



URBAN
BENCHMARKS.

FINANCIAL REPORT
AS AT 31 MARCH 2026

KEY FIGURES ¹⁾

INCOME STATEMENT

		1.1.-31.03.2026	1.1.-31.03.2025	Change
Rental income	€ m	55.9	68.5	-18%
Net rental income	€ m	45.8	54.1	-15%
EBITDA	€ m	33.9	49.1	-31%
Operating result (EBIT)	€ m	27.4	38.0	-28%
Net result before taxes (EBT)	€ m	24.3	26.8	-9%
Result from continuing operations	€ m	16.6	22.5	-26%
Consolidated net result	€ m	16.6	22.5	-26%
Operating cashflow	€ m	30.5	76.1	-60%
Capital expenditure	€ m	50.3	39.2	28%
FFO I (excl. trading and pre taxes)	€ m	25.9	34.2	-24%
FFO II (incl. trading and after taxes)	€ m	16.5	29.3	-44%

BALANCE SHEET

		31.03.2026	31.12.2025	Change
Total assets	€ m	5,270.1	5,461.7	-4%
Shareholders' equity	€ m	2,552.8	2,571.6	-1%
Long and short term interest-bearing liabilities	€ m	2,069.0	2,259.9	-8%
Net debt	€ m	1,532.3	1,611.9	-5%
Gearing (gross)	%	81.0	87.9	-683 bp ²⁾
Gearing (net)	%	60.0	62.7	-266 bp
Equity ratio	%	48.4	47.1	135 bp
Gross LTV	%	45.1	48.3	-322 bp
Net LTV	%	33.4	34.5	-106 bp

PROPERTY PORTFOLIO

		31.03.2026	31.12.2025	Change
Total usable space ³⁾	sqm	788,331	836,597	-6%
Book value of properties	€ m	4,586.0	4,675.4	-2%
Gross yield investment properties	%	5.3	5.3	-1 bp
Occupancy rate ⁴⁾	%	94.6	94.9	-26 bp

¹⁾ The key figures on this page refer to the properties wholly owned by CA Immo (fully consolidated).

²⁾ bp=basis points

³⁾ Excluding strategic vacancies: strategic vacancies are defined as space that is not let for strategic reasons, for example while modernisation work is being carried out or in order to optimise a building's tenant structure.

⁴⁾ Occupancy by area

KEY FIGURES PER SHARE

KEY FIGURES PER SHARE

		1.1.-31.03.2026	1.1.-31.03.2025	Change
Rental income per share	€	0.60	0.71	-16%
Net rental income per share	€	0.49	0.56	-13%
Earnings per share	€	0.18	0.23	24%
FFO I per share	€	0.28	0.36	-22%
FFO II per share	€	0.18	0.30	-42%
Operative cashflow per share	€	0.33	0.79	-58%
		31.03.2026	31.12.2025	Change
IFRS NAV per share	€	27.63	27.41	1%
Premium/discount to IFRS NAV per share ¹⁾	%	-11.99	-17.84	585 bp
Dividend paid in the business year per share	€	-	1.00	-
Dividend yield ¹⁾	%	-	4.44	-

EPRA FIGURES

		31.03.2026	31.12.2025	Change
EPRA NRV	€ m	3,213.0	3,240.2	-1%
EPRA NRV per share	€	34.78	34.53	1%
EPRA NTA	€ m	2,961.5	2,977.69	-1%
EPRA NTA per share	€	32.06	31.74	1%
EPRA NDV	€ m	2,580.4	2,589.7	0%
EPRA NDV per share	€	27.93	27.60	1%

MARKET FIGURES

		31.03.2026	31.12.2025	Change
Market capitalisation (key date)	€ m	2,288.3	2,278.4	0%
Market capitalisation (annual average)	€ m	2,331.7	2,355.3	-1%
Closing price	€	24.32	22.52	8%
Highest price	€	26.90	25.12	7%
Lowest price	€	21.68	20.20	7%
Average price per share	€	24.78	23.28	6%

SHARES

		31.03.2026	31.12.2025	Change
Weighted number of shares	pcs.	94,089,593	101,171,605	-7%
Treasury shares	pcs.	1,708,910	7,348,253	-77%
Number of shares outstanding	pcs.	92,380,683	93,823,352	-2%
Average number of shares	pcs.	94,089,593	101,171,605	-7%
Average treasury shares	pcs.	826,530	5,499,290	-85%
Average number of shares outstanding	pcs.	93,263,063	95,672,315	-3%

¹⁾ Closing Price

FOREWORD BY THE MANAGEMENT BOARD



Keegan Viscius (CEO)



Andreas Schillhofer (CFO)

DEAR SHAREHOLDERS,

We continued to make good progress in implementing our strategic priorities to strengthen our business and generate value for our shareholders in the first quarter of 2026. In a weak market environment with high geopolitical uncertainty, we managed to deliver stable operational results and sell additional properties that do not meet our strategic prime requirements. The result is a profitable operational performance, stable occupancy at a high level, and a portfolio that is better positioned today than 12 months ago.

Solid operations

Our active asset management approach with teams on the ground in our local markets allows us to quickly respond to tenant demands and market developments, and maintain strong operating results:

- Stable occupancy at 95%,
- Signed total of c. 56,700 sqm of new and extended existing leases,
- 40% of current vacant space leased with future start dates,
- Signed several major leases in Warsaw, bringing local occupancy up to 99.7%,
- Signed long-term leases totalling approx. 16,700 sqm to high-quality blue-chip credit tenants resulting in full occupancy of Berlin office project Anna Lindh Haus one year ahead of completion, achieving top rents for the submarket.

Improved portfolio quality and sustainability KPIs

91% of our portfolio has a sustainability certificate (DGNB, LEED or BREEAM, incl. properties in certification process), up from 88% at the end of 2025. The rate of properties meeting EU Taxonomy Do No Significant Harm criteria (in terms of energy efficiency classes) stood at around 80% as at the reporting date.

Progressed profitable development pipeline

Our active development pipeline totals 63,000 sqm across three projects under construction in Berlin, all of which are 100% pre-let:

- Upbeat, the new headquarters of Deutsche Kreditbank AG (DKB), is on schedule for completion in the second quarter of 2026,
- Anna Lindh Haus sets high standards in sustainability as a highly energy-efficient hybrid timber construction, scheduled for completion in early 2027,
- Karlsgärten manage-to-green refurbishment project next to Berlin Potsdamer Platz has been started at the end of 2025, with completion expected in the beginning of 2027.

This profitable development pipeline is expected to add €28m of annualized gross rental income (GRI) in operation and around €650m of gross asset value (GAV) to the investment portfolio upon completion.

Two further ground-up office development projects in prime central Berlin locations are advancing through the preparation phase: the Alexander von Humboldt Haus

next to the Berlin main railway station and Skygreen adjacent to our Grasblau property. Once completed, these assets will further strengthen our prime office footprint in our largest core market of Berlin.

All developments under construction and in planning are state of the art buildings with highest level of technology, specification, certification, and sustainability features that we believe will maintain their relevance through future leasing cycles.

Closed non-core sales

Our long-term investment strategy pursues a clear focus on large, high-quality Class A office properties in prime inner-city locations. In line with this strategy, we take advantage of market liquidity to sell non-strategic assets as well as monetize future profit where no further value creation exists. Against this background, we target to sell properties that are non-core in terms of asset class, location, building quality, age, or value creation potential, continuously optimizing the quality of the property portfolio. In 2026, we have made the following progress in streamlining our portfolio:

- Closed the sale of eight non-core assets (thereof five in Q2) totalling around €205m in proceeds,
- Sales included one office property each in Budapest, Warsaw and Berlin, as well as our last parking garage and two non-core plots in Germany, amongst others,
- As part of our decarbonization strategy, we have sold another property with gas heating, and
- Signed the sale of three additional assets to date with closing expected in the course of 2026.

Following these sales, our portfolio has improved in terms of quality, focus, geographic footprint, and sector.

With the proceeds from these sales we have multiple options, including general corporate purposes, accretive investment in our prime portfolio, repayment of debt, buyback of shares, the distribution of dividends, and external investment should attractive opportunities arise.

Stable financial position

Our balance sheet remains solid, with an equity ratio of 48.4%, a net LTV of 33.4%, and an adequate liquidity position.

Annual General Meeting

The 39th Annual General Meeting of CA Immo was held on 6 May 2026. Considering the company's own shares, which do not carry voting rights, attendance stood at approximately 79% of the share capital, represented by 316 shareholders and shareholder representatives.

