non-strategic properties in combination with a land swap and cash compensation (subject to a condition precedent).

CA Immo is a leading European manager, investor and developer of high-quality office properties with Germany as anchor market.

OUR PURPOSE: NEW WORK



This is what drives us: We create and manage places where people love to work.



Strengthening competitiveness through a **clear focus on portfolio quality.**

OUR VISION: NET ZERO



This is our commitment: Sustainable office space for generations to come.



Strengthening future viability by **transforming to a sustainable company.**

OUR MISSION: STAKEHOLDER VALUE



This is our responsibility: Creating value for all stakeholders.

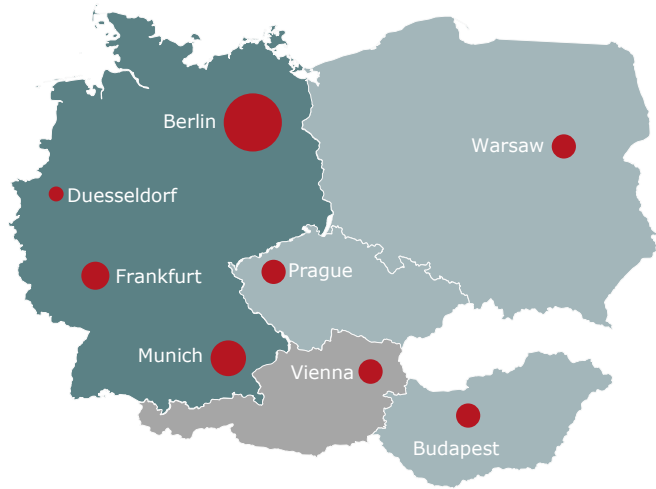


Strengthening resilience through consistent **optimisation of structures.**

Strategy

Clear Focus on Portfolio Quality

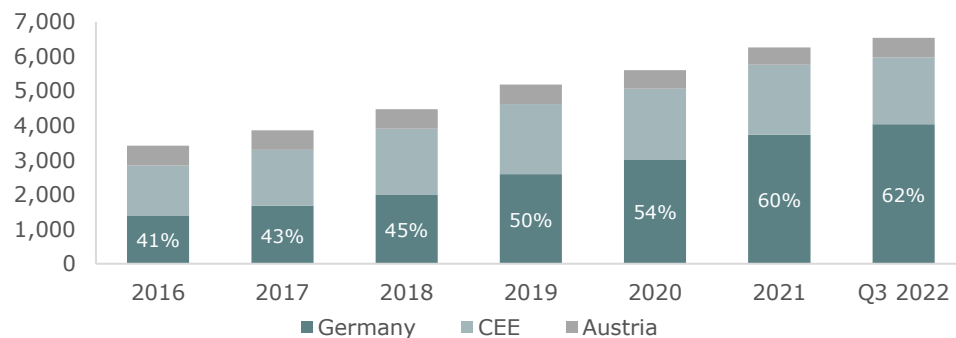
CLASS A OFFICE PORTFOLIO WITH GERMANY AS ANCHOR MARKET



Target portfolio

Germany/Austria > 80%

Investment portfolio (€m) 1



STRATEGIC HOLD PORTFOLIO

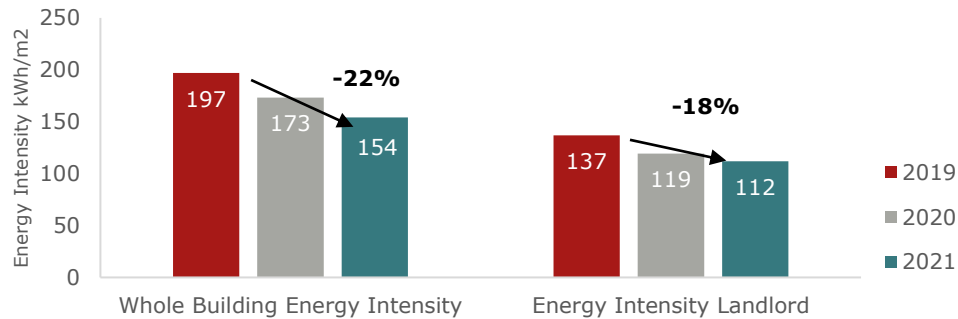
- Further increase portfolio focus on fundamentally attractive prime locations in key gateway cities with high growth perspectives and resilience.
- Expand the core markets Germany and Austria to more than 80% of the total portfolio.
- Invest into the strategic investment portfolio to upgrade quality, sustainability and resilience.
- Implement innovative usage concepts with high ecological and technological standards across the portfolio.

NON-STRATEGIC SELL PORTFOLIO

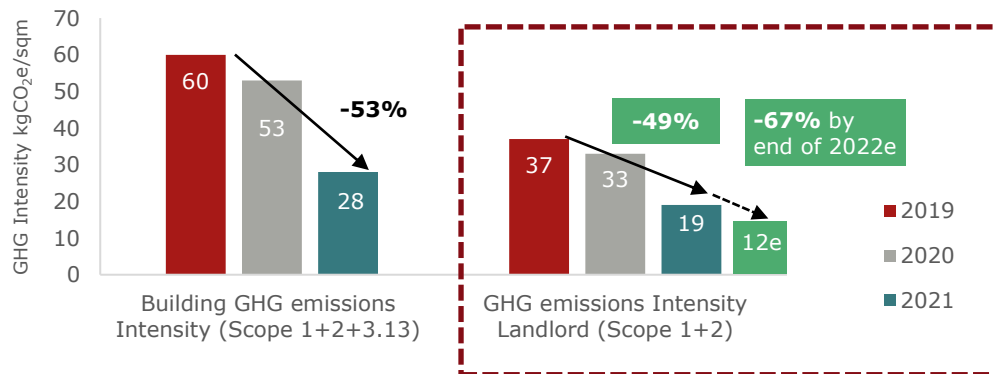
- Continue strategic capital rotation programme and reduce non-core assets, including properties:
 - outside strategic core markets (e.g. Serbia),
 - with a main use other than office (e.g. hotels),
 - of the residential development pipeline in Germany.

STRONG SUSTAINABILITY ENGAGEMENT AND COMMITMENT

Energy Intensity CA Immo Portfolio 2019-2021



Carbon Intensity CA Immo Portfolio 2019-2021 ¹



KEY TARGETS & MEASURES

- Committed to Group-wide carbon neutrality by 2050.
- Reduction of the average Scope 1+2 CO₂ emission intensity of the investment portfolio by 50% by 2030 (base year 2019).
- Focus on energy efficiency as energy costs are increasing heavily in our markets and will become a differentiating factor also for our tenants.
- Increase performance and improve score on key ESG ratings.
- Maintain a certification rate (DGNB, LEED, BREEAM) above 70% in the investment portfolio (by book value).
- All development projects completed from 2030 onwards will be climate-neutral in operations (net zero carbon buildings).
- All development projects starting from 2022 will comply with the Climate Change Mitigation Technical Screening Criteria (TSC) of the EU Taxonomy.

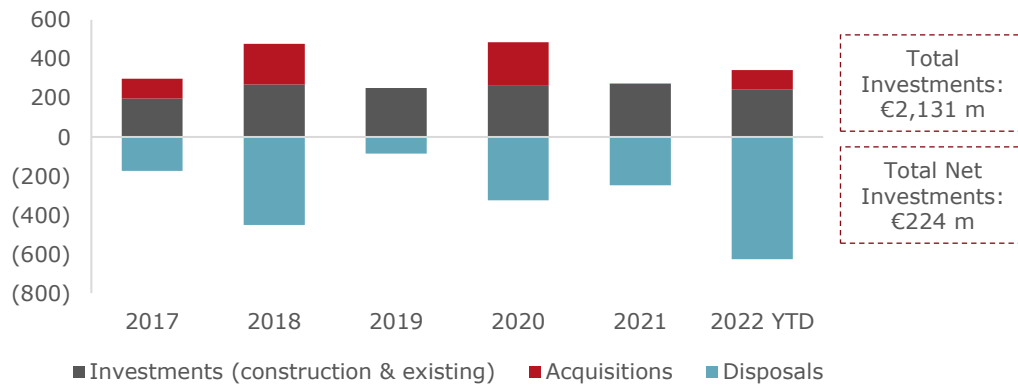
¹ Expected reduction of carbon emissions based, amongst other things, on the progressive conversion of electricity contracts to electricity from renewable energy sources

Strategy

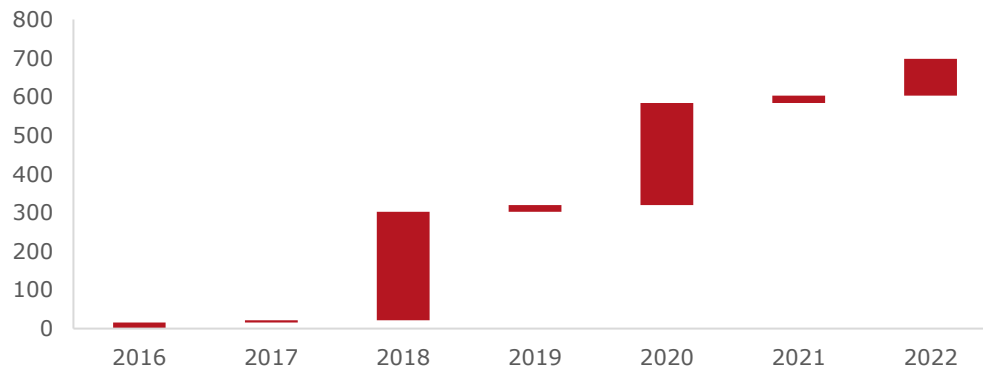
Crystallising Organic Growth Potential

REINVEST NON-STRATEGIC SALES PROCEEDS INTO CORE BUSINESS

Capital recycling (€m)



Development profit track record (€m) ¹



CASH FLOW FOCUSED DEVELOPMENTS

- Office development landbank and pipeline:
 - Focus new development activities on prime sites in tier-1 locations.
 - Preparation of Baufeld 02 project in Berlin (~ €150 m investment volume).
- Office refurbishments and quality upgrades:
 - Quality and sustainability upgrades of core buildings to optimise rental performance.
 - Leverage in-house development and innovation capacity and increase focus on “green” construction and refurbishments.
- Residential development landbank and pipeline:
 - Drive value by continuous zoning and planning progress.
 - Achieve best possible sales result.

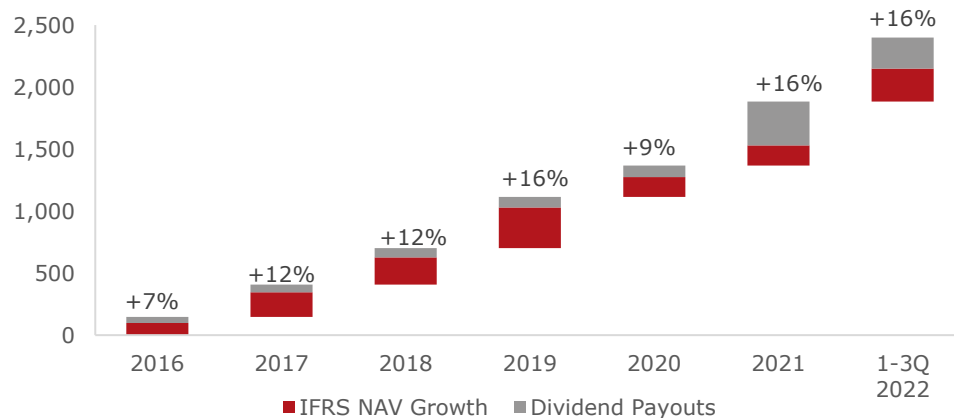
¹ Development profit investment properties = current book value – total investment costs; Development profit sales = sales price – total investment costs

Strategy

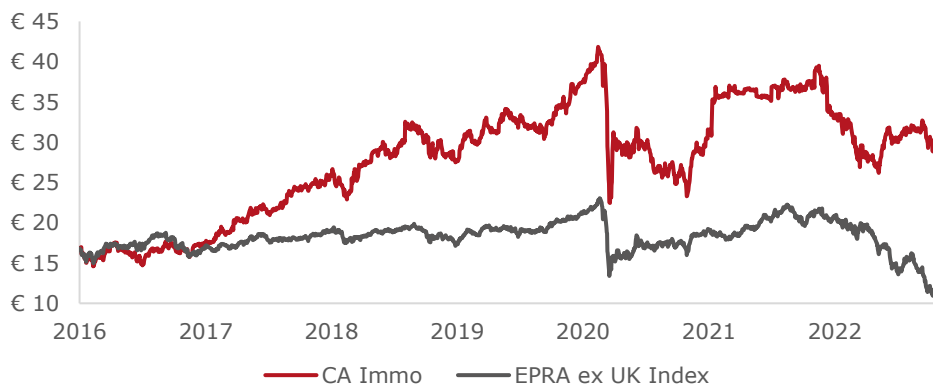
Creating Value for all Stakeholders

DRIVING PLATFORM EFFICIENCY AND TOTAL RETURN

Total return (€m)



Outperformance of main industry benchmark¹



CAPITAL ALLOCATION DISCIPLINE

- Consistent optimisation of our financing and cost structure:
 - Use of surplus liquidity to repay financial liabilities (e.g. corporate bonds) and improve capital structure.
 - Cost discipline and adaptation of organisational structures to a new and challenging environment.
 - Maintain strong liquidity profile and defensive investment grade financial policy with a target net LTV range of 30-35%.
- Driving shareholder value while balancing stakeholders' interests:
 - Maintain attractive dividend payouts driven by operational cash flow generation.
 - Continuation of the share buyback programme if CA Immo share trades with a discount to NAV(s).

