SEGMENTATION BY SECTORS

€ 1,000	Income producing	Trading	Development[1]	1st-3rd Quarter 2011 Total
Rental income	187,153	857	4,613	192,623
Income from the sale of properties intended for trading	0	20,540	0	20,540
Gross revenues from development services	0	0	1,703	1,703
Operating costs passed on to tenants	45,592	430	1,360	47,382
Gross revenues	**232,745**	**21,827**	**7,676**	**262,248**
Operating expenses	– 53,080	– 100	– 1,858	– 55,038
Other expenses directly related to properties	– 19,034	– 601	– 5,876	– 25,511
Book value of properties intended for trading	0	– 15,695	0	– 15,695
Expenditures on development services	0	0	– 563	– 563
Net operating income	**160,631**	**5,431**	**– 621**	**165,441**
NOI as a % of the gross revenues	69.0%	24.9%	–	63.1%
Result from the sale of long-term properties	11,515	0	5,092	16,607
Indirect expenditures	– 16,847	– 271	– 14,595	– 31,713
Other operating income	7,446	440	2,416	10,302
EBITDA	**162,745**	**5,600**	**– 7,708**	**160,637**
EBITDA as a % of the gross revenues	69.9%	25.7%	–	61.3%
Depreciation and amortisation of long-term properties	– 1,109	0	– 692	– 1,801
Impairment of properties intended for trading	0	– 1,107	0	– 1,107
Reversal of write-down of properties intended for trading	0	20	0	20
Result from revaluation	– 4,651	0	51,043	46,392
Operating result (EBIT)	**156,985**	**4,513**	**42,643**	**204,141**
EBIT as a % of the gross revenues	67.4%	20.7%	–	77.8%
Financing costs	– 97,002	– 218	– 23,564	– 120,784
Foreign currency gain/loss	– 544	0	– 1,141	– 1,685
Result from interest derivative transactions	– 6,428	0	– 11,015	– 17,443
Result from financial investments	4,351	86	3,159	7,596
Impairment of financial investments	0	0	– 1,249	– 1,249
Result from associated companies	0	0	– 395	– 395
Non-controlling interests held by limited partners	– 24	– 36	– 36	– 96
Net result before taxes (EBT)	**57,338**	**4,345**	**8,402**	**70,085**
				30.9.2011
Segment properties[2]	4,085,612	36,738	950,308	5,072,658
Assets held for sale	11,310	0	112,487	123,797
Other segment assets	390,877	5,200	224,313	620,390
Investments in associated companies	0	0	36,020	36,020
Deferred tax assets	5,053	159	7,835	13,047
Total assets	**4,492,852**	**42,097**	**1,330,963**	**5,865,912**
Segment liabilities	2,960,462	20,448	856,397	3,837,307
Deferred tax liabilities incl. tax provisions	138,917	2,097	91,303	232,317
Segment debts	**3,099,379**	**22,545**	**947,700**	**4,069,624**
Capital expenditures[3]	**1,425,402**	**6,020**	**270,763**	**1,702,185**

Income producing	Trading	Development[1]	1st-3rd Quarter 2010 Total
110,531	6,125	6,784	123,440
0	61,437	0	61,437
0	0	2,028	2,028
19,927	846	978	21,751
130,458	**68,408**	**9,790**	**208,656**
– 24,577	– 514	– 1,061	– 26,152
– 11,960	– 1,232	– 5,891	– 19,083
0	– 44,853	0	– 44,853
0	0	– 349	– 349
93,921	**21,809**	**2,489**	**118,219**
72.0%	31.9%	25.4%	56.7%
46	0	3,214	3,260
– 11,528	– 1,787	– 11,746	– 25,061
2,917	558	1,619	5,094
85,356	**20,580**	**– 4,424**	**101,512**
65.4%	30.1%	–	48.7%
– 782	0	– 392	– 1,174
0	– 883	0	– 883
0	424	0	424
1,880	0	32,806	34,686
86,454	**20,121**	**27,990**	**134,565**
66.3%	29.4%	–	64.5%
– 62,633	– 723	– 25,015	– 88,371
– 419	– 43	– 500	– 962
– 10,600	0	– 5,330	– 15,930
8,028	90	1,891	10,009
0	0	– 13,200	– 13,200
0	0	472	472
6	43	4	53
20,836	**19,488**	**– 13,688**	**26,636**
			31.12.2010
2,729,786	45,339	790,582	3,565,707
336	1,250	44,923	46,509
396,948	13,436	305,634	716,018
0	0	37,096	37,096
2,130	763	11,240	14,133
3,129,200	**60,788**	**1,189,475**	**4,379,463**
1,799,019	29,557	714,897	2,543,473
58,296	7,980	109,775	176,051
1,857,315	**37,537**	**824,672**	**2,719,524**
68,308	**7,383**	**250,977**	**326,668**