All resolutions proposed by the company received the legally required majority, including the authorisations of the Management Board in connection with future share buyback programmes as well as the distribution of a dividend of €0.90 per each share of the company entitled to dividend, amongst other things. In total, a dividend of around €83m was paid out to our shareholders on 13 May 2026, which reflects a dividend yield of 3.3% based on the IFRS NAV as at 31 December 2025 (€27.41). In total, we returned €130m in the form of dividend and share buyback to our shareholders in 2026 so far.

Share buyback programme

One of our key corporate priorities, in addition to focusing on profitability and simplifying the business, is return of capital to shareholders. As of 11 May 2026, 1,847,799 bearer shares had been acquired in the current share buyback programme, corresponding to approximately 1.83% of the share capital. The weighted average consideration paid per acquired share amounted to €25.24, with a discount generated on IFRS NAV of 8%. The total value of the acquired shares since start of the programme in 2026 amounted to €46.6m.

Outlook 2026

Entering into 2026, we expect continued challenges and uncertainty, in particular further geopolitical tensions, renewed inflation risks in Europe, shifting investor preferences, and more frequent climate events. While the long-term market outlook remains uncertain, our clear strategic focus and high-quality asset base position us well for the years ahead.

The long-anticipated bifurcation of the office market is now firmly established: prime assets continue to perform, while secondary buildings face growing obsolescence. Our consistently strong occupancy rates reflect the quality of our buildings and the attractiveness of our central locations. In response, we are further concentrating our portfolio on high-quality urban markets that attract talent, foster innovation, offer strong liquidity, and support above-average growth. Within these locations, we remain

focused on developing, owning, and operating prime office assets with broad tenant appeal.

At the same time, we are expanding our prime office portfolio in Berlin and Munich, where our scale and development pipeline provide attractive growth opportunities, while continuing to dispose of non-core assets in CEE. As a result, the share of our German portfolio will continue to increase. We remain highly confident in Germany due to its scale, diverse metropolitan markets, and fiscal capacity to support long-term growth-oriented investment.

Overall, our strategic priorities remain focused on (1) accelerating non-core disposals, (2) simplifying our business model, (3) increasing critical mass and driving economies of scale, (4) continued disciplined investment in

financially accretive developments and income-producing properties, (5) selective external investment, (6) maintaining a strong balance sheet and stable financing KPIs / covenants and (7) returning excess capital to shareholders.

With a clear strategy, a solid financial base, and a highly skilled team, CA Immo is well positioned to continue its success.

We would like to thank our shareholders for their trust and confidence in us as stewards of their capital, and all the dedicated CA Immo employees for their hard work and contribution to what we have achieved so far in 2026.

Vienna, 20 May 2026
The Management Board



Keegan Viscius
(CEO)



Andreas Schillhofer
(CFO)

CAPITAL MARKETS

ECONOMIC ENVIRONMENT

The economic environment in Europe has deteriorated noticeably since the beginning of 2026. While the eurozone was on a path of moderate recovery at the start of the year with inflation rates below 2%, the outbreak of war in the Middle East at the end of February 2026 has fundamentally altered the macroeconomic picture. The ongoing war in Ukraine, together with protectionist trade conflicts - in particular the tariff measures that took effect in the United States in 2025 - are placing additional strain on the investment climate and global supply chains. In its April 2026 outlook, the IMF notes that the conflict is weighing on economic activity, that surveys point to a slowdown in growth, and that consumers and businesses have shown less confidence since the war began.

In the euro area, inflation picked up significantly again in spring 2026. After 1.7% in January and 1.9% in February 2026, the annual inflation rate rose, according to Eurostat's flash estimate, to 2.6% in March and 3.0% in April - the highest level since September 2023. The main driver was the energy component, whose annual rate climbed to 10.9% in April, up from 5.1% in March.

Against this backdrop, the ECB has continued the rate pause in place since June 2025. At its meetings on 19 March and 30 April 2026, the ECB Governing Council left the three key interest rates unchanged: the deposit facility rate at 2.00%, the main refinancing operations rate at 2.15%, and the marginal lending facility rate at 2.40%. At the April meeting, the Council noted that upward risks to inflation and downward risks to growth had intensified. In its March projections, which already incorporate the impact of the war, the ECB expects HICP inflation of 2.6% (2026), 2.0% (2027) and 2.1% (2028); growth expectations were revised downward to 0.9% (2026), 1.3% (2027) and 1.4% (2028). Market expectations have shifted since the outbreak of the conflict: ECB meeting minutes show that, following the start of the war, around 40 basis points of rate hikes by year-end 2026 were priced into forward curves - a clear reversal from the previously anticipated path of further easing.

In its World Economic Outlook of April 2026, the IMF paints a comparable picture: global growth is projected at 3.1% (2026) and 3.2% (2027) - a downward revision of 0.2 percentage points for 2026 compared with the January 2026 update. For the euro area, the IMF expects +1.1% (2026) and +1.2% (2027), and for Germany +0.8% and +1.2% respectively. The CEE markets relevant to CA

Immo show a heterogeneous picture: Poland +3.3%, Czechia +2.2% and Hungary +1.7%.

The financing environment for companies continues to be shaped by the higher interest rate level reached following the hikes in 2022/23. Financing costs, which are significantly higher than in the 2020 to 2022 period, are weighing on project developments and are leading to continued restraint in transaction markets. While valuations began to stabilise during 2025, and isolated signs of recovery were visible in selected prime locations, the renewed rise in capital market yields since the outbreak of the conflict has once again unsettled the market environment. The yield on ten-year German Bunds stood at around 3.06% at the end of April 2026. The valuation outlook for the real estate sector therefore depends increasingly on how the energy price shock evolves and on the ECB's response.

Further macroeconomic uncertainty factors come on top of this. The euro has appreciated against the US dollar over the course of the year, which dampens imported inflation but weighs on the export economy. At the same time, the increase in defence spending to 5% of GDP by 2035 agreed by NATO member states in June 2025, together with the German and French infrastructure packages, should provide noticeable growth impulses in the coming years - while at the same time placing greater pressure on public finances. The IMF projects that Germany's deficit will widen by more than one percentage point to 3.8% of GDP in 2026.

Overall, the economic environment at the beginning of the second quarter of 2026 is marked by a significantly heightened field of tension: on the one hand, renewed rising inflation rates, sharply increased energy price pressure and a return of monetary policy uncertainty; on the other hand, a still-robust labour market, solid corporate balance sheets and domestic demand supported by defence and infrastructure spending. The real estate sector therefore faces a phase in which the stabilisation that began in 2025 will be subjected to new stress tests. The further development of capital market yields, ECB monetary policy and, above all, the course of the Middle East conflict are likely to be the decisive factors shaping the short- to medium-term outlook for the real estate market.

Compared with the previous quarter, seasonally adjusted GDP rose by 0.1% in the euro area and likewise by 0.1% in the EU in the first quarter of 2026, following increases of 0.2% in each case in the fourth quarter of 2025. Year-on-year, GDP grew by 0.8% in the euro area and by 1.0% in the EU.

In March 2026, the seasonally adjusted unemployment rate in the euro area stood at 6.2%, down from 6.3% in February 2026 and 6.3% in March 2025. In the EU, the rate was 6.0% in March 2026, unchanged from February 2026 and March 2025.

According to Eurostat's flash estimate, annual inflation in the euro area is projected at 3.0% in April 2026, up from 2.6% in March. Looking at the main components, "energy" recorded the highest annual rate at 10.9% (compared with 5.1% in March), followed by "services" at 3.0% (March: 3.2%), "food, alcohol and tobacco" at 2.5% (March: 2.4%) and "non-energy industrial goods" at 0.8% (March: 0.5%).

SHARE PRICE DEVELOPMENT, TRADING LIQUIDITY AND MARKET CAPITALISATION OF THE CA IMMO SHARE

The CA Immo share recorded a gain of 8% since the start of the year, closing at €24.32 on 31.03.2026. By comparison, the ATX posted a gain of less than 1%. The European real estate index EPRA (excl. UK) declined by 3% over the same period. The CA Immo share reached its year-to-date high of €26.90 on 27.02.2026. The year-to-date low of €21.68 was recorded on 06.01.2026.

CA Immo's market capitalisation amounted to approximately €2.3bn as at 31.03.2026 (31.03.2025: €2.4bn). The average daily trading volume (single count) decreased by 19% in the first three months of 2026 compared with the prior-year reporting period, amounting to 79.6 thousand shares versus 98.2 thousand shares in 2025. The average daily liquidity of the share (single count) fell by around 12% compared with the first three months of 2025, amounting to €2.0m (Q1 2025: €2.2m).