¹Source: Bloomberg (rebased)

Outlook

FINANCIAL GUIDANCE

- The FFO I target for the 2022 financial year of more than €125 m (FFO I 2021: €128.3 m) is confirmed.
- Over the medium term, we expect a significant organic increase in rental income from lease indexation and full occupancy of development projects (aside of the effect of further non-strategic property sales).

CAPITAL MARKETS DAY

Berlin

30/31 March 2023



CA Immo is planning a capital markets day in its largest core city Berlin on 30 and 31 March 2023, which will include a strategy and operations update as well as a tour of the property portfolio, including both standing and development assets.

A detailed agenda will be published in the course of the first quarter 2023.



3Q UPDATE FINANCIALS

 GA IMMO

URBAN
BENCHMARKS.

All figures (€) as at 30 September 2022, unless otherwise stated

1-3Q 2022 Results

Solid Operations Continued



Profit and Loss (€m)	1-3Q '22	1-3Q '21 restated	+ / (-)	Q3 '22	Q3 '21 restated	+ / (-)
1 Rental income	158.1	154.2	2.5%	52.6	49.5	6.3%
Net rental income	136.3	135.4	0.7%	44.7	45.7	(2.3%)
Other property development expenses	(1.5)	(1.3)	12.0%	(0.4)	(0.4)	2.1%
Property sales result ¹	11.4	39.7	(71.2%)	(0.7)	4.4	n.m.
Income from services rendered	4.5	6.1	(27.4%)	1.3	1.8	(29.0%)
Indirect expenses	(34.1)	(38.3)	(10.8%)	(11.3)	(11.9)	(5.2%)
Other operating income	0.5	2.5	(81.7%)	0.1	0.3	(82.2%)
2 EBITDA	117.0	144.1	(18.8%)	33.7	40.0	(15.8%)
Depreciation and impairment/reversal	(4.9)	(4.3)	13.7%	(1.2)	(1.3)	(6.6%)
2 Result from revaluation	180.4	185.6	(2.8%)	19.8	(10.7)	n.m.
3 Result from joint ventures	27.2	3.3	723.3%	0.6	(0.4)	n.m.
EBIT	319.7	328.7	(2.7%)	52.9	27.7	91.0%
Financing costs	(37.4)	(34.8)	7.3%	(11.8)	(10.3)	15.0%
4 Result from derivatives	87.3	(32.7)	n.m.	31.2	2.9	970.1%
Result from financial investments	2.7	(0.1)	n.m.	0.7	0.2	327.4%
Other financial result	1.7	(0.5)	n.m.	1.5	0.7	99.8%
Financial result	54.4	(68.1)	n.m.	21.6	(6.4)	n.m.
Earnings before tax (EBT)	374.0	260.6	43.6%	74.4	21.2	250.5%
Income tax ²	(100.7)	(82.5)	22.1%	(19.2)	(6.6)	191.2%
R Result from discontinuing operation	(5.8)	12.7	n.m.	(7.8)	4.8	n.m.
Consolidated net income	267.5	190.8	40.2%	47.4	19.5	143.3%

Major Earnings Drivers 1-3Q '22

- R**
 - The income statement does not include any contribution from the Romanian portfolio (classified as IFRS 5 / discontinued operation at reporting date). The comparative previous year's figures have been restated.
- 1**
 - Rental income positive despite ongoing asset sales, but counterbalanced by development completions, acquisitions and higher rental income in investment properties.
- 2**
 - Revaluation result below last year's number but still positive, amongst others by ongoing development progress across our projects.
- 3**
 - Increase is attributable to the profitable sale of land plots in the Zollhafen Mainz joint venture.
- 4**
 - Strong derivate result in 1-3Q 2022 due to increasing Euribor interest curve combined with high hedging ratio.

¹ Result from trading and construction works + Result from the sale of investment properties ² Current income taxes + Deferred taxes

1-3Q 2022 Results

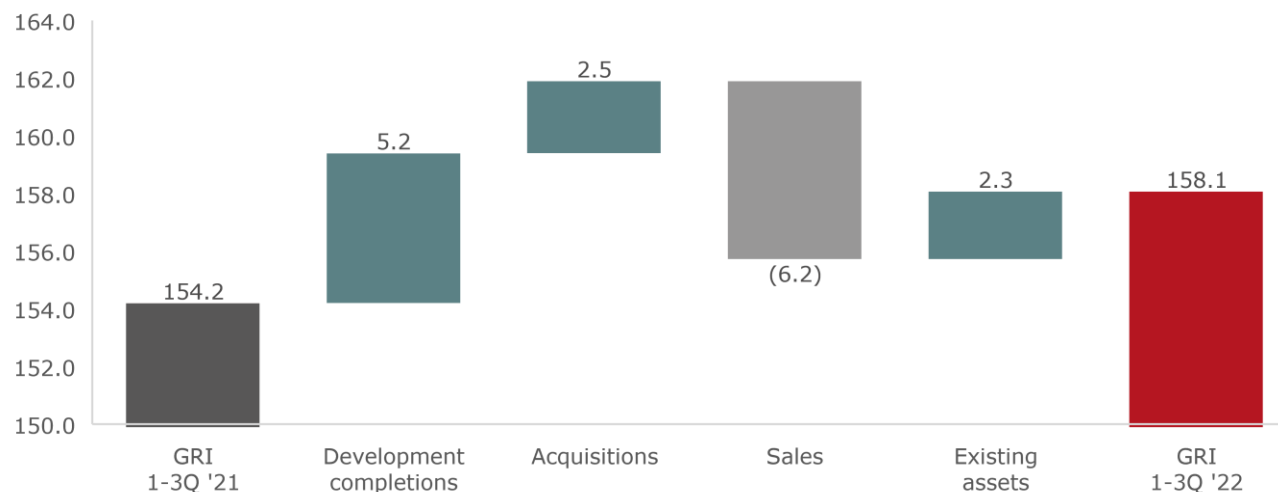


Rental Income Slightly Up Despite Sales

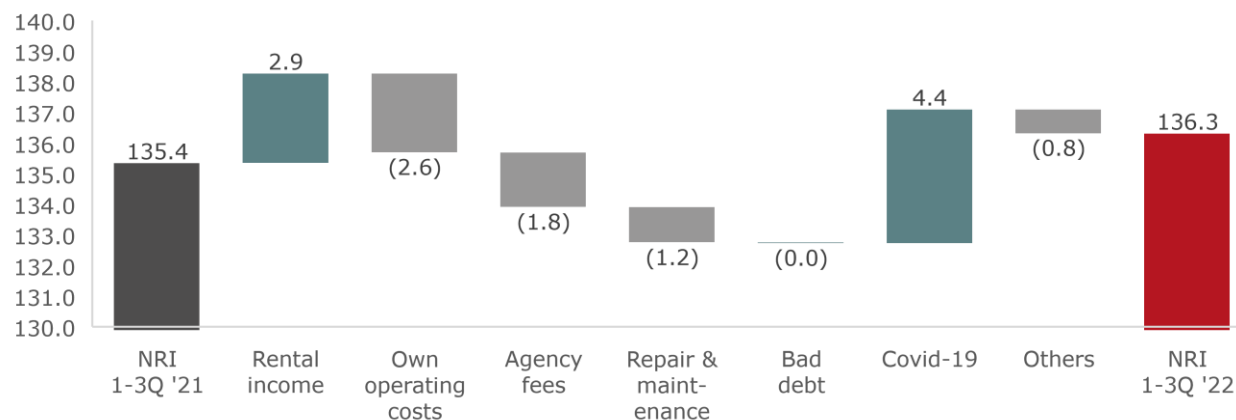
Key Drivers

- Rental income growth driven by the completion of project developments and the purchase of Kasernenstrasse 67 asset in Duesseldorf (+€7.7 m yoy) as well as higher rental income from investment properties (+€2.3 m yoy), which more than compensated for the decline in rental income from the sale of non-strategic properties as part of the strategic capital rotation program (€-6.2 m yoy).
- The Covid-19 pandemic impacted net rental income by +€1.7 m in the first nine months of 2022. This mainly relates to releases of bad debt reserves (reversal of provisions).
- The operating margin (net rental income to rental income) stood at 86.2% (1-3Q 2021: 87.8%).

1-3Q 2022 Rental Income Bridge (€m)¹



1-3Q 2022 Net Rental Income Bridge (€m)¹



¹2021 numbers restated.

1-3Q 2022 Results



Solid FFO I Slightly Above Previous Year's Figure

	Funds from Operations (€m)	1-3Q '22	1-3Q '21	+ / (-)	Q3 '22	Q3 '21	+ / (-)	Major Drivers
1	Net rental income	136.3	135.4	0.7%	44.7	45.7	(2.3%)	<p>1 Slightly higher net rental income on the back of the Kasernenstraße acquisition as well as higher rental income in investment properties outweighing losses linked to profitable disposals of non-core properties (<i>refer to next page for details</i>).</p>
	Income from services	4.5	6.1	(27.4%)	1.3	1.8	(29.0%)	
	Other operating income/expenses excl. services	0.5	2.5	(81.7%)	0.1	0.3	(82.2%)	
	Other operating income/expenses	4.9	8.7	(43.3%)	1.4	2.2	(37.4%)	
	Indirect expenses	(33.4)	(33.8)	(1.1%)	(11.2)	(11.0)	2.1%	
	Result from joint ventures	10.1	6.3	60.3%	(0.0)	(0.4)	(89.2%)	
	Finance costs	(30.5)	(31.1)	(2.0%)	(11.3)	(9.6)	17.9%	
	Result from financial investments ¹	0.6	(1.2)	n.m.	0.5	(0.4)	(218.9%)	
	FFO I from discontinuing operations	14.5	15.9	(9.0%)	4.6	5.1	(8.1%)	
2	FFO I	102.5	100.1	2.4%	28.6	31.6	(9.4%)	<p>2 Non-recurring adjustments included in the respective P&L line item.</p>
	FFO I per share	1.02	1.03	(0.8%)	0.28	0.32	(12.3%)	
	Property sales result ²	41.9	46.4	(9.6%)	0.3	4.4	(92.5%)	
	Result from disposal of assets fair value	0.0	0.1	(100.0%)	0.0	(0.0)	n.m.	
	Other financial results	0.0	0.0	n.m.	0.0	0.0	n.m.	
	Current income tax ³	(29.9)	(14.0)	112.9%	(1.0)	(1.2)	(21.2%)	
	Current income tax discontinuing operations	(29.4)	(27.7)	6.1%	(2.0)	(1.1)	76.5%	
	Non-recurring readjustments ⁴	(0.8)	(0.7)	11.9%	(0.3)	(0.3)	6.4%	
	Non-recurring tax adjustments ⁴	0.0	0.9	(100.0%)	(1.1)	(0.0)	n.m.	
	FFO II	84.4	105.1	(19.7%)	24.6	33.3	(26.2%)	
	FFO II per share	0.84	1.08	(22.3%)	0.24	0.34	(28.5%)	

