

DELIVERING VALUE ...

ANNUAL REPORT
2014

 CA IMMO

URBAN
BENCHMARKS.

KEY FIGURES¹⁾

INCOME STATEMENT

		2014	2013 restated
Rental income	€ m	145.2	194.9
EBITDA	€ m	149.1	216.0
Operating result (EBIT)	€ m	142.9	243.6
Net result before taxes (EBT)	€ m	84.6	103.7
Consolidated net income	€ m	70.8	75.8
Operating cash flow	€ m	99.6	140.7
Capital expenditure	€ m	184.0	368.7
FFO I (excl. Trading and pre taxes)	€ m	70.0	63.4
FFO II (incl. Trading and after taxes)	€ m	135.1	68.6

BALANCE SHEET

		2014	2013 restated
Total assets	€ m	3,670.9	4,040.6
Shareholders' equity	€ m	1,951.7	1,794.3
Long and short term interest-bearing liabilities	€ m	1,229.2	1,710.9
Net debt	€ m	1,061.3	1,079.8
Net asset value (EPRA NAV) - diluted	€ m	2,148.2	2,144.4
Triple Net asset value (EPRA NNAV) - diluted	€ m	2,011.6	1,981.0
Gearing	%	54	60
Equity ratio	%	53	44
Equity-to-fixed-assets ratio	%	69	63
RoE ²⁾ in %	%	3.8	4.3
ROCE ³⁾ in %	%	4.9	8.4
EVA ⁴⁾	€ m	10.8	99.6
Gross LTV	%	45.6	63.2
Net LTV	%	39.4	39.9

PROPERTY PORTFOLIO ⁵⁾

		2014	2013 restated
Total usable space (excl. parking, excl. projects) ⁶⁾	sqm	2,233,988	2,379,251
Gross yield investment properties	%	6.6	6.6
Fair value of properties	€ m	3,583.4	3,628.0

¹⁾ Key figures include all fully consolidated properties, i.e. all properties wholly owned by CA Immo. The comparative figures for the previous year have been adapted

²⁾ Return on Equity (profit-generating efficiency) = consolidated net income after minority interests / average equity (without minority interests)

³⁾ Return On Capital Employed (ROCE) = net operating profit after tax (NOPAT) / capital employed

⁴⁾ EVA (economic value added) is a registered trademark of Stern Stewart & Co; EVA = capital employed * (ROCE – WACC); WACC 2014 = 4.50 %

⁵⁾ Includes fully consolidated real estate (wholly owned by CA Immo) and real estate in which CA Immo holds a proportionate share (at equity). The comparative figures for the previous year have been adapted

⁶⁾ incl. Superaedificates and rentable open landscapes

KEY FIGURES OF SHARE

KEY FIGURES OF SHARE

		2014	2013 restated
Rental income / share	€	1.56	2.22
Operating cash flow / share	€	1.07	1.60
Basic earnings per share	€	0.76	0.86
Diluted earnings per share	€	0.76	0.80
		2014	2013 restated
NAV/share (diluted)	€	19.75	19.36
EPRA NAV/share (diluted)	€	21.74	21.75
EPRA NNNNAV/share (diluted)	€	20.36	20.09
Price (key date)/NNNAV per share -1 ⁷⁾	%	-24	-36
Dividend distribution	€	0.40	0.38
Dividend yield	%	2.58	2.95

MULTIPLIERS

		2014	2013 restated
P/E ratio (KGV)		20	15
Price/cash flow		14	8
Ø EV/EBITDA		16	9

VALUATION

		2014	2013 restated
Market capitalisation (key date)	€ m	1,532	1,132
market capitalisation (annual average)	€ m	1,338	934
Stated value (equity) (incl. minority interests)	€ m	1,951.7	1,794.3
Ø Enterprise Value (EV)	€ m	2,399.7	2,013.7

SHARES

		2014	2013 restated
number of shares (31.12.)	pcs.	98,808,336	87,856,060
Ø Number of shares	pcs.	92,907,093	87,856,060
Ø price/share	€	14.4	10.6
Closing price (31.12.)	€	15.50	12.88
Highest price	€	16.40	12.95
Lowest price	€	11.80	8.63

⁷⁾ before deferred taxes

ISIN: ATOOOO641352 / REUTERS: CAIV.VI / BLOOMBERG: CAI:AV

... WITH
UNMATCHED
WORKING
ENVIRONMENTS.

KUNSTHALLE MAINZ
Norbert Miguletz





Many factors are involved when it comes to making a difference to the quality of offices and company locations. However, the key criterion is always the same: quite simply, people need to feel good in their surroundings.

As the specialist in office properties in Central European capitals, CA Immo sets the standard – and generates more value for users, tenants and shareholders.

... WITH A CLEAR
STRATEGY AND
CONSISTENT
IMPLEMENTATION.



TOWER 185 (middle)
Frankfurt

DIVIDEND
PER SHARE

0.45

The main objective of CA Immo is to ensure the payment of attractive dividends to its shareholders over the long term. This dividend has now been raised two years in succession to 45 cents per share.

FFO I
(+10 %)

€ 70 m

Significant increase in the Group's long-term earning power to exceed yearly target of € 63 m.

FFO II
(+97 %)

€ 135 m

The key indicator of overall profitability was almost doubled in the previous year to stand at the highest level in the history of CA Immo.

COST OF FINANCING
(-31 %)

€ -81.7 m

In addition to successful optimisation of the liability structure, the cost of financing was significantly reduced as a key element in long-term revenue.

EQUITY RATIO

53 %

The company's robust equity capitalisation, which has risen steadily over recent years, is a key stability factor for the CA Immo Group.

In 2014, CA Immo consistently pursued its aim of focusing on core expertise. It also enacted a highly positive structural change: the sale of non-strategic properties has significantly enhanced operational efficiency, reduced financing costs and thereby brought about sustained profit rises and a consolidated balance sheet, as evidenced by the sound cash flow and outstanding equity ratio. Value is consistently created for shareholders on the basis of stable rental income.

LOAN-TO-VALUE (LTV)

39 %

A sound financing structure with a conservative ratio of financial liabilities to the real estate portfolio creates scope for organic growth.

SALES RESULT

€ 38.6 m

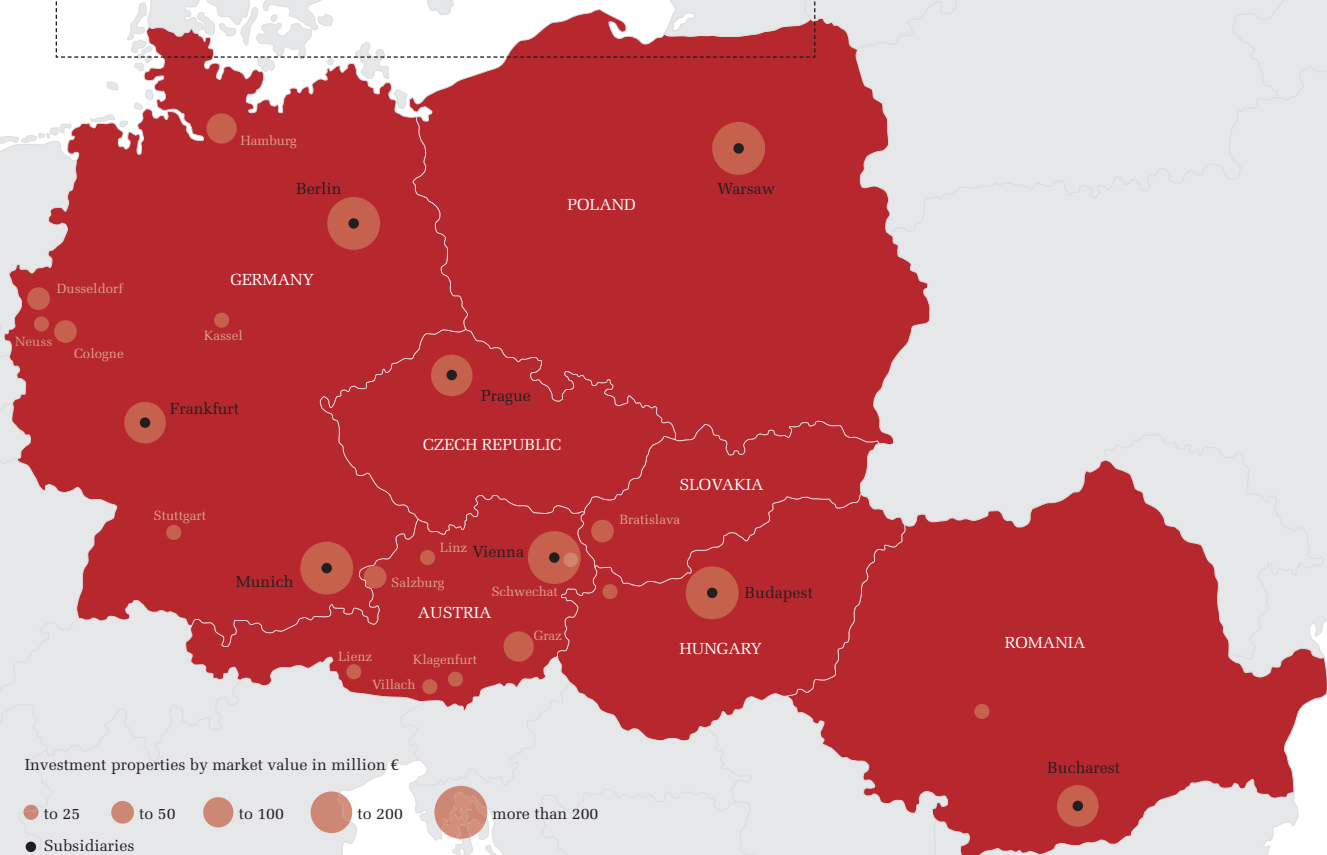
Profitable real estate sales above book value generated a substantial contribution to earnings while improving efficiency and sharpening the focus of the portfolio.

NET PROFIT
(-7 %)

€ 70.8 m

The sales-related decrease in rental revenue was almost completely counterbalanced by other income components such as significantly reduced financing costs in particular.

... WITH A
SUPERBLY
POSITIONED
GROUP OF
COMPANIES.



CORE
EXPERTISE

CA IMMO
SPECIALISES
IN OFFICE
PROPERTIES
IN CENTRAL
EUROPEAN
CAPITALS.

CORE
SERVICES

FULL SERVICE
FOR OFFICES

- Letting and servicing of corporate sites in the center of Europe
- Development, marketing and management of office properties
- Development of urban sites from A-Z
- Local presence, international network of teams

MISSION STATEMENT

20
20

Our objective is for satisfied businesses to shape and manage their working environments in partnership with CA Immo. We oversee an office portfolio unsurpassed in Central Europe and offer sustained returns to investors and shareholders. We are known on the market as a highly dependable and active partner to companies seeking premises, our tenants, equity and outside capital providers, our own employees, local authorities and the general public.

Those who know precisely what they want reach their goals faster. The positive progress of the CA Immo Group has been based on clear fields of proficiency, recognised expertise and corporate integrity that has provided a benchmark for the sector for almost 30 years.

CORPORATE VALUES

EX-
PERTISE

We understand our business and maintain a local presence on our markets.

QUALITY

We aim to build high quality, forward-looking office properties that provide ideal working environments for the long term – and in doing so we set benchmarks for others to follow.

SUSTAIN-
ABILITY

Integrated sustainability also means pursuing profitability and value creation for the long term.

INTEGRITY

Our partners have placed their trust in us for more than 25 years. Day by day, we consider ourselves duty bound to repay that trust.

STRATEGY

2015–2018

- Continual strengthening of market position in existing core locations
- Further increase in the proportion of office properties in the overall portfolio
- Development and transfer of modern, energy-efficient core properties into the company's portfolio to drive organic growth

SUB-SIDIARIES

8

EMPLOY-
EES

355

The expertise of CA Immo: 355 highly qualified employees based at eight sites in the core markets of Central and Eastern Europe.



... WITH A
HIGH QUALITY
PORTFOLIO.



EUROPACITY
Berlin



TOWER 185
Frankfurt

PROPERTY
ASSETS

€ 3.6 bn

CA Immo controls a balanced, high quality property portfolio efficiently managed on core markets through local platforms.



INVESTMENT PROPERTIES

ASSET
PORTFOLIO

€ **3.0** bn

Through their high quality, CA Immo's investment properties retain their value and generate revenue over the long term.

Alongside high quality investment properties, the company has sites under development in prime locations of Central Europe – a balanced blend to facilitate stable earnings, continually rising value and organic expansion.

OFFICE
PROPORTION

79 %

CA Immo is the office property specialist for Central Europe.

RENTABLE
EFFECTIVE
AREA

2.2 million sqm

Includes highly quality office premises in the business districts of Austrian, German and Eastern European cities.

OCCUPANCY
RATE

90.7 %

Happy tenants stay put: long-term occupants contribute to strong levels of utilisation.



PROPERTIES UNDER DEVELOPMENT

PROPERTIES
UNDER
DEVELOP-
MENT

€ **0.6** bn

Promising urban development premises with high revenue potential are under development or at the planning stage (90% of such sites are in Germany).

CERTIFIED

100 %
SUSTAINABILITY

All of the CA Immo Group's development projects meet stringent sustainability criteria (LEED, BREEAM, DGNB, ÖGNI).

DEVELOP-
MENT
EXPERTISE

A-Z

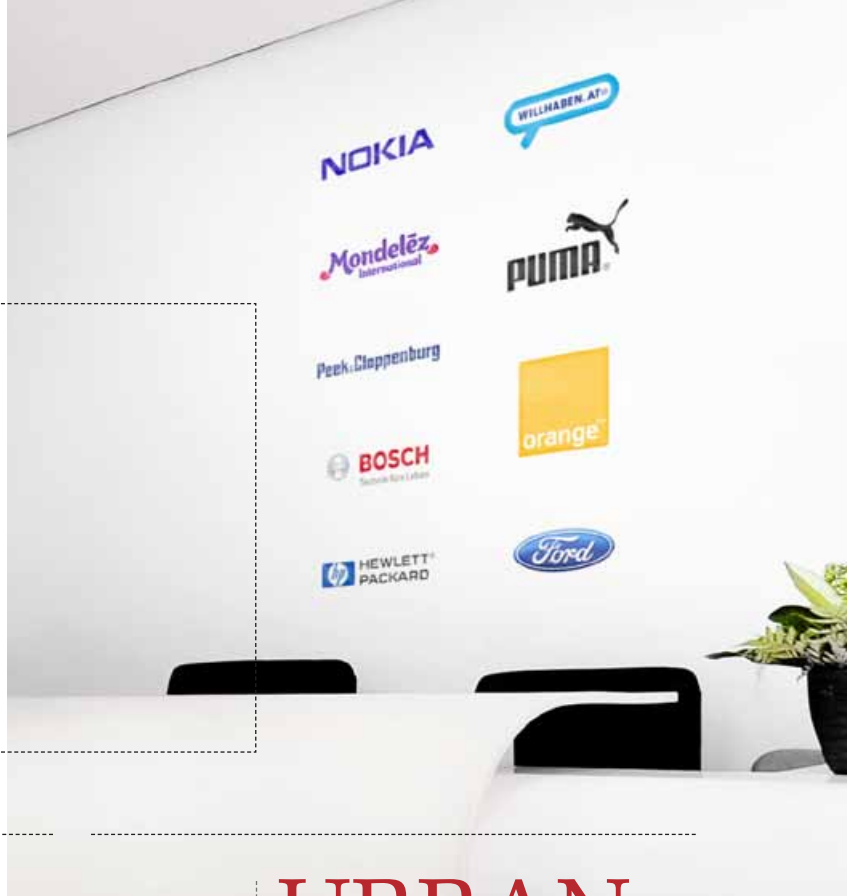
Strong development and technical expertise provided by wholly owned specialist construction subsidiary omniCon. CA Immo develops projects and entire city districts from A-Z: from site development to the handover of keys.

LAND
RESERVES

€ **395** m

Plots subject to property use approval and real estate reserves in prime locations have high earnings potential that will be realised in the years ahead.

... FOR
AMBITIOUS
TENANTS.



WORKSPACE
FOR

60,
000

people working in CA Immo
office buildings. 90 % of tenants
say they would rent the same
property again.

To attract the best, you have to offer
the best: our aspiration to attract high
calibre companies as tenants is mirrored
in the quality standards we set for our
properties.

QUOTE FROM
ARCHITECT
THOMAS
MECHTHOLD

PwC, partner/
head of infra-
structure
divisions,
tenant at
Tower 185 in
Frankfurt

»We chose this location because it met
several important requirements: easy
access to the nearby city centre, excellent
connections to the public transport network,
attractive infrastructure and a modern
building that conforms to the highest
environmental standards.«

URBAN
BENCH-
MARKS

FOR
DISCERNING
USERS

- We design and service the working environment of more than 60,000 people
- Leading international companies such as PwC, Google, H&M, Total and Bosch put their faith in CA Immo

INTER-
NATIONAL
PROFILE
AND
EXPERTISE

- We develop offices to the precise stipulations of users
- Approximately 1 million sqm of high quality office premises in the business districts of Austrian, German and Eastern European cities
- Local presence and market knowledge for efficient management and high level tenant support



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KEY FIGURES OF SHARES

A glossary with explanations of the most important technical terms is available at www.caimmo.com/glossary

FOREWORD BY THE MANAGEMENT BOARD

DELIVERING VALUE



DEAR SHAREHOLDERS AND READERS,

Despite declining rental revenues 2014, owing to the extensive property sales volume in 2013, CA Immo can look back on an extremely successful year due to the significantly improved sustainable profitability and an enhanced competitive position.

Dynamic realisation of our strategy for 2012-2015

The successful implementation of the strategy programme 2012-2015 ahead of time led to a solid balance sheet, a more balanced and focused portfolio and a more efficient business platform. Since 2012 the Group's equity ratio of around 30% was significantly increased to 53% at the reporting date 31.12.2014. Over the same period, the loan-to-value ratio improved substantially from 58% to 39% and reflects the solid financial structure of the Group. Through the sale of non-strategic assets, particularly logistics properties in Eastern Europe, the real estate portfolio of CA Immo has become more efficient and focused. The portfolio share of the core product of the company, large-scale, energy-efficient core office properties in the major cities of Central and Eastern Europe

could be expanded further. The occupancy rate of the portfolio increased in the same period from 88% to 91%. The streamlining of the corporate structure resulted in savings of around 20% of the administrative costs of the group, the reduction of minority interests at the property level have increased operational efficiency. This significant substantiated corporate and portfolio profile strengthened the sustainable profitability of CA Immo and represents the fundamental basis for future qualitative growth of the Group.

Results for 2014

The figures of CA Immo group for fiscal year 2014 reflect the successful ahead of time realization of the strategy programme 2012-2015, with the highest funds from operations (FFO) in the company's history and at the same time a substantially stronger balance sheet.

FFO I, a key indicator of the group's recurring earnings power, reported before taxes and adjusted for the sales result and other non-recurring effects, increased by 10.4% from € 63.4 m to € 70.0 m and therefore was well above the 2014 target of € 63 m. FFO II, which includes the

sales result and applicable taxes and indicates the group's overall profitability, almost doubled on the previous year's value, rising by 96.9% from € 68.6 m in 2013 to € 135.1 m. The FFO II result translates into a return on average equity of 7.2% in 2014.

Rental income fell by -25.5% to € 145.2 m in 2014. This significant change compared to the previous year was caused by extensive real estate sales in 2013. The overall result from real estate sales was, due to the extremely high sales volume (€ 38.6 m) in 2013, well below the previous year's figure of € 68.6 m. Earnings before interest, taxes, depreciation and amortisation (EBITDA) stood at € 149.1 m, down -31.0% on the previous year's level of € 216.0 m. The cumulative revaluation result of € -4.2 m was slightly negative (€ 6.8 m in 2013). Earnings before interest and taxes (EBIT) stood at € 142.9 m on key date 31 December 2014 (€ 243.6 m in 2013).

In year-on-year comparison, the financial result improved significantly to stand at € -58.3 m in 2014 (against € -140.0 m in the previous year). The group's financing costs, a key element in recurring profit, fell to € -81.8 m (2013: € -118.9 m). The decrease in earnings before taxes (EBT) to € 84.6 m (€ 103.7m in 2013) was much lower compared to EBITDA and EBIT due to the significant improvement in the financial result. The result for the period was € 70.8 m, -6.6% below the previous year's value of € 75.8 m. The significant decrease in rental revenue and the lower revaluation result were almost completely counterbalanced by other income components such as significantly reduced financing costs in particular.

Dividend increase

CA Immo reaffirms its long-term dividend policy and will propose a dividend increase to € 0.45 per share to the next Annual General Meeting (2013: € 0.40 per share),

corresponding to approx. 2.3% of net asset value (NAV) and therefore above the 2014 target of 2%.

Strong performance for the CA Immo share

During 2014 the CA Immo share, after a very successful performance in 2013 (+23%) increased in value by around 20%. The encouraging trend was driven by the positive development of the company together with a largely conducive market environment for shares.

Joint partial voluntary tender offer for Immofinanz AG


CA Immo together with its core shareholder O1 Group are seeking a long term investment in the Immofinanz AG and announced on 16 March 2015 to jointly launch a partial voluntary tender offer to the shareholders of Immofinanz to acquire up to 150,893,280 bearer shares. After value-creating growth within the defined core markets regained priority for CA Immo, this acquisition represents an opportunity to further expand its market position in its core markets and releasing a long term value potential.

Outlook for 2015


The successful implementation of the strategy 2012-2015 ahead of time follows now the new strategic agenda 2015-2017. The strategy focuses, besides the final sale of non-strategic assets and further optimization of the financing structure, on value-creating growth in the CA Immo Group within the defined core markets. The continuous improvement of the group's sustainable cash flow remains priority and should enable us to gradually increase the dividend from 2% to 2.5% of net asset value (NAV). The development of core properties in Germany as major organic growth driver will continue to play a central role. We are confident that we can further enhance the sustainable profitability of CA Immo and thus shareholder value in the coming year.

Vienna, March 2015

The Management
Board



Bruno Ettenauer
(Chief Executive Officer)



Florian Nowotny
(Member of the Management Board)

STRATEGY

After CA Immo successfully implemented the strategy programme 2015-2017 ahead of time, a new strategic agenda will follow up. Besides concluding sales of non-strategic properties and the further optimization of the financing structure, value-creating growth within the defined core markets regains priority for the Group.

Company profile and business model

Developing and managing modern and spacious office properties in Central and Eastern Europe is CA Immo's core field of expertise. In regional terms, the company focuses on Austria, Germany, Poland, Hungary, the Czech Republic, Slovakia and Romania. While business activity in Germany is concentrated on the cities of Munich, Frankfurt and Berlin, the strategic focus in the other countries is directed at their capital cities. As at the key date, office properties made up close to 80% of the overall property portfolio, a proportion that is set to further expand. From the design and development of entire urban districts to the active management of investment properties, value is generated through a comprehensive value chain.

Dynamic realisation of our strategy for 2012-2015

The successful implementation of the strategy programme 2012-2015 ahead of time led to a solid balance sheet, a more balanced and focused portfolio and a more efficient business platform. Since 2012 the Group's equity ratio of around 30% was significantly increased to 53% at the reporting date 31.12.2014. Over the same period, the loan-to-value ratio improved substantially from 58% to 39% and reflects the solid financial structure of the Group. Through the sale of non-strategic assets, particularly logistics properties in Eastern Europe, the real estate portfolio of CA Immo has become more efficient and focused. The portfolio share of the core product of the company, large-scale, energy-efficient core office properties in the major cities of Central and Eastern Europe could be expanded further. The occupancy rate of the portfolio increased in the same period from 88% to 91%. The streamlining of the corporate structure resulted in savings of around 20% of the administrative costs of the group, the reduction of minority interests at the property level have increased operational efficiency. This significant substantiated corporate and portfolio profile strengthened the sustainable profitability of CA Immo and represents the fundamental basis for future qualitative growth of the Group.

New strategy agenda 2015 -2017

The successful realization of the strategy 2012-2015 ahead of time follows now the new strategic agenda 2015-2017. The strategy focuses, besides the final sale of non-strategic assets (1) and further optimization of the financing structure (2), on value-creating growth in the CA Immo Group within the defined core markets (3). The continuous improvement of the group's sustainable cash flow remains priority. The return on equity of 5% from the current rental business is defined as a medium-term target. The company is also aiming to generate additional annual earnings contributing a return on equity of at least 2% to the overall result through the business areas of property transactions and real estate development.

Main drivers of value in this context are:

1. Continuing optimization of the portfolio

The strengthening of our position on key existing markets through local asset management teams takes strategic priority over entering new markets. To be able to operate these local platforms with efficiency, a critical portfolio size and operational focus are required. Remaining non-strategic properties, including a portion of the land reserves in Germany, smaller or other than office use properties in the core markets and property holdings in secondary markets (Croatia, Serbia and Bulgaria), shall be sold. Further monetisation of land reserves in Germany should reduce that part of NAV which does not contribute recurring revenue to the overall result. No new investment will be made and medium-term exit strategies will be agreed on markets where CA Immo does not have critical mass.

2. Further optimization of the financing structure

The average financing costs of the Group, which stood at 4.1% at the reporting date 31.12.2014 are an essential component of the sustainable profitability of CA Immo and thus shall be further decreased. The specific repayment and/or refinancing of financial liabilities and the optimization of interest rate derivatives shall support the decreasing trend.

3. Real estate development driving growth

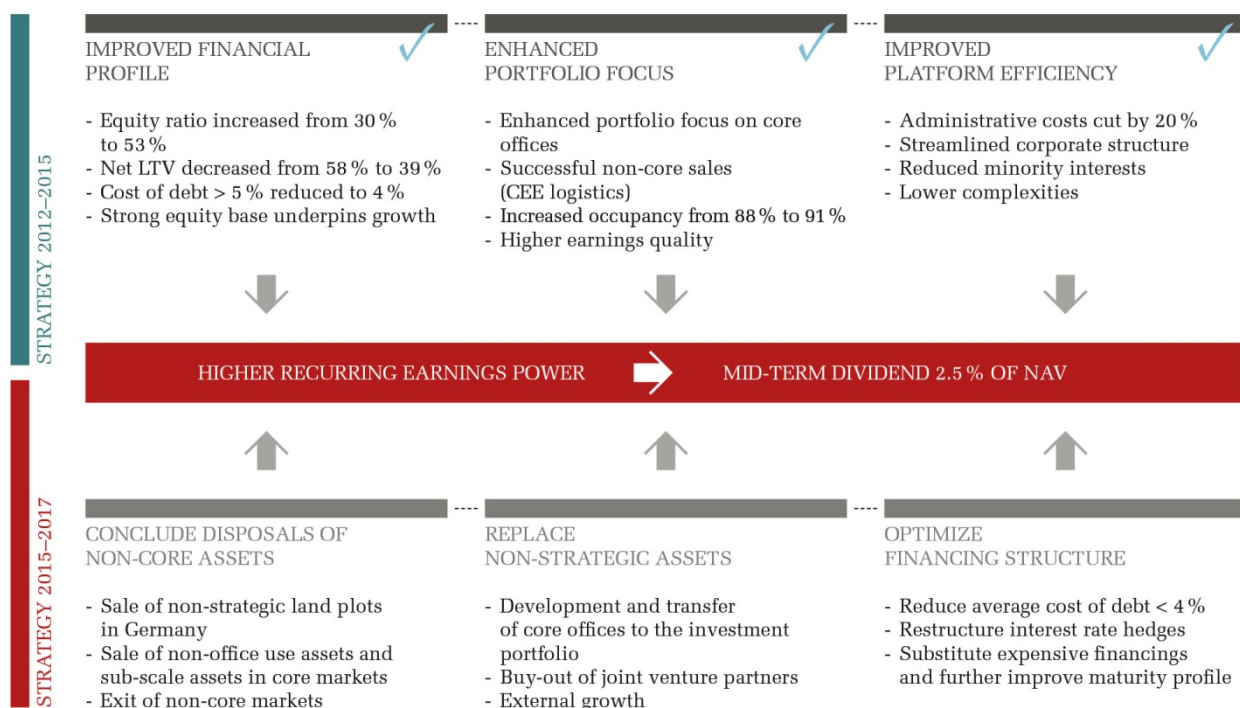
The central drivers of organic growth will continue to be in-house development and the transfer of modern, energy efficient core office properties on the main markets of CA Immo to the investment portfolio upon completion. In Germany in particular, the expertise of CA Immo in the field of real estate development and land reserves forming part of the portfolio amount to a strategic advantage in securing highly competitive access to high quality assets in urban centres. Many successfully completed projects in Germany with renowned tenants such as PricewaterhouseCoopers, Robert Bosch, Total, Mercedes-Benz or Google have highlighted the development expertise of the company and improved access to leading tenants as the basis for new development projects. As in recent years, the German market will remain the focus of the company's development activity.

In addition, external, value-creating growth opportunities in the core markets of CA Immo shall be used to strengthen the Group's market position.

Attractive dividends

CA Immo has positioned itself as a dividend payer with the long term objective of offering shareholders attractive payouts on a regular basis. The dividend guidance of 2% of NAV as the minimum payment shall be gradually raised to 2.5% in medium term. Alongside growth in NAV as the reference for the level of future dividends, more stable profitability in the rental business over the long term will be the critical factor in the company's dividend capacity. The aforementioned measures will seek to further improve the profitability criterion, thus facilitating continued dividend growth.

STRATEGIC AGENDA 2015 – 2017 VALUE-CREATING GROWTH REGAINS PRIORITY



INVESTOR RELATIONS

SHARE MARKETS CHARACTERISED BY VOLATILITY

With volatility remaining high, development of international share markets presents a varied picture. While shares prices have fallen across Europe, indices in the USA and Japan have increased in value. In particular, the crisis in Ukraine and western sanctions against Russia were instrumental in adversely impacting many of Europe's stock markets in 2014. The effect of the sanctions was also felt by the economies of Western Europe. Here economic woes were intensified by the rapid drop of the oil price and the rouble, the flare-up of the debt crisis in Europe and the end of the Federal Reserve's bond purchase programme. In such a volatile climate, the real estate sector appeared to be an exception with its highly positive development; moreover, the ongoing period of low interest is delivering a strong impetus to real estate companies.

Outlook on the capital market

Forecasts point to a general recovery in the global economy during 2015. According to the International Monetary Fund (IMF), global economic growth should reach 3.6% this year. This trend will mainly be driven by the booming economy in the USA and the low oil price. According to experts, the pace of expansion, monetary policy and share markets in the USA, Europe and Asia are set to drift further part throughout 2015. In particular,

the economy of Europe is likely to stagnate in 2015, growing by just 0.8% despite the expansive monetary policy of the ECB. To counter the economic slump in the eurozone as well as weak inflation (which has declined to minus 0.2%), the ECB implemented the next step in its crisis policy aimed at rescuing the eurozone at the end of January. Over the next 18 months, the bank will buy bonds with a volume of € 1.14 bn. The factors influencing the international share markets will be the same in 2015. Aside from the monetary policy of central banks, the most fundamental factors will be the development of the US dollar, the oil price and interest rates.

ONE YEAR PERFORMANCE

(30.12.2013 to 30.12.2014)

Dow Jones	7.52%
Eurostoxx 50	1.20%
Nikkei 225	7.12%
DAX	2.65%
ATX	-15.18%
IATX	4.58%
EPRA Developed Europe	21.26%
CA Immo-Aktie	20.34%

Source: Bloomberg

SHARE PRICE DEVELOPMENT IN RELATION TO ATX, IATX, EPRA (4.1.2010 to 6.3.2015)

CA Immo ATX IATX EPRA



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

Rising in value by 20.2% since the start of the year, the CA Immo share compares very favourably to the sector as a whole (IATX 5.6%, EPRA 22.9%) as well as the ATX (-15.18%); it was one of the best-performing shares in the ATX. The CA Immo share opened the new business year at a rate of € 12.95, reaching a low of € 11.80 on 14 March 2014 following a brief downturn around the end of the first quarter. As demand picked up in the following months, however, the share price quickly made up ground to close at € 15.50 on 31 December 2014. The highest rate for the period under review was € 16.40 on 27 August 2014. The discount to NAV for the CA Immo share was -21.53% on the final day (against: -33.47% on 31.12.2013, based on the diluted NAV/share).

As at the balance sheet date, market capitalisation for the CA Immo share was € 1,531.5 m, equivalent to a rise of approximately 35.3% (€ 1,131.6 m on 31.12.2013). The average liquidity of the CA Immo share in 2014 was € 5.4 m per trading day, against approximately € 2.6 m in the previous year; also by comparison, the average trading volume increased by approximately 57.0%, from 237,800 to around 374,400 shares. CA Immo is currently weighted at 4.70% on the ATX.

ANALYSTS RECOMMENDATIONS

Helvea Baader Bank	27.2.2015	17.50	Hold
Deutsche Bank	5.3.2015	20.00	Buy
Erste Group	12.2.2015	20.40	Hold
Goldman Sachs	7.10.2014	-	Not rated
HSBC	20.2.2015	19.00	Neutral
Kempfen	22.9.2014	-	Not rated
Kepler Cheuvreux	30.1.2015	18.00	Buy
Raiffeisen Centrobank	11.2.2015	19.45	Hold
SRC Research	12.2.2015	19.50	Accumulate
Average		19.08	
Median		19.45	

ANALYST COVERAGE

In the course of the UniCredit transaction, Goldman Sachs temporarily halted coverage as an advisor on the buyer side. Kempfen has also temporarily terminated its research in response to an internal rotation of analysts.

At present, CA Immo is assessed by seven investment companies. Analysts from Deutsche Bank, and Kepler Cheuvreux have confirmed their recommendation to purchase and their most recently published target prices. SRC Research also confirmed its recommendation ('accumulate') and increased its target price from € 17.50 to € 19.50. Analysts from Erste Group rated the share from 'accumulate' to 'hold' and raised target price from € 16.60 to € 20.40. Bader Helvea replaced its 'buy' recommendation by 'hold' while target price increased from € 17.20 to € 17.50. In overall terms, the 12-month target rates most recently published fluctuated between € 17.50 and € 20.40. The valuation median of € 19.45 implies price potential of 25.5% (based on the closing rate for 31.12.2014).

CAPITAL STOCK AND SHAREHOLDER STRUCTURE

Exercising conversion rights: contingent capital increase

Owing to the exercising of conversion rights by owners of the 4.125% convertible bond for 2009-2014, the company's capital stock increased during the reporting year by a total of € 79,623,046.52, from € 638,713,556.20 to € 718,336,602.72 (as at 31.12.2014) as a result of the issue of new shares from contingent capital. 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 shares trade on the prime market segment of the Vienna Stock Exchange (ISIN: AT0000641352). As at key date 31 December 2014, the company did not hold any own shares. The registered shares are held by O1 Group Limited. For more information on the organisation of shares and the rights of shareholders, please refer to the corporate governance report.

New main shareholder: UniCredit sells 16% stake in CA Immo to O1 Group Limited

In quarter four UniCredit Bank Austria AG – formerly the largest shareholder in CA Immo with roughly 16% of the capital stock – sold its 15,954,891 shares in CA Immo (including four registered shares, each of which entitles the holder to appoint one Supervisory Board member) to O1 Group Limited ('O1'). The purchase price was € 18.50 per share. The total volume of the transaction was € 295 m.

O1 Group Limited is a private holding company based in Cyprus which focuses on strategic investments and asset management in various sectors (including real estate, industry and financial services). The holdings also include a majority stake in O1 Properties, one of the most

important owners of prime office real estate in central Moscow.

On 28 November 2014, O1 issued a voluntary partial public offer for another 9,735,276 bearer shares (approximately 10% of the capital stock) to the shareholders of CA Immo. The offer price (i.e. the price paid by O1 to UniCredit) was € 18.50 per share. The term of acceptance closed on 6 February 2015. The offer was accepted for a total of 40,790,659 bearer shares (approximately 41.28% of the total capital stock). Owing to oversubscription, declarations of acceptance could only be considered on a pro rata basis. The allocation quota stood at approximately 23.87%. Together with the shares acquired by UniCredit, O1 has thereby amassed a proportion of 26% of the outstanding share capital of CA Immo.

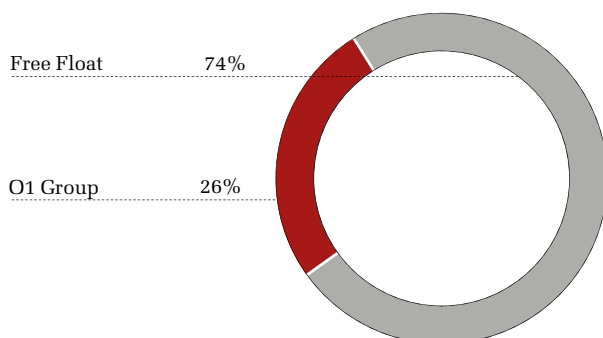
The company is not aware of any other shareholders with a stake of more than 4 % or 5 %. The remaining shares of CA Immo (approximately 74% of the capital stock) are in free float with both institutional and private investors. Value investors continue to make up the majority (32.7%) of institutional investors followed by index (22.4%) and growth investors (17.9%).¹⁾

RESOLUTIONS OF THE ORDINARY GENERAL MEETING

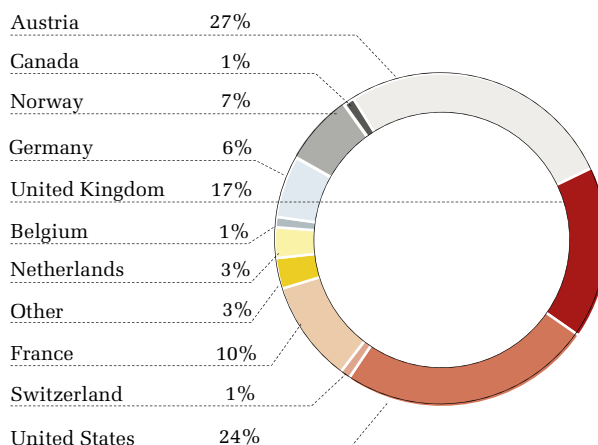
The 27th Ordinary General Meeting, held on 8 May 2014 and attended by 446 shareholders and their delegates (representing around 35.3% of the share capital) recommended payment of a dividend amounting to 40 cents per share for business year 2013. The dividend was paid on 14 May 2014 and the ex-dividend date was 12 May 2014. The payment took the form of a capital repayment under Austrian taxation law and was thus tax-free for natural persons living in Austria holding CA Immo shares as personal assets. As a consequence of the dividend payment, the conversion price of the 4.125% convertible bond for 2009-2014 which expired on 9 November 2014 was adjusted from € 10.6620 to € 10.3521 on 12 May 2014.

Alongside the usual agenda items (approval of the actions of Management and Supervisory Board members, the definition of Supervisory Board remuneration and confirmation of KPMG Austria GmbH Wirtschaftsprüfungs- und Steuerberatungsgesellschaft of Vienna as the (Group) auditor for business year 2014), the agenda also covered redrafting of the authorisation of the Management Board to acquire own shares in accordance with article 65 subsection 1 line 8 of the Stock Corporation Act (non-specific acquisition) and the associated usage approval in line with article 65 subsection 1b of the Stock Corporation Act.

SHAREHOLDER STRUCTURE



SHAREHOLDER STRUCTURE BY COUNTRY



¹⁾ Source: CA Immo Global Shareholder Identification Analysis, March 2015

The Supervisory Board mandates of Wolfgang Ruttendorfer and Helmut Bernkopf were also extended by the maximum duration stipulated by the Articles of Association and Maria Doralt was newly elected to the Supervisory Board. After Helmut Bernkopf and Reinhard Madlencnik, the Supervisory Board members representing UniCredit, resigned their mandates with immediate effect on conclusion of the sale of UniCredit's 16% stake to O1 Group Limited and O1 declined to utilise the right of appointment to the Supervisory Board associated with the registered shares, an Extraordinary General Meeting was held on 19 December 2014 at which Dmitry Mints and Michael Stanton (representing O1) were elected to the Supervisory Board of CA Immo in the presence of 485 shareholders and their delegates (approximately 33.5% of the capital stock) until the end of the Ordinary General Meeting that rules on business year 2018. The Supervisory Board thus has the requisite number of six members once again.

DIVIDEND POLICY

Dividend raised

CA Immo will continue with its profit-oriented dividend policy in future, with the level of the dividend determined by profitability, growth prospects and the Group's capital requirements. The dividend should increase broadly in parallel with NAV. At the same time, the company will aim to ensure the continuity of the dividend trend, which means a continual dividend payout ratio of around 2%-2.5% of NAV. The actual pro-

posed dividend will generally be announced in tandem with the publication of annual results. Recently it stood at € 0.40, an increase of around 5.3% on the values for recent years. Based on the closing rate for 2013 (€ 12.88), the dividend yield was 3.1%. For business year 2014, the Management Board will propose a dividend increase of € 0.45 per share. Compared to last year, this represents another rise of approximately 12.5%. In relation to the closing rate as at 31 December 2014 (€ 15.50), the dividend yield stands at 2.9%. The dividend was paid on 7 May 2015 and the ex-dividend date was 5 May 2014.

Share buyback according to article 65 subsection 1 line 8 of the Stock Corporation Act

On 25 November 2014 CA Immo announced its intention to utilise the authorisation of the Management Board granted at the 27th Ordinary General Meeting on 8 May 2014 to acquire own company shares in line with article 65 subsection 1 line 8 of the Stock Corporation Act. Firstly, shares with a total value of up to € 20 m will be acquired via the Vienna Stock Exchange subject to a limit value of € 14.25 per share. On the basis of the current share price (€ 17.37 closing price on 17.3.2015), this equates to roughly 1.2% of capital stock. The repurchase will be carried to support the purposes permitted by resolution of the Annual General Meeting, and in particular to establish a currency for corporate and real estate acquisitions and raise demand for the CA Immo share on the Vienna Stock Exchange. The buyback programme started on 1 December 2014 and will end by 7 October 2016 at the latest.

FINANCIAL CALENDAR 2015

24 MARCH

PUBLICATION OF ANNUAL RESULTS FOR 2014
PRESS CONFERENCE ON FINANCIAL STATEMENTS

30 APRIL

28TH ORDINARY GENERAL MEETING

5 MAY/7 MAY

EX-DIVIDEND DATE / DIVIDEND PAYMENT DAY

28 MAY

INTERIM REPORT FOR THE FIRST QUARTER 2015

26 AUGUST

INTERIM REPORT FOR THE FIRST HALF 2015

26 NOVEMBER

INTERIM REPORT FOR THE THIRD QUARTER 2015

KEY FIGURES OF SHARE

		31.12.2014	31.12.2013 restated
EPRA NNNNAV/share (diluted)	€	20.36	20.09
NAV/share (diluted)	€	19.75	19.36
Price (key date)/NAV per share – ¹⁾	%	-21.53	-33.47
Price (key date)/NNNAV per share – ¹⁾		-23.86	-35.89
Number of shares (key date)	pcs.	98,808,336	87,856,060
Ø Number of shares (key date)	pcs.	92,907,093	87,856,060
Ø Price/share	€	14.41	10.63
Market capitalisation (key date)	€ m	1,531.53	1,131.59
Highest price	€	16.40	12.95
Lowest price	€	11.80	8.63
Closing price	€	15.50	12.88
Dividend distribution	€	0.40	0.38
Dividend yield	%	2.58	2.95

¹⁾ before deferred taxes

CA IMMO BONDS

The **5.125% CA Immo bond 06-16** (ISIN: AT0000A026P5) with a nominal value of € 200 m is registered for trading on the unlisted securities market of the Vienna Stock Exchange. Since 2014 it has been trading in the range of 103.02 (low for 2013: 103.43) and 106.75 (high for 2013: 103.95); the closing rate was 104.55 (2013: 103.43). The remaining term on the bond is 1.61 years; it will be 100% redeemed on 22 September 2016.²⁾

The **6.125% CA Immo bond 0914** issued in October 2009 with a nominal value of € 150 m (ISIN: AT0000A0EXE6) was also registered for trading on the unlisted securities market of the Vienna Stock Exchange. The bond was 100% redeemed on 16 October 2014.

The **4.125% convertible bonds 09-14** had an issue volume of € 135 m and a total term of five years. They are registered for trading in the MTF (Third Market) of the Vienna Stock Exchange (ISIN: AT0000A0FS99). The coupon of the convertible bonds (payable semi-annually) was set at 4.125%. On account of continual dividend

payments, the conversion price recently stood at € 10.3521; the last adjustment came into effect on 12 May 2014. The conversion right could be exercised until 21 October 2014. Of the outstanding volume of € 114.5 m, a total of € 113.4 m was converted into CA Immo shares. The remaining nominal value of € 1.1 m was repaid on 9 November 2014.

CA Immo issues new corporate bond

In February 2015 CA Immo issued a new corporate bond with a total volume of € 175 m (division into shares per nominal amount of € 500) and a term of seven years. The subscription period for the partial bonds for 2015-2022 extended from 12 February to 16 February 2015 for private investors in Austria. The value date for the transaction was 17 February 2015. The interest rate stood at 2.75%. Interest is paid annually for a period starting on 17 February 2015 (inclusive) and ending on the day before maturity (16 February 2022). Interest is payable retrospectively on 17 February of each calendar year, with the first payment on 17 February 2016. Unless fully or partially repaid or acquired and devalued sooner, the partial bonds will be repaid at the nominal amount on 17 February 2022. The net proceeds from the issue of the partial bonds will be used for potential acquisitions, the optimisation of existing financing, the cancellation of

²⁾ Source: Vienna Stock Exchange

existing interest-rate hedges and other general corporate purposes. The joint lead managers in the transaction were Erste Group Bank AG and UniCredit Bank Austria AG. The bond is admitted to trading on the Semi-official Market (Geregelter Freiverkehr) of the Vienna Stock exchange (ISIN AT0000A1CB33).

For more details on the bonds, please refer to the 'Financing' section.

PURPOSEFUL STAKEHOLDER DIALOGUE

For CA Immo, dialogue with stakeholders, transparency and active communication are the top priorities in information policy. Representatives of the media are kept informed of the latest market and company developments through press conferences, off-the-record conversations, round table discussions, press trips and press releases. In its public relations work, CA Immo abides by the journalistic principles of the Austrian Press Council: CA Immo identifies all advertising as such, avoids discrimination and observes legal notices. According to the rules of the German Advertising Council, advertising standards preclude dishonesty, misleading information and discrimi-

nation. In addition to the legal obligation to inform (through ad hoc reports, quarterly financial reporting and so on), dialogue with analysts, institutional investors and private shareholders takes place through personal meetings at roadshows and conferences and participation in events and trade fairs specifically aimed at private shareholders. Private shareholders regularly engage in dialogue with the Investor Relations team via the Ordinary General Meeting, investor fairs and the shareholders' phone line. Conference calls for analysts also take place at least quarterly. CA Immo again participated in conferences and roadshows in Vienna, Frankfurt, Zürich, Amsterdam, London, Milan, Paris Prague and Scandinavia during 2014; the company also organised numerous other conference calls, investor meetings and property tours at several of its main sites. The target audience was national and international investors. Detailed information on key performance indicators, the CA Immo share, annual and quarterly results, financial news items, presentations, IR events and much more is available on the web site www.caimmo.com. Interested parties can also subscribe to our IR newsletter, which contains full details of recent developments.

BASIC INFORMATION ON THE CA IMMO SHARE

Type of shares:	No-par value shares
Listing:	Vienna Stock Exchange, Prime Market
Indices:	ATX, ATX-Prime, IATX, FTSE EPRA/NAREIT Europe, GPR 250, WBI
Specialist:	Baader Bank AG
Market Maker:	Close Brothers Seydler Bank AG, Erste Group Bank AG, Hudson River Trading Europe Ltd., Raiffeisen Centrobank AG, Société Générale S.A., Spire Europe Limited, Virtu Financial Ireland Limited
Stock exchange symbol / ISIN:	CAI / AT0000641352
Reuters:	CAIV.VI
Bloomberg:	CAI:AV
E-Mail:	ir@caimmo.com
Website:	www.caimmo.com

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SUPERVISORY BOARD REPORT



DEAR SHAREHOLDERS AND READERS,

CA Immo can look back on an eventful business year. The partial sale of logistical properties in the CEE enacted one of the final core measures in the strategic programme for 2012-2015, thereby raising the Group's strategic profile and operational efficiency. Alongside the arrival of a new main shareholder, this was one of the issues that dominated the agenda at the eight meetings of the Supervisory Board in 2014.

The Supervisory Board also carefully examined the utilisation of funds generated from the sales of last year, which were deployed to the benefit of net earnings and NAV with the repurchase of own liabilities from Österreichische Volksbanken AG early in 2014.

While resolutions on the sale of the 25% stake in UBM AG and the sale of two office towers at Airport City St. Petersburg – a joint venture between Austrian property developers Warimpex (55%), CA Immo (35%) and UBM (10%) – forced the strategic aim of re-assessing minority interests, the full takeover of the Kontorhaus office development in Munich consolidated CA Immo's position in the core office segment in one of Europe's most attractive property markets.

The Supervisory Board has approved a total budget of approximately € 192.7 m to realise planned projects in 2014. This budget was allotted to realisation of the second section of the new Baumkirchen Mitte district in Munich (comprising some 144 owner-occupied flats), which will be implemented in partnership with PATRIZIA subject to appropriate advance marketing, and a residential construction project at Lände 3 in Vienna, which will be sold to an investor upon completion. Other resolutions related to projects for realisation in Frankfurt and Berlin, the conclusion of urban planning contracts with the state of Berlin and sales of land and property in Vienna and Berlin.

Central themes in regular reporting included financing and liquidity issues, developments on real estate markets and resultant opportunities and threats, property valuations, corporate actions and personnel issues. The Supervisory Board and Management Board also discussed possible measures aimed at reducing the discount to NAV for the share price. Reports on risk management, current legal proceedings and threats and the observations of Internal Auditing were discussed at regular intervals by the audit committee, which reported its findings to the Supervisory Board. The Management Board explained any deviates from planned values and targets in full. Decisions and measures taken by the Management Board were transparent and raised no objections.

Evaluating the organisation and working methods of the Supervisory Board and its committees was central to an annual self-assessment exercise. The results of this evaluation and the annual activity report on compliance management were discussed in detail and corporate governance was reviewed.

Generally speaking, it was confirmed that cooperation between the Supervisory Board and the Management Board was characterised by open discussion. The close contact between the Supervisory Board chairman and the Management Board underlines the atmosphere of trust and open exchange with regard to issues that require decisions. All developments in the company were reported to the Supervisory Board promptly.

Staff changes

There were three staff changes to the Supervisory Board of CA Immo, two of which involved shareholder representatives. Professor Waldemar Jud's term of office ended at the close of the 27th Ordinary General Meeting. His successor was Dr. Maria Doralt, who was elected by

the Ordinary General Meeting on 8th May 2014. In the course of selling a stake of around 16% in CA Immobilien Anlagen AG held by UniCredit Bank Austria AG to O1 Group Limited, Helmut Bernkopf and Reinhard Madlencnik resigned their mandates early (with effect from 28 October 2014). They were succeeded by Dmitry Mints and Michael Stanton. The Supervisory Board would like to thank the staff members who have stepped down for their years of positive collaboration.

The Board is convinced that in O1 Group Limited, CA Immo has gained a core strategic shareholder for the long haul. (For details on the current shareholder structure, please refer to the 'Investor Relations' section).

Committee activity in 2014

The **audit committee** convened three times in business year 2014. The annual and consolidated financial statements for 2013 (including the management reports), the corporate governance report, the internal monitoring system and the effectiveness of risk management at CA Immo were discussed and examined with the auditor and the Management Board in March 2014. A statement was obtained from the proposed auditor, whose legal relationship with CA Immo and its senior executives was scrutinised; the fee for carrying out the audit was negotiated and a recommendation on the selection of an auditor was submitted. The financial result and progress on current business activity were discussed quarterly; no objections were raised.

The **remuneration and nomination committee** convened once in 2014. This meeting focused on the extent to which targets were met for bonus payments in 2014 (for 2013) and the long-term incentive (LTI) programme for 2011-2013, the redefinition of targets for 2014 (performance-related pay) and the specification of criteria for the LTI programme for 2014-2016. (For details on the remuneration system at CA Immo, please refer to the 'Corporate Governance' section).

The **investment committee** did not convene in 2014; all decisions were taken by the full Supervisory Board.

The web site www.caimmo.com and the corporate governance report contain more information on the responsibilities of the Supervisory Board and its committees.

Consolidated and annual financial statements for 2014

KPMG Austria GmbH Wirtschaftsprüfungs- und Steuerberatungsgesellschaft has audited the annual and consolidated financial statements for 2014 (including the management reports) and expressed its unqualified auditor's opinion. The auditor also determined that the Management Board has established a risk management system with a concept that allows it to operate in such a way as to identify developments hazardous to the company's survival at an early stage. Moreover, an evaluation of compliance with rules 1 to 76 of the Austrian Corporate Governance Code for business year 2014 found that declarations of conformity submitted by CA Immo with regard to compliance with the C and R Rules of the Code were correct.

All documents making up the financial statements, the proposal on the distribution of profit, the auditor's reports and the corporate governance report were discussed in detail by the audit committee in the presence of the auditor and the Management Board members and examined. After concluding the examination, no significant objections were raised. The Supervisory Board endorsed the annual financial statements, which were thus adopted in accordance with article 96 subsection 4 of the Austrian Stock Corporation Act. Taking into consideration the company's earnings performance and financial situation, the Supervisory Board indicated its consent to the Management Board's proposal on the distribution of profit.

