



URBAN
BENCHMARKS.

FINANCIAL REPORT
AS AT 30 JUNE 2018

FINANCIAL KEY FIGURES ¹⁾

INCOME STATEMENT

		1.1.-30.6.2018	1.1.-30.6.2017 restated
Rental income	€ m	93.8	88.6
EBITDA	€ m	79.3	70.3
Operating result (EBIT)	€ m	149.8	148.5
Net result before taxes (EBT)	€ m	123.3	135.2
Consolidated net income	€ m	89.6	106.7
Operating cash flow	€ m	61.6	67.2
Capital expenditure	€ m	189.4	74.9
FFO I (excl. Trading and pre taxes)	€ m	63.2	56.0
FFO II (incl. Trading and after taxes)	€ m	63.4	54.8

BALANCE SHEET

		30.6.2018	31.12.2017 restated
Total assets	€ m	4,842.9	4,743.4
Shareholders' equity	€ m	2,420.7	2,419.3
Long and short term interest-bearing liabilities	€ m	1,697.8	1,749.3
Net debt	€ m	1,364.0	1,365.1
Net asset value (EPRA NAV)	€ m	2,829.9	2,805.1
Triple Net asset value (EPRA NNAV)	€ m	2,555.0	2,543.8
Gearing	%	56.3	56.4
Equity ratio	%	50.0	51.0
Gross LTV	%	42.6	45.9
Net LTV	%	34.3	35.8

PROPERTY PORTFOLIO

		30.6.2018	31.12.2017 restated
Total usable space (excl. parking, excl. projects) ²⁾	sqm	1,493,291	1,466,057
Gross yield investment properties ³⁾	%	6.1	6.1
Fair value of properties	€ m	3,982.3	3,813.8
Occupancy rate ³⁾	%	94.6	95.2

SHARE RELATED KEY FIGURES

		1.1.-30.6.2018	1.1.-30.6.2017 restated
Rental income / share	€	1.01	0.95
Operating cash flow / share	€	0.66	0.72
Earnings per share	€	0.96	1.14
FFO I / share	€	0.68	0.60
FFO II / share	€	0.68	0.59
		30.6.2018	31.12.2017 restated
NAV/share	€	26.02	25.95
EPRA NAV/share	€	30.42	30.09
EPRA NNAV/share	€	27.46	27.29
Dividend paid in the business year/per share	€	0.80	0.65
Dividend yield	%	2.80	2.52

SHARES

		30.6.2018	31.12.2017
Number of shares	pcs.	98,808,336	98,808,336
Treasury shares	pcs.	5,780,037	5,582,054
number of shares outstanding	pcs.	93,028,299	93,226,282
Ø number of shares	pcs.	98,808,336	98,808,336
Ø Treasury shares	pcs.	5,730,402	5,479,394
Ø number of shares outstanding	pcs.	93,077,934	93,328,942
Ø price/share	€	26.74	21.80
Closing price	€	28.54	25.81
Highest price	€	30.04	26.00
Lowest price	€	21.40	17.30

¹⁾ Key figures include all fully consolidated properties, i.e. all properties wholly owned by CA Immo

²⁾ incl. land leases and rentable open landscapes

³⁾ Excl. properties used for own purposes and the office building Vi-sionary in Prague, which is still in the stabilization phase (completed in April 2018 and acquired by CA Immo in June 2018)

FOREWORD BY THE MANAGEMENT BOARD



Left to right: Andreas Quint (CEO), Dr. Hans Volkert Volckens (CFO)

DEAR SHAREHOLDERS,

CA Immo can report highly positive progress as of 30 June 2018. During the first half, we have prepared the ground for profitable expansion over the long term. Realisation of the development pipeline remains dynamic, with the acquisition of Campus 6.1 in Bucharest followed by the procurement of Visionary, another high quality office building in Prague.

Results for the first half of 2018

Long-term revenue (FFO I) increased by 12.8% on the 2017 figure of €56.0 m to €63.2 m. FFO I per share totalled €0.68, up 13.2% on last year's reference value. As in preceding quarters, this underlines operational development that was both highly robust and independent of the valuation result and which forms the basis for the long-term dividend policy of CA Immo. FFO II stood at €63.4 m (€54.8 m in 2017). FFO II per share stood at €0.68 (€0.59 per share in 2017), an increase of 16.1% year-on-year.

Rental income for CA Immo increased by 5.9% to €93.8 m in the first half of 2018. This positive development was mainly the result of the acquisition of the Warsaw Spire Building B in the Polish capital and the associated increase in rent. Completion of the KPMG building and a new large-scale letting in Berlin delivered further growth momentum. The net rental income after the first

two quarters was €86.8 m, up 8.4% on the 2017 value of €80.1 m.

Earnings before interest, taxes, depreciation and amortisation (EBITDA) stood at €79.3 m, a significant 12.8% above the previous year's level. This positive development was made possible thanks to higher long-term revenue as well as a higher sales result in yearly comparison.

The revaluation result was highly positive at €48.7 m on key date 30 June 2018, above the 2017 figure of €39.9 m. The largest contributions to the revaluation gain in terms of amount came from value adjustments to the German real estate portfolio on the basis of higher land values. The result from joint ventures was €22.9 m after the first six months (2017: €39.7 m) thanks to a positive effect linked to the sale of Tower 185.

Earnings before interest and taxes (EBIT) were €149.8 m, 0.9% above the corresponding figure for last year of €148.5 m. The financial result of €-26.5 m (€-13.3 m last year) contained a non-cash valuation effect in connection with the outstanding convertible bond of €-16.8 m. Earnings before taxes (EBT) of €123.3 m were 8.9% down on the 2017 value of €135.2 m. Adjusted to take account of the convertible bond valuation effect, however, there was an increase of 3.6%.

The result for the period totalled €89.6 m or €0.96 per share (2017: €106.7 m or €1.14 per share).

Robust balance sheet indicators

With an equity ratio of 50.0% and a conservative loan-to-value ratio (net debt to property assets) of 34.3%, the strength of CA Immo's balance sheet provides an extremely sound basis on which to implement the Group's growth strategy.

Net asset value (shareholders' equity) was €26.02 on the key date (€25.95 per share on 31.12.2017). The EPRA NAV was up 1.1% at €30.42 per share as of 30 June 2018 (€30.09 per share in 2017). Adjusted to take account of the dividend payment of 80 cents per share in May 2018, the EPRA NAV rose by 3.8%.

Dynamic pace of growth maintained

The in-house development of high quality properties on core markets and subsequent transfer to the asset portfolio is a significant driver of organic growth for the CA Immo Group, enabling long-term earning power and thus the dividend paid to shareholders to be steadily raised. Following completion of the KPMG building in Berlin's Europacity, three more newly developed buildings will be added to the portfolio in 2018: Office properties ViE in Vienna, Orhideea in Bucharest and the Steigenberger Hotel at Frankfurt's main station.

Selective acquisitions on CA Immo's core Eastern European markets are sustaining the strong pace of organic

growth. Following on from successful acquisitions in Budapest, Warsaw and Bucharest in previous quarters, another value-generating purchase was confirmed in Prague in quarter two of 2018. Acquisition of the new Visionary office building (approximate transaction volume of €65 m) with gross rentable space of 23,000 sqm has brought about an increase in annual rental revenue of around €4 m (given full occupancy).

Core shareholder sells 26% stake in CA Immo

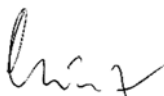
In July 2018, IMMOFINANZ AG announced the sale of its share package amounting to 26.00% (including four registered shares) to Starwood for a total price of €757.9 m (equivalent on average to €29.5 per share). The purchase agreement should now have been signed. The transaction remains subject to conditions precedent for antitrust clearances and the approval of the Management Board of the issuing party to transfer the registered shares (which was granted on 18 July 2018). Closing of the transaction is expected in the third quarter of 2018.

Outlook

General conditions are expected to remain favourable on the core markets of CA Immo in the second half of the year. The annual target for long-term revenue – an increase in FFO I on last year's value of €106.6 m to over €115 m – is hereby confirmed.

Vienna, August 2018

The Executive Board



Andreas Quint
(Chairman)



Dr. Hans Volkert Volckens
(Member of the Management Board)

SHARE

RATE DEVELOPMENT, STOCK EXCHANGE SALES AND MARKET CAPITALISATION FOR THE CA IMMO SHARE

The CA Immo share price opened business year 2018 at € 25.80 and maintained the positive trend throughout the first half of the year. On key date 30 June 2018, the rate closed at € 28.54 (up approximately 11%). By comparison EPRA (excluding the UK), the European index for real estate, reported growth of just under 3%. The high for the year of € 30.04 was recorded at the end of May, while the lowest price was € 21.40. The CA Immo share is currently trading with a premium to NAV of around 10% (intrinsic value).

As at 30 June 2018, market capitalisation for CA Immo was approximately € 2.8 bn (€ 2.5 bn on 31.12.2017). Since the end of 2017, the average trading volume has fallen slightly by 2% to stand at 265,800 shares (against 272,600 on 31.12.2017). Since the end of 2017, the average liquidity of the share has risen 22% to stand at € 7,112.4 K (€ 5,823.1 K on 31.12.2017).

SHARE BUYBACK

The share buyback programme initiated in November 2016 for up to 1,000,000 shares (approximately 1% of the company's capital stock) with an upper limit of € 24.20 per share continued in the first half of 2018. The repurchase is aimed at supporting purposes permitted by resolution of the Ordinary General Meeting and will end on 2 November 2018 at the latest. In the first quarter of the current business year, 197,983 shares were acquired through the programme at a weighted equivalent value per share of approximately € 23.55; no repurchases took place in quarter two. As at the balance sheet date, therefore, CA Immobilien Anlagen AG held 5,780,037 own shares in total; given the total number of voting shares issued (98,808,336), this is equivalent to around 6% of the voting shares. Details of transactions completed, along with any changes to the programme, will be published at <http://www.caimmo.com/en/investor-relations/share-buy-back-ca-immo/>.

ONE YEAR PERFORMANCE (30.6.2017 TO 30.6.2018)

CA Immo share	33.61%
ATX	4.81%
IATX	18.63%
EPRA Developed Europe	9.07%

Source: Bloomberg

ANALYST COVERAGE

Now that Deutsche Bank has resumed coverage (with a recommendation to purchase and a target price of € 40.00), CA Immo is assessed by nine investment companies. Baader-Helvec, HSBC and Kepler Cheuvreux confirmed their purchase recommendations in the first half and raised their target prices. While Goldman Sachs and SRC Research remained 'neutral' and 'hold' respectively, they also revised their target prices for CA Immo upwards. Currently, the most recent 12-month target rates were in the range of € 27.40 to € 40.00, with the valuation median at € 29.00. The closing rate for the balance sheet date 30 June 2018 implies price potential of approximately 2%.

ANALYST RECOMMENDATION

Baader-Helvec Bank	17.8.2018	€ 33.00	Hold
Deutsche Bank	2.8.2018	€ 40.00	Buy
Erste Group	29.11.2017	€ 30.00	Buy
Goldman Sachs	2.7.2018	€ 27.50	Neutral
HSBC	5.3.2018	€ 30.00	Buy
Kepler Cheuvreux	3.4.2018	€ 28.00	Buy
Raiffeisen Centrobank	8.1.2018	€ 27.40	Hold
SRC Research	24.5.2018	€ 29.00	Hold
Wood & Company	11.1.2018	€ 29.00	Hold
Average		€ 30.43	
Median		€ 29.00	

 SHARE PRICE DEVELOPMENT IN RELATION TO ATX, IATX, EPRA (1.1.2014 to 3.8.2018)



BONDS

As at the balance sheet date, four CA Immo corporate bonds were trading on the unlisted securities market of the Vienna Stock Exchange and the regulated market of the Luxembourg Stock Exchange (Bourse de Luxembourg). The convertible bonds were registered for trading in the unregulated Third Market (multilateral trade system) of the Vienna Stock Exchange

CAPITAL STOCK AND SHAREHOLDER STRUCTURE

The company's capital stock amounted to € 718,336,602.72 on the balance sheet date. This was divided into four registered shares and 98,808,332 bearer shares each with a proportionate amount of the capital stock of € 7.27. The bearer shares trade on the prime market segment of the Vienna Stock Exchange (ISIN: AT0000641352).

With a holding of 26% and four registered shares, the IMMOFINANZ Group is still the largest shareholder in CA Immo. There is a reciprocal shareholding between the IMMOFINANZ Group and the CA Immo Group. The CA Immo Group holds 5,480,556 bearer shares (approximately 5%) in IMMOFINANZ AG.

The remaining shares of CA Immo are in free float with both institutional and private investors. Other major shareholders include AXA S.A., BlackRock Inc. (each with approximately 4%) and the S IMMO Group (with around 6%). The company also held 5,780,037 own shares as at the balance sheet date.

Voluntary public takeover bid by Starwood

On 18 April 2018, SOF-11 Starlight 10 EUR S.à r.l. of Luxembourg (the 'bidder'), an indirect, wholly owned subsidiary of SOF-11 International, SCSp, part of the group of companies known as Starwood Global Opportunity Fund XI and a member of the Starwood Capital

Group ('Starwood'), presented a voluntary public takeover bid in accordance with article 4ff of the Austrian Takeover Act to the shareholders of CA Immo.

The takeover bid envisaged the acquisition of up to 25,690,167 bearer shares of CA Immo (ISIN AT0000641352), equivalent to as much as 26% of company shares issued to the bearer. The offer price of € 27.50 per share was linked to the dividend for business year 2017, i.e. the offer price was reduced by the amount of any dividend declared between the announcement of the takeover bid and the processing thereof. The offer could be accepted from 18 April 2018 until 5:00pm (Vienna local time) on 30 May 2018. By the end of the acceptance period, 153,489 shares in CA Immo had been delivered. For full details of the takeover bid, including statements by the Management Board and Supervisory Board of CA Immo, please visit <http://www.caimmo.com/en/investor-relations/takeover-offers/>.

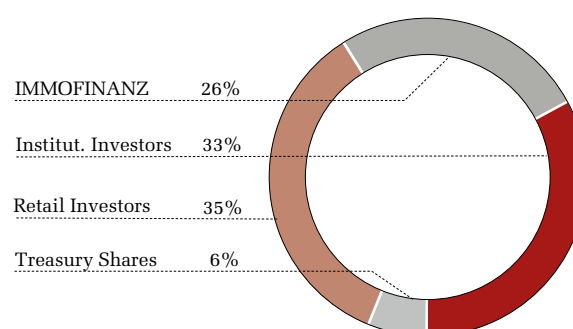
IMMOFINANZ AG approves block sale to Starwood

Following the abortive takeover bid by Starwood, IMMOFINANZ AG announced on 2 July 2018 that the company's Supervisory Board had approved the block sale of a holding in CA Immo amounting to approximately 26%. The acquirer of the 25,690,163 bearer shares and four registered shares in CA Immo is SOF-11 Starlight 10 EUR S.à.r.l. The block sale value totals € 757.9 m, equivalent to a calculated value per share of € 29.50. The purchase agreement has already been signed according to IMMOFINANZ. The transaction remains subject to conditions precedent for antitrust clearances and the approval of the CA Immo Management Board for the transfer of the four registered shares; the latter consent was issued on 18 July 2018. IMMOFINANZ expects to close the transaction during the third quarter of 2018.

CA Immo welcomes the efforts of Starwood to become the new core shareholder of CA Immo. Starwood, a financial investor specialising in global real estate investment, has an excellent reputation. The interest shown by this

renowned international investor underlines the positive development experienced by CA Immo over recent years.