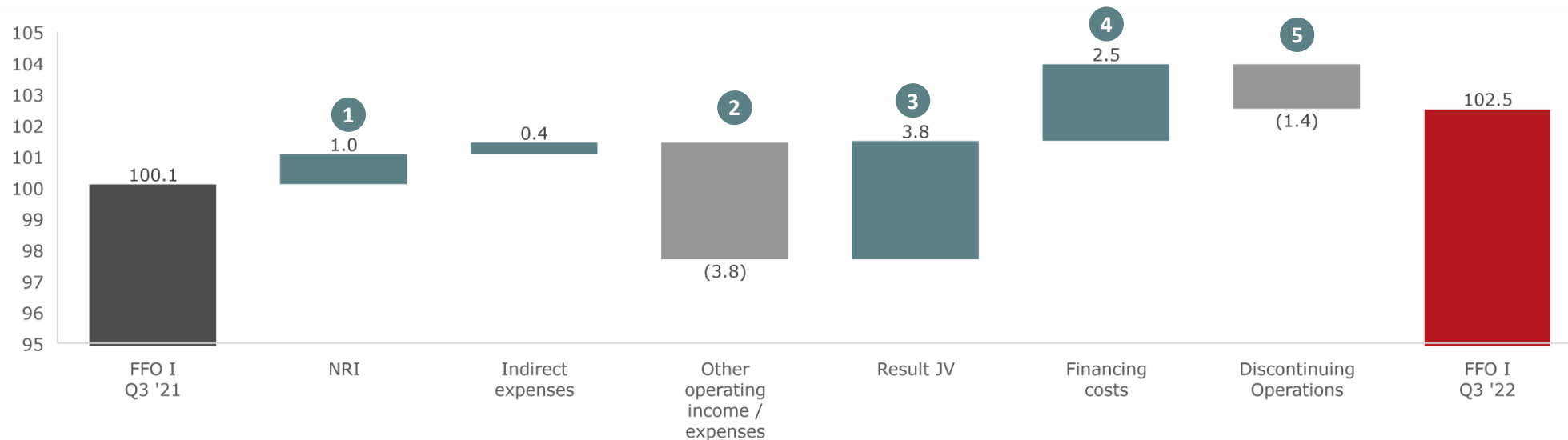
¹ Excluding IFRS 9 value adjustment ² Incl. at equity property sales result ³ Incl. at equity current income tax ⁴ Includes other non-recurring results adjusted in FFO I

1-3Q 2022 Results



FFO I Growth Representing Resilient Operational Business

1-3Q 2022 FFO I Bridge (€m)



Key Drivers

- 1** COVID-19 effect: Positive result in 2022 mainly due to release of bad debt.
Investment Properties: Change in vacancy rates and rental contracts (including indexation) as well as directly related costs like agency fees and maintenance expenses; additional increase due to acquisition of Kasernenstraße property in Duesseldorf.
Development completions: Increase due to completed developments including Neo (Commercial), ZigZag, ONE, Grasblau and Mississippi House / Missouri Park.
Disposals: Decrease mainly due to sale of the following properties: Vor dem Osterholz, Bodenseestraße 229, Meininger Hotel Frankfurt, Wolfganggasse, Meininger Hotel Vienna, Handelskai R70, Canada Square, Wspolna, BBC.
- 2** Other income decrease mainly due to waiver of objection in regard of construction nearby in Poland in 2021.
- 3** Increase due to higher distributions from Zollhafen Mainz JV.
- 4** Decrease mainly due to decrease of interest expenses of bonds.
- 5** Decline driven by slightly higher property and indirect expenses.

1-3Q 2022 Results

Balance Sheet as at September 30, 2022



	Q3 '22	Q4 '21	+ / (-)	Comments
Balance Sheet (€m)				
1 Investment properties	5,237.4	4,984.3	5.1%	1
2 Properties under development	697.4	1,097.1	(36.4%)	<ul style="list-style-type: none"> Mainly up because of reclassification of the ONE development in Frankfurt and Grasblau in Berlin (tenant handover) and acquisition of Kasernenstraße (Duesseldorf) counterbalancing the reclassification of the Romanian portfolio to Properties held for sale in light of exclusive due diligence and negotiations based on a memorandum of understanding (MoU).¹
Own-used properties	12.7	11.2	13.7%	
Other long-term assets	7.9	9.9	(19.5%)	
Investments in joint ventures	64.8	55.8	16.2%	
Financial assets	209.6	88.6	136.7%	
Deferred tax assets	2.8	2.7	3.2%	
3 Properties held for sale	518.3	76.2	580.3%	2
Properties held for trading	89.1	87.2	2.2%	<ul style="list-style-type: none"> Properties under development down because of reclassification of ONE and Grasblau to investment properties despite continuous investments in developments as well as revaluation gains of development and zoning projects.
4 Cash and cash equivalents	442.5	633.1	(30.1%)	
Other short-term assets	127.0	68.4	85.5%	
Total assets	7,409.6	7,114.4	4.1%	3
				<ul style="list-style-type: none"> Increase because of reclassification of the Romanian portfolio.
Shareholders' equity	3,557.4	3,291.0	8.1%	4
Long-term financial liabilities	2,478.5	2,186.5	13.4%	<ul style="list-style-type: none"> Reflects investments into the investment portfolio (e.g. acquisition of Kasernenstraße) as well as investments into ongoing development projects.
Other long-term financial liabilities	75.4	100.6	(25.1%)	
Deferred tax liabilities	761.5	698.3	9.1%	
Short-term financial liabilities	315.9	397.4	(20.5%)	5
5 Other short-term liabilities	220.9	440.5	(49.9%)	<ul style="list-style-type: none"> Short-term liabilities down because of special dividend paid in March 2022 (second tranche booked as short-term liability in Q4 2021).
Total liabilities and shareholders' equity	7,409.6	7,114.4	4.1%	

¹ Sale of the Romanian platform signed and closed after reporting date.

1-3Q 2022 Results



Balance Sheet Metrics as at September 30, 2022

Balance Sheet (€m)	Q3 '22	Q4 '21	+ / (-)
Total assets	7,409.6	7,114.4	4.1%
Property assets	6,536.4	6,254.2	4.5%
Cash and cash equivalents	442.5	633.1	(30.1%)
Shareholders' equity	3,557.4	3,291.0	8.1%
Total debt	2,794.4	2,583.9	8.1%
Net debt	2,266.7	1,946.2	16.5%
Secured debt	1,391.9	1,113.3	25.0%
Unencumbered property assets	2,552.2	2,669.1	(4.4%)
Balance Sheet Ratios	Q3 '22	Q4 '21	+ / (-)
Equity ratio	48.0%	46.3%	175 bps
LTV	42.8%	41.3%	144 bps
LTV (net)	34.7%	31.1%	356 bps
Gearing	78.6%	78.5%	4 bps
Gearing (net)	63.7%	59.1%	458 bps
Total debt / Total assets	37.7%	36.3%	139 bps
Net debt / Total assets ¹	30.6%	27.4%	324 bps
Secured debt / Total assets	18.8%	15.6%	314 bps
Secured net debt / Total assets ¹	11.7%	6.7%	498 bps
Net debt / EBITDA ²	12.9x	9.3x	
Rating	Q3 '22	Q4 '21	
Investment grade rating (Moody's)	Baa3	Baa3	
Outlook	negative	negative	

1-3Q 2022 Results

Key Metrics



Key Metrics (€m)

	1-3Q 2022	1-3Q 2021 ¹	+ / (-)
Rental income	158.1	154.2	2.5%
Net rental income	136.3	135.4	0.7%
EBITDA	117.0	144.1	(18.8%)
EBIT	319.7	328.7	(2.7%)
Earnings before tax (EBT)	374.0	260.6	43.6%
Consolidated net income	267.5	190.8	40.2%
FFO I	102.5	100.1	2.4%
FFO II	84.4	105.1	(19.7%)
NAV (IFRS)	3,557.3	3,504.0	1.5%
NTA (EPRA)	4,220.0	4,211.0	0.2%

Key Metrics per Share (€)

	1-3Q 2022	1-3Q 2021 ¹	+ / (-)
Net rental income	1.36	1.57	(13.6%)
FFO I	1.02	1.03	(1.0%)
FFO II	0.84	1.08	(22.3%)
Consolidated net income	2.66	1.96	35.8%
NAV (IFRS)	35.61	34.49	3.3%
NTA (EPRA)	42.25	41.81	1.1%

FINANCING



CA IMMO

URBAN
BENCHMARKS.

Financing

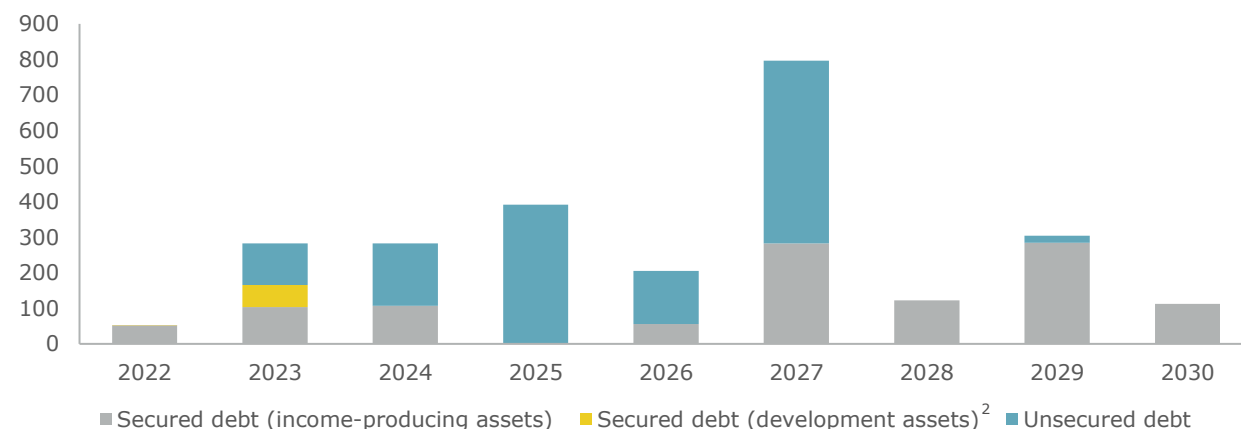


Well-Balanced Maturity Profile and Diversified Debt Structure

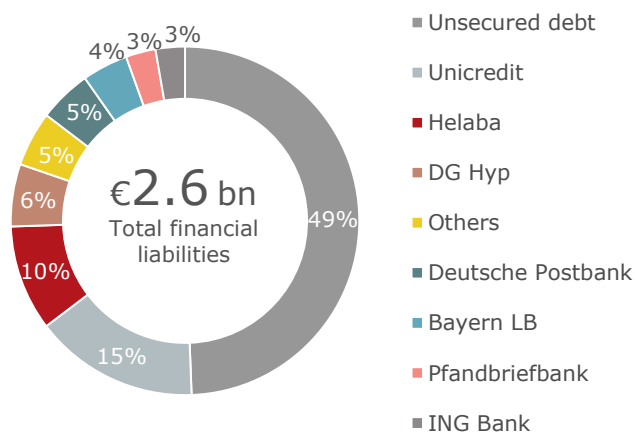
Debt Structure

- Follow-up financings have been secured for construction loans (secured debt developments).
- 100% of bank financings and bonds are euro-denominated.
- Unencumbered property asset pool of ~ €2.6 bn as at September 30, 2022.
- ONE construction loan converted into long-term investment loan with a fixed interest rate of ~ 1.2% until 2029.

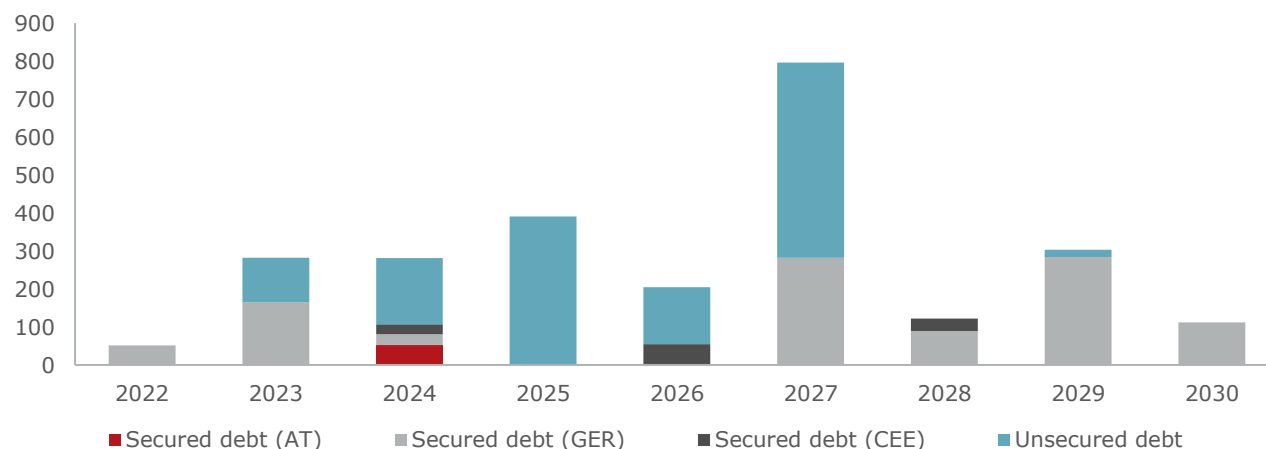
Debt Maturity Profile (€m)



Debt Structure ¹ (€m)