The Supervisory Board would like to thank the members of the Management Board and all other Group employees for their commitment throughout such an eventful business year.



On behalf of the Supervisory Board
Dr. Wolfgang Ruttenstorfer, Chairman

Vienna, 23 March 2015

MANAGEMENT BOARD

DR. BRUNO ETTENAUER
CHIEF EXECUTIVE OFFICER, CEO
(BORN 1961)

Bruno Ettenauer acquired expertise in the field of real estate and mortgage financing with banking organisations such as P.S.K. Bank, Österreichische Länderbank and Bankhaus Feichtner. In 1999, he moved to the Financing and Consulting department of Creditanstalt AG; in November 2000 he was appointed head of real estate transactions (for Austria and Central and Eastern Europe) at Creditanstalt and Bank Austria. Dr. Ettenauer has been a member of the Management Board of CA Immo since 2006 and the company's Chief Executive Officer since 2009. In this capacity, he is responsible for corporate strategy as well as the Real Estate (Investment and Asset Management), Development, Technology, Human Resources, Organisation and IT departments. To undertake these tasks, Dr. Ettenauer can refer to more than 20 years of experience in the field of property financing as well as his status as a court-certified expert for property valuation. Amongst other things, he is a member of the CRE (Counselors of Real Estate) in Chicago. Alongside other Group functions, he holds supervisory board mandates at Bank Austria Real Invest Immobilien-Management GmbH, Bank Austria Real Invest Immobilien-Kapitalanlage GmbH and WED Wiener Entwicklungsgesellschaft für den Donaauraum Aktiengesellschaft; he is also deputy chairman of the supervisory boards of HBI-Bundesholding AG and ABBAG – Abbaubeteiligungsaktiengesellschaft des Bundes and a general partner at Dr. Bruno Ettenauer Besitz KG.

Initial appointment: 1.3.2006
Term of office ends: 30.9.2015

MAG. FLORIAN NOWOTNY
MANAGEMENT BOARD MEMBER, CFO
(BORN 1975)

Florian Nowotny was appointed to the Management Board of CA Immobilien Anlagen AG on 1st October 2012. As the head of the company's Financial department, he is in charge of accounting, controlling and financing as well as capital markets and investor relations. The Legal and Corporate Communications departments have also fallen within his mandate since early 2014. Mr. Nowotny joined the CA Immo Group in 2008. In addition to his role as Head of Capital Markets for the CA Immo Group, he has also served on the Management Board of the subsidiary Europolis GmbH (former Europolis AG) and as Managing Director of the CA Immo New Europe Property Fund. Before joining the CA Immo Group, Mr. Nowotny spent almost a decade working as an investment banker in Vienna and London. He is a graduate of the Vienna University of Economics and Business and holds an MBA from INSEAD in Fontainebleau. Aside from other functions within the Group, Mr. Nowotny does not hold any posts with external companies.

Initial appointment: 1.10.2012
Term of office ends: 30.9.2015

RESPONSIBILITIES OF THE MANAGEMENT BOARD



BRUNO ETTENAUER
CEO

- Corporate Strategy
- Investment-Management
- Asset-Management
- Development
- Engineering
- Human Resources
- Administration-Services (ORG/IT)



FLORIAN NOWOTNY
CFO

- Accounting
- Controlling
- Finance
- Capital Markets / Investor Relations
- Legal
- Corporate Communications



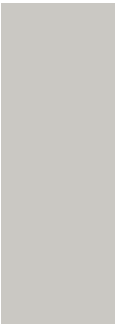
FULL MANAGEMENT



RISK MANAGEMENT

COMPLIANCE

INTERNAL AUDIT



SUPERVISORY BOARD



DR. WOLFGANG RUTENSTORFER

Chairman of the Supervisory Board
(born 1950)

Wolfgang Rutenstorfer started his career in 1976 with OMV, where his fields of responsibility included planning and control, corporate development and marketing. He became an Executive Board member in 1992, a role he performed until 1997. From 1997 to 1999, he served as State Secretary at the Federal Ministry of Finance. Early in 2000, he returned to the OMV Group as Deputy Director General, heading the Finance and Natural Gas divisions. In his capacity as Chief Executive Officer and Director General of OMV between January 2002 and March 2011, Wolfgang Rutenstorfer was largely responsible for the realignment and international positioning of the Group. In addition to his role at CA Immo, Mr. Rutenstorfer is a member of the Board of Directors of NIS a.d. Naftna industrija Srbije in Serbia and sits on the Supervisory Boards of Flughafen Wien AG and RHI AG. He also holds various mandates in non-listed companies.

Initial appointment: 13.5.2009
Term of office ends: 2019
(32nd Ordinary General Meeting)



DMITRY MINTS

Deputy Chairman
of the Supervisory Board
(born 1981)

Dmitry Mints read for a degree in “International Commerce” at Moscow State Institute of International Relations before undertaking executive roles in various departments of Otkritie Holding, Russia’s largest independent financial group, between 2006 and 2011. From 2009, he also served on the Management Board of Birobidzhansky Plant of Power Transformers, a company belonging to the JSC Electronic Group. In 2011 Mr. Mints finally transferred to the O1 Group, which had been established by his father Boris Mints in 2004. He became the CEO of O1 Properties in September 2011 and Chairman of O1 Group Limited in January 2013. In June 2013, he was also appointed Chief Executive Officer of TelecomSoyuz. Aside from his Supervisory Board function at CA Immo and the aforementioned positions, Mr. Mints holds no posts with listed companies at home or abroad.

Initial appointment: 19.12.2014
Term of office ends: 2019
(32nd Ordinary General Meeting)



MMAG. DR. MARIA DORALT

(born 1973)

Maria Doralt studied law, commerce and economics in Vienna, London, Paris and Madrid. In 2000 Ms. Doralt began her career as an investment banker with Goldman Sachs in Frankfurt, where she advised clients on cross-border M&A transactions, sell-side processes and preventing hostile takeovers. She gained a licence to practise law in Austria in 2007. Doralt has been a partner at the international law firm DLA Piper since November 2013. She advises listed and unlisted companies on all aspects of company law, and in particular M&A transactions, cross-border restructuring, specific areas of capital market law and issues of corporate governance. She holds no posts with listed companies at home or abroad aside from her Supervisory Board function at CA Immo.

Initial appointment: 8.5.2014
Term of office ends: 2019
(32nd Ordinary General Meeting)



BARBARA A. KNOFLACH

(born 1965)

Having completed a degree in business administration in 1986, Barbara Knoflach started her career with Deutsche Bank AG, where she worked in International Project Financing. After a few years, she opted for an inter-Group move to the Consulting and Research division of Deutsche Immobilien Anlagegesellschaft mbH. After joining SEB AG in 1994, Ms. Knoflach initially played a key role in helping to expand the bank's closed-end property funds and property leasing activities. She was appointed head of the fund management companies in 1997 and Managing Director of the investment company SEB Investment GmbH in 1999. Ms. Knoflach was appointed CEO of SEB Asset Management AG in August 2005. Aside from her function at CA Immo, she holds no posts with listed companies at home or abroad.

Initial appointment: 10.5.2011
Term of office ends: 2016
(29th Ordinary General Meeting)



MICHAEL STANTON

(born 1960)

Having held various positions with GLS Capital, Oppenheimer & Company and Westpac Banking Corporation in New York, USA, Michael Stanton can refer to more than 20 years experience in the areas of finance, investments and emerging markets. Born in the Australian city of Sydney, he read for a Bachelor of Commerce (B. Comm.) in accountancy and a Bachelor of Laws (LL.B.) at the University of New South Wales. Mr. Stanton also holds an MBA from the University of Michigan, Ann Arbor in the USA. Before joining O1 Properties Ltd., he was active for a private equity group of Otkritie Financial Corporation from 2006 to 2010. Here Mr. Stanton worked on the Vivaldi Plaza project, which was subsequently taken over by O1 Properties. In 2010 he switched to O1 Properties, initially as Chief Investment Officer; he was duly appointed to the Board of Directors in July 2011. He holds no posts with listed companies at home or abroad aside from his Supervisory Board function at CA Immo.

Initial appointment: 19.12.2014
Term of office ends: 2019
(32nd Ordinary General Meeting)



MAG. FRANZ ZWICKL

(born 1953)

Having completed a degree in business IT, Franz Zwickl began his career in 1977 in the auditing association of a non-profit housing developer, where he was appointed as a cooperative auditor in 1979. Four years later, he switched to KPMG Austria Wirtschaftsprüfungs-Gesellschaft mbH as a certified tax advisor. Mr. Zwickl was appointed to the Management Board of Österreichische Postsparkasse AG in 1991, subsequently moving to the Management Board of Bank Austria AG in 1996. Since October 2002, Mr. Zwickl has worked as an independent auditor for Austrian Tax Advisory & Trustee GmbH. In addition to his Supervisory Board mandate at CA Immo, he is a partner and senior executive in several asset management companies, sits on the executive boards of private foundations and performs Governing and Supervisory Board functions for banks (e.g. Oesterreichische Kontrollbank AG, Österreichische Volksbanken AG) and service companies.

Initial appointment: 10.5.2011
Term of office ends: 2016
(29th Ordinary General Meeting)

CORPORATE RESPONSIBILITY

At CA Immo, corporate social responsibility (CSR) is about value-oriented corporate management that focuses on creating sustainable value over the long term. The CA Immo sustainability model gives equal weighting to the environment, the economy and social aspects at both Group and product level. Responsible corporate governance is an overarching term spanning all CSR topics.

Around 40 % of all carbon emissions in industrialised nations are known to come from buildings³. This statistic and the fact that the conservation of resources is a major theme spanning all sectors has prompted CA Immo to accord high priority to the issue of sustainability as an international real estate business.

More and more investors and capital contributors are also coming to appreciate the lasting value offered by environmentally sound, resource-aware portfolio buildings and development projects. For our tenants, this approach results in lower operating expenses and better living conditions, to give two examples. To meet the needs of all stakeholders at product and Group level as effectively as possible while ensuring the competitiveness of its real estate

over the long term, CA Immo has adopted a **comprehensive sustainability policy**:

Products and services (real estate level)

- Long-term portfolio and project development strategy based on sustained marketability and utilisation quality
- Active, locally organised tenant support and retention through company branch offices
- Initiatives aimed at minimising the environmental impact of the asset portfolio and raising real estate value over the long term
- Sustainability certification (at least silver DGNB or gold LEED) and implementation of all development projects in the office and hotel asset classes with certification

Corporate governance (Group level)

- Compliance management: Compliance with laws, guidelines and codes; measures to prevent corruption
- Full stakeholder communication: transparency of publications and documentation and continual dialogue with relevant target groups to ensure competitiveness
- Upholding a corporate culture that is respectful and fair to all stakeholders
- Responsible risk management to sustain company success over the long term

³Source: Study by the Royal Institution of Chartered Surveyors (RICS)

GUIDING PRINCIPLES OF SUSTAINABILITY FOR THE MANAGEMENT BOARD OF CA IMMO

The sustainable development of CA Immo is our central concern. That's why our strategic approach includes a comprehensive set of sustainability goals that cover environmental, economic and social factors as well as exemplary corporate governance.

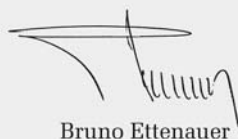
Throughout their life cycle, properties have varied impacts on current and future generations. Integrating sustainability into our fields of expertise and working processes is therefore the right path for this company.

Our employees play a critical role in the success of CA Immo: We understand that we will only

achieve our targets through informed, qualified and motivated members of staff.

To an increasing degree, our shareholders, customers and business partners are also accepting their obligation to sustainable actions. By designing our products and services with their requirements in mind, we are establishing the basis for lasting relationships.

We are convinced that our sustainability stance not only delivers a major contribution to society but also secures the value of our company for the long haul.



Bruno Ettenauer



Florian Nowotny

Reporting to international standards

The area of sustainability covers multifarious themes and involves various target groups. Information relating to sustainability (including initiatives aimed at improving energy efficiency in the real estate portfolio and corporate governance) is included in the individual sections of this report. To ensure the issues are covered as clearly and transparently as possible, CA Immo has based its sustainability reporting on the international **Global Reporting Initiative (GRI)** standard since 2011. An overview and contents list for all sustainability issues integrated in the Annual Report may be found in the GRI Index at the end of the report.

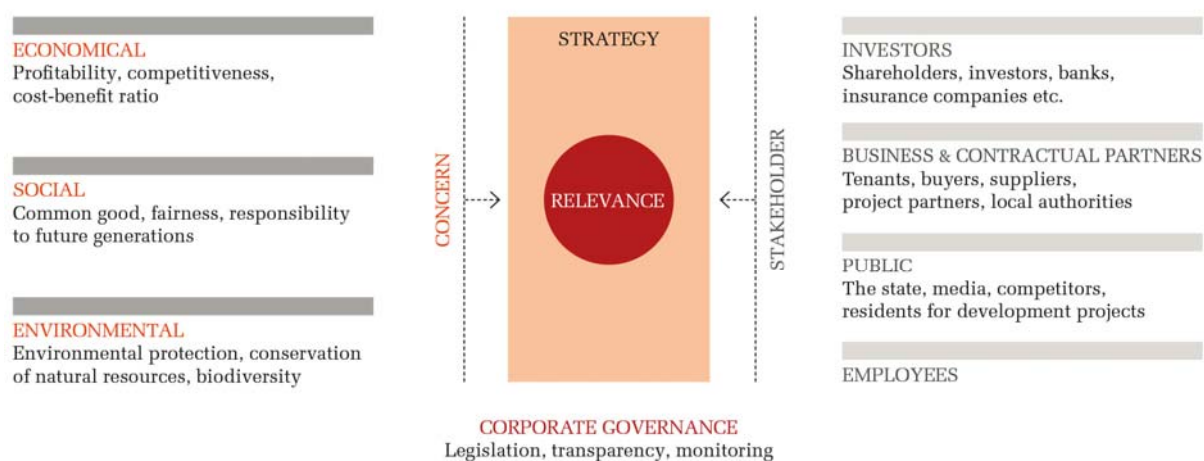
Lobbying and memberships

Local and international cooperation, communication and networking is key to responsible corporate management and successful operational business development over the long term. For many years, CA Immo has been committed to various relevant interest groups at local and European level. Although CA Immo is not involved in

party politics, local politics is central to project work and urban development in particular. To this extent, the company is involved in the political decision-making process. CA Immo is a member of the following associations and interest groups:

- Founder member of the Austrian Society for Sustainable Real Estate (ÖGNI)
- European Public Real Estate Association (EPRA)
- Aktienforum (interest group for listed companies in Austria)
- Verband österreichischer Immobilieninvestoren (association of Austrian real estate investors)
- German Property Federation (ZIA)
- German Sustainable Building Council (DGNB)
- Initiative Corporate Governance der deutschen Immobilienwirtschaft e.V. (ICG)
- German Society of Property Researchers (GIF)
- Bundesverband freier Immobilien- und Wohnungsunternehmen e.V.

THE CA IMMO COMMITMENT TO SUSTAINABILITY - SHARED VALUE MODEL



SUSTAINABILITY REPORT ACCORDING TO GRI STANDARDS

CORPORATE GOVERNANCE REPORT

COMMITMENT TO COMPLIANCE WITH CORPORATE GOVERNANCE STANDARDS

Compliance with legal provisions applicable in the CA Immo Group's target markets is a high priority for the company. We organise our business in such a way that we are able to comply with all applicable compliance standards in our everyday business dealings. The Management Board and Supervisory Board are committed to observing the Austrian Corporate Governance Code⁴ and thus to transparency and uniform principles of good corporate management. The rules and recommendations of the version of the Corporate Governance Code applicable in business year 2014 (July 2012 amendment) are implemented almost in full. Discrepancies are noted in respect of C Rules no. 2 (right of appointment to the Supervisory Board) and no. 45 (executive positions with competitor companies).

COMPLY OR EXPLAIN

C Rule no. 2: Formulation of shares in accordance with the 'one share – one vote' principle.

Explanation/reason: CA Immo has issued 98.8 million ordinary shares in accordance with the 'one share – one vote' principle. Approximately 74% of the shares are in free float. O1 Group Limited ('O1') holds 26% of the capital stock plus four registered shares. The registered shares entitle holders to nominate one Supervisory Board member for each share; O1 has informed the company that it has no intention of utilising this right of appointment in the foreseeable future. All members of the Supervisory Board have been elected by the Ordinary General Meeting. Transfer of registered shares requires the approval of the company. There are no preference shares or restrictions on ordinary shares of the company issued prior to 31 December 2014. The Austrian Takeover Act ensures that all shareholders would receive the same price for their CA Immo shares in the event of a takeover bid (mandatory offer). In all cases, the shareholders alone would decide whether to accept or reject any such bid.

C Rule no. 45: Supervisory Board members may not take up executive positions with companies that are competitors of CA Immo.

Explanation/reason: Persons proposed for election to the Supervisory Board must present to the Ordinary General Meeting their professional qualifications, state their vocational or similar functions and disclose all circumstances that could give rise to concern over impartiality. Supervisory Board members are not permitted to make decisions in their own interests or those of persons or organisations with whom they are closely acquainted where such interests are counter to the (business) interests of the CA Immo Group. Potential conflicts of interest must be declared to the Supervisory Board Chairman immediately; where the chairperson is the subject of a conflict of interest, disclosure must be made to the deputy chairperson. Similarly, Management Board members are obliged to declare close personal interests in transactions of the CA Immo Group and other conflicts of interest to the Supervisory Board, and to inform their colleagues without delay. In the event of a contradiction of interests arising, the member in question shall be required to abstain from taking part in voting procedures or leave the meeting while the relevant agenda item is being discussed. Moreover, all business transactions conducted between the company and members of the Management Board as well as persons or organisations with whom they are closely acquainted must conform to industry standards and have the approval of the Supervisory Board. The same applies to contracts between the company and members of the Supervisory Board which oblige those members to perform services outside of their Supervisory Board activities for the CA Immo Group in return for remuneration of a not inconsiderable value (L Rule no. 48 and article 228 section 3 of the Austrian Commercial Code). The same applies to contracts with companies in which a Supervisory Board member has a significant business interest. In this context note that Maria Doralt, a member of CA Immo's Supervisory Board, is also a partner at DLA Piper. With DLA Piper UK LLP a mandate agreement defining consultancy on the letting of the Kontorhaus in Munich was entered into at the end of 2012. The relevant fees are based on market standard hourly rates; in business year 2014 they amounted to € 58 K.

The company is not permitted to grant loans to members of the Supervisory Board outside the scope of its ordinary business activity. Moreover, members of the Management Board are not permitted to run a company, own another business enterprise as a personally liable partner or accept Supervisory Board mandates in companies outside the Group without the consent of the Supervisory Board. Senior executives may only enter into

⁴⁾ The Austrian Corporate Governance Code may be viewed on the web site of the Austrian Working Group for Corporate Governance at www.corporate-governance.at.

secondary activities (and in particular accept executive positions with non-Group companies) with the approval of the Management Board.

The following Supervisory Board members hold executive positions with similar companies: Barbara A. Knoflach is CEO of SEB Asset Management GmbH and Managing Director of SEB Investment GmbH in Germany. Franz Zwickl is a partner in various real estate management companies. Dmitry Mints is the Chairman of the Management Board of O1 Properties, a holding of O1 Group Limited, one of the most important owners of prime office real estate in central Moscow. Michael Stanton also serves on the Management Board of O1 Properties in his capacity as Chief Investment Manager. A full list of executive functions performed by Management and Supervisory Board members is published at www.caimmo.com.

BUSINESS ETHICS AND CORPORATE RESPONSIBILITY

For CA Immo, integrity is the basis of good business. That involves observing legislation, respecting fundamental ethical values and doing business in a sustainable manner. In our conduct we are committed to observing and upholding human rights and employee rights as well as the interests of investors; naturally, we are also duty bound to protect the environment and counter corruption. Our corporate conduct, our guidelines and above all the Code of Conduct developed in partnership with our employees are based on the principles of the Initiative Corporate Governance der deutschen Immobilienwirtschaft e.V. ('ICG'), which accord with our own principles. In the context of our value management system, company-specific processes have been defined and measures adopted with a view to promoting integrity at all corporate levels and preventing wrongful or undesirable actions. The brochure 'Value management in the CA Immo Group' is published at www.caimmo.com. CA Immo employees are required to submit declarations of compliance with the code of conduct. In signing a 'compliance declaration for third parties', all contractual partners (including architects, construction firms, estate agents, other service providers involved in lettings and joint venture partners) commit to observing, to the best of their knowledge, applicable legislation and complying with our ethical and moral principles in their business dealings with CA Immo. CA Immo protects not only its own employees, but also those of its business partners against all kinds of discrimination and harassment. No incidents of discrimination, threats to freedom of associa-

tion or the right of employees to collective bargaining came to light in 2014, so no measures were enacted. The Group compliance officer and the compliance steering committee, comprising those Group officers responsible for compliance, internal auditing, risk management and project development (engineering) along with the Chief Financial Officer, monitors observance of value management regulations. In Germany, a review of compliance with ICG statutes by an external auditing company is mandatory every three years as part of the ICG certification process.

Compliance and training

In view of the many different subject areas and laws, compliance calls for a clearly defined training strategy. New staff are familiarised with compliance structures, core values, standards of conduct, the treatment of insider information and all other aspects relevant to compliance at a 'welcome day' event. Training presentations, contact persons and all guidelines and information are available from a special compliance area of the Intranet in German, English and other languages in some instances. Moreover, all managers and employees in Germany and Austria and all managers and staff of relevant areas in Eastern Europe are required to undertake web-based training annually or bi-annually. The aim of this is to facilitate the resolution of conflict situations (e.g. anti-corruption) in the workplace in line with CA Immo's system of compliance and values through the application of practical examples from the real estate area (dealing with authorities, construction companies and suppliers, tenants, other business partners and so on) together with case studies on insider trading law. In 2014, 63 employees across the Group (17%) (2013: 208 employees or 59%) completed the training; no manager passed the training during the reporting period (100% in 2013).

Preventing corruption

CA Immo is committed to combating every kind of corruption and to this end has defined compulsory principles (zero tolerance). Counter-corruption measures are reported to the Supervisory Board at least once a year. In the last business year, the compliance steering committee convened twice to discuss the implementation of adopted measures, outcomes of web-based training and the enhancement of the compliance system, report compliance-relevant findings to the ombudsman or Compliance Officer and debate next steps. Instances of potential corruption were investigated by the Group Auditing department. At regular intervals, the operating Group companies in the three business areas of Austria, Ger-

many and Eastern Europe are inspected for corruption risks on the basis of the auditing plan approved by the Supervisory Board or special audit mandates issued by the Management Board. No instances of corruption were uncovered in 2014.

Disclosure of conflicts of interest

Secondary employment and shareholdings in companies that are either in competition with CA Immo or otherwise closely related (e.g. business partners or related parties) must generally be disclosed and approved by the Management Board or Supervisory Board. Employees are obliged to disclose even potential conflicts of interest and coordinate next steps with their managers. Moreover, exceptionally serious or suspicious cases must be reported to the Group Compliance Officer and the Human Resources department. Measures aimed at avoiding conflicts of interest among Management and Supervisory Board members along with potential circumstances are detailed under 'Comply or explain' (explanation/reason for C Rule no. 45).

Capital market compliance

To prevent insider trading, all executive bodies, employees and persons otherwise active on behalf of CA Immo are instructed in prohibiting the misuse of insider information; organisational measures are adopted with a view to preventing the improper use and passing on of insider information and other compliance-relevant information. The Group Compliance Officer is responsible for upholding capital market compliance guidelines. Acquisitions and sales of CA Immo securities by the company's executive bodies are reported to the Financial Market Authority and published on both the FMA web site and at www.caimmo.com.

Risk management and internal auditing

Risk Management and Internal Auditing are separate units subordinate to the full Management Board (C Rule 18). On the basis of an annually compiled auditing plan and in agreement with the Compliance division, both units oversee compliance with legal provisions, internal guidelines and rules of conduct and monitor the potential for risk in operational processes (upholding the dual verification principle in all organisational entities, continual reporting and so on). Reports on the auditing plan and assessment results will be submitted to the audit committee at least once every year. The internal monitoring system (IMS) is also being continually expanded to assist in the early identification and monitoring of risks.

Advancement of women at CA Immo

The Group management report (see the 'Employees' section) contains information on human resources management, and in particular the advancement of women at CA Immo.

CO-DETERMINATION OF SHAREHOLDERS

During business year 2014, no shareholders called for the convening of an Ordinary General Meeting, requested additions to an agenda or put forward proposed resolutions. Only the agenda items announced in the convening notices dated 10 April 2014 and 28 November 2014 were discussed at the 27th Ordinary General Meeting and the Extraordinary General Meeting of 19 December 2014.

Two of the six Supervisory Board members (Dmitry Mints and Michael Stanton) represent a shareholder (O1 Group Limited) with a holding in excess of 10 % (C Rule no. 54).

Information on the organisation of shares may be found under 'Comply or explain' (explanation/reason for C Rule no. 2). Information on the rights of shareholders as regards Ordinary General Meetings is published at www.caimmo.com.

THE EXECUTIVE BODIES OF CA IMMO

Management and supervisory structure

Unless legally regulated, the responsibilities of Management and Supervisory Boards and cooperation between Board members are defined by the Articles of Association and rules of procedure passed by the Supervisory Board (including the schedule of responsibilities for the Management Board). The obligations therein defined as regards information provision and reporting by the Management Board apply to all subsidiaries of CA Immo. The full Supervisory Board rules on matters of critical importance as well as general strategy. The Supervisory Board also executes its duties through three competent committees and (in urgent matters) the presiding committee. The Supervisory Board report describes its main activities in business year 2014. The rules of procedure of the Supervisory Board and associated business matters requiring approval (which covers all Group subsidiaries) are published on the Internet at www.caimmo.com.

Collaboration within the Management Board

The Management Board of CA Immo has comprised two members since 1 January 2014. The new division of responsibilities for the Management Board and the relevant schedule of responsibilities came into effect on the same date. Bruno Ettenauer is the **Chief Executive Officer** and spokesperson for the Management Board. He is responsible for overall organisation and management, the strategic direction and future development of the company and for representing the company to its supervisory boards and owners. As the Management Board spokesperson, he also issues statements to the general public and the media. Regardless of individual departmental and Board responsibilities, all agendas are discussed openly by the Board members at regular Management Board meetings, with departmental representatives included in the discussions; the implementation of resolutions passed is constantly monitored. The Supervisory Board is informed immediately of any significant discrepancies from planned values. Irrespective of the division of authority, each member of the Management Board shares responsibility for the overall running of the company's business affairs. The **entire Management Board** is responsible for realising the objectives of company policy and to this end bears general managerial responsibility at both company and Group level. These objectives are based on a wide-ranging corporate social responsibility (CSR) strategy that takes account of economic, environmental and social aspects and defines exemplary corporate governance (compliance).

The Supervisory Board and its committees

The Supervisory Board of CA Immo currently comprises six members, all of whom possess personal integrity, market knowledge, experience and a capacity for decision-making solely in the interests of the company. In accordance with the independence criteria laid down by the Supervisory Board (C Rule no. 53), a Supervisory Board member is deemed to be independent where he or she has no business or personal relationship with the company or its Management Board which could give rise to a material conflict of interests and thus influence the conduct of that member. All members of the Supervisory Board have declared their independence according to C Rule no. 53. Four of the six Supervisory Board members (Wolfgang Ruttenstorfer, Barbara A. Knoflach, Maria Doralt and Franz Zwickl) meet the criteria of C Rule no. 54 in that they do not represent the interests of any shareholder with a stake of more than 10% (O1 Group Limited). However, some members of the Supervisory Board perform functions in related companies or similar

organisations that have the potential to create a conflict of interests. Full details are found under 'Comply or explain' (explanation/reason for C Rule no. 45) and in the 'Related party disclosures' in the notes. The independence criteria defined by the Supervisory Board are published on the Group's web site along with a list of all mandates held by Board members outside the CA Immo Group.

The **audit committee** is responsible for overseeing the entire process of financial reporting, the (Group) auditing process, the effectiveness of the internal monitoring system, the internal auditing system and risk management. Auditing the annual and consolidated financial statements (including the management reports) and examining the corporate governance report and proposals on the distribution of profit are also tasks of the audit committee. In addition, the committee monitors the independence and competence of the auditing company (as assessed by 'peer reviews'). All members of the audit committee (and especially Franz Zwickl and Michael Stanton) are acknowledged as financial experts on the basis of their experience and professional track records.

The **investment committee**, in cooperation with the Management Board, prepares the ground for critical decisions that must be taken by the full Supervisory Board. The investment committee may also approve investments in and sales of real estate and companies and the implementation of development projects and similar measures with total investment volumes of up to € 75 m; beyond this limit, the approval of the full Supervisory Board is required.

The **remuneration and nomination committee** is responsible for succession planning for the Management Board and the Supervisory Board. Candidates for vacant Supervisory Board mandates put forward to the Ordinary General Meeting are considered on the basis of their professional and personal qualifications, with particular efforts made to maintain diversity and a balance of expertise across the Supervisory Board. Management Board members are selected according to a defined appointment procedure, taking corporate strategy and the current position of the company into consideration. The remuneration and nomination committee also scrutinises the remuneration system for the Management Board and (in the case of exceptional bonuses) employees. On account of their lengthy professional track records, all members of the remuneration and nomination committee possess

sufficient knowledge and experience of remuneration policy.

The **presiding committee** of CA Immo is identical to the remuneration and nomination committee. It rules on transactions generally requiring the approval of the Supervisory Board where a delay in convening a Supervisory Board meeting might expose the company to significant pecuniary disadvantage.

Details of committee activity in business year 2014 are provided in the Supervisory Board report.

Co-determination by employees on the Supervisory Board

CA Immo has no employee representatives; only the CA Immo subsidiary Europolis Real Estate Asset Management GmbH has an employees' representative body. Despite this, staff members may submit recommendations to the Management Board which are considered at weekly Group Management Board meetings and, where

there is an authorisation requirement by the Supervisory Board, forwarded to the Supervisory Board.

AUDITING COMPANY SERVICES AND FEES

By resolution of the Ordinary General Meeting, KPMG Austria GmbH Wirtschaftsprüfungs- und Steuerberatungsgesellschaft was appointed to audit the annual and consolidated financial statements. In the case of foreign subsidiaries, local partner law firms of KPMG are generally charged with reviewing and auditing the semi-annual and annual financial statements and with overseeing the conversion to IFRS. Auditing charges paid to the Group auditor totalled € 462 K in the last business year (against € 451 K in 2013). Project-related and other (assurance) services amounted to € 301 K in the reporting period (€ 251 K in 2013). No consulting services which could compromise independence (particularly legal/tax consultancy services) were rendered by the Group auditor.

COMPOSITION OF THE COMMITTEES

Audit committee	Investment committee	Remuneration and nomination committee / Presiding committee
Wolfgang Ruttendorfer (Chairman)	Wolfgang Ruttendorfer (Chairman)	Wolfgang Ruttendorfer (Chairman)
Dmitry Mints	Maria Doralt	Barbara A. Knoflach
Michael Stanton	Michael Stanton	Dmitry Mints
Franz Zwickl	Franz Zwickl	

REMUNERATION REPORT

GENERAL PRINCIPLES OF THE CA IMMO REMUNERATION SYSTEM

The commitment to sustainability that forms part of the company's strategy is consistently applied to the CA Immo remuneration model at all levels. Management Board remuneration comprises non-performance-related (basic salary, fringe benefits, pension plans) and performance-related elements. These are divided into bonus payments ('ZVB bonuses') and components with a long-term motivational effect as part of the long-term incentive ('LTI') programme. There are no stock option plans.

On the basis of preparatory work undertaken by the remuneration and nomination committee, the Supervisory Board is responsible for determining remuneration for individual Management Board members. The criteria defining the appropriateness of Management Board remuneration are the field of responsibility, personal performance, the economic situation, the company's success/future prospects and the specific sector and market conditions. The performance-related components encompass short-term and long-term objectives as well as non-financial performance. The compensation structure is thus designed with long-term corporate development in mind.

All contracts with Management Board members include adjustment payments to cover instances of Board members standing down prematurely without good cause. These payments are limited to a maximum of two annual salaries (including fringe benefits) and to the remaining term of the employment contract. No payments are promised in the event of premature termination of Management Board duties following a change of control.

Profit sharing scheme to encourage entrepreneurship

To promote strong identification with its objectives and ensure employees have a stake in the success of CA Immo, the company plans to introduce variable remuneration for all staff alongside fixed salaries. In line with the Management Board remuneration system, the precondition is the attainment of budgeted quantitative and qualitative annual targets and positive consolidated net income after minorities. Executive bonuses are also linked to the attainment of specific operational annual targets. Managerial staff have the additional option of participating in the LTI programme.

Fixed salaries and fringe benefits

The level of fixed salaries depends on spheres of competence as determined in the schedule of responsibilities. Secondary employment of Management Board members is subject to the approval of the Supervisory Board to prevent time devoted to secondary activity and compensation paid in respect of such activity from conflicting with roles performed for the company. No separate payment is made for accepting mandates in Group companies. The basic salary is paid monthly and proportionately as a non-performance-related component. Management Board members also receive fringe benefits in the form of remuneration in kind (company car, telephone, travel expenses); in principle, all Board members are entitled to these benefits in equal measure. Since they qualify as remuneration components, Management Board members must pay tax on these benefits.

Short-term, performance-related salary components

The target-related bonus payment (ZVB bonus) is defined on the basis of long-term operational and qualitative targets agreed annually with the remuneration and nomination committee. This bonus is paid in the following year, with non-financial performance criteria taken into consideration. The prerequisite for payment is positive consolidated net income after minorities. The level of remuneration actually paid (with a weighting of 50%) is determined by attainment of the budgeted operating result (Group EBITDA) as well as qualitative strategic and project-related objectives; it is limited to a maximum of 100% of the fixed annual salary. The degree of target attainment is determined by comparing the values agreed and actually achieved at the end of each business year and subsequently defined by the remuneration and nomination committee.

Long-term incentive programme

The LTI programme takes account of value creation at CA Immo over the medium to long term. The critical factor is the value generated within the Group in terms of NAV growth, ICR (interest coverage ratio), TSR (total shareholder return) and since 2014 FFO growth (funds from operations). The weighting for NAV growth and the ICR (or since 2014 FFO growth) is 30%, and 40% for the TSR. LTI is a revolving programme with a term (retention period) of three years per tranche; it presupposes a personal investment limited to 50% of the fixed salary for Management Board members and 25% or 35% of the fixed salary for other managers. The investment is evaluated at the closing rate on 31 December, and the number of associated shares is determined on the basis of this

evaluation. At the end of each three-year performance period, a target/actual comparison is applied to define target attainment. Payments are made in cash. At the end of 2013, the degree of target attainment confirmed by the auditor for the second LTI tranche for 2011-2013 was approximately 48%, equivalent to a monetary value of € 5.59 per share in the LTI programme for 2011-2013. On the basis of these calculations, a total amount of € 390 K was paid out in 2014 for 69,686 participating shares. Management Board members serving in 2014 accounted for around 19% of this figure.

Pension regulations

Members of the Management Board have pension fund agreements into which the company pays annually agreed contributions (approximately 10% of the fixed salary). The company has no further obligations. During business year 2014, contributions to pension funds for Management Board members (defined contribution plan) totalled € 56 K (€ 56 K in 2013).

Termination claims: severance payments

Where a Management Board member steps down, the amount of the legal severance payment is determined by the legal provisions (criteria being the total salary level and length of service), with the maximum payout equating to one full year's salary. Payment is forfeited in the event of the employee serving notice of termination. Where a Board member steps down prematurely without good cause, entitlement to severance indemnity is limited to a maximum of 24 monthly salaries plus the severance payment. There are no further obligations. Payments to form a reserve for severance payment claims (defined benefit plan) amounted to € 97 K in the last business year (compared to € 32 K in 2013). As at 31 December 2014, severance payment provisions totalled € 337 K (€ 240 K on 31.12.2013).

Payments have been made to former members of the Management Board. After resigning his mandates as a member of the CA Immo Management Board and Chief Executive Officer of CA Immo Deutschland GmbH upon expiry of his contracts at the end of September 2015, Bernhard H. Hansen has received current earnings (including variable salary components). Wolfhard Fromwald received payments from the maturity of the LTI tranche for 2011-2013. A total of € 393 K was paid to former Management Board members (€ 558 K in 2013); as a precautionary measure, these amounts were entered in the consolidated and annual financial statements for the previous year.

PAYMENTS TO THE MANAGEMENT BOARD IN 2014

In the year under view, total salary payments to active Management Board members in business year 2014 stood at € 1.326 K. The corresponding value for the previous year was € 968 K, excluding payments made to Bernhard H. Hansen, the Management Board member who stepped down at the end of 2013; details of these payments were noted in the Annual Report for 2013. Remuneration for Management Board members includes a short-term variable salary component of € 541 K (€ 240 K in 2013) for meeting strategic targets (ZVB bonuses for 2013) and € 74 K (€ 34 K in 2013) from the LTI tranche for 2011-2013. Fixed salary components made up 53.6% of Management Board remuneration (71.7% in 2013), with variable salary components accounting for 46.4% (28.3% in 2013). Provisions of € 537 K (including incidental charges) were allocated at Management Board level for variable salary components payable in 2015 on the basis of 2014 targets (ZVB bonuses for 2014). As at 31 December 2014, provisions totalling € 2,709 K (including incidental charges) had been formed in connection with the LTI programme (€ 1,265 K on 31.12.2013); of this, the current Management Board accounted for € 483 K (€ 242 K in the previous year).

MANAGEMENT BOARD EARNINGS

in € 1,000	Bruno Ettenauer Chairman of the Management Board		Florian Nowotny Member of the Management Board		Total	
	2014	2013	2014	2013	2014	2013
Fixed salary component	320	320	225	225	545	545
Taxes dependent on remuneration	58	45	35	35	93	80
Benefit in car	9	7	4	4	13	11
Expense allowance	1	1	2	2	4	2
Total fixed salaries	388	373	267	266	655	638
<i>Total fixed salaries in % (incl. contributions to pension funds)</i>	<i>52.5%</i>	<i>66.7%</i>	<i>55.2%</i>	<i>80.0%</i>	<i>53.6%</i>	<i>71.7%</i>
Short-term variable remuneration (ZVB bonus)	318	168	223	72	541	240
Multi-year variable remuneration (LTI programme)	62	34	12	0	74	34
Total variable salaries	380	202	235	72	615	274
<i>Total variable salaries in %</i>	<i>47.4%</i>	<i>33.3%</i>	<i>44.8%</i>	<i>20.0%</i>	<i>46.4%</i>	<i>28.3%</i>
Contributions to pension funds	33	33	23	23	56	56
Total salaries	801	607	525	361	1,326	968

SHARE OWNERSHIP OF MANAGEMENT AND SUPERVISORY BOARD MEMBERS

As at 31 December 2014, a total of 31,120 CA Immo shares (28,220 on 31.12.2013) were privately held by Management Board and Supervisory Board members. In addition, a total of 69,554 CA Immo shares (42,591 in 2013) were held by CA Immo employees and former Management Board members under the terms of the LTI programme on key date 31 December 2014. The company itself did not hold any own shares on the balance sheet date.

SHARE OWNERSHIP OF MANAGEMENT AND SUPERVISORY BOARD MEMBERS

Number of shares	31.12.2014	31.12.2013
Bruno Ettenauer	11,000	11,000
Florian Nowotny	9,120	6,220
Wolfgang Ruttensstorfer	10,000	10,000
Franz Zwickl	1,000	1,000
Total	31,120	28,220

D&O INSURANCE

At CA Immo Group level, D&O manager liability insurance with coverage of € 50 m was taken out for the executive bodies (Management Board members, administrative authorities, supervisory bodies and senior executives) of the parent company and all subsidiary companies. On account of the general premium payment for all insured persons, there is no specific assignment of premium payments to Management Board members. The insurance does not provide for any excess.

REMUNERATION OF THE SUPERVISORY BOARD

In line with the Articles of Association, remuneration for the Supervisory Board for the past business year is determined annually by the Ordinary General Meeting. For business year 2013, the 27th Ordinary General Meeting held on 8th May 2014 adopted a fixed fee of € 15 K per Supervisory Board member (unchanged from the previous year) alongside the reimbursement of cash expenses. The chairman receives double that amount, with the deputy chairman paid one and a half times the fixed fee. In addition, members of committees were paid € 500 for each attendance at a committee meeting. Remuneration is paid pro rata where a Supervisory Board member steps down during the year.

In business year 2014, total expenditure for the Supervisory Board was € 135 K (against € 134 K in 2013). Of this, remuneration for business year 2013 accounted for around € 122 K (€ 125 K in the previous year) (including attendance fees of € 10 K; € 12 K in 2013), cash outlays (travel expenses) totalling € 12 K (€ 9 K in 2013) and other expenditure of € 1 K (€ 0 K in 2013). No other fees (particularly for consultancy or brokerage activities) were paid to Supervisory Board members.

No loans or advances were paid to either Management Board or Supervisory Board members. No company pension plans are provided for Supervisory Board members at CA Immo.

REMUNERATION OF THE SUPERVISORY BOARD

in €	2014	2013
Wolfgang Rutenstorfer, Chairman	32,500	33,500
Helmut Bernkopf, Deputy Chairman (to 28.10.2014)	25,000	25,500
Waldemar Jud (to 8.5.2014)	15,000	15,000
Barbara A. Knoflach	15,500	15,500
Reinhard Madlencnik (to 28.10.2014)	17,000	17,500
Franz Zwickl	17,000	17,500
Total	122,000	124,500



GROUP MANAGEMENT REPORT 2014

When it comes to delivering value for all interested groups, thinking ahead is every bit as important as consistency in our business dealings. In that sense, business year 2014 was another model of long-term strategy applied with energy and vigour.

GROUP STRUCTURE

The CA Immo Group is an international real estate business based in Vienna. The Group, which comprises numerous companies, controls a significant number of properties in various jurisdictions. Its core field of expertise involves developing and managing modern and spacious office properties in Central and Eastern Europe. In regional terms, the company focuses on Austria, Germany, Poland, Hungary, the Czech Republic, Slovakia and Romania. Business activity in Germany is focused on the cities of Munich, Frankfurt and Berlin; in other countries, the main strategic emphasis is on the capital cities. The proportion of office properties stands at around 78% of the fully consolidated asset portfolio, a figure that is likely to rise. Aside from office properties, the Group's asset portfolio includes residential and logistics properties, hotels, speciality store centers and shopping malls. From the design and development of entire urban districts to the active management of investment properties, value is generated through a comprehensive value chain. As at 31 December 2014, the Group had around 355 employees in total.

COMPANIES BY REGION

Number of subsidiaries ¹⁾	31.12.2014	31.12.2013
Austria	24	30
- thereof Joint Ventures	0	0
Germany	95	106
- thereof Joint Ventures	15	13
Eastern Europe ²⁾	108	127
- thereof Joint Ventures	30	31
Across the Group	227	263
- thereof Joint Ventures	45	44

¹⁾ Joint ventures at property/project level

²⁾ Including companies established in connection with Eastern European investments

The parent company of the CA Immo Group is the Vienna-based listed company **CA Immobilien Anlagen Aktiengesellschaft**, whose main activity revolves around the strategic and operational management of domestic and foreign subsidiaries. The company has branch offices in Austria, Germany, Hungary, the Czech Republic, Romania, Poland and Serbia; the Group also has offices in Cyprus and Ukraine. Each site acts as a largely autonomous profit centre. Other subsidiaries

(without separate local teams) are present in Bulgaria, Croatia, Luxembourg, the Netherlands, Slovakia and Slovenia. Following a wide-ranging programme of restructuring in Austria and Poland, the Group had a total of 227 subsidiaries in 17 countries (includes holding companies in Cyprus, Luxembourg and the Netherlands and another company in Switzerland) as at 31 December 2014 (263 on 31.12.2013).

AUSTRIA

The company's domestic properties are overseen in direct holdings of CA Immo. As at 31 December 2014, approximate property assets of € 245.3 m were directly held by CA Immobilien Anlagen AG (against € 268.5 m on 31.12.2013). At present, the Austria portfolio comprises purely investment properties.

GERMANY: EXPANDING THE PORTFOLIO THROUGH PROJECT DEVELOPMENT

CA Immo Deutschland GmbH has functioned as the operational platform for all Group activity in Germany since 2008. As a former collecting society for state-owned railway properties in Germany, the company has a wealth of expertise in developing inner city real estate. With subsidiaries in Frankfurt, Berlin and Munich, an appropriate local profile is assured. The company's property assets mainly comprise properties under construction and undeveloped plots alongside a portfolio of properties intended for trading or sale. Investment properties are largely held in direct holdings and let and managed by **DRG Deutsche Realitäten GmbH**, a joint venture set up with the estate agent and property management firm ÖRAG. Construction management – which encompasses project monitoring, tendering, contract awarding, construction supervision and general planning – is carried out by CA Immo's German subsidiary **omniCon**, which also performs these services for third parties.

EASTERN EUROPE: ACTIVE MANAGEMENT OF INVESTMENT PROPERTIES

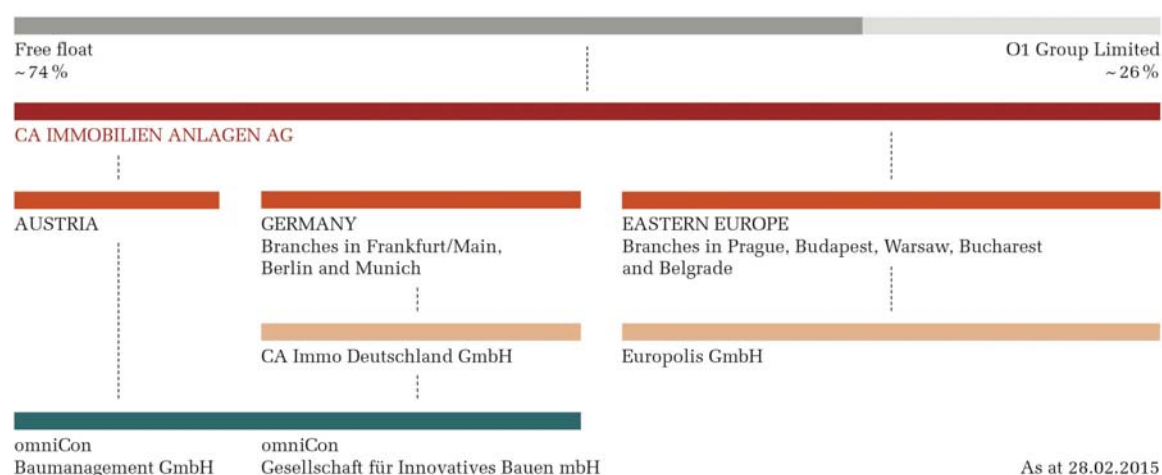
The Group’s portfolio of investment properties in Eastern Europe is directly held via CA Immo participating interests and via **Europolis GmbH** (formerly Europolis AG), another wholly owned subsidiary of CA Immo acquired from the Volksbank Group early in 2011. The Europolis Group, which was established in 1990, focuses on class A commercial properties in Eastern Europe. The overall Europolis portfolio is split into four sub-portfolios. Reputable partners such as EBRD and Union Invest hold stakes from 25 % to 49 % in two of these portfolios. The properties are managed by **Europolis Real Estate Asset Management GmbH** (EREAM) of Vienna alongside a group of regional companies in Prague, Budapest, Warsaw, Bucharest and Belgrade trading as **CA Immo Real Estate Management**.

Eastern European development projects originally held in the **CA Immo New Europe Property Fund**

(CAINE) – a project development fund structured under Luxembourg law as a SICAR (Société d’Investissement en Capital à Risque) – and three other investment properties have also been directly held by CA Immo since early December 2014. The fund terminated at the end of 2013 when it was dissolved in a voluntary liquidation process. The Europolis portfolio also includes a small number of development projects and undeveloped plots in Poland, Hungary and Ukraine.

Until recently, CA Immo held 25% plus eight shares in the listed Vienna-based property developer UBM Realitätenentwicklung AG through one of its subsidiaries; this holding was successfully sold to PORR subsidiary PIAG Immobilien AG in the second half of 2014. The purchase price for the 1,500,008 bearer shares was € 36.0 m. Projects realised in partnership with UBM – the Poleczki Business Park in Warsaw and Airport City in St. Petersburg – are unaffected by the transaction.

ORGANISATIONAL STRUCTURE OF CA IMMO GROUP



ECONOMIC ENVIRONMENT

THE ECONOMIC TREND¹⁾

In 2014 the global economy was characterised by geopolitical instability, and thus volatility. In particular, the effect of sanctions against Russia was felt by the economies of Western Europe. Here economic woes were intensified by the rapid drop of the oil price and the rouble, the flare-up of the debt crisis in Europe and the end of the Federal Reserve's bond purchase programme in the USA. According to the International Monetary Fund (IMF), however, the mood around the world is set to change in 2015 with the economies of Europe in particular experiencing a modest upturn. The economic prospects in the eurozone have indeed brightened since mid-January 2015. The pressure of the austerity policy will ease in future, leaving greater scope for economic growth.

the 2014 spring forecast of 1.7% and 2% respectively). A budget deficit of 2.6% is expected for the eurozone (overall EU: 2.7%). The total average national debt for the eurozone stood at 92.1% (EU: 86.6%).

Economic growth in **Austria** was 0.7%, below the spring target of 1.6%; the Austrian economy grew by 0.3% (real value) in 2014. In spite of low interest rates, companies are still reluctant to invest as the income and private consumption trend remains subdued. The inflation rate in Austria stood at 1.5% in 2014, and is likely to remain at this low level in 2015 owing to the falling oil price. Compared to the general price trend in 2014 for the eurozone (0.5%) and the EU (0.6%), Austria is thus well above average. The 2014 unemployment rate of 5.3% (forecast for 2015: 5.4%) remains among the lowest in the EU.

REVIEW OF THE CA IMMO CORE MARKETS IN 2014²⁾

Growth in the eurozone amounted to 0.8% in 2014, with the EU as a whole achieving 1.3%; both figures are below expectations for the first half of 2014. In 2015 eurozone growth should improve marginally to 1.1%, with the EU returning 1.5% (the values also fall short of

The German economy was mainly driven by foreign trade, with the trade balance (seasonally and calendar adjusted) rising from € 16.9 bn in 2013 to € 21.8 bn in 2014. Gross domestic product also rose by 1.5%. In EU comparison, **Germany** has the lowest unemployment rate at just 5.1%. The inflation rate in Germany has been hovering around the 0% mark, missing deflation by a hair's breadth at the end of the year. Debt in Germany as a percentage of GDP fell from 78.4% in 2013 to 74.8% in 2014.

¹⁾ International Monetary Fund (IMF), World Economic Outlook, January 2015

²⁾ Eurostat Eurostatistics 01/2015 edition, EU Commission forecast (17.02.2015), Raiffeisen Research CEE Economics Q4 2014 (16.2.2015)

ECONOMIC DATA OF CA IMMO CORE MARKETS

	Growth rate of the real GDP ¹⁾		Annual inflation rates ²⁾ in %	Rate of unemployment ³⁾ in %	Employment rate YoY ⁴⁾ in %	Gross public debt ⁵⁾ as % of GDP 2014	Balance of trade ⁶⁾ in bn. €
	2014	2015					
EU –28	1.3	1.5	0.9	10.0	0.9	86,6	7,6
Euro zone –18	0.8	1.1	0.8	11.5	0.6	92,1	24,0
AT	0.7	1.2	1.1	5.3	0.7	80,7	0,6
GER	1.3	1.1	0.19	5.1	0.9	74,8	15,6
PL	3.0	2.8	-0.89	8.0	1.9	48,6	-1,4
CZ	2.0	2.7	0.08	5.8	0.5	43,8	-0,4
HU	3.5	2.5	-0.9	9.3	3.7	80,3	-0,3
RO	2.9	2.4	1.0	6.5	-0.3	38,1	0,1

Source: Eurostat, Bloomberg

¹⁾ Forecast, change versus prior year (in %); ²⁾ by January 2014; ³⁾ by December 2014 (seasonally adjusted); ⁴⁾ by third quarter 2014; ⁵⁾ as a percentage of GDP 2014; ⁶⁾ January to November 2014 (not adjusted for seasonal variation)

Economic growth in Hungary amounted to a surprising 3.5% at the end of 2014, above the expected figure of 3.2%. The Romanian economy also performed well in 2014, recording GDP growth of 2.9% in place of the predicted 2.5%. Gross domestic product in Poland grew between 3.0% in 2014, slightly below the forecast of 3.3% at the start of the year. In the Czech Republic, the economy expanded by 2% in 2014, well below the forecast figure of 2.6%. The unemployment rate in the CEE nations is higher than that for the rest of the EU; it stands at 8.0% in Poland, 5.8% in the Czech Republic, 9.3% in Hungary and 7.1% in Romania.

The inflation rates in CEE countries remained below the respective targets. In yearly comparison, the inflation rate in Poland was 1.3% at the end of January 2015; the interest rate is therefore expected to fall by possibly 2% as things stand. The price trend in Hungary was -1.4% in January 2015, implying scope for an interest rate reduction of 2.1% at present. The inflation rate in the Czech Republic was 0.1% above the previous year's value in January 2015, and 0.4% above in Romania.