SHAREHOLDER STRUCTURE



OUTCOME OF THE ORDINARY GENERAL MEETING FOR 2018

The 31st Ordinary General Meeting of CA Immo was held on 9 May 2018. Taking account of own shares held by the company, which do not confer voting rights, attendance was 489 shareholders and their delegates (representing approximately 55% of the capital stock).

Alongside the usual agenda items (distribution of profit, approval of the actions of Management and Supervisory Board members, the definition of Supervisory Board remuneration and confirmation of Ernst & Young Wirtschaftsprüfungsgesellschaft m.b.H. as the (Group) auditor for business year 2018), the agenda included authorisations to undertake capital increases, issue convertible bonds and acquire and sell own shares. With the exception of the enabling resolution for the acquisition and sale of own shares, all resolutions proposed by the company had the legally required majority.

The results of voting may be viewed in detail at www.caimmo.com/hauptversammlung.

SHARE RELATED KEY FIGURES

		30.6.2018	31.12.2017 restated
EPRA NNNAV/share	€	27.46	27.29
NAV/share	€	26.02	25.95
Price (key date)/NAV per share – ¹⁾	%	9.68	–0.56
Price (key date)/NNNAV per share – ¹⁾	%	3.92	–5.43
Number of shares	pcs.	98,808,336	98,808,336
Treasury shares	pcs.	5,780,037	5,582,054
Number of shares outstanding	pcs.	93,028,299	93,226,282
Ø number of shares	pcs.	98,808,336	98,808,336
Ø Treasury shares	pcs.	5,730,402	5,479,394
Ø number of shares outstanding	pcs.	93,077,934	93,328,942
Ø price/share	€	26.74	21.80
Market capitalisation (key date)	€ m	2,819.99	2,549.75
Highest price	€	30.04	26.00
Lowest price	€	21.40	17.30
Closing price	€	28.54	25.81
Dividend paid in the business year/per share	€	0.80	0.65
Dividend yield	%	2.80	2.52

¹⁾ before deferred taxes

BASIC INFORMATION ON THE CA IMMO SHARE

Type of shares	No-par value shares
Stock market listing:	Vienna Stock Exchange, prime market
Indices:	ATX, ATX-Prime, IATX, FTSE EPRA/NAREIT Europe, WBI
Specialist:	Raiffeisen Centrobank AG
Market maker:	Baader Bank AG, Erste Group Bank AG, Hudson River Trading Europe Ltd., Société Générale S.A., Tower Research Capital Europe Limited
Stock exchange symbol/ISIN:	CAI/AT0000641352
Reuters:	CAIV.VI
Bloomberg:	CAI:AV
Email:	ir@caimmo.com
Web site:	www.caimmo.com

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FINANCIAL CALENDAR 2018

26 MARCH/27 MARCHPUBLICATION OF ANNUAL RESULTS FOR 2017 /
PRESS CONFERENCE ON FINANCIAL STATEMENTS**23 MAY**

INTERIM REPORT FOR THE FIRST QUARTER 2018

29 APRILVERIFICATION DATE FOR THE
31ST ORDINARY GENERAL MEETING**22 AUGUST / 23 AUGUST**SEMI-ANNUAL REPORT 2018 /
PRESS CONFERENCE ON SEMI-ANNUAL RESULT**9 MAY**

31ST ORDINARY GENERAL MEETING

21 NOVEMBER

INTERIM REPORT FOR THE THIRD QUARTER 2018

14 MAY/15 MAY/16 MAYEX-DIVIDEND DATE / RECORD DATE (DIVIDEND) / DIV-
IDEND PAYMENT DAY**27/28 MARCH 2019**PUBLICATION OF ANNUAL RESULTS FOR 2018 /
PRESS CONFERENCE ON FINANCIAL STATEMENTS

ECONOMIC ENVIRONMENT

THE ECONOMIC TREND¹⁾

Most recent economic data and survey outcomes underline the recovery seen in the European Union, which has also gained momentum in recent quarters. The increase of 2.3% of the eurozone over the year 2017 represented the highest growth rate since 2007. Prospects for growth have been revised upward despite persistent geopolitical and economic uncertainties at the global level. The unemployment rate in the EU-28 has reached its lowest level since 2008. That notwithstanding, the IMF warned that the tariffs on imports threatened by both President Donald Trump and his trading partners could lower the annual growth rate of the global economy by 0.5% by 2020. The Fund left its forecasts for global economic growth in 2018 unchanged.

Growth in the eurozone in 2017 came to 2.3% (1Q 2018: 2.5%), and across the entire EU to 2.4% (2.4%). Preliminary estimates for the second quarter 2018 report a growth rate of 2.1% for the eurozone and 2.2% for the EU-28. Compared to the previous three months, 2Q 2018 GDP in the eurozone expanded by 0.3%, which is the lowest rate in two years, raising concerns that the prospect of an escalating trade war between Europe and the USA might be hurting the region's exports.

The (seasonally adjusted) unemployment rate was 8.3% (down from 9.0% in June 2017) in the eurozone and 6.9% (down from 7.6% in June 2017) for the EU as a whole in June 2018, which is the lowest rate since October 2008. The government debt stood at 86.8% in the eurozone at the end of the first quarter of 2018 (81.5% in the EU-28). Annual inflation in the eurozone is estimated at 2.1% in July 2018, slightly above the rate targeted by the ECB of below, but close to 2.0% (June 2018: 2.0%).

Standing at 3.4%, the unemployment rate has reached a new record low in **Germany**, according to the most recent publication of Eurostat (June 2018). The German economy recorded a GDP growth of 2.2% in 2017 and 2.3% in 1Q 2018. Strong export figures based on global economic recovery, rising tax revenues and a combination of real wage growth and a historically low interest rate level have also stimulated consumer spending in Europe's largest economy. The inflation rate for Germany was reported at 2.1% in June 2018. The economy of **Austria** grew strongly with real GDP rising by 2.9% in 2017

and 3.4% in 1Q 2018. The inflation rate stood at 2.3% in June 2018, the unemployment rate at 4.7%.

As observed in preceding years, the positive economic trend in the core CA Immo markets in the **CEE region** gained further momentum throughout 2017 and sustained this trend into 2018. Supported by the tailwind of the positive development of the German economy, Eastern Europe posted its steepest growth in 9 years. Strong increases in employment combined with real wage growth stimulate private consumption. Additionally, there is a massive effect from large inflows of EU funds, representing an essential lever for the Eastern European economies.

Within the CEE core markets, Romania reported the highest GDP growth of 7.0% in 2017, clearly exceeding expectations (1Q 2018: 4.2%). The economy of Poland also developed extremely well, as the GDP rose by 4.6% (1Q 2018: 5.0%). The gross domestic product in the Czech Republic grew by 4.3% in 2017 and by 4.4% in the first quarter of 2018, and in Hungary by 4.0% and 4.7% in the same period. The unemployment rate in the CEE countries is significantly lower than in the EU-28 and the euro area average; it was reported for June 2018 at 2.4% in the Czech Republic, 3.6% in Hungary, 3.7% in Poland and 4.5% in Romania.

THE MONEY MARKET AND INTEREST ENVIRONMENT²⁾

Following the economic recovery in Europe, the European Central Bank (ECB) announced at its meeting in June 2018 that the ECB's policy of quantitative easing will be gradually ended by the end of 2018. In July, the ECB's president Mario Draghi gave an upbeat take on the outlook for the eurozone. However, he also emphasised that interest rates would remain ultra-low until at least September 2019. At its latest meeting held on 8 March 2018, the Governing Council of the ECB decided that the interest rate on the main refinancing operations and the interest rates on the marginal lending facility and the deposit facility will remain unchanged at 0.00%, 0.25% and -0.40%. The 3-month Euribor remained in negative territory throughout the first half of 2018.

¹⁾ International Monetary Fund, Bloomberg, Financial Times, The Economist, Eurostat

²⁾ Sources: ECB, Eurostat, Financial Times, Bloomberg

REAL ESTATE MARKETS

The real estate investment market¹⁾

After six months, transaction activity on the European investment market for commercial real estate had climbed to €128 bn, broadly matching last year's high level (2017: € 132 bn).

The investment market in **Germany** remains highly dynamic: after two quarters, the transaction volume was approximately €25.6 bn, 1% below the previous year's value. Returns are continuing to diminish: in the second quarter, the peak yield for offices was 3.25% for Frankfurt (Q2 2017: 3.50%), with Berlin currently at 2.90% (3.00%) and Munich reporting 3.20% (3.30%). Positive development on the office rental markets is sustaining high demand on the part of investors. Some €12.1 bn was invested in German office properties over the first six months, a 3% increase on last year (up €0.4 bn).

Peak yields for offices in **Vienna** stood at 3.80% in the second quarter of 2018. Demand is expected to be consistently high in 2018, although levels may be suppressed by a lack of product availability. Present market activity in the **CEE** region is indicative of record investment levels in 2018. As at the key date, peak yields for offices stood at 5.00% in Warsaw, 4.75% in Prague, 6.00% in Budapest and 7.50% in Bucharest.

The office property markets²⁾

The German office rental market continues to develop very strongly, with steadily falling vacancy and rising rental rates.

Office space take-up in **Berlin** totalled approximately 378,000 sqm in the first half of 2018 (down 7% on last year's level). With the demand trend remaining positive and completion figures low, the vacancy rate has declined to the present level of around 2.7%. According to CBRE figures, vacancy has fallen by 30% to approximately 480,000 sqm within one year (vacancy level of 2.7%). The continuing shortage of floor space is driving the upward trend in the peak rent, which is currently reported at €31.50/sqm per month. The office completion volume is relatively low; for 2018 it is estimated at 273,000 sqm, of which a large proportion (>80%) is already absorbed according to CBRE.

Floor space turnover in **Frankfurt** was approximately 254,000 sqm for the first six months, up 13% on the previous year. The vacancy rate fell 210 base points in yearly comparison to stand at 8.5% currently. CBRE expects market developments to remain positive, with demand for centrally located office premises with top quality fixtures and fittings remaining strong. In yearly comparison, the peak rent level rose only slightly to €40.0/sqm per month (€39.50/sqm in 2017).

Office space take-up in **Munich** was around 479,000 sqm in the first six months, making this the strongest half for 15 years. This market remains characterised by a shortage of supply in prime locations. The vacancy level has fallen further to 3.2%, 30 base points below last year's value. The attainable peak rent is reported as €37.0/sqm per month. According to the completion forecast, the situation is not expected to ease over the next two years.

Lettings performance in **Vienna** was approximately 60,000 sqm after the first quarter (17% above the 2017 level). The vacancy rate currently stands at 4.9%.

On the office market in **Warsaw**, some 425,000 sqm of floor space was let in the first six months, the highest half-year figure reported so far. The CBRE also expects a record value for the year as a whole. The market continues to be characterised by extensive construction activity, with 15 office properties (offering some 174,000 sqm of floor space) completed in the first six months. The vacancy rate fell 2.8 percentage points to 11.1% in yearly comparison. Strong demand for office space was also noted in **Budapest** in the second quarter of 2018 (106,800 sqm, up 64% on last year). The vacancy rate has stabilised at 7.6%. Development activity is gaining pace, with approx. 460,000 sqm currently under construction.

Lettings activity of around 213,000 sqm was reported in **Prague** during the first six months. The vacancy rate has continued to decline to 6.9%. The current development volume is approx. 330,000 sqm (with about 38% preleased). Lettings performance in **Bucharest** after six months totalled approx. 149,000 sqm (70% preleased). 158,000 sqm of floor space are currently under construction and shall be delivered by the end of the year. The vacancy rate is reported at a new record low (8.0%).

¹⁾ CBRE: European Investment Market Snapshot Q1 2018; MarketView Investment Market Germany Q2 2018/Q2 2017; CEE Investment Market Snapshot Q1 2018; Real Estate Market Outlook 2018 Austria; JLL: Investment Market Overview Germany, 2nd Quarter 2018

²⁾ CBRE: European Investment Quarterly MarketView Q1/Q2 2018, Austria Office Market Snapshot Q1 2018, Germany Investment MarketView Q1 2018, Germany Office Investment MarketView Q2 2018, Office Market View Vienna, Berlin, Munich, Frankfurt, Budapest, Bucharest, Warsaw Q2 2018; Prague Office Market Snapshot Q2 2018

PROPERTY ASSETS

Changes in presentation and accounting policies

In the course of the company's strategic portfolio optimisation, CA Immo has continuously reduced the proportion of minority holdings in the portfolio. These **property investments held in joint ventures** are consolidated at equity and shown in the income statement under 'Result from joint ventures'. Since 2018, these minority holdings are no longer presented separately in the tables of the 'Property assets' sections alongside fully consolidated properties (wholly owned by CA Immo); instead, they are added as footnotes where necessary. Unless otherwise stated, therefore, all indicators in this report refer exclusively to fully consolidated properties wholly owned by CA Immo; the comparative values for 31 December 2017 have been adjusted accordingly. As at 30 June 2018, the portfolio value of partially owned real estate amounted to € 132.2 m¹⁾ (€ 390.4 m¹⁾ on 31 December 2017); the buildings are 94.7 %¹⁾ let and show a yield of 94.7 %¹⁾.

The application of **IFRS 9 and IFRS 15 accounting standards** – which is mandatory as of January 1st 2018 – has material impact on the consolidated financial statements, which is explained in the notes from page 35 onwards. Comparative figures were adapted accordingly.

As at key date 30 June 2018, CA Immo's total **property assets** stood at € 4.0 bn (31.12.2017: € 3.8 bn²⁾). The company's core business is commercial real estate, with a clear focus on office properties in Germany, Austria and

Eastern Europe; it deals with both investment properties (83% of the total portfolio) and investment properties under development (16% of the total portfolio). Properties intended for trading (reported under short-term property assets) account for the remaining 1% of property assets.

As at 30 June 2018, the **investment property portfolio** had an approximate book value of € 3.3 bn (31 December 2017: € 3.2 bn) and incorporated a total rentable effective area³⁾ of 1.3 m sqm. Around 49% of the portfolio (based on book value) is located in CEE and SEE nations, with 36% of the remaining investment properties in Germany and 15% in Austria.

In the first six months of the year, the Group generated **rental income** of € 93.8 m (30 June 2017: € 88.6 m); unchanged to 31 December 2017, the portfolio produced a yield of 6.1 %⁴⁾. The **occupancy rate** was 94.6 %⁴⁾ as at 30 June 2018 (against 95.2 % on 31 December 2017). For details, please see the 'Changes to the Portfolio' section.

Of **investment properties under development** with a total book value of around € 645.8 m, development projects and land reserves in Germany account for 84 %, while the Eastern Europe segment represents 11% and Austria 5 %. Investment properties under development in Germany with a book value of € 542.0 m include projects under construction (€ 312.2 m) and land reserves (€ 229.8 m).

