

REPORT OF THE SUPERVISORY BOARD



Wolfgang Rutenstorfer
Chairman of the Supervisory Board

DEAR SHAREHOLDERS!

The Supervisory Board held five meetings with the Management Board in business year 2009, all of which took the form of open discussions. Regular reporting has provided the Supervisory Board with full and timely updates on all pertinent issues linked to the economic situation, current business developments, staff changes and (dis)investment plans across the CA Immo Group; associated opportunities and threats were thus evaluated in detail. The company's strategic alignment was coordinated with the Supervisory Board at a special one-day strategy convention, and progress on strategy implementation was discussed at regular intervals. With 2009 presenting major challenges for the real estate sector, the focus moved away from the aggressive expansion of recent years and onto the stabilisation of core business. The main emphasis was on the maintenance and consolidation of operating cash-flow through a combination of proactive letting activities, a consistent programme of cost reduction, selective realisation of key strategic projects in Germany, judicious implementation of projects launched in recent years in Eastern Europe and the preservation of a sound capital basis. Once again, special reports concerning the company's liquidity and property valuation were on the agenda. The Supervisory Board Chairman maintained close contact with the Management Board, which fully explained any departures from agreed plans and targets.

Decisions and measures taken by the Management Board were transparent and raised no objections.

In the last business year, the mandates of long-serving Supervisory Board members Gerhard Nidetzky and Christian Nowotny expired. We would like to take this opportunity to thank them for their dedication! At the proposal of the full Supervisory Board, Wolfgang Rutenstorfer and Helmut Bernkopf were elected to the Supervisory Board for the statutory term of office by the 22nd Ordinary General Meeting; they were confirmed as Chairman and Deputy Chairman respectively by the constitutive meeting held on 26 May 2009.

In addition, the Management Board of CA Immo was consolidated by the accession of Bernhard H. Hansen, previously Chairman of the Management Board at CA Immo's German subsidiary Vivico Real Estate GmbH; Bruno Ettenauer (formerly the Management Board spokesman) was appointed Chief Executive Officer and the contracts of executive officers Ettenauer and Fromwald were extended.

The past business year was characterised, amongst other things, by the integration of Vivico, the company acquired in 2007/2008; the Supervisory Board was heavily involved in the strategic realignment of the CA Immo Group and the maximisation of long-term value. The operational

integration of Vivico into the CA Immo Group was approved and initiated in the second half of 2009 within the framework of a functional merger. More information is provided on page 82.

As regards realisation of the € 450 m Tower185 project in Frankfurt, the Supervisory Board, at its meeting of 26 May 2009, approved loan financing with a volume of € 254 m through a consortium of banks. The Board also authorised the commencement of two development projects in Munich and Berlin with a total investment volume of € 121 m, and passed an anticipatory resolution in respect of sales from the German portfolio planned for 2010.

Measures authorised in 2009 included an investment (and disinvestment) offensive in Austria, the main aims of which are to improve the liquidity structure and streamline the portfolio through the sale of small properties. The relaunch of the Galleria shopping centre in Vienna and the commencement of a hotel project in Salzburg with an approximate investment volume of € 20 m were also sanctioned.

As regards capital measures, the issuance of a corporate bond and a convertible bond, the sale of own shares and a steady build-up in the shareholding in listed subsidiary CA Immo International AG were all approved and successfully realised in the last business year. Full details are provided in the Investor Relations section on page 18.

The current status of CA Immo Group development projects initiated in previous years and resumed in 2009 was discussed at a number of meetings. Written reports on project controlling were submitted to the Supervisory Board at regular intervals.

In addition, the various committees addressed more specific matters. The audit committee convened twice in the period under review, and the remuneration and nomination committee also sat twice to discuss matters relating to the Management Board. The investment committee did not convene, although it did issue a number of authorisations by round-robin. The corporate governance report contains more information on the composition and activities of the Supervisory Board and its committees.

At the meeting held on 23 March 2009, the Supervisory Board discussed compliance management at CA Immo and the compliance officer's annual report; on 26 May 2009, corporate governance within the Group was

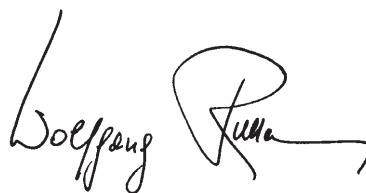
reviewed and the independence criteria for Supervisory Board members were reaffirmed in accordance with the Austrian Corporate Governance Code. The independence criteria defined by the Supervisory Board may be viewed in full on the company's website (www.caimmoag.com). In order to uphold and enhance the efficiency of its activities as well as sensitivity to the interests of shareholders, Supervisory Board carried out its first self-evaluation (C-Rule 36) in business year 2009, thereby complying with international standards. In future, the results of the evaluation will be established as part of a critical self-assessment process.

The rules of procedure for the Supervisory Board and Management Board were adapted by resolution on 26 May 2009 in the area of transactions requiring consent.

KPMG Wirtschaftsprüfungs- und Steuerberatungs GmbH has audited the annual financial statements for 2009 (including the management report) and the consolidated financial statements for 2009 (including the Group management report) and expressed its unqualified auditor's opinion. All documents making up the financial statements, the Management Board's proposal on the distribution of profit, the auditor's reports and the corporate governance report were discussed in detail by the audit committee in the presence of the auditor and the Management Board members and examined according to Article 96 of the Austrian Stock Corporation Act; after concluding the examination, no significant objections were raised. The Supervisory Board endorsed the annual financial statements, which were thus adopted in accordance with Article 96 Subsection 4 of the Austrian Stock Corporation Act, and indicated its consent to the Management Board's proposal on the distribution of profit.

The Supervisory Board would like to extend thanks to the Management Board and all employees for their forward-looking contributions.

Vienna, March 2010



On behalf of the Supervisory Board
Wolfgang Ruttenstorfer, Chairman