THE MONEY MARKET AND INTEREST ENVIRONMENT¹⁾

Monetary policy was highly expansive in 2014 and characterised by the continuance of historically low interest rates. Around mid-year, the European Central Bank (ECB) cut base rates for the eurozone from 0.25% to 0.15% in two stages; in September the rate fell again to the record low of 0.05%. To make lending more attractive for banks, deposit rates remain negative at -0.20%. According to Eurostat, the rate of price increases in the eurozone was just 0.3% at the end of 2014, well below the 2% target set by the ECB. To counter the threat of deflation and support business, the ECB resolved in January 2014 to extend its programme of buying government bonds and other securities from eurozone countries up to a volume of € 60 bn. The 3 month Euribor, the interest reference rate for floating rate bonds, hit records lows of between 0.3% and 0.08% in 2014.

The decline in the second half of the year continued into the first weeks of 2015, with a new low of 0.05% confirmed. The 1 month Euribor actually briefly entered negative territory in January 2015. Yields on government bonds from eurozone countries and corporate bonds with good credit ratings also reached historic lows in 2014.

CURRENCIES²⁾

The ECB's monetary policy measures led to a weakening of the single European currency in 2014, especially against the US dollar. The Polish and Hungarian currencies displayed greater volatility around the end of 2014 and the start of 2015: EUR/PLN was trading between 4.15 and 4.38, while the EUR/HUF fluctuated between 305 and 323. The currencies of the CEE nations declined in value after the Swiss National Bank abruptly abandoned its minimum exchange rate of 1.20 francs to the euro on 15 January 2015; countries were able to quickly compensate for these losses, however.

OUTLOOK³⁾

In view of the present economic situation and the development of the inflation rate in the eurozone, we expect the base rate to remain at an historic low in 2015. The decision by the ECB to extend its bond purchase programme, together with the investment programme that the European Commission unveiled in November, which should release investment of at least € 315 bn for strategic infrastructure projects over the next three years, should benefit the economy. With the steep fall in the oil price having slowed the rate of price increases in 2014, the EU Commission expects the inflation rate to fall further, and actually anticipates a deflationary trend for 2015.

According to experts, the CEE nations should benefit from more vigorous domestic demand and increased investment activity in 2015, with growth averaging 2.5% this year (twice as strong as that in the eurozone). With GDP expanding by 3.1% in 2015, Poland is likely to remain the fastest growing member of the CEE region. Growth of 2.4% is expected for the Czech Republic in 2015, with Hungary expanding by 2.3% and Slovakia achieving 2.5% growth. With government expenditure likely to decrease, the Hungarian economy might grow at a slower rate.

²⁾ Sources: European Central Bank, Central Statistical Office, Bloomberg

³⁾ Sources: European Central Bank, Central Statistical Office, Bloomberg

¹⁾ Sources: Eurostat, Central Statistical Offices, Bloomberg

PROPERTY MARKETS

THE REAL ESTATE MARKET IN AUSTRIA ¹⁾

The investment market

The volume invested in commercial real estate during the fourth quarter of 2014 (€ 700 m) was lower than the figure for the comparable period of 2013 (€ 800 m). Retail properties accounted for 33% of transactions, followed by office properties with 32%. The total investment volume of € 2.8 bn in 2014 exceeded the 2013 level (€ 1.75 bn) by 60%. The prime yield on office properties stood at 4.6% in quarter four, marginally down on the previous quarter (4.65%). Yields in good locations were very slightly lower (5 bps) than those for quarter three (5.25% compared to 5.30%). During the fourth quarter, the proportion of domestic investors rose from 25% (in Q3) to 73%. Investors from Russia were responsible for around 14% of investments, German investors accounted for approximately 13%. In view of current market trends, it is likely that the interest of foreign investors will grow, leading to large-scale transactions in 2015.

The office property market

The stock of premises on the Viennese office property market expanded only marginally in 2014 to the current level of approximately 10.83 million sqm (10.81 million sqm in 2013). The main reason for the stability of the entire stock was the relatively low completion volume. The main project completions in Vienna included the ÖBB Tower at the new main station and new properties for the office district of Wienerberg. Lettings performance of 43,000 sqm in the fourth quarter of 2014 was 52% below the result for the third quarter (90,000 sqm). However, total lettings performance in the second half (133,000 sqm) was much stronger than in the first six months (77,000 sqm). In 2014, 80% of all completions were pre-let, a trend that is expected to continue in 2015. The vacancy rate was stable at 6.6% on account of the low completion volume in 2014 and the continuing demand for office space. The peak monthly rent in Vienna in the final quarter of 2014 was unchanged at € 25.75/sqm, a trend expected to continue in 2015. Rents in good and average locations varied somewhat, with both rising steadily since early 2014 to stand at around € 15.00/sqm per month in good locations and € 13.50/sqm per month in average locations by the fourth quarter.

¹⁾ Sources: CBRE: Austria Investment MarketView Q4 2014, Vienna Office MarketView Q4 2014, MarketView EMEA Rents and Yields Q4 2014

OFFICE MARKET DEVELOPMENT IN VIENNA

	2014	2013	Change in %
Take up in sqm	210,000	295,000	-28.8
Vacancy rate in %	6.6	6.6	+/-0,0
Peek rent in €/sqm net exclusive	25.75	25.25	+2.0
Prime yield in %	4.60	4.75	-3.16

Sources: CBRE: Austria Investment MarketView Q4 2014, Vienna Office MarketView Q4 2014

Note: floor space turnover includes owner-occupier transactions

THE REAL ESTATE MARKET IN GERMANY ²⁾

The investment market

Approximately € 20.3 bn was invested in office properties in Germany during 2014, with € 7.3 bn of this invested in the final quarter. This represents 51% of the total German investment market for commercial real estate (up 32% on the previous year). Over the past 10 years, the average transaction volume in Germany has risen by a third every year. The proportion of foreign investors in Germany has increased from 25% to almost 39%.

The proportion of investment in office properties in the overall transaction volume doubled between 2010 and 2014. In Berlin, € 2.3 bn was invested in office properties (64% of the total Berlin investment market); in Düsseldorf the figure was € 1.2 bn (63%) and in Munich € 3.7 bn (34%). The highest proportion of investment in offices was reported in Frankfurt (€ 3.9 bn or 77% of the total volume). In response to high demand for investment, the prime yield in Munich declined on the previous year to 4.30% (compared to 4.55% in Berlin and 4.6% in Frankfurt).

The office property market ³⁾

Despite negative forecasts, **office space take-up** in Germany actually increased in comparison with 2013. The total volume of turnover was 3.0 million sqm (up 30% in quarter four), with a similar volume anticipated for 2015. Development was variable in the main property centres, however. With floor space turnover of 616,600 sqm, Berlin recorded a rise of 35% compared to 2013, while turn-

²⁾ Sources: Jones Lang LaSalle: German Investment Market Q4 2014; CBRE: MarketView Deutschland Investment Quarterly Q4 2014, MarketView European Investment Quarterly Q4 2014

³⁾ Jones Lang LaSalle: Office Market Overview BIG 7 4Q 2014, CBRE: German Investment Quarterly MarketView Q4 2014, MarketView, Office Market Frankfurt, Berlin MarketView Q4 2014, MarketView EMEA Rents and Yields Q4 2014

over in Düsseldorf fell by 22% to 324,000 sqm. Floor space turnover for the five other core cities was between these levels, with Hamburg, Stuttgart and Munich improving on the previous year. The volume of new space increased by a moderate 11% to 998,000 sqm in 2014. Of the premises completed in 2014, 80% were pre-let or owner-occupied.

Total **vacancy** in the seven core cities reached a low of 7.6% (6.81 million sqm) in 2014, dropping below the seven million sqm threshold. Stabilisation at this level is expected in 2015. Demand for office space led to a marginal rise in prime rents in inner city areas of Hamburg, Cologne, Frankfurt, Munich, Stuttgart and Berlin. The aggregate prime rent rose by 0.6% in 2014; the only decrease (of 5.5%) was reported in Düsseldorf. Average rents also rose by 2%, with similar results expected for 2015.

Office space take-up in **Munich** totalled 641,000 sqm in 2014, mainly thanks to a strong fourth quarter (214,800 sqm); a similar level is anticipated for 2015.

In 2014, 204,000 sqm of new or redeveloped office space was completed. The office vacancy level stood at 6.6%, its lowest level since 2003. Compared to the same period of 2013, the peak monthly rent increased by € 1.50 to € 33.00/sqm in the fourth quarter of 2014. Rental rates are expected to climb further in inner city areas especially, where demand is high; the peak rental rate for prime office space should also rise.

Office space take-up in **Frankfurt** was approximately 378.100 sqm in 2014, below the 400,000-sqm level for the third time since 2004. This value is around 18% below the ten-year average, mainly because of the decision by many tenants to extend existing contracts rather than relocate. At the same time, the largest volume of newly built premises for more than a decade was completed in 2014 (approximately 300,000 sqm); 75% of new floor space was pre-let prior to completion.

OFFICE MARKET DEVELOPMENT IN CA IMMO CORE MARKETS IN GERMANY

	2014	2013	Change in %
Berlin			
Take up in sqm	617,000	455,000	35.0
Vacancy rate in %	7.7	8.2	-0.5
Peak rent in €/sqm net exclusive	22.0	22.0	0.0
Prime yield in %	4.5	4.7	-0.2
Frankfurt am Main			
Take up in sqm	378,000	441,000	-14.2
Vacancy rate in %	10.4	11.1	-0.7
Peak rent in €/sqm net exclusive	35.0	35.0	0.0
Prime yield in %	4.6	4.7	-0.1
Munich			
Take up in sqm	641,000	625,000	2.6
Vacancy rate in %	6.6	7.3	-0.7
Peak rent in €/sqm net exclusive	33.0	31.5	4.8
Prime yield in %	4.2	4.4	-0.2

Sources: Jones Lang LaSalle: Office Market Overview BIG 7 4Q 2014
Note: floor space turnover includes owner-occupier transactions

Partly due to various disposals of older portfolio buildings, the vacancy rate fell further to 10.4% in the final quarter of 2014; it is currently at its lowest level for over 10 years. The prime rent stabilized at € 35/sqm per month.

Office space take-up in **Berlin** reached the record level of 616,600 sqm in 2014 (up 35% on the 2013 figure of 455,000 sqm). Floor space turnover was approximately 219,000 sqm in quarter four of 2014. The vacancy rate fell to the low level of 7.7% in the final quarter thanks to the rise in demand for office space. Vacancy was very low in all peripheral city areas. The average rent in this segment increased by 7.6% to € 13.70/sqm per month. The peak monthly rent is currently stable at € 22.00/sqm.

THE REAL ESTATE MARKET IN EASTERN EUROPE ¹⁾

The investment market

The investment volume in the CEE nations (excluding Russia) amounted to around € 7.9 bn in 2014, equivalent to growth of approximately 27% (€ 6.2 bn in 2013). Poland remained the leading regional market with an approximate share of 41% (€ 3.2 bn), followed by the Czech Republic (25%, € 2.0 bn), Romania (16%, € 1.3 bn), Slovakia (8%, € 0.6 bn) and Hungary (7%, € 0.6 bn). In the CEE countries, the office transaction market achieved a particularly strong result with € 3.7 bn, around 54% above the previous year's value of € 2.4 bn. There has been a significant increase in investment in the logistics sector, with the figure rising by some € 1.6 bn (35%) in year-on-year comparison.

Thanks to solid performance in 2014, **Poland** retained the primary focus of many institutional investors, even though its share of the total CEE transaction market fell from 70% in 2012 to around 41% in 2014 as other countries of the region attracted higher volumes – a promising trend for the whole region. The transaction volume in Warsaw, the most important investment market in Eastern Europe, expanded from € 913 m in 2013 to € 1.2 bn in 2014.

In the **Czech Republic**, the transaction volume rose to € 1.28 bn in the second half of 2014 (up 78% on the first six months and 52% on the same period of 2013). In 2014 **Hungary** recorded its highest transaction volume since

2007 at just over € 580 m. The investment volume in **Romania** was dominated by retail transactions (41%).

The office property markets ²⁾

Floor space turnover increased sharply in 2014 in three of CA Immo's four core cities (Prague, Budapest and Bucharest); the vacancy level fell further in Bucharest and Budapest. Prime yields remained at a stable level on the core markets of CA Immo. Bucharest was also stable at 7.75% in the fourth quarter after the prime yield rose by 50 bsp since the opening quarter of 2014.

Warsaw represents some 48% of the Polish office property market with total floor space of around 4.4 million sqm. The completion volume was 276,900 sqm in 2014, with a further 834,000 sqm due to follow by 2016. In 2014, 3% less office space (612,400 sqm) was let than in the previous year, although the final quarter of 2014 saw the strongest performance of the past four years with 190,700 sqm let. Between the third and fourth quarters of 2014, the vacancy rate declined by 0.5% to 13.3%; the reduction was mainly due to the low completion volume in the final quarter. The prime rent was € 25/sqm per month in central locations and € 15/sqm per month in peripheral districts. Given the extensive project pipeline, the prime rent level is likely to fall.

Lettings performance on the **Bucharest** office market exceeded 108,000 sqm in the fourth quarter, of which 65% was newly let. Lettings activity expanded by 20% in comparison with previous quarters. The completion volume in the fourth quarter stood at 41,200 sqm. Office space in Bucharest totalled 2.27 million sqm in 2014 and is expected to expand by 150,000 sqm in 2015. Floor space turnover was 315,000 sqm in 2014, a rise of 5% on the previous year. The vacancy rate fell from 15% at the start of the year to 13% at year end; it is expected to stand at 12% in 2015. However, there are big differences between the various submarkets. Vacancy in class A properties was just 6.2% thanks to strong demand for modern office premises with good transport connections, while the rate for B-class properties was 17.3%. The prime monthly rent in Bucharest amounted to € 18/sqm in the fourth quarter of 2014.

Office space take-up in **Budapest** rose from 396,000 sqm in 2013 to 465,600 sqm in 2014 (a rise of 17%). Lettings

¹⁾ Sources: Jones Lang LaSalle: CEE Investment Market Pulse/2014; CBRE: Property Investment MarketView Q4 2014

²⁾ Sources: Jones Lang LaSalle: Warsaw Office Market Profile Q4 2014, Warsaw, Bucharest and Budapest City Report Q4 2014, Prague Office Market Q4 2014; CBRE: Prague, Warsaw, Bucharest and Budapest Office MarketView Q4 2014, CZ Property Investment MarketView H2 2014, MarketView EMEA Rents and Yields Q4 2014

performance in the office sector expanded by 19% in 2014, a similar rate to that reported in 2013. The completion volume in 2014 was low at 68,200 sqm; 72% of the new premises were already let. Another 45,000 sqm of new office space is expected to be completed in 2015. The vacancy rate fell by 2.2 bsp in 2014 to stand at the current level of 16.2%, the lowest for six years. The fall in vacancy was steepest (5.5 bsp) among class B properties; among class A properties, the vacancy rate was generally constant. A further reduction is expected in 2015. The average prime monthly rent in Budapest currently stands at € 19-21/sqm.

In 2014 the office market in **Prague** recorded its strongest annual growth since 2009, and a 90% rise on the figure for 2013, with a completion volume of

148,900 sqm. The portfolio of office space in Prague thus broke through the three million sqm threshold. In total 15 new buildings came onto the market, nearly all of which were aimed at the upscale market segment. Lettings performance in 2014 was up 32% on the 2013 figure at 331,900 sqm. The vacancy rate in the final quarter was 15.3%, with variation across individual submarkets. Vacancy amounts to 20.7% in Prague, with 14.3% of office space vacant in inner city areas and just 13.5% standing empty in outlying areas. In 2015 the vacancy level in Prague is expected to reach the temporary high of 16%. Prime monthly rents in the city stand at € 18.50-19.50/sqm, with the inner city figure at € 15.00-17.50/sqm and peripheral areas ranging from € 13.00-14.50/sqm.

OFFICE MARKET DEVELOPMENT IN CA IMMO CORE MARKETS IN EASTERN EUROPE

	2014	2013	Change in %
Budapest			
Take up in sqm	465,000	396,000	17
Vacancy rate in %	16.2	18.4	-11.9
Peek rent in €/sqm net exclusive	19,0-21,0	19,0	-5.2
Prime yield in %	7.25	7.50	-3.3
Bucharest			
Take up in sqm	315,000	300,000	5
Vacancy rate in %	13	15.1	-93.4
Peek rent in €/sqm net exclusive	18	18	0.0
Prime yield in %	7.75	8.25	-6.1
Prague			
Take up in sqm	331,000	299,000	10.7
Vacancy rate in %	15.3	13.2	15.9
Peek rent in €/sqm net exclusive	19.50	20.0	-2.5
Prime yield in %	6.0	6.0	0.0
Warsaw			
Take up in sqm	612,000	633,000	-3.3
Vacancy rate in %	13.3	11.8	12.7
Peek rent in €/sqm net exclusive	25.5	25.5	0.0
Prime yield in %	6.0	6.0	0.0

Sources: CBRE: Budapest Office MarketView Q4 2014, MarketView Bucharest Office Q4 2014, MarketView Prague Office Q4 2014, MarketView Warsaw Office Q4 2014, MarketView EMEA Rents and Yields Q4 2014; Jones Lang LaSalle: Prague Office Market Q4 2014, Warsaw Office Market Profile Q4 2014

Note: floor space turnover includes owner-occupier transactions

PROPERTY ASSETS

The CA Immo Group divides its core activity into the business areas of letting investment properties and developing real estate. In both of these business areas, CA Immo specialises in commercial real estate with a clear focus on office properties in capital cities in the centre of Europe. The objective is to build up a focused portfolio of high quality and sustainable investment properties within the core markets of Germany, Austria, the Czech Republic, Poland, Hungary, Romania and Slovakia. The company generates additional revenue through the utilisation of developed land reserves.

Application of new IFRS standards and impact on the representation of property assets

Compared to the previous annual report, the application of the new financial reporting standards involves a modified representation of property assets. Fully consolidated properties wholly owned by CA Immo are reported separately from partially owned real estate (companies) consolidated at equity (pro-rata share). For purposes of comparison, last year's figures have been adapted in line with the new standards.

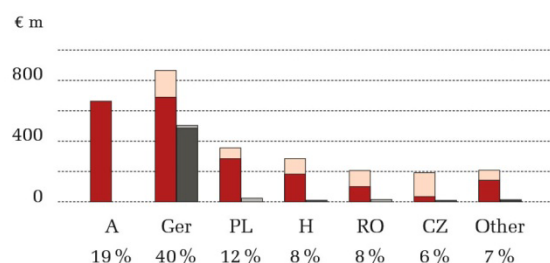
€ 3.6 bn property assets

As at key date 31 December 2014, the property assets of CA Immo were approximately € 3.6 bn. Of this figure, investment properties account for € 3.0 bn (84% of the

total portfolio)¹⁾ and property assets under development represent € 0.6 bn (16% of total portfolio). Eastern Europe is the biggest regional segment with a proportion of 41% of total property assets.

DISTRIBUTION OF PROPERTY ASSETS BY COUNTRY AND TYPE

- Pro-rata share of investment properties, fully consolidated
- Pro-rata share of properties, partially owned by CA Immo, at equity
- Investment properties under development, fully consolidated
- Investment properties under development, at equity



¹⁾ Includes properties used for own purposes, self-administrated properties and short-term property assets

PROPERTY ASSETS OF THE CA IMMO GROUP AS AT 31.12.2014 (BOOK VALUES)

in € m	Investment properties ¹⁾			Investment properties under development			Short-term property assets ²⁾			Property assets			Property assets in %		
	full	at equity	Σ	full	at equity	Σ	full	at equity	Σ	full	at equity	Σ	full	at equity	Σ
Austria	664	0	664	0	0	0	20	0	20	685	0	685	25	0	19
Germany	689	177	866	485	18	503	25	33	58	1,200	228	1,428	45	26	40
Czech Republic	34	157	192	3	3	6	28	0	28	65	160	225	2	18	6
Hungary	182	98	280	1	0	1	0	13	13	183	111	294	7	12	8
Poland	286	66	352	0	22	22	24	33	57	310	121	431	12	14	12
Romania	100	105	204	1	14	16	0	78	78	101	197	298	4	22	8
Others	144	64	208	6	8	13	0	1	1	150	73	222	5	8	7
Total	2,100	667	2,768	496	65	561	97	158	255	2,694	890	3,583	100	100	100
Share on total portfolio	78%	75%	77%	18%	7%	16%	4%	18%	7%	100%	100%	100%			

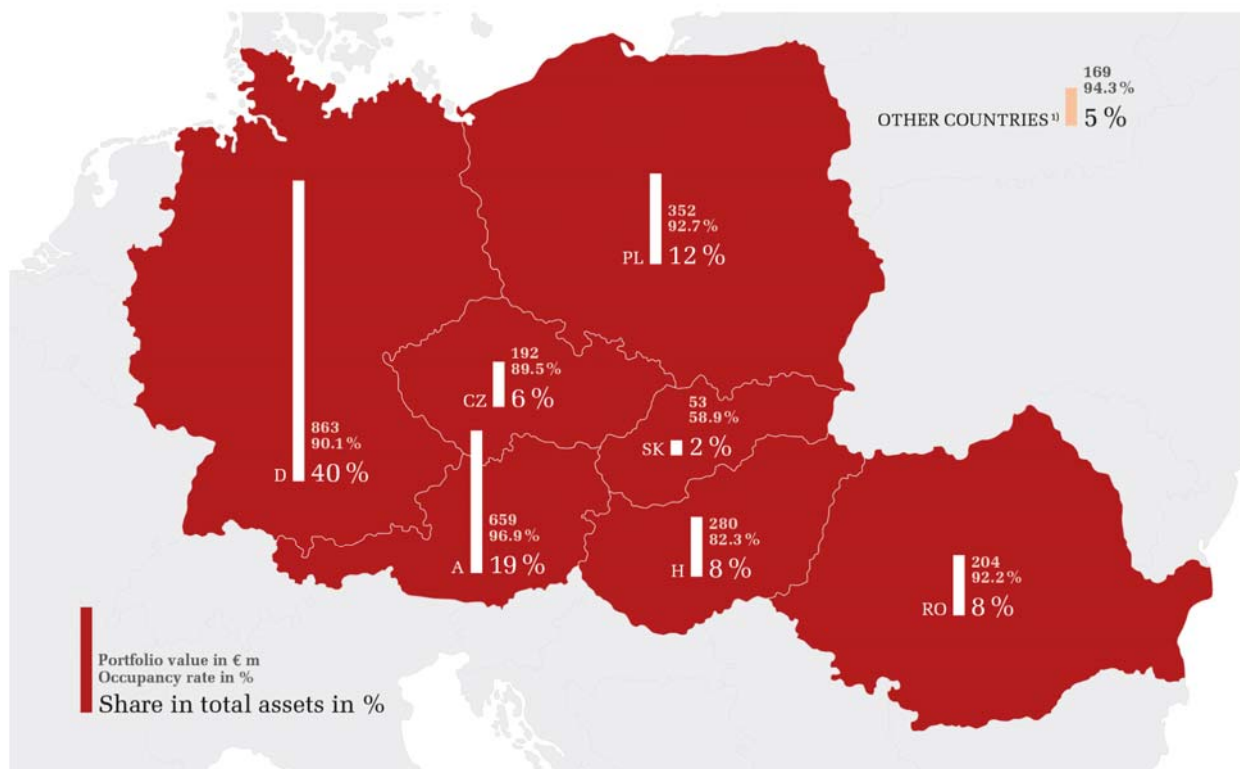
Full: Fully consolidated properties wholly owned by CA Immo

At equity: Properties partially owned by CA Immo, consolidated at equity (pro-rata share)

¹⁾ Excludes properties used for own purposes and self-administrated properties

²⁾ Short-term property assets including properties intended for trading or sale

CA IMMO PROPERTY ASSETS



¹⁾Includes properties in Serbia, Croatia, Bulgaria, Slovenia and Ukraine.

Sales

In business year 2014, the strategic policy of focusing on large-scale, modern office properties in the portfolio was upheld across the Group. Accordingly, the majority of sales involved properties not classified as part of core business of CA Immo in regional or sectoral terms. Property assets sold in 2014 generated total trading income of € 271.5 m and contributed € 38.8 m to the result.

In October, a purchase agreement for the sale of a **logistics portfolio** with a total area of approx. 467.000 sqm was successfully completed. The closing was in the beginning of February 2015. This transaction includes a logistic park in Romania (215.000 sqm), two investment properties in Poland (252.000 sqm) and approx. 165 acres undeveloped property development, primarily in Poland and Romania. The properties were held by CA Immo in a joint venture with the European Bank of Re-construction and development (EBRD).

In the course of the portfolio adjustment smaller properties of various asset classes as well as supraedificates

with a trading income of circa € 56.4 m were sold in Austria; two of these transactions were closed in the beginning of 2015. The income contribution from these transactions was around € 3 m.

The sale of **building plots** connected with urban district development activity (mainly in inner city areas in Germany and including a high-rise construction site in the Frankfurt Europaviertel) produced trading income of € 24.9 m and contributed € 15.2 m to the result; suitably value-enhancing property use approvals had previously been obtained.

In November, contract negotiations concerning the sale **two office towers at Airportcity St. Petersburg** were successfully concluded. The investment volume stands at € 70 m, the closing was in early March 2015. The project company ZAO Avielen, a joint venture of the Austrian real estate Warimpex (55%), CA Immo (35%) and UBM (10%) develops the project Airportcity St. Petersburg which is located in close proximity to Pulkovo 2 international airport St. Petersburg. In addition to the four star

hotel, the complex includes three modern office buildings with a gross field area of approx. 31.000 sqm. The two towers sold, Jupiter 1 and Jupiter 2, with total office space of approximately 16,800 sqm are fully let out.

Investments

In total, CA Immo invested € 141.9 m in its property portfolio. € 24.9 m accounted for modernisation and optimisation measures and € 117.0 m was invested in development projects.

Acquisitions

In mid-August, CA Immo increased its share in the Munich office project **Kontorhaus** from 50% to 93%. The seller of the company shares was E&G Bridge Equity Fonds GmbH & Co. KG. The purchase price was agreed to be kept confidential. The transaction was closed end of September. The Kontorhaus, which is being developed under the terms of a joint venture between CA Immo and E&G Financial Services, will be completed in autumn 2015 as the last building in the Munich district of Arnulfpark. The total investment volume will be around € 102 m and the pre-letting rate currently stands at 55%.

The main tenant for the structure will be Google, renting gross floor space of 14,000 sqm.



Visualization of the Kontorhaus office building in Munich

PROPERTY ASSETS BRIDGE 2013 TO 2014

		Austria	Germany	Eastern Europe	Total
Property assets 31.12.2013	€ m	704.7	1,271.7	1,651.6	3,628.0
Acquisition of new properties	€ m	0.0	26.6	6.0	32.6
Capital expenditure	€ m	6.3	115.6	20.0	141.9
Change from revaluation/impairment/depreciation	€ m	6.5	29.3	-64.7	-28.9
Changes Mietincentive	€ m	0.5	7.8	-0.1	8.2
Disposals	€ m	-33.4	-23.4	-142.0	-198.8
other Changes	€ m	0.0	0.2	0.2	0.4
Property assets 31.12.2014	€ m	684.7	1,427.8	1,471.0	3,583.4
Annual rental income ¹⁾	€ m	41.8	51.5	107.1	200.4
Annualised rental income	€ m	39.0	53.2	111.0	203.2
Economic vacancy rate for investment properties	%	3.1	9.9	11.2	9.3
Gross yield (investment properties)	%	5.7	5.7	7.7	6.6

¹⁾ Includes annual rental income from properties sold in 2014 (€ 6.3 m)

INVESTMENT PROPERTIES

Contributing around 84% of total property assets, the investment property area is CA Immo's main source of income. The principle objective of the company is the continual optimisation of its portfolio and the retention and acquisition of tenants with a view to securing stable and regular rental revenue. The key performance indicators of operational property business are as follows:

- The vacancy rate indicates the quality of the portfolio and our success in managing it. With an occupancy rate of 90.7%, CA Immo is above market average.
- The quality of a location and its infrastructure are critical to the marketability of properties. The majority of CA Immo office properties are situated in CBD- or central business locations of central European cities.
- Local presence and market knowledge: CA Immo has branch offices on its core markets to ensure efficient management and tenant retention

Investment properties: Office share enhanced to 79%

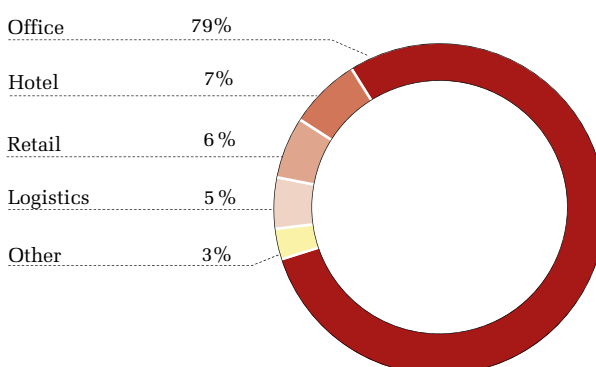
As at key date 31 December 2014, the Group's asset portfolio¹⁾ incorporated a total rentable effective area of 1.6 m sqm with an approximate book value of € 2.8 bn (compared to € 3.0 bn in 2013). With 45% of book value, the Eastern Europe segment accounts for the largest proportion of the asset portfolio. In 2014, CA Immo generated total rental income of € 200.4 m (€ 249.9 m in 2013); the Eastern Europe segment accounted for roughly 53% of total rental revenue. On the basis of annualised rental

revenue, the asset portfolio produced a yield of 6.6% (6.5% in 2013). In line with the strategic portfolio focus, the office share in the total portfolio was further increased from 70% (31.12.2013) to 79% as at the reporting date.

Occupancy rate increased to 90.7%

The occupancy rate for the asset portfolio rose from 88.1% (31.12.2013) to 90.7% on 31 December 2014. Especially properties in Romania, Austria and Poland recorded above-average high occupancy rates. In like-for-like comparisons of properties forming part of the portfolio as at 31 December 2013, the economic occupancy rate increased from 88.4% on that date to 91.3% on the balance sheet date for 2014.

DISTRIBUTION OF BOOK VALUE PORTFOLIO PROPERTIES BY MAIN USAGE (Basis: € 2.8 bn)



¹⁾ Excludes properties used for own purposes, self-administrated properties and short-term property assets

INVESTMENT PROPERTIES: KEY FIGURES BY COUNTRY ¹⁾

	Fair value property assets			Rentable area			Occupancy rate			Annualised rental income ²⁾			Yield		
	full	at equity	Σ	full	at equity	Σ	full	at equity	Σ	full	at equity	Σ	full	at equity	Σ
Austria	659	0	659	512,549	0	512,549	96.9	0.0	96.9	37.3	0.0	37.3	5.7	0.0	5.7
Germany	687	177	863	400,392	33,457	433,849	92.5	80.4	90.1	40.1	8.8	48.8	5.8	5.0	5.7
Czech Republic	34	157	192	27,337	70,033	97,370	90.3	89.3	89.5	3.5	11.4	14.9	10.0	7.3	7.8
Hungary	182	98	280	106,832	76,213	183,045	80.1	86.2	82.3	13.0	7.7	20.7	7.1	7.9	7.4
Poland	286	66	352	93,294	33,078	126,371	93.1	91.1	92.7	21.5	5.6	27.1	7.5	8.5	7.7
Romania	100	105	204	42,340	50,409	92,749	94.5	89.8	92.2	8.7	8.0	16.8	8.8	7.7	8.2
Others	144	64	208	87,496	37,687	125,183	86.5	90.1	87.5	11.2	4.9	16.1	7.8	7.6	7.7
Total	2,093	667	2,760	1,270,240	300,877	1,571,117	91.9	87.3	90.7	135.3	46.4	181.7	6.5	7.0	6.6

Full: Fully consolidated properties wholly owned by CA Immo

At equity: Properties partially owned by CA Immo, consolidated at equity (pro-rata share)

¹⁾ Excludes properties used for own purposes, self-administrated properties and short-term property assets

²⁾ Monthly contractual rent as at key date multiplied by 12

LIKE-FOR-LIKE COMPARISON OF PROPERTIES IN THE PORTFOLIO AS AT 31.12.2013

m	Book values		Annualised rental income ¹⁾		Gross yield in %		Occupancy rate	
	2014	2013 restated	2014	2013 restated	2014	2013 restated	2014	2013 restated
Austria	639.3	631.5	37.3	36.9	5.8	5.8	96.9	93.8
Germany	819.5	800.7	47.0	49.5	5.7	6.2	92.2	89.8
Eastern Europe	1,237.3	1,257.0	95.6	94.5	7.7	7.5	88.8	85.9
Total	2,696.1	2,689.2	179.9	181.0	6.7	6.7	91.3	88.4

¹⁾ Monthly contractual rent as at key date multiplied by 12

Lettings performance 2014: 24% of usable space newly let or extended

Across the Group, CA Immo let approx. 382,000 sqm of floor space in 2014, of which 10,800 sqm were pre-lettings on development projects. Excluding these pre-lettings, this equates to lettings performance of 24% of the Group's total investment portfolio, which amounts to 1.57 m sqm. New lettings and contract extensions by existing tenants accounted for around 48%, renewals of existing tenants represent 52%. Office space accounted for 51% of total lettings, logistics for 48%. 2014 Austria was, with just under 13,800 sqm office space newly let, the market with the strongest leasing performance, followed by Poland with over 12,200 sqm new office rental. The biggest lease contract in 2014 was signed by the Croatian public authority, leasing 9,400 sqm in Zagreb Tower. Of the lease contracts, 41% are unlimited or have terms in excess of five years.

LETTINGS PERFORMANCE BY SEGMENT

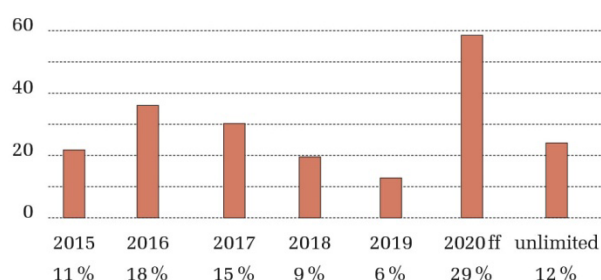
	Office	Others	Total
Germany			
Pre-leases development projects	10,000	814	10,814
New leases investment properties	2,830	9,018	11,848
Lease extension	9,827	7,626	17,453
Total	22,657	17,458	40,115
Austria		0	
New leases investment properties	13,755	4,754	18,509
Lease extension	6,525	1,763	8,288
Total	20,280	6,517	26,797
Eastern Europe		0	
New leases investment properties	63,089	79,693	142,782
Lease extension	87,033	85,259	172,293
Total	150,122	164,953	315,075
Total Group	193,059	188,928	381,987

BIGGEST TENANTS

	Sector	Region	Share in % ¹⁾
PWC	Auditor	Germany	6
Hennes & Mauritz GmbH	Fashion retail	Germany	3
Verkehrsbüro Hotellerie GmbH	Hotel sector	Austria /Eastern Europe	2
TOTAL Deutschland GmbH	Energy supply	Germany	2
Land Berlin c/o Berliner Immobilienmanagement GmbH	Property administration	Germany	2
Österreichische Post AG	Post	Austria	2
Robert Bosch Aktiengesellschaft	Electrical engineering	Austria	2
InterCityHotel GmbH	Hotel sector	Germany	1
IBM	IT	Eastern Europe	1
Meininger GmbH	Hotel sector	Austria/ Germany	1

¹⁾ After annualised rental revenue

EXPIRY PROFILE OF LEASE AGREEMENTS BASED ON EFFECTIVE RENTAL INCOME



THE AUSTRIA SEGMENT

The asset portfolio in Austria comprises rentable effective area of 512,549 sqm with a market value of around € 659 m according to current valuations. Austria, with an approximate share of 24% of the total CA Immo asset portfolio (measure by portfolio value), is the biggest asset market in the Group. In 2014, this portfolio generated rental income of € 42 m (€ 40 m in 2013), equivalent to an average yield of 5.7% (6.0% in 2013).

CA Immo invested 2014 around € 6.3 m in its Austrian real estate portfolio, compared to € 3.0 m in 2013. Moreover, roughly € 2.6 m (€ 2.3 m in 2013) were spent on maintaining the Austrian investment properties in 2014.

Lettings

Around 13,755 sqm of office space was newly let and contracts for approx. 6,500 sqm renewed. In 2014, a total of 26,800 sqm of usable space was newly let or extended. On annual comparison, the economic occupancy rate in the asset portfolio rose to 96.9% (94.2% in 2013).

INVESTMENT PROPERTIES AUSTRIA: KEY FIGURES ¹⁾

in € m	31.12.2014	31.12.2013 restated	Change
book value	659.3	699.4	-5.7
Annualised rental income ²⁾	37.3	41.8	-10.8
Gross yield in %	5.7	6.0	-0.3 pp
Economic vacancy rate in %	3.1	5.8	-2.7 pp

¹⁾ Excludes properties used for own purposes

²⁾ Monthly contractual rent as at key date multiplied by 12

THE GERMANY SEGMENT

At the key date, CA Immo held investment properties in Germany with an approximate market value of € 863.4 m (€ 801 m in 2013) and rentable effective area of 433,849 sqm. The company's investment property assets in Germany mostly comprises modern, centrally located office buildings (most of which are developed by CA Immo) in Berlin, Munich and Frankfurt.

Two completed projects transferred to the portfolio

Rental income of € 51.5 m was generated in 2014, compared to € 108.8 m in 2013. The yield on the portfolio was 5.7% as at 31 December 2014 (6.2% in 2013). CA Immo spent some € 0.2 m on maintaining its German investment properties in 2014. The office and retail buildings Belmundo and LaVista in the Düsseldorf city district BelsenPark were completed in autumn 2014 and transferred to the CA Immo asset portfolio. LaVista has a gross floor area of 4,000 sqm, with 29%¹⁾ rented. Belmundo comprises 10,000 sqm, with an occupancy rate of 80%¹⁾.

Occupancy rate up from 88% to 90%

The occupancy rate for the asset portfolio in Germany increased – despite the transfer of two completed projects to the portfolio, which are still in a phase of stabilisation phase – from 89.8% on 31 December 2013 to 90.1% on 31 December 2014. In Germany, approx. 40,100 sqm floor space (of which 22,660 sqm is office space) was newly let or extended during 2014. Pre-letting on development projects accounted for almost 10,000 sqm.

INVESTMENT PROPERTIES GERMANY: KEY FIGURES ¹⁾

in € m	31.12.2014	31.12.2013 restated	Change
book value	863.4	800.7	7.8
Annualised rental income ²⁾	48.8	49.5	-1.4
Gross yield in %	5.7	6.2	-0.5 pp
Economic vacancy rate in %	9.9	10.2	-0.3 pp

¹⁾ Excludes properties used for own purposes and short-term property assets

²⁾ Monthly contractual rent as at key date multiplied by 12

¹⁾ Incl. signed rental agreements as at 31 December 2014

THE EASTERN EUROPE SEGMENT

CA Immo has been investing in Eastern Europe since 1999. The company now maintains investment properties in nine countries of Central and Eastern Europe (CEE 70%) and South Eastern Europe (SEE, 30%). As at key date 31 December 2014, investment properties in Eastern Europe had an approximate market value of € 1,237.3 m (€ 1,451.6 m on 31.12.2013), equivalent to around 45% of the total asset portfolio. In this region, CA Immo concentrates on high quality, centrally located office properties in capital cities of Eastern and South Eastern Europe. After selling the logistic assets in Poland and Romania (the closing of this transaction was after reporting date in January 2015), 93% of the overall Eastern European investment portfolio accounts for office properties, logistical real estate accounts for only 2%, retail properties making up 4% and hotels 1%. The portfolio is maintained and let by the company's local teams on site.

53% of rental revenue from Eastern Europe

The company's asset portfolio comprises 624,719 sqm of rentable effective area which generated rental income of € 107.1 m in 2014 (compared to € 100.8 m in 2013). This represents 53% of CA Immo's total rental revenue. The overall portfolio produced a gross yield of 7.7% (7.1% in 2013), with the yield for properties in the SEE region standing at 8.3% (8.4% in 2013) and that for properties in the CEE region at 7.5% (2013: 6.4%). Details on the properties in the Eastern European asset portfolio can be

found in the general overview of properties at the end of the report.

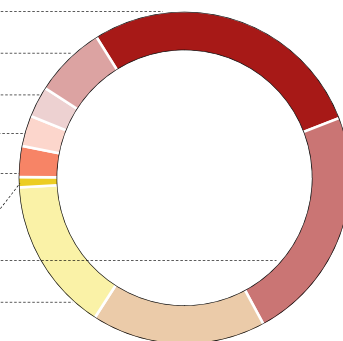
Occupancy rate increased up to 89%

Thanks to its strong local profile and the high (site) quality of its real estate, CA Immo was able to increase the utilisation rate of its portfolio (measured on the basis of expected annual rental income) from 85% (2013) up to 89% (as at 31 December 2014). The occupancy rate in the core office segment stood at 90% (86% in 2013).

Total lettings performance for the Eastern Europe segment in 2014 stood at roughly 315,000 sqm of rentable effective area; office space accounted for 150,100 sqm and logistical premises accounted for 162,600 sqm.

DISTRIBUTION OF BOOK VALUE INVESTMENT PROPERTIES EASTERN EUROPE BY COUNTRIES
(Basis: € 1.24 bn)

Poland	28%
Serbia	7%
Slovakia	3%
Croatia	3%
Bulgaria	3%
Slovenia	1%
Hungary	23%
Czech Republic	15%
Romania	17%



INVESTMENT PROPERTIES IN EASTERN EUROPE: KEY FIGURES ¹⁾

	Fair value property assets			Annualised rental income ²⁾			Occupancy rate			Yield		
	full	at equity	in € m Σ	full	at equity	in € m Σ	full	at equity	in % Σ	full	at equity	in % Σ
Poland	286	66	352	21.5	5.6	27.1	93.1	91.1	92.7	7.5	8.5	7.7
Hungary	182	98	280	13.0	7.7	20.7	80.1	86.2	82.3	7.1	7.9	7.4
Romania	100	105	204	8.7	8.0	16.8	94.5	89.8	92.2	8.8	7.7	8.2
Czech Republic	34	157	192	3.5	11.4	14.9	90.3	89.3	89.5	10.0	7.3	7.8
Serbia	83	0	83	7.3	0.0	7.3	97.0	0.0	97.0	8.8	0.0	8.8
Croatia	0	33	33	0.0	2.3	2.3	0.0	94.9	94.9	0.0	7.1	7.1
Bulgaria	6	32	38	1.0	2.5	3.5	100.0	86.1	89.5	15.1	8.0	9.2
Slovenia	12	0	12	0.9	0.0	0.9	90.7	0.0	90.7	7.8	0.0	7.8
Slovakia	43	0	43	2.1	0.0	2.1	58.9	0.0	58.9	4.8	0.0	4.8
Total	747	491	1,237	58.0	37.6	95.6	88.6	89.1	88.8	7.8	7.7	7.7

Full: Fully consolidated properties wholly owned by CA Immo

At equity: Properties partially owned by CA Immo, consolidated at equity (pro-rata share)

¹⁾ Excludes self-administrated properties and short-term property assets

²⁾ Monthly contractual rent as at key date multiplied by 12

INITIATIVES AIMED AT RAISING THE ENERGY EFFICIENCY OF THE ASSET PORTFOLIO

From an international viewpoint, CA Immo holds investment properties of many different kinds at many stages of the property lifecycle. In order for the asset portfolio to comply with general quality standards and meet the individual needs of tenants while ensuring the longest possible marketability of individual properties, CA Immo Asset Management applies diversified quality management. To establish the best possible conditions for long-term rentals, various highly specific measures aimed at properties and their tenants are adopted. **The most important levers in integrated quality assurance are:**

- Standardised recording of structural properties (including energy consumption values) as the decision-making basis in active asset management
- Needs-based investment to ensure portfolio quality and user comfort
- Continual, systematic dialogue with current tenants to ensure long-term tenant retention
- Selective use of sustainability certification for strategic core properties
- Raising awareness among current tenants to improve resource conservation by users

CAST: quality assurance for portfolio buildings

To adequately facilitate comparison of the sustainability of portfolio buildings across various countries, CA Immo

developed CAST (CA Immo Sustainability Tool), its own recording system for office buildings in its portfolio. CAST not only records economic and social criteria, but also (and especially) the technical quality of installations and facilities across the Group; build quality is also recorded. This process creates transparency within the asset portfolio – a sound basis for the portfolio strategy as well as purchase and sale decisions. In line with the company's strategy, CA Immo's entire portfolio of office assets has been recorded in CAST since 2013. Business processes and consumption data such as electricity, heating energy, water and waste were systematically represented for the first time in 2014.

Energy consumption and the carbon footprint

Since 2013, consumption data and carbon emissions generated by buildings through heat and power consumption have been recorded for all of CA Immo's office assets (all office properties with a market value of at least € 10 m). The table shows the corresponding values per square metre of rentable area in business year 2014 for Eastern Europe, Austria and Germany.

Health and safety in portfolio buildings

Regular maintenance is carried out during current operations to ensure the safety and functional reliability of technical building installations; performing maintenance and monitoring as operations continue also serves to minimise health risks posed by malfunctions.

CARBON FOOTPRINT, ENERGY CONSUMPTION AND WATER CONSUMPTION IN THE ASSET PORTFOLIO ¹⁾

	Power consumption /sqm rental space in kWh	Heating energy consumption /sqm rental space in kWh	Total Carbon-Emission ²⁾ /sqm rental space in kgCO ₂ /a	Water consumption /sqm in m ³
Eastern Europe	187,60	101,25	111,15	0,52
Germany	87,35	68,30	48,84	0,29
Austria	112,53	94,31	18,34	0,45
Total	153,99	93,35	83,68	0,42

The calculation of carbon emissions from power consumption is based on 54 properties, or 100 % of the rentable area of the portfolio.

The calculation of carbon emissions from the heat requirement is based on 52 properties, or 98.94 % of the rentable area of the portfolio.

¹⁾ All data is per sqm of rentable area; data refers to 2013

²⁾ The calculation of carbon emissions caused by power and heating energy consumption take account of the so-called carbon dioxide equivalent, which differs between countries and sometimes regions. The higher the proportion of renewable energy in the production of electric power and heating, the lower the carbon dioxide equivalent. As regards the portfolio of CA Immo, we can ascertain that carbon emissions are lowest in Austria on account of the high proportion of hydroelectric power. In some countries of Eastern Europe, on the other hand, the proportion of coal-fired power stations producing energy is still very high; the figures on carbon emissions per sqm of rentable area are accordingly poorer.

OVERVIEW SUSTAINABILITY CERTIFICATES OF INVESTMENT PROPERTIES

Country	City	Property	System	Category	Status	Version
CZ	Prague	Amazon Court	DGNB	Gold	Certificate (2011)	Office new building
SK	Bratislava	BBC 1 plus	LEED	Gold	Certificate (2011)	Office new building
PL	Warsaw	Poleczki B1/C1 phase 2	LEED	Gold	Certificate (2011)	Office new building
HU	Budapest	R 70	LEED	Gold	Certificate (2014)	Office existing building
HU	Budapest	Capital Square	LEED	Gold	Certificate (2014)	Office existing building
A	Vienna	Silbermöwe	ÖGNI / DGNB	Silver	Certificate (2013)	Office refurbishment
D	Frankfurt	Tower 185	DGNB	Silver	Certificate (2013)	Office existing building
D	Frankfurt	Tower 185	LEED	Gold	Certificate (2012)	Office new building
D	Munich	Skygarden	LEED	Gold	Certificate (2013)	Office new building
D	Munich	Ambigon	DGNB	Silver	Certificate (2013)	Office new building
D	Berlin	InterCityHotel	DGNB	Gold	Certificate (2014)	Hotel new building
D	Berlin	Tour TOTAL	DGNB	Silver	Certificate (2013)	Office new building
D	Frankfurt	Skyline Plaza	DGNB	Gold	Certificate (2013)	Shopping Center new building

Management and user conduct as key levers

Optimising the energy consumption of portfolio buildings and regularly inspecting compliance with safety measures as part of facility management services has been a component of the standard FM contracts of CA Immo Deutschland GmbH since 2008. Particular importance is attached to the carbon footprint of properties. To enhance the energy performance of portfolio buildings, an extended dialogue was initiated with users regarding consumer behaviour (amongst other measures). A Group-wide information campaign concerning the resource-efficient usage of office buildings by CA Immo office tenants guided by the motto “Think more, waste less” was launched in business year 2013.

Sustainability certification for investment properties

To facilitate transparent comparison of the quality of portfolio buildings across international boundaries, older portfolio buildings have also been certified. At present, a total of eight portfolio buildings in Budapest, Warsaw and Prague are undergoing the certification process (LEED Gold and BREEAM, Very Good rating).

Stakeholder dialogue: international tenant survey

The first Group-wide survey of all CA Immo office tenants took place in December 2013. The aim was to enhance tenant satisfaction by optimising service provision and to identify new tenant needs and trends at an early stage. Key issues addressed by the online survey included:

- Satisfaction with rented premises (building, infrastructure, technical facilities, etc.)
- Evaluation of the quality of services rendered by CA Immo and external service providers (asset management, property management, facility management)
- Importance of sustainability and associated requirements
- Current situation plus any planned changes to working environments (flexible workstations, home office)

Tenants appreciate the location, appearance and flexible space of their CA Immo offices

The results confirmed that CA Immo enjoys very high levels of tenant satisfaction and retention: 97 % of tenants are claim to be satisfied or very satisfied with the office space they lease, while 90 % of tenants said they would make the same letting decision today.

Tenants were particularly enthusiastic about the location advantages of CA Immo properties, with 98 % of those surveyed satisfied with the attractiveness of their office building’s location and 94 % satisfied with its overall visual appearance and architecture. Around 92 % of tenants regard the flexibility and efficiency of rented premises as an advantage. The average overall satisfaction level of CA Immo tenants stands at 2.35 (where 1 = very satisfied and 6 = very unsatisfied). A summary of the results is available at www.caimmo.com/tenantsurvey. The company plans to repeat the survey at two-yearly intervals.

INVESTMENT PROPERTIES UNDER DEVELOPMENT

Project development as a driver of organic growth

One objective of development activity is to raise the quality of the company's portfolio by absorbing projects as they are completed and thereby achieve organic growth. On the other hand, the company increases the value of land reserves by acquiring building rights and utilises them by means of sales or joint venture developments. CA Immo either transfers completed projects to its portfolio or sells them (through forward sales or to investors upon completion).

In the course of its development activity, CA Immo covers the entire value chain from site development and property use approval to project management, construction management and the letting or sale of completed properties.

90% of development activity in Germany

As at 31 December 2013, the development division represented around 16% (equivalent to approximately € 561.0 m, 2013: € 417.0 m) of CA Immo's total property assets. Accounting for a share of 89.7%, the focus of project development activity is still firmly on Germany. Developments and land reserves in Eastern Europe account for the remainder of investment properties under development (€ 57.6 m). Development projects in Germany with a total book value of € 503.4 m are divided into projects under construction accounting for around € 155.1 m and plots subject to property use approval and long-term land reserves making up € 348.3 m.