[1] Incl. a property in Switzerland

[2] Segment properties include investment properties, investment properties under development, own used properties, properties intended for trading and prepayments made on properties.

[3] Capital expenditures include all acquisitions of properties (long-term and short-term) including from first-time consolidation, office furniture, equipment, other assets and intangible assets; out of which € 6,020K (31.12.2010: € 7,383K) in properties intended for trading.

Changes in positions see Notes "Changes in disclosures and accounting methods"

NOTES

GENERAL NOTES

The condensed consolidated interim financial statements as of 30.9.2011 were prepared in compliance with IAS 34 (Interim Financial Reporting) and are based on the accounting and measurement methods described in the consolidated financial statements of CA Immobilien Anlagen Aktiengesellschaft for 2010, except for the issues addressed under "Changes in disclosure and accounting methods".

The condensed consolidated interim financial statements of CA Immobilien Anlagen Aktiengesellschaft ("CA Immo AG"), Vienna, for the reporting period from 1.1. to 30.9.2011 have been neither fully audited nor examined by an auditor.

The use of automatic data processing equipment may lead to rounding errors in the addition of rounded amounts and percentages.

CHANGES IN DISCLOSURE AND ACCOUNTING METHODS

All compulsory IASs, IFRSs and IFRIC and SIC interpretations (existing standards, amendments of same and new standards) to be applied in the European Union as of 30.9.2011 for business years commencing from 1.1.2011 were taken into account in the preparation of the consolidated interim financial statements. The following new and revised standards and interpretations are to be applied from business year 2011: IAS 32 (Amendments to IAS 32: Classification of Rights Issues), IAS 24 (Related Party Disclosures), IFRIC 14 (Prepayments of a Minimum Funding Requirement), IFRIC 19 (Extinguishing Financial Liabilities with Equity Instruments), and Improvements to IFRSs (May 2010). They have no effect on the condensed interim financial statements of the CA Immo Group.

The CA Immo Group measures the property assets as of each quarterly reporting date. The determined values are recognised as a general rule in the consolidated income statement as the result from revaluation (revaluation gain/loss), or as an impairment/reversal. When property assets are sold during the business year, the valuation gain/loss recognised in the business year is reclassified as a gain/loss on disposal. This applies to both the result from the sale of long-term properties and the result from property transactions (under book value of properties intended for trading). To improve comparability, the following items recognised in Q1-Q3 2010 were reclassified. An impairment for the properties intended for trading that were sold in the current business year in the amount of € – 173 K (Q3 2010: € 0 K) and a reversal for these properties in the amount of € 482 K (Q3 2010: € 482 K) were reclassified under the book value of properties intended for trading in an aggregate amount of € 309 K (Q3 2010: € 482 K). In addition, an amount of € 813 K (Q3 2010: € 69 K) was reclassified from result from revaluation to revaluation of properties sold in the current business year.

The CA Immo Group has amended the disclosure of capitalised services in the present consolidated interim financial statements. Since the item only consists of indirect expenditures that are capitalised as production costs of properties, they are not shown seperately anymore. In the interests of comparability, the relevant items were also adapted for the period Q1-Q3 2010.