PROPERTY ASSETS OF THE CA IMMO GROUP AS AT 30 JUNE 2018

in € m	Investment properties ⁵⁾	Investment properties under development	Short-term property assets ⁶⁾	Property assets	Property assets in %
Austria	498	30	0	528	13
Germany	1,180	542	39	1,762	44
Czechia	328	11	0	338	9
Hungary	470	2	0	472	12
Poland	371	0	0	371	9
Romania	260	58	0	317	8
Serbia	96	0	0	96	2
Others	93	4	0	97	3
Total	3,297	646	39	3,982	100
Share of total portfolio	83%	16%	1%		

⁵⁾ Includes properties used for own purposes

⁶⁾ Short-term property assets including properties intended for trading or sale

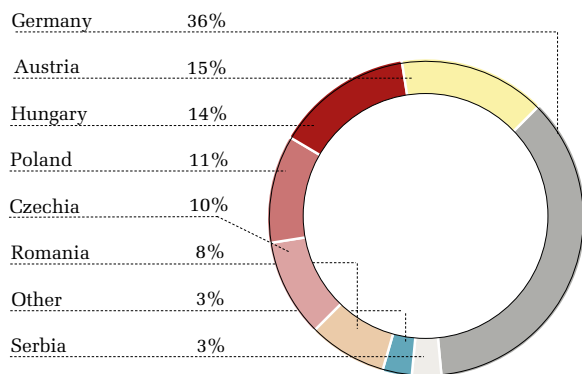
¹⁾ Key figures include investment properties intended for trading or sale (IFRS 5)

²⁾ Figure was adapted according to IFRS 9 and IFRS 15

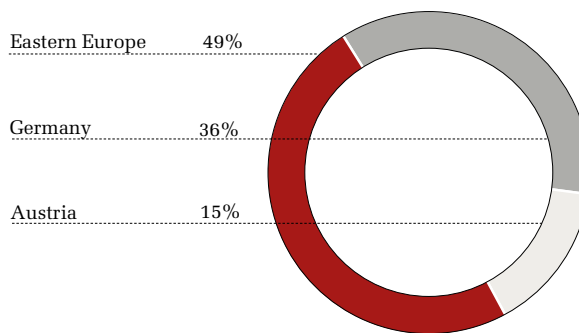
³⁾ Including properties used for own purposes and land leases

⁴⁾ Excl. properties used for own purposes and the office building Visionary in Prague, which is still in the stabilization phase (completed in April 2018 and acquired by CA Immo in June 2018)

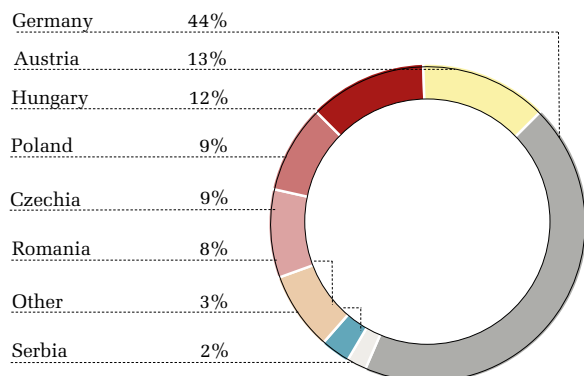
DISTRIBUTION OF BOOK VALUE INVESTMENT PROPERTIES BY COUNTRY (Basis: € 3.3 bn)



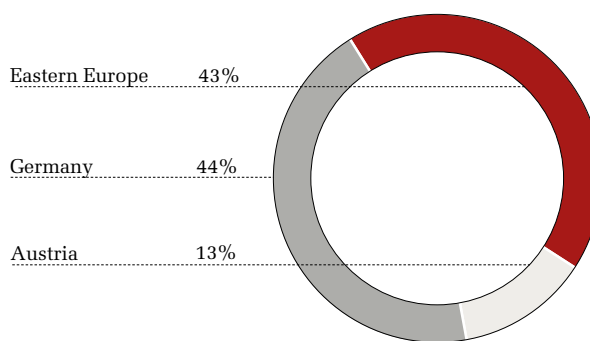
DISTRIBUTION OF BOOK VALUE INVESTMENT PROPERTIES BY SEGMENT (Basis: € 3.3 bn)



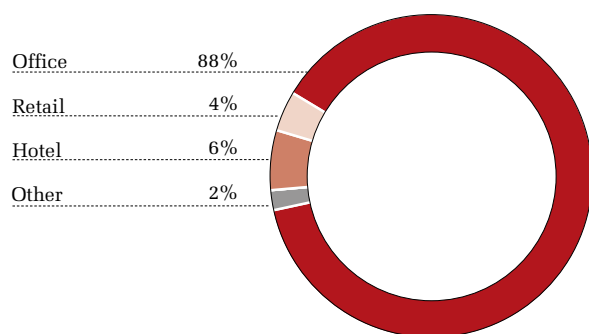
DISTRIBUTION OF BOOK VALUE TOTAL PROPERTY ASSETS BY COUNTRY (Basis: € 4.0 bn)



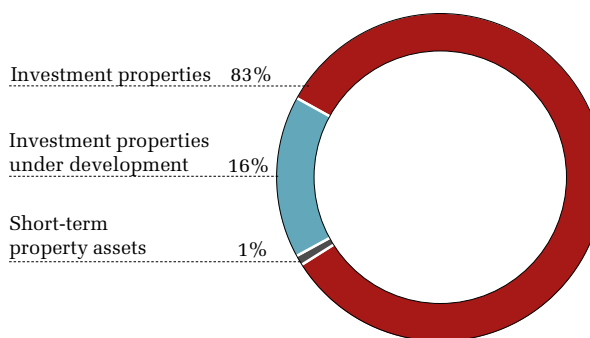
DISTRIBUTION OF BOOK VALUE TOTAL PROPERTY ASSETS BY SEGMENT (Basis: € 4.0 bn)



DISTRIBUTION OF BOOK VALUE INVESTMENT PROPERTIES BY MAIN USAGE (Basis: € 3,3 bn)



DISTRIBUTION OF BOOK VALUE PROPERTY ASSETS BY BUSINESS AREA (Basis: € 4.0 bn)



CHANGES TO THE PORTFOLIO IN THE FIRST HALF YEAR OF 2018

GERMANY

The investment property portfolio

In Germany, CA Immo held investment properties with an approximate value of € 1,178.9 m¹⁾ on 30 June 2018 (31 December 2017: € 1,099.7 m). The occupancy rate for the German investment property assets on the key date was 98.3% (against 98.2% on 31.12.2017). Where the rent contributions of properties intended for trading and temporarily let property reserves in the development segment are taken into account, rental income of € 28.2 m was generated in the first six months (30 June 2017: € 25.8 m).

In Germany, approximately 24,800 sqm of usable area were newly let or extended between January and the end of June. Thereof, around 8,000 sqm accounted for prelettings of development projects.

CA Immo completed the **office building for the tenant KPMG in Berlin's Europacity district** in March; the nearly fully let structure, which spans some 12,800 sqm, represented a total investment of approximately € 57 m and is now part of the CA Immo investment portfolio.

Development projects

Based on total investment costs, the volume of projects under development in Germany (excluding land reserves) is approximately € 927.9 m as at key date 30 June 2018

(please see table on the next page for details). In total, CA Immo holds investment properties under development²⁾ (including land reserves) with a book value of € 542.0 m; thereof, land reserves account for € 229.8 m and projects under construction account for € 312.2 m.

Sales

During the first six months, trading income from German properties totalled € 40.6 m.

AUSTRIA

The investment property portfolio

As at 30 June 2018, CA Immo held investment properties in Austria with a value of € 494.6 m¹⁾ (31 December 2017: € 494.2 m) and an occupancy rate of 92.4% (96.2% on 31.12.2017). The company's asset portfolio generated rental income of € 13.9 m in the first six months (30 June 2017: € 15.5 m).

Between January and the end of June, some 3,700 sqm of usable space was newly let or extended in Austria. At the end of June, the market research institute GfK signed a lease for 2,200 sqm in the office building ViE by the Vienna Donaukanal, which will be completed and transferred to the own stock in autumn 2018.

OVERVIEW INVESTMENT PROPERTIES KEY DATA AS AT 30 JUNE 2018 ³⁾

	Investment properties	Rentable area ⁴⁾	Occupancy rate	Annualised rental income	Yield
	in € m	in sqm	in %	in € m	in %
Austria	494.6	318,263	92.4	27.9	5.6
Germany	1,178.9	307,961	98.3	56.0	4.7
Czechia	266.7	105,892	97.1	18.4	6.9
Hungary	470.4	234,525	89.5	33.1	7.0
Poland	370.9	115,302	96.3	25.9	7.0
Romania	259.9	105,480	95.1	20.5	7.9
Serbia	96.4	46,130	91.0	7.6	7.9
Others	93.2	69,305	90.4	7.4	7.9
Total	3,230.9	1,302,857	94.6	196.8	6.1

³⁾ Excludes properties used for own purposes and short term property assets; excl. of the office building Visionary in Prague, which is still in the stabilisation phase (completed in April 2018, acquired by CA Immo in June 2018)

⁴⁾ incl. land leases in Austria (around 106,000 sqm)

¹⁾ Excl. properties used for own purposes and properties intended for trading or sale

²⁾ Excl. projects and land reserves intended for trading or sale

Development projects

In January, CA Immo handed over 220 rental apartments to the investor ESTRELLA Immobilien Invest AG as part of the Laendyard residential project on Vienna's Donaukanal. Development of the remaining 270 owner-occupied and investment apartments being built on an adjacent plot in a joint venture between CA Immo and JP Immobilien was also completed in summer 2018. The final

building block in the project, situated close to the Lände and Wiener Prater recreation areas, is the ViE office building, which is due for completion by the autumn of 2018.

Sales

Trading income for Austria amounted to € 25.1 m in the first six months.

PROJECTS UNDER DEVELOPMENT ¹⁾

in € m	Total investment volume ²⁾	Outstanding construction costs	Planned rentable effective area in sqm	Gross yield on cost in %	City	Main usage	Share ³⁾ in %	Utilisation in %	Start of construction	Scheduled completion
Projects (for own stock)										
Erdberger Lände, ViE	37.6	11.8	14,727	6.4	Vienna	Office	100	23	Q3 2016	Q3 2018
MY.O	96.0	62.9	26,986	6.4	Munich	Office	100	19	Q2 2017	Q4 2019
Europacity, Bürogebäude am Kunstcampus (BT2)	13.4	8.3	2,710	5.7	Berlin	Office	100	0	Q4 2016	Q2 2019
Europacity, MY.B	67.6	43.2	14,533	5.5	Berlin	Office	100	0	Q3 2017	Q4 2019
Hafenspitze	15.9	15.7	4,000	4.2	Mainz	Office	100	0	Q2 2018	Q4 2019
Steigenberger ²⁾	58.3	12.2	17,347	6.2	Frankfurt	Office	100	99	Q3 2016	Q4 2018
Baumkirchen, NEO	64.3	40.2	13,490	4.9	Munich	Office	100	28	Q1 2017	Q2 2020
Europaviertel, ONE	353.6	296.4	66,187	5.3	Frankfurt	Office	100	27	Q3 2017	Q2 2021
Orhideea Towers	73.9	26.9	36,918	8.6	Bucharest	Office	100	55	Q4 2015	Q3 2018
Subtotal	780.6	517.6	196,897	5.8						
Projects (for sale)										
Europacity, cube berlin	104.2	59.4	16,876	n.m.	Berlin	Office	100	100	Q4 2016	Q4 2019
Europacity, Bürogebäude am Kunstcampus (BT1)	32.2	18.8	5,215	n.m.	Berlin	Office	100	100	Q4 2016	Q2 2019
Rheinallee III	59.7	15.0	19,682	n.m.	Mainz	Residential	100	100	Q3 2016	Q4 2018
JV Baumkirchen WA 3	35.4	10.8	6,831	n.m.	Munich	Residential	50	100	Q3 2016	Q2 2019
Baumkirchen Mitte (MK)	27.6	17.2	5,782	n.m.	Munich	Residential	100	0	Q1 2017	Q2 2020
Subtotal	259.0	121.2	54,386							
Total	1,039.5	638.9	251,283							

¹⁾ This table includes projects intended for trading or sale as well as projects held in joint ventures

²⁾ Incl. plot

³⁾ The Mannheimer Strasse bus station next to the hotel (with a value of € 4.7 m) is still assigned to property assets under development as temporary usage and is not included in the table

EASTERN EUROPE

The investment property portfolio

The value of the CA Immo investment properties¹⁾ is € 1,618.3 m as at 30 June 2018 (31 December 2017: € 1,561.8 m). In the first six months, property assets let with a total effective area of 701,906 sqm generated rental income of 51.7 m (30 June 2017: € 47.3 m). The occupancy rate on the key date was 93.4%²⁾ (31 December 2017: 93.6%).

New lease agreements relating to around 26,400 sqm rentable area were concluded in the first six months, as well as contract extensions for some 39,000 sqm rentable area.

Acquisitions

Beginning of May, CA Immo has acquired **Campus 6.1 office building in Bucharest** from Skanska; the transaction volume is approx. € 53 m. The closing is subject to the conditions usual for such transactions and is expected end of 2018. Campus 6.1 is an A-class office development, offering 22,000 sqm GLA. The development is located in the Central West area of Bucharest. Completion is scheduled for Q3 2018; full occupancy of the building is expected by the end of the year.

At the end of June, CA Immo acquired another Skanska office building in Prague; the gross transaction volume was approximately € 65 m. A-class office building Visionary was completed in April 2018 and spans 23,000 sqm of gross leasable area. Located in Prague 7, one of the most dynamically developing districts in Prague, the building is currently around 91% occupied. The transaction was closed when the contract was signed.

EMPLOYEES

As at 30 June 2018, CA Immo had a total of 374 employees³⁾, compared to 378⁴⁾ on 31 December 2017. 20 % of the

overall workforce was based in Austria, with 55 % in Germany and 25 % in Eastern Europe. Of the total staff members, 53 % are female.

EMPLOYEES PER SEGMENT AS AT 30 JUNE 2018 ⁵⁾

	Headcounts as at 30.6.2018	Headcounts as at 31.12.2017	Change to 31.12.2017
Austria	77	81	-5%
Germany/Switzerland ⁶⁾	205	195	5%
Eastern Europe	92	102	-11%
Total	374	378	-1%

⁵⁾ Includes staff on unpaid leave

⁶⁾ Includes employees of CA Immo Deutschland GmbH, the wholly owned subsidiary omniCon as well as 21 staff members at the omniCon branch in Basel; excl. staff of the 49 %-owned subsidiary DRG and the 50 %-owned subsidiary Mainzer Zollhafen GmbH & Co.KG

SUPPLEMENTARY REPORT

The following activities after key date 30 June 2018 are reported:

With a holding of 26% and four registered shares, the IMMOFINANZ Group is the largest shareholder in CA Immo. On 2 July 2018 IMMOFINANZ AG informed, that they sold their investment in CA Immo to SOF-11 Starlight 10 EUR S.á.r.l., a member company of the Starwood Capital Group. On 18 July 2018 the Management Board of CA Immo AG approved the transfer of the four registered shares to SOF-11 Starlight 10 EUR S.á.r.l. The transaction is subject to the release by the cartel authorities.

Sales

In July, the sale of CA Immo's 49% stake in the Megapark office building in the Bulgarian capital of Sofia, spanning around 48,000 sqm, was closed. The sale of this minority holding confirmed the company's exit from the secondary market and a further reduction in minority shareholdings.

¹⁾ Excl. properties used for own purposes and properties intended for trading or sale

²⁾ Exclusive of the office building Visionary in Prague, which is still in the stabilisation phase (completed in April 2018, acquired by CA Immo in June 2018)

³⁾ Around 11% were part-time employees; includes staff on unpaid leave, excl. 12 Headcounts in Joint Ventures (DRG, Mainzer Zollhafen GmbH & Co. KG)

⁴⁾ Of this figure, around 9% were part-time employees; includes staff on unpaid leave, excludes Headcounts in Joint Ventures

RESULTS

Sustained earnings

In the first six months of 2018, rental income for CA Immo rose by a significant 5.9 % to €93,761 K. This positive development was mainly the result of the acquisition of the Warsaw Spire Building B in the Polish capital and the associated increase in rent. Completion of the KPMG building and a new large-scale letting in Berlin delivered further growth momentum.

In year-on-year comparison, property expenses directly attributable to the asset portfolio, including own operating expenses, fell to €-6,965 K (€-8,479 in 2017). The result from renting after the first two quarters was €86,796 K (€80,082 K in 2017), up 8.4 % on the previous year. The efficiency of letting activity, measured as the operating margin in routine business (result from renting in relation to rental income), was 92.6 %, above with the previous year's value of 90.4 %.