Debt Maturity Profile (€m)



¹ Excl. contractually fixed credit lines for follow-up financings of development projects ² Follow-up financings have been secured for construction loans of development projects earmarked for own portfolio

Financing

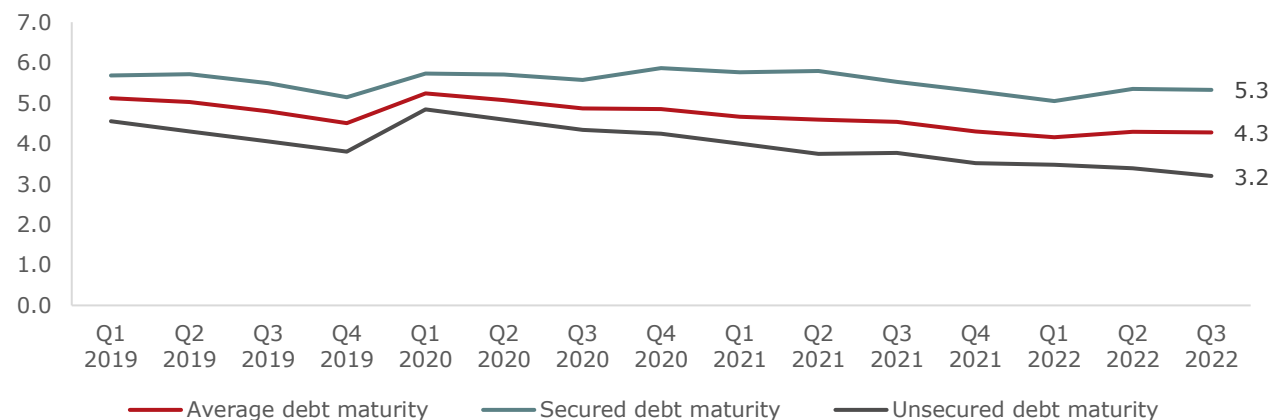


Stable Debt Maturities and Record Low Financing Costs

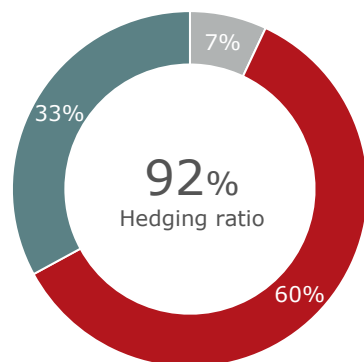
Key Financing Metrics ¹

- Repayment of corporate bond in February 2022.
- Average financing costs incl. interest rate hedges at 1.6% (excl. 1.4%).
- Average debt maturity at 4.3 years.

Average Debt Maturity (years) ¹

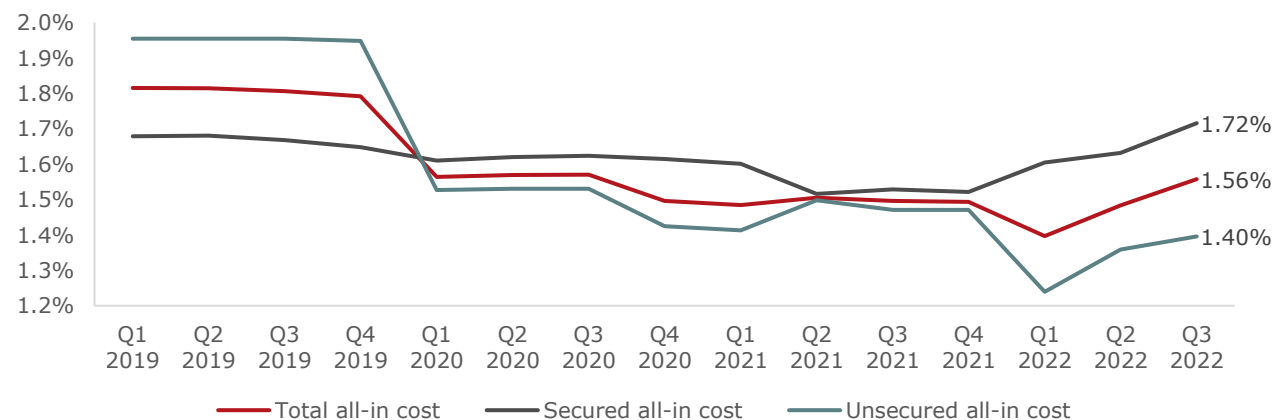


Hedging Ratio (%)



■ Floating ■ Fixed ■ Hedged

Average Cost of Debt (%) ¹



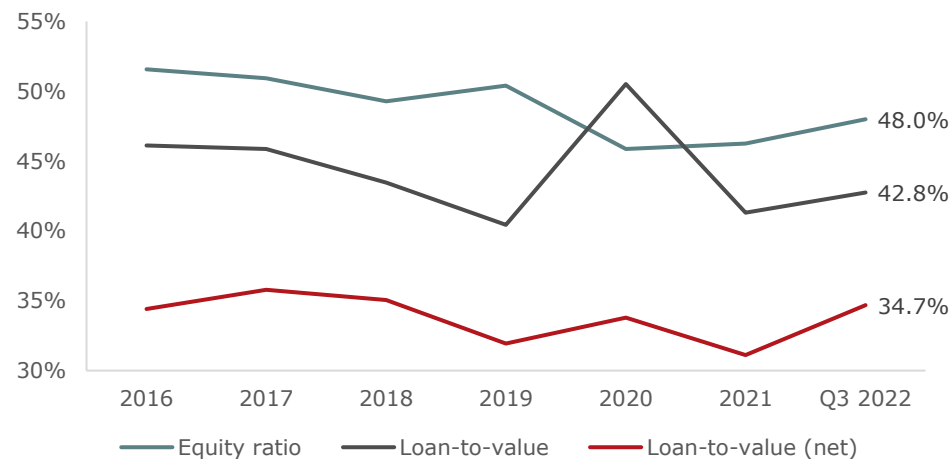
¹ Excl. contractually fixed credit lines for follow-up financings of developments

Financing

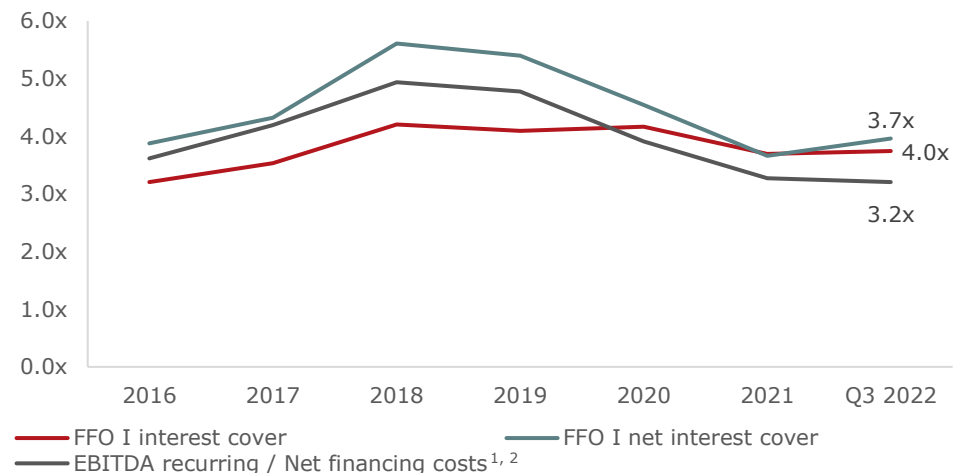


Robust Financial Profile with Strong Equity Base

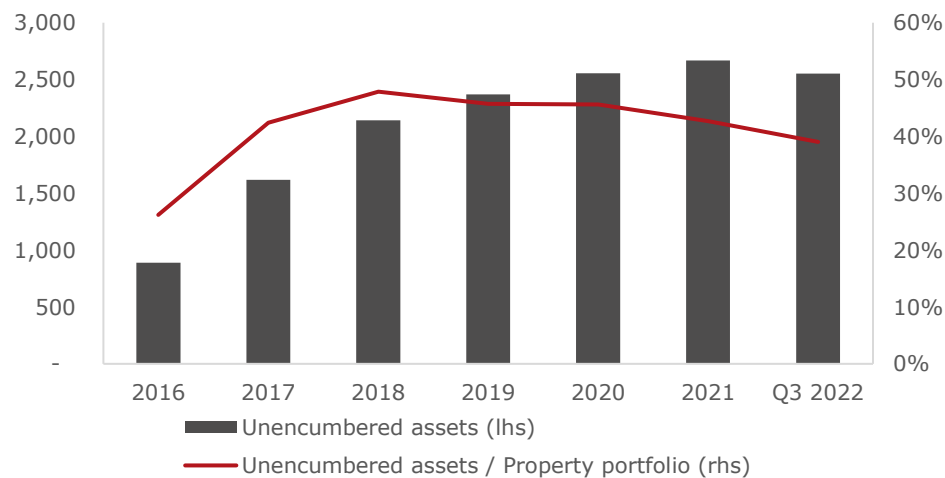
Leverage (%)



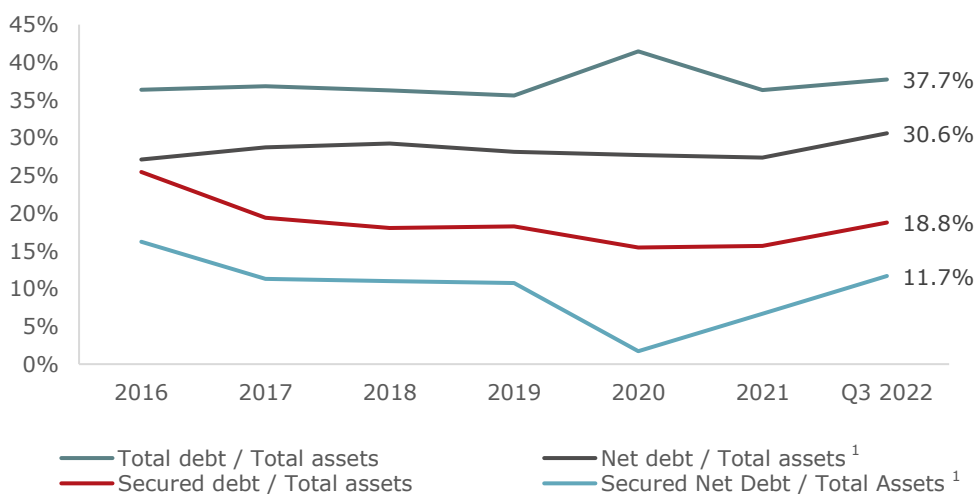
Interest Coverage (x)



Unencumbered Assets (€m, %)



Capital Structure (%)





CA IMMO

URBAN
BENCHMARKS.

PORTFOLIO

Property Portfolio

Key Metrics



Property Portfolio		Q3 '22	Q4 '21	+ / (-)
Gross Asset Value (GAV)	€m	6,536.4	6,254.2	4.5%
thereof Investment Properties ¹	€m	5,250.1	4,995.5	5.1%
thereof Active Development Projects	€m	502.8	920.3	(45.4%)
thereof Land Reserves	€m	194.6	176.8	10.1%
thereof Short-term Assets ²	€m	499.8	161.6	209.3%
Investment Properties		Q3 '22	Q4 '21	+ / (-)
Number of Properties	#	66	77	(11)
Gross Lettable Area (GLA)	'000 sqm	1,155	1,320	(12.5%)
Gross Asset Value ¹	€m	5,250.1	4,995.5	5.1%
thereof Austria	%	7.4	9.9	(250 bps)
thereof CEE	%	31.0	39.9	(891 bps)
thereof Germany	%	61.5	50.1	1,141 bps
Annualized Rent (GRI)	€m	209.2	224.8	(7.0%)
Office Share (GAV)	%	92.8	91.3	147 bps
Weighted Average Unexpired Lease Term (WAULT) to Break	years	4.5	3.8	18.7%
Gross Initial Yield (GIY)	%	4.3	4.6	(27 bps)
Economic Occupancy	%	89.3	88.9	37 bps