SHARE PRICE DEVELOPMENT IN RELATION TO ATX AND EPRA (01.01.2019 – 04.05.2026) ¹⁾



¹⁾ Rebased to CA Immo share price as at 01.01.2019

ONE-YEAR PERFORMANCE (01.04.2025 TO 31.03.2026)

CA Immo	-3.95%
ATX	11.28%
EPRA Developed Europe (ex UK)	-2.39%

Source: Bloomberg

ANALYST COVERAGE

Currently, CA Immo is covered by six investment houses. The most recently published 12-month price targets range between €24.00 and €29.00, with a median estimate of €27.25. Based on the closing price on 31 March 2026, this represents a discount of around 11%.

ANALYST RECOMMENDATIONS

Oddo BHF	04.05.2026	€29.00	Outperform
Kempen	13.04.2026	€27.00	Neutral
Erste Group	02.04.2026	€26.80	Accumulate
Kepler Cheuvreux	02.04.2026	€27.50	Buy
Deutsche Bank	28.01.2026	€24.00	Hold
Wood & Company	02.12.2025	€28.00	Hold
Average		€27.05	
Median		€27.25	

ORDINARY GENERAL MEETING 2026

The 39th Annual General Meeting of CA Immo was held on May 5, 2026. Taking into account the treasury shares held by the company, from which voting rights cannot be exercised, attendance was around 79% of the share capital, comprising 316 shareholders and shareholder representatives.

The Annual General Meeting addressed the standard agenda items – appropriation of profit, discharge of the Management Board and the Supervisory Board, determination of Supervisory Board remuneration, election of Deloitte Audit Wirtschaftsprüfung GmbH as auditor and group auditor for the 2026 financial year, and adoption of the remuneration report for the 2025 financial year. In addition, resolutions were passed on the authorisations of the Management Board to acquire and dispose of treasury shares – in each case also with the exclusion of shareholders' (reverse) subscription rights in connection with

the acquisition of treasury shares. No extraordinary agenda items were submitted for resolution. All resolution proposals put forward by the company achieved the legally required majority.

The Annual General Meeting's resolution on the appropriation of profit provided for the distribution of a dividend of €0.90 per dividend-bearing share from the distributable balance sheet profit of €467,709,040.81 reported as at 31.12.2025. The remaining portion of the balance sheet profit was carried forward to new account. The dividend was paid out on May 13, 2026.

TREASURY SHARE CANCELLATION AND NEW SHARE BUYBACK PROGRAMME

Based on the authorisation resolution of the 38th Annual General Meeting, on 26.03.2026 the Management Board of CA Immobilien Anlagen Aktiengesellschaft resolved to cancel 7,082,012 bearer no-par-value shares of CA Immobilien Anlagen Aktiengesellschaft with effect from 26.03.2026. Following the Supervisory Board's approval on 26.03.2026, the cancellation of the repurchased treasury shares thus took effect as of 26.03.2026. As a result of the cancellation of 7,082,012 treasury shares, the share capital of CA Immobilien Anlagen Aktiengesellschaft was reduced by a total of €51,486,227.24 with effect from 26.03.2026 and now amounts to €684,031,341.11, divided into 94,089,593 no-par-value shares (of which 4 registered shares and now 94,089,589 bearer shares). As at 25.03.2026 (the day prior to the cancellation), CA Immo held 8,661,930 treasury shares.

Prior to this, on 08.01.2026 the Management Board of CA Immobilien Anlagen AG had resolved, on the basis of the authorisation resolution of the 38th Annual General Meeting of 05.05.2025 and pursuant to Section 65 (1) no. 8 of the Austrian Stock Corporation Act (AktG), to carry out a further share buyback programme ("Authorisation"). The volume amounts to up to 2,768,907 shares (this corresponded at the time of the resolution to 2.74% of the company's share capital at that time; following the cancellation of 7,082,012 treasury shares on 26.03.2026, this corresponds to approximately 2.94% of the current share capital). The share buyback programme provides for the acquisition of shares via the stock exchange. The conditions for these purchases are governed by the Authorisation. In particular, the consideration to be paid upon repurchase must remain within the range set by the Annual General Meeting's authorisation resolution and must not be lower than a maximum of 30% below, nor higher than

a maximum of 10% above, the average unweighted stock exchange closing price of the ten trading days preceding the repurchase. The maximum consideration must not exceed the most recently published IFRS NAV per share. The buyback programme commenced on 15.01.2026 and will end no later than 04.11.2027. The repurchase is being carried out for any purpose permitted by the resolution of the Annual General Meeting. A general key objective is to increase shareholder value.

By 31.03.2026, a total of 1,442,760 bearer no-par-value shares had been acquired under the 2026 share buyback programme. The highest consideration paid per acquired share was €26.66, the lowest consideration paid per acquired share was €21.84. The weighted average consideration paid per acquired share was €24.99, and the total value of the acquired shares amounted to €36,084,354.07. As at the reporting date of 31.03.2026, CA Immo accordingly held 1,708,910 treasury shares (31.12.2025: 7,348,253 treasury shares), corresponding to approximately 1.82% of the total number of issued shares carrying voting rights.

By 11.05.2026, a total of 1,847,799 bearer no-par-value shares had been acquired under the 2026 share buyback programme. The highest consideration paid per acquired share was €27.40, the lowest consideration paid per acquired share was €21.84. The weighted average consideration paid per acquired share was €25.24, and the total value of the acquired shares amounted to €46,636,388.79. As at 24.04.2026, CA Immo accordingly held approximately 2,114,040 treasury shares, corresponding to a stake of approximately 2.25% of the total number of issued shares carrying voting rights.

Details regarding the transactions executed under the share buyback programmes can be found on the company's website (www.caimmo.com/share-buyback).

BONDS & RATING

As of the balance sheet date, two corporate bonds of CA Immo were listed on the Official Market of the Vienna

Stock Exchange and on the Regulated Market of the Luxembourg Stock Exchange (Bourse de Luxembourg).

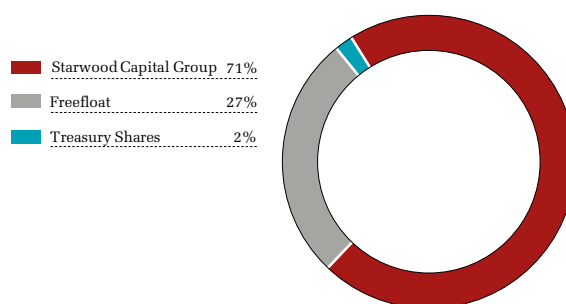
The rating agency Moody's currently rates CA Immo's long-term issuer rating and the senior unsecured ratings of the outstanding corporate bonds at Baa3 with a stable outlook. The rating was last confirmed by Moody's in April 2026.

CAPITAL STOCK AND SHAREHOLDER STRUCTURE

As at 31.03.2026, the company's share capital amounts to €684,031,341.11 and is divided into four registered shares and 94,089,589 bearer ordinary shares, each representing a notional amount of €7.27 of the share capital. The bearer shares are listed on the Prime Market of the Vienna Stock Exchange (ISIN: AT0000641352).

With a stake of around 71% (66,531,265 bearer shares and four registered shares at the time of reporting), SOF-11 Klimt CAI S.à r.l., Luxembourg, a company managed by Starwood Capital Group, is CA Immo's largest shareholder. Starwood Capital Group is a private investment firm with a core focus on global real estate. The remaining shares in CA Immo are held in free float by institutional and private investors.