SCOPE OF CONSOLIDATION

The closing date of the transaction to acquire all the shares in Europolis AG, Vienna, was 1.1.2011. This acquisition gave the CA Immo Group interests in 100 companies in 11 countries. Payment of a portion of the purchase price of € 283,614.0 K, in the amount of € 136,000.0 K, has been deferred until 2015. The shares in Europolis AG, Vienna, have been pledged in favour of the seller. The original, provisional purchase price of € 272,000.0 K rose by € 11,614.0 K on the basis of the conclusive statement of financial position for settlement purposes. The acquisition of the Europolis Group has significantly reinforced the presence of the CA Immo Group in the key market of Eastern Europe. Another key outcome of the transaction is the rise in the share of investment properties in the portfolio as a whole.

The CA Immo Group (CA Immobilien Anlagen Aktiengesellschaft and its subsidiaries) also acquired all the interests in CA Immo Berlin MBVD Verwaltungs GmbH (project company for Mercedes Benz), Frankfurt am Main, on 25.1.2011, a 50 % portion of Flottwellpromenade Verwaltungs GmbH (property company), Berlin, on 1.7.2011 as well as the second 50 % portion of Mahler Property Services Sp.z.o.o. (property management company), Warsaw, on 1.4.2011., for a total amount of € 91 K. These purchase prices were paid in full.

For the first three quarters of 2011, the following companies were sold: Einkaufszentrum Erlenmatt AG, Basle, Log Center d.o.o., Belgrade, Starohorska Development s.r.o., Bratislava, OLYMPIA Mladá Boleslav s.r.o., Prague, OLYMPIA Teplice s.r.o., Prague, and 50 % of SOFTWARE PARK KRAKÓW Sp.z o.o., Warsaw. The aggregate purchase price of € 32,694 K was paid in full.

The change of the composition of the consolidated financial statements because of the above mentioned acquisitions and disposals (amounts as of the initial consolidation or deconsolidation date, as appropriate) affected as follows:

€ 1,000	**Acquisitions at market values**	**Sales**	**Total**
Properties	1,527,854	– 102,332	1,425,522
Other assets	171,311	– 4,940	166,371
Financial liabilities	– 1,118,959	40,332	– 1,078,627
Other liabilities	– 296,556	42,495	– 254,061
Net assets	**283,650**	**– 24,445**	**259,205**

The acquired other assets contain amongst others receivables and other assets with a fair value of € 26,972 K (nominal value € 31,991 K less value adjustments totalling € 5,019 K).

The acquisition of the Europolis Group was recognised for the first time on the basis of provisional amounts in compliance with IAS 1.45. If new information comes to light within the measurement period, which ends on 31.12.2011 at the latest, the amounts first recognised for assets, liabilities and goodwill may need to be adjusted with retroactive effect.

Gross revenues of the acquired companies totalled € 91,262 K from the time of acquisition (from 1.1.2011: € 91,262 K), and the consolidated net income came to € 27,942 K (from 1.1.2011: € 27,934 K). As of 30.9.2011 the acquired companies are included in the consolidated statement of financial position with assets of € 1,544,918 K and liabilities of € 1,172,914 K.

In addition, the following entities were established and consolidated for the first time:

Number of companies/domicile	**Purpose**	**Interest held in %**	**Capital contributions € 1,000**
8 companies in Germany	Development of investment property	100	150
1 company in Germany	Development of investment property	50	50
3 companies in Germany	Management companies for projects	50	75
1 company in Germany	Property management company	49	245
2 companies in Poland	property companies	50	1
Total capital contributions			**521**

Six German holding companies were merged with CA Immo Deutschland GmbH, Frankfurt, during the first three quarters of 2011 and the holding companies MORALIZA HOLDINGS LIMITED, Limassol, and LENGALES LIMITED, Limassol, were wound up.