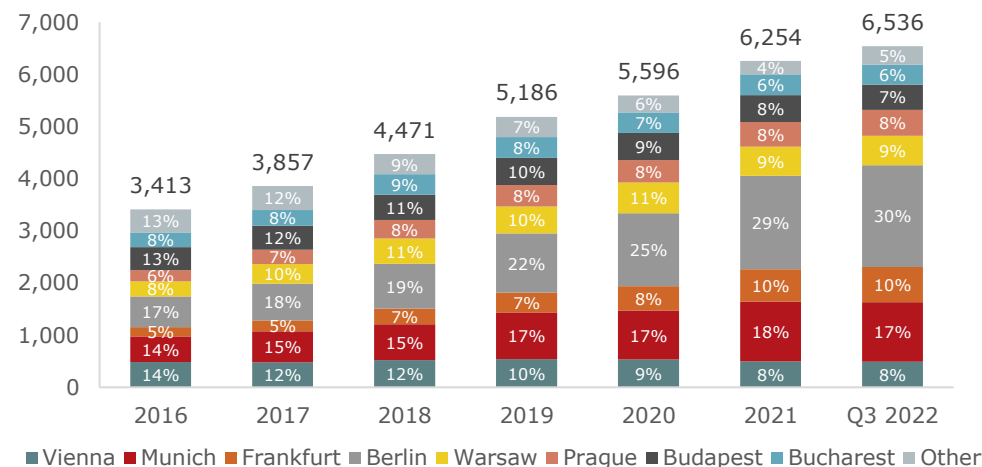
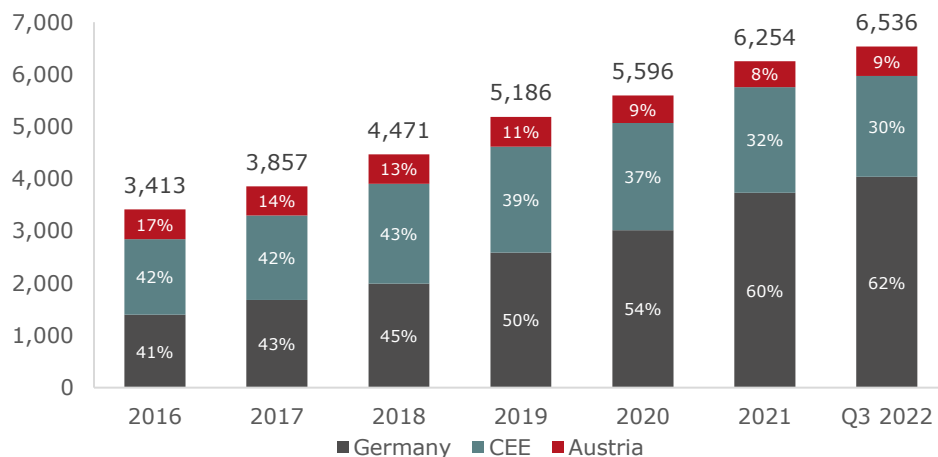
¹ Including own used properties ² Including land reserves, which in total account for a book value of ~ € 282 m (excluding JVs) as at 30.09.2022

Property Portfolio

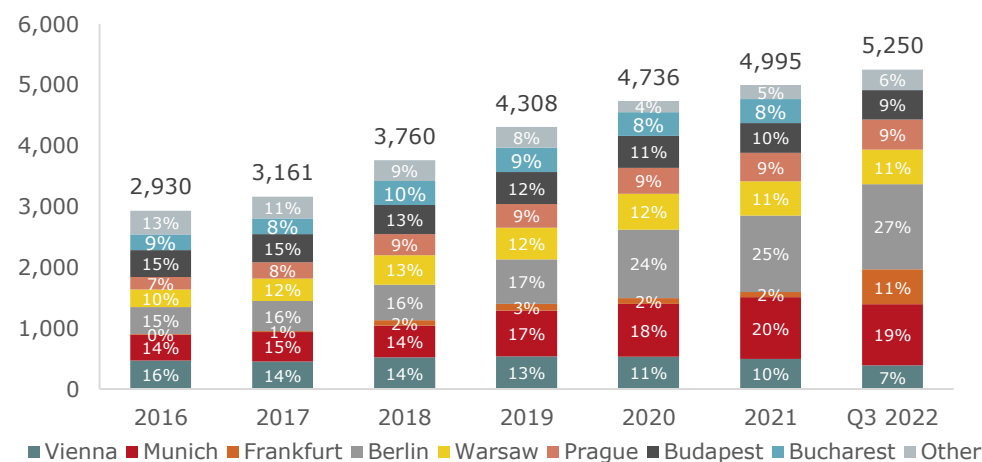
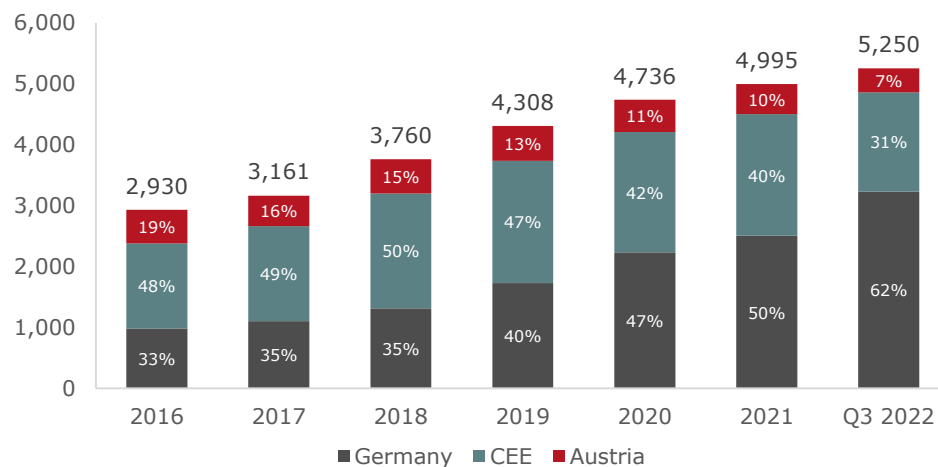
Location Overview



Total Property Portfolio (€m, % Total GAV) ¹



Investment Portfolio (€m, % Total GAV) ¹



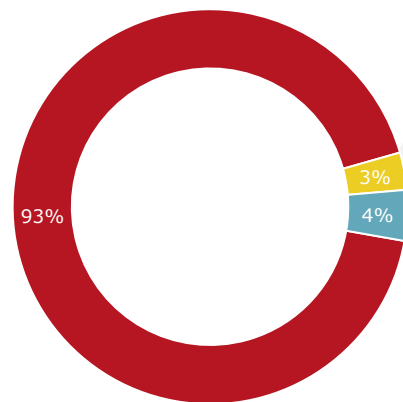
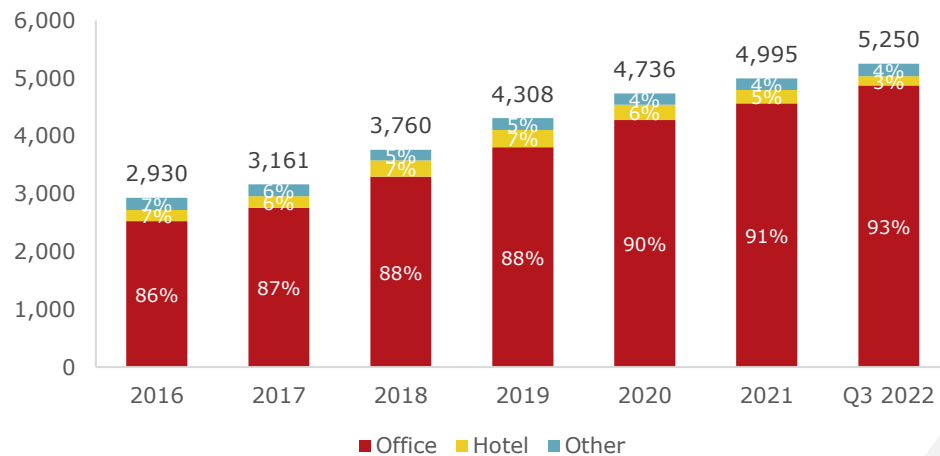
¹ Including own used properties

Investment Portfolio

Sector Overview



Investment Portfolio (€m, % Total GAV) ¹



■ Office ■ Hotel ■ Other

Other Asset Classes Investment Portfolio

Asset	City	Main Use
InterCity Hotel Berlin	Berlin	Hotel
InterCity Hotel Frankfurt	Frankfurt	Hotel
Buckower Chaussee 43-58	Berlin	Logistics
Hamburger Bahnhof	Berlin	Other
Frankfurt Bus Terminal	Frankfurt	Other
Parkhaus RheinTriadem	Cologne	Parking
Quartiersgarage	Mainz	Parking
Galleria	Vienna	Retail

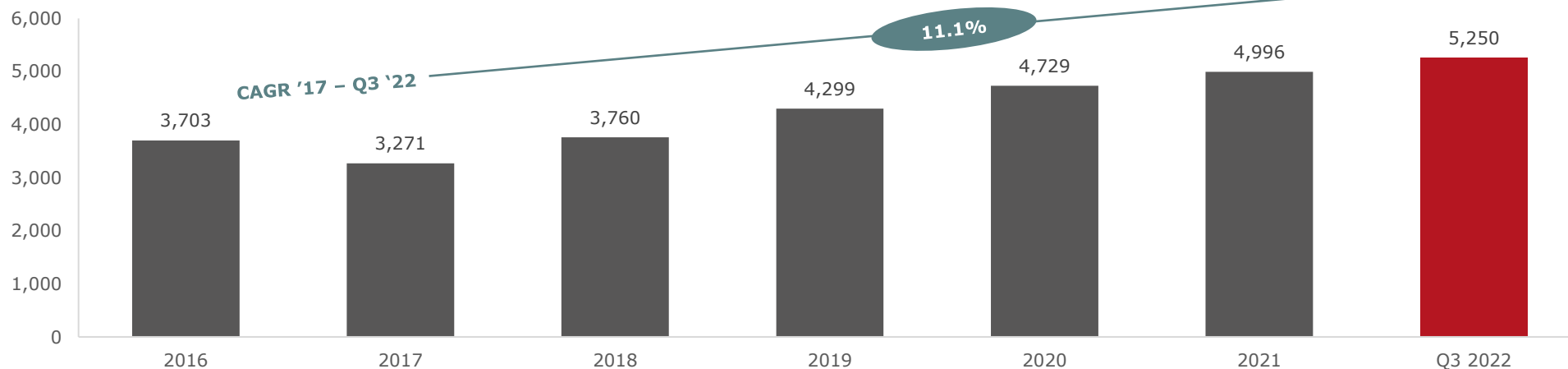
¹ Including own used properties

Investment Properties

KPI Overview (I)



Investment Properties GAV Over Time (€m)



Investment Properties (€m)	Q3 '22	Q4 '21	+ / (-)
Austria	390.5	496.5	(21.3%)
Czechia	497.9	471.5	5.6%
Germany	3,230.2	2,498.2	29.3%
Hungary	485.2	485.1	0.0%
Poland	565.9	532.2	6.3%
Other	80.4	78.3	2.6%
Total	5,250.1	4,995.7	5.1%

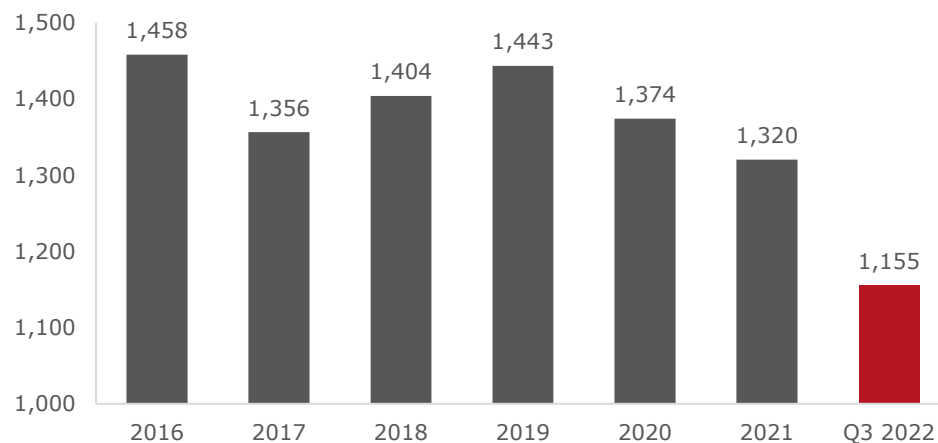
Invest. Properties (€psqm)	Q3 '22	Q4 '21	+ / (-)
Austria	2,953.1	2,569.1	14.9%
Czechia	3,409.8	3,109.5	9.7%
Germany	6,738.5	6,168.6	9.2%
Hungary	2,496.2	2,495.5	0.0%
Poland	3,622.1	3,434.7	5.5%
Other	1,717.7	1,718.5	(0.0%)
Total	4,545.5	3,783.8	20.1%