Other expenditure directly attributable to project development stood at €-1,375 K after six months, against €-1,858 K in 2017. Gross revenue from services stood at €7,333 K, below the previous year's level of €5,759 K. Alongside development revenue for third parties via the subsidiary omniCon, this item contains revenue from asset management and other services to joint venture partners.

Sales result

As at the key date, the sales result from property assets held as current assets was €5,074 K (€2,216 K in 2017). The result from the sale of investment properties stood at €4,383 K on 30 June 2018 (€4,222 K in 2017). Within this, the biggest contribution to earnings was from the sale of a non-strategic site in Munich.

Indirect expenditures

After the first six months, indirect expenditures stood at €-23,341 K, 13.8 % above the 2017 level of €-20,502 K. This item also contains expenditure counterbalancing the aforementioned gross revenue from services. Other operating income stood at €445 K compared to the 2017 value of €380 K.

Earnings before interest, taxes, depreciation and amortisation (EBITDA)

As a result of the positive operational development, earnings before interest, taxes, depreciation and amortisation (EBITDA) rose by 12.8 % to €79,316 K (compared to €70,298 K in 2017).

Revaluation result

After the first six months, the total revaluation gain of €62,030 K was counterbalanced by a revaluation loss of €-13,324 K. The cumulative revaluation result of €48,706 K on the key date was above the previous year's reference value (€39,899 K in 2017). The largest contributions to the revaluation gain in terms of amount came from value adjustments to the German real estate portfolio on the basis of higher land values.

Result from joint ventures

Current results of joint ventures consolidated at equity are reported under 'Earnings of joint ventures' in the consolidated income statement. The result of €22,943 K (2017: €39,682 K) includes a positive effect linked to the sale of Tower 185 in Frankfurt (closing in quarter one of 2018) amounting to €10,166 K (of which the reversal of deferred taxes accounted for €8,531 K).

Earnings before interest and taxes (EBIT)

Earnings before interest and taxes (EBIT) of €149,816 were 0.9 % above the 2017 result of €148,504 K.

Financial result

The financial result stood at €-26,549 K after the first six months (€-13,269 K in 2017). The Group's financing costs, a key element in long-term revenue, fell by -0.9 % on the 2017 value to €-18,331 K.

The result from interest rate derivative transactions, which contains a non-cash valuation effect in connection with the convertible bond, amounted to €-16,800 K (€774 K in 2017). The convertible bond issued in 2017 comprises a loan capital component and a separable embedded derivative based on the option of repayment in CA Immo shares. The attributable fair value of the derivative corresponds to the difference at the time of issue between the attributable fair value of the convertible bond and the attributable fair value of the loan capital component.

The result from financial investments of €5,902 K exceeded the reference value for the previous period (€4,519 K in 2017). Other items in the financial result (result from other financial assets and result from associated companies and exchange rate differences) totalled €2,679 K (€-59 K in 2017). Last year's result from other financial assets includes depreciation linked to the subsequent valuation of securities available for sale.

Taxes on income

Earnings before taxes (EBT) stood at €123,266 K, –8.9 % below the previous year's value of €135,235 K. On the key date, taxes on earnings stood at €–33,687 K (€–28,494 K in 2017).

Result for the period

The result for the period was €89,577 K, 16.1 % below the 2017 value of €106,741 K. Earnings per share amounted to € 0.96 on the balance sheet date (€ 1.14 per share in 2017).

Funds from operations (FFO)

An FFO I of €63,200 K was generated in the first six months of 2018, 12.8 % above the previous year's value of €56,010 K. FFO I, a key indicator of the Group's long-term earning power, is reported before taxes and adjusted for the sales result and other non-permanent effects. FFO I per share stood at €0.68 on the key date, an increase of 13.2 % on the 2017 value of €0.60 per share.

FFO II, which includes the sales result and applicable taxes, stood at €63,429 K on the key date, 15.7 % above the 2017 value of €54,815. FFO II per share was €0.68 per share (against €0.59 per share in 2017).

FUNDS FROM OPERATIONS (FFO)

€ m	Half-year 2018	Half-year 2017 restated
Net rental income (NRI)	86.8	80.1
Income from services rendered	7.3	5.8
Other expenses directly related to properties under development	–1.4	–1.9
Other operating income	0.4	0.4
Other operating income/expenses	6.4	4.3
Indirect expenses	–23.3	–20.5
Result from investments in joint ventures ¹⁾	3.7	3.5
Finance costs	–18.3	–18.5
Result from financial investments	4.7	4.5
Other adjustment ²⁾	3.3	2.6
FFO I (excl. Trading and pre taxes)	63.2	56.0
Trading result	5.1	2.2
Result from the sale of investment properties	4.4	4.2
Result from sale of joint ventures	–0.1	0.9
At-Equity result property sales	9.0	2.6
Result from property sales	18.4	9.9
Current income tax	–31.6	–7.7
Current income tax of joint ventures	–0.4	–0.1
Other adjustments	–6.0	–3.3
Other adjustments FFO II	19.8	0.0
FFO II	63.4	54.8

¹⁾ Adjustment for real estate sales and non-sustainable results

²⁾ Adjustment for other non-sustainable results

³⁾ Taxes in the context of the Tower 185 sale

Balance sheet: assets

As at the balance sheet date, long-term assets amounted to €4,237,425 K (87.5 % of total assets). Investment property assets on balance sheet amounted to €3,291,745 K on the key date (€3,155,677 K on 31.12.2017).

The balance sheet item 'Property assets under development' was €645,810 K on 30 June 2018 (€579,274 K on 31.12.2017). Total property assets (investment properties, properties used for own purposes, property assets under development and property assets held as current assets) amounted to €3,982,011 K on the key date (€3,813,811 on 31.12.2017).

The net assets of joint ventures are shown in the balance sheet item 'Investments in joint ventures', which stood at €197,163 K on the key date (€214,950 K on 31.12.2017).

Cash and cash equivalents stood at €332,691 K on the balance sheet date (€383,288 K on 31.12.2017).

Balance sheet: liabilities**Equity**

As at the key date, shareholders' equity on the Group balance sheet stood at €2,420,674 K (€2,419,270 K on 31.12.2017). The equity ratio of 50.0 % remained stable and within the strategic target range (the comparative value for the end of 2017 was 51.0 %).

Interest-bearing liabilities

The Group's financial liabilities stood at €1,697,757 K on the key date (31.12.2017: €1,749,330 K). Net debt (interest-bearing liabilities less cash and cash equivalents) was stable year-on-year, amounting to €1,364,043 K at the end of June 2018 against €1,365,068 K in 2017. 100 % of interest-bearing financial liabilities are in euros.

The loan-to-value ratio based on market values as at 30 June 2018 was 34.3 % (net, taking account of Group cash and cash equivalents) compared to 35.8 % at the start of the year. On the key date, gearing was 56.3 % (56.4 % on 31.12.2017).

Net asset value

NAV (shareholders' equity) was €2,420,674 K as at 30 June 2018 (€26.02 per share), broadly equivalent to the value for the end of 2017 of €2,419.219 K (€25.95 per share). Amongst other things, the value for 30 June 2018 reflects the dividend payment of €74,423 K in May 2018.

The table below shows the conversion of NAV to NNNAV in compliance with the best practice policy recommendations of the European Public Real Estate Association (EPRA). The EPRA NAV was €30.42 per share as at the key date (€30.09 per share on 31.12.2017). The EPRA NNNAV per share after adjustments for financial instruments, liabilities and deferred taxes stood at €27.46 per

share as at 30 June 2018 (€27.29 per share on 31.12.2017). The number of shares in circulation was 93,028,299 on the key date (93,226,282 on 31.12.2017).

The table below shows the conversion of NAV to NNNAV in compliance with the best practice policy recommendations of the European Public Real Estate Association (EPRA). The EPRA NAV was €30.42 per share as at the key date (€30.09 per share on 31.12.2017). The EPRA NNNAV per share after adjustments for financial instruments, liabilities and deferred taxes stood at €27.46 per share as at 30 June 2018 (€27.29 per share on 31.12.2017). The number of shares in circulation was 93,028,299 on the key date (93,226,282 on 31.12.2017).

NET ASSET VALUE (NAV AND NNNAV AS DEFINED BY EPRA)

€ m	30.6.2018	31.12.2017 restated
Equity (NAV)	2,420.6	2,419.2
Exercise of options	0.0	0.0
NAV after exercise of options	2,420.6	2,419.2
NAV/share in €	26.02	25.95
Value adjustment for ¹⁾		
- Own used properties	6.5	6.3
- short-term property assets	109.5	79.8
- Financial instruments	0.3	0.8
Deferred taxes	293.1	298.9
EPRA NAV after adjustments	2,829.9	2,805.1
EPRA NAV per share in €	30.42	30.09
Value adj. for financial instruments	-0.3	-0.8
Value adjustment for liabilities	-57.8	-41.8
Deferred taxes	-216.9	-218.6
EPRA NNNAV	2,555.0	2,543.8
EPRA NNNAV per share in €	27.46	27.29
Change of NNNAV against previous year	0.6%	10.9%
Price (key date)/NNNAV per share -1	3.9%	-5.4%
Number of shares excl. treasury shares	93,028,299	93,226,282

¹⁾ Includes proportionate values from joint ventures

RISK REPORT

OPPORTUNITIES AND THREATS

The Group is subject to all risks typically associated with the acquisition, development, management and sale of real estate. These include risks arising from unexpected changes in the macroeconomic market environment, general market fluctuations linked to the economic cycle, delays and budget overruns in project developments and risks linked to financing and interest rates.

As regards the profile of opportunities and risks, no major changes that could give rise to new opportunities or threats to the CA Immo Group have emerged since the consolidated financial statements for business year 2017 were drawn up; nor has there been any significant change in the company's assessment of the probability of damage occurring and the extent of such potential damage. The position as outlined in the Group management report for 2017 ('Risk report') is therefore unchanged.

CONSOLIDATED INCOME STATEMENT

€ 1,000	Half-year 2018	Half-year 2017 restated	2nd Quarter 2018	2nd Quarter 2017 restated
Rental income	93,761	88,560	47,576	44,780
Operating costs charged to tenants	29,346	27,442	12,308	11,216
Operating expenses	-31,807	-29,527	-13,242	-11,268
Other expenses directly related to properties rented	-4,504	-6,394	-2,559	-2,895
Net rental income	86,796	80,082	44,083	41,832
Other expenses directly related to properties under development	-1,375	-1,858	538	-876
Income from the sale of properties and construction works	23,790	16,776	9,837	9,376
Book value of properties sold incl. ancillary and construction costs	-18,716	-14,560	-9,277	-8,455
Result from trading and construction works	5,074	2,216	560	921
Result from the sale of investment properties	4,383	4,222	783	6,241
Income from services rendered	7,333	5,759	3,619	3,044
Indirect expenses	-23,341	-20,502	-11,229	-10,042
Other operating income	445	380	209	203
EBITDA	79,316	70,298	38,564	41,322
Depreciation and impairment of long-term assets	-1,150	-1,376	-584	-577
Depreciation and impairment/reversal	-1,150	-1,376	-584	-577
Revaluation gain	62,030	79,660	60,164	62,555
Revaluation loss	-13,324	-39,760	-10,865	-32,028
Result from revaluation	48,706	39,899	49,299	30,526
Result from joint ventures	22,943	39,682	5,962	34,472
Result of operations (EBIT)	149,816	148,504	93,241	105,743
Finance costs	-18,331	-18,503	-8,758	-8,198
Foreign currency gains/losses	3,997	-354	3,969	-287
Result from derivatives	-16,800	774	-7,508	-233
Result from financial investments	5,902	4,519	4,853	3,947
Result from other financial assets	0	-3,459	0	0
Result from associated companies	-1,319	3,754	-1,112	3,754
Financial result	-26,549	-13,269	-8,557	-1,017
Net result before taxes (EBT)	123,266	135,235	84,684	104,727
Current income tax	-31,611	-7,745	-2,593	-5,193
Deferred taxes	-2,076	-20,749	-21,353	-15,952
Income tax expense	-33,687	-28,494	-23,947	-21,145
Consolidated net income	89,579	106,741	60,737	83,581
thereof attributable to non-controlling interests	2	6	1	5
thereof attributable to the owners of the parent	89,577	106,735	60,736	83,576
Earnings per share in € (basic)	€0.96	€1.14	€0.65	€0.89
Earnings per share in € (diluted)	€0.96	€1.14	€0.65	€0.89

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

€ 1,000	Half-year 2018	Half-year 2017 restated	2nd Quarter 2018	2nd Quarter 2017 restated
Consolidated net income	89,579	106,741	60,737	83,581
Other comprehensive income				
Cash flow hedges - changes in fair value	0	1,390	0	454
Reclassification cash flow hedges	742	393	375	393
Foreign currency gains/losses	-4,090	292	-4,029	162
Revaluation other investments	0	1,802	0	1,202
Income tax related to other comprehensive income	-179	-956	-91	-510
Other comprehensive income for the period (realised through profit or loss)	-3,527	2,921	-3,745	1,701
Revaluation securities	-5,864	11,509	-4,056	11,509
Revaluation IAS 19	178	406	178	406
Income tax related to other comprehensive income	122	-818	-35	-818
Other comprehensive income for the period (not realised through profit or loss)	-5,564	11,097	-3,913	11,097
Other comprehensive income for the period	-9,091	14,018	-7,658	12,798
Comprehensive income for the period	80,488	120,759	53,079	96,379
thereof attributable to non-controlling interests	2	6	1	5
thereof attributable to the owners of the parent	80,486	120,753	53,078	96,373

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

€ 1,000	30.6.2018	31.12.2017 restated	1.1.2017 restated
ASSETS			
Investment properties	3,291,745	3,155,677	2,923,676
Investment properties under development	645,810	579,274	433,049
Own used properties	5,347	5,500	6,643
Office furniture and equipment	5,234	5,462	5,599
Intangible assets	6,300	6,703	8,195
Investments in joint ventures	197,163	214,950	194,838
Financial assets	83,756	86,466	90,199
Deferred tax assets	2,070	1,934	1,563
Long-term assets	4,237,425	4,055,966	3,663,761
Long-term assets as a % of total assets	87.5%	85.5%	85.1%
Assets held for sale and relating to disposal groups	6,373	40,106	26,754
Properties held for trading	39,401	36,459	15,549
Receivables and other assets	103,312	90,583	84,934
Current income tax receivables	11,849	19,343	15,552
Securities	111,803	117,668	101,555
Cash and cash equivalents	332,691	383,288	395,088
Short-term assets	605,429	687,447	639,433
Total assets	4,842,854	4,743,413	4,303,194
LIABILITIES AND SHAREHOLDERS' EQUITY			
Share capital	718,337	718,337	718,337
Capital reserves	789,832	794,493	819,068
Other reserves	9,636	18,727	-894
Retained earnings	902,816	887,662	682,525
Attributable to the owners of the parent	2,420,621	2,419,219	2,219,036
Non-controlling interests	53	51	46
Shareholders' equity	2,420,674	2,419,270	2,219,082
Shareholders' equity as a % of total assets	50.0%	51.0%	51.6%
Provisions	29,650	36,756	56,058
Interest-bearing liabilities	1,573,334	1,680,410	1,412,635
Other liabilities	62,837	50,911	36,965
Deferred tax liabilities	298,851	296,871	245,312
Long-term liabilities	1,964,672	2,064,948	1,750,970
Current income tax liabilities	39,619	17,638	16,736
Provisions	120,928	127,386	111,311
Interest-bearing liabilities	124,423	68,920	153,004
Other liabilities	172,537	45,182	52,091
Liabilities relating to disposal groups	0	71	0
Short-term liabilities	457,509	259,196	333,142
Total liabilities and shareholders' equity	4,842,854	4,743,413	4,303,194