INVESTMENT PROPERTIES UNDER DEVELOPMENT BY COUNTRY

in € m	In Zoning		Landbank		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 %
Austria	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Frankfurt	22.5	11.7	110.1	54.1	0.0	0.0	132.6	23.6
Berlin	72.7	37.9	47.7	23.5	74.7	45.1	195.1	34.8
Munich	82.9	43.2	4.3	2.1	80.4	48.5	167.5	29.9
Rest of Germany	8.2	4.3	0.0	0.0	0.0	0.0	8.2	1.5
Germany	186.3	97.1	162.1	79.7	155.1	93.5	503.4	89.7
Czech Republic	0.0	0.0	5.8	2.8	0.0	0.0	5.8	1.0
Hungary	0.0	0.0	1.3	0.6	0.0	0.0	1.3	0.2
Poland	0.0	0.0	11.0	5.4	10.7	6.5	21.7	3.9
Romania	0.0	0.0	15.6	7.6	0.0	0.0	15.6	2.8
Serbia	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Ukraine	0.0	0.0	3.4	1.7	0.0	0.0	3.4	0.6
Slovakia	5.5	2.9	4.4	2.1	0.0	0.0	9.9	1.8
Eastern Europe	5.5	2.9	41.4	20.3	10.7	6.5	57.6	10.3
CA IMMO	191.8	100.0	203.4	100.0	165.8	100.0	561.0	100.0

DEVELOPMENT OF URBAN DISTRICT EUROPACITY IN BERLIN

1



JOHN F. KENNEDY HAUS

- Ground floor area: 22,000 sqm
- Main usage: Office
- Planned completion: 1. HY 2015
- Status: **under construction**

2



INTERCITY HOTEL

- Ground floor area: 20,000 sqm
- Main usage: Hotel
- Opened: 2013
- Status: **rented**

3



MEININGER HOTEL

- Ground floor area: 7,000 sqm
- Main usage: Hotel
- Opened: 2009
- Status: **plot sold**

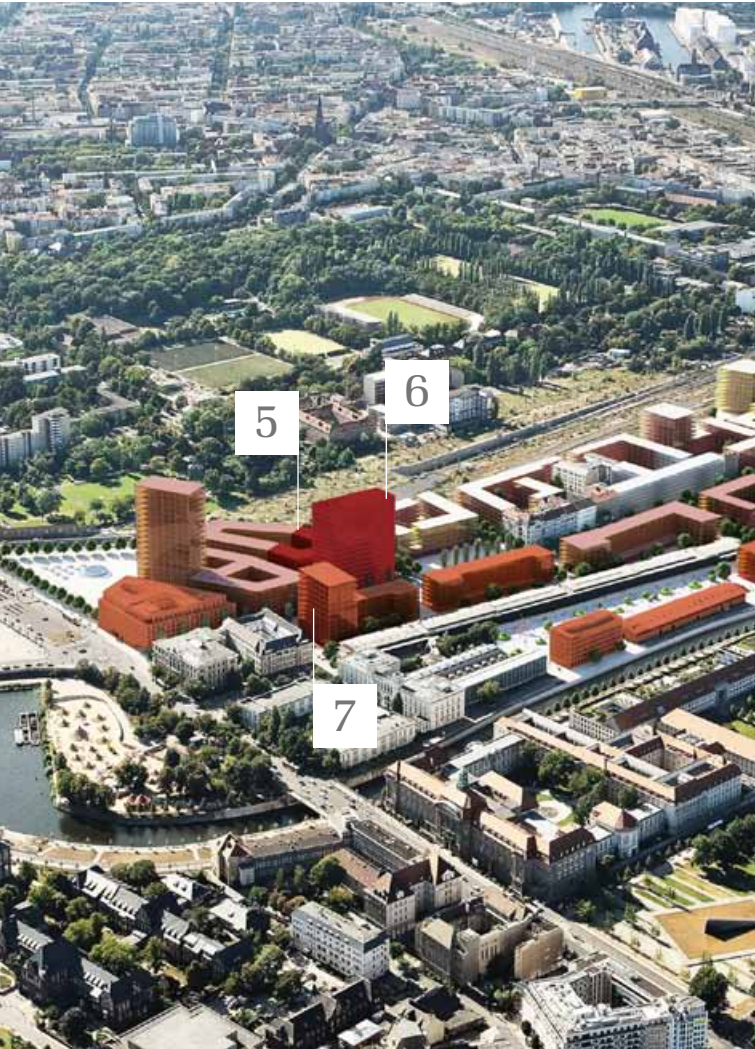


4






STEIGENBERGER HOTEL AM KANZLERAMT

- Ground floor area: 23,500 sqm
- Main usage: Hotel
- Opened: 2014
- Status: **plot sold**



EUROPACITY
Berlin,
at the main station

-  Developed by CA Immo
-  Plots sold
-  Plots owned by CA Immo

5



MONNET

4

- Ground floor area: 10,000 sqm
- Main usage: Office
- Planned completion: Q2 2015
- Status: **under construction**

6



TOUR TOTAL

- Ground floor area: 18,000 sqm
- Main usage: Office
- Opened: 2012
- Status: **rented**

7



50 HERTZ

- Ground floor area: 18,000 sqm
- Main usage: Office
- Planned completion: 2016
- Status: **plot sold**

PROJECTS UNDER CONSTRUCTION

in € m	Book value	Book value in %	Outstanding construction costs	Planned rentable effective area in sqm	Expected value upon completion	Gross yield on cost in %	City	Main usage	Share in %	Pre-letting rate	Scheduled completion
Avia ¹⁾	10.7	6	3.1	5,680	11.7	9.7	Krakow	Office	50	51%	Q1 2015
John F. Kennedy Haus	57.9	35	15.7	17,774	83.2	6.2	Berlin	Office	100	66%	Q2 2015
Monnet 4	16.8	10	11.8	8,167	30.6	5.7	Berlin	Office	100	70%	Q3 2015
Kontorhaus	80.4	49	31.2	28,414	122.6	7.2	Munich	Office	100	51%	Q4 2015
Total	165.8	100	61.8	60,035	248.1	6.7					

¹⁾ All data relates to the 50 % share

THE AUSTRIA SEGMENT

CA Immo had no investment properties under development in Austria as at 31 December 2014.

THE GERMANY SEGMENT

CA Immo focuses its development activity mainly on the cities of Berlin, Frankfurt and Munich, aiming in particular to realise and establish mixed use urban development projects as rapidly as possible. As at 31 December 2014, CA Immo held rentable effective area under construction amounting to 54,355 sqm in Germany with an expected market value (after completion) of around € 236.4 m.

GERMANY: BREAKDOWN OF ASSETS UNDER DEVELOPMENT



The main focus of current development activity in Germany

Berlin

Around Berlin's main rail station, the **city district Europacity** is taking shape, drawing together office, residential, hotel and culture on some 40 hectares. Reputable companies such as TOTAL, Steigenberger, 50 Hertz and Ernst Basler & Partner have already signed up as tenants or investors. CA Immo is developing two projects in this district on the key date.

John F. Kennedy-Haus is being constructed in the southern part of Berlin's new Europacity district; the office building with gross floor space above ground of approximately 21,700 sqm is being built opposite the Chancellery building, at the bend in the River Spree. Pre-letting stands at 70%. The green building is scheduled for completion by the spring of 2015.

The office building **Monnet 4** is in close proximity to the Berlin central train station. At reporting date, 70% of the 10,000 square meters of gross floor area comprehensive office building are pre-leased. The commissioning is planned for summer 2015.

Munich

In mid-September, the joint venture partners CA Immo and Patrizia laid the foundation stone for the new Baumkirchen Mitte quarter in Munich. A total of 560 high-quality apartments as well as attractive office spaces will be developed there by the end of 2018. The total investment in the quarter amounts to around € 275 m. The first phase of construction (WA 1) includes a total of 170 owner-occupied apartments. Around 50% of the apartments had already been sold when the foundation stone was laid. Completion is scheduled for summer 2016

Düsseldorf

In autumn 2014, CA Immo completed the first office and retail buildings within the city quarter BelsenPark in Düsseldorf, Belmundo (10,000 m² GFA) and LaVista (4,000 m² GFA), which are now part of the CA Immo property portfolio.

Mainz

In early October, the results of the architectural competition for the building ensemble “Hafenspitze” in the city district Zollhafen Main, which is developed by CA Immo Germany GmbH in cooperation with Stadtwerke Mainz AG, were presented. Target is the realization of a prominent urban office building with 12.000 m² of floor space with a height up to 42 m.

THE EASTERN EUROPE SEGMENT

CA Immo had one current development project in Eastern Europe (in Krakow) as at 31 December 2014. In total, the Eastern Europe segment accounts for property assets under development (land reserves and building rights) with an approximate market value of € 57.6 m.

PROPERTY RESERVES IN EASTERN EUROPE BY PROPERTY USE APPROVAL CLASS (MARKET VALUES)

in € m	Office	Logistics	Others	Total
Czech Republic	3.0	0.0	2.8	5.8
Hungary	0.0	1.3	0.0	1.3
Poland	11.0	0.0	0.0	11.0
Romania	5.9	0.0	9.6	15.6
Ukraine	0.0	3.4	0.0	3.4
Slovakia	5.5	4.4	0.0	9.9
Others	0.0	0.0	0.0	0.0
Total	25.4	9.1	12.4	46.9

The **AVIA office building in Krakow**, spanning office space of approximately 11,500 sqm, is being realised under the terms of a joint venture between CA Immo and the GD&K Group, a leading Polish project developer. Completion and handing over to the tenants – amongst others, the Polish bank BPH S.A. – took place at the end of January 2015.

SUSTAINABLE PROJECT DEVELOPMENT: RESPONSIBILITY AND COMPETITIVENESS

Through its real estate and urban district development activities, CA Immo is helping to shape the skylines of major cities like Vienna, Berlin, Frankfurt and Munich – by collaborating on master plans and creating associated infrastructure such as public roads, cycle paths, parks and social facilities.

Projects with sustainability certificates

To comply with the multifarious requirements arising at all levels, CA Immo resolved at the end of 2011 only to construct offices¹⁹ and hotels²⁰ certified to LEED, DGNB or ÖGNI standards on a Group-wide basis. The Intercity hotel adjacent to Berlin’s main station was the first hotel developed with certification. By meeting various certification requirements, the company makes allowance for the conservation of resources such as energy and water as well as emissions, wastewater and refuse and the transporting thereof; effects on safety and health are considered in the planning and building phases to the advantage of current and future tenants.

¹⁹ Since the end of 2011

²⁰ Since 2013 (InterCity Hotel Berlin)

SUSTAINABILITY CERTIFICATIONS OF CURRENT DEVELOPMENT PROJECTS

Country	City	Project	System	Category	Version
D	Berlin	John-F.-Kennedy-Haus, Europacity	DGNB	Gold	Office new construction
D	Berlin	Monnet 4, Europacity	DGNB	Silver	Office new construction
D	Düsseldorf	Belmundo, Belsenpark	DGNB	Silver	Office new construction
D	Düsseldorf	LaVista, Belsenpark	DGNB	Silver	Office new construction
D	Munich	Kontorhaus, Arnulfpark	DGNB	Silver	Office new construction
PL	Krakow	Avia	DGNB	Silver	Office new construction

Dialogue with residents and stakeholders

Within the context of its development projects, CA Immo observes legal requirements on potentially negative influences on stakeholders (such as construction noise and increased particulate matter pollution) and engages in proactive dialogue with relevant stakeholders from the outset. Examples of this have included the site conferences for the new Europacity in Berlin. CA Immo also displays informative signs at all building sites.

Observance of social and environmental standards

Where construction services are provided, CA Immo requires contractors to comply with the legal regulations on occupational health and safety, workplace regulations, working time regulations and wage agreements; the company also verifies compliance. Alongside the economic evaluation of tenders, the company asks potential contractors to comply with social and environmental standards and monitors observance during the tendering process. Where submitting bids, individual bidders must specifically commit to observing aspects of human rights. Tendering processes for construction services in relation to development projects in Germany involve assessments of bidders' commitment to observing human rights as part of their corporate responsibility, and in particular to rejecting child labour. Potential contractors must also provide a statement confirming that to the best of their knowledge, no utilised materials or equipment have been manufactured or processed using child labour. Confirmation of observance of human rights aspects has so far been requested on eight projects in Berlin, Düsseldorf, Munich and Frankfurt. No significant fines or non-monetary penalties arising from non-compliance with environmental regulations or the provision and utilisation of products and services were incurred in 2014.

Sensitive site development

Maximum attention is paid to issues such as biodiversity, species protection and (where relevant) habitat change during site development, especially in and around nature reserves. All sites are evaluated accordingly, with restoration work and mitigating measures introduced as appropriate; these may include the creation of green access pathways or the planting of tree and bushes.

During the reporting year, for example, CA Immo undertook extensive soil replacement followed by ground water remediation at the Heidestrasse site near Berlin's main station through its wholly owned construction business omniCon. Years of wooden sleeper rail waterproofing at the former railway site had resulted in contamination to the soil and ground water by tar and zinc. Experts from omniCon remediated the main area of contamination as extensively as possible and significantly improved the quality of the ground water with a view to establishing healthy living and working conditions at the site; in total, around 90 % of the damage had been removed by the end of 2014. High grade utilisation of the site is now possible with no limits.



Preparing the ground: site development by specialist construction subsidiary omniCon in Munich's Arnulfpark

EXAMPLE OF SUSTAINABLE PROJECT DEVELOPMENT: JOHN F. KENNEDY OFFICE AND COMMERCIAL BUILDING IN BERLIN



KEY FACTS

- Construction of office and commercial building with approximate gross floor space of 26,000 sqm close to Berlin's main station
- Gold DGNB certification planned

SUSTAINABILITY FACTORS

- Development of a climate control concept to optimise energy efficiency, taking account of all aspects of usage and structural physics as well as the facade
- The structure will thereby perform some 25% below the legally required value on primary energy consumption as defined in the EnEV energy saving ordinance.
- Land recycling: rehabilitation of formerly polluted railway premises
- Application of environmentally sound construction processes with regard to cleanliness, soil conservation and noise and waste reduction
- Low-pollutant construction method in line with the highest DGNB quality rating (4)

PROPERTY VALUATION

Property valuation constitutes the fundamental basis on which a real estate company is appraised, and is thus the most important factor in determining net asset value. In addition to property-specific criteria, there are many economic and political factors that can affect the development of property values. In the office property sector, which represents the core business of the CA Immo Group, the general economic pattern – especially where economic growth and the employment rate are concerned – directly influences the real estate cycle. Moreover, factors such as interest rates and geopolitical developments constitute another key variable with a major influence on the demand situation on real estate investment markets.

The value of real estate is generally determined by independent expert appraisers outside the company using recognised valuation methods. External valuations are carried out in line with standards defined by the Royal Institution of Chartered Surveyors (RICS). RICS defines fair value as the estimated value at which an asset or liability can be sold to a willing buyer by a willing seller on the valuation date in the framework of a transaction in the usual course of business after a reasonable marketing period, whereby the parties each act knowledgeably, prudently and without compulsion.

The valuation method applied by the expert appraiser in a particular case is mainly determined by the stage of development and usage type of a property.

Rented commercial real estate (which makes up the bulk of the CA Immo Group's portfolio) is generally valued according to the investment method; fair values are based on capitalised rental revenue or the discounted cash flow expected in future. In addition to current contractual rents and lease expiry profiles, the qualified assessment of the expert appraiser determines and takes account of other parameters such as, in particular, the attainable market rent and the equivalent yield for a property.

The residual value procedure is applied to sites at the development and construction phase. In this case, fair values are determined following completion, taking account of outstanding expenses and imputing an appropriate developer profit. Possible risks are considered, amongst other things, in future attainable rents and the capitalisation and discounting rates. Interest rates are influenced in particular by general market behaviour as well as locations and usage types. The closer a project comes to the point of completion, the larger the proportion of parameters derived from actual and contractually

stipulated figures. Sites are valued according to the investment method shortly before and after completion.

In the case of land reserves where no active development is planned for the near future, the comparable value method (or the liquidation, costing or residual value method) is used, depending on the property and the status of development.

An external valuation of over 93% of property assets was carried out on the key date 31.12.2014. The values for other property assets were updated on the basis of binding purchase agreements or internally in line with the previous year's valuations.

The valuations as at 31 December 2014 were compiled by the following companies:

- CB Richard Ellis (Austria, Germany, Eastern Europe)
- Cushman & Wakefield (Eastern Europe)
- MRG Metzger Realitäten Beratungs- und Bewertungsgesellschaft (Austria)
- Jones Lang LaSalle (Eastern Europe)
- Knight Frank (Eastern Europe)
- Ö.b.u.v.SV Dipl.-Ing. Eberhard Stoehr (Germany)
- Valeuro Kleiber und Partner (Germany)
- Buschmann Immobilien Consulting (Germany)

Market environment in 2014

The market environment for the core markets of Germany, Austria and the CEE nations was stable in 2014 (see also the 'Property markets' section). The positive economic trend in Germany has prompted a boom in investment and generated higher turnover from lettings. This encouraging development has also been reflected in the valuation result for the Germany segment through progressive development activity and a higher occupancy rate. While the core Eastern European markets of Romania, the Czech Republic and Hungary are achieving consistent operational development and reporting rising transaction activity, the extensive building activity currently taking place in the office sector in the Polish capital Warsaw is having a somewhat depressive effect. For 2014 as a whole, these events produced a negative revaluation result of €–4,210 K.

AUSTRIA

A low volume of new office premises coupled with high levels of pre-letting made for a stable office property market in Austria in 2014; accordingly, there were no major value changes in the CA Immo asset portfolio. The largest property-specific valuation effect was reported in connection with the Erdberger Lände development property. As at the key date, the revaluation result amounted to € 6.9 m. The average gross yield on investment properties fell from 6.0% in the previous year to 5.7%.

GERMANY

Values for the real estate portfolio in Germany developed positively on the whole, mainly on account of intensive development activity. The revaluation result for the Group as at 31 December 2014 was € 14.4 m. In terms of amount, properties at Europacity in Berlin delivered the largest contribution to the revaluation gain in the German segment. Year on year, the gross yield fell from 6.4% to 5.8%.

VALUATION RESULT FOR AUSTRIA¹⁾

	Acquisition costs	book value	Revaluation/ Impairment	Gross yield	
	(€ m)	(in € m)		31.12.2013	31.12.2014
	31.12.2014	31.12.2014	in € m	restated	
Income producing investment properties²⁾	708.8	659.3	6.9	6.0	5.7
Assets held for sale	18.7	20.5	0.0		
Total	727.5	679.8	6.9		

¹⁾ Based on fully consolidated properties

²⁾ Excludes properties used for own purposes

VALUATION RESULT FOR GERMANY¹⁾

	Acquisition costs	Book value	Revaluation/ Impairment	Gross yield	
	(€ m)	(in € m)		31.12.2013	31.12.2014
	31.12.2014	31.12.2014	in € m	restated	
Income producing investment properties²⁾	681.0	686.9	3.9	6.4	5.8
investment properties under development	447.8	485.4	10.3		
Assets held for sale	4.4	6.4	0.0		
Properties held for trading	21.2	18.4	0.2		
Total	1,154.4	1,197.1	14.4		

¹⁾ Based on fully consolidated properties

²⁾ Excludes properties used for own purposes

EASTERN EUROPE

The 2014 revaluation result of € -25.3 m for the Eastern Europe segment was an improvement on the 2013 value of € -36.6 m but the impact of devaluations continued to be felt.

The market environment was stable across much of CA Immo's core region in 2014, with changes in value mainly driven by property-specific factors. One exception

is Warsaw, the most important market in the company's Eastern European portfolio, where the supply of modern office space is likely to outpace demand in the short term owing to vigorous building activity. Despite the strong position enjoyed in the Polish capital by CA Immo, most of whose office premises are located in the central business district (CBD), this market development also affected revaluations in 2014. The gross yield was unchanged year-on-year at 7.8%.

VALUTATION RESULT FOR EASTERN EUROPE¹⁾

	Acquisition costs (in € m) 31.12.2014	book value (in € m) 31.12.2014	Revaluation/ Impairment in € m	31.12.2013 restated	Gross yield 31.12.2014
Investment properties	891.1	746.8	-18.5	7.8	7.8
investment properties under development	17.7	10.8	-1.7		
Assets held for sale	111.6	51.8	-5.2		
Total	1,020.4	809.4	-25.3		

¹⁾ Based on fully consolidated properties

FINANCING

As a real estate company, CA Immo operates in a capital-intensive sector where success is heavily dependent on access to debt. It is highly relevant to establish the most effective possible structuring and optimisation of financing with outside capital; alongside successful management of the real estate portfolio, this is one of the key factors in the overall result of CA Immo.

Further reduction in debt

As at 31 December 2014, the total financial liabilities of the CA Immo Group stood at € 1,229,150 K, a significant reduction on the previous year's value (€ 1,710,942 K on 31.12.2013). Net debt after the deduction of the Group's cash and cash equivalents amounted to € 1,065,512 K at year end (2013: € 1,097,516 K). The company thus has an solid balance sheet with an equity ratio of 53.2% (44.4% on 31.12.2013), which in debt figures equates to a gearing of 54.4% (2013: 60.2%) and a loan-to-value (LTV) ratio of 39.9% (2013: 39.4%).

Moreover, the Group's outstanding convertible bond 2009–2014 was almost entirely converted to equity during the fourth quarter of 2014. The conversion right could be exercised from 6 January 2010 to 21 October 2014. Of the outstanding volume of € 114.5 m, a total of € 113.4 m was converted into CA Immo shares. The remaining nominal value of € 1.1 m was repaid on 9 November 2014.

In addition to financing already secured which is thus reflected on the balance sheet, the CA Immo Group has non-utilised credit lines that will be used to finance development projects under construction in Germany; payment dates will be set by the banks as construction work progresses. This financing framework amounted to € 86,619 K as at the key date, whereby joint ventures are recognised according to the amount of the holding. As a consequence of the reduction in the debt-equity ratio and optimisation of the financing structure, the cost of financing fell sharply in 2014 to stand at € –81,767 K (€ –118,864 K in 2013). The resultant improvement in recurring earnings power continues to enhance the financial profile of the Group.

Repurchase of OEVAG financing portfolio

In January 2014 CA Immo reached agreement with Oesterreichische Volksbanken AG to buy back own liabilities and loans granted to joint ventures at an approximate nominal value of € 428 m. The acquisition was concluded below par; the parties agreed not to disclose the purchase price. Unsecured financing at Group hold-

ing level, including the second (deferred) purchase price component in the Europolis acquisition and subordinated liabilities, accounted for roughly half of the nominal amount. The remaining component relates to secured loans for projects in Poland, Romania, Hungary and the Czech Republic. Some of the project financing was selectively refinanced during 2014.

Expiry profile

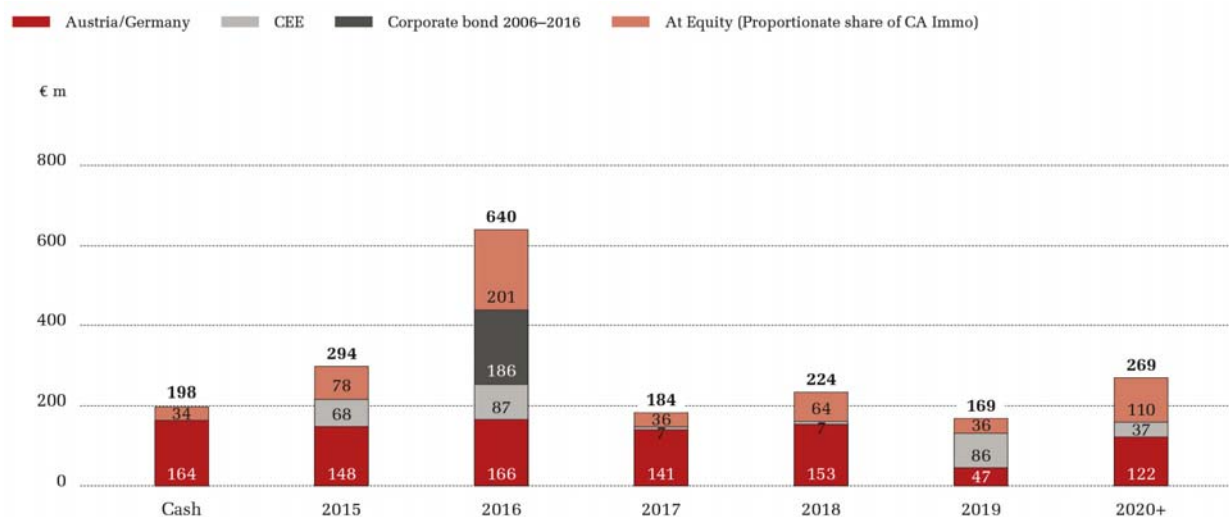
The diagram below shows the maturity profile of the financial liabilities of the CA Immo Group as at 31 December 2014 (assuming options to extend are exercised). The repurchase of own liabilities and loans granted to joint ventures from the OEVAG portfolio significantly and prematurely reduced due amounts in the markets of Eastern Europe during 2015. The due amounts shown for 2015 and loans fully secured by a mortgage amounted to approximately € 294 m on the key date, with proportionate financing for joint ventures accounting for around € 78 m of this. Properties in Austria and Germany account for some € 148 m of the liabilities of approximately € 216 m fully consolidated by due amounts.

Declining financing costs

As the table shows, average financing costs for the CA Immo Group on the basis of total financial liabilities (i.e. including proportionate joint venture financing) stood at 4.1% as at key date 31 December 2014. This figure includes derivatives used for interest rate hedging in the form of interest rate swaps and caps (see section on 'Long-term interest rate hedging'). Loans for which the risk of rate changes has been covered in recent years via long-term swap contracts against rising interest rates could not reflect the positive effects as regards the basic rate and financing margin.

As a result, average financing costs fell significantly during 2014 and stood from around 5.1% at the mid-year point. With (Euribor) base rates falling massively as a result of the effectively zero interest rate policy of the European Central Bank (ECB) and a more competitive bank financing environment (especially in Germany) with resultant lower financing margins, the trend on all core markets of CA Immo was for decreasing financing costs. Moreover, repayment of corporate bond 2009-2014 in the fourth quarter – the Group's most expensive financing instrument with a coupon of 6.125% – positively influenced the average financing costs of the company.

DEBT EXPIRY PROFILE OF CA IMMO GROUP

FINANCING COSTS ¹⁾

in € m	Outstanding financial debt	Outstanding nominale value	Nominal value swaps	Ø Cost of debt incl. Derivatives	Ø Cost of debt excl. Derivatives	Ø Debt maturity	Ø Swap maturity
Income producing investment properties							
Austria	217.2	219.6	140.2	2.0	4.4	5.2	8.3
Germany	443.1	436.7	180.6	1.9	3.4	5.0	3.1
Czech Republic	93.6	93.7	42.5	2.3	2.6	2.6	1.8
Hungary	102.3	102.6	0.0	3.7	3.7	4.7	0.0
Poland	203.6	203.8	23.0	2.6	2.6	3.0	1.5
Romania	60.2	59.8	0.0	3.6	3.6	3.8	0.0
Others	93.4	91.3	33.5	3.6	4.5	3.4	1.5
Total	1,213.3	1,207.6	419.7	2.4	3.6	4.3	4.5
Development projects	136.3	138.0	0.0	1.8	1.8	1.7	0.0
short-term property assets	75.0	75.2	0.0	2.3	2.3	1.3	0.0
Financing on parent company level	365.5	359.1	0.0	4.1	4.1	2.8	0.0
Total	1,790.1	1,779.9	419.7	2.7	3.4	3.7	4.5
Corporate Swaps Austria			109.0		4.3		8.0
Corporate Swaps Germany			159.8		4.2		2.3
Corporate Swaps other			8.5		4.4		1.2
Total CA Immo	1,790.1	1,779.9	696.9		4.1		4.5

¹⁾ The data include both fully consolidated liabilities and liabilities consolidated at equity and represented pro rata (proportionately)

BASIC PARAMETERS OF THE FINANCING STRATEGY

Emphasis on secured financing

The focus of the current financing structure is on mortgage credit secured with property; credit is taken up in the (subsidiary) companies in which the respective real estate is held. Unsecured financing at Group parent company level was limited to a bond placed on the capital market as at the key date. This structure offers the following key advantages:

- In the current competitive environment for bank financing, loans secured by a mortgage generally attract more attractive conditions than unsecured financing.
- Since financing is provided at subsidiary level, there is no recourse to the parent company or other parts of the Group.
- Covenants relate only to the property in question and not to key figures for the Group as a whole. This expands strategic scope considerably; moreover, any breaches of covenant at property level can be remedied much easier than would be the case at overall Group level.

As a result of the emphasis on secured financing, a large proportion of the property assets of the CA Immo Group is pledged as security. The book value of CA Immo's unmortgaged properties as at 31 December 2014 was around € 0.35 bn, with undeveloped sites making up the majority of this. On the key date, the volume of unsecured bond financing was approximately € 186 m; it received a boost of € 175 m in February 2015 with the issue of corporate bond 2015-2022.

Issue of a new corporate bond

Following repayment of the corporate bond for 2009-2014, (with a nominal value of € 150 m) in October 2014, a new corporate bond with a total volume of € 175 m was issued in February 2015. This bond has a term of seven years and an interest rate of 2.75%. The bond, which was mainly subscribed by private investors in Austria, was registered for trading on the second regulated market of the Vienna Stock Exchange (ISIN AT0000A1CB33).

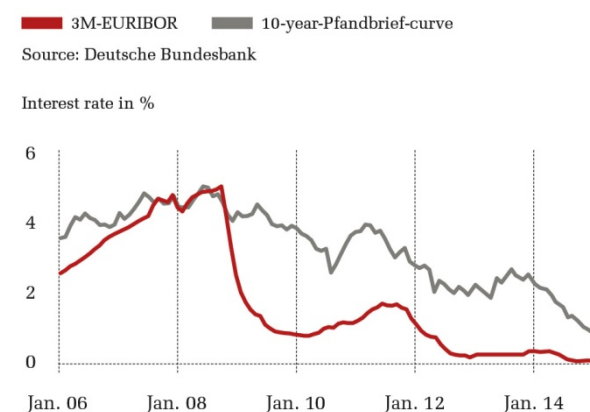
Long-term interest rate hedging

Since the interest paid makes up the biggest expense item in the income statement for most real estate companies, interest rate rises can have a major impact on earnings – especially since rental revenue is usually based on long-term agreements, which means increases in financing costs cannot be counterbalanced by higher revenue. For this reason, the CA Immo Group's financing policy partly involves hedging a substantial proportion of interest expenditure against fluctuation over the long term. Interest swaps (and, to a lesser extent, interest rate caps) are used as interest hedging tools. It is also possible to utilise the instrument of a swaption, an option to enter into an interest rate swap in a defined timeframe.

Of the derivatives deployed, interest swap agreements account for a nominal value of € 637,687 K. The weighted average interest rate fixed via swap contracts is 3.06%. The weighted average term remaining on derivatives used for interest rate hedging is around 4.5 years, compared to a weighted remaining term of 3.4 years on variable interest-bearing liabilities. Interest rate caps represent a nominal value of € 46,333 K.

The fair value of swap contracts is strongly negative on account of the sharp drop in the general interest level in recent years. The total fair value as at 31 December 2014 was –77,611 K (for the entire nominal amount of € 637,687 K).

INTEREST RATE DEVELOPMENT



In terms of the balance sheet, a distinction is drawn between those contracts directly attributable to a loan (thus meeting the criteria for hedge accounting as cash flow hedges) and those for which these preconditions are not met (fair value derivatives). For cash flow hedges, the change in the fair value on the relevant key date is recognised directly in equity; for fair value derivatives, by contrast, the change is recognised as expenditure in the income statement under 'Result from interest rate derivative transactions'. As at key date 31 December 2014, contracts with a nominal value of € 251,723 K and a fair value of € -33,689 K were classified as cash flow hedges. The nominal value of swaps classified as fair value derivatives was € 507,549 K; the negative fair value was € -43,858 K as at 31 December 2014.

Corporate bonds

As at key date 31 December 2014, CA Immo had an outstanding bond registered for trading on the second regulated market of the Vienna Stock Exchange:

ISIN	Typus	Outstanding Volume	Maturity	Cupon
AT0000A026P5	Corporate Bond	€ 186 m	2006-2016	5.125%
AT0000A1CB33	Corporate Bond ¹⁾	€ 175 m	2015-2022	2.750%

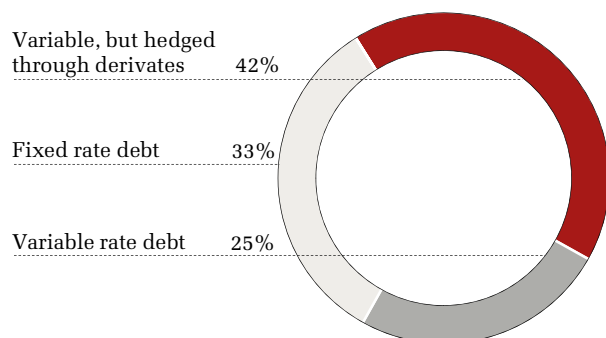
¹⁾ Issued in February 2015

The bonds provide unsecured financing at Group parent company level; they are on equal footing to one another and to all other unsecured financings of CA Immobilien Anlagen AG. The conditions of the bonds do not provide for any relevant financial covenants.

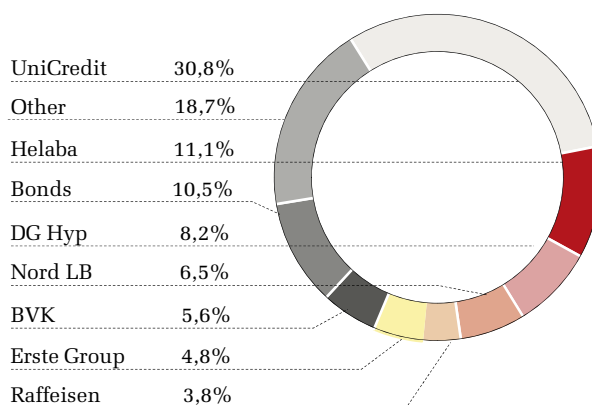
Financing banks

CA Immo has business relations with a large number of banks. With around 31% of total outstanding financial liabilities, the main financing bank is the UniCredit Group. As the diagram below shows, Helaba, DG Hyp, Nord LB and Bayrische Versorgungskammer (BVK) also accounted for significant shares as at the key date. No other bank or insurance company provides more than 5% of the credit volume.

FINANCIAL DEBT AS OF 31.12.2014



FINANCING VOLUME BY BANKS
(Basis: € 1.78 bn)



RESULTS

KEY FIGURES FROM THE INCOME STATEMENT

Analysis of results for 2014 shows that because of changes to relevant IFRS provisions, a number of companies that were previously fully consolidated must be stated at equity at the start of the year. Figures from last year used for comparative purposes have also been adapted to the new rules accordingly.

Sustained earnings

Rental income for CA Immo fell by -25.5% to € 145,195 K in 2014. This significant change compared to the previous year was caused by extensive real estate sales in 2013, and in particular the sale of the Hesse portfolio and the partial sale of Tower 185 in Frankfurt. As the following table shows, the company was only able to compensate for the drop in rent of € 52,051 K resulting from property sales to a degree. The takeover of the share of JV partner AXA in the P1 portfolio in Warsaw provided a highly positive contribution towards the increase in rent of € 18,004 K.

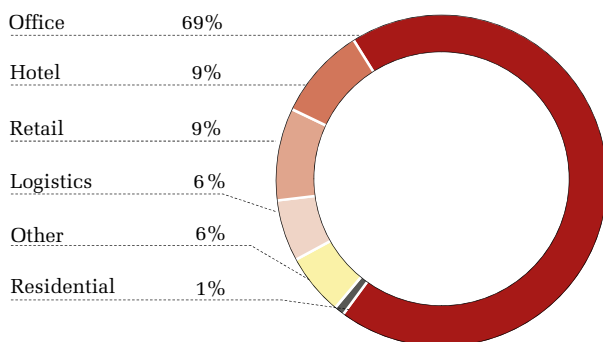
Incentive arrangements from various lease agreements (in particular rent-free periods) are linearised for the total term of the lease contract. Rental income therefore shows the effective economic rent and not the actual cash-relevant rent during the period. Of the rental income for business year 2014, linearisation of this kind accounted for € -168 K (€ 10,553 K in 2013).

In year-on-year comparison, property expenses directly attributable to the asset portfolio, including own operating expenses, declined by -27.2%, from € -22,465 K to € -16,350 K. The main expenditure items are vacancy costs and operating expenses that cannot be passed on (€ -5,790 K), maintenance (€ -4,671 K), allowances for bad debt (€ -1,091 K) and other directly attributable expenses (€ -3,631 K). While bad debt losses and individual value adjustments remained at the level of last year, the other items were successfully reduced. Expenditure on maintenance (-40.3%) and other expenses (-38.3%) fell particularly sharply.

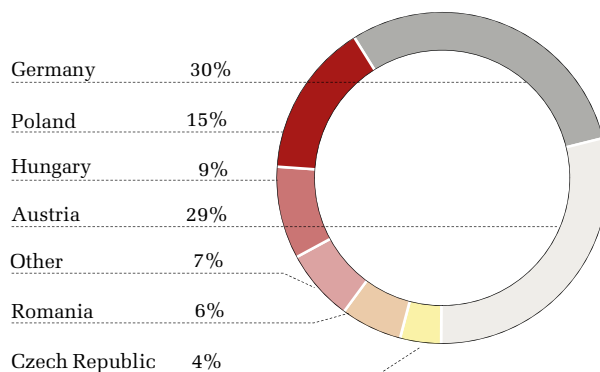
The net result from renting attributable to letting activities after the deduction of direct management costs fell by -25.3% (from € 172,410 K to € 128,845 K) after the deduction of direct management costs. The operating margin on letting activities (result from renting in relation to rental income), an indicator of the efficiency of rental business, rose marginally last year from 88.5% to 88.7%.

Earnings of € 7,379 K were generated from hotel management in business year 2014. This income was counter-balanced by expenditure (excluding depreciation) of € -5,623 K; hotel management thus contributed € 1,756 K to the result, equivalent to an increase of 15.8% on the previous year's value. Other expenditure directly attributable to project development stood at € -3,175 K at year end (€ -2,782 K in 2013).

RENTAL INCOME BY MAIN USAGE (Basis: € 145.2 m)



RENTAL INCOME BY COUNTRY (Basis: € 145.2 m)



CHANGE IN RENTAL INCOME FROM 2013 TO 2014

€ m	Austria	Germany	Eastern Europe	Total
2013	40.4	107.8	46.7	194.9
Change				
Resulting from indexation	0.6	1.6	0.7	2.9
Resulting from change in vacancy rate or reduced rentals	0.4	-1.5	-0.7	-1.8
Resulting from whole-year rental for the first time	2.0	2.4	0.0	4.4
Resulting from completed projects	0.0	0.4	0.0	0.4
Acquisition of joint venture partner share AXA in "P1" Portfolio	0.0	0.0	18.0	18.0
change in the consolidation methods	0.0	-22.0	0.5	-21.5
Resulting from sale of properties	-1.6	-45.0	-5.5	-52.1
Total change in rental income	1.5	-64.1	13.0	-49.8
2014	41.8	43.7	59.7	145.2

INDIRECT EXPENSES

€ 1,000	2014	2013 restated
Personnel expenses	-28,357	-28,958
Legal, auditing and consulting fees	-9,047	-6,907
Material expenses for services	-3,628	-4,173
Office rent	-1,828	-1,632
Travel expenses and transportation costs	-1,266	-1,261
Other expenses internal management	-3,095	-3,734
Other indirect expenses	-2,747	-3,016
Subtotal	-49,968	-49,681
Own work capitalised in investment property	6,374	8,526
Change in properties held for trading	623	417
Indirect expenses	-42,971	-40,738

Sales result

Trading income of € 14,870 K (previous year: € 22,105 K) was earned in 2014 in connection with the scheduled sale of properties held in current assets. This income was counteracted by book value deductions and other directly attributable expenditure of € -6,145 K. The trading portfolio thus contributed a total of € 8,725 K to the result, compared to € 9,941 K in 2013. As at year end, the remaining volume of properties intended for trading stood at € 18,445 K.

The result from the sale of investment properties was € 29,827 K, well below the previous year's value of € 58,611 K. The fall was linked to the exceptionally high sales volume of 2013. In 2014, sales in Germany accounted for € 28,419 K. The Austria segment contributed € 1,136 K to the result, with sales in Eastern Europe generating earnings of € 271 K.

Gross revenue from service provision

By contrast, gross revenue from services rose by a significant 14.2% in yearly comparison to stand at € 15,990 K (€ 13,999 K in 2013). Alongside development revenue for third parties via the subsidiary omniCon, this item contains revenue from asset management and other services to joint venture partners.

Indirect expenses

In 2014 indirect expenditures increased on the previous year's figure of € -40,738 K by 9.0% to € -44,386 K. Unlike in previous periods, this item also contains expenditure counterbalancing the aforementioned gross revenue from services. As the above table shows, total indirect expenditure includes the item 'own work capitalised', which was 25.2% down on the 2013 figure at € 6,374 K. This item may be regarded as an offsetting item to the indirect expenditures which counterbalance that portion of internal project development expenditure, provided it is directly attributable to individual development projects and thus qualifies for capitalisation.

Other operating income

Other operating income stood at € 11,469 K compared to the 2013 reference value of € 3,031 K. A positive effect of € 3,600 K was posted in connection with the repurchase of OEVAG liabilities in the first quarter, while the conclusion of a legal dispute concerning Maslov, amongst other things, impacted positively on the result in quarter two of € 5,271 K.

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

Earnings before interest, taxes, depreciation and amortisation (EBITDA) stood at € 149,051 K, down -31.0% on the previous year's level of € 215,990 K. As shown above, this trend can be explained by the extensive property sales of 2013. In comparison with reporting carried out in the previous period under IAS 27 and 28, the absence of a contribution from joint ventures produced a significant decrease that impacts on EBITDA, while it contributes to EBIT.

The contribution of the various regional segments to overall earnings is as follows: with an EBITDA of € 65,605 K, the Germany segment generated the largest share (approximately 44%) while the Eastern Europe segment accounted for € 50,658 K and the Austria segment contributed € 32,788 K.

Revaluation result

The total revaluation gain of € 34,121 K in 2014 was counterbalanced by a revaluation loss of € -38,331 K. The cumulative revaluation result of € -4,210 K was therefore negative (€ 6,843 K in 2013). In regional terms, the revaluation result was positive in both Austria (€ 6,940 K) and Germany (€ 14,185 K). The Eastern Europe segment was negative at € -25,334 K owing to negative changes in market value within the asset portfolio.

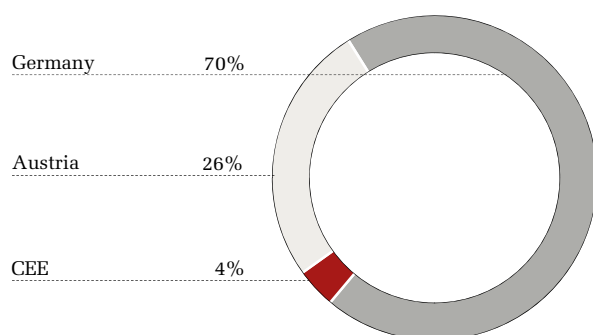
Result from joint ventures

Current results of joint ventures consolidated at equity are reported under 'Result from investments in joint ventures' in the consolidated income statement. In 2014 this contribution totalled € 8,157 K. The main effect on earnings compared to last year's value of € 26,287 K was the result of negative valuation effects linked to the sale of logistical properties in Eastern Europe. The share of earnings meeting the EBITDA definition of the Group stood at € 50,958 K at year end, a decrease of -13.2% on the previous year's value of € 58,698 K.

Earnings before interest and taxes (EBIT)

Earnings before interest and taxes (EBIT) stood at € 142,917 K on key date 31 December 2014, –41.3% below the corresponding figure for last year of € 243,632 K. The lower result compared to last year was mainly due to the drop in rent linked to last year's extensive real estate sales and the weaker revaluation result. In regional terms, the Germany segment contributed the biggest share to Group EBIT with € 100,115 K, or 70%. On an EBIT basis, Austria generated € 37,275 K in 2014, with Eastern Europe contributing € 5,527 K.

EBIT (Basis € 142.9 m)



Financial result

In year-on-year comparison, the financial result improved significantly to stand at € –58,346 K in 2014 (against € –139,924 K in the previous year). In detail, the elements of the financial result developed as follows:

The Group's financing costs, a key element in long-term revenue, fell to € –81,767 K (2012: –118,864). Aside from loan repayments linked to property sales and the conversion of the convertible bond into equity, the repurchase of own liabilities in the first quarter had a positive effect. Lower costs of floating-rate financing also had a positive impact. In addition to interest paid as shown in the income statement, interest of € 481 K was capitalised for development properties under construction (€ 823 K in 2013).

Other financial income/expenses of € 2,408 K were posted in connection with the aforementioned repurchase of own liabilities below nominal value.

The result from interest rate derivative transactions delivered a negative contribution of € –13,252 K, although this was still a significant improvement on the 2013 figure of € –32,799 K. In the third quarter of the previous year, this component in the result was adversely affected by reclassification of negative swap book values previously recognised directly in equity in connection with the sale of the Hesse portfolio.

The result from financial investments of € 47,402 K was significantly higher than the value for the reference period (€ 11,991 K in 2013). The result primarily includes accrued interest on loans to joint venture companies repurchased below par from the financing bank.

The result from other financial investments of € –9,351 K (€ –3,778 K in 2013) mainly comprises devaluations on repurchased loans to joint venture companies in Poland and Ukraine posted in the third quarter.

The negative contribution to the result from associated companies of € –3,146 K (€ 4,589 K in 2013) contains the proportionate result from the investment in UBM, which decreased in value owing to the disposal of shareholdings in quarter two.

Earnings before taxes (EBT)

The decrease in earnings before taxes (EBT) to € 84,571 K (€ 103,708 K in 2013) was much lower (–18.5%) owing to the significant improvement in the financial result against the EBITDA and EBIT.

Taxes on earnings amounted to € –13,773 K in 2014 (compared to € –27,877 K in 2013).

Result for the period

The result for the period was € 70,798 K, –6.6% below the previous year's value of € 75,831 K. The significant decrease in rental revenue and the lower revaluation result were almost completely counterbalanced by other income components such as significantly reduced financing costs in particular.

Cash flow

Gross cash flow stood at € 105,725 K in 2014, compared to € 142,417 K in 2013. Cash flow from operating activities takes account of changes in current assets linked to the sale of properties intended for trading and totalled € 99,587 K as at key date 31 December 2014 (€ 140,706 K in 2013).

Cash flow from investment activities, which comprises the net balance between investments and real estate sales, stood at € –193,060 K in 2014 compared to the previous year's value of € 479,495 K, which was strongly positive owing to the high volume of real estate sales in 2013.

Cash flow from financing activities of € –354,188 K (€ –198,742 K in 2013) includes the fourth quarter repayment of the corporate bond for 2009-2014 with a volume of € 150 m.

CASH FLOW-STATEMENT – SHORT VERSION

€ m	2014	2013 restated	Change in %
Cash flow from			
- business activities	99.6	140.7	-29
- Investment activities	-193.1	479.5	n.m.
- financing activities	-354.2	-198.7	78
Changes in cash and cash equivalents	-447.7	421.5	n.m.
Cash and cash equivalents			
- beginning of the business year	613.4	193.2	>100
- changes in the value of foreign currency	-1.2	-1.3	-6
- Changes due to classification of disposal group acc. to IFRS 5	-0.9	0.0	n.m.
- the end of the business year	163.6	613.4	-73

Funds from operations (FFO)

An FFO I of € 69,991 K was generated in 2014, 10.4 % above the previous year's value of € 63,397 K, and well above the 2014 target of € 63 m. FFO I, a key indicator of the Group's recurring earnings power, is reported before taxes and adjusted for the sales result and other non-permanent effects. FFO II, which includes the sales result and applicable taxes and indicates the Group's overall profitability, almost doubled on the previous year's value, rising by 96.9% from € 68,614 K in 2013 to € 135,110 K.

FUNDS FROM OPERATIONS (FFO)

€ m	2014	2013 restated
Net rental income (NRI)	128.8	172.4
Result from hotel operations	1.8	1.5
Income from services	16.0	14.0
Other expenses directly related to properties under development	-3.2	-2.8
Other operating income	11.5	3.8
Other operating income/expenses	26.0	16.5
Indirect expenses	-44.4	-41.5
Result from investments in joint ventures ¹⁾	18.6	24.9
Finance costs	-81.8	-118.9
Result from financial investments	47.4	12.0
Other adjustment ²⁾	-24.7	-2.1
FFO I (excl. Trading and pre taxes)	70.0	63.4
Trading result	8.7	9.9
Result from the sale of investment properties	29.8	58.6
Result from sale of joint ventures	8.1	12.9
Result from property sales	46.6	81.4
Other financial result	2.4	0.0
Current income tax	-7.5	-22.8
current income tax of joint ventures	-1.2	-3.1
Other adjustments	24.7	-50.3
FFO II	135.1	68.6

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

²⁾ Adjustment for other non-sustainable results

BALANCE SHEET ANALYSIS

Assets

The real estate sales of 2013 and the first-time application of IFRS 10 and 11 produced a balance sheet contraction on the key date when compared to reporting under IAS 27 and 28 in previous periods. As at the balance sheet date, long-term assets amounted to € 3,209,811 K (87.4% of total assets).

The balance sheet item 'Property assets under development' rose by 24.0% to € 496,252 K compared to 31 December 2013. Total property assets (investment properties, hotels and other properties used for own purposes, property assets under development and property assets held as current assets) amounted to € 2,693.734 K on the key date, marginally below the level at the end of 2013 (€ 2,707,506 K).

Assets and debts of joint ventures are no longer reported individually in the consolidated balance sheet; instead, the net assets of these companies are shown in the balance sheet item 'Investments in joint ventures', which stood at € 206,136 K on the key date (€ 219,224 K in 2013).

Cash and cash equivalents had declined substantially to € 163,638 K on the balance sheet date compared to the value for 31 December 2013 (€ 613,426 K); the key factors in this were the repurchase of own liabilities and loans granted to joint ventures from Oesterreichische Volksbanken AG in January 2014 and repayment of the corporate bond 2009-2014 in October 2014.

Liabilities

Equity

Owing to the exercising of conversion rights by owners of the 4.125 % convertible bond for 2009-2014, the company's capital stock increased during the reporting year by a total of € 79,623,046.52, from € 638,713,556.20 to € 718,336,602.72 as a result of the issue of new shares from contingent capital. As at year end, the Group's equity ratio stood at 53.2% (31.12.2103: 44.4%). The number of ordinary shares outstanding amounted to 98,808,332 on key date 31 December 2014.

According to the company's own information, around 84% of the shares were in free float as at key date 31 December 2014; the remaining 16% or so were held by O1 Group Limited along with four registered shares that entitle O1 to nominate one Supervisory Board member for each share. More details on the shareholder structure and the organisation of shares may be found in the section on investor relations and the corporate governance report.

As at key date 31 December 2014, non-utilised authorised capital (article 169 of the Austrian Stock Corporation Act) of € 319.4 m, which can be utilised by 11 September 2015 at the latest, was available along with contingent capital (article 159 of the Austrian Stock Corporation Act) of € 100.0 m to service any future convertible bond issue. As at 31 December 2014 the company itself, as in the previous year, did not hold any treasury shares.

During 2014 equity increased by 8.8%, from € 1,794,266 K to € 1,951,707 K. Aside from the result for the period of € 70,798 K and payment of a dividend of € 35,142 K, the main factor behind this development was the conversion of the convertible bonds 2009-2014 (€ 113,069 K). As at 31 December 2014, the negative valuation result of the company's cash flow hedges recognised in equity stood at € -27,503 K.

Interest-bearing liabilities

Interest-bearing liabilities fell by a significant –28.2% in yearly comparison to € 1,229,150 K. Net debt (interest-bearing liabilities less cash and cash equivalents) was reduced from € 1,079,810 K in the previous year to € 1,061,291 K. Gearing (ratio of net debt to shareholders' equity) improved from 60.2% on 31 December 2013 to 54.4% as at 31 December 2014. Year on year, the loan-to-value ratio (financial liabilities less cash and cash equivalents to property assets) improved marginally from 39.9% to 39.4%.

Almost 100% of interest-bearing financial liabilities are in euros. CA Immo has a comprehensive interest rate hedging strategy to hedge against interest rate risk; for more details, see the section on 'Financing'.

KEY FINANCING FIGURES

€ m	2014	2013 restated
Shareholders' equity	1,951.7	1,794.3
Short-term interest-bearing liabilities	202.5	608.8
Long-term interest-bearing liabilities	1,026.6	1,102.1
Cash and cash equivalents	-163.6	-613.4
Restricted cash	-4.2	-17.7
Net debt	1,061.3	1,079.8
Equity ratio	53.2	44.4
Gearing	54.4	60.2
Loan to Value (Net)	39.4	39.9
EBITDA / net interest (factor)	4.3	2.0

CONSOLIDATED STATEMENT OF FINANCIAL POSITION – SHORT VERSION

	2014	31.12.2013 restated	Change		
	€ m	in %	€ m	in %	in %
Properties	2,596.7	71	2,572.5	64	1
Investments in joint ventures	206.1	6	219.2	5	-6
Intangible assets	15.8	0	20.1	0	-21
Financial and other assets	386.8	11	340.1	8	14
Deferred tax assets	4.3	0	4.3	0	0
Long-term assets	3,209.8	87	3,156.1	78	2
Assets held for sale	91.5	2	114.5	3	-20
Properties held for trading	18.4	1	20.6	1	-10
Receivables and other assets	187.6	5	136.0	3	38
Cash and cash equivalents	163.6	4	613.4	15	-73
Short-term assets	461.1	13	884.5	22	-48
Total assets	3,670.9	100	4,040.6	100	-9
Shareholders' equity	1,951.7	53	1,794.3	44	9
Shareholders' equity as a % of total assets	53.2%		44.4%		
Long-term interest-bearing liabilities	1,026.6	28	1,102.1	27	-7
Short-term interest-bearing liabilities	202.5	6	608.8	15	-67
Other liabilities	344.1	9	395.1	10	-13
Deferred tax assets	146.0	4	140.3	3	4
Total liabilities and shareholders' equity	3,670.9	100	4,040.6	100	-9

Net asset value

On 31 December 2014, NAV (shareholders' equity) stood at € 1,951.7 m (€ 19.75 per share) compared to € 1,794.3 m at the end of 2013 (€ 19.36 per share on a diluted basis). Aside from the annual result, the change reflects the other changes to equity outlined above. The table below shows the conversion of NAV to NNNAV in compliance with the best practice policy recommenda-

tions of the European Public Real Estate Association (EPRA). The EPRA NAV was 21.74 per share on the key date. The EPRA NNNAV per share after adjustments for financial instruments, liabilities and deferred taxes, stood at € 20.36 per share as at 31 December 2014. The number of shares outstanding amounted to 98,808,336 on 31 December 2014.