Investment Properties

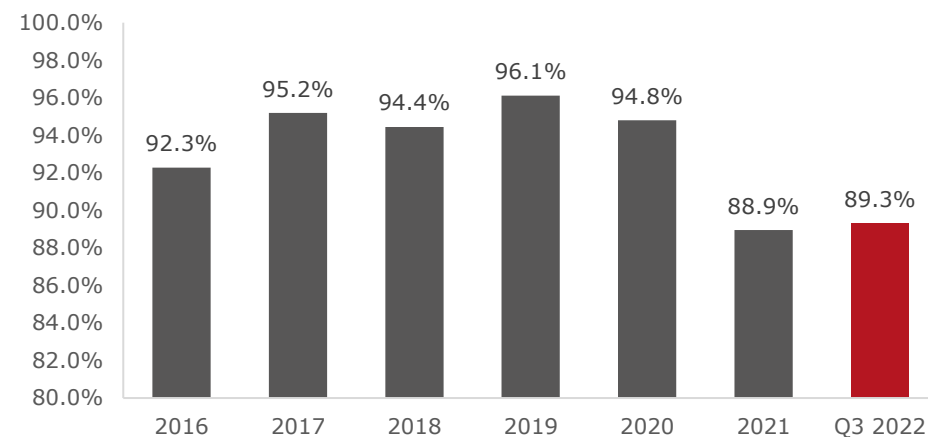
KPI Overview (II)



GLA Over Time (ksqm)



Economic Occupancy Over Time (%)



GLA (ksqm)	Q3 '22	Q4 '21	+ / (-)
Austria	132	193	(31.6%)
Czechia	146	152	(3.7%)
Germany	479	406	18.1%
Hungary	194	194	(0.0%)
Poland	156	164	(4.8%)
Other	47	46	0.7%
Total	1,155	1,320	(12.5%)

Occupancy (%)	Q3 '22 ¹	Q4 '21 ²	+ / (-)
Austria	84.2	88.4	(422 bps)
Czechia	91.5	82.7	882 bps
Germany	95.9	95.7	22 bps
Hungary	71.4	77.2	(580 bps)
Poland	93.2	88.4	481 bps
Other	84.6	79.0	559 bps
Total	89.3	88.9	37 bps

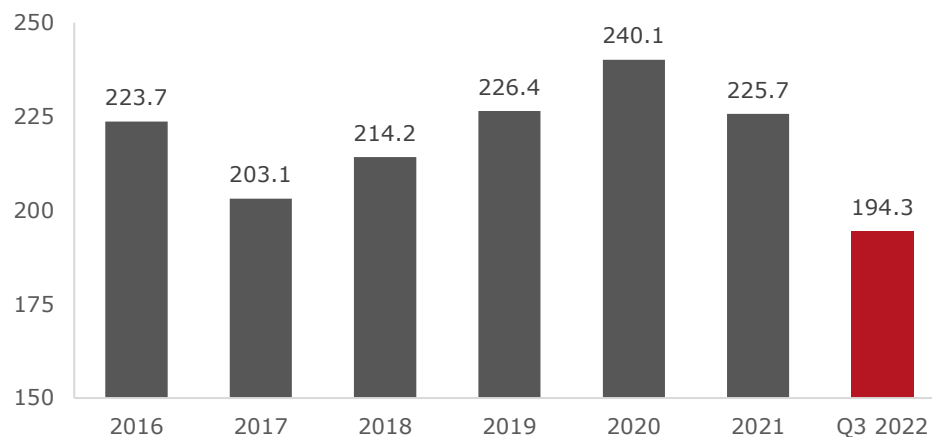
¹ Excl. properties used for own purposes; excl. the properties ONE (Frankfurt), ZigZag (Mainz), Grasblau (Berlin) as well as Mississippi House and Missouri Park (Prague), which have been added to the portfolio and are still in the stabilisation phase. ² Excl. properties used for own purposes; Excl. the 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

Investment Properties

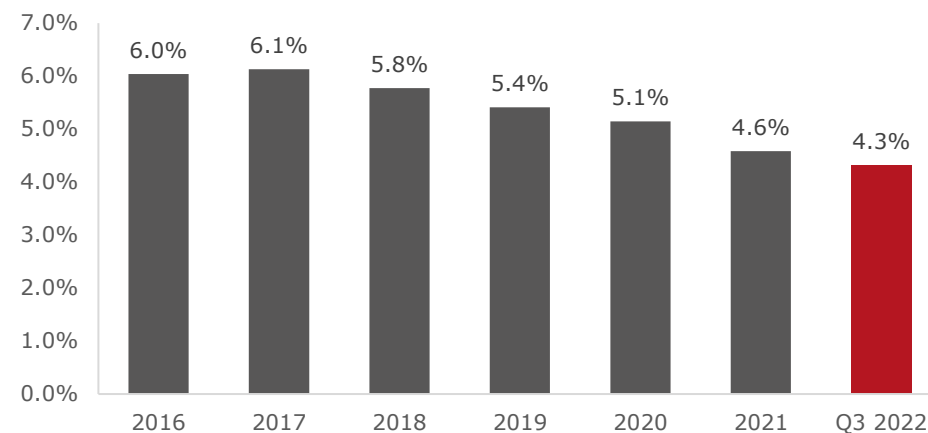
KPI Overview (III)



Gross Annualized Rent Over Time (€m)



Gross Initial Yield Over Time (%)



Annualized Rent (€m)

	Q3 '22 ¹	Q4 '21 ¹	+ / (-)
Austria	19.1	26.5	(27.8%)
Czechia	20.3	20.3	(0.1%)
Germany	88.9	82.0	8.4%
Hungary	25.7	27.3	(6.1%)
Poland	33.2	33.3	(0.4%)
Other	7.1	6.6	8.0%
Total	194.3	225.7	(13.9%)

Gross Initial Yield (%)

	Q3 '22 ¹	Q4 '21 ²	+ / (-)
Austria	4.9	5.3	(37 bps)
Czechia	4.9	4.8	17 bps
Germany	3.4	3.3	15 bps
Hungary	5.3	5.6	(35 bps)
Poland	6.2	6.3	(7 bps)
Other	9.0	8.4	62 bps
Total	4.3	4.6	(27 bps)

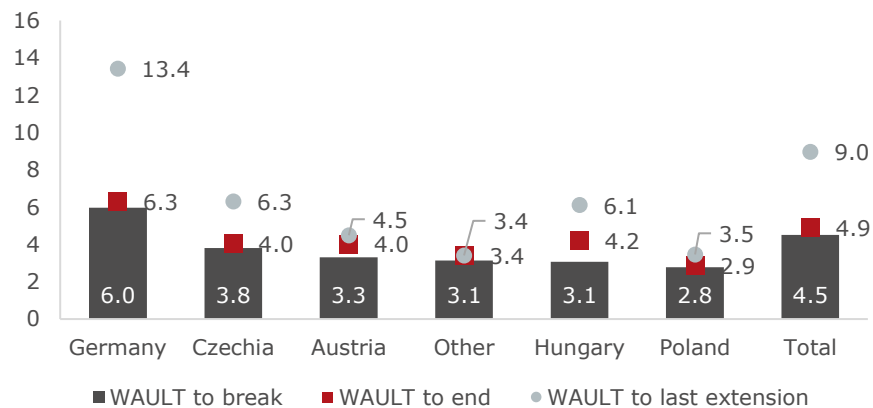
¹ Excl. properties used for own purposes; excl. the properties ONE (Frankfurt), ZigZag (Mainz), Grasblau (Berlin) as well as Mississippi House and Missouri Park (Prague), which have been added to the portfolio and are still in the stabilisation phase. ² Excl. properties used for own purposes; Excl. the 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

Investment Properties

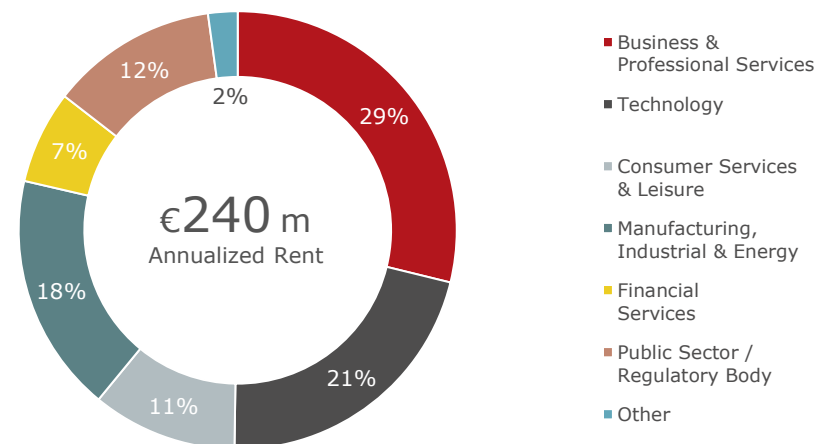
Tenant and Lease Structure



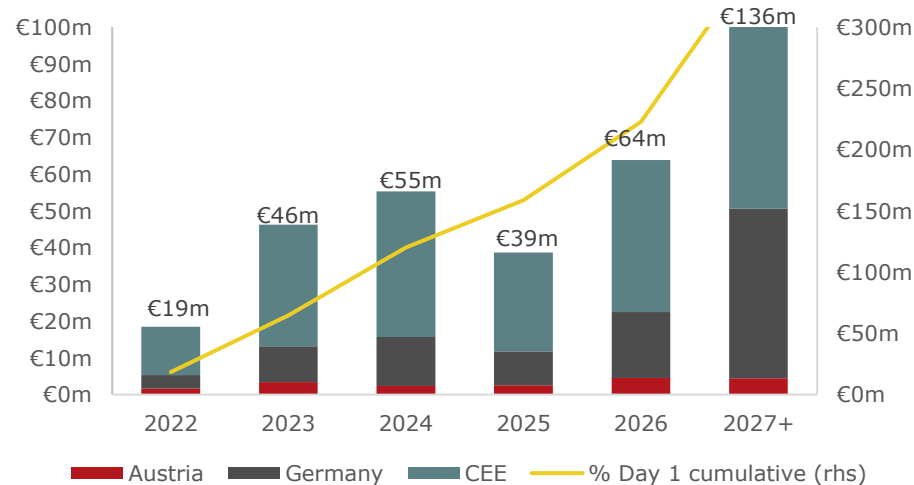
Weighted Average Unexpired Lease Term (years)



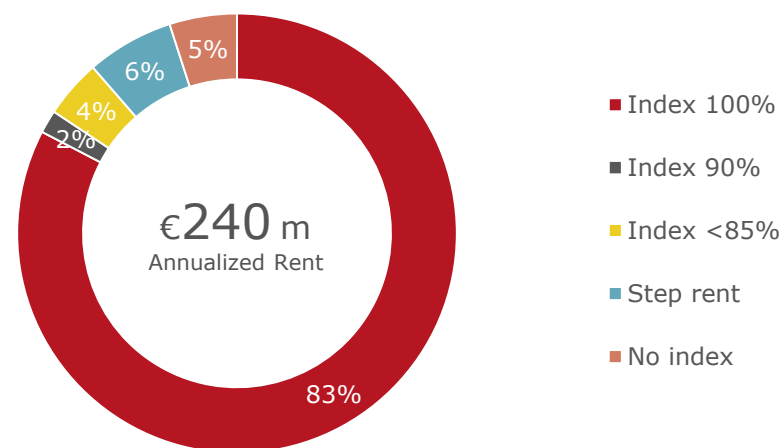
Tenant Industry Mix ²



Lease Expiry Profile ¹



Indexation ²



¹ % of current annualised in-place rent ² Incl. Romania

Investment Properties

Like-for-Like Performance



Market	Balance Sheet Value (€m)			Annualized In-Place GRI (€m)			Yield (%) ¹			Occupancy (%) ²		
	Q3 '22	Q3 '21	+ / (-)	Q3 '22	Q3 '21	+ / (-)	Q3 '22	Q3 '21	+ / (-)	Q3 '22	Q3 '21	+ / (-)
Austria	390.5	379.1	3.0%	19.1	18.6	2.8%	4.9	4.9	(1 bps)	84.2	87.3	(307 bps)
Czechia	412.4	386.7	6.6%	20.3	19.3	5.2%	4.9	5.0	(7 bps)	91.5	85.3	+628 bps
Germany	2,414.2	2,200.2	9.7%	82.2	76.5	7.4%	3.4	3.5	(7 bps)	97.0	97.6	(64 bps)
Hungary	485.1	470.6	3.1%	25.7	26.7	(3.8%)	5.3	5.7	(38 bps)	71.4	75.6	(425 bps)
Poland	536.3	531.5	0.9%	33.2	34.3	(3.2%)	6.2	6.5	(27 bps)	93.2	90.4	+283 bps
Serbia	78.7	76.9	2.3%	7.1	6.9	3.0%	9.0	9.0	+6 bps	84.6	82.7	+192 bps
Total	4,317.2	4,045.0	6.7%	187.6	182.3	2.9%	4.3	4.5	(16 bps)	89.5	89.4	+9 bps

Key Drivers Q3 2022

- Like-for-like excluding Romania due to reclassification to assets held for Sale (IFRS 5).
- Balance sheet value increase deriving from positive revaluation result, mainly in Germany and Czechia.
- In-place GRI increase in almost countries (except Poland due to strategic redevelopment vacancy in Saski Crescent & Saski Point and Hungary), with main drivers in Czechia (+7.4%) and Germany (+5.2%).
- Total yield decreased slightly by (16bps) mainly due to occupancy changes (e.g. Hungary) and fair value increase (e.g. Germany).
- Economic occupancy increasing slightly by +9bps. Most significant increase in Czechia by +628bps, thereof mainly increase in occupancy in Nile House.