NOTES TO THE INTERIM FINANCIAL STATEMENTS

Statement of financial position

As of the reporting date, 30.9.2011, the total assets of the CA Immo Group amounted to € 5,865,912 K (31.12.2010: € 4,379,463 K). Measured against 31.12.2010, long-term assets climbed 37.3 % to € 5,194,014 K. The rise is chiefly attributable to the acquisition and first-time consolidation of the Europolis Group.

As of 30.9.2011, ten properties under development in Germany and two investment properties in Austria (in each case asset deals), with a total market value of € 123,797 K, are recognised as held for sale. As of 30.9.2011, sales within one year of the reclassification were regarded as very probable.

As of 30.9.2011, the CA Immo Group disposed of cash and cash equivalents in the amount of € 350,284 K. The cash and cash equivalents contain € 21,774 K (31.12.2010: € 10,708 K) of bank balances to which the CA Immo Group has only restricted access. These balances serve the purpose of securing current loan repayments (amortisation and interest). They cannot be used otherwise without the consent of the lender. In addition, bank balances subject to drawing restrictions are recognised under receivables and other assets:

€ 1,000	**30.9.2011**	**31.12.2010**
Maturity > 1 year	33,993	7,261
Maturity from 3 to 12 months	13,883	36,311
Cash and cash equivalents with drawing restrictions	**47,876**	**43,572**

The subordinated liabilities refer to liabilities of the Europolis Group to Österreichische Volksbanken-Aktiengesellschaft and the European Bank for Reconstruction and Development (EBRD). The long and short-term financial liabilities, bonds and subordinated liabilities increased from a total of € 2,125,216 K as of 31.12.2010 to € 3,216,306 K as of 30.9.2011. The rise in financial and subordinated liabilities is chiefly attributable to the acquisition of the Europolis Group. In the reporting period, bonds with a principal of € 14,008 K and convertible bonds with a principal of € 13,000 were repurchased from the market. The borrowings of the CA Immo Group now comprise 99.2% EUR loans and bonds, 0.6% USD loans and 0.2% CZK loans. Of the financial liabilities, bonds and subordinated liabilities existing as of 30.9.2011, 15.5% were fixed-interest, 40.5% were fixed-interest by way of swaps, 10.5% were hedged by caps, and 33.5% (with a principal of € 1,079,032 K) were at floating rates. The floating-rate liabilities are matched by swaps with a nominal amount of € 452,133 K, for which a cash-flow hedge relationship does not exist.

Income statement

Year on year, consolidated revenues in the first three quarters of 2011 increased by € 53,592 K or 25.7 % to € 262,248 K. The total includes revenues of the Europolis Group in the amount of € 91,262 K. The total includes € 20,540 K (1st-3rd Quarter 2010: € 61,437 K) of gross revenues from the sale of properties intended for trading.

Net operating income (NOI) originates from the various activities, namely renting, trading and development services, as follows:

€ 1,000	1st-3rd Quarter 2011	1st-3rd Quarter 2010
Rental		
Rental income	192,623	123,440
Operating costs passed on to tenants	47,382	21,751
Gross rental income	**240,005**	**145,191**
Operating expenses	– 55,038	– 26,152
Other expenses directly related to properties	– 25,511	– 19,083
Net rental income	**159,456**	**99,956**
Net rental income as a % of the gross rental income	66.4%	68.8%
Trading		
Income from sales	20,540	61,437
Book value of properties intended for trading	– 14,184	– 44,109
Reversal of write-down of properties intended for trading sold within the business year	0	482
Impairment of properties intended for trading sold within the business year	– 121	– 173
Other development expenses / material costs	– 868	– 624
Own operating costs (vacancy costs)	– 522	– 429
Result from property transactions	**4,845**	**16,584**
Result from property transactions as a % of the income from sales	23.6%	27.0%
Result from development services		
Gross revenues from commissioned work as per IAS 11	550	1,290
Gross revenues from service contracts	1,153	738
Other material costs	– 563	– 349
Result from development services	**1,140**	**1,679**
Result from services as a % of the development revenues	66.9%	82.8%
Staff expenses[1)]	– 712	– 451
Economic result from development services	**428**	**1,228**

[1)] Stafff expenses are included in indirect expenditures.