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

€ m	31.12.2014		31.12.2013	
	diluted	undiluted	restated diluted	restated undiluted
Equity (NAV)	1,951.7	1,951.7	1,794.3	1,794.3
Exercise of options	0.0	0.0	114.5	0.0
NAV after exercise of options	1,951.7	1,951.7	1,908.8	1,794.3
NAV/share in €	19.75	19.75	19.36	20.42
Value adjustment for ¹⁾				
- own use properties	4.2	4.2	4.2	4.2
- short-term property assets	12.3	12.3	10.9	10.9
- Financial instruments	27.5	27.5	34.9	34.9
Deferred taxes	152.5	152.5	185.7	185.7
EPRA NAV after adjustments	2,148.2	2,148.2	2,144.4	2,029.9
EPRA NAV per share in €	21.74	21.74	21.75	23.11
Value adj. for financial instruments	-27.5	-27.5	-34.9	-34.9
Value adjustment for liabilities	-10.7	-10.7	-8.6	-8.6
Deferred taxes	-98.5	-98.5	-119.9	-119.9
EPRA NNNAV	2,011.6	2,011.6	1,981.0	1,866.5
EPRA NNNAV per share in €	20.36	20.36	20.09	21.24
Change of NNNAV against previous year	1.3%	-4.2%		
Price (31.12.) / NNNAV per share -1	-23.9	-23.9	-35.9	-39.4
Number of shares	98,808,336	98,808,336	98,595,133	87,856,060

¹⁾ Includes proportionate values from joint ventures

OUTLOOK

LIKELY DEVELOPMENTS AND THE MAIN OPPORTUNITIES AND RISKS

While 2015 may well see more of the geopolitical instability of 2014, there are signs of a continuing economic recovery in Europe. The bond purchase programme initiated by the ECB in January 2015 (which will be extended) and the European Commission's programme of investment in strategic infrastructure projects published last November should provide further economic momentum. As was the case last year, we are working on the assumption that the core markets of CA Immo will remain stable, and that real estate market conditions in Germany will remain highly positive. The presently advantageous financing environment should continue to define the real estate sector in 2015.

Strategy

With key milestones in the programme of strategic measures for 2012 to 2015 having been implemented early, the focus for the CA Immo Group now switches back to raising value through growth. The company's healthy balance sheet and equity ratio of over 50% is strengthening the organic growth area of real estate development, which will continue to revolve around the German market. Transferring in-house developments to the asset portfolio constitutes a major competitive advantage for CA Immo, securing access to high quality real estate with long-term cash flow. To consolidate the competitive position of the company on existing core markets, the potential for realising value from sites through investment is continually reviewed.

Further sales of non-strategic real estate, which are synchronised with new investment, will supplement the ongoing optimisation of the real estate portfolio and the expansion of the proportion of office properties as key tools for raising operational profitability. As in the last two years, currently high levels of liquidity on real estate investment markets should provide a promising climate for planned sales. For more information and details, please refer to the 'Strategy' section.

Development

We will continue to push ahead with the development of core office properties in Germany as a driver of organic expansion. Around € 150-200 m will be invested in current development projects during 2015.

Routine business

In like-for-like comparison, rent levels are expected to be generally stable. The completion and incorporation of new developments will make up for rent losses from property sales. Further optimisation of the financing structure and the associated reduction in interest expenditure should boost the long-term earnings power of the Group.

Financing

In view of the present economic situation and the development of the inflation rate in the eurozone, we expect the interest rate to remain at an historic low in 2015. Given the quality of the portfolio and the strong balance sheet indicators, we expect the availability of financing with outside capital, both for the refinancing of investment properties and for the financing of development projects, to remain positive. The environment for bank financing will remain competitive, especially in Germany. The positive conditions should enable us to reduce the Group's average financing costs still further. For more information and details, please refer to the 'Financing' section.

Our expectations are based on certain assumptions regarding general and specific conditions. Key factors that may influence our business plans for 2015 include:

- Economic developments in the regions in which we operate and their impact on demand for rental premises and rental prices.
- The general progression of interest rates.
- The financing environment as regards availability and the cost of long-term financing with outside capital and, accordingly, the development of the market for real estate investment, price trends and their impact on the valuation of our portfolio. The speed at which planned development projects are realised will also depend largely on the availability of necessary external loan capital and equity.
- Political, fiscal, legal and economic risks; the transparency and development level on our real estate markets.

FINANCIAL PERFORMANCE INDICATORS

The strategic focus of business activity at CA Immo is the sustained increased the value of the company. This is supported by key financial performance indicators which are important tools to identify the factors that contribute to the sustained increase in enterprise value and quantifying those factors for the purposes of value management.

The primary financial performance indicator is return on equity or RoE. The aim is to produce a figure higher than the calculatory cost of capital (assuming a medium-term rate of around 7.0%), thus generating shareholder value. The ROE of 3.8% generated in 2014 (2013: 4.3%) was still below the target value. The continuous implementation of measures initiated with the Strategy 2012-2015 programme such as increasing the portfolio efficiency and reducing financing costs should enable the group to achieve the target value in the medium term.

The other quantitative factors used to measure and manage our shareholders' long-term return include the

change in NAV per share, operating cash flow per share, return on capital employed (ROCE) and economic value added (EVA).

Since the key financial indicators ultimately demonstrate the operational success of the property business, they are preceded by a series of other non-financial performance indicators which are key to measuring and managing the operational business. See the "Investment Properties" section for a presentation of these performance indicators.

Value added statement

Having integrated GRI reporting (in line with the global reporting initiative) into the annual report, a value added statement must now be included. The aim of the table below is to give an overview of the sources of value generated in the company and the utilisation of that value according to recipients:

STATEMENT OF VALUE ADDED

in € 1,000	2014	in %	2013	in %
Gross revenues	202,035	126%	254,714	96%
Result from the sale of long-term properties	235,077	147%	726,950	274%
Result from revaluation	-4,210	-3%	6,843	3%
other income	11,469	7%	3,031	1%
operating expenses	-247,706	-155%	-718,194	-271%
Depreciation and impairment	-10,081	-6%	-5,488	-2%
Other expenses	-26,762	-17%	-2,381	-1%
incurrence	159,822	100%	265,475	100%
to non-controlling interest	0	0%	-92	0%
to staff	-28,357	18%	-20,015	8%
to state	-14,884	9%	-29,412	11%
to non-profit organisations		0%		0%
to lender	-45,783	29%	-140,217	53%
to company/shareholders ¹⁾	-70,798	44%	-75,739	29%
allocation	-159,822	100%	-265,475	100%

¹⁾ Retained earnings, thereof € 35.1 m dividend payments in business year 2014

EMPLOYEES

As at 31 December 2014, CA Immobilien Anlagen AG had 355¹⁾ employees across the Group (31.12.2013: 355²⁾). CA Immo has head offices in Vienna, from where the company also oversees local branch offices in Frankfurt, Berlin and Munich as well as Budapest, Warsaw, Prague and Bucharest. The branch offices employ regional staff at both employee and managerial level; new appointments are made by agreement with local branch managers and the Group's Human Resources department.

Stable employee structure

The number of international employees remained constant at 355 in 2014. Across the Group, 34 new employees were appointed in the business year under review. Seventy-seven employees are based in Austria, with 108 in Eastern Europe; Germany is CA Immo's core market for staff with around 48% working here.

Human resources management

The Human Resources (HR) division is responsible for personnel matters across the Group and reports directly to the CEO. Issues such as international development and training opportunities, staff planning and the proactive internal communication of HR-related information fall within its remit.

¹⁾ Of which around 10% are part-time staff; includes 5 Group employees on unpaid leave; excludes 111 employees at two hotel businesses in the Czech Republic.

²⁾ Of which around 9% are part-time staff; includes 26 Group employees on unpaid leave; excludes 111 employees at two hotel businesses in the Czech Republic.

²⁾ Of which around 9% are part-time staff; includes 26 Group employees on unpaid leave; excludes 111 employees at two hotel businesses in the Czech Republic.

The division also supports and advises managers in such areas as team building and corporate culture. The aim of the HR department is to guarantee equal treatment for all employees as regards opportunities for promotion and training, remuneration and other conditions; transparency for employees is a priority.

One main emphasis of HR work during 2014 involved the training and development of managerial staff. Managerial training sessions were based on a catalogue of leadership skills for the first and second management levels devised by the Human Resources department in partnership with the Management Board and senior executives. NICE, the internal CA Immo innovation project launched in 2013, also continued with the aim of improving the transfer of know-how through international working groups.

- **Learning and development:** expansion of skills and specialist knowledge at all levels, promotion of personal skills and strengths; international exchange as part of the Group-wide NICE programme
- **Employee assessment:** standardisation of qualitative and quantitative targets across the Group continued in 2014; establishment of an expertise model for managers
- **Reporting:** regular internal reporting (e.g. staffing level reports, cost reporting)
- **Personnel lifecycle:** intake, contract drafting, job descriptions, management of resignations; developing new contractual forms such as teleworking, sabbaticals
- **Remuneration system:** payroll processes, social benefits, remuneration, benchmarking

PERSONNEL DISTRIBUTION WITHIN THE CA IMMO GROUP

	31.12.2014		31.12.2013		Change in %	Joining / Leaving	Fluctuation rate ¹⁾ in %
	Total employees (Headcounts)	Thereof women in %	Total employees (Headcounts)	absolute			
Austria	77	57	79	-2	-3	5/7	6,5
Germany/Switzerland ²⁾	170	49	166	4	2	24/16	13,6
Eastern Europe	108	75	110	-2	-2	5/6	4,6
Total	355	59	355	0	0	34/29	9,6

¹⁾ Fluctuation rate: $\text{New personnel} \times 100 / \text{average number of employees}$. Including group employees on unpaid leave. Employees gained through the acquisition of two hotel businesses in the Czech Republic were not counted

²⁾ In the framework of the newly established local office of 100%-CA Immo subsidiary omniCon in Basle, one employee was hired locally in 2014

– **Internal communication:** faster communications to staff, introduction of transparent information processes

Fit2Work: greater vigour and energy

The aims of the fit2work project include promoting and maintaining employees' capacity to work and performance levels, reducing risks to health and establishing an early warning system (especially for burnout) with a view to preventing long-term sick leave and early retirements. Having made a successful start in Austria in 2013, the fit2work initiative was rolled out to Germany in business year 2014. The main features of the programme have been an anonymous staff survey and the definition of specific improvement measures based on the results.

AVERAGE ABSENCES FROM WORK BY REGIONS

in days		Vacation	Illness ¹⁾	Qualification
Austria	Women	22	4	4
	Men	20	3	4
Germany	Women	23	7	2
	Men	22	4	2
Eastern Europe	Women	20	5	1
	Men	24	5	2

¹⁾ Excludes two long-term sick leave cases in Austria: days of absence totalled 451 for the reporting period. Including these long-term sick leaves, the average of sick leaves in Austria would be 9 (women) and 10 (men) days.

Social benefits and safety at work

Depending on taxation and national insurance circumstances, CA Immo employees receive the following social benefits, amongst others: meal and kindergarten allowances, Bahncard 25 or 50, job tickets, support for training, limited deployment-specific allowances, group health insurance, group accident insurance and company pension (pension fund).

Six accidents at work and while commuting were reported in Germany during reporting year 2014, resulting in absences of not longer than one month in each case. No

other serious occupational injuries (serious injuries are defined as those requiring the employee to consult a doctor), illnesses or absences by CA Immo employees were reported in 2014. CA Immo employees on construction sites received regular safety guidance along with health and safety plans. Specific companies are tasked with ensuring the safety of subcontractor staff.



CA Immo employees cycle from Vienna to the Expo Real property sector trade fair in Munich in just one of many annual team building events

Advancement of women at CA Immo

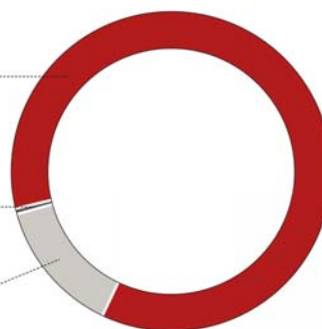
In qualitative, quantitative and structural terms, CA Immo is aiming to increase the proportion of women in the workforce as a whole, and at all managerial and executive levels. Of 34 new employees appointed across the Group in 2014, 22 were women and 12 men. The company seeks to ensure 50 % of new management trainees are women. Compared to the previous year, the proportion of female employees across the Group rose from 58% to 59% while the proportion of women in managerial positions increased from 25% in 2013 to 26.5% in 2014. The basis for defining managerial staff changed in 2014 and now includes managers from omniCon (4 authorised signatories); the comparative figure for 2013 was adjusted accordingly. The proportion of women in the Supervisory Board also increased in 2014: two of the six mandates are now performed by women (compared to just one in six mandates in 2013).

PERSONNEL DISTRIBUTION BY AGE AND CATEGORIES (Total: 355 employees)¹⁾

Employees ²⁾			
304 employees	< 28	29–48	49 <
F	5 %	50 %	9 %
M	1 %	21 %	14 %

Management Board			
2 employees	< 28	29–48	49 <
F	0 %	0 %	0 %
M	0 %	50 %	50 %

Executives ³⁾			
49 employees	< 28	29–48	49 <
F	0 %	24 %	2 %
M	0 %	53 %	21 %



¹⁾ Excludes 111 employees (as at 31 December 2014) gained through Czech hotel businesses.

²⁾ thereof 1 % with handicap. Employees with handicap are not subdivided for reasons of data protection.

³⁾ Executives include Group Managers, heads of the regional offices, heads of departments, divisional heads, team leaders, authorized signatories. Share of female executives: 26.5 %.

SUPPLEMENTARY REPORT

The following activities are reported for the opening months of business year 2015:

In February 2015, the acceptance period for the **voluntary partial public takeover offer by O1 Group Limited** to the shareholders of CA Immobilien Anlagen AG ended. The offer was accepted for a total of 40,790,659 bearer shares, which corresponds to approximately 41.28 % of CA Immo's total share capital and voting rights. The allocation quota stood at approximately 23.87%. Together with the shares acquired from UniCredit, O1 therefore holds 26% of CA Immo's total share capital and voting rights.

At the same time, CA Immo issued a new **corporate bond** with a total volume of € 175 m and a term of seven years. For details please see the Investor Relations section.

In March, CA Immo and O1 Group Limited announced to jointly launch a **partial voluntary tender offer to the shareholders of Immofinanz AG** to acquire up to 150,893,280 bearer shares that correspond to approximately 13.5% of the total issued shares in Immofinanz AG (i.e., including treasury shares) or approximately 15.0% of the outstanding shares in Immofinanz AG (i.e., excluding treasury shares). All documents related to this voluntary partial offer are subject to prior clearance by the Austrian Takeover Commission and are expected to be published in March 2015.

Sales

In February, CA Immo sold **two hotels in Czech Republic**: Europort Airport Center, a hotel directly located at the Prague Airport with some 13,800 sqm gross floor area, and Diplomat Center in Pilsen, spanning some 10,000 sqm floor area. The sale of Europort Airport Center has already been closed, the buyer was a local investor.

The sale of **two office towers at Airportcity St. Petersburg**, which was contractually agreed in November 2014, was successfully closed in early March. For details of the transaction please see chapter Property assets.

The **sale of a logistics portfolio** with a total space of 467,000 sqm was closed in the beginning of February (see also chapter property assets). The sale of **Europolis Park Budapest M1**, a logistical property spanning some 69,000 sqm space, which was held as part of a joint venture with Union Investment, was closed in March.

Project development

In early March, the construction of 220 privately financed rental apartments and 141 parking spaces at the Vienna project area Lände 3 was contractually agreed. CA Immo is developing this project under the terms of a forward sale for a local investor. Start of construction is scheduled in the fourth quarter of 2015.

RESEARCH AND DEVELOPMENT

CA Immo has no expenditures in the research and development area.

RISK MANAGEMENT REPORT

CA IMMO GROUP RISK MANAGEMENT

RISK MANAGEMENT AT CORPORATE LEVEL

STRATEGIC RISKS

- Financial and capital market risk
- Growth risk

PROPERTY-SPECIFIC RISKS

- Market risk
- Profit fluctuation risk
- Investment risk
- Asset management risk

GENERAL BUSINESS RISKS

- Financial risk (Liquidity, Investment, (Re-)Financing risks, Interest-change- and currency risks)
- Legal risk
- Tax risk
- Organisational risk

RISK MANAGEMENT AT REAL ESTATE LEVEL

STRATEGIC RISKS

- Concentration (cluster) risk (portfolio structure)
- Country risk / transfer risk

PROPERTY-SPECIFIC RISKS

- Location risk
- Letting risk (vacancy, property management, re-letting)
- Profitability risk
- Property valuation risk
- Risk of rental losses
- Disposal / liquidation risk
- Project development / investment cost risk
- Risks associated with disposals

GENERAL BUSINESS RISKS

- Environmental risk
- Contract / documentation risk
- Partner risk
- Competition risk

RISK MANAGEMENT AT ALL LEVELS OF THE COMPANY

Risk management and the internal monitoring system are integral parts of the CA Immo Group's management systems. Internal Auditing, an independent division, oversees operational and business processes and the internal monitoring system; it acts independently in reporting and evaluating the audit results. The risk policy of CA Immo is defined by a series of guidelines, observance of which is continually monitored and documented by controlling processes. Risk management is obligatory at all levels of the company. The aim is to identify and analyse both potential opportunities and hazardous developments at an early stage. The Management Board is involved in all risk-relevant decisions and bears overall responsibility for such decisions. At all levels, decisions are subject to the dual verification principle. CA Immo

evaluates the current opportunity/threat situation through quarterly reporting. Risk is assessed in relation to specific properties and projects as well as (sub)portfolios. The company incorporates early warning indicators such as rent forecasts, vacancy analyses, continual monitoring of lease agreement periods and the possibility of terminations; construction costs are also tracked during project implementation. Scenarios are envisaged regarding the value trend for the real estate portfolio, exit strategies and liquidity planning; these supplement risk reporting and promote reliable planning. CA Immo observes the precautionary principle by applying the full investment horizon to long-term planning and investment decisions. The legal department is responsible for monitoring debate on legal policy at European and local level to ensure compliance; it is also responsible for overseeing legal disputes. The company also evaluates specific risks at regular intervals, focusing on content, effect and likelihood of occurrence.

Overall assessment of opportunities and risks

The Group is subject to all risks typically associated with the acquisition, development, management and sale of real estate. These include general market fluctuations linked to the economic cycle, delays and budget overruns in land development, project realisations and redevelopments and risks linked to financing and interest rates.

THE INTERNAL MONITORING SYSTEM (IMS)

The internal monitoring system (IMS) at CA Immo is based on the continual analysis and evaluation of risk. The IMS is integrated into individual business processes, taking account of management processes. The system incorporates all measures designed to ensure compliance with legislation and company guidelines and prevent errors. The objectives of the IMS are to preclude (preventive monitoring) and expose (detective monitoring) errors in accounting and financial reporting, thus enabling amendments to be introduced in good time. Transparent documentation makes it possible to depict processes of accounting, financial reporting and audit activity. All operational areas are incorporated into the financial reporting process. Competent local management teams are responsible for implementing and monitoring the IMS; the managing directors of the subsidiaries are required to perform self-checks in order to assess and document compliance with monitoring measures. The effectiveness of the IMS is regularly assessed by the Group Auditing department while the cost-effectiveness of business processes is continually evaluated. The results of these assessments are reported to the responsible executive boards, the full CA Immo Management Board and (at least once a year) the Supervisory Board. The proper functioning of the risk management system is evaluated annually by the Group auditor in line with the requirements of C Rule no. 83 of the Austrian Corporate Governance Code. The results are reported to the Management Board, the Supervisory Board and the audit committee.

STRATEGIC RISKS

Portfolio structure, concentration (cluster) risk

Risk potential increases where investments lead to overrepresentation of a particular region in the overall portfolio. CA Immo counters **market risk** by spreading its portfolio across various countries. Following on from the sales of 2013 and 2014 (partial sale of Tower 185, sale of

the Hesse portfolio and non-core properties), regional distribution in the portfolio almost matches the desired level of 40% for both Eastern Europe and Germany and 20% for Austria. Germany remains the biggest single market of CA Immo. The aim here is to maintain property assets of € 250-300 m per core city to uphold consistent market relevance. For **single investments**, CA Immo defines concentration risk as a limit value of 5% of the total portfolio. At present, no properties in the portfolio exceed this limit value. The sale of the Hesse portfolio has served to reduce concentration risk in respect of **individual tenants**. At present, the top 10 tenants are generating some 22% of rental revenue. Accounting for an approximate share of 6% of total rental income, PricewaterhouseCoopers is the largest single tenant in the portfolio at present. The high **capital commitment** is raising the general risk level as regards land reserves and land development projects; for this reason, the sale of non-strategic land reserves is planned for 2015 as land development projects are accelerated and partners are involved at an early stage. The future development volume is indicated at approximately 15% of the equity of the CA Immo Group.

PROPERTY-SPECIFIC RISKS

Risks linked to the market environment

The level of revenue that the Group can earn from real estate is heavily dependent on the liquidity of real estate investment markets. Under certain conditions, **real estate values** can be subject to substantial fluctuation caused by falling real estate prices, lack of financing, falls in demand and so on. A poor market climate, legal provisions and contractual regulations can impair the ability of CA Immo to sell specific properties with a view to strategically adjusting its real estate portfolio.

CA Immo negates **transfer risk** by repatriating liquid assets from investment markets with a low credit standing. CA Immo counters **country-specific risk** by concentrating on defined core regions through local subsidiaries with their own on-site staff, and through appropriate regional allocation within those core markets. Continual monitoring of the portfolio and specific portfolio management enable the company to respond quickly to economic and political events.

In view of the continued marginal prospect of rental growth and the fact that the (re)financing market in Eastern Europe is only slowly recovering, there is still a

danger that starting yields for commercial real estate will be adjusted upwards. In the Eastern European states in particular, there are considerable political risks that could potentially have major negative effects on **property valuation**. The political situations in Hungary, Russia and Ukraine, for instance, are already adversely affecting the real estate market. Many factors that can lead to unfavourable developments are outside of CA Immo's control. These include changes to available income, economic output, interest rates and tax policy. Economic growth, unemployment rates and consumer confidence also influence the supply and demand of real estate at a local level, which in turn can affect market prices, rents and occupancy rates while adversely affecting the value of properties and associated income. Changes in value will continue to represent a significant risk in 2015.

Political and economic trends in the countries in which CA Immo is active also have a significant impact on **occupancy rates** and rent losses. In like-for-like comparison, lettings were relatively stable on the core markets of CA Immo in 2014. As at 31 December 2014, the Group vacancy rate for the investment portfolio stood at 9.3%. Vacancy for the core segment of office properties amounted to 9.8% on the key date. The sale of more fully let properties could adversely affect vacancy levels further. The market value of a property is affected where the Group is unable to extend a rental agreement due to expire under favourable conditions or find (and retain for the long term) suitably solvent tenants. The creditworthiness of a tenant, especially during an economic downturn, may diminish over the short or medium term, which can affect rental revenue in turn. In critical situations, the Group can opt to cut rents in order to maintain an acceptable occupancy rate. Through careful monitoring and proactive measures (such as demanding securities and screening the creditworthiness and reputation of tenants), the **loss of rent risk** has settled at a moderate level. At present, most outstanding rental payments relate to Eastern Europe. All outstanding receivables are evaluated quarterly and adjusted according to the associated level of risk; around 45% of outstanding receivables are adjusted on average. The risk of lost rent was taken into account to a sufficient degree in the estimation of property values. Many of the Group's lease agreements contain stable value clauses, usually taking account of consumer price indices for particular countries. The level of revenue from such rental contracts and new lettings depends heavily on the inflation trend (**sustainable value risk**).

The Group's portfolio also includes **shopping malls and specialist retail centres** whose operation involves certain risks. Poor running of the centre, inadequate corporate management of tenants, declining footfall and increasing competition can force rental rates down and lead to the loss of key tenants, which leads to rent losses and problems with new lettings. The CA Immo portfolio also includes **hotels**, some of which are operated on the company's own account (to that extent, the Group bears the economic operator risk in full). For this reason, the Group's earnings situation also depends on the quality of hotel management and the development of hotel markets.

As regards letting real estate, the Group is exposed to **competition** from local and international investors (real estate companies, project developers and owners) on all markets. Rent levels are under pressure on many markets; competition for reputable tenants between real estate investors is intense and could get stronger still. To remain attractive to tenants, CA Immo could be forced to accept rental rates lower than those forecast.

Where the attractiveness or potential usage of a **location** is incorrectly assessed, it may prove difficult to let a property in full or at the rent level predicted. This can have a long-term effect on profitability. To ensure a property remains attractive to tenants and appropriate revenue is generated over the long term, its condition and **technical attributes** must be maintained and improved, which can entail significant costs for the company.

Risks associated with sales transactions

Sales in 2013 and 2014 (such as those of the Hesse portfolio, Tower 185, Skyline Plaza, BelsenPark and Lipowy) can give rise to risks linked to contractual agreements and assurances. These might be based on guaranteed income from rental payments, and can subsequently reduce purchase sums agreed or received. Sufficient financial provisions have been made in response to recognised risks to revenue from transacted sales, and liquidity risk is considered in liquidity planning. Contractual obligations in the form of follow-on costs (e.g. residual construction work) form part of relevant project cost estimates.

Project development risks

Costs are generally sustained at the early stages of real estate development projects; revenue is not generated until the later phases of a project. Development projects are often associated with cost overruns and delays in completion that are frequently caused by factors beyond the control of CA Immo. This can adversely affect the economic viability of individual projects and lead to contractual penalties and compensation claims. If no suitable tenants are found, this can produce vacancy after completion. CA Immo takes various steps to keep such risks largely under control (cost monitoring, variance analyses, long-term liquidity planning, and so on). Projects are only launched subject to appropriate pre-letting (40-60% in Germany for example, depending on location). All projects are being implemented within their approved timeframes and budgetary frameworks.

GENERAL BUSINESS RISKS**Legal risks**

The companies of the Group become involved in **legal disputes**, both as plaintiffs and as defendants, in the course of normal business activity. Legal cases are heard in various jurisdictions. In each case, different procedural law means that competent courts are not always equally efficient; moreover, in certain cases the complexity of issues in dispute can make for protracted proceedings or lead to other delays. CA Immo believes it has made sufficient financial provisions for legal disputes. At present, no lawsuits or arbitration proceedings that could threaten the company's survival are imminent or pending.

It is not possible to predict changes to **legal provisions**, case law and administrative practice or their impact on business results; such changes may adversely affect real estate values or the cost structure of the CA Immo Group.

Organised crime, and particularly fraud and extortion, is a general risk to commercial activity. Many countries continue to perform very poorly in combating **corruption**. Such illegal activity can lead to considerable financial repercussions and negative publicity.

Taxation risk

On the markets of Eastern Europe especially, CA Immo is subject to uncertainty linked to taxation systems with provisions that are frequently amended and adapted, leading to high expenses for the Group. Exceptional tax rises are a constant risk to revenue. For this reason, all

relevant discussions and decisions taken by national legislators are continually monitored. Sufficient financial provisions are made for known risks linked to tax audits and fiscal or extra-judicial proceedings.

Partner risks

In Germany in particular, CA Immo is involved in numerous development projects with partners and is thus dependent on those partners to a degree (**partner risk**). Part of the portfolio of investment properties in Eastern Europe is jointly held by the European Bank for Reconstruction and Development (EBRD) and Union Investment Real Estate GmbH. CA Immo is party to a co-investment agreement here, whereby various obligations and restrictions are imposed on investors. This can influence the value of investments; moreover, the Group is exposed to credit risk in respect of its counterparties. Depending on the agreement in question, CA Immo could also bear joint liability for costs, taxes and other third-party claims with its co-investors and, where a co-investor opts out, be forced to accept liability for their credit risk or share of costs, taxes or other liabilities.

The Group outsources some real estate management tasks and other administrative duties to third parties outside the company. In the process of transferring administrative tasks, it is possible that knowledge of managed properties and administrative processes can be lost, and that CA Immo could prove incapable of identifying and contractually committing suitable service providers within the necessary timeframe.

Environmental risk

Environmental and safety regulations serve to standardise active and latent obligations to remediate contaminated sites, and complying with these provisions can entail considerable investment expenses and other costs. These obligations may apply to real estate currently or formerly owned by CA Immo, or currently or formerly managed or developed by the company. In particular, the provisions cover contamination with undiscovered harmful materials or noxious substances, munitions and other environmental risks such as soil pollution, etc. Several regulations impose sanctions on the discharge of emissions into air, soil and water: this can make the Group liable to third parties, significantly impact the sale and letting of affected properties and adversely affect the generation of rental revenue from such properties. Natural disasters and extreme weather conditions can also cause considerable damage to real estate. Unless sufficient insurance is in place to cover such damage, this can have an

adverse impact. To minimise the risk, CA Immo incorporates these considerations into its assessments prior to every purchase and appropriate guarantees are required from sellers. Wherever possible, the CA Immo Group makes use of environmentally sustainable materials and energy-saving technologies. Environmental risks associated with investment properties are assessed using the CA Immo Sustainability Tool (CAST). CA Immo observes the ecological precautionary principle by ensuring all (re)development projects qualify for certification: in this way, stringent specifications regarding green buildings and sustainability are satisfied while the usage of environmentally unsound products is ruled out.

FINANCIAL RISKS

Liquidity, investment and refinancing risk

(Re)financing on the financial and capital markets is one of the most important considerations for real estate companies. CA Immo requires loan capital to refinance existing loans and to finance development projects and acquisitions in particular. In effect, therefore, the company is dependent on the readiness of banks to provide additional loan capital and extend existing financing agreements under acceptable terms. Market conditions for real estate financing are constantly changing, and deteriorated significantly during the financial and economic crisis in particular. In Hungary especially, financing for real estate projects is very difficult to secure at present. The attractiveness of financing alternatives depends on a range of factors, not all of which can be influenced by the Group (market interest rates, level of necessary financing, taxation aspects, required securities and so on). This can significantly impair the ability of the Group to raise the completion level of its development portfolio, invest in suitable acquisition projects or meet its obligations arising from financing agreements. The refinancing requirement on existing loans is approximately € 294 m in 2015, with Austria and Germany accounting for some € 164 m of this and approximately € 130 m in Eastern Europe. Although the CA Immo Group has a sufficient level of liquidity as things stand, we must take account of restrictions at individual subsidiary level; access to cash and cash equivalents is limited owing to obligations to current projects and a liquidity requirement to stabilise loans exists in certain instances. There is also a risk that planned sales will be prevented, delayed or transacted at

prices lower than expected. Other risks arise from unforeseen **additional funding obligations** in relation to project financing and breaches of covenant in the property financing area. Where these requirements are violated or default occurs, the relevant contractual partners are entitled to accelerate financing and demand immediate repayment. This could impel the Group to sell real estate or arrange refinancing under unfavourable terms. CA Immo does not rule out financing future business activity by issuing more shares (**equity-based financing**). If investors cannot be found to invest in real estate company shares owing to their assessment of the market and the risk profile, it may be difficult for the Group to raise any more equity at all, let alone equity under acceptable conditions. This would necessitate a change of strategy.

CA Immo has fluctuating stocks of cash and cash equivalents which the company invests according to its particular operational and strategic needs and objectives. In some cases, an **investment** may take the form of listed securities or funds, which are subject to a higher risk of loss.

CA Immo counters risk of this kind by continually monitoring covenant agreements and effectively planning and securing liquidity. The financial consequences of strategic aims are also taken into account. This also ensures the Group can meet unexpected cash flow requirements. To this end, various liquidity deployment measures have been identified and successfully implemented in some instances. The use of trading income to repay liabilities falling due in the next two years has had a highly positive effect on the **maturity profile**, which is now largely stable for the years ahead. In line with the investment horizon for real estate, loans are invariably agreed on a long-term basis. As an alternative and supplement to established means of (equity) capital procurement, the company enters into equity partnerships (joint ventures) at project level. Even with meticulous planning, however, liquidity risk cannot be eliminated, particularly where capital requests linked to joint venture partners are not viable. CA Immo Deutschland has a high capital commitment, which is typical in the case of development projects. Financing has been secured for all projects under construction; additional financing is required for new project launches.

Interest rate risk

Market-led fluctuations in the interest rate affect both the level of financing costs and the fair value of interest hedging transactions concluded. In its financing, CA Immo opts for a mix of long-term fixed-rate and floating-rate loans; the latter are not entirely secured by means of derivative financial instruments. However, CA Immo continually undertakes hedging transactions, particularly to hedge against **interest rate changes** and associated fluctuations in its financing costs. Hedging transactions of this kind may prove to be inefficient or unsuitable for achieving targets; they may also result in losses that affect earnings. Moreover, the **valuation of derivatives** can impact negatively on profits and shareholders' equity. The extent to which the Group utilises derivative instruments is guided by assumptions and market expectations in respect of the future interest level, and especially the 3 month Euribor rate. Should these assumptions prove incorrect, the result can be a significant rise in interest expenditure. Continual monitoring of the interest rate risk is therefore essential. No risks constituting a serious and permanent threat to the company exist at the present time. Sufficient provisions have been formed for all risks identified.

Currency risk

Since CA Immo is active on a number of markets outside the eurozone, the company is subject to various currency risks. Where rents are payable in currencies other than the euro on these markets and cannot be fully adjusted to current exchange rates in time, incoming payments may be reduced by exchange rate changes. Where expenses and investments are not transacted in euros, exchange rate fluctuations can impair the payment capacity of Group companies and adversely affect the Group's profits and earnings situation. CA Immo counters such risk in that foreign currency inflows are generally secured by pegging rents to the euro; no significant and direct currency risk exists at present. The pegging of rents affects the creditworthiness of tenants and thus produces an indirect currency risk that can result in payment bottlenecks and loss of rent. Since incoming payments are mainly received in local currency, however, free liquidity (rental revenue less operating costs) is converted into euros upon receipt. This process is constantly overseen by the responsible country coordinators. Due to the repayment of CZK loans which was caused by disposals by the end of 2014 the currency risk on the liabilities side is no longer relevant. Currency risks linked to construction projects are hedged according to need on a case-by-case basis, taking account of the currency underlying the order and lease agreement, likely exchange rate development and the calculation rate.

FINANCIAL RISK MANAGEMENT

RISK	EFFECT	COUNTERMEASURE
UNFORESEEABLE LIQUIDITY REQUIREMENT - Lack of liquidity - Capital requests linked to joint venture partners not viable	- Non-utilisation of opportunities - Distress sales - Insolvency	- Continual analysis, planning and monitoring of liquidity - Optimisation of investment - Cash pooling
FINANCING - Breach of covenants - Non-extension of expiring credit - Follow-up financing not secured after project phase	- Cost disadvantages during credit term - Additional requirement for equity or liquidity	- Continual monitoring of the viability of real estate and the fulfilment of covenants from loan agreements - Conclusion of project-related loan agreements, ideally for the long term - Establishment of a liquidity reserve
DEVELOPMENT OF EXCHANGE RATES - Evaluation of EUR/foreign currency relations	- Significant fluctuation in earnings owing to exchange rate gains/losses	- Harmonising of loan and rental agreements - Rapid conversion of free liquidity into EUR - Forward cover, especially for construction contracts - Restrictive approach to foreign currency loans
INTEREST RATE CHANGES/EVALUATION OF INTEREST RATE HEDGING - Evaluation of interest rate developments	- Significant fluctuation in earnings and change in equity ratio due to changing interest level (financing costs, evaluation of interest-rate hedges)	- Mix of long-term fixed-rate and floating-rate loans - On-schedule use of derivatives (swaps/caps) - Continuous monitoring of interest rate forecasts





CONSOLIDATED FINANCIAL STATEMENTS 2014

Those who read between the numbers will see much more than hard facts and monetary statistics: they will also discern evidence of our strategy, attitude and philosophy. And that includes maximum transparency and clarity for our stakeholders.

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CONSOLIDATED FINANCIAL STATEMENTS

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A. CONSOLIDATED INCOME STATEMENT FOR THE YEAR ENDED 31.12.2014

€ 1,000	Note	2014	2013 restated
Rental income	2	145,195	194,875
Operating costs charged to tenants	3	33,471	38,524
Operating expenses	3	– 39,261	– 44,496
Other expenses directly related to properties rented	3	– 10,560	– 16,493
Net rental income		128,845	172,410
Gross revenues hotel operations		7,379	7,316
Expenses related to hotel operations		– 5,623	– 5,798
Result from hotel operations	4	1,756	1,518
Other expenses directly related to properties under development	5	– 3,175	– 2,782
Income from the sale of properties held for trading		14,870	22,105
Book value of sold properties held for trading		– 6,145	– 12,164
Trading result	6	8,725	9,941
Result from the sale of investment properties	7	29,827	58,611
Income from services	8	15,990	13,999
Indirect expenses	9	– 44,386	– 40,738
Other operating income	10	11,469	3,031
EBITDA		149,051	215,990
Depreciation and impairment of long-term assets		– 10,285	– 5,475
Changes in value of properties held for trading		204	– 13
Depreciation and impairment/reversal	11	– 10,081	– 5,488
Revaluation gain		34,121	49,336
Revaluation loss		– 38,331	– 42,493
Result from revaluation		– 4,210	6,843
Result from joint ventures	12	8,157	26,287
Operating result (EBIT)		142,917	243,632
Finance costs	13	– 81,767	– 118,864
Other financial result	14	2,408	0
Foreign currency gains/losses	19	– 640	– 1,063
Result from interest rate derivative transactions	15	– 13,252	– 32,799
Result from financial investments	16	47,402	11,991
Result from other financial assets	17	– 9,351	– 3,778
Result from associated companies	18	– 3,146	4,589
Financial result	19	– 58,346	– 139,924
Net result before taxes (EBT)		84,571	103,708
Current income tax		– 7,452	– 22,807
Deferred taxes		– 6,321	– 5,070
Income tax	20	– 13,773	– 27,877
Consolidated net income		70,798	75,831
thereof attributable to non-controlling interests		0	92
thereof attributable to the owners of the parent		70,798	75,739
Earning per share in € (basic)	43	€ 0.76	€ 0.86
Earnings per share in € (diluted)	43	€ 0.76	€ 0.80

B. CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 31.12.2014

€ 1,000	Note	2014	2013 restated
Consolidated net income		70,798	75,831
Other comprehensive income			
Valuation cash flow hedges		403	38,346
Reclassification cash flow hedges		7,729	51,484
Exchange rate differences		2,236	167
Income tax related to other comprehensive income		- 728	- 17,069
Revaluation of assets available for sale		398	0
Other comprehensive income for the period (realisable through profit or loss)	21	10,038	72,928
Revaluation gains/losses IAS 19		- 1,941	- 430
Income tax related to other comprehensive income		620	147
Other comprehensive income for the period (not realisable through profit or loss)	21	- 1,321	- 283
Other comprehensive income for the period	21	8,717	72,645
Comprehensive income for the period		79,515	148,476
thereof attributable to non-controlling interests		0	331
thereof attributable to the owners of the parent		79,515	148,145

C. CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 31.12.2014

€ 1,000	Note	31.12.2014	31.12.2013 restated	1.1.2013 restated
ASSETS				
Investment properties	22	2,092,917	2,139,564	3,139,372
Investment properties under development	22	496,252	400,095	535,333
Hotels and other own used properties	22	7,533	32,813	36,253
Office furniture and other equipment	22	1,399	1,700	2,166
Intangible assets	23	15,845	20,054	21,705
Investments in joint ventures	24	206,136	219,224	242,818
Investments in associated companies	25	18	38,744	36,233
Financial assets	26	385,410	299,652	213,294
Deferred tax assets	27	4,301	4,300	7,525
Long-term assets		3,209,811	3,156,146	4,234,699
Long-term assets as a % of total assets		87.4%	78.1%	90.4%
Assets held for sale	28	91,481	114,467	53,794
Properties held for trading	29	18,445	20,566	22,258
Receivables and other assets	30	187,566	136,006	178,700
Cash and cash equivalents	31	163,638	613,426	193,228
Short-term assets		461,130	884,465	447,980
Total assets		3,670,941	4,040,611	4,682,679
LIABILITIES AND SHAREHOLDERS' EQUITY				
Share capital		718,337	638,714	638,714
Capital reserves		998,839	1,000,536	1,030,410
Other reserves		- 28,704	- 37,423	- 109,829
Retained earnings		263,235	192,439	116,700
Attributable to the owners of the parent		1,951,707	1,794,266	1,675,995
Non-controlling interests		0	0	12,622
Shareholders' equity	32	1,951,707	1,794,266	1,688,617
Shareholders' equity as a % of total assets		53.2%	44.4%	36.1%
Provisions	33	7,726	8,116	3,910
Interest-bearing liabilities	34	1,026,620	1,102,119	2,004,712
Other liabilities	35	162,352	203,739	262,960
Deferred tax liabilities	27	145,991	140,304	134,569
Long-term liabilities		1,342,689	1,454,278	2,406,151
Current income tax liabilities	36	11,372	12,480	14,622
Provisions	33	51,259	61,074	69,394
Interest-bearing liabilities	34	202,530	608,823	412,820
Other liabilities	35	84,841	109,690	91,075
Liabilities relating to disposal groups	28	26,543	0	0
Short-term liabilities		376,545	792,067	587,911
Total liabilities and shareholders' equity		3,670,941	4,040,611	4,682,679

D. CONSOLIDATED CASH FLOW STATEMENT FOR THE YEAR ENDED 31.12.2014

€ 1,000	Note	2014	2013
Operating activities			
Net result before taxes		84,571	103,708
Revaluation result incl. change in accrual and deferral of rental income		4,378	- 17,396
Depreciation and impairment/reversal	11	10,081	5,488
Result from the sale of long-term properties and office furniture and other equipment	8	- 29,833	- 58,657
Taxes paid excl. taxes for the sale of properties		- 6,895	- 4,363
Finance costs, result from financial investments and other financial result	13.14,16	31,957	106,873
Foreign currency gains/losses	19	640	1,063
Result from interest rate derivative transactions	15	13,252	32,799
Result from other financial assets and from investments in associated companies	18.13	4,340	- 27,098
Other non-cash income		- 6,766	0
Cash flow from operations		105,725	142,417
Properties held for trading	29	2,325	1,679
Receivables and other assets	26.30	- 5,444	9,127
Provisions	33	- 185	- 1,864
Other liabilities	35	- 2,834	- 10,653
Cash flow from change in net current assets		- 6,138	- 1,711
Cash flow from operating activities		99,587	140,706
Investing activities			
Acquisition of and investment in properties incl. prepayments		- 110,462	- 159,834
Acquisition of property companies, less cash and cash equivalents of € 5,665 K (2013: € 14,323 K)		- 136,024	- 32,586
Acquisition of office equipment and intangible assets	22.23	- 1,164	- 4,990
Disposal of financial assets		0	1,400
Acquisition of assets available for sale	30	- 24,149	0
investments in joint ventures	24	- 9,830	- 180,607
Disposal of long-term properties and other assets	8	166,934	259,864
Disposal of investment property companies, less cash and cash equivalents of € 868 K (2013: € 24,572 K)	8	6,698	465,960
Disposal of joint ventures and associated companies	24	23,187	136,099
Financing of joint ventures	26	- 147,101	- 26,892
Repayment of joint ventures	26	16,410	21,458
Taxes repaid/paid relating to the sale of long-term properties		- 1,326	- 7,447
dividend distribution/capital repayment from associated companies and securities		14,085	2,647
Interest paid for investment in properties	22	- 746	- 2,064
Interest received from financial investments	16	10,428	6,487
Cash flow from investing activities		- 193,060	479,495
Financing activities			
Cash inflow from loans	34	207,336	404,623
cash flow from joint ventures	34	14,573	0
Dividend payments to shareholders	32	- 35,142	- 33,385
Acquisition of non-controlling interests		0	- 9,442
Repayment of loans incl. Interest derivative	34	- 462,146	- 453,000
Repayment of convertible bonds	32	- 1,100	0
Other interest paid	13	- 77,709	- 107,538
Cash flow from financing activities		- 354,188	- 198,742
Net change in cash and cash equivalents		- 447,661	421,459
Cash and cash equivalents as at 1.1.		613,426	193,228
Changes in the value of foreign currency		- 1,191	- 1,261
Changes due to classification of disposal group acc. to IFRS 5		- 936	0
Cash and cash equivalents as at 31.12.	31	163,638	613,426

E. CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31.12.2014

€ 1,000	Note	Share capital	Capital reserves	Retained earnings
As at 1.1.2013 restated		638,714	1,030,410	116,700
Valuation cash flow hedge	21	0	0	0
Currency translation reserve	21	0	0	0
Revaluation gains/losses IAS 19	21	0	0	0
Consolidated net income		0	0	75,739
Comprehensive income for 2013		0	0	75,739
Dividend payments to shareholders		0	- 33,385	0
Acquisition of non-controlling interests		0	3,511	0
As at 31.12.2013 restated	32	638,714	1,000,536	192,439
As at 1.1.2014		638,714	1,000,536	192,439
Valuation cash flow hedge	21	0	0	0
Revaluation of assets available for sale	21	0	0	0
Currency translation reserve	21	0	0	0
Revaluation gains/losses IAS 19	21	0	0	0
Consolidated net income		0	0	70,798
Comprehensive income for 2014		0	0	70,798
Dividend payments to shareholders	32	0	- 35,142	0
Reclassification (other comprehensive income, not realised through profit or loss)		0	0	- 2
conversion of bonds	32	79,623	33,445	0
As at 31.12.2014	32	718,337	998,839	263,235

Valuation result (hedging - reserve)	other reserves	Attributable to shareholders of the parent company	Non-controlling interests	Shareholders' equity (total)
- 107,429	- 2,400	1,675,995	12,622	1,688,617
72,522	0	72,522	239	72,761
0	167	167	0	167
0	- 283	- 283	0	- 283
0	0	75,739	92	75,831
72,522	- 116	148,145	331	148,476
0	0	- 33,385	0	- 33,385
0	0	3,511	- 12,953	- 9,442
- 34,907	- 2,516	1,794,266	0	1,794,266
- 34,907	- 2,516	1,794,266	0	1,794,266
7,404	0	7,404	0	7,404
0	398	398	0	398
0	2,236	2,236	0	2,236
0	- 1,321	- 1,321	0	- 1,321
0	0	70,798	0	70,798
7,404	1,313	79,515	0	79,515
0	0	- 35,142	0	- 35,142
0	2	0	0	0
0	0	113,068	0	113,068
- 27,503	- 1,201	1,951,707	0	1,951,707

F. NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS AS AT 31.12.2014

GENERAL NOTES

1. Information concerning the Company

CA Immobilien Anlagen Aktiengesellschaft and its subsidiaries (the "CA Immo Group"), is an international real estate group. The parent company is CA Immobilien Anlagen Aktiengesellschaft ("CA Immo AG"), which has its head office at 1030 Vienna, Mechelgasse 1. CA Immo Group owns, develops and manages office, hotel, commercial, logistic and residential properties in Austria and Germany as well as in Eastern Europe. CA Immo AG is listed in the prime market segment of the Vienna Stock Exchange and is included in the ATX (Austrian Traded Index of leading companies).

2. Accounting principles

The consolidated financial statements of CA Immo AG were prepared in accordance with the International Financial Reporting Standards (IFRS) as adopted by the European Union and fulfills thereby the additional requirements of §245a para. 1 of the Austrian Commercial Code (UGB). The consolidated financial statements are based on the acquisition cost method, with the exception of investment properties (including properties under development), properties held for sale, available-for-sale securities, derivative financial instruments and provisions for cash-settled share-based payment plans, which are measured at fair value. The net item for plan assets arising from pension obligations comprises the fair value of the plan assets less the present value of the obligations.

The consolidated financial statements are presented in thousand of Euros ("€K", rounded according to the commercial rounding method). The use of automatic data processing equipment may lead to rounding differences in the addition of rounded amounts and percentage rates.

3. Scope of consolidation

The consolidated financial statements comprise the ultimate parent company CA Immo AG and the companies listed in Annex I.

Changes in scope

	Full consolidation	Joint ventures at equity	Associated companies at equity
As at 1.1.2014 restated	153	100	3
Acquisition of companies / transition consolidation	3	-3	0
New establishment of companies	4	0	0
Disposal of companies due to liquidation or restructuring	-22	-4	0
Sales	-2	-3	-1
As at 31.12.2014	136	90	2
thereof foreign companies	113	86	2

Acquisitions and disposals of companies and joint ventures

CA Immo Group acquired the following entities in 2014:

Company name/domicile	Purpose	Interest in %	Purchase price in € 1,000	Initial consolidation date
Kontorhaus Arnulfpark GmbH & Co. KG	Property company	43	19,238	30.09.2014
Kontorhaus Arnulfpark Verwaltungs GmbH	Holding company	50	13	30.09.2014
POLAND CENTRAL UNIT 1 Sp.z o.o.	Property company	100	0	1.10.2014
Total			19,251	

These purchase prices except of € 13,851 K (Kontorhaus Arnulfpark GmbH & Co. KG) were paid in full in cash. The acquired companies are holding or property companies which do not apply to the scope of IFRS 3. For all newly founded companies equity in the amount of € 90 K was paid.

CA Immo Group disposed the following interests in entities in the business year 2014:

Company name/domicile	Interest held in %	Consolidation type	Sales price € 1,000	Deconsolidation date
Office Center Mladost 2 EOOD, Sofia	100	FC	4,857	3.12.2014
FCL Property a.s., Prague	100	FC	2,710	19.11.2014
EUROPOLIS BV DEVELOPMENT S.R.L., Bucharest	65	AEJV	1,150	14.2.2014
EUROPOLIS Technopark s.r.o., Prague	51	AEJV	2,864	31.7.2014
Ipopema Towarzystwo Funduszy Inwestycyjnych S.A., Warsaw	50	AEJV	62	6.11.2014
UBM Realitätenentwicklung AG, Vienna	25	AEA	36,000	10.10.2014
Total			47,642	

All open sales prices as at 31.12.2014 amounting to € 24,857 K were paid in full by mid of February 2015.

The fully consolidated entities comprised the following net assets as of the date of the sale:

€ 1,000	Total
Properties	-19,500
Other assets	-490
Cash and cash equivalents	-868
Deferred taxes	707
Financial liabilities	10,819
Provisions	19
Other liabilities	271
Receivables from/payables to affiliated companies	1,754
Net change	-7,288
thereof proportional net assets sold	-7,288

Investments in not-consolidated structured entities

As at 31.12.2014 – like in the previous year – there are no investments in not-consolidated structured entities.

4. Presentation and Accounting methods

a) Changes in the presentation and classification

With exception of the following changes, the applied presentation and accounting methods remain unchanged compared with the previous year:

Segment reporting

The previous reported presentation of the Eastern Europe segment was divided into two reporting segments, Eastern Europe core regions and Eastern Europe other regions. The reporting Eastern Europe core regions segment comprises of Czech Republic, Slovakia, Hungary, Poland and Romania. The reporting Eastern Europe other regions segment consists of Bulgaria, Croatia, Serbia as well as Ukraine. Furthermore, the presentation of the segment reporting was changed in such a way that joint ventures always show 100% of the assets and liabilities as well as revenues and expenses of the entities in the segment, irrespective of the method of consolidation into the financial statements. Adjustments in accordance with the consolidation method in CA Immo Group are shown in the column Consolidation.

Presentation of revenues and expense from services

In the transition to IFRS 10 and 11, the presentation of revenues and expenses from services has been changed. While according to IAS 27 and IAS28 part of services provided by the group as production costs have been capitalized into real estate under development, the capitalization is no longer made in cases, in which the affected real estate properties are no longer fully consolidated. For a clear presentation, the revenues from services are separately presented in the consolidated statement of profit and loss and other comprehensive income, and the related expenses are accounted for directly into indirect expenses. Thus, for a clear presentation, revenues from services were separately presented under consolidated statement of profit and loss (2013: € 7,585 K) and the corresponding expenses included (2013: € 4,173 K) in the indirect expenses.

Consolidation, Financial Reporting for Joint Ventures and disclosures of interest in other entities according to IFRS 10, 11 and 12

The new standard IFRS 10 combines IAS 27 and SIC 12 standards, which were effective for the assessment of the type of consolidation in the past, in a single standard and simultaneously establishes a new control concept for the apportionment of the consolidation scope. While IAS 27 (old) basically aimed to the majority of the voting rights at a company and, if this criteria had been fulfilled, established the assumption of control, focuses IFRS 10 less on formula, corporate law criteria, but defines control for those cases, in which an investor can significantly influence the relevant activities of a party owned subsidiary due to existing rights and can therefore significantly influence the height of the yield of the party owned subsidiary. Due to the changed control concept the method of consolidation of various companies changes in the consolidated financial statements of CA Immo Group.

Due to the new approach for consolidation according to IFRS 10, the treatment of some entities into CA Immo Group changed, so that these companies are not longer included according to proportionate consolidation, but according to the Equity method. Additionally the application of the proportionate consolidation of companies under joint control is no longer permitted according to IFRS 11. These companies are accounted for according to the equity method in the consolidated financial statements. The effect of the above mentioned changes in the financial reporting took place retrospectively, starting 1.1.2013.

The following tables show the effect on consolidated statement of financial position, consolidated statement of profit and loss and other comprehensive income and consolidated statement of cash flows by 2013 respectively 01.01.2013 following first time adoption of IFRS 10 and IFRS 11.