Property Portfolio

Leasing 1-3Q 2022



Market	Pre-leasing (sqm)	New Leasing (sqm)	Renewal (sqm)	Total Leasing (sqm)	Annualized GRI (€m)	Average Office Rent (€ psqm)	+ / (-) to ERV (%)
Austria	-	5,783	7,163	12,946	1.6	12.3	4.3%
Czechia	-	18,546	5,224	23,770	4.9	16.3	4.8%
Germany	10,546	25,630	6,941	43,117	10.1	30.0	6.0%
Hungary	-	11,253	9,300	20,554	4.0	15.0	4.7%
Poland	-	6,097	16,794	22,891	5.2	18.1	4.2%
Total	10,546	67,310	45,422	123,278	25.8	20.3	5.1%

Key Facts

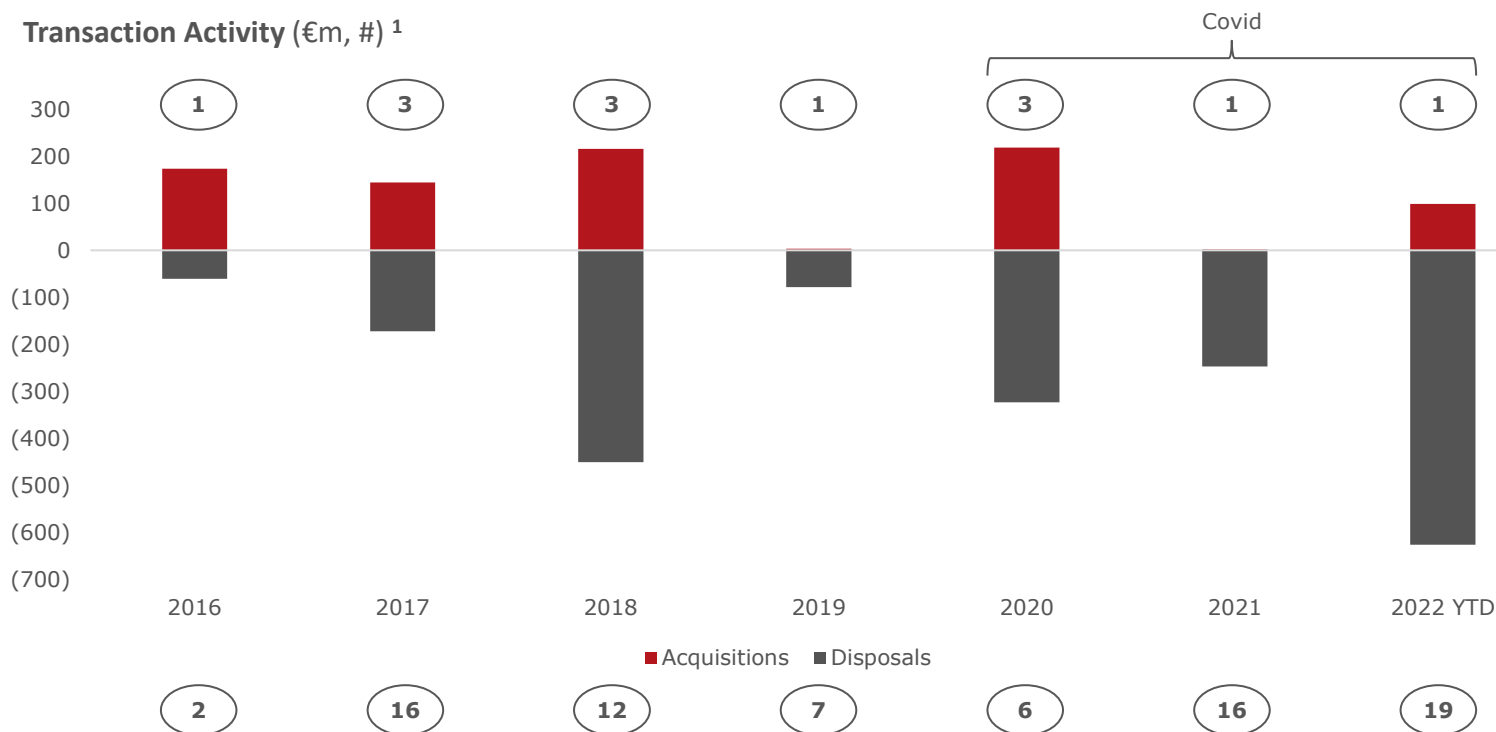
- In 1-3Q 2022 859 leases were sourced and 150 leases were signed with a total of 123,278 of rentable floor space, which was newly let or extended. 63 leases were signed but haven't started as at balance sheet date. 63% of the total accounted for new leases and expansion of space or pre-leases, 37% were lease extensions.
- Office space accounted for around 88% of total lettings performance. Signed average office headline rent was €20.3 psqm, with Frankfurt recording the highest average office headline rent of €30.6 psqm.
- Berlin (26,665 sqm), Prague (23,770 sqm) and Warsaw (22,891 sqm) recorded the highest letting activity by volume in 1-3Q 2022.
- As of mid November 2022, CA Immo signed leases after balance sheet date of in total ~15,600 sqm. During Q4 2022 ~37,500 sqm of leases are anticipated to start.

Property Portfolio

Capital Rotation



Transaction Activity (€m, #)¹



Total Acquisitions:

Headline volume: ~ €850 m
 # of properties: 14
 Total GLA: ~ 280,000 sqm
 Total GRI: ~ €50 m

Total Disposals:

Headline volume CAI share: ~€1,900 m
 # of properties: 75
 Total GLA CAI share: ~980,000 sqm
 Total GRI CAI share: ~€88 m

Main Takeaways

- CA Immo has exited non-core countries/markets like Slovenia, Slovakia, Croatia, Russia and Romania and has been selling peripheral assets over the last years.
- Investing in and strengthening core locations focusing the portfolio in regions and locations with high growth potential.
- Increasing portfolio quality and resilience through lower quality disposals and higher quality acquisitions.
- Reinvesting proceeds of disposals not only in acquisitions but also in development projects and CAPEX to overall increase portfolio size and quality in best locations.

¹ CA Immo share, based on headline prices

Property Portfolio

Closed Disposals



Property	Sales Date	# of Properties	CAI Share (%)	Country	City	Property Status	Sector	GLA (sqm)	GRI at Sale (€m)	Proceeds (€m)	+ / (-) to BV (%) ¹
R70	Q1 '22	1	100%	HU	Budapest	Investment	Office	19,241	2.0	30.3	1%
Bodenseestraße 225-229	Q1 '22	1	100%	DE	Munich	Investment	Mixed Use	4,970	0.4	16.5	185%
Rheinwiesen II	Q1 '22	1	100%	DE	Mainz	Land	Mixed Use	6,422	-	9.2	959% ²
Hafenspitze Highrise	Q1 '22	1	100%	DE	Mainz	Land	Office	9,300	-	6.7	163% ²
Molenkopf Nord	Q1 '22	1	50%	DE	Mainz	Land	Residential	9,820	-	18.1	286% ²
Hafenblick I	Q1 '22	1	50%	DE	Mainz	Land	Residential	17,000	-	31.4	374% ²
Hotel Meininger Frankfurt	Q1 '22	1	100%	DE	Frankfurt	Investment	Hotel	4,497	-	23.4	58%
Rheinwiesen I	Q2 '22	1	50%	DE	Mainz	Land	Residential	19,000	-	14.2	905% ²
Handelskai 388	Q2 '22	1	100%	AT	Vienna	Investment	Office	22,683	2.5	45.0	11%
ESV Baumkirchen	Q2 '22	1	100%	DE	Munich	Investment	Leisure	-	-	0.4	36%
Kaufmannshof	Q3 '22	1	50%	DE	Mainz	Development	Mixed Use	7,400	0.7	48.5	73% ³
Gassnerallee I	Q3 '22	1	50%	DE	Mainz	Land	Other	14,500	-	2.1	134% ²
Portfolio Romania	Q4 '22	7	100%	RO	Bucharest	Investment	Office	164,557	30.8	376.8	(3%)
Total		19						299,357	36.4	622.7	

¹ Based on net price ² Premium to book value according to IAS 2 accounted at amortized historical cost ³ Premium to total cost

Property Portfolio

Signed Disposals



Rennweg, Vienna



Country	Germany
Status	Investment
Sector	Hotel/Office
GLA	38,150 sqm
GRI	€5.8m
Status	Signed

Bodenseestraße 141, 149-151, Munich



Country	Germany
Status	Investment
Sector	Industrial
GLA	23,792 sqm
GRI	€1.2 m
Status	Signed

Rieck 03, Berlin



Country	Germany
Status	Development
Sector	Office
GLA Buildable	12,653 sqm
GRI	€0.2m
Status	Signed

Rieck 04, Berlin



Country	Germany
Status	Development
Sector	Residential
GLA Buildable	10,075 sqm
GRI	€0.2m
Status	Signed

Property Portfolio

Selected Pipeline Disposals



Ratoldstraße, Munich



Country	Germany
Status	Development
Sector	Residential
GLA	90,500 sqm
GRI	-
Status	Exclusivity

Belgrade Office Park, Belgrade



Country	Serbia
Status	Investment
Sector	Office
GLA	27,037 sqm
GRI	€4.2 m
Status	Exclusivity

Rheinwiesen III, Mainz



Country	Germany
Status	Development
Sector	Residential
GLA	8,000 sqm
GRI	-
Status	2 nd round

Buckower Chaussee 43-58, Berlin



Country	Germany
Status	Investment
Sector	Logistic
GLA	12,168 sqm
GRI	€0.9 m
Status	Marketing

ZigZag, Mainz



Country	Germany
Status	Investment
Sector	Office
GLA	4,590 sqm
GRI	€0.9 m
Status	Marketing

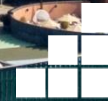
Viziváros Office Center, Budapest



Country	Hungary
Status	Investment
Sector	Office
GLA	14,191 sqm
GRI	€2.5 m
Status	Marketing

DEVELOPMENT

DEVELOPED
by CA Immo



CA IMMO

SKYLINE PLAZA

URBAN
BENCHMARKS

Development Project Completion

Grasblau, Berlin



Key Metrics

Total investment volume	€69.7 m
Rental area	13,350 sqm
Yield on cost	8.0%
First tenant handover	Q3 2022
Occupancy (contracted)	76%

Key Facts

- Successful completion in the third quarter adding another prime office building to our Berlin portfolio (27% of investment portfolio).
- Modern office building with a high degree of sustainability and a good connection to public and private transport.
- Utilization of building reserve on the plot of an existing investment property in the immediate vicinity of Potsdamer Platz.