SHAREHOLDER STRUCTURE



SHARE RELATED KEY FIGURES

		31.03.2026	31.12.2025
IFRS NAV per share	€	27.63	27.41
EPRA NRV per share	€	34.78	34.53
EPRA NTA per share	€	32.06	31.74
EPRA NDV per share	€	27.93	27.60
Premium/discount to IFRS NAV per share ¹⁾	%	-11.99	-17.84
Premium/discount to EPRA NRV per share ¹⁾	%	-30.07	-34.79
Premium/discount to EPRA NTA per share ¹⁾	%	-24.14	-29.04
Premium/discount to EPRA NDV per share ¹⁾	%	-12.93	-18.41
Weighted number of shares	pcs.	94,089,593	101,171,605
Treasury shares	pcs.	1,708,910	7,348,253
Number of shares outstanding	pcs.	92,380,683	93,823,352
Average number of shares	pcs.	94,089,593	101,171,605
Average treasury shares	pcs.	826,530	5,499,290
Average number of shares outstanding	pcs.	93,263,063	95,672,315
Average price/ share ¹⁾	€	24.78	23.28
Market capitalisation (key date)	€ M	2,288.3	2,278.4
Closing price	€	24.32	22.52
Highest price	€	26.90	25.12
Lowest price	€	21.68	20.20
Dividend paid in the business year/per share	€	-	1.00
Dividend yield ¹⁾	%	-	4.44

¹⁾ Closing price

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, GPR IPCM LFFS Sustainable GRES, WBI
Specialist	Tower Research Capital Europe BV
Market maker	Erste Group Bank AG, HRTEU Limited, Raiffeisen Bank International AG, Société Générale S.A., Susquehanna International Securities Limited, XTX Markets SAS
Stock exchange symbol/ISIN	CAI/AT0000641352
Reuters	CAIV.VI
Bloomberg	CAI:AV
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FINANCIAL CALENDAR 2026

20.05.2026

INTERIM REPORT FOR THE FIRST QUARTER 2026

25.11.2026

INTERIM REPORT FOR THE THIRD QUARTER 2026

26.08.2026

HALF-YEAR RESULT 2026

PROPERTY ASSETS

The company's core business is commercial real estate, with a clear focus on office properties across the gateway cities in Germany, Austria and the CEE region; it deals with both investment properties (79% of the total portfolio) and investment properties under development (15% of the total portfolio). Properties intended for trading or

sale (reported under short-term property assets) account for the remaining 6% of property assets.

As at the reporting date of 31 March 2026, the value of **total property assets** stood at around €4.6bn (31 December 2025: €4.7bn).

PROPERTY ASSETS OF THE CA IMMO GROUP AS AT 31 MARCH 2026

in € m	Investment properties ¹⁾	Investment properties under development	Short-term property assets ²⁾	Property assets	Property assets in %
Germany	2,588.9	676.1	93.7	3,358.7	73.3
Austria	234.8	0.0	0.0	234.8	5.1
Poland	364.2	0.0	109.5	473.7	10.3
Czechia	314.9	0.5	0.0	315.4	6.9
Hungary	141.1	0.0	62.2	203.4	4.4
Total	3,644.0	676.6	265.5	4,586.0	100.0
Share of total portfolio	79%	15%	6%		

¹⁾ Includes properties used for own purposes and Rights of Use

²⁾ Short-term property assets include properties intended for trading or sale (reported in accordance with IAS 2 and IFRS 5)

CHANGES TO THE PORTFOLIO IN THE FIRST QUARTER OF THE YEAR 2026

Sales

CA Immo successfully completed the sale of older and non-strategic portfolio buildings in the first quarter of the year. In total, sales proceeds of €112.5m (Q1 2025:

€91.5m) – incl. sale of real estate owned pro rata by CA Immo, at equity – were generated across the Group.

In the case of company sales (share deals), the sales proceeds are the net position of the sales price achieved for the property, less borrowings, plus other assets.

OVERVIEW OF SALES TRANSACTIONS COMPLETED IN THE FIRST QUARTER OF THE YEAR 2026

Property name	City	Main Usage	Type	Category	Assets	Sales date (Closing)	Share ¹⁾	Area ²⁾ in sqm	Book Value prior period in €m
Spreebogen	Berlin	Office	Investment Property	IAS 40	1	Q1 2026	100%	29,750	91.7
Millennium Tower I	Budapest	Office	Investment Property	IAS 40	1	Q1 2026	100%	18,797	40.5
Subtotal					2				132.2
Flösserhof - Tranche A	Mainz	Residential	Condominium	IAS2 in JV	1	Q1 2026	50%	190	1.2
Subtotal					1				1.2
Total					3				133.4

¹⁾ Project share held by CA Immo

²⁾ Area: for investment properties: Rentable area; Plots: plot area

INVESTMENT PROPERTIES

This chapter shows key performance indicators for CA Immo's investment properties such as occupancy rates and yields. Properties used for own purposes and "Rights of Use" are not included in the calculation of these figures. For this reason, these are also excluded from the portfolio book values and the rentable area in the table "Overview investment property key figures" and reported separately in the line "Other investment properties".

As at 31 March 2026, the investment portfolio had an approximate book value of €3.6bn (31 December 2025: €3.7bn) and incorporated a total rentable effective area of around 0.7m sqm (31 December 2025: 0.9m sqm). The decline is due to property sales and the reclassification of one investment property to short-term property assets (IFRS 5).

Around 71% of the portfolio (based on book value) is in Germany, 23% of the remaining investment properties are located in CEE, and 6% in Austria. In the first quarter of the year 2026, the Group generated rental income of €55.9m (Q1 2025: €68.5m). As at the reporting date, the portfolio produced a yield of 5.3% (31 December 2025: 5.3%) with the occupancy rate at 94.6% (31 December 2025: 94.9%).

Lettings Performance

In the first quarter of the year 2026, a total of around 57,000 sqm of rentable area was newly let or extended. Of this total, 28% was attributable to the pre-leasing of the Anna Lindh Haus project in Berlin. 53% were new leases or lease expansions for investment properties and 19% accounted for lease extensions.

OVERVIEW INVESTMENT PROPERTIES KEY FIGURES AS AT 31 MARCH 2026

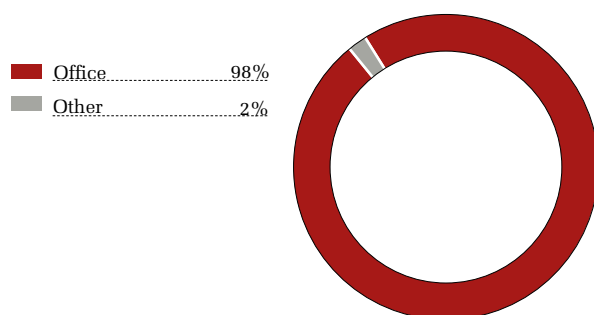
	Book value	Rentable area ²⁾	Occupancy rate ³⁾	Annualised rental income	Yield
	in € m	in sqm	in %	in € m	in %
Germany	2,577.3	363,470	95.7	122.9	4.8
Austria	234.7	95,965	97.7	18.4	7.9
Poland	344.4	93,537	99.7	25.0	7.3
Czechia	314.9	64,664	95.5	14.5	4.6
Hungary	141.1	71,915	77.7	11.2	7.9
Subtotal	3,612.4	689,551	94.6	192.0	5.3
Other investment properties ¹⁾	31.6	1,480			
Total investment properties	3,644.0	691,031			

¹⁾ Properties used for own purposes and Rights of Use

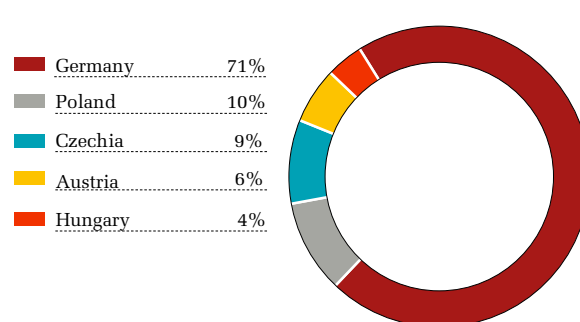
²⁾ Excluding strategic vacancies: strategic vacancies are defined as space that is not let for strategic reasons, for example while modernisation work is being carried out or in order to optimise a building's tenant structure.

³⁾ By area (sqm)

DISTRIBUTION OF BOOK VALUE INVESTMENT PROPERTIES BY MAIN USAGE (BASIS €3.6BN)



DISTRIBUTION OF BOOK VALUE INVESTMENT PROPERTIES BY COUNTRY (BASIS €3.6BN)



INVESTMENT PROPERTIES UNDER DEVELOPMENT

The **investment properties under development** with a total book value of around €676.6m (31 December 2025):

€637.1m) comprise development projects and land reserves.