CONSOLIDATED STATEMENT OF CASH FLOWS

€ 1,000	Half-year 2018	Half-year 2017 restated
Operating activities		
Net result before taxes	123,266	135,235
Revaluation result incl. change in accrual and deferral of rental income	-49,316	-41,126
Depreciation and impairment/reversal	1,150	1,376
Result from the sale of long-term properties and office furniture and other equipment	-4,400	-4,264
Taxes paid excl. taxes for the sale of long-term properties and investments	-430	-5,581
Finance costs, result from financial investments and other financial result	13,655	13,984
Foreign currency gains/losses	-3,997	354
Result from derivatives	16,800	-774
Result from other financial assets and non-cash income from investments in at equity consolidated entities	-22,852	-39,977
Cash flow from operations	73,877	59,227
Properties held for trading	-1,210	-1,427
Receivables and other assets	-8,401	10,328
Provisions	-3,664	-3,822
Other liabilities	950	2,859
Cash flow from change in net current assets	-12,326	7,939
Cash flow from operating activities	61,552	67,166
Investing activities		
Acquisition of and investment in long-term properties incl. prepayments	-108,954	-56,459
Acquisition of property companies, less cash and cash equivalents of € 190 K (2017: € 2,387 K)	-59,260	-27,667
Acquisition of office equipment and intangible assets	-372	-454
Repayment/acquisition of financial assets	11	-203
Investments in joint ventures	0	-3,322
Disposal of investment properties and other assets	18,456	10,177
Disposal of investment property companies, less cash and cash equivalents of € 954 K (2017: € 0 K)	38,805	6,527
Disposal of joint ventures	2,147	12,008
Loans made to joint ventures	-5,451	-250
Loan repayments made by joint ventures	30	1,814
Taxes paid relating to the sale of long-term properties and investments	-2,181	-1,648
Dividend distribution/capital repayment from at equity consolidated entities and other investments	154,415	9,075
Interest paid for capital expenditure in investment properties	-3,413	-1,929
Interest received from financial investments	2,602	913
Cash flow from investing activities	36,834	-51,418

€ 1,000	Half-year 2018	Half-year 2017 restated
Financing activities		
Cash inflow from loans received	44,490	8,056
Cash inflow from the issuance of bonds	0	173,388
Costs paid for issuance of convertible bonds	-112	0
Repayment of loans received from joint ventures	-600	0
Acquisition of treasury shares	-4,662	-1,496
Dividend payments to shareholders	-74,423	-60,691
Repayment related to the acquisition of shares from non-controlling interests and dividends to minority interests	0	1,409
Repayment of loans incl. interest rate derivatives	-92,758	-181,911
Other interest paid	-19,240	-22,483
Cash flow from financing activities	-147,304	-83,729
Net change in cash and cash equivalents	-48,919	-67,980
Fund of cash and cash equivalents 1.1.	383,512	395,088
Changes in the value of foreign currency	-1,732	683
Fund of cash and cash equivalents 30.6.	332,861	327,791
Expected credit losses cash and cash equivalents	-170	0
Cash and cash equivalents 30.6. (balance sheet)	332,691	327,791

The interests paid in the first half of 2018 totalled € -22,654 K (first half 2017: € -24,412 K). The income taxes paid in the first half of 2018 added up to € -2,610 K (first half 2017: € -7,228 K).

STATEMENT OF CHANGES IN EQUITY

€ 1,000	Share capital	Capital reserves - Others	Capital reserves - Treasury share reserve
As at 1.1.2017 (as reported)	718,337	906,148	-87,080
Change due to IFRS 15	0	0	0
As at 1.1.2017 (restated)	718,337	906,148	-87,080
Valuation / reclassification cash flow hedges	0	0	0
Foreign currency gains/losses	0	0	0
Revaluation securities and other investments	0	0	0
Revaluation IAS 19	0	0	0
Consolidated net income	0	0	0
Comprehensive income for 2017 restated	0	0	0
Dividend payments to shareholders	0	-20,541	0
Acquisition of treasury shares	0	0	-608
As at 30.6.2017 restated	718,337	885,607	-87,687
As at 31.12.2017 (as reported)	718,337	885,607	-91,113
Change due to IFRS 9/IFRS 15	0	0	0
As at 1.1.2018	718,337	885,607	-91,113
Valuation / reclassification cash flow hedges	0	0	0
Foreign currency gains/losses	0	0	0
Revaluation securities	0	0	0
Revaluation IAS 19	0	0	0
Consolidated net income	0	0	0
Comprehensive income for 2018	0	0	0
Dividend payments to shareholders	0	0	0
Acquisition of treasury shares	0	0	-4,662
As at 30.6.2018	718,337	885,607	-95,775

Retained earnings	Valuation result (hedging - reserve)	Other reserves	Attributable to shareholders of the parent company	Non-controlling interests	Shareholders' equity (total)
667,984	-3,201	2,307	2,204,495	46	2,204,541
14,541	0	0	14,541	0	14,541
682,525	-3,201	2,307	2,219,036	46	2,219,082
0	1,271	0	1,271	0	1,271
0	0	292	292	0	292
0	0	12,179	12,179	0	12,179
0	0	277	277	0	277
106,735	0	0	106,735	6	106,741
106,735	1,271	12,747	120,753	6	120,759
-40,149	0	0	-60,691	0	-60,691
0	0	0	-608	0	-608
749,111	-1,930	15,054	2,278,491	52	2,278,543
862,689	-842	23,782	2,398,459	51	2,398,510
24,972	0	-4,213	20,760	0	20,760
887,662	-842	19,569	2,419,219	51	2,419,270
0	563	0	563	0	563
0	0	-4,090	-4,090	0	-4,090
0	0	-5,685	-5,685	0	-5,685
0	0	121	121	0	121
89,577	0	0	89,577	2	89,579
89,577	563	-9,654	80,486	2	80,488
-74,423	0	0	-74,423	0	-74,423
0	0	0	-4,662	0	-4,662
902,816	-279	9,915	2,420,621	53	2,420,674

SEGMENT REPORTING

€ 1,000			Austria			Germany	
Half-year 2018	Income producing	Development	Total	Income producing	Development	Total	Income producing
Rental income	13,893	0	13,893	26,240	3,030	29,270	48,841
Rental income with other operating segments	266	0	266	258	5	263	0
Operating costs charged to tenants	3,463	0	3,463	6,600	344	6,944	17,789
Operating expenses	-3,956	0	-3,956	-7,072	-463	-7,536	-19,183
Other expenses directly related to properties rented	-975	0	-975	-1,178	-334	-1,511	-1,592
Net rental income	12,691	0	12,691	24,849	2,581	27,430	45,855
Other expenses directly related to properties under development	0	-21	-21	0	-1,706	-1,706	0
Result from trading and construction works	0	14,177	14,177	0	8,129	8,129	0
Result from the sale of investment properties	60	0	60	-1,496	5,441	3,945	85
Income from services rendered	0	0	0	355	6,120	6,474	306
Indirect expenses	-581	-45	-626	-2,952	-10,065	-13,017	-5,865
Other operating income	10	0	10	305	80	386	53
EBITDA	12,180	14,111	26,291	21,061	10,580	31,640	40,434
Depreciation and impairment/reversal	-335	0	-335	-51	197	146	-215
Result from revaluation	-367	53	-313	4,976	53,126	58,102	-3,683
Result from joint ventures	0	0	0	0	0	0	0
Result of operations (EBIT)	11,478	14,164	25,642	25,986	63,903	89,889	36,535
Timing of revenue recognition							
Trading property - transferred at a point in time	0	0	0	0	7,363	7,363	0
Sale of investment properties - transferred at a point in time	22,053	0	22,053	760,010	20,902	780,912	86
Total income IFRS 15 - transferred at a point in time	22,053	0	22,053	760,010	28,265	788,275	86
Trading property and construction work - transferred over time	0	26,457	26,457	0	38,898	38,898	0
Income from services - transferred over time	0	0	0	355	6,120	6,474	306
Total income IFRS 15 - transferred over time	0	26,457	26,457	355	45,017	45,372	306
Total income IFRS 15	22,053	26,457	48,510	760,365	73,282	833,647	392
30.6.2018							
Property assets ¹⁾	498,438	34,966	533,403	1,108,863	796,328	1,905,191	1,556,968
Other assets	41,764	55,442	97,206	525,201	541,696	1,066,897	125,266
Deferred tax assets	0	0	0	239	1,455	1,694	688
Segment assets	540,201	90,408	630,609	1,634,303	1,339,478	2,973,782	1,682,921
Interest-bearing liabilities	130,839	34,416	165,255	599,274	216,823	816,097	698,896
Other liabilities	10,817	12,395	23,211	26,498	323,994	350,492	46,808
Deferred tax liabilities incl. current income tax liabilities	40,492	1,743	42,235	209,156	74,460	283,615	38,625
Liabilities	182,148	48,554	230,702	834,928	615,277	1,450,204	784,328
Shareholders' equity	358,053	41,854	399,907	799,376	724,201	1,523,577	898,593
Capital expenditures ²⁾	935	13,871	14,806	3,107	104,447	107,554	64,897

¹⁾ Property assets include rental investment properties, investment properties under development, own used properties, properties held for trading and properties available for sale.

²⁾ Capital expenditures include all acquisitions of properties (long-term and short-term) including additions from initial consolidation, office furniture and other equipment and intangible assets; thereof € 22,433 K (31.12.2017 restated: € 29,264 K) in properties held for trading.

Development	Eastern Europe core regions			Development	Eastern Europe other regions		Total segments	Holding	Transition		Total
	Total	Income producing			Total				Consolidation		
0	48,841	7,034	0	0	7,034	99,038	0	-5,277	93,761		
0	0	0	0	0	0	529	0	-529	0		
0	17,789	2,364	0	0	2,364	30,560	0	-1,214	29,346		
0	-19,183	-2,549	0	0	-2,549	-33,224	0	1,417	-31,807		
0	-1,593	-282	0	0	-282	-4,360	0	-143	-4,504		
0	45,855	6,567	0	0	6,567	92,542	0	-5,747	86,796		
-111	-111	0	-13	-13	-1,852	0	477	-1,375			
0	0	0	0	0	22,306	0	-17,232	5,074			
0	85	0	89	89	4,178	0	205	4,383			
0	306	0	0	0	6,780	6,669	-6,115	7,333			
-248	-6,113	-328	-50	-377	-20,133	-10,214	7,006	-23,341			
340	394	0	0	0	789	86	-429	445			
-19	40,415	6,239	26	6,265	104,611	-3,460	-21,835	79,316			
0	-215	0	0	0	-403	-223	-523	-1,150			
474	-3,210	1,785	0	1,785	56,364	0	-7,657	48,706			
0	0	0	0	0	0	0	22,943	22,943			
455	36,990	8,024	26	8,050	160,572	-3,683	-7,073	149,816			
0	0	0	0	0	7,363	0	-7,038	325			
0	86	0	1,118	1,118	804,169	0	-760,989	43,180			
0	86	0	1,118	1,118	811,532	0	-768,027	43,505			
0	0	0	0	0	65,354	0	-41,889	23,465			
0	306	0	0	0	6,780	6,669	-6,115	7,333			
0	306	0	0	0	72,134	6,669	-48,005	30,798			
0	392	0	1,118	1,118	883,667	6,669	-816,032	74,303			
69,949	1,626,917	178,636	3,910	182,546	4,248,057	0	-265,753	3,982,304			
8,388	133,653	9,078	12,278	21,356	1,319,112	880,953	-1,341,584	858,480			
205	893	876	0	876	3,463	28,785	-30,178	2,070			
78,542	1,761,463	188,590	16,188	204,778	5,570,632	909,738	-1,637,516	4,842,854			
47,662	746,557	122,182	9,238	131,420	1,859,330	1,011,501	-1,173,073	1,697,757			
14,651	61,459	3,904	6	3,910	439,072	45,209	-98,329	385,952			
123	38,748	3,591	562	4,153	368,752	6	-30,287	338,471			
62,436	846,764	129,678	9,806	139,483	2,667,154	1,056,717	-1,301,690	2,422,180			
16,106	914,699	58,913	6,382	65,295	2,903,478	-146,979	-335,826	2,420,674			
14,696	79,594	1,111	0	1,111	203,065	187	-13,875	189,377			

€ 1,000			Austria		Germany			
Half-year 2017 restated	Income producing	Development	Total	Income producing	Development	Total	Income producing	
Rental income	15,463	0	15,463	37,245	2,186	39,431	44,384	
Rental income with other operating segments	261	0	261	448	5	453	0	
Operating costs charged to tenants	3,839	0	3,839	9,777	210	9,987	16,769	
Operating expenses	-4,239	0	-4,239	-10,081	-46	-10,127	-18,260	
Other expenses directly related to properties rented	-1,251	0	-1,251	-3,282	-66	-3,348	-3,241	
Net rental income	14,073	0	14,073	34,107	2,289	36,397	39,652	
Other expenses directly related to properties under development	0	-193	-193	0	-2,615	-2,615	0	
Result from trading and construction works	0	5,148	5,148	0	1,646	1,646	0	
Result from the sale of investment properties	377	0	377	206	3,769	3,975	914	
Income from services rendered	0	0	0	171	5,934	6,105	446	
Indirect expenses	-730	-43	-773	-4,536	-9,289	-13,825	-5,733	
Other operating income	74	0	74	67	98	165	122	
EBITDA	13,794	4,913	18,706	30,015	1,832	31,847	35,402	
Depreciation and impairment/reversal	-521	0	-521	-62	-247	-310	-246	
Result from revaluation	-174	-11	-185	151,601	10,608	162,209	-27,854	
Result from joint ventures	0	0	0	0	0	0	0	
Result of operations (EBIT)	13,098	4,902	18,000	181,554	12,192	193,746	7,302	
Timing of revenue recognition								
Trading property - transferred at a point in time	0	0	0	0	-35	-35	0	
Sale of investment properties - transferred at a point in time	15,869	0	15,869	0	957	957	12,848	
Total income IFRS 15 - transferred at a point in time	15,869	0	15,869	0	923	923	12,848	
Trading property and construction work - transferred over time	0	23,586	23,586	0	28,467	28,467	0	
Income from services - transferred over time	0	0	0	171	5,934	6,105	446	
Total income IFRS 15 - transferred over time	0	23,586	23,586	171	34,401	34,572	446	
Total income IFRS 15	15,869	23,586	39,455	171	35,323	35,494	13,294	
31.12.2017 restated								
Property assets ¹⁾	535,088	32,588	567,677	1,872,411	681,610	2,554,020	1,495,908	
Other assets	47,445	55,184	102,629	164,671	385,173	549,844	136,925	
Deferred tax assets	0	0	0	587	1,354	1,941	859	
Segment assets	582,533	87,773	670,305	2,037,670	1,068,136	3,105,806	1,633,692	
Interest-bearing liabilities	224,551	45,450	270,001	919,303	150,852	1,070,155	691,516	
Other liabilities	9,616	10,474	20,090	35,122	220,090	255,212	46,832	
Deferred tax liabilities incl. current income tax liabilities	43,068	6,417	49,486	232,671	60,658	293,328	35,696	
Liabilities	277,236	62,341	339,577	1,187,096	431,600	1,618,695	774,044	
Shareholders' equity	305,298	25,432	330,729	850,574	636,536	1,487,110	859,647	
Capital expenditures ²⁾	4,872	36,981	41,854	16,059	195,876	211,936	155,601	