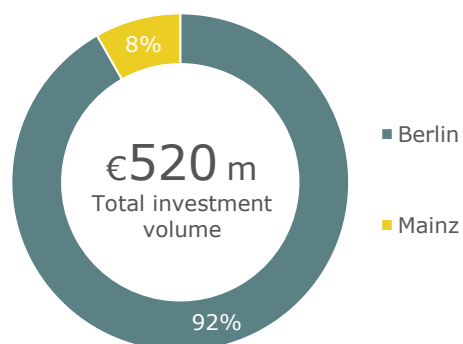
Development Projects Under Construction



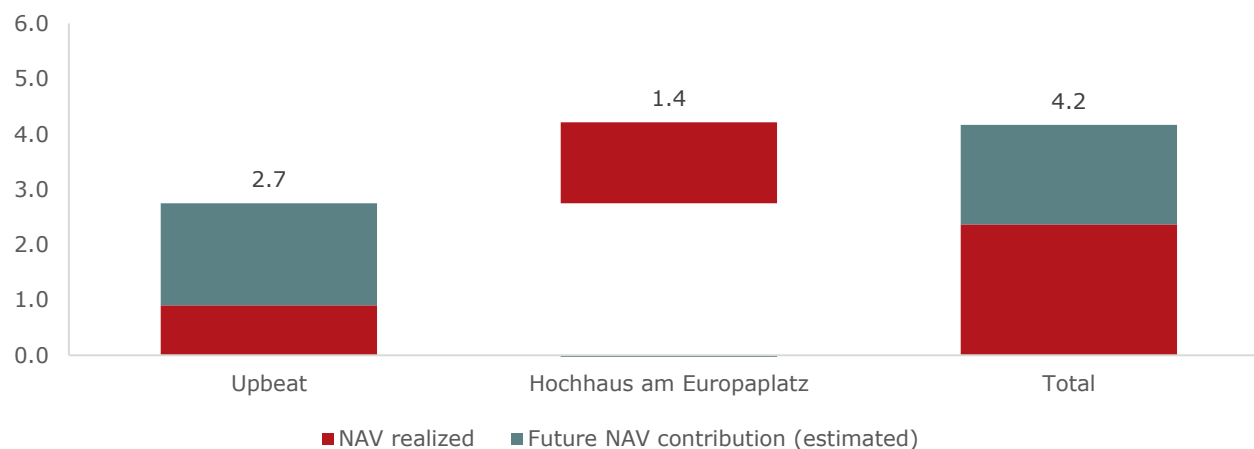
Project Overview

For Own Portfolio	CAI share	Investment Volume (€m) ¹	Outstanding Investment (€m)	Planned Rentable Area (sqm)	Expected Yield on Cost (%)	City	Main Usage	Pre-let Ratio GLA (%)	Scheduled First Tenant Handover
Upbeat	100%	334.4	274.0	34,911	4.9	Berlin	Office	100	Q1 2026
Hochhaus am Europaplatz	100%	143.2	28.6	22,948	6.1	Berlin	Office	100	Q1 2024
Total		477.6	302.6	57,859	5.3			100	
For Sale									
Flösserhof (JV)	50%	42.7	17.1	6,371		Mainz	Residential	46 ²	Q4 2023
Total		42.7	17.1	6,371					

Projects Under Construction (€m)



EPRA NRV per Share Contribution Active Development Projects for Own Portfolio (€) ³



¹ Excl. Rent free's and other income and reimbursements from tenants; Incl. plot values (total investment volume excl. plot values amounts to €463.9 m ² Pre-sale ratio ³ Based on current forecasts (pre-tax)

Development Projects Under Construction

Hochhaus am Europaplatz, Berlin



Key Metrics

Total investment volume	€143.2 m
Outstanding investment	€28.6 m
Rental area	22,948 sqm
Expected yield on cost	6.1%
Scheduled first tenant handover	Q1 2024
Pre-let ratio	100%

Key Facts

- 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.
- Construction of an 84 m high (21 storey) high rise office building.
- 100% pre-lease by KPMG (KPMG also leases 100% of the space in the adjacent property Heidestraße 58 owned by CA Immo).



Development Projects Under Construction

Upbeat, Berlin



Key Metrics

Total investment volume	€334.4 m
Outstanding investment	€274.0 m
Rental area	34,911 sqm
Expected yield on cost	4.9%
Scheduled first tenant handover	Q1 2026
Pre-let ratio	100%

Key Facts

- Located at the northern entrance of the Europacity submarket.
- Construction started in Q3 2021.
- The construction will follow the highest sustainability, health and connectivity standards (DGNB Gold, WiredScore platinum and WELL Gold).





APPENDIX

1-3Q 2022 Results



EPRA Net Asset Value (NRV, NTA, NDV)

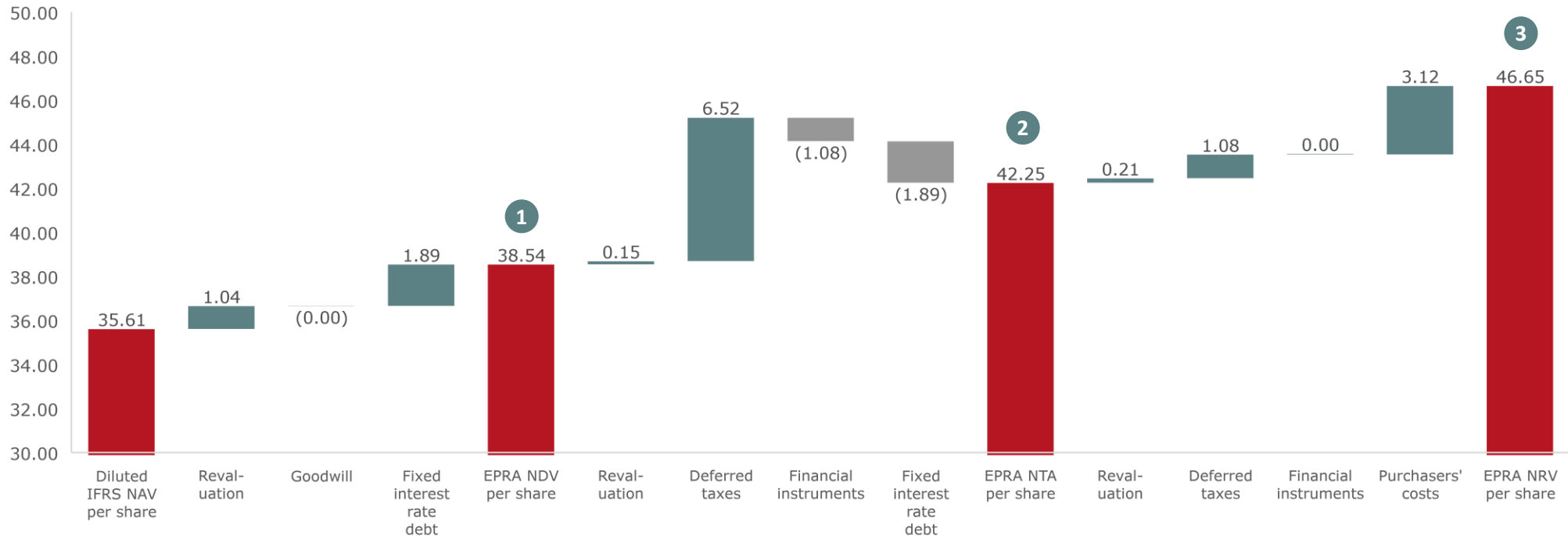
(€m)	Q3 '22			Q4 '21		
	EPRA NRV	EPRA NTA	EPRA NDV	EPRA NRV	EPRA NTA	EPRA NDV
IFRS Equity attributable to shareholders	3,557.3	3,557.3	3,557.3	3,290.9	3,290.9	3,290.9
i) Hybrid instruments (Convertible)						
Diluted NAV	3,557.3	3,557.3	3,557.3	3,290.9	3,290.9	3,290.9
ii.a) Revaluation of IP (if IAS 40 cost option is used)	4.2	4.2	2.9	11.9	11.9	10.0
ii.b) Revaluation of IPUC (if IAS 40 cost option is used)						
ii.c) Revaluation of other non-current investments						
iii) Revaluation of tenant leases held as finance leases						
iv) Revaluation of trading properties	135.6	114.8	101.4	149.4	124.5	110.5
Diluted NAV at Fair Value	3,697.1	3,676.3	3,661.6	3,452.2	3,427.3	3,411.4
v) Deferred taxes in relation to fair value gains of IP	758.9	651.5		694.9	598.6	
vi) Fair value of financial instruments	(107.6)	(107.6)		12.9	9.2	
vii) Goodwill as a result of deferred tax	(0.3)	(0.3)	(0.3)	(1.2)	(1.2)	(1.2)
viii.a) Goodwill as per the IFRS balance sheet						
viii.b) Intangibles as per the IFRS balance sheet						
ix) Fair value of fixed interest rate debt			188.7			(16.4)
x) Revaluation of intangibles to fair value						
xi) Purchasers' costs	312.0			291.7		
NAV	4,660.2	4,220.0	3,850.0	4,450.5	4,033.9	3,393.8
Fully diluted number of shares	99,892,270	99,892,270	99,892,270	100,716,389	100,716,389	100,716,389
NAV per share (€)	46.65	42.25	38.54	44.19	40.05	33.70

1-3Q 2022 Results



EPRA Net Asset Value (NDV, NTA, NRV)

1-3Q 2022 EPRA NDV/NTA/NRV Bridge (€ per share)



- EPRA Net Disposal Value:** reflects a scenario where deferred tax, financial instruments, and certain other adjustments are calculated as to the full extent of their liability.
- EPRA Net Tangible Assets:** assumes entities buy and sell assets, thereby crystallising certain levels of deferred tax liability.
- EPRA Net Reinstatement Value:** assets and liabilities that are not expected to crystallise in normal circumstances such as the fair value movements on financial derivatives and deferred taxes on property valuation surpluses are excluded.

Capital Markets



CA Immo Share and Shareholder Structure

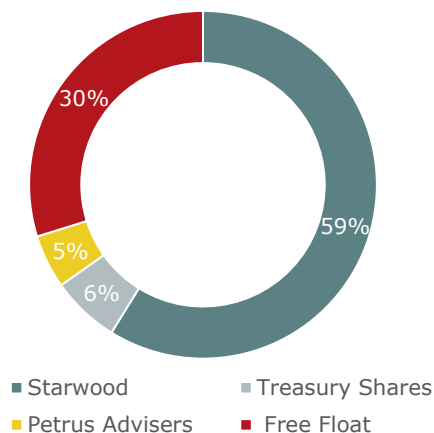
Share-related Key Figures

	30.09.2022	31.12.2021
# of shares	106,496,426	106,496,426
Treasury shares	6,604,156	5,780,037
# of shares outstanding	99,892,270	100,716,389
Average # of shares	106,496,426	103,942,290
Average # of treasury shares	5,999,042	5,780,037
Average # of shares outstanding	100,497,384	98,162,253
Closing price (€)	30.40	33.00

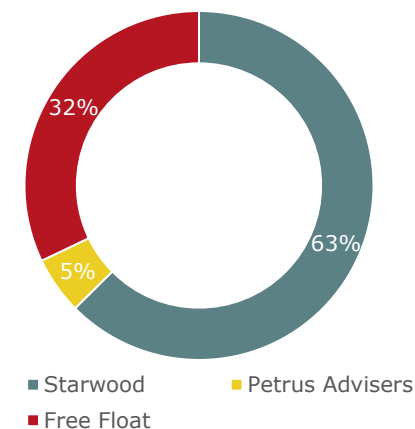
Comments

- Since the beginning of the year, the CA Immo share has fallen by around 8% (unadjusted for dividends) and 0.3% (adjusted for dividends) and closed at €30.40 on 30 September 2022. In comparison, the ATX was down by around 30%. The European real estate index EPRA (excl. UK) fell by around 43% in the same period.
- As at key date the market capitalization stood at €3.2 bn.

Largest Shareholders (by Total Shares) ¹



Largest shareholders (by Voting Rights) ¹



Stock Fundamentals (as at Key Date)

ISIN	AT0000641352	Index	ATX, ATX-Prime, IATX, FTSE EPRA/NAREIT Global & Europe, GPR 250, WBI
WKN	64135	Last ordinary dividend	€1.00 (for 2020)
Share type	Ordinary	Market Cap	€3.2 bn
Bloomberg	CAI:AV	YTD high	€34.40
Reuters	CAIV.VI	YTD low	€26.20
Ticker	CAI	Stock exchange	Wiener Börse (Vienna)
Sector	Real Estate		

¹ As at November 2022

Capital Markets

Analyst Coverage & Financial Calendar



Equity Analyst Coverage

Analyst	Date	Target Price (€)	Recommendation
Wood & Company	14.11.2022	€22.00	Sell
Deutsche Bank	25.08.2022	€37.00	Buy
Kempen	25.08.2022	€31.50	Hold
Kepler Cheuvreux	25.08.2022	€32.00	Hold
SRC Research	25.08.2022	€42.00	Buy
Raiffeisen Bank International	25.08.2022	€34.50	Buy
Erste Group	24.08.2022	€34.00	Accumulate
HSBC	13.04.2022	€40.50	Buy
Average		€34.19	
Median		€34.25	

CA Immo was assessed by eight financial institutions in the third quarter of 2022. The most recent 12-month target prices range from €22.00 to €42.00, with the target price median at €34.25. The closing price for 30 September 2022 implies a premium of approximately 13%.

Financial Calendar 2023

22 March 2023	Publication of the Annual Result 2022 (Annual Financial Report)	24 April 2023	Record date (AGM)
4 May 2023	36th Annual General Meeting (AGM)	8/9/10/12 May 2023	Cum Date/ Ex Date / Record Date / Payment Date (Dividend)
24 May 2023	Interim Report for the First Quarter 2023	23 August 2023	Half-year Financial Report 2023
29 November 2023	Interim report for the Third Quarter 2023	20 March 2024	Publication of the Annual Result 2023 (Annual Financial Report)

Capital Markets/Investor Relations

Contact Details



Christoph Thurnberger

Group Head of Capital Markets

Co-Head of Corporate Development Committee

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.