INVESTMENT PROPERTIES UNDER DEVELOPMENT AS AT 31 MARCH 2026

in € m	Landbank		Projects in planning		Projects under construction		Total Investment Properties under Development	
	Book Value	Book Value in %	Book Value	Book Value in %	Book Value	Book Value in %	Book Value	Book Value in %
Frankfurt	73.9	44.7	0.0	0.0	0.0	0.0	73.9	10.9
Berlin	79.9	48.3	53.9	100.0	457.4	100.0	591.2	87.4
Munich	11.0	6.7	0.0	0.0	0.0	0.0	11.0	1.6
Germany	164.8	99.7	53.9	100.0	457.4	100.0	676.1	99.9
Czechia	0.5	0.3	0.0	0.0	0.0	0.0	0.5	0.1
CEE	0.5	0.3	0.0	0.0	0.0	0.0	0.5	0.1
Total	165.3	100.0	53.9	100.0	457.4	100.0	676.6	100.0

INVESTMENT PROPERTIES UNDER DEVELOPMENT AS AT 31 MARCH 2026 – DETAIL

in € m	City	Usage	Share in % ¹⁾	Assets	Area ²⁾ in sqm	Book Value	Book Value	Total investment costs ³⁾	Outstanding Construction Costs	Gross yield on cost in %	Utilisation rate in % ⁴⁾
						incl. JV's	excl. JV's				
Upbeat	Berlin	Office	100%	1	34,911	306.8	306.8	354.7	29.6	4.8%	100%
Anna Lindh Haus	Berlin	Office	100%	1	16,930	96.3	96.3	118.5	40.7	6.4%	98%
Karlsärten	Berlin	Office	100%	1	11,295	54.3	54.3	79.7	28.8	5.6%	100%
Flösserhof	Mainz	Residential	50%	1	6,371	3.0	0.0	44.9	0.7	-	88%
Total projects under construction				4	69,507	460.4	457.4	597.8	99.8		
Skygreen	Berlin	Office	100%	1	18,195	39.6	39.6	-	-		
Alexander von Humboldt Haus	Berlin	Office	100%	1	6,395	14.3	14.3	-	-		
Total projects in planning				2	24,590	53.9	53.9				
Landbank Hold			100%	10	93,165	165.3	165.3	-	-		
Total landbank				10	93,165	165.3	165.3				
Total projects & landbank				16	187,262	679.5	676.6	597.8	99.8		

¹⁾ All figures relate to the project share held by CA Immo

²⁾ Projects under construction and in planning: Gross Leasable Area. Landbank: plot size

³⁾ Incl. plot (and incl. existing property at Karlsärten); total investment cost excl. plot and existing property: €487.5m.

⁴⁾ Preutilisation level of projects for own portfolio: Pre-letting. Degree of pre-utilisation of projects for sale: Sale

SUPPLEMENTARY REPORT

The following activities after the key date of 31 March 2026 are reported:

Sales

During the reporting period, the closing took place for the sale of four properties classified under IFRS 5 (including a right of use in Poland) with a book value of €71.6m as of 31 March 2026.

Annual General Meeting and dividend

The 39th Annual General Meeting of CA Immo was held on 06 May 2026. Taking into account the treasury shares held by the company, from which voting rights cannot be exercised, attendance was around 79% of the share capital, comprising 316 shareholders and shareholder representatives.

In addition to the standard agenda items (appropriation of profit, discharge of the Management Board and the Supervisory Board, remuneration of the Supervisory Board, appointment of Deloitte Audit Wirtschaftsprüfung GmbH as auditor and Group auditor for the 2026 financial year, and adoption of the remuneration report for the 2025 financial year), resolutions were passed on the authorisations of the Management Board in connection with the acquisition and sale of treasury shares – in each case also excluding the (reverse) subscription right of shareholders in connection with the acquisition of treasury shares. No further agenda items were addressed.

All resolution proposals put forward by the company achieved the legally required majority.

The Annual General Meeting's resolution on the appropriation of profit provided for the distribution of a dividend of €0.90 on each share of the company entitled to dividend, from the distributable retained earnings of €467,709,040.81 shown in the annual financial statements as at 31 December 2025. The remaining portion of the retained earnings was carried forward to new account. The dividend was paid out on 13 May 2026.

Share Buyback

As of 11 May 2026, 1,847,799 bearer shares had been acquired in the current program, corresponding to approximately 1.83% of the share capital. The highest consideration paid per acquired share amounted to €27.40, while the lowest consideration paid per acquired share amounted to €21.84. The weighted average consideration paid per acquired share amounted to €25.24, and the total value of the acquired shares amounted to €46,636,388.79.

RESULTS

Result from letting

In the first three months of 2026, CA Immo recorded a decrease in rental income of –18.4% to €55.9m (1Q 2025: €68.5m). This development is primarily attributable to the sale of non-strategic properties as part of the strategic capital rotation programme (€–10.3m year-on-year) and to lower rental income from investment properties (€–2.2m year-on-year). The decline in rental income from investment properties stems from a positive effect resulting from a one-off payment received in the first quarter of the comparative year 2025 due to early lease termination, rather than from declining rental income in 2026. Excluding this effect, rental income from investment properties would have risen slightly year-on-year.

Property expenses directly attributable to the asset portfolio - including own operating expenses - stood at €–10.2m (1Q 2025: €–14.4m). The decline is primarily due to the increased occupancy rate. Net rental income after the first three months was €45.8m (1Q 2025: €54.1m), a decrease of –15.5% on the previous year.

The efficiency of letting activity, measured as the operating margin in rental business (net rental income to rental income), stood at 81.8% and therefore above the previous year's value of 79.0%. The main reason for that is the higher occupancy rate.

Other expenditure directly attributable to project development stood at €–1.0m after three months, against €–1.1m in 1Q 2025. Gross revenue from services stood at €0.4m, below the previous year's value of €0.2m.

Sales result

As at the key date, the result from property trading stood at €0.0m (1Q 2025: €1.9m). The result from the sale of investment properties amounted to €–0.2m in 1Q 2026 (€2.7m in 1Q 2025).

Indirect expenses

Indirect expenditures stood at €–11.2m in the first three months of 2026, 26.2% above the previous year's level (1Q 2025: €–8.8m). The main factor for this increase was a change in personnel expenses.

This item also contains expenditure counterbalancing the aforementioned €0.4m gross revenue from services.

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

As a result of the developments outlined, earnings before interest, taxes, depreciation and amortisation

(EBITDA) decreased by –31.0% to €33.9m (compared to €49.1m in 1Q 2025).

Revaluation result

After the first three months of 2026, the total revaluation gain amounted to €17.8m, with a revaluation loss of €–24.0m. This resulted in a net revaluation of €–6.2m (€–10.9m in 1Q 2025). CA Immo conducts external valuations on a semi-annual basis (at mid-year and year-end).

Result from joint ventures

Current results of joint ventures consolidated at equity are reported under 'Result of joint ventures' in the consolidated income statement and amounted to €0.4m as at the reporting date (€0.8m in 1Q 2025).

Earnings before interest and taxes (EBIT)

Earnings before interest and taxes (EBIT) of €27.4m was below the 1Q 2025 result of €38.0m.

Financial result

The financial result stood at €–3.1m after the first three months (1Q 2025: €–11.2m). The Group's financing costs amounted to €–12.1m, –21.4% below the value for 1Q 2025 (€–15.3m).

The result from derivatives amounted to €6.4m (€0.9m in 1Q 2025). The result from financial investments of €2.2m decreased compared to the reference value for the previous year's period of €3.8m. Exchange rate differences totaled €–0.3m (€–0.6m in 1Q 2025).

Taxes on income

Earnings before taxes (EBT) totaled €24.3m and were thus lower than the previous year's figure of €26.8m.

On the key date, income tax expense was €–7.6m (1Q 2025: €–4.3m).

Consolidated net result

Consolidated net result of €16.6m was down on the 1Q 2025 value of €22.5m in particular due to the effects described above. Earnings per share amounted to €0.18 on the balance sheet date (€0.23 per share in 1Q 2025).

Funds from operations (FFO)

In the first three months of 2026, FFO I of €25.9m was generated, which is –24.3% below the previous year's figure of €34.2m. FFO I is a key indicator of the Group's recurring earnings power and is reported before taxes and adjusted for the result from disposals and other non-recurring effects. Adjusted non-recurring effects amounted

in total to €0.4m (1Q 2025: €0.0m). These were primarily related to financing expenses.

FFO I per share amounted to €0.28 as of the reporting date and was thus –22% below the previous year's figure (1Q 2025: €0.36 per share).

FFO II, including property sales result, other non-recurring earnings effects and after tax, is an indicator of the Group's overall profitability and amounted to €16.5m as of the reporting date, –43.7% below the figure for the first three months of 2025 of €29.3m. FFO II per share stood at €0.18 (1Q 2025: €0.30 per share).