Development	Eastern Europe core regions			Development	Eastern Europe other regions		Total segments		Transition Consolidation	Total
	Total	Income producing			Total		Holding			
1,073	45,457	6,580		0	6,580	106,931	0	-18,371	88,560	
0	0	0		0	0	715	0	-715	0	
488	17,257	2,262		0	2,262	33,345	0	-5,902	27,442	
-437	-18,697	-2,424		0	-2,424	-35,487	0	5,960	-29,527	
-79	-3,320	-334		0	-334	-8,253	0	1,858	-6,394	
1,045	40,697	6,084		0	6,084	97,251	0	-17,169	80,082	
-79	-79	0		-23	-23	-2,910	0	1,051	-1,858	
0	0	0		0	0	6,794	0	-4,578	2,216	
0	914	0		0	0	5,266	0	-1,044	4,222	
0	446	0		0	0	6,551	6,195	-6,987	5,759	
-357	-6,090	-484		-58	-542	-21,230	-8,336	9,064	-20,502	
8	130	0		0	0	368	133	-122	380	
617	36,018	5,600		-82	5,518	92,090	-2,008	-19,784	70,298	
-2	-248	0		0	0	-1,078	-258	-39	-1,376	
294	-27,560	-4,407		0	-4,407	130,056	0	-90,157	39,899	
0	0	0		0	0	0	0	39,682	39,683	
909	8,211	1,193		-82	1,111	221,068	-2,266	-70,298	148,505	
0	0	0		0	0	-35	0	35	0	
0	12,848	0		0	0	29,674	0	-13,268	16,405	
0	12,848	0		0	0	29,639	0	-13,234	16,405	
0	0	0		0	0	52,053	0	-35,277	16,776	
0	446	0		0	0	6,551	6,195	-6,987	5,759	
0	446	0		0	0	58,604	6,195	-42,265	22,535	
0	13,294	0		0	0	88,243	6,195	-55,498	38,940	
54,779	1,550,687	175,770	4,860		180,630	4,853,014	0	-1,039,203	3,813,811	
10,628	147,554	6,768	15,859		22,627	822,653	929,744	-824,729	927,669	
205	1,064	164	0		164	3,168	37,113	-38,347	1,934	
65,612	1,699,304	182,702	20,719		203,421	5,678,836	966,856	-1,902,279	4,743,413	
36,299	727,815	123,363	13,228		136,591	2,204,563	911,596	-1,366,829	1,749,330	
13,163	59,995	3,437	45		3,482	338,780	33,564	-112,037	260,306	
118	35,815	2,781	560		3,341	381,970	1,301	-68,763	314,509	
49,580	823,624	129,581	13,833		143,415	2,925,311	946,461	-1,547,629	2,324,144	
16,032	875,680	53,120	6,885		60,006	2,753,525	20,395	-354,650	2,419,269	
19,988	175,590	2,260	0		2,260	431,639	206	-131,213	300,633	

NOTES

GENERAL NOTES

The condensed consolidated interim financial statements of CA Immobilien Anlagen Aktiengesellschaft ("CA Immo AG"), Vienna as at 30.6.2018 were prepared in accordance with the rules of IAS 34 (Interim Financial Reporting) and are based on the accounting policies and measurement basis described in the annual consolidated financial statements of CA Immobilien Anlagen Aktiengesellschaft for the year 2017, except of new or amended standards.

The condensed consolidated interim financial statements, for the reporting period from 1.1. to 30.6.2018 (except for the quarterly information disclosed in the consolidated income statement and the consolidated statement of comprehensive income) have been reviewed by Ernst & Young Wirtschaftsprüfungsgesellschaft m.b.H., Vienna.

The use of automatic data processing equipment may lead to rounding differences in the addition of rounded amounts and percentage rates.

CHANGES IN PRESENTATION AND ACCOUNTING POLICIES

The condensed consolidated interim financial statements by 30.6.2018 were prepared in accordance with all IASs, IFRSs and IFRIC and SIC interpretations (existing standards as amended and new standards) as adopted by the EU and applicable for the financial year beginning 1.1.2018. The following amended standards are applicable for the first time in the business year 2018:

Standard / Interpretation	Content	entry into force ¹⁾
IFRS 15	Revenue from Contracts with Customers	1.1.2018
Amendments to IFRS 15	Clarifications to IFRS 15 Revenue from Contracts with Customers	1.1.2018
IFRS 9	Financial instruments	1.1.2018
Amendments to IFRS 4	Applying IFRS 9 with IFRS 4 Insurance Contracts	1.1.2018
Annual Improvements to IFRS Standards 2014-2016 Cycle	Miscellaneous	1.1.2018
Amendments to IFRS 2	Classification and Measurement of Share-based Payment Transactions	1.1.2018
Amendments to IAS 40	Transfers of Investment Property	1.1.2018
IFRIC 22	Foreign Currency Transactions and Advance Considerations	1.1.2018

¹⁾ The standards and interpretations are to be applied to business years commencing on or after the effective date.

The first time application of the amended standards and interpretations have no essential impact on the consolidated financial statements. The first time application of IFRS 9 and IFRS 15 has material impact on the consolidated financial statements and is explained in more detail below.

Impact of IFRS 9 and IFRS 15 on the consolidated financial statements

IFRS 9: Financial instruments

"IFRS 9 Financial Instruments" replaces "IAS 39 Financial Instruments: Recognition and Measurement". CA Immo Group does not apply IFRS 9 retrospectively and therefore all necessary changes are reflected in the balance sheet as at 31.12.2017.

The subsequent measurement of financial assets/ liabilities is based on three categories with different valuations and a different recognition of changes in value. The categorization results both from the dependence of the contractual cash flows of the instrument and from the business model according to which the instrument is held/ managed. As financial instruments measured at "amortized cost" qualify only those, whose business model gives rise to cash flows that are solely payments of principal and interests (SPPI – "solely payments of principal and interest"). All other financial assets are measured at fair value through profit and loss. For equity instruments that are not held/ managed for trading purposes, i.e. for which the primary objective is not the short-term value appreciation/realization, an option for recognition of the changes in the

other comprehensive income continues to exist. CA Immo Group makes use of this option for the securities which were classified as available for sale (AFS – available for sale) according to IAS 39.

IFRS 9 provides a three-step model for the recognition of losses. Accordingly, in the first step an expected 12-month loss must be recognized at the recognition date. In the second step, a significant increase in the risk of default should lead to an increase in the risk provision for the expected loss of the entire residual term. In the third step, upon occurrence of an objective indication of impairment, the interest has to be recognized based on the net book value (book value less risk provision). For leasing receivables according to IAS 17 there is an option to recognize the risk provision in the amount of the expected loss over the entire residual term at the recognition date. CA Immo Group exercises this option: as at 31.12.2017 the additional recognition of the allowance for leasing receivables is € 56 K. The allowances for cash at banks is € 223 K and the allowances for other financial assets stands at € 71 K.

Consequences will result in the recognition in the profit and loss for the changes in value of German partnerships participations classified as „available for sale“ according to IAS 39, since these changes in value have previously been recorded without affecting profit and loss. Now these changes are recorded through profit and loss. As at 31.12.2017 the change results only from a reclassification in shareholders' equity.

The application of IFRS 9 leads to changes in the financial statements of CA Immo Group in connection with the modification of debt instruments, since previous accounting method applied by the CA Immo Group under IAS 39 measured the liability at amortized cost (effective interest method). Now IFRS 9 regulates that changes in present value due to loan modifications are to be recognized immediately in the profit and loss and distributed over the residual term by means of the effective interest method. This change increases the shareholders' equity as at 31.12.2017 with € 3,291 K.

IFRS 15: Revenue from contracts with customers

IFRS 15 supersedes IAS 11, IAS 18 and the related interpretations and stipulates when and in which amount revenue has to be recognized. Income from leases (rental income) are excluded from the new IFRS 15 standard, as they fall under IAS 17 or starting 2019, under IFRS 16. The new standard provides a single, principle-based five-step model, which, apart from certain exceptions, has to be applied to all contracts with customers.

1. Identification of the contract with the customer
2. Identification of the performance obligations in the contract
3. Determination of the transaction price
4. Allocation of the transaction price to the performance obligations based on stand-alone selling prices of the individual performance obligations
5. Recognition of revenue over a period of time or at a specific point in time when performance obligation is fulfilled

CA Immo Group retrospectively applies IFRS 15 and makes use of practical easements for application, such as no restatement of completed contracts.

IFRS 15 requires, that if the entity's performance does not create an asset with alternative use to the entity and the entity has an enforceable right of payment, revenue is recognized over time. This assessment requires specific judgement. This applies, depending on the contract and on the legal environment, to the sale of residential projects as soon as they are sold. All capitalized cost according to IAS 2, including interest according to IAS 23, for the residential project are expensed as cost to fulfill the contract. On the other hand, the contractual payment according to the stage of completion is recognized as revenue. The incremental costs of obtaining a contract are also capitalized and expensed according to the stage of completion. Any received advance payment is netted off against the contract asset and might lead to a contract liability.

This also influences the result from joint ventures, since some of the residential projects are in joint ventures entities.

The identification of the stand-alone performance obligations in connection with the identification of the customer also lead to a differentiated recognition of revenue in respect of public interest development contracts. As a consequence, amounts previously treated as deferred revenues are already recognized as realised and the costs for the public interest development contracts are recognized as provisions. The difference amounting to the margin increases the equity.

The initial application of IFRS 9 (retrospectively without restatement of previous year comparatives) and IFRS 15 (retrospectively with full restatement of previous year comparatives) has the following effects on consolidated profit and loss, consolidated comprehensive income, consolidated balance sheet and consolidated statement of cash flows:

€ 1,000	Half-year 2017 as reported	Change due to IFRS 15	Half-year 2017 according to IFRS 15 restated
Rental income	88,560	0	88,560
Operating costs charged to tenants	27,442	0	27,442
Operating expenses	-29,527	0	-29,527
Other expenses directly related to properties rented	-6,394	0	-6,394
Net rental income	80,082	0	80,082
Other expenses directly related to properties under development	-1,858	0	-1,858
Income from the sale of properties and construction works	7,874	8,902	16,776
Book value of properties sold incl. ancillary and construction costs	-6,546	-8,014	-14,560
Result from trading and construction works	1,328	888	2,216
Result from the sale of investment properties	7,279	-3,057	4,222
Income from services rendered	5,759	0	5,759
Indirect expenses	-20,502	0	-20,502
Other operating income	380	0	380
EBITDA	72,467	-2,169	70,298
Depreciation and impairment of long-term assets	-1,376	0	-1,376
Depreciation and impairment/reversal	-1,376	0	-1,376
Revaluation gain	79,818	-159	79,660
Revaluation loss	-39,760	0	-39,760
Result from revaluation	40,058	-159	39,899
Result from joint ventures	36,999	2,683	39,682
Result of operations (EBIT)	148,148	356	148,504
Finance costs	-18,504	1	-18,503
Foreign currency gains/losses	-354	0	-354
Result from derivatives	774	0	774
Result from financial investments	4,432	87	4,519
Result from other financial assets	-3,459	0	-3,459
Result from associated companies	3,754	0	3,754
Financial result	-13,358	89	-13,269
Net result before taxes (EBT)	134,790	445	135,235
Current income tax	-7,745	0	-7,745
Deferred taxes	-21,794	1,045	-20,749
Income tax expense	-29,538	1,045	-28,494
Consolidated net income	105,252	1,489	106,741
thereof attributable to non-controlling interests	6	0	6
thereof attributable to the owners of the parent	105,246	1,489	106,735
Earnings per share in € (basic)	€1.13	€0.01	€1.14
Earnings per share in € (diluted)	€1.13	€0.01	€1.14

€ 1,000	Half-year 2017 as reported	Change due to IFRS 15/ reclassification IFRS 9	Half-year 2017 according to IFRS 15/IFRS 9 restated
Consolidated net income	105,252	1,489	106,741
Other comprehensive income			
Cash flow hedges - changes in fair value	1,390	0	1,390
Reclassification cash flow hedges	393	0	393
Foreign currency gains/losses	292	0	292
Assets available for sale - changes in fair value	13,312	-13,312	0
Revaluation other investments	0	1,802	1,802
Income tax related to other comprehensive income	-1,645	689	-956
Other comprehensive income for the period (realised through profit or loss)	13,741	-10,820	2,921
Revaluation securities	0	11,509	11,509
Revaluation IAS 19	406	0	406
Income tax related to other comprehensive income	-130	-689	-818
Other comprehensive income for the period (not realised through profit or loss)	277	10,820	11,097
Other comprehensive income for the period	14,018	0	14,018
		0	
Comprehensive income for the period	119,270	1,489	120,759
thereof attributable to non-controlling interests	6	0	6
thereof attributable to the owners of the parent	119,264	1,489	120,753

€ 1,000	31.12.2017 as reported	Changes due to IFRS 9	Change due to IFRS 15	31.12.2017 according to IFRS 9 and IFRS 15 restated
ASSETS				
Investment properties	3,155,677	0	0	3,155,677
Investment properties under development	579,274	0	0	579,274
Own used properties	5,500	0	0	5,500
Office furniture and equipment	5,462	0	0	5,462
Intangible assets	6,703	0	0	6,703
Investments in joint ventures	207,182	0	7,768	214,950
Financial assets	85,570	-35	931	86,466
Deferred tax assets	2,025	0	-91	1,934
Long-term assets	4,047,393	-35	8,608	4,055,966
Long-term assets as a % of total assets	84.9%			85.5%
Assets held for sale and relating to disposal groups	40,106	0	0	40,106
Properties held for trading	79,317	0	-42,858	36,459
Receivables and other assets	81,314	-92	9,361	90,583
Current income tax receivables	19,343	0	0	19,343
Securities	117,668	0	0	117,668
Cash and cash equivalents	383,512	-223	0	383,288
Short-term assets	721,259	-316	-33,497	687,447
Total assets	4,768,653	-351	-24,888	4,743,413
LIABILITIES AND SHAREHOLDERS' EQUITY				
Share capital	718,337	0	0	718,337
Capital reserves	794,493	0	0	794,493
Other reserves	22,940	-4,213	0	18,727
Retained earnings	862,689	7,153	17,819	887,662
Attributable to the owners of the parent	2,398,459	2,940	17,819	2,419,219
Non-controlling interests	51	0	0	51
Shareholders' equity	2,398,510	2,940	17,819	2,419,270
Shareholders' equity as a % of total assets	50.3%			51.0%
Provisions	5,646	0	31,110	36,756
Interest-bearing liabilities	1,684,170	-3,760	0	1,680,410
Other liabilities	86,434	0	-35,523	50,911
Deferred tax liabilities	291,305	468	5,098	296,871
Long-term liabilities	2,067,555	-3,291	685	2,064,948
Current income tax liabilities	17,638	0	0	17,638
Provisions	100,658	0	26,728	127,386
Interest-bearing liabilities	68,920	0	0	68,920
Other liabilities	115,303	0	-70,121	45,182
Liabilities relating to disposal groups	71	0	0	71
Short-term liabilities	302,588	0	-43,393	259,196
Total liabilities and shareholders' equity	4,768,653	-351	-24,888	4,743,413

