

29 August 2008

INTERIM REPORT FOR CA IMMOBILIEN ANLAGEN AG AS OF 30 JUNI 2008

- **Acquisition and integration of Vivico impacts balancesheet and earnings situation of CA Immo**
 - **Portfolio value exceeds 4 bn € for the first time (+ 61 %)**
 - **Significant increase of rental income (+ 42%) and of EBITDA (+ 28 %)**
 - **Financing of acquisition weighs on financial result**
- **Essentially stable value of portfolio during H1 2008**
- **Intrinsic value (NNNAV) per Share: € 23.6 (+ 5 % compared to 31.12.07)**
- **No acquisition of Bank Austria Immobilienholding**

Vienna, August 29, 2008. Operational business of CA Immo developed positively during the first six months of 2008:

Compared to the first half of 2007, rental income recorded an increase of 42% to € 85.5 m. EBITDA increased by 28% from € 48.5 m last year to € 62.1m in H1 2008.

Compared to the first half of last year the other key development was a significant decline in the revaluation results, decreasing from € 32.1 m in the first half of 2007 to € -0.1 m. EBIT fell from € 79.5 m to € 9.1 m. Furthermore, financing costs increased as a result of the acquisition of Vivico, which is reflected in the financial result (€ -41.9 m in the first half year 2008 compared to € -12.8 m in the first half of 2007), and thus impacted the net income. Net income attributable to the parent company for the first half of 2008 came out at € 6.6 m, compared to € 35.4 m in the first half of 2007.

The real estate portfolio of the CA Immo Group showed a remarkable increase during H1 2008 and – mainly thanks to the first time inclusion of the €1.3 bn portfolio of Vivico – increased by 61% compared to the end of 2007 and reached € 4.07 bn.

Despite the challenging market environment NNNAV per share grew by 4.98 % from € 22.51 as of 31.12.2007 to € 23.63. This growth underlines the value accretive impact of the Vivico acquisition.

In view of the contribution expected by the end of the year from the proceeds from sales from Vivico, we are confident that the result for the second half of 2008 will be significantly higher than that for the first six months.

Key financial figures

in million €	1 st HY 2008	1 st HY 2007	Change
Rental income	85.5	60.3	+ 42 %
Net operating income	69.9	52.4	+ 33%
Result from the sale of properties	7.4	5.3	+ 40%
EBITDA	62.1	48.5	+ 28 %
Change from revaluation	(0.1)	32.1	n.m.
Operating result (EBIT)	59.1	79.5	- 26 %
Financial result	(41.9)	(12.8)	n.m.
Net income before taxes (EBT)	17.3	66.7	- 74 %
Consolidated net income	9.4	53.0	- 82 %
Consolidated net income after minorities	6.6	35.4	- 81 %
Earnings per share (in €)	0.08	0.52	- 85 %
Operating cash-flow	49.4	42.5	+ 16 %
Rental income per share (in €)	0.98	0.88	+ 11 %
	30-6-08	31-12-07	Change
Property assets (€ m)	4,071.8	2,535.3	+61 %
NAV per share (in €)	22.52	22.04	+2 %
NNNAV per share (in €)	23.63	22.51	+5 %

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