FUNDS FROM OPERATIONS (FFO)

FUNDS FROM OPERATIONS (FFO) € m	31.03.2026	31.03.2025
Net rental income (NRI)	45.8	54.1
Income from services	0.4	0.2
Other operating income/expenses excl. services	0.0	0.1
Other operating income/expenses	0.5	0.3
Indirect expenses	–11.2	–8.8
Result from joint ventures	0.2	0.1
Finance costs	–12.1	–15.3
Result from financial investments ¹⁾	2.2	3.8
Non-recurring adjustments ²⁾	0.4	0.0
FFO I (excl. trading and pre taxes)	25.9	34.2
Result from trading	0.0	1.9
Result from the sale of investment properties	–0.2	2.7
Result from disposal of joint ventures	0.0	0.0
At-equity result property sales	0.2	0.9
Property sales result	0.1	5.5
Result from disposal of assets at fair value	0.0	0.0
Other financial results	0.0	0.0
Other adjustments ³⁾	–0.4	–3.6
Current income tax	–9.1	–6.8
FFO II (incl. trading and after taxes)	16.5	29.3

¹⁾ Excluding value adjustments for cash and restricted cash

²⁾ Adjustment for property sales and other non-recurring results

³⁾ Includes other non-recurring results adjusted in FFO I

Balance sheet: assets

As at the balance sheet date, long-term assets amounted to €4,389.7m (83.3% of total assets). Investment property assets on balance sheet stood at €3,632.2m on the key date (31.12.2025: €3,694.1m). The decline in standing investments is primarily due to the reclassification of Warsaw Towers in Warsaw from standing investments to "Assets held for sale and assets of disposal groups" (IFRS 5).

The balance sheet item 'Property assets under development' was €676.6m on 31.03.2026 (31.12.2025: €637.1m). Total property assets (investment properties, properties used for own purposes, property assets under development and property assets held as current assets)

amounted to €4,586.0m on the key date (€4,675.4m on 31.12.2025).

The net assets of joint ventures are shown in the balance sheet item 'Investments in joint ventures', which stood at €18.0m on the key date (€17.3m on 31.12.2025).

Cash and cash equivalents incl. cash deposits stood at €533.2m on the balance sheet date (€645.0m on 31.12.2025). The use of cash and cash equivalents included, among other things, ongoing investments in development projects and the investment portfolio, as well as the repayment of a €150m bond at the end of March 2026.

Balance sheet: liabilities**Equity**

As at the key date, shareholders' equity on the Group balance sheet stood at €2,552.8m (€2,571.6m on 31.12.2025). Since the start of the year, total assets decreased by around -3.5% to €5,270.1m (31.12.2025: €5,461.7m). The equity ratio has increased slightly to 48.4% (31.12.2025: 47.1%).

Interest-bearing liabilities

The Group's financial liabilities amounted to €2,069.0m as of the reporting date (31.12.2025: €2,259.9m). Net debt (interest-bearing liabilities less cash and cash equivalents, cash deposits and restricted cash) stood at €1,532.3m at the end of March 2026 (31.12.2025: €1,611.9m). 100% of liabilities to banks and bonds are denominated in Euro.

Gearing (net debt to equity) was 60.0% at the reporting date (31.12.2025: 62.7%). The loan-to-value ratio based on balance sheet values was 33.4% (net, taking into account the Group's cash and cash equivalents, cash deposits and restricted cash) as of 31.03.2026, compared to 34.5% at the beginning of the year.

KEY BALANCE SHEET AND FINANCING FIGURES

€ m	31.03.2026	31.12.2025
Shareholders' equity	2,552.8	2,571.6
Long-term interest-bearing liabilities	1,351.0	1,972.8
Short-term interest-bearing liabilities	718.0	287.0
Cash and cash equivalents	-433.1	-544.9
Restricted cash	-3.5	-3.0
Cash deposits	-100.1	-100.1
Net debt	1,532.3	1,611.9
Equity ratio	48.4	47.1
Gearing (net)	60.0	62.7
Gearing (gross)	81.0	87.9
Loan-to-value (net)	33.4	34.5
Loan-to-value (gross)	45.1	48.3

EPRA METRICS

In order to ensure comparability with other listed property companies, CA Immo reports individual key figures in accordance with the standards of EPRA (European Public Real Estate Association), the leading interest group for listed property companies. These key figures may differ from the values determined in accordance with IFRS rules. CA Immo follows EPRA's 'Best Practice Recommendations' (www.epra.com).

EPRA NET ASSET VALUE (NAV)

With the publication of the EPRA Best Practices Recommendations Guidelines October 2019, the net asset value reporting was revised with the aim of better reflecting recent market and company developments. As a consequence, EPRA NAV and EPRA NNAV were replaced by three new Net Asset Valuation metrics: EPRA Net Reinstatement Value, EPRA Net Tangible Assets and EPRA Net Disposal Value. CA Immo has only reported these key figures as of Q1 2021, which are defined by EPRA as follows (Source: EPRA – Best Practices Recommendations Guidelines, Oktober 2019).

EPRA KEY FIGURES

		31.03.2026	31.12.2025
EPRA NRV	€ M	3,213.0	3,240.2
EPRA NRV per share	€	34.78	34.53
EPRA NTA	€ M	2,961.5	2,977.7
EPRA NTA per share	€	32.06	31.74
EPRA NDV	€ M	2,580.4	2,589.7
EPRA NDV per share	€	27.93	27.60

EPRA Net Reinstatement Value

The objective of the EPRA Net Reinstatement Value measure is to highlight the value of net assets on a long-term basis. Assets and liabilities that are not expected to crystallise in normal circumstances such as the fair value movements on financial derivatives and deferred taxes

on property valuation surpluses are therefore excluded. Since the aim of the metric is to also reflect what would be needed to recreate the company through the investment markets based on its current capital and financing structure, related costs such as real estate transfer taxes should be included.

EPRA Net Tangible Assets

The underlying assumption behind the EPRA Net Tangible Assets calculation assumes entities buy and sell assets, thereby crystallising certain levels of deferred tax liability.

EPRA Net Disposal Value

Shareholders are interested in understanding the full extent of liabilities and resulting shareholder value if company assets are sold and/or if liabilities are not held until maturity. For this purpose, the EPRA Net Disposal Value provides the reader with a scenario where deferred tax, financial instruments, and certain other adjustments are calculated as to the full extent of their liability, including tax exposure not reflected in the Balance Sheet, net of any resulting tax. This measure should not be viewed as a "liquidation NAV" because, in many cases, fair values do not represent liquidation values.

Net Asset Value (IFRS) amounted to €2,552.8m (€27.63 per share) as of 31 March 2026, compared to €2,571.6m (€27.41 per share) at year-end 2025 – a decrease of 0.7% (+0.8% per share).

EPRA Net Tangible Assets (NTA) amounted to €2,961.5m as of the reporting date, 0.5% below the year-end 2025 level (€2,977.7m). This corresponds to an EPRA NTA per share of €32.06, which is 1.0% above the EPRA NTA per share of €31.74 as of 31 December 2025.

The number of shares outstanding totalled 92,380,683 as of the reporting date (31 December 2025: 93,823,352).

NET ASSET VALUE (NRV, NTA AND NDV AS DEFINED BY EPRA)

€ m	31.03.2026			31.12.2025		
	EPRA NRV	EPRA NTA	EPRA NDV	EPRA NRV	EPRA NTA	EPRA NDV
IFRS Equity attributable to shareholders	2,552.8	2,552.8	2,552.8	2,571.6	2,571.6	2,571.6
Hybrid instruments (Convertible)	-	-	-	-	-	-
Diluted NAV	2,552.8	2,552.8	2,552.8	2,571.6	2,571.6	2,571.6
Revaluation of IP (if IAS 40 cost option is used)	-	-	-	-	-	-
Revaluation of trading properties	7.3	5.1	5.1	7.5	5.2	5.2
Diluted NAV at Fair Value	2,560.2	2,557.9	2,557.9	2,579.2	2,576.9	2,576.9
Deferred taxes in relation to fair value gains of IP	449.1	437.0		450.2	427.1	
Fair value of financial instruments	-33.4	-33.4		-26.3	-26.3	
Fair value of fixed interest rate debt			22.5			12.8
Purchasers' costs	237.1			237.1		
NAV	3,213.0	2,961.5	2,580.4	3,240.2	2,977.7	2,589.7
Fully diluted number of shares	92,380,683	92,380,683	92,380,683	93,823,352	93,823,352	93,823,352
NAV per share in €	34.78	32.06	27.93	34.53	31.74	27.60

EPRA LOAN-TO-VALUE

Loan-to-value (LTV) is a widely used metric in corporate reporting. However, as there is no predefined and generally accepted concept on how to calculate and report LTV, investors, analysts and financing professionals often find that the calculation of the ratio is inconsistent among different listed real estate companies and in different jurisdictions.