€ 1,000	31.12.2016	Change	31.12.2016
	as reported	due to IFRS 15	according to IFRS 15 restated
ASSETS			
Investment properties	2,923,676	0	2,923,676
Investment properties under development	433,049	0	433,049
Own used properties	6,643	0	6,643
Office furniture and equipment	5,599	0	5,599
Intangible assets	8,195	0	8,195
Investments in joint ventures	191,369	3,469	194,838
Financial assets	89,713	486	90,199
Deferred tax assets	1,563	0	1,563
Long-term assets	3,659,806	3,955	3,663,761
Long-term assets as a % of total assets	84.9%		85.1%
Assets held for sale and relating to disposal groups	26,754	0	26,754
Properties held for trading	34,147	-18,598	15,549
Receivables and other assets	76,235	8,699	84,934
Current income tax receivables	15,552	0	15,552
Securities	101,555	0	101,555
Cash and cash equivalents	395,088	0	395,088
Short-term assets	649,332	-9,899	639,433
Total assets	4,309,138	-5,943	4,303,194
LIABILITIES AND SHAREHOLDERS' EQUITY			
Share capital	718,337	0	718,337
Capital reserves	819,068	0	819,068
Other reserves	-894	0	-894
Retained earnings	667,984	14,541	682,525
Attributable to the owners of the parent	2,204,495	14,541	2,219,036
Non-controlling interests	46	0	46
Shareholders' equity	2,204,541	14,541	2,219,082
Shareholders' equity as a % of total assets	51.2%		51.6%
Provisions	13,242	42,816	56,058
Interest-bearing liabilities	1,412,635	0	1,412,635
Other liabilities	87,180	-50,215	36,965
Deferred tax liabilities	239,969	5,343	245,312
Long-term liabilities	1,753,026	-2,056	1,750,970
Current income tax liabilities	16,736	0	16,736
Provisions	84,766	26,545	111,311
Interest-bearing liabilities	153,004	0	153,004
Other liabilities	97,064	-44,973	52,091
Short-term liabilities	351,571	-18,429	333,142
Total liabilities and shareholders' equity	4,309,138	-5,943	4,303,194

€ 1,000	Half-year 2017 as reported	Change due to IFRS 15	Half-year 2017 according to IFRS 15 restated
Operating activities			
Net result before taxes	134,790	445	135,235
Revaluation result incl. change in accrual and deferral of rental income	-41,284	158	-41,126
Depreciation and impairment/reversal	1,376	0	1,376
Result from the sale of long-term properties and office furniture and other equipment	-7,321	3,057	-4,264
Taxes paid/refunded excl. taxes for the sale of long-term properties	-5,581	0	-5,581
Finance costs, result from financial investments and other financial result	14,072	-88	13,984
Foreign currency gains/losses	354	0	354
Result from derivatives	-774	0	-774
Result from other financial assets and non-cash income from investments in at equity consolidated entities	-37,294	-2,683	-39,977
Cash flow from operations	58,339	888	59,227
Properties held for trading	-10,573	9,146	-1,427
Receivables and other assets	5,198	5,130	10,328
Provisions	-2,822	-1,000	-3,822
Other liabilities	17,024	-14,165	2,859
Cash flow from change in net current assets	8,827	-888	7,939
Cash flow from operating activities	67,166	0	67,166
Investing activities			
Acquisition of and investment in long-term properties incl. prepayments	-56,459	0	-56,459
Acquisition of property companies, less cash and cash equivalents of € 2,387 K	-27,667	0	-27,667
Acquisition of office equipment and intangible assets	-454	0	-454
Repayment/acquisition of financial assets	-203	0	-203
Investments in joint ventures	-3,322	0	-3,322
Disposal of investment properties and other assets	10,177	0	10,177
Disposal of investment property companies, less cash and cash equivalents of € 0 K	6,527	0	6,527
Disposal of joint ventures	12,008	0	12,008
Loans made to joint ventures	-250	0	-250
Loan repayments made by joint ventures	1,814	0	1,814
Taxes paid/refunded relating to the sale of long-term properties and loans granted	-1,648	0	-1,648
Dividend distribution/capital repayment from at equity consolidated entities and other investments	9,075	0	9,075
Interest paid for capital expenditure in investment properties	-1,929	0	-1,929
Interest received from financial investments	913	0	913
Cash flow from investing activities	-51,418	0	-51,418

€ 1,000	Half-year 2017 as reported	Change due to IFRS 15	Half-year 2017 according to IFRS 15 restated
Financing activities			
Cash inflow from loans received	8,056	0	8,056
Cash inflow from the issuance of bonds	173,388	0	173,388
Acquisition of treasury shares	-1,496	0	-1,496
Dividend payments to shareholders	-60,691	0	-60,691
Repayment/payment related to the acquisition of shares from non-controlling interests	1,409	0	1,409
Repayment of loans incl. interest rate derivatives	-181,911	0	-181,911
Other interest paid	-22,483	0	-22,483
Cash flow from financing activities	-83,729	0	-83,729
Net change in cash and cash equivalents	-67,980	0	-67,980
Cash and cash equivalents as at 1.1.	395,088	0	395,088
Changes in the value of foreign currency	683	0	683
Cash and cash equivalents as at 30.6.	327,791	0	327,791

The following tables show the original measurement categories under IAS 39 and the new measurement categories under IFRS 9 for each class of financial assets and financial liabilities as at 31.12.2017:

€ 1,000	Classification: IAS 39 ¹⁾	Classification: IFRS 9 ²⁾	Book value according to IAS 39	Book value according to IFRS 9
Cash and cash equivalents with drawing restrictions	L&R	AC	10,066	10,031
Derivative financial instruments	HFT	FVTPL	293	293
Primary financial instruments	L&R	AC	3,160	3,160
Loans to associated companies	L&R	FVTPL	15,176	15,176
Other investments	AFS	FVTPL	56,875	56,875
Financial assets			85,570	85,535
Cash and cash equivalents with drawing restrictions	L&R	AC	3,679	3,655
Other receivables and assets	L&R	AC	58,639	58,571
Receivables and other assets			62,318	62,226
Securities	AFS	FVOCI	117,668	117,668
Cash and cash equivalents	L&R	AC	383,512	383,288
Total			649,068	648,717

€ 1,000	Classification: IAS 39 ¹⁾	Classification: IFRS 9 ²⁾	Book value according to IAS 39	Book value according to IFRS 9
Convertible bond	FLAC	AC	184,334	184,334
Bonds	FLAC	AC	648,447	648,447
Other interest-bearing liabilities	FLAC	AC	920,308	916,549
Interest-bearing liabilities			1,753,089	1,749,330
Derivative financial instruments	HFT	FVTPL	23,021	23,021
Other primary liabilities	FLAC	AC	55,098	55,098
Other liabilities			78,120	78,120
			1,831,209	1,827,450

¹⁾ HFT – held for trading, AFS – available for sale, L&R – loans and receivables, FLAC – financial liabilities at amortised cost

²⁾ FVTPL – fair value through profit or loss, FVOCI – fair value through other other comprehensive income, AC – amortised cost

New standard IFRS 16

CA Immo Group currently evaluates the effects of the new standard IFRS 16 (effective date 1.1.2019) in a project in order to assess the necessary adjustments for accounting as well as processes and systems.

IFRS 16: Leases

The new standard defines a lease as a contract that conveys the right to control the use of an identified asset for a period of time in exchange for consideration. To be classified as lease, the contract needs to fulfill the following criteria:

- The fulfillment of the contract depends on the use of an identified asset.
- The contract must convey the right to control the use of an identified asset.

Under IFRS 16, lessors classify all leases in the same manner as under IAS 17, distinguishing between two types of leases: finance and operating. Lessees, however, do not need to separate between the types of leases but need to recognize an asset as a “right of use” for all lease contracts upon lease commencement and need to book a corresponding leasing liability. Leases of low-value assets and short-term leases are excepted.

The changes of IFRS 16 on the operating leases of CA Immo Group will have no material impact on the financial statements of CA Immo Group, since these mainly concern leases for furniture and office equipment and rental agreements in Germany.

The application of IFRS 16 may lead to the recognition of a right of use and a liability in those cases where CA Immo Group is lessee and not owner of a land plot. Currently the relevant contracts, which occur in Eastern Europe, are subject to a more detailed analysis. From the current perspective, the effect on the financial statements of the CA Immo Group is not material.

SCOPE OF CONSOLIDATION

In the first half of 2018 the closing of the sale of the Tower 185 Betriebs GmbH (reclassified as held for sale as at 31.12.2017), the closing of the sale of a subsidiary with a property in Austria (reclassified as held for sale as at 31.12.2017) as well as the closing of the sale of a holding company and a subsidiary with a plot in Ukraine took place.

In June 2018 CA Immo Group acquired the office building Visionary in Prague. The preliminary purchase price for the recently completed property is approximately € 65 m. The acquisition does not qualify as a business combination according to IFRS 3. The closing of the transaction took place on 27.6.2018.

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

Statement of financial position

With respect to determination of the fair value of the properties, we refer to the detailed presentation in 2017 consolidated financial statements. CA Immo Group commissions external valuations for monitoring significant changes related to market and properties. Thus 5.6% of the properties in Austria as well as 31.7% in Germany and 5.3% of the properties in Eastern Europe, according to segment reporting, were subject to an external valuation as of reporting date 30.6.2018. The values of the other properties were determined based on binding purchase agreements or internally updated on basis of the previous year’s valuations.

The financial assets (long term assets) consist of the following items:

€ 1,000	30.6.2018	31.12.2017 restated
Loans to joint ventures	2,988	3,061
Loans to associated companies	11,586	15,176
Other investments	58,102	56,875
Other financial assets	11,080	11,354
Financial assets	83,756	86,466

As at 30.6.2018, an investment in a joint venture in Bulgaria (segment Eastern Europe other regions) amounting to € 6,373 K was reclassified to assets held for sale and relating to disposal groups. The sale took place in July 2018.

As at 30.6.2018, CA Immo Group held cash and cash equivalents amounting to € 332,691 K, cash and cash equivalents contain bank balances of € 11,831 K (31.12.2017: € 16,140 K) to which CA Immo Group only has restricted access for a period of at most three months and act as collateral for ongoing loan repayments and investments in ongoing development projects.

These balances serve the purpose of securing current loan repayments (principal and interest), current investments in projects under development and cash deposits as guarantees. In addition, cash and cash equivalents subject to drawing restrictions from 3 up to 12 months are presented in caption 'receivables and other assets'. Restricted cash with a longer lock-up period (over 12 months) is presented under 'financial assets'.

€ 1,000	30.6.2018	31.12.2017 restated
Maturity > 1 year	9,178	10,031
Maturity from 3 to 12 months	10,121	3,655
Cash at banks with drawing restrictions	19,299	13,686

Income Statement

The result from revaluation in the first half of 2018 results from revaluation gain of € 62,030 K (mainly from segment Germany) and revaluation loss of € -13,324 K (mainly from the segment Eastern Europe core regions and Eastern Europa other regions).

The revaluation of the acquired building Visionary in Prague – in amount of the difference between the preliminary acquisition costs and fair value of the property – amounts to € 1,717 K.

The foreign currency gains/losses in the first half of 2018 contain the reclassification of the reserve for foreign currency translation in amount of € 4,090 K due to the sale of two Ukrainian entities.

The result from derivatives comprises the following:

€ 1,000	Half-year 2018	Half-year 2017
Valuation interest rate derivative transactions	-816	1,146
Ineffectiveness of interest rate swaps	0	20
Reclassification of valuation results recognised in equity	-742	-393
Valuation derivative convertible bond	-15,242	0
Result from derivatives	-16,800	774

The result from the measurement of interest rate derivatives is attributable to the change in fair values of the interest rate swaps for which no cash flow hedge relationship exists or, in the case of "reclassification", no longer exists. The reclassifications result from early repayment of the borrowings.

Tax expenses comprise the following:

€ 1,000	Half-year 2018	Half-year 2017 restated
Current income tax (current year)	-30,521	-3,677
Current income tax (previous years)	-1,090	-4,068
Current income tax	-31,611	-7,745
Change in deferred taxes	-1,957	-21,555
Tax benefit on valuation of assets available for sale in equity	-119	806
Income tax expense	-33,687	-28,494
Effective tax rate (total)	27.3%	21.1%

Current income tax (current year) mainly arises in the segment Germany (€ -26,571 K). The change in income tax (previous years) is mainly explained by provisions for findings during tax audits in Germany. The changes in deferred taxes in the first half of 2018 include opposite effects on income tax (current year) resulting from sales of real estate and project realization in amount of € 22,072 K.

Earnings per share

		Half-year 2018	Half-year 2017 restated
Weighted average number of shares outstanding	pcs.	93,077,934	93,372,781
Consolidated net income	€ 1,000	89,577	106,735
basic earnings per share	€	0.96	1.14

		Half-year 2018	Half-year 2017 restated
Weighted average number of shares outstanding	pcs.	93,077,934	93,372,781
Dilution effect:			
Convertible bond	pcs.	6,551,574	0
Weighted average number of shares	pcs.	99,629,508	93,372,781

The diluted earnings per share for the first half of 2018 corresponds to the undiluted earnings per share. The effect of the convertible bond on the income statement increases the earnings per share, thus there is no dilution.

SHARES BUY - BACK PROGRAM

At the end of November 2016, another share buyback programme was launched for up to 1,000,000 shares (approx. 1% of the company's current capital stock) with an upper limit of € 17.50 per share, which was raised to € 24.20 per share end of August 2017. Additionally, the price has to comply with the authorizing resolution of the Annual General Meeting, meaning that the lowest amount payable on repurchase is not to be less than 30% and not to exceed 10% of the average unweighted price at the close of the market on the ten trading days preceding the repurchase. As in previous instances, the repurchase will be undertaken to support the purposes permitted by resolution of the Ordinary General Meeting and will end on 2.11.2018 at the latest. In the first half of 2018 197,983 shares (ISIN AT0000641352) had been acquired through the programme at a weighted equivalent value per share of approximately € 23.55.

As at 30.6.2018, CA Immobilien Anlagen AG held 5,780,037 treasury shares in total; given the total number of voting shares issued (98,808,336), this is equivalent to around 5.8% of the voting stock.

FINANCIAL INSTRUMENTS

Category € 1,000	Book value 30.6.2018	Fair value 30.6.2018	Book value 31.12.2017 restated	Fair value 31.12.2017
Cash at banks with drawing restrictions	9,178	9,224	10,031	10,066
Derivative financial instruments	809	809	293	293
Primary financial instruments	73,769		76,142	
Financial assets	83,756		86,466	
Cash at banks with drawing restrictions	10,121	10,150	3,655	3,679
Other receivables and other financial assets	55,932		59,264	
Non financial assets	37,259		27,664	
Receivables and other assets	103,312		90,583	
Securities	111,803	111,803	117,668	117,668
Cash and cash equivalents	332,691		383,288	
	631,562		678,005	

The fair value of the other receivables and financial assets as well as the primary financial instruments essentially equals the book value due to short-term maturities. The book values of the other investments that are included in the primary financial instruments correspond to their fair values. Financial assets are partially mortgaged as security for financial liabilities.

Category € 1,000	Book value 30.6.2018	Fair value 30.6.2018	Book value 31.12.2017 restated	Fair value 31.12.2017
Convertible bond	185,910	186,870	184,334	186,330
Bonds	643,977	682,836	648,447	687,811
Other interest-bearing liabilities	867,871	869,839	916,549	921,656
Interest-bearing liabilities	1,697,757		1,749,330	
Derivative financial instruments	40,271	40,271	23,021	23,021
Other primary liabilities	195,103		73,072	
Total other liabilities	235,374		96,093	
	1,933,131		1,845,423	

The stock exchange price of the convertible bond amounts to € 222,046 K. The fair value of the embedded derivative of the convertible bond amounts to € 35,176 K. The debt component of the convertible bond and the embedded derivative of the convertible bond are separately reported.

The fair value of other primary liabilities essentially equals the book value due to daily and/or short-term maturities.