€ 1,000	2013 according to IAS 27 + 28 (as reported)	changes due to IFRS 10 + 11 and change of presentation	2013 according to IFRS 10 + 11 (restated)
Rental income	281,470	-86,595	194,875
Operating costs charged to tenants	68,513	-29,989	38,524
Operating expenses	-77,890	33,394	-44,496
Other expenses directly related to properties rented	-21,500	5,007	-16,493
Net rental income	250,593	-78,183	172,410
Gross revenues hotel operations	7,316	0	7,316
Expenses from hotel operations	-5,798	0	-5,798
Result from hotel operations	1,518	0	1,518
Other expenses directly related to properties under development	-4,612	1,830	-2,782
Income from the sale of properties held for trading	29,211	-7,106	22,105
Book value of sold properties held for trading	-16,957	4,793	-12,164
Trading result	12,254	-2,313	9,941
Result from the sale of investment properties	63,204	-4,593	58,611
Income from services	7,585	6,414	13,999
Expenses related to development services	-5,834	5,834	0
Indirect expenses	-38,158	-2,580	-40,738
Other operating income	9,226	-6,195	3,031
EBITDA	295,776	-79,786	215,990
Depreciation and impairment of long-term assets	-6,342	867	-5,475
Changes in value of properties held for trading	-500	487	-13
Depreciation and impairment/reversal	-6,842	1,354	-5,488
Revaluation gain	47,834	1,502	49,336
Revaluation loss	-81,555	39,062	-42,493
Result from revaluation	-33,721	40,564	6,843
Result from joint ventures	0	26,287	26,287
Operating result (EBIT)	255,213	-11,581	243,632
Finance costs	-148,297	29,433	-118,864
Other financial result	3,000	-3,000	0
Foreign currency gains/losses	-974	-89	-1,063
Result from interest rate derivative transactions	-32,214	-585	-32,799
Result from financial investments	6,033	5,958	11,991
Result from other financial assets	-2,545	-1,233	-3,778
Result from associated companies	3,356	1,233	4,589
Financial result	-171,641	31,717	-139,924
Net result before taxes (EBT)	83,572	20,136	103,708
Current income tax	-27,016	4,209	-22,807
Deferred taxes	-6,169	1,099	-5,070
Income tax	-33,185	5,308	-27,877
Consolidated net income	50,387	25,444	75,831
thereof attributable to non-controlling interests	2,050	-1,958	92
thereof attributable to the owners of the parent	48,337	27,402	75,739

€ 1,000	2013 according to IAS 27 + 28 (as reported)	changes due to IFRS 10 + 11	2013 according to IFRS 10 + 11 (restated)
Consolidated net income	50,387	25,444	75,831
Other comprehensive income			
Valuation cash flow hedges	38,536	-190	38,346
Reclassification cash flow hedges	51,484	0	51,484
Other comprehensive income/loss from associated companies	-23	23	0
Exchange rate differences	44	123	167
Income tax related to other comprehensive income	-17,094	25	-17,069
Other comprehensive income for the period (realised through profit or loss)	72,947	-19	72,928
Revaluation gains/losses IAS 19	-430	0	-430
Income tax related to other comprehensive income	147	0	147
Other comprehensive income for the period (not realised through profit or loss)	-283	0	-283
Other comprehensive income for the period	72,664	-19	72,645
Comprehensive income for the period	123,051	25,425	148,476
thereof attributable to non-controlling interests	2,307	-1,976	331
thereof attributable to the owners of the parent	120,744	27,401	148,145

€ 1,000	31.12.2013 according to IAS 27+28 (as reported)	Changes due to IFRS 10+11	31.12.2013 according to IFRS 10+11 (restated)
ASSETS			
Investment properties	3,108,487	-968,923	2,139,564
Investment properties under development	486,355	-86,260	400,095
Hotels and other own used properties	32,813	0	32,813
Office furniture and other equipment	9,069	-7,369	1,700
Intangible assets	35,056	-15,002	20,054
Investments in joint ventures	0	219,224	219,224
Investments in associated companies	106,088	-67,344	38,744
Financial assets	125,214	174,438	299,652
Deferred tax assets	5,079	-779	4,300
Long-term assets	3,908,161	-752,015	3,156,146
Long-term assets as a % of total assets	79.6%	86.4%	78.1%
Assets held for sale	118,190	-3,723	114,467
Properties held for trading	59,169	-38,603	20,566
Receivables and other assets	149,955	-13,949	136,006
Cash and cash equivalents	675,413	-61,987	613,426
Short-term assets	1,002,727	-118,262	884,465
Total assets	4,910,888	-870,277	4,040,611
LIABILITIES AND SHAREHOLDERS' EQUITY			
Share capital	638,714	0	638,714
Capital reserves	1,015,007	-14,471	1,000,536
Other reserves	-37,422	-1	-37,423
Retained earnings	181,900	10,539	192,439
Attributable to the owners of the parent	1,798,199	-3,933	1,794,266
Non-controlling interests	66,983	-66,983	0
Shareholders' equity	1,865,182	-70,916	1,794,266
Shareholders' equity as a % of total assets	38.0%	8.1%	44.4%
Provisions	8,370	-254	8,116
Interest-bearing liabilities	1,555,032	-452,913	1,102,119
Other liabilities	194,343	9,396	203,739
Deferred tax liabilities	216,418	-76,114	140,304
Long-term liabilities	1,974,163	-519,885	1,454,278
Current income tax liabilities	14,131	-1,651	12,480
Provisions	73,457	-12,383	61,074
Interest-bearing liabilities	872,045	-263,222	608,823
Other liabilities	111,910	-2,220	109,690
Short-term liabilities	1,071,543	-279,476	792,067
Total liabilities and shareholders' equity	4,910,888	-870,277	4,040,611

€ 1,000	1.1.2013 according to IAS 27+28 (as reported)	Changes due to IFRS 10+11	1.1.2013 according to IFRS 10+11 (restated)
ASSETS			
Investment properties	4,391,378	-1,252,006	3,139,372
Investment properties under development	726,988	-191,655	535,333
Hotels and other own used properties	36,253	0	36,253
Office furniture and other equipment	9,972	-7,806	2,166
Intangible assets	37,122	-15,417	21,705
Investments in joint ventures	0	242,818	242,818
Investments in associated companies	36,233	0	36,233
Financial assets	93,587	119,707	213,294
Deferred tax assets	9,812	-2,287	7,525
Long-term assets	5,341,345	-1,106,646	4,234,699
Long-term assets as a % of total assets	90.7%	91.8%	90.4%
Assets held for sale	53,794	0	53,794
Properties held for trading	52,693	-30,435	22,258
Receivables and other assets	182,866	-4,166	178,700
Cash and cash equivalents	257,744	-64,516	193,228
Short-term assets	547,097	-99,117	447,980
Total assets	5,888,442	-1,205,763	4,682,679
LIABILITIES AND SHAREHOLDERS' EQUITY			
Share capital	638,714	0	638,714
Capital reserves	1,030,410	0	1,030,410
Other reserves	-107,659	-2,170	-109,829
Retained earnings	131,393	-14,693	116,700
Attributable to the owners of the parent	1,692,858	-16,863	1,675,995
Non-controlling interests	122,884	-110,262	12,622
Shareholders' equity	1,815,742	-127,125	1,688,617
Shareholders' equity as a % of total assets	30.8%	10.5%	36.1%
Provisions	4,163	-253	3,910
Interest-bearing liabilities	2,454,856	-450,144	2,004,712
Other liabilities	271,435	-8,475	262,960
Deferred tax liabilities	215,863	-81,294	134,569
Long-term liabilities	2,946,317	-540,166	2,406,151
Current income tax liabilities	15,448	-826	14,622
Provisions	78,931	-9,537	69,394
Interest-bearing liabilities	924,676	-511,856	412,820
Other liabilities	107,328	-16,253	91,075
Short-term liabilities	1,126,383	-538,472	587,911
Total liabilities and shareholders' equity	5,888,442	-1,205,763	4,682,679

€ 1,000	2013 according to IAS 27 + 28 (as reported)	Changes due to IFRS 10+11	2013 according to IFRS 10 + 11 (restated)
Operating activities			
Net result before taxes	83,572	20,136	103,708
Revaluation result incl. change in accrual and deferral of rental income	21,656	-39,052	-17,396
Depreciation and impairment/reversal	6,842	-1,354	5,488
Result from the sale of long-term properties and office furniture and other equipment	-65,279	6,622	-58,657
Taxes paid excl. taxes for the sale of properties	-7,385	3,022	-4,363
Finance costs, result from financial investments and other financial result	139,264	-32,391	106,873
Foreign currency gains/losses	974	89	1,063
Result from interest rate derivative transactions	32,214	585	32,799
Result from other financial assets and from investments in associated companies	-811	-26,287	-27,098
Cash flow from operations	211,047	-68,630	142,417
Properties held for trading	-6,976	8,655	1,679
Receivables and other assets	28,645	-19,518	9,127
Provisions	-2,326	462	-1,864
Other liabilities	-20,849	10,196	-10,653
Cash flow from change in net current assets	-1,506	-205	-1,711
Cash flow from operating activities	209,541	-68,835	140,706
Investing activities			
Acquisition of and investment in properties incl. prepayments	-225,268	65,434	-159,834
Acquisition of property companies, less cash and cash equivalents	0	-32,586	-32,586
Acquisition of office equipment and intangible assets	-5,077	87	-4,990
Disposal of financial assets	1,400	0	1,400
investments in joint ventures	0	-180,607	-180,607
Disposal of long-term properties and other assets	243,343	16,521	259,864
Disposal of investment property companies, less cash and cash equivalents	600,217	-134,257	465,960
Disposal of joint ventures	0	136,099	136,099
Financing of joint ventures	0	-26,892	-26,892
Repayment of joint ventures	0	21,458	21,458
Taxes repaid/paid relating to the sale of long-term properties	-7,447	0	-7,447
dividend distribution/capital repayment from associated companies and securities	1,021	1,626	2,647
Interest paid for investment in properties	-5,800	3,736	-2,064
Interest received from financial investments	7,565	-1,078	6,487
Cash flow from investing activities	609,954	-130,459	479,495

€ 1,000	2013 according to IAS 27 + 28 (as reported)	Changes due to IFRS 10+11	2013 according to IFRS 10 + 11 (restated)
Financing activities			
Cash inflow from loans	629,219	-224,596	404,623
Cash inflow from related companies and from non-controlling interests	6,496	-6,496	0
Dividend payments to shareholders	-33,385	0	-33,385
Purchase of non-controlling interests and payments to subsidiaries	-56,674	47,232	-9,442
Repayment of loans incl. Interest derivative	-810,548	357,548	-453,000
Other interest paid	-134,178	26,640	-107,538
Cash flow from financing activities	-399,070	200,328	-198,742
Net change in cash and cash equivalents	420,425	1,034	421,459
Cash and cash equivalents as at 1.1.	257,744	-64,516	193,228
Changes in the value of foreign currency	-2,680	1,419	-1,261
Changes due to classification of disposal group acc. to IFRS 5	-76	76	0
Cash and cash equivalents as at 31.12.	675,413	-61,987	613,426

b) Consolidation methods

All companies under the control of the parent company are fully consolidated in the consolidated financial statements. A company is initially consolidated as of the time a control is transferred to the parent. Companies are deconsolidated when control ceases. All intra-group transactions between companies included in the scope of full consolidation, the related revenues and expenses, receivables and payables, as well as unrealised intra-group profits, are fully eliminated. Profit and loss amounts resulting from “upstream” and “downstream” transactions with joint ventures or associated companies are eliminated in accordance with the share of CA Immo Group in these companies.

CA Immo Group determines at the time of acquisition of companies (legal entities) whether the acquisition is a business or a group of assets and liabilities. A business is given if:

- The acquired entity comprises of a number of properties or
- There are other major activities or,
- The entity has own employees managing the properties.

If the acquired company (legal entity) is not a business, the acquisition is no business combination according to IFRS 3. Correspondingly, the acquisition is only an acquisition of assets and liabilities, which are recognised with their proportionally acquisition cost. The acquisition cost is allocated to the acquired assets (especially properties) and liabilities as well as the non-controlling interests, based on their relative fair value at the date of acquisition of the subsidiary.

If a business is acquired, the acquisition is classified as a business combination according to IFRS 3. The subsidiary is consolidated for the first time using the acquisition method, by recognising its identifiable assets and liabilities at fair value and a goodwill and non-controlling interests, if applicable.

Non-controlling interests are reported according to the classification of the capital interest as either shareholders' equity or liabilities, as non-controlling interests within shareholders' equity respectively as other liabilities in the liabilities. Non-controlling interests are initially recognised at the proportional share in the recognised amounts of the acquired company's identifiable net assets. Non-controlling interests are subsequently measured according to the changes in shareholders' equity attributable to the non-controlling interests. Total comprehensive income is attributed to the non-controlling interests even if this results in a negative balance of non-controlling interests.

Changes in the parent's interest in a subsidiary that do not result in an establishment or loss of control are accounted for as equity transactions. The book values of the controlling and non-controlling interests are adjusted to reflect the changes in the respective interests in the subsidiary. Any difference between the amount by which the non-controlling interests are adjusted and the fair value of the consideration paid or received is recognised directly in equity and attributed to the shareholders of the parent company. If a business operation is acquired, goodwill arises from the comparison of the fair value of the consideration transferred and the amount recognised for the non-controlling interests with the fair value of the acquired company's net identifiable assets and liabilities (net assets). The amount exceeding net assets is recognised as goodwill.

Joint ventures

CA Immo Group enters into joint ventures with one or more partner companies in the course of establishing property rental or project development partnerships, whereby joint management of these ventures is established by contract. Interests in jointly managed companies are accounted for according to the equity method in the consolidated financial statements of CA Immo Group. (AEJV – at equity joint ventures)

Associated companies

An associated company is an entity under significant influence of the Group that is neither a subsidiary nor an interest in a joint venture. The results, assets and liabilities of associated companies are included in the financial statements using the equity method of accounting (AEA – at equity associates).

At Equity-Method

According to the equity method, investments in joint ventures as well as in associates are initially recognised at the date of acquisition in the consolidated statement of financial position at cost, including directly attributable ancillary costs. The subsequent measurement is affected by an increase/ decrease of this value, based on the Group's share in the profit or loss and the other comprehensive income (corrected by interim gains or losses resulting from transactions with the group), dividend payouts, contributions and other changes in the equity of the associated company, as well as through impairment of the interests as a result of an impairment test. Once the book value of the interests in an associated company has decreased to zero and possible long term loans to the associated companies are impaired to zero as well, additional losses are recognised as a liability only to the extent that CA Immo Group has incurred a legal or effective obligation to make further payments to the associated company.

c) Foreign currency translation

Transactions in foreign currencies

The individual Group companies record foreign currency transactions at the exchange rate prevailing at the date of the relevant transaction. Monetary assets and liabilities in foreign currency existing at the reporting date are translated into the particular functional currency at the exchange rate prevailing at that date. Any resulting foreign currency gains or losses are recognised in the income statement of the relevant business year.

		Acquisition	Sale	Acquisition	Sale
		31.12.2014	31.12.2014	31.12.2013	31.12.2013
Switzerland	CHF	1.1936	1.2064	1.2186	1.2314
USA	USD	1.2111	1.2211	1.3725	1.3825

Translation of individual financial statements denominated in foreign currencies

Reporting currency is the Euro (EUR). Since the Euro is generally also the functional currency of those companies included in the consolidated financial statements that are domiciled outside the European Monetary Union in Eastern Europe, the financial statements prepared in a foreign currency are translated in accordance with the temporal method. Under this method, investment properties (including properties under development) as well as monetary assets and liabilities are translated at closing rates, whereas hotel and own used properties as well as other non-monetary assets are translated at historical exchange rates. Items of the income statement are translated at the average exchange rates of

the relevant reporting period. Gains or losses resulting from the currency translation are recognised in the income statement.

The functional currency of the subsidiaries in Ukraine, the management companies in Eastern Europe as well as the hotel operation companies in Czech Republic is the respective local currency. The amounts in the statements of financial position are translated at the exchange rate at the reporting date. Only shareholders' equity is translated at historical rates. Items of the income statement are translated at the average exchange rates of the relevant reporting period. Gains and losses arising from the application of the closing rate method are recognised in other comprehensive income.

Individual financial statements were translated on the basis of the following rates of exchange:

		Closing rate 31.12.2014	Closing rate 31.12.2013	Average exchange rate 2014	Average exchange rate 2013
Bulgaria	BGN	1.9558	1.9558	1.9558	1.9558
Croatia	HRK	7.6615	7.6376	7.6325	7.5771
Poland	PLN	4.2623	4.1472	4.1893	4.2110
Romania	RON	4.4821	4.4847	4.4378	4.4157
Russia	RUB	69.1315	45.2000	51.6654	42.6099
Serbia	RSD	120.9583	114.6421	117.3674	113.0774
Czech Republic	CZK	27.7250	27.4250	27.5500	26.1958
Ukraine	UAH	19.2329	11.0415	16.0213	10.6421
Hungary	HUF	314.8900	296.9100	309.6975	298.0734

d) Properties

Classification

The item "investment properties" consists of investment properties and properties under development that are held neither for own use nor for sale in the ordinary course of business, but to generate rental income and to appreciate in value.

Properties under development are reclassified to investment properties upon completion of the main construction services. Properties are recognised as held for trading if the property concerned is intended for sale in the ordinary course of business or is under construction for subsequent sale in the ordinary course of business.

Hotel operations as well as investment properties used for administration purposes are presented under the line "hotels and other own used properties"

Some properties are mixed-use – they are used both to generate rental income and appreciation in value, as well as for the operation of a hotel or administration purposes. If these respective portions can be sold separately, CA Immo Group recognises them separately. If the portions cannot be separated, the entire property is only classified as an investment property if the own used part occupies less than 5.0 % of the total useful area. Otherwise, the entire property is classified as own used.

Valuation

Investment properties are measured according to the fair value model. Under this model, property assets are measured at the fair value at the respective reporting date. Changes in the current book value before revaluation (fair value of previous year plus subsequent/additional acquisition or production cost less subsequent acquisition cost reductions as well as the impact from the deferral of incentives) are recognised in the income statement under "result from revaluation".

Properties held for trading are measured at the lower of acquisition or production cost and net realisable value as of the relevant reporting date.

Own used properties and the office furniture, equipment and other assets are measured in accordance with the cost method, i.e. acquisition or production cost or fair value at the date of reclassification less regular depreciation and impairment losses.

Investment grants are accounted for as deduction of acquisition costs.

Office furniture, equipment and other assets are depreciated straight-line over their estimated useful life, which generally ranges from 3 to 10 years. The estimated useful life of the own used properties applying the principle that each part of an item with a significant cost shall be depreciated separately is 50 to 75 years for the structural work, 15 to 50 years for the façade, 20 to 25 years for the building equipment and appliances, 15 to 25 years for the roof, and 10 to 20 years for the tenant's finishing works.

Borrowing costs arising during property construction are allocated to the production costs if they are directly attributable to a qualifying asset. A qualifying asset is an asset that takes a substantial period of time to get ready for its intended use or sale. In cases in which debt is not directly attributable to an individual qualifying asset, the proportional amount of the total finance costs is allocated to the qualifying asset. All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

Determination of fair value

Around 97.7% (31.12.2013: 99.9%) of the properties in Austria, about 97.9% (31.12.2013: 94.6%) of the properties in Germany, and about 87.7% (31.12.2013: 94.0%) of the properties in Eastern Europe were subject to an external valuation as of the reporting date 31.12.2014. The values of the other properties were determined internally on the basis of the previous year's valuations or binding purchase agreements.

The external valuations are made in accordance with the standards defined by the Royal Institution of Chartered Surveyors (RICS). The RICS defines the market value as the estimated amount for which an asset or liability could exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.

The valuation method applied by the expert for each property particularly depends on the property's stage of development and its type of use.

Rented commercial properties, which constitute the largest portion of CA Immo Group's portfolio, are valued mainly by the investment method. Under this method, the market values are based on capitalised future expected rental revenues. Besides the current contractual rents and lease expiration profile, the appraiser establishes and considers further parameters on the basis of professional judgment and estimates including in particular the achievable market rent for an individual property as well as property specific, risk adjusted yields.

For properties under development and construction, the residual method is applied. Under this method, the market value is based on the estimated market value upon completion, less expected outstanding expenses and after applying a reasonable developer profit in the range of 2% to 15% of the market value upon completion (31.12.2013: 7.0% to 15.0%). Developer profit for properties under development, which are nearly completed, ranges at the bottom of the margin according to their reduced risk. Potential risks are considered in the estimated future rents and/or capitalisation/discount rates. The rates lie within a range of 4.5% to 5.5% and they vary in particular depending on the general market climate, location and type of use. The nearer a project is to completion, the greater the portion of parameters that are based on actual or contractually fixed amounts. After completion or right before completion, the properties are valued by applying the investment method (see above), adjusted for outstanding work.

The following table shows the essential input factors for the valuation of investment property and property under development:

Class of property	Book values as at 31.12.2014 € 1,000	Book value as at 31.12.2013 restated € 1,000	Inputs	Range 2014	Range 2013
Office Austria	327,650	359,585	Actual-rent €/m ² p. m.	6.4 – 22.61	5.23 – 16.28
			Market-rent €/m ² p. m.	6.33 – 22.96	6.00 – 14.50
			average remaining lease term in years	7.84	6.43
			average vacancy %	4.06	6.86
			Yield Term min/max/weighted average %	4.25 / 8.00 / 5.41	4.25 / 7.00 / 5.22
			Yield Reversion min/max/weighted average %	4.55 / 8.00 / 5.52	4.50 / 7.25 / 5.48
Office Germany	471,040	447,130	Actual-rent €/m ² p. m.	9.13 – 19.02	9.13 – 21.00
			Market-rent €/m ² p. m.	9.19 – 19.42	8.00 – 21.00
			average remaining lease term in years	8.24	7.61
			average vacancy %	9.11	5.57
			Yield Term min/max/weighted average %	4.25 / 6.00 / 5.11	4.25 / 6.15 / 4.96
			Yield Reversion min/max/weighted average %	5.00 / 6.00 / 5.29	4.75 / 6.15 / 5.24
Office Eastern Europe	690,550	720,650	Actual-rent €/m ² p. m.	7.58 – 22.58	6.25 – 43.30
			Market-rent €/m ² p. m.	7.87 – 20.74	8.00 – 21.67
			average remaining lease term in years	2.64	2.77
			average vacancy %	13.67	13.55
			Yield Term min/max/weighted average %	6.45 / 9.00 / 7.77	6.75 / 9.00 / 7.85
			Yield Reversion min/max/weighted average %	6.45 / 9.50 / 7.79	6.75 / 9.50 / 7.86
Office total	1,489,240	1,527,365			
Retail Austria	112,740	111,440	Actual-rent €/m ² p. m.	4.98 – 13.76	5.24 – 72.42
			Market-rent €/m ² p. m.	4.37 – 14.66	4.44 – 68.39
			average remaining lease term in years	8.00	6.99
			average vacancy %	5.57	1.54
			Yield Term min/max/weighted average %	5.00 / 9.50 / 5.32	5.00 / 6.75 / 5.24
			Yield Reversion min/max/weighted average %	5.00 / 9.00 / 5.35	5.00 / 7.25 / 5.32
Retail Eastern Europe	44,900	54,930	Actual-rent €/m ² p. m.	4.31 – 11.92	3.78 – 11.82
			Market-rent €/m ² p. m.	6.61 – 8.96	4.44 – 68.39
			average remaining lease term in years	4.50	5.09
			average vacancy %	15.47	16.8
			Yield Term min/max/weighted average %	8.80 / 9.00 / 8.84	8.80 / 9.00 / 8.84
			Yield Reversion min/max/weighted average %	8.35 / 9.00 / 8.55	8.80 / 9.00 / 8.86
Retail total	157,640	166,370			
Hotel Austria	86,900	88,870	Actual-rent €/m ² p. m.	9.06 – 10.85	10.40 – 10.66
			Market-rent €/m ² p. m.	9.27 – 11.00	10.40 – 11.00

Class of property	Book values as at 31.12.2014	Book value as at 31.12.2013 restated	Inputs	Range 2014	Range 2013
Valuation technique investment method	€ 1,000	€ 1,000			
			average remaining lease term in years	8.55	14.00
			average vacancy %	1.69	0
			Yield Term min/max/weighted average %	4.75 / 5.75 / 5.45	4.75 / 6.00 / 5.04
			Yield Reversion min/max/weighted average %	5.25 / 5.75 / 5.51	5.25 / 6.50 / 5.53
Hotel Germany	72,600	71,500	Actual-rent €/m ² p. m.	12.95 – 15.86	15.54 – 15.86
			Market-rent €/m ² p. m.	13.16 – 15.86	15.54 – 15.86
			average remaining lease term in years	18.09	18.02
			average vacancy %	1.61	0
			Yield Term min/max/weighted average %	5.60 / 6.00 / 5.67	5.65 / 6.00 / 5.72
			Yield Reversion min/max/weighted average %	5.60 / 6.00 / 5.67	5.65 / 6.00 / 5.72
Hotel Eastern Europe	11,600	39,907	Actual-rent €/m ² p. m.	4.88 – 4.88	6.70 – 6.70
			Market-rent €/m ² p. m.	4.90 – 4.90	6.70 – 6.70
			average remaining lease term in years	10.00	8.40
			average vacancy %	14.25	0
			Yield Term min/max/weighted average %	8.00 / 8.00 / 8.00	8.50 / 8.50 / 8.50
			Yield Reversion min/max/weighted average %	8.50 / 8.50 / 8.50	9.00 / 9.00 / 9.00
Hotel total	171,100	200,277			
Other Austria	139,498	133,888	Actual-rent €/m ² p. m.	0.06 – 11.15	0.80 – 11.27
			Market-rent €/m ² p. m.	0.06 – 11.34	2.50 – 13.00
			average remaining lease term in years	7.00	6.50
			average vacancy %	0.38	10.00
			Yield Term min/max/weighted average %	3.75 / 12.00 / 6.28	3.75 / 7.75 / 5.63
			Yield Reversion min/max/weighted average %	4.50 / 8.50 / 5.59	4.75 / 8.25 / 5.71
Other Germany	149,590	162,225	Actual-rent €/m ² p. m.	3.40 – 5.19	0.00 – 5.47
			Market-rent €/m ² p. m.	3.24 – 6.03	3.24 – 6.21
			average remaining lease term in years	7.63	8.56
			average vacancy %	7.80	8.00
			Yield Term min/max/weighted average %	5.00 / 8.50 / 6.65	5.00 / 8.75 / 6.67
			Yield Reversion min/max/weighted average %	5.25 / 8.50 / 6.98	5.25 / 8.75 / 7.00
Other Eastern Europe	0	8,550	Actual-rent €/m ² p. m.	-	9.61 – 9.61
			Market-rent €/m ² p. m.	-	9.00 – 9.00
			average remaining lease term in years	-	18.66
			average vacancy %	-	0
			Yield Term min/max/weighted average %	-	8.50 / 8.50 / 8.50
			Yield Reversion min/max/weighted average %	-	8.50 / 8.50 / 8.50
Other total	289,088	304,663			

Class of property	Book values as at 31.12.2014 € 1,000	Book value as at 31.12.2013 restated € 1,000	Inputs	Range 2014	Range 2013
Valuation technique residual value					
Office Austria	10,500	0	Expected-rent €/m ² p. m.	12.00 – 16.50	-
			Construction cost €/m ²	1,400.00	-
			Related cost in % of Constr. cost	16.50	-
Office Germany	150,500	36,600	Expected-rent €/m ² p. m.	17.58 – 21.25	16.50 – 21.00
			Construction cost €/m ²	1,600 – 2,100	1,450 – 2,100
			Related cost in % of Constr. cost	22.00 – 31.00	15.00 – 19.00
Office total	161,000	36,600			
Other Austria	0	14,300	Expected-rent €/m ² p. m.	-	10.50 – 12.50
			Construction cost €/m ²	-	1,293.00
			Related cost in % of Constr. cost	-	13
Other total	0	14,300			

Land banks which are not currently under development or which are not expected to be developed in the near future, are valued depending on the property and the stage of development through comparable transactions or by the liquidation, cost or residual value method.

Class of property	Book values as at 31.12.2014	Book value as at 31.12.2013 restated	Inputs	Range 2014	Range 2013
Comparative, liquidation or residual method					
Landbank Germany	327,305	315,260	comparative value / m ² plot area	3.48 – 13,378.55	3.48 – 12,946.98
Landbank Eeastern/South East Europe	10,817	12,520	comparative value / m ² plot area	5.10 – 292.75	5.80 – 294.12
Landbank total	338,122	327,780			

The fair value for rented properties, properties under development as well as land banks corresponds to level 3 of the fair value hierarchy according to IFRS 13.

Interdependencies between the input factors

The essential input factors for the determination of the fair values for investment property are the actual rents and market rents as well as the interest rates (yields). Increasing rents (e.g. a short supply and increased demand) would cause increasing fair values. Vice versa, the fair value decreases when the rents are decreasing.

Increasing yields (e.g. the market expects increasing interest rates at increasing risks – excessive supply, regional risks, etc.) would cause decreasing fair values. Vice versa, the fair value would increase if the yield decreases (e.g. higher demand for this type of investment property).

Both input factors act reinforcing – as well in a positive or negative way – when they appear jointly. This means that a strengthened demand for rental space as well as a simultaneously strengthened demand for such investment property would cause an even greater increase of the fair value. Vice versa, a decrease in the demand for rental space as well as a decreased market demand for investment property would cause an even heavier decrease of the fair value.

For properties under development there is another essential input factor added: construction costs. The market value of properties is mainly determined by the expected rental income and the yield. In this area of conflict new development projects are planned and calculated. Given that the calculated construction costs as a major influencing factor of developments could change during the development phase due to market related factors (e.g. shortage of resources on the markets or oversupply) as well as planning-related factors (e.g. necessary additional changes, unforeseeable problems, subsequent savings, etc.), they have a significant influence on the profitability. These additional chances/ risks are appropriately considered in a developer's profit (risk/profit) based on the total construction costs.

Valuation Process

CA Immo Group generally commissions every fiscal year end for the major part of the real estate portfolio independent, external real estate experts for issuing a market value evaluation and provided them with all necessary documents. After clarification of any queries the expert creates valuation drafts. These drafts were checked for credibility and integrity and finally approved for issuance.

The selection of the independent, external real estate experts for CA Immo Group is based on the one hand on the professional qualification, which is measured via national and international standards like HypZert or RICS, and on the other hand via local market presence and penetration. If the market conditions allow, independent external real estate experts are selected that do not act as an agent in leasing or investment business.

e) Intangible assets

Goodwill resulting from business combinations pursuant to IFRS 3 corresponds to the difference arising from the allocation of acquisition cost to the fair values of the acquired properties and the corresponding deferred tax liabilities, which are not discounted in accordance with IAS 12. Mainly, it represents the benefit resulting from the fact that the acquired deferred tax liabilities will become due only in a future period. Goodwill is not amortised, but is tested for impairment at each period end.

A possible impairment is directly connected to the change of the fair value of the property or change in the taxation in the referring country of the cash generating unit. Essentially parameters which were determined by the appraisers within the scope of the external property valuation are used for the impairment test.

Other intangible assets mainly comprise software and are recognised at acquisition cost less straight-line amortisation and impairment losses. Software is amortised over a useful life of 3 to 5 years.

f) Impairment losses

If an indication exists that an asset might be impaired, CA Immo Group determines the recoverable amount for the own used properties (including hotel operations), for office furniture, equipment and other assets as well as for intangible assets. The recoverable amount is the higher of the fair value less the cost to sell (net realisable value) and the value

in use. The value in use is the present value of the expected future cash flows that are likely to be generated by the continued use of an asset and its retirement at the end of its useful life.

If this recoverable amount is lower than the carrying value of the asset, the asset is written down to the lower value. Impairment losses are reported in the consolidated statement of profit and loss and other comprehensive income under “depreciation and impairment/reversal”.

If at a later date impairment ceases to exist, the impairment loss is reversed to profit or loss – except for goodwill – up to the carrying amount of the amortised original acquisition or production cost.

Goodwill is tested for impairment at each balance sheet date, with individual properties representing the cash generating units. Due to the specific nature of the recognised goodwill, the recoverable amount for the cash generating unit cannot be determined without taking into account the expected tax charge. Hence, the book value of the cash generating unit includes, in addition to the allocated goodwill, the directly attributable deferred taxes of the single properties. The recoverable amount is determined on the basis of fair value. The fair value of a property is mainly determined on the basis of external valuation reports. The present value of the income tax payments was determined considering after-tax interest rates (the respective yield of the valued property less the effect of the tax rate in the respective country) of expected income tax payments.

The impairment test assumes an average retention period for properties held by CA Immo Group of 5 to 18 years for investment properties as at reporting date. Due to the assumption of the retention period decreasing each year and thus of a reduced discounting period each year, further impairment losses of the goodwill corresponding to the reduction in the present value benefit are expected in future periods.

The following sensitivity analysis shows the impact of the change of significant parameter for the impairment test, on impairment of the goodwill.

Goodwill impairment in € K				
Change in yield (in % of initial yield)	+5%	+5%	+10%	+10%
Change in market rent	- 5%	- 10%	- 5%	- 10%
Impact on the profit and loss statement	- 723.6	- 1,232.0	- 1,351.5	- 2,039.1

g) Financial assets and liabilities (FI - financial instruments)

Other interests in companies

Interests in companies which are not consolidated due to lack of control, and which are neither significantly influenced by the Group are assigned to the category "available for sale/at cost" (AFS/AC). Since a listed price on an active market is not available and the fair value cannot be reliably established, the other interests are measured at acquisition cost.

Loans

Loans granted by the company are assigned to the category "loans and receivables" (L&R). They are measured at fair value upon recognition, and subsequently at amortised cost, applying the effective interest-rate method.

Receivables and other financial assets

Trade receivables from the provision of services, other receivables and other financial assets are primary financial instruments that are not listed on active markets and not intended for sale. They are assigned to the measurement category "loans and receivables" (L&R). They are initially measured at fair value, and thereafter at amortised cost, applying the effective interest-rate method and less impairment losses.

An impairment loss on receivables and other assets is calculated based on the status of the dunning procedure, the past due date, and the individual credit rating of the relevant debtor, taking into account any security received and is recognised when there is objective indication that the receivables cannot be collected in full. Uncollectible receivables are derecognised. Subsequent payments in respect of receivables for which impairment losses have been incurred, are recognised in the consolidated statement of profit and loss and other comprehensive income.

Receivables from the sale of properties having a maturity of more than one year are recognised as non-current receivables at their present values as of the respective reporting date.

Cash and cash equivalents

Cash and cash equivalents include cash, deposits in banks, as well as fixed-term deposits with an original term of up to three months. This item also includes cash in banks subject to drawing restrictions for a period of less than 3 months which is used for securing outstanding loans. Cash in banks subject to drawing restrictions up to 12 months is presented in caption "receivables and other assets". Restricted cash with a longer lock-up period (over 12 months), is presented under financial assets.

Interest-bearing liabilities

Interest-bearing liabilities are assigned to the category "financial liabilities at amortised cost" (FLAC) and recognised upon disbursement at the amount actually received less transaction costs. Any difference between the amount received and the repayment amount is allocated over the term of the financing according to the effective interest-rate method and is recognised in financing costs or, if the conditions set forth in IAS 23 are met, capitalised as part of the construction cost.

Other financial liabilities

Other financial liabilities, such as trade payables, are assigned to the category "financial liabilities at amortised cost" (FLAC) and measured upon recognition at fair value and subsequently at amortised acquisition cost.

For other current liabilities, the fair value generally corresponds to the estimated sum of all future payments. At time of contribution, other non-current liabilities (received advance payments) are recognized at their fair value and are compounded with a timely and risk adequate market rate.

Derivative financial instruments

CA Immo Group uses derivative financial instruments, such as interest rate caps, floors, swaps, swaptions and forward exchange transactions, in order to hedge against interest and currency risks. These derivative financial instruments are recognised at fair value at the time the contract is concluded and remeasured at fair value in the following periods. Derivative financial instruments with a positive fair value are recognised as financial assets and as financial liabilities if their fair value is negative.

Derivative financial instruments are presented in non-current assets or liabilities if the remaining term of the instrument exceeds twelve months and realisation or settlement within twelve months is not expected. All other derivative financial instruments are presented in current assets or liabilities.

The method applied by CA Immo Group when recognising gains and losses from derivative financial instruments depends on whether or not the criteria for cash-flow hedge accounting (hedging of future cash flows) are met. CA Immo Group exclusively pursues a micro-hedging strategy, whereby the hedging instrument is directly assigned to an individual underlying transaction (loan agreement).

In case the derivative financial instruments fulfill the criteria of cash flow hedge accounting, the effective portion of the change in fair value is recognised in other comprehensive income, not affecting the net income. The ineffective portion is immediately recognised as an expense in the item "Result from interest derivative transactions". The gains or losses from the measurement of the cash flow hedges recognised in other comprehensive income are reclassified into

profit or loss in the period in which the underlying transaction becomes effective or the expected cash flows are no longer expected to occur. The effectiveness of the hedging relationship between the hedging instrument and the underlying transaction is assessed and documented at the inception of the hedge and subsequently reassessed on an ongoing basis.

Derivative financial instruments no longer qualifying for cash flow hedge accounting, such as e.g. interest rate caps, floors and swaps without a concurrent loan agreement, are referred to as "fair value derivatives", to clearly distinguish these instruments from cash flow hedges. These are for example interest swaps, swaptions, interest caps and interest floors without a parallel running loan contract. Pursuant to IAS 39, derivatives not qualifying for hedge accounting are assigned to the category "held for trading" (HFT). Changes in the fair value are therefore recognised entirely in profit or loss in the item "Result from interest derivative transactions".

The fair values of interest rate swaps, swaptions, caps and floors are calculated by external third parties by discounting the future cash flows from variable payments on the basis of generally accepted finance-mathematical models. The interest rates for the discount of the future cash flows are estimated on basis of an interest curve which is observable on the market. For the calculation the inter - bank middle rates are used.

h) Construction contracts

Pursuant to the percentage of completion method, contract revenues and contract expenses associated with construction contracts and arising from the performance of services (such as project management, building construction, interior work, site development, decontamination) are recognised as receivables based on the stage of completion of the contract activity at the end of the reporting period. The stage of completion is determined by the ratio of contract costs incurred as of the reporting date to the estimated total contract costs (cost-to-cost method). An expected loss from a construction contract is immediately recognised as expense.

i) Other non-financial instruments (Non-FI)

Other non-financial assets mainly consist of prepayments made on investment properties, receivables from fiscal authorities and prepaid expenses. They are measured at cost less any impairment losses.

Other non-financial liabilities refer to liabilities to fiscal authorities, short-term rent prepayments and advance payments. They are initially recognised in the amount corresponding to the estimated outflow of funds. Changes in value arising from updated information are recognised in profit or loss.

j) Assets held for sale and disposal groups

Non-current assets and disposal groups are classified as held for sale if the relevant book value is expected to be realised from a disposal and not from continued use. This is the case when the relevant non-current assets and disposal groups are available for immediate sale in their current condition and a disposal is highly probable. Furthermore, the sale must be expected to be completed within one year of the classification as held for sale. Disposal groups consist of assets that are to be sold together in a single transaction and the associated liabilities that are to be transferred in the course of this transaction.

Non-current assets and disposal groups that are classified as held for sale are generally recognised at the lower of book and fair value less costs to sell. Investment properties, which are continuously measured according to the fair value model, are exempted from this rule and loans payable that are measured at amortised cost furthermore as well as deferred tax assets according to IAS 12.

k) Payment obligations to employees

Variable remuneration

Since the business year 2010 the option to participate in an LTI (long term incentive) programme with a term of three years is offered each year to the Management Board. Participation requires personal investment limited to 50% of the annual basic salary. Such investment is valued respectively at the closing rate of the previous year balance sheet date, for the first time as at 31.12.2009, with the number of associated shares thereby determined. Performance will be measured according to the following indicators: NAV growth, ISCR (interest service coverage ratio) (until 2013), TSR (total shareholder return) and since 2014 FFO growth (funds from operations), in which the emphasis and target values are adjusted annually. First-level managerial staff was also entitled to take part in the LTI programme. For these staff members, the personal investment is limited to 35% of the basic salary.

For such cash-settled share-based payments, the obligation incurred is built up over the vesting period of 3 years and reported under provisions. Until the liability is settled, the fair value is remeasured at each annual reporting date and at the settlement date. All changes in the fair value of the liability are recognised in profit or loss in the relevant business year, when incurred.

Defined benefit plans upon termination of employment

Obligations arising from defined benefit pension plans exist for four persons in the CA Immo Germany Group. The commitments relate to four pension benefits, three of which for managing directors who have already retired. In accordance with IAS 19.59, reinsurance contracts in respect of defined benefit pension obligations concluded in previous years that qualify as plan assets are presented in “Non-current receivables and other assets” to the extent that the plan assets exceed the present value of the future obligations and CA Immo Group has a legally enforceable right to the plan assets.

Each year, external actuarial calculations are obtained for the defined benefit pension obligations. The defined benefit obligation or liability is calculated according to IAS 19 using the projected unit credit method and based on the following parameters:

	31.12.2014	31.12.2013
Interest rate	1.56%	2.82%
Salary increases expected in the future	2.0%	2.0%
Accumulation period	25 years	25 years
Expected income from plan asset	1.56%	2.82%

Actual return on plan assets for 2014 is 2.8% (2013: 2.0 %).

Service cost and interest expense related to the obligation as well as the interest income related to the plan assets are recognised in the year in which they arise. Actuarial gains and losses less deferred taxes related to the obligation and the plan assets are recognized in the other comprehensive income.

CA Immo Group has the legal obligation to make a one-time severance payment to staff employed in Austria before 1.1.2003 in the event of dismissal or retirement. The amount of this payment depends on the number of years of service and the relevant salary at the time the settlement is payable. It varies between two and twelve monthly salary payments. According to IAS 19, a provision is recognised for this defined benefit obligation.

Defined contribution plans

CA Immo Group has the legal obligation to pay 1.53 % of the monthly salary of all staff joining companies in Austria after 31.12.2002 into a staff pension fund. No further obligations exist. The payments are considered as staff expenses and are included in indirect expenses.

Based on agreements with three different pension funds in Austria and a benevolent fund for small and medium-sized enterprises in Germany, a defined contribution pension commitment exists for employees in Austria and Germany after a certain number of years of service (Austria: 1 or 3 years, independent of age; Germany: immediately upon reaching the age of 27). The contribution is calculated as a percentage of the relevant monthly gross salary, i.e. 2.5 % or 2.7 % in Austria, and 2.0 % in Germany. The contributions paid vest after a certain period (Austria: 5 or 7 years; Germany: 3 years) and are paid out as monthly pension upon retirement.

l) Other provisions and contingent liabilities

Other provisions are recognised if CA Immo Group has a legal or constructive obligation towards a third party as a result of a past event and the obligation is likely to lead to an outflow of funds. Such provisions are recognised in the amount representing the best possible estimate at the time the consolidated financial statements are prepared. If the present value of the provision determined on the basis of prevailing market interest rates differs substantially from the nominal value, the present value of the obligation is recognised.

If the amount of an obligation cannot be estimated reliably, the fund flow from the obligation is not likely or the occurrence of the obligation depends on future events it represents a contingent liability. In such cases, a provision is not recognised and an explanation of the facts is disclosed in the notes.

m) Taxes

Income tax expense reported for the business year contains the income tax on the taxable income of the individual subsidiaries calculated at the tax rate applicable in the relevant country ("current tax"), and the change in deferred taxes recognised in profit and loss ("deferred tax"), as well as the tax effect arising from amounts recognised in equity not giving rise to temporary differences and recognised in equity (e.g. taxes related to issuing costs of capital increases and subscription rights due to convertible bonds, the measurement and sale of treasury shares, and – in some cases – the measurement of derivative transactions). Changes in deferred taxes resulting from foreign currency translation are included in deferred income tax expense.

In line with IAS 12, the calculation of deferred taxes is based on all temporary differences between the tax base of assets or liabilities and their book values in the consolidated statement of financial position. Deferred tax assets on tax losses carried forward are recognised taking into account the fact whether they can be carried forward indefinitely or only up to a certain time as well as the extent of their expected use in the future. The amount of the deferred tax asset recognised is determined based on projections for the next 3 to 5 years which show the expected use of the tax losses carried forward in the near future and on the existence of sufficient taxable temporary differences, mainly resulting from investment property.

The deferred taxes are calculated based on the following tax rates:

Country	Tax rate		Country	Tax rate	
	2014	2013		2014	2013
Bulgaria	10.0%	10.0%	Switzerland	31.9%	31.9%
Germany	15.8% to 31.9%	15.8% to 31.9%	Serbia	15.0%	15.0%
Croatia	20.0%	20.0%	Slovakia	22.0%	22.0%
Luxembourg	29.2%	28.6%	Slovenia	17.0%	17.0%
Netherlands	20.0% / 25.0%	20.0%	Czech Republic	19.0%	19.0%
Austria	25.0%	25.0%	Ukraine	16.0%	16.0%
Poland	19.0%	19.0%	Hungary	10.0% / 19.0%	10.0% / 19.0%
Romania	16.0%	16.0%	Cyprus	12.5%	12.5%
Russia	20.0%	20.0%			

A group and tax compensation agreement was concluded in Austria for the formation of a tax group as defined by Section 9 of the Austrian Corporate Tax Act (KStG) for selected companies of CA Immo Group. The head of the group is CA Immobilien Anlagen Aktiengesellschaft, Vienna. All Austrian entities of Europolis Group are included in this tax group.

For certain entities within the CA Immo Germany Group a tax group has been established in accordance with German income tax legislation. Head of the tax group is CA Immo Deutschland GmbH, Frankfurt. Based on profit and loss transfer agreements the members of the tax group are required to transfer their entire profit to the head of the group (being the annual surplus before the profit transfer, less any loss carried forward from the previous year and after recognition or release of reserves). The head of the group has an obligation to balance any annual deficit arising in a group entity during the term of the agreement to the extent that such deficits exceed the amounts which can be released from other reserves that have been allocated out of profits earned during the term of the agreement.

n) Leases

CA Immo Group determines whether an arrangement contains a lease based on the economic substance of the arrangement and evaluates whether the fulfilment of the arrangement is dependent on the use of a specific asset or assets and whether the arrangement contains a right to use the asset, even if such right is not explicitly stated in the agreement.

o) Operating segments

The operating segments were identified on the basis of the information regularly used by the company's principal decision makers when deciding on the allocation of resources and assessing profitability. The principal decision-making body of CA Immo Group is the Management Board. It controls the individual properties that are aggregated into reportable business segments by regions, and within the regions by income producing property and property under development.

The properties are allocated to the segments according to location/region, their category and the main activities of the management/holding companies. Items that cannot be directly attributed to a property or segment management structure are disclosed in the column "Holding". The presentation corresponds to CA Immo Group's internal reporting system. The following segments have been identified:

- Income producing properties: Investment properties rented, own used properties (including hotel operations) and investment properties pursuant to IFRS 5
- Development: Properties under development and land banks, completed development properties (investment properties) until the second annual reporting date after completion (depending on the tenancy rate or beginning of sales process), development services for third parties, properties under development pursuant to IFRS 5, and properties held for trading
- Holding: general management and financing activities of CA Immo AG, Vienna

p) Revenue recognition

Rental revenue is recognised on a straight-line basis over the term of the lease unless a different recognition method is more appropriate. Lease incentive agreements, such as rent-free periods, reduced rents for a certain period or one-off payments are included in rental income. Therefore, the lease incentives are allocated on a straight-line basis over the entire expected contractual lease term accordingly. In the case of leases with constant rent adjustment over the term (graduated rents), such adjustments are recognised on a straight-line basis over the term of the lease likewise. Any adjustments attributable to inflation, in contrast, are not spread over the underlying term of the lease. The term of a lease over which rental income is allocated on a straight-line basis comprises the non-terminable period as well as any further periods for which the tenant can exercise an option, with or without making additional payments, provided that the exercise of the option is estimated as being probable at the inception of the lease.

Conditional rental income, like for example any amounts which are conditional on the revenues generated in the business premises, are recognised in profit or loss in the period in which they are assessed.

Rental income is measured at the fair value of the consideration received or outstanding, less any direct reductions in rent income.

Payments received from tenants for the premature termination of a lease and payments for damage to rented premises are recognised as rental income in the period in which they are incurred.

Operating costs incurred by CA Immo Group for properties rented to third parties which are charged to tenants are presented in the consolidated income statement in "Operating costs charged to tenants".

Income from hotel operations and service contracts is recognised to the extent the services have been rendered as of the reporting date.

Income from the sale of properties is recognised when

- all material economic risks and rewards associated with ownership have passed to the buyer,
- CA Immo Group does not retain any rights of disposal or effective power of disposition in respect of the object sold,
- the amount of the revenues and the expenses incurred or to be incurred in connection with the sale can be reliably determined, and
- it is sufficiently probable that the economic benefit from the sale will flow to CA Immo Group.

Non-current earnings received in advance are measured at par value and subsequently with a reasonable market interest rate reflecting maturity and risk. The accrued interest is recognised in the consolidated income statement in the financial result.

Income from the sale of properties under construction is assessed according to IFRIC 15 in order to establish whether IAS 11 (construction contracts) or IAS 18 (revenue recognition) applies and thus to determine when income from the sale during the construction period shall be recognised. Requirement for the recognition of a disposal is that CA Immo Group has no more effective power to dispose in respect of the constructed property.

If a contract for the construction of a property is recognised as a construction contract which means that the sponsor can exercise significant influence on the constructions of the property related income is recognised – in compliance with IAS 11 – by reference to the stage of completion of the contract activity at the end of the reporting period. The stage of completion is determined according to the ratio of contract costs incurred for work performed as of the reporting date to the estimated total contract costs.

Given there is no customized project planning which means that the purchaser has only limited options to influence the construction of the property, it is an agreement for the sale of goods within the scope of IAS 18. For the purpose of

revenue recognition in accordance with IAS 18, contracts are separated into their individual components if materially different services are combined into a single arrangement. Such a multi-component transaction is assumed when a contract contains several complementary but different elements, such as a service provided alongside a sale of an investment property. In such cases, revenue is recognised separately for each of these different elements. The purchase price of the property is recognised according to the revenue recognition criteria applicable to sales. Service revenue is recognised in accordance with the stage of completion. As material components of investment properties the following have been identified: procurement of planning permission, site development, surface construction and interior works. The allocation of the total revenues to the individual components is done based on the residual value method. By deducting the fair value of the components not yet delivered, the fair value of the components already delivered is resulting.

q) Result from the sale of investment properties

In accordance with IAS 40, investment properties are measured as of each quarterly reporting date and, as a general rule, changes in fair values are recognised in profit and loss, as result from revaluation (revaluation gain/loss). When property assets are sold, the valuation gain/loss realised during the current business year to date is reclassified to the result from the sale of investment properties together with the other gain/loss on disposal. Likewise, any goodwill that has been allocated to a property sold is recognised as part of the book value of the sold property within the result from the sale of investment properties.

r) Indirect expenses

CA Immo Group capitalizes indirect expenses (mainly personnel expenses) to the extent that they can be attributed to the construction cost of properties under development and properties held for trading. These internally-produced capitalised expenses and capitalised changes in work-in-progress respectively are reported as correction of the indirect expenses.

s) Financial result

Finance costs comprise interest payable for external financing, interest recognised by the effective interest-rate method (if not required to be capitalised according to IAS 23), interest for committed external funds not yet received, current interest on hedging transactions, the interest costs arising from the calculation of retirement benefits, the net result attributable to non-controlling interests in limited partnerships and expenses similar to interest. Interest is deferred over time via the effective interest-rate method. The net result of non-controlling interests in limited partnerships contains the pro rata net income of non-controlling partners in German limited partnerships, whose capital contribution is recognised as debt in the statement of financial position under other liabilities.

Other financial result comprises the result from the repurchase of own interest-bearing liabilities (e.g. loans, bonds) if the purchase price was below the book value. When convertible bonds are repurchased, a portion of the result is recognised directly in equity as capital reserves.

Foreign currency gains and losses mainly relate to the result of exchange rate differences in connection with financing and investment transactions, as well as the changes in value and the result from the realisation of forward exchange transactions.

The result from derivative transactions consists of gains and losses from the sale or measurement of interest rate swaps, caps, floors and the swaption unless they are recognised in other comprehensive income as cash flow hedges. The ineffective portion of the cash flow hedge relationships is also recognised in the result from derivative transactions.

The result from financial investments includes interest, dividends and other income from the investment of funds and investments in financial assets and the expected return on plan assets.

The result from other financial investments mainly relates to the valuation of loans.

t) Significant judgments, assumptions and estimates

When preparing the consolidated financial statements, senior management is required to make judgments, assumptions and estimates that affect both the recognition and measurement of assets, liabilities, income and expenses, and the information contained in the notes. Actual amounts can differ from the initial assumptions in the future.

Property valuation

The geopolitical crisis in the global financial system in recent years has triggered considerable fluctuations in the commercial property markets affecting prices and values. In particular, restricted liquidity in the capital markets can make it more difficult to successfully sell the properties in the short term.