The objective of the EPRA LTV is to assess the gearing of the shareholders' equity within a real estate company. To achieve this goal, EPRA LTV provides adjustments to IFRS reporting.

The EPRA LTV is calculated on the basis of a proportional consolidation. This means that EPRA LTV includes the Group's share of the net debt and net assets of joint ventures or significant associated companies. Assets are recognized at fair value, net debt at nominal value.

EPRA LOAN-TO-VALUE

€ m	31.03.2026			31.12.2025		
	CAI	JV	Total	CAI	JV	Total
Include:						
Borrowings from Financial Institutions	1,208.5	-	1,208.5	1,248.1	-	1,248.1
Bonds	850.0	-	850.0	1,000.0	-	1,000.0
Net payables	57.9	18.8	76.7	52.9	10.2	63.2
Exclude:						
Cash and cash deposits	559.7	36.7	596.4	671.4	27.3	698.8
Net debt	1,556.7	-17.9	1,538.8	1,629.6	-17.1	1,612.5
Include:						
Own used properties at fair value	11.8	-	11.8	11.9	-	11.9
Investment properties at fair value	3,632.2	-	3,632.2	3,694.1	-	3,694.1
Properties held for sale	268.9	8.2	277.1	335.8	9.0	344.8
Properties under development	676.6	-	676.6	637.1	-	637.1
Intangible assets	0.5	-	0.5	0.6	-	0.6
Total Property Value	4,589.9	8.2	4,598.2	4,679.5	9.0	4,688.5
EPRA Loan to Value in %	33.92%	-217.37%	33.46%	34.82%	-190.60%	34.39%

EPRA YIELDS

The type and scope of yield disclosures often vary and the metrics used are not consistently defined. In order to provide comparable reporting in terms of yields across Europe, EPRA has defined two yield measures.

The EPRA Net Initial Yield is calculated as annualised rental income based on rents at the balance sheet date,

less non-refundable property operating costs, divided by the market value of the property. The EPRA "topped up" Net Initial Yield is calculated using an adjustment in respect of the granting of rent-free periods (or other unexpired lease incentives such as discounted lease periods and step-rents).

EPRA YIELDS ¹⁾

€ K	Germany	Austria	Poland	Czechia	Hungary	Total
Investment properties	2,736,790	249,200	353,006	318,200	145,200	3,802,396
Annualised cash rental income (net)	102,546	15,502	23,905	11,380	5,503	158,836
EPRA Net Initial Yield	3.7%	6.2%	6.8%	3.6%	3.8%	4.2%
Lease incentives	1,716	-354	-828	-1,691	-905	-2,062
EPRA "topped-up" Net Initial Yield	3.8%	6.1%	6.5%	3.0%	3.2%	4.1%

¹⁾ Based on the like-for-like portfolio adjusted for transaction costs

EPRA VACANCY RATE

Vacancy rate reporting is not standardised across the real estate industry. In order to promote comparable and consistent reporting, the EPRA requirements specify a single, clearly defined vacancy rate disclosure. The EPRA Vacancy Rate is to be expressed as a percentage equal to the expected rental value of vacant space divided by the expected rental value of the entire portfolio. The EPRA Vacancy Rate is calculated only for completed properties (investment, trading and including share of joint ventures' vacancy), but excluding properties under development.

EPRA VACANCY RATE

	Vacancy ERV	Full Reversion ERV	EPRA Vacancy Rate
Germany	5.6	143.8	3.9%
Austria	1.2	14.7	8.4%
Poland	0.1	22.4	0.7%
Czechia	1.1	17.0	6.6%
Hungary	2.0	9.0	22.0%
Total	10.1	206.9	4.9%

EPRA COST RATIOS

The EPRA Cost Ratios are aimed at providing a consistent baseline from which companies can provide further information around costs where appropriate. The EPRA recommendation therefore includes suggestions for how companies might provide this additional information.

The EPRA Cost Ratios show the company's cost efficiency by comparing the proportional share of the operating and administrative expenses for investment property – both including and excluding direct vacancy costs – to gross rental income for the reporting period.

EPRA COST RATIOS

€ m	31.03.2026	31.03.2025
Expenses from investment property	-10.2	-14.4
Exclude:		
Ground rent costs	0.0	-0.0
EPRA costs (including direct vacancy costs)	-10.2	-14.4
Vacancy costs	-1.2	-1.8
EPRA costs (excluding direct vacancy costs)	-9.0	-12.6
Gross rental income	50.9	61.5
EPRA cost ratio (including direct vacancy costs)	20.0%	23.4%
EPRA cost ratio (excluding direct vacancy costs)	17.6%	20.5%

EPRA LIKE-FOR-LIKE

The like-for-like analysis measures the operational performance of a property portfolio that remains unchanged

over the entire comparison period. Only assets that were held in the portfolio throughout the full period are taken into account; effects from acquisitions, disposals, or completions are excluded.

EPRA LIKE-FOR-LIKE

	Book values		Rental income P&L		Gross yield in % ¹⁾		Occupancy rate in % ²⁾	
	31.03.2026	31.03.2025	Q1 2026	Q1 2025	31.03.2026	31.03.2025	31.03.2026	31.03.2025
Germany	2,577.3	2,564.5	33.0	34.0	4.8	4.6	95.7	94.6
Austria	234.7	235.1	4.5	4.7	7.9	7.5	97.7	96.3
Poland	344.4	333.4	5.8	5.9	7.3	7.1	99.7	94.7
Czechia	314.9	290.0	3.5	4.1	4.6	5.4	95.5	93.9
Hungary	141.1	146.2	2.8	3.2	7.9	8.7	77.7	88.9
Total	3,612.4	3,569.2	49.5	51.9	5.3	5.3	94.6	94.2

¹⁾ Annualized rental income/book value ²⁾ Occupancy rate based on lettable area

EPRA CAPEX

EPRA capex comprises capital expenditures relating to the standing investment portfolio, broken down according to the categories defined by EPRA (including acquisitions, projects/new construction, conversions, major maintenance, and measures aimed at extending or improving leasability). The disclosure serves to provide a structured and comparable presentation of capital expenditure across the portfolio.

EPRA CAPEX

€ m	31.03.2026	31.03.2025
Acquisitions	0.0	0.0
Projects under construction	37.8	28.8
Investment properties	11.4	7.7
Capitalized interest	2.3	0.9
Total Capex	51.4	37.5

RISK REPORT

KEY RISKS

Information on the risk management system and further details on those risks that have or could have a significant impact on CA Immo and about the Risk Management System and the risk-bearing capacity, can be found in the 2025 Annual Report on pages 67 to 76.

During the first quarter of 2026, the regional conflict in the Middle East involving the key players Iran, Israel, and the United States escalated. Restrictions on oil and gas production in the Gulf region and on transport through the Strait of Hormuz have increased significantly, leading to sharp spikes in energy prices and volatile reactions in the capital markets.

There are no direct impacts on CA Immo.

Indirect impacts may include higher refinancing costs (driven by new inflationary pressures and subsequent possible interest rate hikes), a reduction in demand for office space (due to increasing economic challenges for tenants), and rising costs in development projects.

For current development projects, risks from additional cost increases are mitigated by construction progress and are also largely safeguarded by existing price-fixing agreements.

All other statements in the 2025 Annual Report, under the “Risk Report” section, remain valid.

