

29 May 2007

**Quarterly figures as of 31 March 2007:****CA IMMO DOUBLES RESULT**

- **EBIT +132%, EBT +124%, consolidated net income +110%**
- **Significant rise in rental income and operating cash flow as well**
- **Strategic focus on property portfolios in Austria and Germany**

CA Immo has made a very vigorous start to the new business year. It is thus reinforcing the highly visible growth pattern established in the previous year. Bolstered in particular by the first-time recognition of rental income from the €798 million property portfolio in Hesse, Germany, all of the key earnings figures have risen appreciably. The operating result (EBIT), net income before taxes (EBT) and consolidated net income have each increased by well over 100%.

**Key figures more than doubled within one year**

The sharpest rise was in the operating result (EBIT), which climbed by 132% from €18.9 million in Q1 2006 to €43.9 million. The net income before taxes (EBT) advanced at a similar rate, from €16.0 million at the end of March 2006 to €35.8 million as per 31.3.2007, which represents growth of 124%. The consolidated net income increased by 110%, from €14.4 million to €30.3 million.

A significant gain in rental income was posted as well, as it rose by 60% from €18.8 million to €30.1 million. The net operating income climbed by 57% (from €17.2 million to €26.9 million), and the EBITA by 93%, advancing from €14.6 million in Q1 2006 to €28.2 million. The company pushed up its operating cash flow by 60% to €22.6 million (€14.2 million as per 31.3.2006).

**Profitable portfolio**

As of 31.3.2007 CA Immo was managing a portfolio of 155 income producing properties in Austria and Germany. It is also overseeing five property development projects (including the office and hotel complex on Rennweg in Vienna and the office building on Muthgasse, also in Vienna). The total

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useful area of this portfolio is 1,158.246 sqm, which includes 255,425 sqm of car parking spaces. The portfolio is valued at €1,574 million, which is 135% higher than the value posted at the end of the equivalent reporting period in 2006 (€671 million). Above all, the rise is attributable to the investment in the Hesse portfolio.

If the properties of the 51% subsidiary, CA Immo International, are taken into account as well, the portfolio of the CA Immo Group encompasses 181 properties with an aggregate value of €2,144.8 million.

### **Active and successful participation in capital market**

While the company was growing, it was also becoming more prominent on the capital market in Q1 2007. The share price rose sharply in January and again in March before climbing to new record highs in April in the wake of the capital increase. This increase, in the amount of €676.3 million, coincided with the listing of the company's shares on the Prime Market, which is the highest-ranking segment of the Vienna Stock Exchange. At the end of Q1 2007 the market capitalisation was €1,453.7 million (compared with €927.1 million as of 31.3.2006).

### **Ordinary General Meeting on 29 May 2007**

The 20th Ordinary General Meeting of CA Immo takes place at 6 pm on 29 May 2007 in the Grosser Redoutensaal of the Hofburg in Vienna. As a genuine publicly held company with about 21,000 shareholders, CA Immo expects the meeting to generate a lot of interest from investors again this year, especially in view of the company's successful emergence as an investment corporation.

### **Outlook**

The formidable and enduring increase in earnings reported here is likely to be reflected in strong year-end figures as well. With an investment budget of some €3 billion for the CA Immo Group as a whole – earmarked for equal apportionment to CA Immo and CA Immo International – the medium-term target of property assets totalling €5 billion could be reached as early as the beginning of 2008. The focus of CA Immo's investment strategy is to remain firmly on the acquisition of large property portfolios in Austria and Germany. As in previous reporting periods, the company expects to achieve its ambitious key financial targets in 2007.

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**Key financial figures**

€million	Q1 2006	Q1 2007	Change
Rental income	18.8	<b>30.1</b>	<b>+60 %</b>
Net operating income (NOI)	17.1	<b>26.9</b>	<b>+57 %</b>
EBITDA	14.6	<b>28.2</b>	<b>+93 %</b>
Operating result (EBIT)	18.9	<b>43.9</b>	<b>+132 %</b>
Net income before taxes (EBT)	16.0	<b>35.8</b>	<b>+124 %</b>
Consolidated net income	14.4	<b>30.3</b>	<b>+110 %</b>

**CA Immo Group**

*Founded in 1987, CA Immobilien Anlagen AG has emerged within 20 years as one of the leading property investment companies in Austria. It invests in commercial properties (offices, business hotels, shopping centres, logistics parks and warehouses). In 2006 its revenues climbed by 44% to € 92.6 million. Its rental income advanced by 41% to € 77.1 million, and the net operating income by 45% to € 66.6 million. The EBITDA increased by 56% to € 59.2 million. The operating result increased by 23% to € 90.2 million, and the consolidated net income reached a new record of € 65.7 million. CA Immo is listed on the Vienna Stock Exchange, and about 90% of its shares are publicly held at present.*

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