All valuations represent an estimate of the price that could be obtained in a transaction taking place at the valuation date. Valuations are based on assumptions, such as the existence of an active market in the region concerned. Unforeseen macroeconomic or political crises could have a significant influence on the market. Such events can trigger panic buying or selling, or a general reluctance to conclude business transactions. If a valuation date falls within a period immediately following an event of this kind, the data underlying the valuation may be questionable, incomplete or inconsistent, which inevitably affects the reliability of the estimate.

For properties that currently have a high vacancy rate or short-term leases, the influence of the appraiser's assumptions on the property value is higher than it is in case of properties with cash flows that are secured by long-term contracts.

The property values established by external appraisers depend on several parameters, some of which influence each other in a complex way. For the purposes of a sensitivity analysis for sub-portfolios in respect of changes in value caused by the change in one parameter, simplified assumptions were made below in order to present possible changes.

The following tables below illustrate the sensitivity of the fair value to a change in rental income (for the purposes of this model, defined as market rent) and in the yields (term yield and reversionary yield).

Office Austria					Change in market
Change in Yield (in % of initial yield)	- 10%	- 5%	0%	5%	rent of 10%
- 10%	2.79%	6.96%	11.12%	15.29%	19.45%
- 5%	- 2.48%	1.39%	5.27%	9.14%	13.02%
0%	- 7.23%	- 3.61%	0.00%	3.61%	7.23%
+5%	- 11.53%	- 8.15%	- 4.77%	- 1.39%	1.99%
+10%	- 15.44%	- 12.27%	- 9.10%	- 5.93%	- 2.76%

Office Germany					Change in market
Change in Yield (in % of initial yield)	- 10%	- 5%	0%	5%	rent of 10%
- 10%	3.00%	7.26%	11.53%	15.79%	20.06%
- 5%	- 2.47%	1.49%	5.46%	9.43%	13.39%
0%	- 7.40%	- 3.70%	0.00%	3.70%	7.40%
+5%	- 11.86%	- 8.40%	- 4.94%	- 1.48%	1.98%
+10%	- 15.91%	- 12.67%	- 9.43%	- 6.19%	- 2.95%

Office Eastern Europe					Change in market
Change in Yield (in % of initial yield)	- 10%	- 5%	0%	5%	rent of 10%
- 10%	1.74%	6.56%	11.39%	16.22%	21.05%
- 5%	- 3.67%	0.86%	5.40%	9.93%	14.46%
0%	- 8.54%	- 4.27%	0.00%	4.27%	8.54%
+5%	- 12.94%	- 8.91%	- 4.88%	- 0.85%	3.18%
+10%	- 16.95%	- 13.14%	- 9.32%	- 5.51%	- 1.69%

Retail Austria					Change in market
Change in Yield (in % of initial yield)	- 10%	- 5%	0%	5%	rent of 10%
- 10%	2.82%	7.10%	11.39%	15.67%	19.95%
- 5%	- 2.57%	1.41%	5.39%	9.37%	13.36%
0%	- 7.43%	- 3.72%	0.00%	3.72%	7.43%
+5%	- 11.83%	- 8.35%	- 4.88%	- 1.40%	2.07%
+10%	- 15.83%	- 12.57%	- 9.31%	- 6.05%	- 2.79%

Retail Eastern Europe					Change in market
Change in Yield (in % of initial yield)	- 10%	- 5%	0%	5%	rent of 10%
- 10%	3.34%	7.35%	11.35%	15.35%	19.36%
- 5%	- 2.07%	1.65%	5.38%	9.10%	12.82%
0%	- 6.94%	- 3.47%	0.00%	3.47%	6.94%
+5%	- 11.36%	- 8.11%	- 4.87%	- 1.62%	1.62%
+10%	- 15.38%	- 12.34%	- 9.30%	- 6.25%	- 3.21%

Hotel Austria					Change in market
Change in Yield (in % of initial yield)	- 10%	- 5%	0%	5%	rent of 10%
- 10%	3.36%	7.32%	11.27%	15.23%	19.19%
- 5%	- 2.00%	1.67%	5.34%	9.01%	12.68%
0%	- 6.83%	- 3.41%	0.00%	3.41%	6.83%
+5%	- 11.20%	- 8.01%	- 4.83%	- 1.65%	1.53%
+10%	- 15.17%	- 12.20%	- 9.22%	- 6.25%	- 3.27%

Hotel Germany					Change in market
Change in Yield (in % of initial yield)	- 10%	- 5%	0%	5%	rent of 10%
- 10%	6.45%	8.80%	11.15%	13.51%	15.86%
- 5%	1.03%	3.16%	5.28%	7.41%	9.53%
0%	- 3.85%	- 1.92%	0.00%	1.92%	3.85%
+5%	- 8.27%	- 6.53%	- 4.78%	- 3.03%	- 1.29%
+10%	- 12.31%	- 10.72%	- 9.13%	- 7.54%	- 5.95%

Hotel Eastern Europe					Change in market
Change in Yield (in % of initial yield)	- 10%	- 5%	0%	5%	rent of 10%
- 10%	4.77%	7.91%	11.05%	14.19%	17.32%
- 5%	- 0.53%	2.35%	5.23%	8.11%	11.00%
0%	- 5.31%	- 2.66%	0.00%	2.66%	5.31%
+5%	- 9.64%	- 7.19%	- 4.73%	- 2.28%	0.18%
+10%	- 13.59%	- 11.31%	- 9.04%	- 6.76%	- 4.49%

Other Austria					Change in market
Change in Yield (in % of initial yield)	- 10%	- 5%	0%	5%	rent of 10%
- 10%	2.52%	7.05%	11.59%	16.12%	20.66%
- 5%	- 2.97%	1.26%	5.49%	9.72%	13.95%
0%	- 7.91%	- 3.95%	0.00%	3.95%	7.91%
+5%	- 12.38%	- 8.67%	- 4.97%	- 1.26%	2.45%
+10%	- 16.45%	- 12.97%	- 9.48%	- 6.00%	- 2.51%

Other Germany					Change in market
Change in Yield (in % of initial yield)	- 10%	- 5%	0%	5%	rent of 10%
- 10%	3.19%	7.53%	11.88%	16.22%	20.57%
- 5%	- 2.43%	1.59%	5.62%	9.65%	13.68%
0%	- 7.49%	- 3.74%	0.00%	3.74%	7.49%
+5%	- 12.06%	- 8.57%	- 5.08%	- 1.59%	1.90%
+10%	- 16.21%	- 12.95%	- 9.69%	- 6.43%	- 3.16%

For the development projects, the table below illustrates the sensitivity of the fair value to an increase or decrease in the calculated outstanding development and construction costs. It is based on the development projects under construction as well as procurement of planning permission.

in € m	Still outstanding capital expenditures				
	- 10%	- 5%	Initial value	+5%	+10%
Still outstanding capital expenditures	79.97	84.41	88.86	93.30	97.74
Fair value	169.89	165.44	161.00	156.56	152.11
Changes to initial value	5.5%	2.8%	0.0%	- 2.8%	- 5.5%

The calculated amounts indicate only a balance sheet date scenario, where the expected outstanding investment costs correspond to approximately 55% of the fair value. As the stage of completion of the buildings and procurement of building approval advances – under similar conditions – the value percentage will successively change in the fair value's favour.

Taxes

All companies which own properties, are subject to local income tax on both rental income and capital gains in their respective countries. Significant estimates are required in respect of the amount of income tax provisions to be recognised. Moreover, it needs to be determined to which extent the deferred tax assets should be recognised in the Group's consolidated financial statements.

Income from the disposal of investments in companies in Germany and Eastern Europe is wholly or partially exempt from income tax when certain conditions are met, even if the group intended to meet these conditions, the full amount of deferred taxes according to IAS 12 is recognised for the investment properties.

Material assumptions also need to be assessed if temporary differences and losses carried forward can be offset against taxable profits in the future and if the deferred tax assets can be capitalised. Uncertainties exist concerning the amount and effective date of future taxable income and the interpretation of complex tax regulations.

Measurement of interest rate derivatives

CA Immo Group uses interest rate swaps, caps, floors and swaptions in order to mitigate the risk of interest rate fluctuations. These interest rate derivatives are recognised at fair value. The fair values are calculated by discounting the future cash flows from variable payments on the basis of generally recognised finance-mathematical methods by the corresponding external third party. The interest rates for discounting the future cash flows are estimated by reference to an observable market yield curve. The calculation is based on inter - bank middle rates. The fair value of interest rate derivatives corresponds therefore to level 2 of the measurement hierarchy according to IFRS 13.

A correction of the measurement of the interest rate derivatives due to CVA (Credit Value Adjustment) and DVA (Debt Value Adjustment) is only conducted when the adjustment reaches a significant extent.

The application of cash flow hedge accounting (hedging of future cash flows) for interest rate swaps requires an assessment of probability of occurrence of the future hedged cash flows from variable interest of financial liabilities. The probability depends on the existence and – in case the maturity date of the financial liability being earlier than the maturity date of the interest rate swap – on the immediate refinancing of the financial liability. As soon as it is no longer highly probable that the hedged cash flows will occur, hedge accounting is no longer used.

u) Fair value measurement

IFRS 13 defines the fair value as the price, which would be received following the sale of an asset or paid to transfer a liability in an orderly transaction between market participants, at the measurement date. The price could be directly observable or estimated using valuation techniques. Corresponding to the used inputs for the determination of the fair values, the measurement hierarchy distinguishes between the following levels:

- Level 1: quoted prices in active markets for identical assets or liabilities
- Level 2: inputs that are observable for the measurement of assets or liabilities, either directly or indirectly
- Level 3: inputs are unobservable for the measurement of assets or liabilities

Hierarchy of the fair values

31.12.2014 € 1,000	Measurement hierarchy acc. to IFRS 13			Total
	Level 1	Level 2	Level 3	
Investment properties	0	0	2,092,917	2,092,917
investment properties under development	0	0	496,252	496,252
Investment property	0	0	2,589,169	2,589,169
Financial assets HFT	0	64	0	64
Financial assets available for sale	24,547	0	0	24,547
Financial instruments by category (assets)	24,547	64	0	24,611
Assets in disposal groups held for sale	0	0	91,481	91,481
Assets in disposal groups held for sale	0	0	91,481	91,481
Financial liabilities HFT	0	- 43,922	0	- 43,922
Financial liabilities CFH	0	- 33,689	0	- 33,689
Financial instruments by category (liabilities)	0	- 77,611	0	- 77,611
Total	24,547	- 77,547	2,680,650	2,627,650

31.12.2013 restated € 1,000	Measurement hierarchy acc. to IFRS 13			
	Level 1	Level 2	Level 3	Total
Investment properties	0	0	2,139,564	2,139,564
investment properties under development	0	0	400,095	400,095
Investment property	0	0	2,539,659	2,539,659
Financial assets HFT	0	2,109	0	2,109
Financial instruments by category (assets)	0	2,109	0	2,109
Assets in disposal groups held for sale	0	0	114,467	114,467
Assets in disposal groups held for sale	0	0	114,467	114,467
Financial liabilities HFT	0	- 56,959	0	- 56,959
Financial liabilities CFH	0	- 48,201	0	- 48,201
Financial instruments by category (liabilities)	0	- 105,161	0	- 105,161
Total	0	- 103,052	2,654,126	2,551,075

Reclassifications between levels did not occur.

Hierarchy classification

The following tables show the development of separate classes that are assigned according to IFRS 13 to level 3 of the fair value hierarchy:

2014 € 1,000	Office Austria	Office Germany	Office Eastern Europe	Retail Austria	Retail Eastern Europe
As at 01.01.	359,585	447,130	720,650	111,440	54,930
Additions	5,507	22,241	6,421	139	135
Disposals	- 23,944	- 3,790	- 17,367	0	0
Purchase of real estate companies	0	0	0	0	0
Valuation (through profit or loss)	1,814	3,519	- 14,384	1,249	- 6,479
Reclassification IFRS 5	- 15,800	0	0	0	- 3,548
Other changes	488	1,939	- 4,770	- 88	- 138
As at 31.12.	327,650	471,040	690,550	112,740	44,900

2014 € 1,000	Hotel Austria	Hotel Germany	Hotel Eastern Europe	Others Austria	Others Germany	Others Eastern Europe
As at 01.01.	88,870	71,500	39,907	133,888	162,225	8,550
Additions	0	0	24	51	- 7	0
Disposals	0	0	0	- 10,264	- 10,345	- 8,500
Purchase of real estate companies	0	0	0	0	0	0
Valuation (through profit or loss)	- 1,765	1,124	- 3,224	1,405	- 3,131	- 50
Reclassification IFRS 5	0	0	- 24,198	- 4,680	0	0
Other changes	- 205	- 24	- 909	19,099	848	0
As at 31.12.	86,900	72,600	11,600	139,498	149,590	0

2014 € 1,000	Development Austria	Development Germany	Land banks Germany	Land banks Eastern Europe
As at 01.01.	14,300	36,600	315,260	12,520
Additions	626	47,919	10,563	17
Disposals	0	0	- 6,593	0
Purchase of real estate companies	0	63,242	0	0
Valuation (through profit or loss)	5,074	10,320	11,312	- 1,720
Reclassification IFRS 5	0	- 3,305	0	0
Other changes	- 9,500	- 4,276	- 3,237	0
As at 31.12.	10,500	150,500	327,305	10,817

v) New and revised standards and interpretations

First-time application of new and revised standards and interpretations

The following standards and interpretations, already adopted by the EU, were applicable for the first time in the business year 2014:

standard / interpretation	Content	entry into force ¹⁾
IFRS 10	Consolidated financial statement	1.1.2014
IFRS 11	Joint Arrangements	1.1.2014
IFRS 12	Information regarding shares in affiliated companies	1.1.2014
Amendments to IFRS 10, IFRS 11 und IFRS 12	Provisional regulations	1.1.2014
Amendments to IFRS 10, IFRS 12 und IAS 27	Investment Entities	1.1.2014
Amendment to IAS 27	Separate financial statements	1.1.2014
Amendment to IAS 28	Investments in associated companies and joint ventures	1.1.2014
Amendment to IAS 32	Balance of financial assets and liabilities	1.1.2014
Amendment to IAS 36	Recoverable Amount Disclosures for Non-Financial Assets	1.1.2014
Amendment to IAS 39	Novation of Derivatives and Continuation of Hedge Accounting	1.1.2014

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

standard / interpretation	Content	entry into force¹⁾
IFRIC 21	Details	01.07.2014
Changes in IAS 19	Efficiency oriented plans: employee contribution	1.7.2014 ²⁾
Annual improvement (cycle 2010– 2012)	Miscellaneous	1.7.2014 ²⁾
Annual improvement (cycle 2011– 2013)	Miscellaneous	1.7.2014 ²⁾
Changes to IFRS 11	Acquisitions of shares in joint ventures	1.1.2016 ²⁾
Changes to IAS 16 and IAS 38	Clarification of acceptable amoritsation method	1.1.2016 ²⁾
Changes to IAS 16 and IAS 41	Agronomy produced plant	1.1.2016 ²⁾
Changes to IFRS 10 and IAS 28	Sale of assets	1.1.2016 ²⁾
Changes to IAS 27	Seperate fiancial statements	1.1.2016 ²⁾
Annual improvement (cycle 2012– 2014)	Miscellaneous	1.1.2016 ²⁾
IFRS 14	Regulatory accrual	1.1.2016 ²⁾
IFRS 15	Turnover from client contracts	1.1.2017 ²⁾
IFRS 9	Financial instrument	1.1.2018 ²⁾

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

²⁾ Not yet adopted by the EU as of the reporting date. The effective date envisaged by an EU Regulation may differ from the date indicated by the IASB.

The above listed revisions and interpretations are not being adopted early by CA Immo Group.

The effect of the changes in IFRS 9 and IFRS 15 on CA Immo Group has not yet been analyzed.

The first time usage of all other new regulations is not likely to have any material impact on the financial statements.

NOTES TO THE CONSOLIDATED INCOME STATEMENT, CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME, CONSOLIDATED STATEMENT OF FINANCIAL POSITION AND CONSOLIDATED CASH FLOW STATEMENT

1. Segment reporting

The operating segments generate gross revenues and other income from rental activities, hotel operations, the sale of properties held for trading as well as from development services. Gross revenues and other income are allocated to the country and segment the properties or services are located/ provided in.

Business relationship within an operating segment are consolidated within the segment. Business relationship with other operating segments are disclosed separately and reconciliations to the consolidated income statement and consolidated statement of financial position are presented in the "Consolidation" column.

The accounting principles of the reportable segments correspond to those described under "Accounting methods".

Transactions between operating segments are allocated as follows:

- Personnel costs directly attributable to a business segment are recognised in the relevant segment.
- Management fees for services performed by the holding segment (e.g. accounting, controlling, general expenses) are charged on basis of actual fees and are allocated to the individual segments on the basis of the invoiced services. They are recognised in the column "Holding" as other operating income.
- Management companies are assigned to the segments according to their main activities. Management fees charged by these companies are allocated based on the invoiced services to the individual operating segment of the respective region and are recognised in the segment, which the management company has been assigned to, as other operating income.
- Eastern Europe core region segment consists of Hungary, Poland, Romania, Czech Republic as well as Slovakia.
- Eastern Europe other region segment consists of Bulgaria, Croatia, Slovenia, Ukraine and Serbia.

€ 1,000			Austria			Germany	
2014	Income producing	Development	Total	Income producing	Development	Total	Income producing
Rental income	41,761	72	41,833	55,387	11,698	67,085	116,157
Rental income with other operating segments	515	0	515	230	0	230	0
Operating costs charged to tenants	9,224	0	9,224	12,271	1,090	13,361	40,573
Operating expenses	- 9,895	0	- 9,895	- 15,609	- 1,601	- 17,210	- 45,832
Other expenses directly related to properties rented	- 3,688	0	- 3,688	- 3,713	- 1,507	- 5,220	- 9,172
Net rental income	37,917	72	37,989	48,566	9,680	58,246	101,726
Result from hotel operations	0	0	0	0	0	0	1,798
Other expenses directly related to properties under development	0	- 11	- 11	0	- 5,115	- 5,115	0
Trading result	0	0	0	0	8,844	8,844	0
Result from the sale of investment properties	1,144	- 8	1,136	4,015	33,688	37,703	- 118
Income from services	98	0	98	0	11,493	11,493	826
Indirect expenses	- 1,135	- 187	- 1,322	- 5,884	- 21,745	- 27,629	- 16,651
Other operating income	52	0	52	1,556	590	2,146	4,262
EBITDA	38,076	- 134	37,942	48,253	37,435	85,688	91,843
Depreciation and impairment/reversal	- 3,049	0	- 3,049	- 171	- 554	- 725	- 6,227
Result from revaluation	6,940	0	6,940	35,614	22,635	58,249	- 71,543
Result from joint ventures	0	0	0	0	0	0	0
Operating result (EBIT)	41,967	- 134	41,833	83,696	59,516	143,212	14,073
31.12.2014							
Property assets ¹⁾	684,678	0	684,678	1,054,585	778,026	1,832,611	1,574,364
Other assets	80,234	6	80,240	198,028	292,798	490,826	236,698
Deferred tax assets	0	0	0	965	2,534	3,499	3,156
Segment assets	764,912	6	764,918	1,253,578	1,073,358	2,326,936	1,814,218
Interest-bearing liabilities	328,951	0	328,951	628,549	411,816	1,040,365	1,092,001
Other liabilities	34,179	5	34,184	90,021	67,434	157,455	183,896
Deferred tax liabilities incl. current income tax liabilities	59,580	0	59,580	77,387	48,529	125,916	65,228
Liabilities	422,710	5	422,715	795,957	527,779	1,323,736	1,341,125
Shareholders' equity	342,202	1	342,203	457,621	545,579	1,003,200	473,093
Capital expenditures ²⁾	6,323	0	6,323	9,504	147,746	157,250	14,360

¹⁾ Property assets include rental investment properties, investment properties under development, hotels and other 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 € 2,078 K (31.12.2013: € 8,608 K) in properties held for trading.

Development	Eastern Europe core regions		Development	Eastern Europe other regions		Total segments		Transition		Total
	Total	Income producing		Total	Total	Holding	Consolidation			
4,910	121,067	16,851	0	16,851	246,836	0	- 101,641	145,195		
0	0	0	0	0	745	0	- 745	0		
1,091	41,664	5,120	0	5,120	69,369	0	- 35,898	33,471		
- 1,319	- 47,151	- 6,002	0	- 6,002	- 80,258	0	40,997	- 39,261		
- 625	- 9,797	- 1,311	0	- 1,311	- 20,016	0	9,456	- 10,560		
4,057	105,783	14,658	0	14,658	216,676	0	- 87,831	128,845		
0	1,798	0	0	0	1,798	0	- 42	1,756		
- 103	- 103	0	- 32	- 32	- 5,261	0	2,086	- 3,175		
0	0	0	0	0	8,844	0	- 119	8,725		
669	551	- 107	0	- 107	39,283	0	- 9,456	29,827		
0	826	0	0	0	12,417	3,663	- 90	15,990		
- 1,460	- 18,111	- 1,475	- 299	- 1,774	- 48,836	- 14,689	19,139	- 44,386		
615	4,877	4	5,332	5,336	12,411	322	- 1,264	11,469		
3,778	95,621	13,080	5,001	18,081	237,332	- 10,704	- 77,577	149,051		
- 14	- 6,241	- 2	- 11	- 13	- 10,028	- 556	503	- 10,081		
9,677	- 61,866	- 10,580	- 3,130	- 13,710	- 10,387	0	6,177	- 4,210		
0	0	0	0	0	0	0	8,157	8,157		
13,441	27,514	2,498	1,860	4,358	216,917	- 11,260	- 62,740	142,917		
101,154	1,675,518	223,739	5,802	229,541	4,422,348	0	- 1,715,720	2,706,628		
11,108	247,806	5,556	3,319	8,875	827,747	691,122	- 558,857	960,012		
0	3,156	0	0	0	6,655	51,498	- 53,852	4,301		
112,262	1,926,480	229,295	9,121	238,416	5,256,750	742,620	- 2,328,429	3,670,941		
96,570	1,188,571	164,789	28,461	193,250	2,751,137	311,812	- 1,833,799	1,229,150		
6,867	190,763	8,098	36	8,134	390,536	48,486	- 106,301	332,721		
2,683	67,911	9,690	2	9,692	263,099	1,375	- 107,111	157,363		
106,120	1,447,245	182,577	28,499	211,076	3,404,772	361,673	- 2,047,211	1,719,234		
6,142	479,235	46,718	- 19,378	27,340	1,851,978	380,947	- 281,218	1,951,707		
14,490	28,850	2,924	32	2,956	195,379	528	- 11,904	184,003		

€ 1,000	Austria			Germany			
2013 restated	Income producing	Development	Total	Income producing	Development	Total	Income producing
Rental income	39,231	1,123	40,354	73,790	38,289	112,079	122,481
Rental income with other operating segments	507	0	507	330	0	330	0
Operating costs charged to tenants	9,077	87	9,164	8,091	6,676	14,767	43,698
Operating expenses	-9,911	-121	-10,032	-9,696	-7,851	-17,547	-49,669
Other expenses directly related to properties rented	-3,407	-24	-3,431	-6,139	-4,002	-10,141	-7,326
Net rental income	35,497	1,065	36,562	66,376	33,112	99,488	109,184
Result from hotel operations	0	0	0	0	0	0	1,518
Other expenses directly related to properties under development	0	-96	-96	0	-6,379	-6,379	-4
Trading result	0	0	0	0	16,278	16,278	0
Result from the sale of investment properties	2,901	-3,447	-546	34,930	43,183	78,113	0
Income from services	0	0	0	0	9,466	9,466	1,328
Indirect expenses	-957	-153	-1,110	-4,435	-22,546	-26,981	-17,023
Other operating income	465	12	477	2,954	1,405	4,359	4,205
EBITDA	37,906	-2,619	35,287	99,825	74,519	174,344	99,208
Depreciation and impairment/reversal	-922	0	-922	-128	-1,894	-2,022	-3,579
Result from revaluation	-458	223	-235	-4,637	10,441	5,804	-30,041
Result from joint ventures	0	0	0	0	0	0	0
Operating result (EBIT)	36,526	-2,396	34,130	95,060	83,066	178,126	65,588

31.12.2013
restated

Property assets ¹⁾	650,019	54,700	704,719	525,880	1,108,730	1,634,610	1,732,161
Other assets	154,318	11,661	165,979	149,878	607,337	757,215	197,146
Deferred tax assets	0	0	0	813	3,381	4,194	954
Segment assets	804,337	66,361	870,698	676,571	1,719,448	2,396,019	1,930,261
Interest-bearing liabilities	320,608	20,820	341,428	323,903	618,977	942,880	1,325,867
Other liabilities	38,147	3,116	41,263	77,122	44,059	121,181	110,926
Deferred tax liabilities incl. current income tax liabilities	52,595	173	52,768	59,966	76,601	136,567	106,355
Liabilities	411,350	24,109	435,459	460,991	739,637	1,200,628	1,543,148
Shareholders' equity	392,987	42,252	435,239	215,580	979,811	1,195,391	387,113
Capital expenditures ²⁾	3,010	9,640	12,650	5,216	113,123	118,339	260,519

Development	Eastern Europe core regions	Income producing	Development	Eastern Europe other regions	Total segments	Holding	Transition	Total
	Total			Total			Consolidation	
3,040	125,521	16,377	0	16,377	294,331	0	- 99,456	194,875
0	0	0	0	0	837	0	- 837	0
688	44,386	4,658	0	4,658	72,975	0	- 34,451	38,524
- 1,085	- 50,754	- 5,730	0	- 5,730	- 84,063	0	39,567	- 44,496
- 793	- 8,119	- 1,373	0	- 1,373	- 23,064	0	6,571	- 16,493
1,850	111,034	13,932	0	13,932	261,016	0	- 88,606	172,410
0	1,518	0	0	0	1,518	0	0	1,518
- 118	- 122	0	- 110	- 110	- 6,707	0	3,925	- 2,782
0	0	0	0	0	16,278	0	- 6,337	9,941
0	0	0	0	0	77,567	0	- 18,956	58,611
0	1,328	0	0	0	10,794	3,531	- 326	13,999
- 2,681	- 19,704	- 1,810	- 800	- 2,610	- 50,405	- 10,305	19,972	- 40,738
483	4,688	150	771	921	10,445	175	- 7,589	3,031
- 466	98,742	12,272	- 139	12,133	320,506	- 6,599	- 97,917	215,990
0	- 3,579	- 31	- 1	- 32	- 6,555	- 372	1,439	- 5,488
- 9,053	- 39,094	- 8,598	791	- 7,807	- 41,332	0	48,175	6,843
0	0	0	0	0	0	0	26,287	26,287
- 9,519	56,069	3,643	651	4,294	272,619	- 6,971	- 22,016	243,632
120,263	1,852,424	242,500	8,900	251,400	4,443,153	0	- 1,735,648	2,707,505
204,033	401,179	13,355	3,479	16,834	1,341,207	442,814	- 455,215	1,328,806
75	1,029	0	0	0	5,223	44,199	- 45,122	4,300
324,371	2,254,632	255,855	12,379	268,234	5,789,583	487,013	- 2,235,985	4,040,611
235,716	1,561,583	187,518	25,137	212,655	3,058,546	533,041	- 1,880,645	1,710,942
8,633	119,559	8,274	72	8,346	290,349	45,728	46,542	382,619
2,073	108,428	9,886	0	9,886	307,649	48	- 154,913	152,784
246,422	1,789,570	205,678	25,209	230,887	3,656,544	578,817	- 1,989,016	2,246,345
77,949	465,062	50,177	- 12,830	37,347	2,133,039	- 91,804	- 246,969	1,794,266
4,968	265,487	2,181	11	2,192	398,668	483	- 30,500	368,651

A significant proportion of total rental income is generated by CA immo Group in the core regions of the Eastern Europe segment. In those regions a material proportion of the investment properties of CA Immo Group is also located:

Segment Eastern Europe core regions before transition	2014		2013 restated	
	€ 1,000	Share in %	€ 1,000	Share in %
Rental income				
Poland	37,784	26.0	42,165	14.5
Romania	32,960	22.7	31,421	10.8
Czech Republic / Slovakia	24,363	16.8	24,372	8.4
Hungary	25,960	17.9	27,563	9.5
Fair value of investment properties IAS 40				
Poland	537,027	19.8	648,012	14.8
Romania	397,599	14.7	414,645	9.4
Czech Republic / Slovakia	366,754	13.6	397,527	9.1
Hungary	374,138	13.8	392,240	8.9

2. Rental income

€ 1,000	2014	2013 restated
Basic rental income	143,011	182,527
Conditional rental income	1,794	1,342
Accrued rental income related to lease incentive agreements	- 168	10,553
Settlement from cancellation of rent agreements	558	453
Rental income	145,195	194,875

CA Immo Group generates rental income from the following types of property:

2014	Austria		Germany		Eastern Europe core regions		Eastern Europe other regions		Total	
	€ 1,000	Share in %	€ 1,000	Share in %	€ 1,000	Share in %	€ 1,000	Share in %	€ 1,000	Share in %
Offices	20,609	49.3%	28,036	64.2%	43,545	87.4%	8,688	88.1%	100,878	69.5%
Hotels	6,325	15.1%	3,967	9.1%	1,094	2.2%	1,165	11.8%	12,551	8.6%
Retail	8,987	21.5%	310	0.7%	3,994	8.0%	0	0.0%	13,291	9.2%
Logistics	0	0.0%	7,599	17.4%	470	0.9%	10	0.1%	8,079	5.6%
Residential	759	1.8%	278	0.6%	0	0.0%	0	0.0%	1,037	0.7%
Other properties	5,153	12.3%	3,466	7.9%	740	1.5%	0	0.0%	9,359	6.4%
Rental income	41,833	100%	43,657	100%	49,842	100%	9,863	100%	145,195	100%

2013 restated	Austria		Germany		Eastern Europe core regions		Eastern Europe other regions		Total	
	€ 1,000	Share in %	€ 1,000	Share in %	€ 1,000	Share in %	€ 1,000	Share in %	€ 1,000	Share in %
Offices	17,902	44.4%	93,570	86.8%	30,722	83.4%	8,605	87.5%	150,799	77.4%
Hotels	6,429	15.9%	1,575	1.5%	1,156	3.1%	1,233	12.5%	10,392	5.3%
Retail	8,698	21.6%	310	0.3%	4,149	11.2%	0	0.0%	13,157	6.8%
Logistics	0	0.0%	7,711	7.2%	0	0.0%	0	0.0%	7,711	4.0%
Residential	1,848	4.6%	261	0.2%	0	0.0%	0	0.0%	2,109	1.1%
Other properties	5,476	13.6%	4,372	4.1%	857	2.3%	0	0.0%	10,705	5.5%
Rental income	40,353	100%	107,799	100%	36,885	100%	9,838	100%	194,874	100%

CA Immo Group generates rental income from a multitude of tenants. No single tenant generates more than 10 % of total rental income of CA Immo Group. In prior year, this applied to the Federal State of Hessen with rental income of € 42,670 K, i.e. 21.9% of total rental income.

3. Result from operating costs and other expenses directly related to properties rented

€ 1,000	2014	2013 restated
Operating costs charged to tenants	33,471	38,524
Operating expenses	- 39,261	- 44,496
Own operating costs	- 5,790	- 5,972
Maintenance costs	- 4,671	- 7,820
Agency fees	- 1,167	- 1,777
Bad debt losses and reserves for bad debts	- 1,091	- 1,011
Other directly related expenses	- 3,631	- 5,885
Other expenses directly related to properties rented	- 10,560	- 16,493
Total	- 16,350	- 22,465

4. Result from hotel operations

CA Immo Group operates two hotels in Czech Republic. Other expenses from hotel operations mainly include expenses for food and beverages, catering, hotel rooms, licence and management fees, personnel expenses, advertising costs, bad debts, operating costs, maintenance costs and other costs related to properties.

The depreciation and impairment of hotels operated by CA Immo Group are included in the line "depreciation and impairment of long-term assets" amounting to € 5,663 K (2013: € 2,993 K).

5. Other expenses directly related to investment property under development

€ 1,000	2014	2013 restated
Operating expenses related to investment properties under development	- 1,362	- 1,711
Property advertising costs	- 80	- 18
Project development and project execution	- 1,110	- 981
Operating expenses related to investment properties under development	- 2,552	- 2,710
Operating expenses related to properties held for trading	- 622	- 72
Other expenses directly related to properties under development	- 3,175	- 2,782

6. Trading result

€ 1,000	2014	2013 restated
Income from sales	14,870	22,105
Book value of sold properties incl. ancillary costs	- 6,145	- 12,201
Reversal of impairment losses previously recognised on properties sold during the business year	0	37
Book value of sold properties held for trading	- 6,145	- 12,164
Trading result	8,725	9,941
Trading result as a % of income from sales	58.7%	45.0%

7. Result from sale of investment properties

€ 1,000	Austria	Germany	Eastern Europe other regions	Eastern Europe other regions	2014	Austria	Germany	2013 restated
Sales prices for interests in property companies	0	0	2,709	4,857	7,566	0	482,070	482,070
Book value of net assets sold excl. goodwill	0	0	- 2,833	- 4,455	- 7,288	0	- 477,763	- 477,763
Goodwill of sold properties	0	0	0	- 76	- 76	0	0	0
Revaluation result for the year	0	0	- 50	- 405	- 455	0	44,260	44,260
Subsequent costs and ancillary costs	0	0	- 89	- 28	- 117	0	- 14,439	- 14,439
Results from the sale of investment property (share deals)	0	0	- 263	- 107	- 370	0	34,128	34,128
Income from the sale of investment properties	35,515	57,068	113,061	0	205,644	47,513	166,320	213,833
Book value of properties sold	- 34,149	- 24,589	- 111,315	0	- 170,053	- 43,672	- 134,825	- 178,497
Goodwill of sold properties	- 590	- 273	- 369	0	- 1,232	- 517	- 526	- 1,043
Revaluation result for the year	837	9,121	- 37	0	9,921	- 3,163	1,357	- 1,806
Subsequent costs and ancillary costs	- 477	- 12,907	- 699	0	- 14,083	- 707	- 7,297	- 8,004
Results from the sale of investment property (asset deals)	1,136	28,420	641	0	30,197	- 546	25,029	24,483
Result from the sale of investment properties	1,136	28,420	378	- 107	29,827	- 546	59,157	58,611

The book value of net assets sold (= equity) include proportional investment properties in the amount of € 19,500 K (restated in 2013: €1,112,201 K), for which selling prices totaling to € 19,263 K (restated in 2013: € 1,139,870 K) were agreed.

8. Result from development services

€ 1,000	2014	2013 restated
Revenues from contract work according to IAS 11	1,466	365
Revenues from service contracts	8,335	7,219
Income from management services	5,740	5,973
Property management revenues and other fees	449	442
Income from services	15,990	13,999

Costs incurred for contract work in accordance with IAS 11 for projects in progress at the reporting date total € 3,020 K (31.12.2013: € 1,579 K) so far, the related accumulated revenues amount to € 3,606 K (31.12.2013: € 1,822 K). In 2014, losses recognised by reference to the stage of completion of the contract amount to € 15 K (2013: € 11 K loss). Prepayments amount to € 3,068 K (31.12.2013: € 1,741 K).

9. Indirect expenses

€ 1,000	2014	2013 restated
Personnel expenses	- 28,357	- 28,958
Legal, auditing and consulting fees	- 9,047	- 6,907
Material expenses for services	- 5,043	- 4,173
Office rent	- 1,828	- 1,632
Travel expenses and transportation costs	- 1,266	- 1,261
Other expenses internal management	- 3,095	- 3,734
Other indirect expenses	- 2,747	- 3,016
Subtotal	- 51,383	- 49,681
Own work capitalised in investment property	6,374	8,526
Own work capitalised in properties held for trading	623	417
Indirect expenses	- 44,386	- 40,738

Personnel expenses include contributions to staff welfare funds in the amount of € 74 K (2013: € 101 K) and to pension and relief funds in the amount of € 551 K (2013: € 623 K).

10. Other operating income

€ 1,000	2014	2013 restated
Derecognition of lapsed liabilities	7,846	740
Income from taxes	476	5
Income from costs charged through	0	316
Other income	3,147	1,970
Other operating income	11,469	3,031

In other operating income € 5.2 m resulting from the termination of the proceedings Maslov as well as € 3.5 m resulting from guarantees and purchase price reductions are recognized.

11. Depreciation and impairment losses/reversal

€ 1,000	2014	2013 restated
Regular depreciation	- 3,924	- 3,681
Impairment loss on goodwill	- 2,831	- 957
Impairment own used properties	- 3,530	- 837
Impairment loss on properties held for trading	- 41	- 22
Reversal of impairment loss previously recognised on properties held for trading	245	9
Depreciation and impairment/reversal	- 10,081	- 5,488

12. Joint ventures result

€ 1,000	2014	2013 restated
At equity consolidation of investments in joint ventures	8,816	32,669
Result from sale of joint ventures	- 659	- 6,382
Result from joint ventures	8,157	26,287

13. Finance costs

€ 1,000	2014	2013 restated
Interest expense banks	- 58,334	- 91,131
Interest expense bonds	- 17,749	- 19,655
Interest expense convertible bond	- 2,536	- 4,723
Other interest and finance costs	- 3,148	- 3,355
Finance costs	- 81,767	- 118,864

14. Other financial result

In 2014, CA Immo Group repurchased own loans from the financing bank. The difference between the purchase price and the outstanding loan amount for consolidated subsidiaries in the amount of € 2,408 K (2013: € 0 K) is presented in the profit and loss statement in the financial result as a separate item.

15. Result from interest rate derivatives

€ 1,000	2014	2013 restated
Valuation interest rate derivative transactions (not realised)	- 3,008	71,457
Reclassification of valuation results recognised in equity in prior years	- 7,729	- 51,484
Ineffectiveness of cash-flow hedges	14	- 348
Realised results from interest rate derivative transactions	- 2,529	- 52,424
Result from interest rate derivative transactions	- 13,252	- 32,799

The result from interest rate derivative transactions is based on the development of the market-value of those interest swaps, which don't have any Cash-Flow Hedge relation or which no longer have one, due to reclassification. The reclassifications result from early repayment of the borrowings.

The item "Valuation interest rate derivative transactions (not realised)" includes the following items:

€ 1,000	2014	2013 restated
Valuation of interest rate swaps without cash flow hedge relation	- 964	70,660
Valuation Swaption	- 2,054	797
Valuation of interest rate caps and interest rate floors	10	0
Valuation interest rate derivative transactions (not realised)	- 3,008	71,457

16. Result from financial investments

€ 1,000	2014	2013 restated
Interest income from loans to associated companies and joint ventures	44,645	9,331
Interest income on bank deposits	346	478
Income from investments	684	196
Other interest income	1,727	1,986
Result from financial investments	47,402	11,991

17. Result from other financial assets

The result from other financial assets for the year 2014 amounts to € -9,351 K (2013: € -3,778 K). It refers to impairments of loans granted to joint ventures and other loans.

18. Result from associated companies

€ 1,000	2014	2013 restated
UBM Realitätenentwicklung AG, Vienna	- 2,091	3,359
ZAO „Avielen A.G.“, St. Petersburg	- 1,055	1,233
Isargärten Thalkirchen GmbH & Co. KG, Grünwald	0	- 3
	- 3,146	4,589

In the result from associated companies the loss resulting from the sale of the associated company UBM Realitätenentwicklung AG amounting to € 5,606 K is shown.

19. Financial result

€ 1,000		Category ¹⁾	2014	2013 restated
Interest expense		FLAC	- 81,767	- 118,864
Other financial result		L&R	2,408	0
Foreign currency gains/losses	Valuation		- 5,912	- 1,058
	Realisation		5,517	- 5
Forward foreign exchange transactions	Realisation	HFT	- 246	0
	Valuation	HFT	- 8,692	19,176
Interest rate swaps		CFH	14	- 348
	Realisation	HFT	- 2,529	- 52,424
Swaption	Valuation	HFT	- 2,054	797
Interest rate caps and floors	Valuation	HFT	10	0
Interest income		L&R	46,718	11,795
Result from other financial assets		AFS/AC	684	196
		L&R	- 9,351	- 3,778
Net result of financial instruments			- 55,200	- 144,513
Result from associated companies	Valuation	AEA	- 1,055	3,764
	Realisation	AEA	- 2,091	825
Result from associated companies			- 3,146	4,589
Financial result			- 58,346	- 139,924

¹⁾ FLAC – financial liabilities at amortised cost, L&R – loans and receivables, HFT – held for trading, CFH – Cash-flow Hedge, FV/PL – at fair value through profit or loss, AFS/AC - available for sale/at cost, AEA – at equity associate

20. Income tax

€ 1,000	2014	2013 restated
Current income tax (current year)	- 18,944	- 27,572
Current income tax (previous years)	11,492	4,765
Current income tax	- 7,452	- 22,807
Change in deferred taxes	- 8,621	- 4,921
Tax benefit on valuation of derivative transactions and IAS 19 in equity	2,300	- 149
Income tax	- 13,773	- 27,877
Effective tax rate (total)	16.3%	26.9%

Current income tax mainly results from the segment Germany as well as from property sales in Poland. The change in income tax (previous years) is mainly due to a tax benefit in tax returns for previous years, which in turn resulted in an increase in deferred tax liabilities to almost the same extent.

The reasons for the difference between expected income tax expense and effective income tax expense are outlined in the following table:

€ 1,000	2014	2013 restated
Net result before taxes	84,571	103,708
Expected tax expenses (tax rate Austria 25.0% / prior year 25.0%)	- 21,143	- 25,927
Tax-effective impairment and reversal of impairment losses of investments in affiliated entities	15,222	- 3,450
Non-usable tax losses carried forward	- 10,223	626
Non tax-deductible expense and permanent differences	- 6,937	- 12,565
Differing tax rates abroad	- 6,468	- 471
Elimination of temporary differences	4,527	0
Capitalisation of in prior years non-capitalised tax losses	2,837	6,837
Tax-exempt income	2,669	2,846
Adjustment of preceeding periods	2,487	6,272
Utilization of in prior years non-capitalised tax losses	1,634	2,202
Trade tax effects	1,633	- 13,971
Amortisation/Reversal of amortisation of deferred tax assets	- 421	3,525
At equity consolidation of investments in joint ventures	359	5,060
Exchange rate differences not affecting tax	- 332	- 101
Change in tax rate	0	976
Others	383	264
Effective tax expense	- 13,773	- 27,877

21. Other comprehensive income

2014 € 1,000	Valuation result/ Reclassification n (Hedging)	Currency translation reserve	Reserves for available for sale valuation	Reserve according to IAS 19	Total
Other comprehensive income before taxes	8,132	2,236	398	- 1,941	8,825
Income tax related to other comprehensive income	- 728	0	0	620	- 108
Other comprehensive income for the period	7,404	2,236	398	- 1,321	8,717
thereof: attributable to the owners of the parent	7,404	2,236	398	- 1,321	8,717

2013

restated

€ 1,000

	Valuation result/ Reclassification (Hedging)	Currency translation reserve	Reserve according to IAS 19	Total
Other comprehensive income before taxes	89,830	167	- 430	89,567
Income tax related to other comprehensive income	- 17,069	0	147	- 16,922
Other comprehensive income for the period	72,761	167	- 283	72,645
thereof: attributable to the owners of the parent	72,522	167	- 283	72,406
thereof: attributable to non-controlling interests	239	0	0	239

The reclassification of € 7,729 K (2013: € 51,484 K) relates to the fair values of cash flow hedges recorded in equity as at previous year's reporting date, for which the underlying loans were repaid in advance during business year.

Reserves according to IAS 19 include actuarial gains and losses from post-employment defined benefit plans as well as actuarial gains and losses from the plan assets.

22. Long-term properties, office furniture and other equipment

€ 1,000	Rental investment properties	Investment properties under development	Hotel and other own used properties	Office furniture and other equipment	Total
Book values					
1.1.2013 restated	3,139,372	535,333	36,253	2,166	3,713,124
Purchase of real estate companies	260,225	0	0	0	260,225
Current investment/construction	34,100	62,256	20	4,226	100,602
Disposals	- 1,418,873	- 34,440	0	- 135	- 1,453,449
Depreciation and amortisation	0	0	- 3,460	- 605	- 4,065
Reclassification to assets held for sale	- 109,859	0	0	0	- 109,859
Other reclassifications	170,548	- 166,532	0	- 3,967	49
Revaluation	50,773	3,787	0	0	54,560
Currency conversion	0	- 160	0	16	- 144
Change in lease incentives	13,279	- 150	0	0	13,129
As at 31.12.2013 = 1.1.2014 restated	2,139,564	400,095	32,813	1,700	2,574,172
Purchase of real estate companies	0	63,240	0	1	63,242
Current investment/construction	17,098	76,539	0	344	93,981
Disposals	- 61,220	- 19,583	0	- 3	- 80,805
Depreciation and amortisation	0	0	- 6,161	- 526	- 6,687
Reclassification to assets held for sale	- 29,705	- 3,279	- 18,547	0	- 51,531
Other reclassifications	39,241	- 38,732	- 572	- 147	- 210
Revaluation	- 12,909	17,972	0	0	5,063
Foreign currency gains/losses	0	0	0	29	29
Change in lease incentives	846	0	0	0	846
As at 31.12.2014	2,092,917	496,252	7,533	1,399	2,598,100

The following table provides an overview of the book values at the respective reporting date:

€ 1,000	Rental investment properties	Investment properties under development	Hotel and other own used properties	Office furniture and other equipment	Total
1.1.2013 restated					
Acquisition costs					
Fair value of properties	3,134,140	535,183	40,378	5,561	3,715,263
Accumulated depreciation	0	0	- 4,125	- 3,395	- 7,520
Net book value	3,134,140	535,183	36,253	2,166	3,707,742
Incentives agreements	5,232	150	0	0	5,382
Fair value/book value	3,139,372	535,333	36,253	2,166	3,713,124
As at 31.12.2013 = 1.1.2014 restated					
Acquisition costs					
Fair value of properties	2,137,990	400,095	40,398	4,726	2,583,209
Accumulated depreciation	0	0	- 7,585	- 3,026	- 10,611
Net book value	2,137,990	400,095	32,813	1,700	2,572,599
Lease incentive agreements	1,574	0	0	0	1,574
Fair value/book value	2,139,564	400,095	32,813	1,700	2,574,171
As at 31.12.2014					
Acquisition costs					
Fair value of properties	2,090,524	496,252	11,880	4,686	2,603,342
Accumulated depreciation	0	0	- 4,347	- 3,287	- 7,635
Net book value	2,090,524	496,252	7,533	1,399	2,595,707
Lease incentive agreements	2,393	0	0	0	2,393
Fair value/book value	2,092,917	496,252	7,533	1,399	2,598,100

The current capital expenditures (construction costs) for investment properties under development mainly relate to Lehrter Stadtquartier 7 (€ 25,494 K), Kontorhaus Arnulfpark (€ 14,220 K) Europaplatz Berlin (€ 10,090 K), as well as other projects in Germany. The capital expenditures in rental investment properties relate mainly to the completion of the property Lände 3 (€ 6,056 K) as well as capital expenditures in Poland.

The disposals for the current year relate to the sale of Europolis Lipowy Office Park in Poland, the sale of “English School” in Prague, the sale of “Mladost Office Center 2” in Sofia, as well as several sales in Germany and Vienna. Previous year disposals relate to the sale of Tower 185, the project “MBVD” and the “Hessen Portfolio” in Germany as well as several sales in Vienna.

The fair value of the properties assigned as collateral for external financings totals € 1,966,678 K (31.12.2013: € 1,931,302 K).

In the 2014 financial year, a total of € 481 K (2013 restated: € 823 K) borrowing costs, related to the construction of properties, was capitalised at a weighted average interest rate of 1.72 % (2013: 2.2 %).

In 2014 government grants amounted to € 2,579 K (2013: € 370 K).

23. Intangible assets

€ 1,000	Goodwill	Software	Total
Book values			
1.1.2013 restated	20,850	857	21,706
Currency translation adjustments	0	- 11	- 11
Addition from company acquisitions	0	0	0
Current additions	0	849	849
Disposals	- 1,043	- 30	- 1,074
Depreciation and amortisation	0	- 457	- 457
Impairment	- 957	0	- 957
Reclassification	0	- 4	- 4
As at 31.12.2013 = 1.1.2014 restated	18,850	1,205	20,054
Currency translation adjustments	0	- 3	- 3
Current additions	0	750	750
Disposals	- 1,308	- 11	- 1,319
Depreciation and amortisation	0	- 771	- 771
Impairment	- 2,831	0	- 2,832
Reclassification	0	- 36	- 36
As at 31.12.2014	14,711	1,135	15,845

The following table shows the composition of the book values at each of the reporting dates:

€ 1,000	Goodwill	Software	Total
1.1.2013 restated			
Acquisition costs	42,331	2,118	44,449
Accumulated impairment/amortisation	- 21,481	- 1,261	- 22,742
Book values	20,850	857	21,706
As at 31.12.2013 = 1.1.2014 restated			
Acquisition costs	37,173	2,823	39,995
Accumulated impairment/amortisation	- 18,323	- 1,618	- 19,941
Book values	18,850	1,205	20,054
As at 31.12.2014			
Acquisition costs	34,736	3,456	38,192
Accumulated impairment/amortisation	- 20,025	- 2,321	- 22,345
Book values	14,711	1,135	15,845

24. Investments in Joint Ventures

CA Immo Group has the following material joint ventures:

Name	Project Partner	Share of CA Immo Group (Prior Year)	Registered office	Region/Country Investment	Type of investment	Aggregation	Number entities (Prior Year)
E-Fonds	European Bank for Reconstruction and Development	65%– 75% (65%-75%)	Vienna	Eastern Europe	Income Producing / Devleopment	Group	39 (46)
Tower 185	PPG Partnerpensionsgesellschaft, WPI Fonds	33.33% (33.33%)	Frankfurt	Germany	Income producing	Sum of entities	3 (3)

The main focus of the E-Fonds are logistics projects in Poland, Romania and Serbia as well as office buildings in Czech Republic, Romania, Hungary, Croatia, as well as Slovakia. The project Tower 185 holds the Tower 185 in Frankfurt.

None of the joint ventures are listed and all have 31.12. as key date. In all cases, except Baumkirchen joint venture, the profit share is in accordance with the held ownership share. The financial statements of the joint ventures are made in accordance with the accounting policy of CA Immo Group and are recorded in accordance with the equity method for the purpose of the consolidated financial statements.

Joint ventures are set up by CA Immo Group for strategic reasons and are structured as independent investment companies. Partially they concern common agreements, subgroups, groups of independent investment companies (sum) or separate investment companies (subsidiaries). The structure depends on the strategic background e.g. development, financing or investment volume.

The new control concept of IFRS 10 leads to the fact, that although CA Immo Group holds a stake of more than 50% in a joint venture, based on contractual regulations, the joint venture is consolidated in accordance with IFRS 11 at equity.

As at 31.12.2014 the not recognized losses from joint ventures amount to € 2,530 K (31.12.2013: € 2,460 K). There are no contractual obligations for the CA Immo Group for the acquisition or disposal of shares in joint ventures or for assets that are not accounted for.

The following table shows material interests in joint ventures:

€ 1,000	2014		2013	
	E-Fonds	Tower 185	E-Fonds	Tower 185
Rental income	47,731	23,461	48,905	0
Depreciation and impairment/reversal	- 1,027	- 12	- 463	0
Finance costs	- 22,060	- 14,711	- 25,163	0
Income tax	- 1,136	- 237	- 5,544	0
Consolidated net income	- 22,588	43,949	5,486	0
Total comprehensive income	2,353	0	185	0
Comprehensive income for the period	- 20,235	43,949	5,671	0
Long-term assets	522,205	538,728	756,493	499,291
Other short-term assets	185,061	22,931	12,179	24,431
Cash and cash equivalents	17,081	26,435	26,493	16,753
Total assets	724,346	588,094	795,166	540,474
Other long-term liabilities	33,688	13,113	40,177	13,138
Interest-bearing liabilities	417,596	299,186	434,821	299,109
Long-term liabilities	451,284	312,300	474,997	312,248
Other short-term liabilities	107,324	11,115	11,196	13,390
Interest-bearing liabilities	127,306	0	253,109	0
Short-term liabilities	234,629	11,115	264,304	13,390
Shareholders' equity	38,433	264,680	55,865	214,836
Proportional equity as at 1.1.	36,221	71,583	29,713	0
Proportional profit of the period	- 14,056	14,644	3,944	0
Proportional other income	1,532	0	167	0
Capital in-/ decrease	1,822	1,964	2,397	0
Proportional equity as at 31.12.	25,520	88,191	36,221	0
Goodwill	3,469	0	4,080	0
Book value investments into joint ventures 31.12.2014	28,989	88,191	40,982	71,583

The information presented does not include any consolidation within CA Immo Group.