The result from the sale of long-term properties encompasses the sale of the properties and disposal groups recognised as of 31.12.2010 as per IFRS 5 under "assets held for sale", the sale of properties in Austria and Germany, the sale of two property companies in Eastern/South Eastern Europe, and the realisation of advance payments received on the basis of multiple-component transactions of the CA Immo Germany Group.

The impairments and impairment reversals for properties intended for trading refer to properties in Germany.

Year on year, EBITDA in the first three quarters of 2011 rose by around 58.2% to € 160,637 K. EBIT increased from € 134,565 K to € 204,141 K. The advance in EBIT primarily results from the first-time consolidation of the Europolis Group.

The result from interest derivative transactions consists of the following:

€ 1,000	1st-3rd Quarter 2011	1st-3rd Quarter 2010
Valuation interest rate derivative transactions (not realised)	– 14,291	– 15,981
Reclassification from prior years valuations recorded in equity	– 3,562	65
Ineffectiveness of interest rate swaps	– 179	– 14
Realised result from interest derivative transactions	589	0
	– 17,443	**– 15,930**

The negative result from the valuation of interest rate derivatives is attributable to the change in market values of the interest rate swaps for which a cash flow hedge relationship does not exist, respectively for "reclassification" does not exist anymore. The item "ineffectiveness of interest rate swaps" contains the differences established by the performed effectiveness tests in which the effectiveness of the relevant cash flow hedge materially exceeded 100 %. In the first three quarters of 2011, no movements took place between the individual fair-value hierarchy levels.

The result from financial investments consists of the following:

€ 1,000	1st-3rd Quarter 2011	1st-3rd Quarter 2010
Result from securities	816	2,504
Income from bank interest	2,973	3,679
Interest income from loans to associated companies and joint ventures	2,776	3,252
Other interest income	1,031	574
	7,596	**10,009**

Foreign currency gain/losses, in the amount of € – 1,685 K, resulted largely from the balance of realised and unrealised (non-cash) gains and losses from the end-of-period valuation of foreign currency loans taken out in US dollars and Czech korunas.

The expenses from financial investments amount to € 1,249 K and largely originate from the impairment of granted loans.

Income from associated companies consists of the following:

€ 1,000	1st-3rd Quarter 2011	1st-3rd Quarter 2010
UBM Realitätenentwicklung AG, Vienna	1,640	2,751
OAO Avielen AG, St. Petersburg	– 2,033	– 2,279
Isargärten Thalkirchen GmbH & Co. KG, Grünwald	– 2	0
	– 395	**472**

Tax expenses consist of the following:

€ 1,000	1st-3rd Quarter 2011	1st-3rd Quarter 2010
Income tax (current year)	– 7,613	– 6,006
Income tax (previous years)	580	749
Corporate income tax (actual tax)	**– 7,033**	**– 5,257**
Tax quota	*10.0%*	*19.7%*
Amortisation of adjustment items from intangible assets	– 3,539	– 1,532
Change in deferred tax liabilities (deferred tax)	– 26,139	– 7,218
Tax income on valuation of derivative transactions	5,477	0
tax expenses	**– 31,234**	**– 14,007**

Each of the Germany and Eastern/South Eastern Europe segments accounts for around one-half of the current tax expense.

Cash flow

€ 1,000	1st-3rd Quarter 2011	1st-3rd Quarter 2010
Operating cash flow	136,886	81,443
Cash flow from changes in net current assets	7,309	33,655
Cash flow from operating activities	**144,195**	**115,098**
Cash flow from investment activities	– 51,685	– 461,450
Cash flow from financing activities	– 96,105	106,345
Net change in cash and cash equivalents	**– 3,595**	**– 240,007**
Cash and cash equivalents as at 1.1.	354,764	497,199
Changes in the value of foreign currency	– 885	159
Net change in cash and cash equivalents	– 3,595	– 240,007
Cash and cash equivalents as at 30.9.	**350,284**	**257,351**

Cash and cash equivalents as of 30.9.2011 include bank balances in the amount of € 21,774 K (31.12.2010: € 10,708 K) to which the CA Immo Group has only restricted access.