CONSOLIDATED INCOME STATEMENT

€ K	1st Quarter 2026	1st Quarter 2025
Rental income	55,922	68,523
Operating costs charged to tenants	14,099	16,147
Operating expenses	-15,542	-17,916
Other expenses directly related to properties rented	-8,719	-12,631
Net rental income	45,760	54,123
Other expenses directly related to properties under development	-1,041	-1,116
Income from trading	0	2,466
Book value of properties sold incl. ancillary costs	-4	-591
Result from trading	-4	1,875
Result from the sale of investment properties	-164	2,680
Income from services	436	232
Indirect expenses	-11,155	-8,842
Other operating income	20	101
EBITDA	33,852	49,052
Depreciation and impairment of long-term assets	-569	-855
Changes in value of properties held for trading	-74	-37
Depreciation and impairment/reversal	-643	-892
Revaluation gain	17,829	2,643
Revaluation loss	-24,027	-13,550
Result from revaluation	-6,197	-10,907
Result from joint ventures	382	751
Result of operations (EBIT)	27,393	38,004
Finance costs	-12,066	-15,346
Foreign currency gains/losses	344	-596
Result from derivatives	6,378	861
Result from financial investments	2,209	3,842
Financial result	-3,135	-11,239
Net result before taxes (EBT)	24,259	26,766
Current income tax	-9,026	-6,653
Deferred taxes	1,397	2,381
Income tax	-7,629	-4,272
Consolidated net result from continuing operations	16,630	22,494
Consolidated net result	16,630	22,494
thereof attributable to non-controlling interests	0	1
thereof attributable to the owners of the parent	16,630	22,493
Earnings per share in € (basic = diluted)	0.18	0.23
Basic = diluted earnings per share in € from continuing operations	0.18	0.23

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

€ K	1st Quarter 2026	1st Quarter 2025
Consolidated net result	16,630	22,494
Other comprehensive income		
Cash flow hedges - changes in fair value	1,064	-702
Foreign currency gains/losses	-22	35
Income tax related to other comprehensive income	-340	224
Other comprehensive income for the period (realised through profit or loss)	702	-443
Revaluation IAS 19	0	-278
Income tax related to other comprehensive income	0	89
Other comprehensive income for the period (not realised through profit or loss)	0	-190
Other comprehensive income for the period	702	-632
Comprehensive income for the period	17,332	21,862
thereof attributable to non-controlling interests	0	1
thereof attributable to the owners of the parent	17,332	21,861

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

€ K	31.3.2026	31.12.2025
ASSETS		
Investment properties	3,632,207	3,694,123
Investment properties under development	676,560	637,100
Own used properties	11,789	11,870
Office furniture and equipment	5,384	5,379
Intangible assets	455	564
Investments in joint ventures	17,985	17,340
Other assets	44,129	41,479
Deferred tax assets	1,142	1,186
Long-term assets	4,389,651	4,409,040
Long-term assets as a % of total assets	83.3	80.7
Assets held for sale and relating to disposal groups	268,236	338,492
Properties held for trading	3,978	3,929
Receivables and other assets	67,220	59,340
Current income tax receivables	7,820	5,906
Fixed cash deposits	100,103	100,111
Cash and cash equivalents	433,106	544,855
Short-term assets	880,462	1,052,634
Total assets	5,270,113	5,461,674
LIABILITIES AND SHAREHOLDERS' EQUITY		
Share capital	684,031	735,518
Capital reserves	895,426	880,073
Other reserves	11,746	11,044
Retained earnings	961,633	945,003
Attributable to the owners of the parent	2,552,836	2,571,638
Shareholders' equity	2,552,836	2,571,638
Shareholders' equity as a % of total assets	48.4	47.1
Provisions	24,336	21,876
Interest-bearing liabilities	1,350,994	1,972,848
Other liabilities	21,739	28,612
Deferred tax liabilities	446,286	447,416
Long-term liabilities	1,843,354	2,470,752
Current tax liabilities	42,596	36,449
Provisions	65,634	56,046
Interest-bearing liabilities	718,035	287,036
Other liabilities	42,616	33,822
Liabilities relating to disposal groups	5,041	5,930
Short-term liabilities	873,922	419,283
Total liabilities and shareholders' equity	5,270,113	5,461,674

CONSOLIDATED STATEMENT OF CASH FLOWS

€ K	1st Quarter 2026	1st Quarter 2025
Operating activities		
Net result before taxes from continuing operations	24,259	26,766
Revaluation result incl. change in accrual and deferral of rental income	6,998	11,712
Depreciation and impairment/reversal	643	892
Result from the sale of long-term properties and office furniture and other equipment	163	-2,681
Finance costs and result from financial investments	9,857	11,504
Foreign currency gains/losses	-344	596
Result from derivatives	-6,378	-861
Result from joint ventures	-382	-751
Taxes paid excl. taxes for the sale of long-term properties and investments	-4,703	-2,103
Interest paid (excluding interest for financing activities)	-103	-5
Interest received (excluding interest from investing activities)	59	1,325
Cash flow from operations	30,069	46,394
Change in properties held for trading	-120	-9
Change in receivables and other assets	-2,470	26,852
Change in provisions	1,221	1,507
Change in other liabilities	2,208	1,369
Cash flow from change in net working capital	839	29,718
Cash flow from operating activities	30,908	76,112
Investing activities		
Acquisition of and investment in long-term properties	-38,134	-40,770
Acquisition of fully consolidated companies	0	-44
Inflow of cash and cash equivalents from the acquisition of fully consolidated companies	0	2,885
Acquisition of office equipment and intangible assets	-136	-47
Other deposits	-60	0
Disposal of investment properties and other assets	90,580	170,101
Disposal of fully consolidated companies	43,713	113
Outflow of cash and cash equivalents fully consolidated companies disposed	-2,597	0
Investments in joint ventures	-295	-100
Loans made to joint ventures	0	-200
Taxes paid relating to the sale of long-term properties and investments	-78	-1,533
Dividend distribution from at equity consolidated entities	0	2,550
Interest paid for capital expenditure in investment properties	-2,634	-1,395
Negative interest paid	-5	0
Interest received from financial investments	2,103	3,505
Cash flow from investing activities	92,457	135,066

€ K	1st Quarter 2026	1st Quarter 2025
Financing activities		
Repayment of bonds	-150,000	0
Costs paid/ cash inflow from issuance of bonds	0	-170
Acquisition of treasury shares	-34,541	-32,419
Change restricted cash for loans	-510	4,667
Repayment of loans	-39,980	-64,010
Received payments from termination of interest rate derivatives	91	0
Other interest paid	-12,211	-15,954
Cash flow from financing activities	-237,150	-107,886
Net change in cash and cash equivalents	-113,786	103,291
Fund of cash and cash equivalents 1.1.	544,892	647,041
Changes in the value of foreign currency	-74	310
Changes due to classification from/of disposal groups	2,120	-3,364
Fund of cash and cash equivalents 31.3.	433,151	747,278
Expected credit losses of cash and cash equivalents	-46	-71
Cash and cash equivalents 31.3. (balance sheet)	433,106	747,207

The interest paid in the 1st Quarter 2026 (excluding negative interest) totalled €-14,948 K (1st Quarter 2025: €-17,354 K). The income taxes paid in the 1st Quarter 2026 totalled €-4,782 K (1st Quarter 2025: €-3,636 K).

STATEMENT OF CHANGES IN EQUITY

€ K	Share capital	Capital reserves - Others	Capital reserves - Treasury share reserve
As at 1.1.2025	774,229	1,113,437	-193,277
Cash flow hedges - changes in fair value	0	0	0
Foreign currency gains/losses	0	0	0
Revaluation IAS 19	0	0	0
Other income	0	0	0
Consolidated net result	0	0	0
Comprehensive income for 2025	0	0	0
Acquisition of treasury shares	0	0	-30,071
As at 31.3.2025	774,229	1,113,437	-223,347
As at 1.1.2026	735,518	1,039,880	-159,806
Cash flow hedges - changes in fair value	0	0	0
Foreign currency gains/losses	0	0	0
Other income	0	0	0
Consolidated net result	0	0	0
Comprehensive income for 2026	0	0	0
Cancellation of treasury shares	-51,486	-106,263	157,749
Acquisition of treasury shares	0	0	-36,134
As at 31.3.2026	684,031	933,616	-38,191

Retained earnings	Valuation result (hedging - reserve)	Other reserves	Attributable to shareholders of the parent company	Non-controlling interests	Shareholders' equity (total)
856,441	13,407	-2,137	2,562,101	99	2,562,200
0	-478	0	-478	0	-478
0	0	35	35	0	35
0	0	-190	-190	0	-190
0	-478	-154	-632	0	-632
22,493	0	0	22,493	1	22,494
22,493	-478	-154	21,861	1	21,862
0	0	0	-30,071	0	-30,071
878,934	12,929	-2,291	2,553,891	100	2,553,991
945,003	10,779	265	2,571,638	0	2,571,638
0	724	0	724	0	724
0	0	-22	-22	0	-22
0	724	-22	702	0	702
16,630	0	0	16,630	0	16,630
16,630	724	-22	17,332	0	17,332
0	0	0	0	0	0
0	0	0	-36,134	0	-36,134
961,633	11,503	243	2,552,836	0	2,552,836

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