Derivative financial instruments and hedging transactions

€ 1,000	Nominal value	Fair value	30.6.2018		31.12.2017	
			Book value	Nominal value	Fair value	Book value
Interest rate swaps - assets	0	0	0	92,343	293	293
Interest rate swaps - liabilities	412,023	-5,095	-5,095	363,645	-3,088	-3,088
Total interest rate swaps	412,023	-5,095	-5,095	455,987	-2,795	-2,795
Interest rate floors	45,000	809	809	0	0	0
Derivative convertible bond	0	-35,176	-35,176	0	-19,934	-19,934
Total derivatives	457,023	-39,462	-39,462	455,987	-22,729	-22,729
- thereof stand alone (fair value derivatives)						
- assets	45,000	809	809	92,343	293	293
- thereof stand alone (fair value derivatives)						
- liabilities	412,023	-40,271	-40,271	363,645	-23,021	-23,021

The derivative of the convertible bond results from the repayment option of the convertible bond into shares of CA Immo AG and is reported at fair value.

€ 1,000	Nominal value	Fair value	30.6.2018		31.12.2017	
			Book value	Nominal value	Fair value	Book value
- fair value derivatives (HFT) - assets	0	0	0	92,343	293	293
- fair value derivatives (HFT) - liabilities	412,023	-5,095	-5,095	363,645	-3,088	-3,088
Interest rate swaps	412,023	-5,095	-5,095	455,987	-2,795	-2,795
Interest rate floors	45,000	809	809	0	0	0
Total interest rate derivatives	457,023	-4,286	-4,286	455,987	-2,795	-2,795

Interest rate derivatives	Nominal value in € 1,000	Start	End	Fixed interest rate as at	Reference interest rate	Fair value
				30.6.2018		in € 1,000 30.6.2018
EUR - stand alone - liabilities	412,023	7/2016-5/2018	6/2019-12/2029	-0.18%–1.12%	3M-Euribor	-5,095
Total interest swaps = variable in fixed	412,023					-5,095
Interest rate floors	45,000	5/2018	5/2028	0.00%	3M-Euribor	809
Total interest rate derivatives	457,023					-4,286

Interest rate derivatives	Nominal value in € 1,000	Start	End	Fixed interest rate as at 31.12.2017	Reference interest rate	Fair value in € 1,000 31.12.2017
EUR - stand alone - assets	92,343	12/2016-6/2017	12/2023-6/2027	0.29%–0.66%	3M-Euribor	293
EUR - stand alone - liabilities	363,645	7/2016-12/2017	6/2019-12/2029	–0.18%–1.12%	3M-Euribor	–3,088
Total interest swaps = variable in fixed	455,987					–2,795

Gains and losses in other comprehensive income of cash-flow hedges

€ 1,000	2018	2017
As at 1.1.	–842	–3,201
Change in valuation of cash flow hedges	0	1,411
Change of ineffectiveness cash flow hedges	0	–20
Reclassification cash flow hedges	742	393
Income tax cash flow hedges	–179	–512
As at 30.6.	–279	–1,930
thereof: attributable to the owners of the parent	–279	–1,930

Hierarchy of fair values

Financial instruments measured at fair value relate to derivative financial instruments as well as securities and other investments. As in prior year, the valuation of derivative financial instruments is based on inputs which can be observed either directly or indirectly (e.g. interest rate curves or foreign exchange forward rates). This represents level 2 of the fair value hierarchy in accordance with IFRS 13.81. The valuation of securities is based on stock market prices and therefore represents level 1 of the fair value hierarchy. The fair value of other not listed investments is internally assessed and so represents level 3 of the fair value hierarchy. There were no reclassifications between the levels.

Capital structure

Net debt and gearing ratio:

€ 1,000	30.06.2018	31.12.2017 restated
Interest-bearing liabilities		
Long-term interest-bearing liabilities	1,573,334	1,680,410
Short-term interest-bearing liabilities	124,423	68,920
Interest-bearing assets		
Cash and cash equivalents	–332,691	–383,288
Cash at banks with drawing restrictions	–1,024	–974
Net debt	1,364,043	1,365,068
Shareholders' equity	2,420,674	2,419,270
Gearing ratio (Net debt/equity)	56.3%	56.4%

For the calculation of the gearing ratio the book value of cash and cash equivalents is taken into consideration for practical easement. Cash at banks with drawing restrictions were considered in the calculation of net debt, in case they are used to secure the repayments of financial liabilities.

BUSINESS RELATIONSHIPS WITH RELATED PARTIES
Balances/ transactions with Joint Ventures

€ 1,000	30.6.2018	31.12.2017 restated
Investments in joint ventures	197,163	214,950
Investments in joint ventures held for sale	6,373	2,276
Loans	2,988	3,061
Receivables	12,903	8,582
Liabilities	124,757	9,409
Provisions	12,487	12,420
	Half-year 2018	Half-year 2017 restated
Joint ventures result	23,010	38,773
Result from sale of joint ventures	-66	909
Result from joint ventures	22,943	39,682
Other income	1,802	863
Other expenses	-488	-634
Interest income	208	12
Interest expense	-2	0

The loans to and a large portion of the receivables from joint ventures existing at the reporting date, serve to finance properties. The interest rates are at arm's length. No guarantees or other forms of securities exist in connection with these loans. The liabilities to joint ventures in amount of € 118,084 K result from a dividend prepayment due to the sale of the Tower 185, held by a joint venture.

Balances/transactions with associated companies

€ 1,000	30.6.2018	31.12.2017
Loans	11,586	15,176
	Half-year 2018	Half-year 2017
Expenses due to associated companies	-1,319	3,754
Result from associated companies	-1,319	3,754
Interest income from associated companies	0	702

The loans to associated companies existing as of the reporting date serve to finance properties. All loans have interest rates at arm's length. No guarantees or other forms of security exist in connection with these loans. In the book value of loans to associated companies, a cumulated impairment amounting to € 10,816 K (31.12.2017: € 7,226 K) is included.

IMMOFINANZ Group, Vienna

IMMOFINANZ Group holds through its 100% owned subsidiary GENA ELF Immobilienholding GmbH 25,690,163 bearer shares as well as four registered shares of CA Immo AG representing with approximately 26% of the capital stock the largest single shareholder of the company.

Between IMMOFINANZ Group and CA Immo Group there is a reciprocal shareholding. The CA Immo Group holds 5,480,556 bearer shares of IMMOFINANZ AG (equivalent to approximately 4.9% of the capital stock of IMMOFINANZ AG). In the first half of 2018 a dividend in amount of € 3,836 K for the IMMOFINANZ securities were recognized in the consolidated income statement.

In 2016 CA Immo AG and IMMOFINANZ AG had agreed to enter into a constructive dialogue concerning a potential merger of the two companies. On 28.2.2018, IMMOFINANZ AG announced to continue the suspension of detailed discussions over a possible merger between both companies for the time being and to also evaluate other strategic options, among others, the possible sale of its CA Immo AG investment. A corresponding bidding process for a package sale of its 26% investment in CA Immo AG had been started. On 2.7.2018 IMMOFINANZ AG informed, that they sold their investment in CA Immo to SOF-11 Starlight 10 EUR S.á.r.l., a member company of the Starwood Capital Group. On 18.7.2018 the Management Board of CA Immo AG approved the transfer of the four registered shares to SOF-11 Starlight 10 EUR S.á.r.l. The transaction is subject to the release by the cartel authorities.

OTHER LIABILITIES AND CONTINGENT LIABILITIES

As at 30.6.2018, contingent liabilities of CA Immo Germany Group resulting from concluded purchase agreements for cost assumptions in connection with contaminated sites or war damage amount to € 566 K (31.12.2017: € 608 K). In addition, letters of support exist for a joint venture in Germany, amounting to € 2,000 K (31.12.2017: € 2,000 K). As security for liabilities from loans guarantees, letters of comfort and declarations for joint liabilities were issued for two (2017: two) joint ventures in an extent of € 2,500 K (31.12.2017: € 2,500 K). Furthermore as security for warranty risks in Germany, guarantees were issued in an amount of € 15,066 K (31.12.2017: € 11,066 K).

CA Immo Group has agreed to adopt a guarantee in connection with the refunding of the project “Airport City St. Petersburg” in the extent of € 1,027 K (31.12.2017: € 8,469 K).

In connection with disposals, marketable guarantees exist between CA Immo Group and the buyer for coverage of possible warranty and liability claim for which in the expected extent financial dispositions were made. The actual claims may exceed the expected extent.

For the purpose of recognising tax provisions, estimates have to be made. Uncertainties exist concerning the interpretation of complex tax regulations as well as calculation methods in practice and as regards the amount and timing of taxable income. Due to these uncertainties and the grade of complexity, estimates may vary from the real tax expense also in a material amount. This may include amended interpretations of tax authorities for previous periods.

CA Immo Group recognises appropriate provisions for known and probable charges arising from ongoing tax audits.

Uncertainties also relate to the retrospective application of subsequent tax changes concerning completed and law-aligned restructurings in Eastern Europe. CA Immo Group estimates the possibility of incurring actual expenses due to the subsequent change of tax law and their implications for past restructurings, as low.

The construction company for an Eastern European development project has filed out-of court claims for receivables related to additional construction costs cumulatively amounting to around € 24.5 million as well as a prolongation of the construction time. CA Immo Group has entirely rejected these claims as these have no substance or legal ground.

Existing uncertainties are continually evaluated and may lead to adjustments of estimates.

Mortgages, pledges of rental receivables, bank accounts and share pledges as well as similar guarantees are used as market collateral for bank liabilities.

In addition, there are other financial obligations of order commitments related to building site liabilities for work carried out in the course of developing real estate in Austria in the amount of € 7,156 K (31.12.2017: € 8,789 K), in Germany in the amount of € 184,537 K (31.12.2017: € 153,549 K) and in Eastern Europe in the amount of € 6,079 K (31.12.2017: € 22,533 K). In addition as at 30.6.2018, CA Immo Group is subject to

other financial commitments resulting from construction costs from urban development contracts which can be capitalised in the future with an amount of € 12,028 K (31.12.2017 restated: € 16,241 K).

The total obligation of the payments of equity in joint ventures for which no adequate provisions have been recognised amount in Austria to € 6,035 K (31.12.2017: € 6,035 K) in Germany to € 2,740 K (31.12.2017: € 1,990 K) and in Eastern Europe to € 0 K (31.12.2017: € 0 K) as per 30.6.2018. Besides the mentioned obligations of equity-payments, no further obligations to joint ventures exist.

Borrowings, for which the financial covenants have not been met as at 30.6.2018, thus enabling the lender in principle to prematurely terminate the loan agreement, have to be recognised in short-term financial liabilities irrespective of the remaining term under the contract. This classification applies notwithstanding the status of negotiations with the banks concerning the continuation or amendment of the loan agreements. As at 30.6.2018, this applied to no loan (31.12.2017: no loan).

In May 2018, the contract for the acquisition of Campus 6.1 office building in Bukarest with an area of 22,000 square meters and an estimated transaction volume of € 53 m was signed. The closing is expected for the 4th quarter 2018.

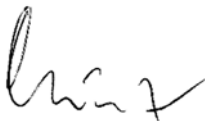
SIGNIFICANT EVENTS AFTER THE END OF THE INTERIM REPORTING PERIOD

On 2.7.2018 IMMOFINANZ AG informed, that they sold their investment in CA Immo to SOF-11 Starlight 10 EUR S.á.r.l., a member company of the Starwood Capital Group. On 18.7.2018 the Management Board of CA Immo approved the transfer of the four registered shares to SOF-11 Starlight 10 EUR S.á.r.l. The transaction is subject to the release by the cartel authorities.

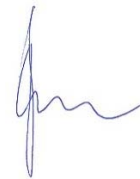
In July 2018 the closing of the sale of the investment in a joint venture in Bulgaria took place.

Vienna, 22.8.2018

The Management Board



Andreas Quint
(Chief Executive Officer)



Dr. Hans Volkert Volckens
(Member of the Management Board)

REPORT ON THE REVIEW OF THE CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS

Introduction

We have reviewed the accompanying condensed interim consolidated financial statements of

CA Immobilien Anlagen Aktiengesellschaft, Vienna, for the period from 1 January 2018 to 30 June 2018. These condensed interim consolidated financial statements comprise the consolidated statement of financial position as of 30 June 2018 and the consolidated income statement and consolidated statement of comprehensive income, the consolidated cash flow statement and consolidated statement of changes in equity for the period from 1 January 2018 to 30 June 2018 and the condensed notes, summarizing the significant accounting policies and other explanatory notes.

Management is responsible for the preparation of the condensed interim consolidated financial statements in accordance with International Financial Reporting Standards (IFRS's) for Interim Reporting as adopted by the EU.

Our responsibility is to express a conclusion on these condensed consolidated interim financial statements. Our liability towards the Company and towards third parties is limited with a total of 12 million Euro.

Scope of review

We conducted our review in accordance with Austrian Standards for Chartered Accountants, in particular in compliance with KFS/PG 11 "Prin-ciples of Engagements to Review Financial Statements", and with the International Standard on Review Engagements (ISRE 2410) "Review of Interim Financial Information Performed by the Independent Auditor of the Entity".

A review of interim financial statements is limited primarily to making inquiries, primarily of Company personnel, responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Austrian Standards on Auditing or International Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

Based on our review, nothing came to our attention that causes us to believe that the accompanying condensed interim consolidated financial statements are not prepared, in all material respects, in accordance with International Financial Reporting Standards (IFRS's) for Interim Reporting as adopted by the EU.

Statement on the condensed interim consolidated management report and on management's statement in accordance with § 125 Austrian Stock Exchange Act (BörseG)

We have read the condensed interim consolidated management report and evaluated whether it does not contain any apparent inconsistencies with the condensed interim consolidated financial statements. Based on our evaluation, the condensed interim consolidated management report does not contain any apparent inconsistencies with the condensed interim consolidated financial statements.

The interim financial information contains the statement by management in accordance with § 125 par. 1 subpar. 3 Austrian Stock Exchange Act.

Ernst & Young
Wirtschaftsprüfungsgesellschaft m.b.H.

Mag. Alexander Wlasto eh
Wirtschaftsprüfer

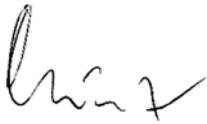
Mag. (FH) Isabelle Vollmer eh
Wirtschaftsprüferin

DECLARATION OF THE MANAGING BOARD IN ACCORDANCE WITH SECTION 125 OF THE AUSTRIAN STOCK EXCHANGE ACT


The managing board confirms to the best of their knowledge that the condensed consolidated interim financial statements of CA Immobilien Anlagen Aktiengesellschaft, which were prepared in accordance with International Financial Reporting Standards (IFRS) for interim financial reporting (IAS 34) as adopted by the EU, give a true and fair view of the assets, liabilities, financial position and profit or loss of the group as required by the applicable accounting standards and that the group management report gives a true and fair view of important events that have occurred during the first six months of the financial year and their impact on the condensed consolidated interim financial statements of the principal risks and uncertainties for the remaining six months of the financial year and of the major related party transactions to be disclosed.

Vienna, 22.8.2018

The Management Board



Andreas Quint
(Chief Executive Officer)



Dr. Hans Volkert Volckens
(Member of the Management Board)

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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.

IMPRINT

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GENERAL INFORMATION ON CA IMMO SHARE

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

DISCLAIMER

This Interim Report contains statements and forecasts which refer to the future development of CA Immobilien Anlagen AG and their companies. The forecasts represent assessments and targets which the Company has formulated on the basis of any and all information available to the Company at present. Should the assumptions on which the forecasts have been based fail to occur, the targets not be met, then the actual results may deviate from the results currently anticipated. This Interim Report does not constitute an invitation to buy or sell the shares of CA Immobilien Anlagen AG.