The cash flow from investment activities stands at € – 51,685 K. In the first three quarters of 2011, capital expenditures on property in the amount of € 196,704 K were made and tax payments from the sale of properties in the amount of € 45,059 K arised. The inflow of funds concern other payments totalling € 95,986 K (for the most part sale of properties) and totalling € 94,092 K essentially the effect from the takeover of the Europolis Group (see table).

€ 1,000	1st-3rd Quarter 2011
Purchase prices for acquisitions (for Europlis AG stated provisionally)	– 283,705
less pre-payments in prior years	136,000
less respite of purchase price	136,000
Dividend payment to previous shareholder of Europolis AG	– 21,610
Inflow of funds from first-time consolidations	127,407
Acquisition of property companies, less cash and cash equivalents	**94,092**

Earnings per share

A convertible bond was issued in November 2009. As a general rule, this affects earnings per share. Concretely the diluted earnings per share correspond to the undiluted earnings per share because of the absence of a dilutive effect from potential ordinary shares. The earnings per share are calculated as follows:

		1st-3rd Quarter 2011	1st-3rd Quarter 2010
Weighted number of shares in circulation	pcs.	87,856,060	87,258,600
Consolidated net income	€ 1,000	30,669	13,500
Earnings per share (undiluted equals diluted)	**€**	**0.35**	**0.15**

BUSINESS RELATIONSHIPS WITH RELATED COMPANIES AND PARTIES

Joint ventures

€ 1,000	30.9.2011	31.12.2010
loans	11,274	11,142
Receivables	39,649	38,635
Trade creditors	2,404	1,671

€ 1,000	1st-3rd Quarter 2011	1st-3rd Quarter 2010
other income	565	1,006
other expenses	– 1	– 59
Impairment of financial investments	– 42	0
Interest income	2,203	1,981
Interest expenses	– 31	– 19

The loans to and the bigger part of receivables from joint ventures existing at the reporting date serve to finance property and project development companies. The interest rates are market rates. No guarantees or other forms of security exist in connection with these loans.

Associated companies

€ 1,000	30.9.2011	31.12.2010
loans	19,091	14,551

€ 1,000	1st-3rd Quarter 2011	1st-3rd Quarter 2010
profits of associated enterprise	1,640	2,751
expenditures from associated enterprises	– 2,287	– 3,080

The loans to associated companies existing as of the reporting date serve to finance property companies. All the loans have interest rates in line with those prevailing in the market. No guarantees or other forms of security exist in connection with these loans.

UniCredit Bank Austria AG/UniCredit Group

UniCredit Bank Austria AG, Vienna, is the principal bank of the CA Immo Group and the largest shareholder in CA Immo AG, with an interest of 18.05 % as of the end of October 2011. The CA Immo Group carries out a large portion of its payment transactions through this bank, holds a lot of its loans with same, and places a large part of its financial investments with the bank as well. The relevant portions are indicated below:

Consolidated statement of financial position:

€ 1,000	30.9.2011	31.12.2010
Share of financial liabilities recognised in consolidated statement of financial position	18.3%	25.3%
Outstanding receivables	190,806	159,723
Outstanding liabilities[1]	– 589,404	– 538,021
Market value of interest rate swaps	– 119,476	– 95,395
Market value of interest rate caps	6	0

[1] A portion of € 74,372 K of the increase in outstanding liabilities originates from the acquisition of the Europolis Group as of 1.1.2011.

Consolidated income statement:

€ 1,000	1st-3rd Quarter 2011	1st-3rd Quarter 2010
Financing costs	– 36,818	– 35,699
Result from interest derivative transactions	– 6,238	– 6,852
Result from financial investments	1,439	3,961
expenses of monetary transactions	– 208	– 176

Statement of other comprehensive income (equity):

€ 1,000	1st-3rd Quarter 2011	1st-3rd Quarter 2010
Result from interest derivative transactions	– 95,145	– 110,384

Consolidated statement of cash flows:

€ 1,000	1st-3rd Quarter 2011	1st-3rd Quarter 2010
Raising of new bank loans	46,413	138,753
Repayment of bank loans	– 73,160	– 103,110

The terms and conditions of the business relationship with the UniCredit Group are in line with those prevailing in the market.

OTHER LIABILITIES AND CONTINGENT LIABILITIES

As of 30.9.2011, contingent liabilities existed in the CA Immo Germany Group in the amount of € 24,306 K (31.12.2010: € 24,870 K) from urban development contracts, and in the amount of € 885 K (31.12.2010: € 3,374 K) under concluded purchase agreements for costs assumed in connection with contaminated sites or war damage. Rent guarantees have also been granted in the amount of € 18 K (31.12.2010: € 64 K). In addition, letters of support exist for two pro rata consolidated companies in Germany, in the amount of € 0 K (31.12.2010: € 2,000 K). No guarantees were issued (31.12.2010: € 800 K).

As of 30.9.2011, no contingent liabilities to financing banks existed for Eastern/South Eastern Europe (31.12.2010: € 1,905 K).

The joint venture partner in the Maslov project has initiated an arbitral court action in the amount of € 48,097 K plus interest (already announced on 31.12.2010). The CA Immo Group believes that the action is unlikely to succeed. Sufficient financial provisions have been made for the expected outflow of funds.

Other financial liabilities arising from commitments for services in connection with the development of properties also exist for properties in Austria, in the amount of € 1,789 K (31.12.2010: € 10,818 K), in Germany, in the amount of € 38,909 K (31.12.2010: € 146,570 K), and in Eastern/South Eastern Europe in the amount of € 29,733 K (31.12.2010: € 23.450 K). Pro rata other financial liabilities arising from commitments for services in connection with the development of properties in Eastern/South Eastern Europe, in companies that are included in the consolidated statement of financial position at equity, exist in the amount of € 8,125 K (31.12.2010: € 3,735 K).

For the purpose of forming tax provisions, estimates have to be made. Uncertainties exist concerning the interpretation of complex tax regulations and as regards the amount and effective date of taxable income. The CA Immo Group forms appropriate provisions for known and probable charges arising from current tax audits by the relevant national revenue authorities.

Financial liabilities with unfulfilled covenants as of 30.9.2011 entail the possibility, in principle, of prior termination by the lender. Irrespective of the remaining term envisaged by the contract, these are recognised under the short-term financial liabilities. This classification applies notwithstanding the status of negotiations with the banks concerning the continuation or amendment of the loan agreements. As of 30.9.2011, the classification applied to four loans in Eastern/South Eastern Europe in the total amount of € 57,349 K.

SIGNIFICANT EVENTS AFTER THE END OF THE INTERIM REPORTING PERIOD

In October and November 2011, agreements were signed to sell properties in Frankfurt and Berlin with a market value of around € 29,750 K. The closing dates for the transactions are expected to be no later than in the first quarter of 2012.

Vienna, 14.11.2011

The Management Board

Bruno Ettenauer, CEO

Wolfhard Fromwald
(Management Board Member)

Bernhard H. Hansen
(Management Board Member)

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GENERAL INFORMATION ON CA IMMO SHARE

Listed on Vienna Stock Exchange
ISIN: AT0000641352
Reuters: CAIV.VI
Bloomberg: CAI: AV

Shareholders' equity: 638.713.556,20 €
Number of shares: 87.856.060 pcs

DISCLAIMER

We ask for your understanding that gender-conscious notation in the texts of this Interim Report largely had to be abandoned for the sake of undisturbed readability of complex economic matters. This Interim Report is printed on environmentally friendly and chlorine-free bleached paper.

IMPRINT

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