The following table shows immaterial interests in joint ventures:

€ 1,000	2014	2013
Proportional equity as at 1.1.	82,387	244,562
Proportional profit of the period	7,365	9,284
Proportional other income	0	0
Capital in-decrease	4,815	- 32,947
Dividends received	- 10,917	- 93,811
Proportional equity as at 31.12.	83,651	127,089
Goodwill	2,034	6,396
Intercompany profit elimination	- 612	0
Addition / Disposal / Transition consolidation / Deconsolidation / Reclassification IFRS 5	- 16,200	- 44,701
Allowance of loans and receivables	17,053	15,417
Not recognized losses	3,030	2,460
Book value investments into joint ventures 31.12.2014	88,956	106,660

25. Investments in associated companies

CA Immo Group had the following material associated company which was recognized at equity:

Company	Registered office	Type of investment	Interest in %	Market value of shares (stock exchange listed) in € 1,000
UBM Realitätenentwicklung AG	Vienna	Investment in real estate developer	0.0 (2013: 25.0)	0.0 (2013: 23,175)

The market value of UBM Realitätenentwicklung AG is based on the share price of the reporting date and therefore corresponds to Level 1 of fair value hierarchy.

As at 31.12.2014 there were no not recognised losses from associated companies (31.12.2013: € 0 K).

The associated companies refer completely to the development segment.

UBM Realitätenentwicklung AG	2014	2013
Gross revenues	87,225	75,733
Consolidated net income	6,768	3,947
Total comprehensive income	0	- 78
Comprehensive income for the period	6,838	4,120
thereof attributable to non-controlling interests	234	- 1,327
thereof attributable to the owners of the parent	6,604	5,447
€ 1,000	2014	2013
Long-term assets	0	461,478
Other short-term assets	0	149,943
Cash and cash equivalents	0	53,349
Total assets	0	664,770
Other long-term liabilities	0	189,403
Interest-bearing liabilities	0	204,378
Long-term liabilities	0	393,781
Other short-term liabilities	0	91,281
Interest-bearing liabilities	0	25,154
Short-term liabilities	0	116,435
Shareholders' equity	0	154,554
thereof: attributable to non-controlling interests	0	- 351
thereof: attributable to the owners of the parent	0	154,905
Book value 1.1.	38,726	36,212
Proportional profit of the period	3,515	3,359
Proportional other income	296	- 20
Addition / Disposal / Transition consolidation / Deconsolidation	- 41,606	0
Dividends received	- 930	- 825
Book value 31.12.	0	38,726

For the valuation of UBM Realitätenentwicklung AG the most recent version of the financial statements from 30.6.2014 had been used.

The following table shows the immaterial interests in associated companies:

€ 1,000	2014	2013
Book value 1.1.	- 8,375	- 9,761
Proportional profit of the period	- 3,081	1,386
Allowance of loans and receivables	11,474	8,393
Not recognized losses	0	0
Book value 31.12.	18	18

The information does not include any consolidation within CA Immo Group.

26. Financial assets

€ 1,000	31.12.2014	31.12.2013 restated
Other financial assets	382,694	265,000
Long-term receivables and other assets	2,716	34,652
	385,410	299,652

Other financial assets

€ 1,000	Acquisition costs as at 31.12.2014	Write-downs recognised in profit or loss 2014	Changes in the value accumulated 31.12.2014	Book values as at 31.12.2014
Loans to joint ventures	323,952	- 9,301	- 18,500	305,452
Loans to associated companies	29,971	- 1,055	- 9,447	20,524
Other loans	27,760	- 50	- 27,760	0
Loans and receivables	381,683	- 10,405	- 55,706	325,976
Interests available for sale	56,655	0	0	56,655
Financial assets available for sale	56,655	0	0	56,655

€ 1,000	Acquisition costs as at 31.12.2014	Changes in value recognised in profit or loss 2014	Changes in the value accumulated 31.12.2014	Book values as at 31.12.2014
Interest rate caps	245	10	- 235	10
Swaption	1,311	- 2,055	- 1,257	54
Derivative financial instruments	1,556	- 2,045	- 1,492	64
Total other financial assets	439,894	- 12,450	- 57,198	382,694

€ 1,000	Acquisition costs 31.12.2013 restated	Write-downs recognised in profit or loss 2013	Changes in value accumulated until 31.12.2013	Book value as at 31.12.2013 restated
Loans to joint ventures	198,240	- 107	- 13,663	184,577
Loans to associated companies	29,787	- 1	- 8,393	21,394
Other loans	27,901	- 2,420	- 27,709	192
Loans and receivables	255,927	- 2,527	- 49,764	206,163
Interests available for sale	56,728	0	0	56,728
Financial assets available for sale	56,728	0	0	56,728

€ 1,000	Acquisition costs 31.12.2013 restated	Changes in value recognised in profit or loss 2013	Changes in value accumulated until 31.12.2013	Book value as at 31.12.2013 restated
Swaption	1,311	798	798	2,109
Derivative financial instruments	1,311	798	798	2,109
Total other financial assets	313,966	- 1,729	- 48,966	265,000

The net income affecting amount to be recognised in future for loans to joint ventures as at 31.12.2014 amounts to € 2,933 K.

Long-term receivables and other assets

€ 1,000	Book values as at 31.12.2014	Book value as at 31.12.2013 restated
Cash and cash equivalents with drawing restrictions	2,709	14,470
Receivables from property sales	0	15,361
Other receivables and assets	7	4,821
Long-term receivables and other assets	2,716	34,652

27. Deferred taxes

€ 1,000	2014	2013 restated
Deferred taxes as at 1.1. (net)	- 136,004	- 127,044
Change from IFRS 5 transfer	- 120	0
Changes from sale of companies	707	12,944
Changes due to exchange rate fluctuations	30	- 1
Changes recognised in equity	2,318	- 16,982
Changes recognised in profit or loss	- 8,622	- 4,921
Deferred taxes as at 31.12. (net)	- 141,690	- 136,004

Type	2013			Addition / Disposal / IFRS 5 / exchange rate fluctuations	Net amount	31.12.2014	
	restated Net amount	Consolidated Income Statement	Other income			Deferred tax asset	Deferred tax liabilities
Revaluation of investment property held as financial asset	- 183,551	- 25,426	0	775	- 208,202	1,476	- 209,678
Difference in depreciation of own used properties	- 4,660	306	0	0	- 4,354	0	- 4,354
Difference in acquisition costs for assets held for sale	- 3,704	1,229	0	1	- 2,474	0	- 2,474
Difference in useful life for intangible assets	80	5	0	0	85	85	0
Difference in useful life for equipment	114	67	0	- 1	180	180	0
Investments in joint ventures	- 5,412	- 3,329	0	- 7	- 8,748	0	- 8,748
Loans	- 1,329	- 17,524	0	0	- 18,853	0	- 18,853
Assets available for sale	- 1,792	0	0	0	- 1,792	0	- 1,792
Revaluation of receivables and other assets	- 4,832	6,843	0	- 74	1,937	0	1,937
Revaluation of derivatives assets	- 50	52	0	0	2	2	0
Revaluation of cash and cash equivalents	- 322	420	0	0	98	98	0
Revaluation of derivatives liabilities	7,550	3,387	1,699	0	12,636	12,636	0
Liabilities	- 5,252	5,954	0	23	725	725	0
Convertible bond	- 176	176	0	0	0	0	0
Provisions	7,187	- 1,712	620	0	6,095	6,095	0
Tax losses	60,145	20,930	0	- 100	80,975	80,975	0
Deferred tax assets/liabilities before offset	- 136,004	- 8,622	2,319	617	- 141,690	102,272	- 243,962
Computation of taxes					0	- 97,971	97,971
Deferred tax assets/liabilities net					- 141,690	4,301	- 145,991

Tax loss carryforwards for which deferred taxes were not recognised expire as follows:

€ 1,000	2014	2013 restated
In the following year	10,849	7,051
Thereafter 4 years	39,241	56,897
More than 5 years	16,252	1,667
Without limitation in time	342,264	356,102
Total unrecorded tax losses carried forward	408,606	421,717
thereupon non-capitalised deferred tax assets	91,333	96,631

The total taxable temporary differences related to investments in Austrian affiliated companies, joint ventures and associated companies for which no deferred taxes were recognised pursuant to IAS 12.39 amount to € 227,475 K (31.12.2013: € 254,243 K). Tax loss carryforwards of the Austrian companies that were not recognised amount to € 150,601 K (31.12.2013: € 189,845 K) – including the outstanding amounts relating to impairment losses on investments which have to be deferred over the next years for income tax purposes of € 66,314K (31.12.2013: € 24,971 K).

The total taxable temporary differences related to investments in foreign affiliated companies, joint ventures and associated companies for which no deferred taxes were recognised pursuant to IAS 12.39 amount to € 16,767 K (31.12.2013: € 12,058 K). Not recognized tax losses carry forwards of foreign entities amount to € 258,006 K (31.12.2013: € 231,874 K) were not recognised. Subject to specific requirements, gains from the disposal of investments in foreign entities are partially or completely exempt from income tax.

28. Assets and liabilities held for sale

As at 31.12.2014, the shares of a joint venture and several properties with a fair value of € 86,000 K (31.12.2013: € 114,467 K) were classified as held for sale. For those assets and disposal groups, the disposal has been agreed by the appropriate level of management of CA Immo Group and a contract of sale has been concluded or has been signed until the preparation of the consolidated financial statements at the latest.

Properties held for sale € 1,000	31.12.2014	31.12.2013 restated
Austria - investment properties	20,480	0
Germany - Investment properties	0	5,005
Germany - Properties under development	6,350	2,910
Eastern Europe core regions - investment properties	31,213	106,552
Eastern Europe core regions - properties under development	1,996	0
Eastern Europe core region - hotel and other own used properties	18,547	0
Assets held for sale	78,586	114,467
Eastern Europe core regions - joint ventures	7,414	0
Financial assets held for sale	7,414	0
Assets held for sale	86,000	114,467

The result from revaluation includes an amount of € 192 K (2013: € 272 K) related to investment properties after their reclassification as properties held for sale.

Assets and liabilities included in disposal groups € 1,000	31.12.2014	31.12.2013 restated
Assets held for sale	86,000	114,467
Receivables and other assets	4,424	0
Cash and cash equivalents	936	0
deferred tax asset	120	0
Assets in disposal groups held for sale	91,481	114,467
Provisions	877	0
Interest-bearing liabilities	24,833	0
Other liabilities	833	0
Liabilities relating to disposal groups	26,543	0
Net-assets/liabilities included in disposal groups	64,938	114,467

Out of the IFRS 5 reclassified investment property, € 44,800 K (31.12.2013: € 106,522 K) are set as collateral for loans.

29. Properties held for trading

€ 1,000	Acquisition / production costs	Accumulated impairment	31.12.2014 Book values	Acquisition / production costs	Accumulated impairment	31.12.2013 restated Book values
At acquisition/production costs	14,665	0	14,665	19,299	0	19,299
At net realisable value	6,495	- 2,715	3,780	6,892	- 5,624	1,268
Total properties held for trading	21,160	- 2,715	18,445	26,191	- 5,624	20,567

The fair value of the properties held for trading which are recognised at acquisition/production costs amounts to € 24,398 K (31.12.2013: € 28,572 K), and correspond to level 3 of the fair value hierarchy

Properties held for trading amounting to € 15,428 K (31.12.2013: € 14,457 K) are expected to be realised within a period of more than 12 months. This applies to 17 properties (31.12.2013: 15 properties) in Germany.

In 2014 and 2013, no borrowing costs were capitalised on properties held for trading. Interest bearing liabilities in context with certain properties which were defined as held for sale sum up to an amount of € 0 K (31.12.2013 restated: € 0 K).

30. Receivables and other assets

€ 1,000	Book values as at 31.12.2014	Book value as at 31.12.2013 restated
Receivables and other financial assets	108,109	84,635
Other non financial assets	54,910	51,371
Available-for-sale securities	24,547	0
	187,566	136,006

Other non financial assets contain receivables in accordance with IAS 11 amounting to € 545 K (31.12.2013: € 83 K). The carrying amounts of receivable and other assets are based on nominal value and bad debt allowance, as follows:

€ 1,000	Nominal value 31.12.2014	Bad debt allowance 31.12.2014	Book value 31.12.2014	Nominal value 31.12.2013 restated	Bad debt allowance 31.12.2013 restated	Book value 31.12.2013 restated
Receivables and other financial assets excl. bad debt allowance	105,546	0	105,546	83,793	0	83,793
Receivables and other financial assets incl. bad debt allowance	8,292	- 5,729	2,563	8,342	- 7,500	842
financial subtotal	113,838	- 5,729	108,109	92,135	- 7,500	84,635
Other non financial assets	58,072	- 3,162	54,910	54,354	- 2,983	51,371
	171,910	- 8,891	163,019	146,489	- 10,483	136,006

Movements in allowances of receivables and other assets are presented below:

€ 1,000	2014	2013 restated
As at 1.1.	10,483	18,120
Appropriation (value adjustment expenses)	2,436	2,501
Use	- 654	- 1,438
Reversal	- 2,736	- 8,378
Disposal deconsolidation	- 1	- 23
Reclassification	- 558	0
Foreign currency gains/losses	- 79	- 299
As at 31.12.	8,891	10,483

The reclassification refers to financial assets within disposal groups. The corresponding nominal values of receivables and other financial and non-financial assets, which are included in the disposal group, amount to € 3,601 K.

Aging of short-term receivables and other financial assets, for which no allowance has been recognised, is as follows:

	not due	< 30 days	31 – 180 days	181 – 360 days	overdue > 1 year	Total
31.12.2014	101,626	1,958	1,232	323	407	105,546
31.12.2013 restated	80,765	982	1,279	502	265	83,793

31. Cash and cash equivalents

€ 1,000	31.12.2014	31.12.2013 restated
Cash in banks	148,763	605,632
Restricted cash	14,857	7,763
Cash on hand	18	31
	163,638	613,426

32. Shareholders' equity

Share capital equals the fully paid in nominal capital of CA Immobilien Anlagen Aktiengesellschaft of € 718,336,602.72 (31.12.2013: € 638,713,556.20). It is divided into 98,808,332 (31.12.2013: 87,856,056) bearer shares and 4 registered shares of no par value. The registered shares are held by O1 Group Limited, Cyprus, each granting the right to nominate one member to the Supervisory Board. O1 Group Limited, Cyprus is currently not exercising this right. All members of the Supervisory Board were elected by the General Meeting.

In November 2009, a 5-year convertible bond with a nominal value of € 135,000 K was issued. The coupon of the convertible bonds (payable semi-annually) was set at 4.125%. In November 2014, the convertible bonds were almost completely converted; the remaining nominal value of € 1,100 K was repaid. Owing to the exercising of conversion rights by owners of the convertible bonds 2009-2014, the company's share capital increased during the reporting year by a total of € 79,623,046.52, from € 638,713,556.20 to € 718,336,602.72 (as at 31.12.2014) as a result of the issue of new shares from contingent capital. The conversion costs comprise € 1,134 K incorporation tax and € 78 K transaction costs.

The tied capital reserve as reported in the individual financial statements of CA Immobilien Anlagen Aktiengesellschaft totals € 854,842 K (31.12.2013 : € 820,184 K). Profits can only be distributed up to the amount of the net profit of the parent company disclosed in the individual financial statements in accordance with the Austrian Commercial Code (UGB), subject to the existence of any legal dividend payment constraints. In 2014, a dividend amount of € 0.40 (2013: € 0.38) for each share entitled to dividend, in total € 35,142 K (31.12.2013 : € 33,385 K) was distributed to the shareholders. An amount of € 3,580 K (31.12.2013 : € 47,281) of the total net profit of CA Immobilien Anlagen Aktiengesellschaft as at 31.12.2014 amounting to € 235,953 K (31.12.2013: € 221,976 K) is subject to dividend payment constraints. The Management Board of CA Immo AG proposes to use part of retained earnings as at 31.12.2014 amounting to € 235,953 K to distribute a dividend of € 0.45 per share, i.e. a total of € 44,464 K to the shareholders. The remaining retained earnings amounting of € 191,489 K are intended to be carried forward.

As at 31.12.2014, there is unused authorised capital amounting to € 319,356,778.10 that can be drawn on or before 11.9.2015, as well as conditional capital in the amount of € 100,006,120.00 for the fulfillment of a convertible bond eventually issued in the future.

33. Provisions

€ 1,000	Staff	Construction services	Subsequent costs of sold properties	Others	Total
As at 1.1.2014 restated	9,143	20,371	17,983	21,693	69,190
Use	- 5,649	- 15,775	- 6,876	- 8,642	- 36,942
Reversal	- 583	- 2,087	- 836	- 4,712	- 8,218
Addition	8,553	13,139	4,261	8,079	34,032
Addition from initial consolidation	0	830	0	1,070	1,900
Disposal from deconsolidation	0	0	0	- 144	- 144
Reclassification IFRS 5	- 130	- 46	27	- 728	- 877
Accumulated interest	30	0	190	0	220
Foreign currency gains/losses	- 13	- 60	0	- 103	- 176
As at 31.12.2014	11,351	16,372	14,749	16,513	58,985
thereof: short-term	6,970	16,372	11,404	16,513	51,259
thereof: long-term	4,381	0	3,345	0	7,726

Provision for employees

The provision for employees primarily comprises the present value of the long-term severance obligation of € 784 K (31.12.2013: € 696 K), bonuses of € 6,441 K (31.12.2013: € 5,550 K), and unused holiday entitlements of € 973 K (31.12.2013: € 1,021 K).

The provision for bonuses comprises a long-term provision for the LTI-(long-term incentive) program amounting to € 1,262 K (31.12.2013: € 589 K) as well as a short-term provision of € 964 K (31.12.2013: € 677 K)

The following table presents the changes in the present value of the severance payment obligation:

€ 1,000	2014	2013
Present value of severance obligations as at 1.1	696	655
Use	- 19	- 4
Current service costs	105	57
Interest cost	8	19
Actuarial gains/losses	- 6	- 31
Present value of severance obligations as at 31.12	784	696

Experience based adjustments of the present value of the obligation are immaterial.

Net plan assets from pension obligations

CA Immo Group has a reinsurance policy for defined benefit obligations in Germany, which fulfills the criteria for disclosure as plan assets. As the capital value of these defined benefit obligations exceeds the plan assets at the closing date, the net position is presented under the provisions.

€ 1,000	31.12.2014	31.12.2013
Present value of obligation	- 8,965	- 6,878
Fair value of plan asset	6,629	6,497
Net position recorded in consolidated statement of financial position	- 2,336	- 381
Financial adjustments of present value of the obligation	- 1,922	- 182
Experience adjustments of fair value of plan asset	29	- 217

The development of the defined benefit obligation and of the plan asset is shown in the following table:

€ 1,000	2014	2013
Present value of obligation as at 1.1.	- 6,878	- 6,293
Interest cost	- 194	- 186
Revaluation	- 1,893	- 399
Present value of obligation as at 31.12.	- 8,965	- 6,878
Plan asset as at 1.1.	6,497	6,370
Expected income from plan asset	183	188
Revaluation	- 51	- 61
Plan asset as at 31.12.	6,629	6,497

The following income/expense was recognized in the income statement:

€ 1,000	2014	2013
Interest cost	- 194	- 186
Expected income from plan asset	183	188
Pension income/expense	- 11	2

The following result was recognised in the other comprehensive income:

€ 1,000	2014	2013
Actuarial gains/losses from pension obligation	- 1,893	- 399
Actuarial gains/losses from plan asset	- 51	- 61
IAS 19 reserve	- 1,944	- 460

Sensitivity analysis regarding the financial mathematical assumptions is shown in the following table:

€ 1,000	- 1%	+1%
change interest rate of 1 percent point	- 2,137	1,642
change pension trend of 1 percentage point	1,210	- 1,489

34. Interest bearing liabilities

€ 1,000	31.12.2014					31.12.2013
	Short-term	Long-term	Total	Short-term	Long-term	restated Total
Convertible bond	0	0	0	115,189	0	115,189
Other bonds	2,616	184,759	187,376	154,285	184,094	338,379
Bonds	2,616	184,759	187,375	269,474	184,094	453,568
Investment loans	186,063	788,288	974,350	336,350	826,110	1,162,460
Subordinated liabilities	0	0	0	0	70,431	70,431
Loans due to joint venture partners	13,851	39,000	52,851	3,000	21,484	24,484
Liabilities to joint ventures	0	14,573	14,573	0	0	0
Other interest-bearing liabilities	199,913	841,861	1,041,774	339,350	918,025	1,257,375
	202,530	1,026,620	1,229,149	608,823	1,102,120	1,710,943

Out of total interest bearing liabilities, the ones in EUR account for 100 % (31.12.2013 restated: 99.8% in EUR and 0.2% for CZK).

Bonds

31.12.2014	Nominal value in € 1,000	Book value excl. interests € 1,000	Deferred interest in € 1,000	Nominal interest rate	Effective interest rate	Issue	Repayment
Bonds 2006– 2016	184,759	184,759	2,616	5.13%	5.53%	22.9.2006	22.9.2016
Total	184,759	184,759	2,616				

31.12.2013	Nominal value in € 1,000	Book value excl. interests € 1,000	Deferred interest in € 1,000	Nominal interest rate	Effective interest rate	Issue	Repayment
Convertible bond	114,500	114,500	689	4.13%	4.13%	9.11.2009	9.11.2014
Bonds 2006– 2016	185,992	184,093	2,616	5.13%	5.53%	22.9.2006	22.9.2016
Bonds 2009– 2014	150,000	149,772	1,897	6.13%	6.33%	16.10.2009	16.10.2014
Total	450,492	448,365	5,203				

Other interest-bearing liabilities

As at 31.12.2014 and 31.12.2013, the terms of other interest-bearing liabilities are as follows:

Type of financing and currency	Effective interest rate as at 31.12.2014 in %	Interest variable /fixed / hedged	Maturity	Nominal value in € 1,000	Book value in € 1,000	Fair value of liability in € 1,000
Investment loans (each below 100 m EUR)	1.04 – 5 %	variable	02/2015 – 12/2029	448,327	447,128	447,128
Investment loans / EUR	2.83– 7.83 %	hedged	11/2015 – 12/2030	380,176	378,775	378,775
Investment loan / EUR	1.45– 3.95%	fix	03/2015 – 12/2024	149,160	148,446	146,795
Investment loans (total)				977,663	974,350	972,698
Loans due to joint venture partners EUR	3.40% – 3.5%	Fix	12/2015 – 12/2016	52,851	52,851	52,579
Liabilities to joint ventures	5.00%	Fix	12/2020 – 12/2024	14,156	14,573	17,076
				1,044,670	1,041,774	1,042,353

Type of financing and currency	Effective interest rate as at 31.12.2013 restated in %	Interest variable /fixed / hedged	Maturity	Nominal value in € 1,000	Book value in € 1,000	Fair value of liability in € 1,000
Investment loan / EUR	1.23%	variable	12/2015	136,000	136,000	136,000
Investment loans (each below 100 m EUR)	1.09 – 6.23 %	variable	03/2014 – 12/2029	643,617	495,032	495,032
Investment loans / EUR	2.67– 7.86 %	hedged	12/2014 – 12/2030	480,729	478,980	478,980
Investment loans / EUR	1.9– 10.14 %	fix	12/2014 – 12/2020	46,462	46,366	43,722
Investment loan / CZK	6.55%	hedged	06/2016	6,143	6,081	6,081
Investment loans (total)				1,312,952	1,162,459	1,159,815
Subordinated liabilities	1.12 – 1.73 %	variable	09/2016	75,200	70,431	70,431
Loans due to joint venture partners EUR	0.13 – 10.14 %	variable / fixed	12/2014 – 12/2020	24,484	24,484	24,484
				1,412,635	1,257,374	1,254,729

More than 90 % of the third party financings of CA Immo Group are subject to financial covenants. These usually are for investment properties LTV (loan to value, ie ratio between loan amount and the fair value of the object) and DSCR (debt service coverage ratio, ie the ratio between EBIT and debt service of one period) and ratios for investment properties under development LTC (loan to cost, ie ratio between debt amount and total project costs) and ISCR (interest service coverage ratio, ie the ratio between EBIT and financial expenditure) ratios for development projects.

Other interest-bearing liabilities for which the respective financial covenants are not met as at 31.12.2014, are presented in short-term interest-bearing liabilities regardless of their maturity, as breaches of the financial covenants generally entitle the lender to early termination of the loan agreement. This applies irrespective of the state of negotiations with the banks regarding a continuation or amendment of the loan agreements. As at 31.12.2014, no loan breached the

respective covenants (31.12.2013 restated: covenants were not met by two loans in Eastern Europe amounting to a total of € 28,528 K). CA Immo Group takes appropriate measures (e.g. partial repayment of the loans, increase in equity of the respective companies) in order to remedy the breach of financial covenants.

As at 31.12.2014, the contract duration of a loan in Czech Republic amounting to € 16,300 K ended. Because of ongoing sales negotiations, the financing bank extended the repayment period. In February 2015 the shares of this entity were sold.

Taking into account all interest hedging agreements, the average weighted interest rate is 4.1% (31.12.2013 restated: 4.3%) for all other interest bearing liabilities denominated in EUR.

35. Other liabilities

€ 1,000	31.12.2014			31.12.2013 restated		
	Short-term	Long-term	Total	Short-term	Long-term	Total
Fair value derivative transactions	1,648	75,963	77,611	1,301	103,860	105,161
Trade payables	13,176	2,035	15,211	11,827	3,275	15,102
Liabilities to joint ventures	17,785	7,789	25,574	19,220	16,948	36,168
Rent deposits	3,442	4,408	7,850	2,933	7,607	10,540
Outstanding purchase invoices	4,961	0	4,961	13,877	0	13,877
Income resulting from deconsolidation not yet realised	0	0	0	5,301	0	5,301
Settlement of operating costs	2,021	0	2,021	2,235	0	2,235
Other	4,840	15,308	20,148	5,554	13,463	19,017
Financial liabilities	46,225	29,540	75,765	60,947	41,293	102,240
Operating taxes	4,051	0	4,051	5,340	0	5,340
Prepayments received	31,233	56,171	87,404	41,330	57,861	99,191
Prepaid rent	1,684	678	2,362	771	726	1,497
Non-financial liabilities	36,968	56,849	93,817	47,441	58,587	106,028
	84,841	162,352	247,193	109,689	203,740	313,429

36. Income tax liabilities

This item includes an amount of € 9,337 K (31.12.2013 restated: € 11,168 K) related to CA Immo Germany Group and comprises of corporate income tax and trade tax for the years 2012 to 2014, that have not been finally assessed by tax authorities.

37. Financial instruments
Financial assets by categories

Category	IAS 39 category ¹⁾				No financial instruments	Book value	Fair value
	HFT	AFS	AFS/AC	L&R		31.12.2014	31.12.2014
€ 1,000							
Cash and cash equivalents with drawing restrictions	0	0	0	2,709	0	2,709	2,709
Derivative financial instruments	64	0	0	0	0	64	64
Primary financial instruments	0	0	56,654	325,983	0	382,637	
Financial assets	64	0	56,654	328,692	0	385,410	
Cash and cash equivalents with drawing restrictions	0	0	0	1,512	0	1,512	1,512
Other receivables and assets	0	0	0	106,597	54,910	161,507	
Receivables and other assets	0	0	0	108,109	54,910	163,019	
Securities	0	24,547	0	0	0	24,547	24,547
Cash and cash equivalents	0	0	0	163,638	0	163,638	
	64	24,547	56,654	600,439	54,910	736,614	

Category	IAS 39 category ¹⁾				No financial instruments	Book value	Fair value
	HFT	AFS	AFS/AC	L&R		31.12.2013 restated	31.12.2013 restated
€ 1,000							
Cash and cash equivalents with drawing restrictions	0	0	0	14,470	0	14,470	14,470
Derivative financial instruments	2,109	0	0	0	0	2,109	2,109
Primary financial instruments	0	0	56,728	226,345	0	283,073	
Financial assets	2,109	0	56,728	240,815	0	299,652	
Cash and cash equivalents with drawing restrictions	0	0	0	13,736	0	13,736	13,736
Other receivables and assets	0	0	0	70,899	51,371	122,270	
Receivables and other assets	0	0	0	84,635	51,371	136,006	
Cash and cash equivalents	0	0	0	0	613,426	613,426	
	2,109	0	56,728	325,450	664,797	1,049,084	

¹⁾ HFT – held for trading, AFS – available-for-sale, AFS/AC – available for sale/at cost, L&R – loans and receivables

The fair value of the receivables and other assets essentially equals the book value, restricted cash as well as the primary financial instruments in the category of loans and amounts receivable due to daily and/or short-term maturities. Since no listed price on an active market is available for the financial instruments in the available for sale category (AFS / AC) and the fair value cannot be reliably assessed, they are measured at acquisition cost. Financial instruments in the category AFS are recognised with their market value and are therefore classified as level 1 of the fair value hierarchy.

Financial assets are partially given as securities for financial liabilities.

Financial liabilities by categories

Category	IAS 39 category ¹⁾			No financial instruments	Book value	Fair value
	HFT	CFH	FLAC		31.12.2014	31.12.2014
€ 1,000						
Other bonds	0	0	187,376	0	187,376	195,291
Other interest-bearing liabilities	0	0	1,041,774	0	1,041,774	1,058,466
Interest-bearing liabilities	0	0	1,229,150	0	1,229,150	
Derivative financial instruments	43,922	33,689	0	0	77,611	77,611
Other primary liabilities	0	0	75,766	93,816	169,582	
Other liabilities	43,922	33,689	75,766	93,816	247,193	
	43,922	33,689	1,304,916	93,816	1,476,343	

¹⁾ HFT – held for trading, CFH – Cash-flow Hedge, FLAC – financial liabilities at amortised cost

Category	IAS 39 category ¹⁾			No financial instruments	Book value	Fair value
	HFT	CFH	FLAC		31.12.2013 restated	31.12.2013 restated
€ 1,000						
Convertible bond	0	0	115,189	0	115,189	139,740
Other bonds	0	0	338,379	0	338,379	347,426
Other interest-bearing liabilities	0	0	1,257,374	0	1,257,374	1,258,257
Interest-bearing liabilities	0	0	1,710,942	0	1,710,942	
Derivative financial instruments	56,959	48,201	0	0	105,161	105,161
Other primary liabilities	0	0	102,238	106,029	208,267	
Other liabilities	56,959	48,201	102,238	106,029	313,427	
	56,959	48,201	1,813,180	106,029	2,024,369	

¹⁾ HFT – held for trading, CFH – Cash-flow Hedge, FLAC – financial liabilities at amortised cost

Hierarchy of fair values

Financial liabilities measured at fair value relate only to derivative financial instruments. As in prior year, the valuation 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 recognized fair value of other non-derivative liabilities basically equals based on the daily and short term due date, the book value.

38. Derivative financial instruments and hedging transactions

€ 1,000	Nominal value	Fair value	31.12.2014		31.12.2013 restated	
			Book value	Nominal value	Fair value	Book value
Interest rate swaps	637,687	- 77,611	- 77,611	861,764	- 105,161	- 105,161
Swaption	100,000	54	54	100,000	2,109	2,109
Interest rate caps	21,585	10	10	36,800	0	0
Total	759,272	- 77,547	- 77,547	998,564	- 103,052	- 103,052
- thereof hedging (cash flow hedges)	251,723	- 33,689	- 33,689	434,540	- 48,201	- 48,201
- thereof stand alone (fair value derivatives)	507,549	- 43,858	- 43,858	564,024	- 54,851	- 54,851

As at the balance sheet date 74.72 % (31.12.2013: 82,12 %) of the nominal value of all investment loans have been turned into fixed interest rates (or into ranges of interest rates with a cap respectively) by means of interest rate swaps or interest rate caps/floors.

Interest rate swaps

Interest rate swaps are concluded for the purpose of hedging future cash flows. The effectiveness of the hedge relationship between hedging instrument and hedged items is assessed on a regular basis by measuring effectiveness.

€ 1,000	Nominal value	Fair value	31.12.2014		31.12.2013 restated	
			Book value	Nominal value	Fair value	Book value
- Cash flow hedges (effective)	247,568	- 33,180	- 33,180	422,953	- 46,595	- 46,595
- Cash flow hedges (ineffective)	4,155	- 510	- 510	11,587	- 1,606	- 1,606
- Fair value derivatives (HFT)	385,964	- 43,922	- 43,922	427,224	- 56,960	- 56,960
Interest rate swaps	637,687	- 77,611	- 77,611	861,764	- 105,161	- 105,161

Currency	Nominal value in € 1,000	Start	End	Fixed interest rate as at 31.12.2014	Reference interest rate	Fair value 31.12.2014 in € 1,000
EUR (nominal value each above 100 m EUR) - CFH	109,375	01/1900	12/2017	4.41%	3M-Euribor	- 13,809
EUR (nominal value each below 100 m EUR) - CFH	309,844	06/2008	12/2022	1,295%– 4,789%	3M-Euribor / 6M-Euribor	- 43,122
EUR (nominal value each below 100 m EUR) - stand alone	218,468	07/2007	12/2023	2,279%– 4,820%	6M-Euribor	- 20,679
Total = variable in fixed	637,687					- 77,611

Currency	Nominal value in € 1,000	Start	End	Fixed interest rate as at 31.12.2013 restated	Reference interest rate	Fair value 31.12.2013 restated in € 1,000
EUR (nominal value each above 100 m EUR) - CFH	68,330	01/2008	12/2017	4.41%	3M-Euribor	- 9,358
EUR (nominal value each below 100 m EUR) - CFH	366,210	03/2006 – 12/2011	06/2014 – 12/2023	1.30% – 4.79%	3M-Euribor / 6M-Euribor	- 38,843
EUR (nominal value each below 100 m EUR) - stand alone	427,224	07/2007 – 12/2008	12/2015 – 12/2022	4.01% – 4.82%	3M-Euribor	- 56,960
Total = variable in fixed	861,764					- 105,161

Swaption

Currency	Nominal value in € 1,000	Start	End	Fixed interest rate as at 31.12.2014	Reference interest rate	Fair value 31.12.2014 in € 1,000
Swaption EUR	100,000	06/2013	06/2016	2.50%	6M-Euribor	54
Total	100,000					54

Currency	Nominal value in € 1,000	Start	End	Fixed interest rate as at 31.12.2013 restated	Reference interest rate	Fair value 31.12.2013 restated in € 1,000
Swaption EUR	100,000	06/2013	06/2016	2.50%	6M-Euribor	2,109
Total	100,000					2,109

Interest rate caps

Currency	Nominal value in € 1,000	Start	End	Fixed interest rate as at 31.12.2014	Reference interest rate	Fair value 31.12.2014 in € 1,000
Interest rate caps EUR	21,585	03/2014	03/2019	2.000%	3M-Euribor	10
Total	21,585					10

Currency	Nominal value in € 1,000	Start	End	Fixed interest rate as at 31.12.2013 restated	Reference interest rate	Fair value 31.12.2013 restated in € 1,000
Interest rate caps EUR	36,800	03/2011	03/2014	5.000%	3M-Euribor	0
Total	36,800					0

Gains and losses in other comprehensive income

€ 1,000	2014	2013 restated
As at 1.1.	- 34,907	- 108,306
Change in valuation of cash flow hedges	417	37,998
Change of ineffectiveness cash flow hedges	- 14	348
Reclassification cash flow hedges	7,729	51,484
Income tax cash flow hedges	- 728	- 17,069
Reclassification acquisition of non-controlling interests	0	638
As at 31.12.	- 27,503	- 34,907
thereof: attributable to the owners of the parent	- 27,503	- 34,907

Amounts not to be set off according to IFRS 7

As at 31.12.2014 there are no amounts to be set of according to IFRS 7.13.

€ 1,000						31.12.2013 restated
Financial assets	Gross book value	Amount set off (book value financial obligation)	Net value set off	Amounts not to be set off (acc. to IAS 32)	Financial collaterals not to be set off	Net value acc. to IFRS 7.13
restricted cash	28,206	0	28,206	0	- 10,500	17,706
Swaption	2,109	0	2,109	0	0	2,109
Total	30,315	0	30,315	0	- 10,500	19,815
Derivative financial liabilities						
Interest rate swaps	- 105,161	0	- 105,161	0	10,500	- 94,661
- thereof cash flow hedges	- 48,201	0	- 48,201	0	0	- 48,201
- thereof fair value derivatives	- 56,960	0	- 56,960	0	10,500	- 46,460
Total	- 105,161	0	- 105,161	0	10,500	- 94,661

The set off according to IFRS 7.13C (d1) relates to restricted cash given as a collateral to a bank for two interest swaps. The remaining balances at banks with restrictions constitute collaterals for interest-bearing liabilities.

39. Risks from financial instruments
Interest rate risk

Risks arising from changes in interest rates basically result from long-term loans and interest rate derivatives (Swaps, Caps) and relate to the amount of future interest payments (for variable interest instruments) and to the fair value of the financial instrument (for fixed rate instruments). A mix of long-term fixed-rate and floating-rate loans is used to reduce the interest rate risk. In case of floating-rate loans, derivative financial instruments (interest rate caps, interest rate floors and interest rate swaps) are also used to hedge the cash-flow risk of interest rate changes arising from hedged items.

The following sensitivity analysis outlines the impact of variable interest rates on interest expense. It shows the effect of a change in interest rate by 50 and 100 basis points on the interest expenses. The analysis assumes that all other

variables, particularly foreign exchange rate, remain constant. Due to the very low interest levels the analysis only shows the effect of increasing interest rates.

€ 1,000	Gain/Loss average interest payable for		recognised directly in equity	
	at 50 bps Increase	at 100 bps Increase	at 50 bps Increase	at 100 bps Increase
31.12.2014				
Variable rate instruments	- 4,125	- 8,250		
Fixed rate instruments	0	0		
Fixed rate instruments (Swaps)	3,188	6,377		
Derivative financial instruments (valuation)	11,565	23,663	1,679	3,359
	10,628	21,790	1,679	3,359
31.12.2013 restated				
Variable rate instruments	- 9,164	- 18,328		
Fixed rate instruments	0	0		
Fixed rate instruments (Swaps)	5,788	11,577		
Derivative financial instruments (valuation)	10,382	20,764	7,284	14,567
	7,006	14,013	7,284	14,567

Variable rate instruments contain variable rate financial liabilities, loans and receivables from financing, not taking into account derivatives. In the case of derivative financial instruments, an interest rate change gives rise to a component recognized in profit or loss (interest, valuation of fair value derivatives and ineffective portions of cash flow hedge valuation) and to the change in value of cash flow hedges recognized in equity.

Currency risk

Currency risks result from rental revenues and rental receivables denominated in BGN, CZK, HRK, HUF, PLN, RON, CHF and RSD. This foreign currency rental income is secured by linking the rental payments to EUR and USD, so that no major risk remains. Risks in respect of liabilities exist as a result from financing in CZK and USD. This risk is mainly counterbalanced by rental income in the same currency.

Forward foreign exchange transactions have been concluded to avoid the risk of currency fluctuations; these should counteract future fluctuations for construction costs.

The following table shows the effect of a 10% increase or decrease in the Euro compared to the respective foreign currency to the consolidated profit and loss and other comprehensive income for the prior year. Additional impacts to the shareholders' equity are not substantial.

31.12.2013 restated		
€ 1,000	CZK	Gain (+)/ loss (-)
Exchange rate	27.4250	
+10% increase	30.1675	496
- 10% decrease	24.6825	- 746

Credit risk

The book values disclosed for all financial assets less deposits received from tenants and guarantees and other commitments assumed represent the maximum default risk as no major set-off agreements exist.

Tenants provided deposits amounting to € 7,850 K (31.12.2013 restated: € 10,540 K) as well as bank guarantees of € 18,724 K (31.12.2013 restated: € 12,087 K).

Liquidity risk

Liquidity risk is the risk that CA Immo Group will not be able to meet its financial obligations as they fall due. CA Immo Group's approach to managing liquidity is to ensure that CA Immo Group will always have sufficient liquidity to meet liabilities when due, whilst avoiding unnecessary potential losses and risks. Loans are usually agreed on a long-term basis in accordance with the long-term nature of real estate.

The CA Immo Group manages liquidity risk in several different ways: firstly, by means of distinct liquidity planning and securing to avoid possible liquidity shortages. Secondly, CA Immo Group takes safeguarding measures by entering into capital partnerships (joint ventures) for project development purposes as an alternative and extension to established sources of raising equity capital. External capital is raised by CA Immo Group not only from its principal bank, UniCredit Bank Austria AG/UniCredit Group, but to an increasing extent from other domestic and foreign banks, with which little or no business relationships existed. The contractually agreed (undiscounted) interest payments and repayments for primary financial liabilities and derivative financial instruments can be seen in the table below.

31.12.2014 € 1,000	Book value 2014	Contractually agreed cash flows	Cash-flow 2015	Cash-flow 2016–2019	Cash-flow 2020 ff
Other bonds	187,376	– 205,056	– 9,532	– 195,524	0
Other interest-bearing liabilities	1,041,774	– 1,140,100	– 221,830	– 735,805	– 182,464
Trade payables	15,211	– 15,211	– 13,178	– 2,033	0
Non-controlling interests held by limited partners	4,891	– 4,891	0	0	– 4,891
Liabilities to joint ventures	25,573	– 26,485	– 16,045	– 10,440	0
Other liabilities	30,090	– 30,090	– 15,264	– 14,633	– 193
Primary financial liabilities	1,304,916	– 1,421,833	– 275,850	– 958,436	– 187,548
Interest rate derivatives in connection with cash flow hedges	33,689	– 34,494	– 9,728	– 19,685	– 5,080
Interest rate derivatives not connected with hedges	43,922	– 44,259	– 14,716	– 25,033	– 4,510
Derivative financial liabilities	77,611	– 78,753	– 24,445	– 44,718	– 9,591
	1,382,526	– 1,500,586	– 300,294	– 1,003,153	– 197,139

31.12.2013 restated € 1,000	Book value 2013	Contractually agreed cash flows	Cash flow 2014	Cash-flow 2015– 2018	Cash-flow 2019 ff
Convertible bond	115,189	– 119,223	– 119,223	0	0
Other bonds	338,379	– 373,776	– 168,720	– 205,056	0
Other interest-bearing liabilities	1,257,374	– 1,460,783	– 297,668	– 987,991	– 175,124
Trade payables	15,102	– 15,102	– 11,828	– 2,058	– 1,217
Non-controlling interests held by limited partners	2,282	– 2,282	0	0	– 2,282
Liabilities to joint ventures	36,168	– 36,705	– 19,361	– 17,344	0
Other liabilities	48,687	– 48,687	– 29,898	– 15,547	– 3,241
Primary financial liabilities	1,813,181	– 2,056,559	– 646,697	– 1,227,996	– 181,865
Interest rate derivatives in connection with cash flow hedges	48,201	– 51,989	– 1,269	– 26,935	– 23,785
Interest rate derivatives not connected with hedges	56,959	– 58,757	0	– 40,633	– 18,124
Derivative financial liabilities	105,160	– 110,746	– 1,269	– 67,568	– 41,909
	1,918,341	– 2,167,305	– 647,967	– 1,295,564	– 223,774

The cash flows for interest rate derivatives are based on assumed values for the underlying forward rates as at the respective balance sheet date.

The cash flows from derivatives in cash flow hedge relationships are expected to have an effect on profit and loss in the period of occurrence of the underlying transaction, i.e. allocated over the term of the financing or when redeemed prematurely at the time of redemption.

Capital management

The objective of CA Immo Group's capital management is to provide the necessary financial resources for the Company to continue as a going concern at all times and to optimize the costs of capital.

The key parameters for determining the capital structure of CA Immo Group are the general ratio of shareholders' equity to liabilities and also the separation of liabilities into external funding collateralized by properties as collateral, which is raised at the level of special-purpose vehicles, and unsecured external funding, which is raised by the parent company of the Group. Equity is managed based on shareholders' equity as presented in the financial statements according to IFRS. With regard to the first parameter, CA Immo Group strives to maintain an equity ratio of approx.40%-45 %. As at 31.12.2014, the equity ratio was at 53.20%. Particularly through the recent property disposals in the CA Immo Group and the related repayment of liabilities, active steps for the improving of the equity ratio have been set.

With regard to the second parameter, CA Immo Group focuses on property loans secured by mortgages, which are usually taken out by special-purpose vehicles holding the respective property. Secured financing generally offers more favorable conditions compared to unsecured financing, as these are structurally subordinated to secured financing. Unsecured financing is generally only available in the form of corporate bonds issued on the capital markets. There are no external ratings or explicit requirements by third parties in respect of key parameters for managing the Group's capital.

Net debt and the gearing ratio are other key figures relevant for the presentation of the capital structure of CA Immo Group:

€ 1,000	31.12.2014	31.12.2013 restated
Interest-bearing liabilities		
Long-term interest-bearing liabilities	1,026,620	1,102,119
Short-term interest-bearing liabilities	202,530	608,823
Interest-bearing assets		
Cash and cash equivalents	– 163,638	– 613,426
Cash and cash equivalents with drawing restrictions	– 4,221	– 17,706
Net debt	1,061,291	1,079,810
Shareholders' equity	1,951,707	1,794,266
Gearing ratio (Net debt/equity)	54.4%	60.2%

Restricted cash was considered in the calculation of net debt, as they are used to secure the repayments of financial liabilities.

40. Other liabilities and contingent liabilities

Guarantees and other commitments

As at 31.12.2014 CA Immo Germany Group is subject to guarantees and other commitments amounting to € 120 K (31.12.2013 restated: € 65 K) resulting from urban development contracts and purchase agreements for decontamination costs and war damage costs amounting to € 1,461 K (31.12.2013 restated: € 572 K). Furthermore, comfort letters and securities have been issued for three joint ventures in Germany amounting to € 9,000 K (31.12.2013 restated for three joint ventures € 6,100 K). As a security for the liabilities of the three joint ventures loan guarantees, letters of comfort and declarations were issued in an extent of € 14,900 K. Furthermore as security for warranty risks of a German at equity company a guarantee was issued in an amount of € 6,066 K (31.12.2013 restated: € 6,066 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 € 15.5 m (31.12.2013 restated: € 6,237 K). The amount consists of € 6,992 K in favour of the buyer of the project “Jupiter” as well as of the amount of € 8,469 K for a back-to-back guarantee opposite to the joint venture partner in course of financing the project.

The arbitration case from the joint venture partner from “Project Maslov” from 2011 was finalised in 2014. The arbitration court determined the claim in favour of CA Immo. The provision was desolved and recognized in the income statement in the item “other income”.

In connection with sales, CA Immo Group concludes guarantees (i.e. rent guarantees) under regular market conditions for coverage of possible warranty and liability claims on the part of the buyer for which adequate provisions have been recognised in the balance sheet.

Due to the sale of Tower 185, Frankfurt, CA Immo Group granted a guarantee for compensation of rent-free periods as well as rent guarantees, in the amount of € 36,785 K, for which adequate provisions have been recognized in the balance sheet. The shares in CA Immo Frankfurt Tower 185 GmbH & Co KG as well as the shares in CA Immo Frankfurt 185 Betriebs GmbH were pledged as security for loans of two joint ventures.

Other financial obligations

Furthermore, other financial obligations relate to building site liabilities for work carried out in the course of developing real estate in Austria of € 1,223 K (31.12.2013 restated: € 1,433 K), in Germany of € 26,520 K (31.12.2013 restated: € 48,846 K), and in Eastern Europe of € 1,237 K (31.12.2013 restated: € 12,085 K). Moreover as at 31.12.2014 CA Immo Group is subject to other financial liabilities resulting from construction costs from urban development contracts, which can be capitalised in the future with an amount of € 34,974 K (2013 restated: € 45,256 K).

The amount of contingent liabilities for CA Immo Group for contributions of equity, respectively loans to the E-Fonds, amount as at 31.12.2014 to € 106,935 K (31.12.2013: € 108,750 K). The contingent liability in connection with equity contribution in case of Baumkirchen joint venture amounts as at 31.12.2014 to € 6,271 K (31.12.2013: € 10,320 K). In the previous year, there was also a contingent liability in connection with Stadthafenquartier joint venture (31.12.2013: € 170 K) and Kontorhaus (31.12.2013: € 2,555 K). Besides the above mentioned contingencies, no further significant obligations exist in connection with joint ventures.

41. Leases

CA Immo Group as lessor

All lease contracts concluded by CA Immo Group, under which CA Immo Group is the lessor, are recorded as operating leases in accordance with IFRS. Generally, these have the following essential contractual terms:

- linkage to EUR or USD
- guaranteed value by linkage to international indices
- medium- to long-term maturities and/or termination waivers

Future minimum rental income from existing short-term lease contracts or contracts with termination waivers as at the reporting date are as follows:

€ 1,000	2014	2013 restated
In the following year	114,668	129,365
Thereafter 4 years	324,807	338,735
More than 5 years	204,266	323,570
Total	643,741	791,671

All remaining rental agreements may be terminated at short notice.

The minimum rental income includes net rent amounts to be collected until the contractually agreed expiration of the contract or the earliest possible termination option by the lessee (tenant).

CA Immo Group as lessee

All rental agreements signed by CA Immo Group are classified as operating leases.

The lease contracts concluded by CA Immo Germany Group acting as lessee primarily relate to rented properties in Cologne (until 2016), Munich (until 2017), Berlin (until 2018) and Frankfurt (until 2021).

The remaining operating lease agreements of CA Immo Group relate to office furniture, equipment and other assets. No purchase options have been agreed. Leasing payments of € 2,406 K were recognised as expenses in 2014 (2013: € 2,157 K).

The following minimum lease payments will become due in the subsequent periods:

€ 1,000	2014	2013 restated
In the following year	1,916	1,532
Thereafter 4 years	5,339	4,377
More than 5 years	641	1,346
Total	7,896	7,255

42. Transactions with related parties

The following companies and parties are deemed to be related parties to CA Immo Group:

- joint ventures, in which CA Immo Group holds an interest
- associated companies, in which CA Immo Group holds an interest
- the executive bodies of CA Immobilien Anlagen Aktiengesellschaft
- UniCredit Bank Austria AG, Vienna, and UniCredit Group affiliated to it, until 28.10.2014
- O1 Group Limited, Cyprus, since 28.10.2014

Transactions with joint ventures

€ 1,000	31.12.2014	31.12.2013 restated
Investments in joint ventures	206,136	219,224
Loans	305,452	184,577
Receivables	17,004	8,835
Liabilities	39,973	36,168
	2014	2013 restated
Income from joint ventures	46,117	37,687
Expense from joint ventures	– 37,960	– 11,400
Result from joint ventures	8,157	26,287
Other income	6,979	5,259
Other expenses	– 2,342	– 1,441
Interest income	11,788	4,831
Interest expense	– 484	– 817
Effective interest on financial investments	30,214	0
Impairment / reversal of impairment of loans	– 9,301	385

Outstanding loans to joint ventures and the majority of the receivables from joint ventures as at the reporting date serve to finance the properties. The interest rates are in line with those prevailing on the market. Partly guarantees or other forms of security exist in connection with these loans. The cumulative impairment loss on loans to joint ventures amounts to € 18,500 K (31.12.2013 restated: € 13,663 K). Receivables from joint ventures comprise short-term loans in the amount of € 9,993 K (31.12.2013 restated: € 4,118 K). Liabilities against joint ventures include long-term loans amounted to € 38,258 K (31.12.2013 restated: € 35,558 K). All receivables and liabilities have interest rates in line with those prevailing on the market. The remaining receivables and liabilities are predominantly the result of services performed in Germany. No guarantees or other forms of security exist in connection with these receivables and liabilities.

No additional impairment losses or other adjustments to the book values were recognised in profit or loss.

Transactions with associated companies

€ 1,000	31.12.2014	31.12.2013
Investments in associated companies	18	38,744
Loans	20,524	21,394
	2014	2013
Income from associated companies	0	4,592
Expenses due to associated companies	- 3,146	- 3
Result from associated companies	- 3,146	4,589

Loans to associated companies outstanding as at the reporting date serve to finance a Russian project development company. All loans have interest rates in line with those prevailing in the market. No guarantees or other forms of security exist in connection with these loans. The cumulative impairment loss recognised on loans to associated companies amounts to € 9,447 K (31.12.2013 restated: € 8,393 K).

The executive bodies of CA Immobilien Anlagen Aktiengesellschaft, Vienna Management Board

Dr. Bruno Ettenauer

Mag. Florian Nowotny

In fiscal 2014 the total costs of the management board (including non-wage labour costs, benefits and expense allowances) amounted to € 1,326 K. The corresponding value for the previous year was € 968 K, excluding payments made to Bernhard H. Hansen, the Management Board member who stepped down at the end of 2013; details of these payments were noted in the consolidated financial statements for 2013. Thereof € 93 K (2013: € 80 K) were related to charges based on the wages. Remuneration of the management board includes a short-term variable salary component of € 541 K (€ 240 K in 2013) for meeting strategic targets (ZVB bonuses for 2013) and € 74 K (€ 34 K in 2013) from the LTI tranche for 2011-2013. Provisions of € 537 K (including incidental charges) were allocated at Management Board level for variable salary components payable in 2015 on the basis of 2014 targets (ZVB bonuses for 2014). As at 31 December 2014, provisions totalling € 2,709 K (including incidental charges) had been formed in connection with the LTI programme (€ 1,265 K on 31.12.2013); of this, the current Management Board accounted for € 483 K (€ 242 K in the previous year). During business year 2014, contributions to pension funds for Management Board members (defined contribution plan) totalled € 56 K (€ 56 K in 2013). Payments to form a reserve for severance payment claims (defined benefit plan) amounted to € 97 K in the last business year (compared to € 32 K in 2013). As at 31 December 2014, severance payment provisions totalled € 337 K (€ 240 K on 31.12.2013). No loans or advances were paid to Management Board members.

Payments have been made to former members of the Management Board. After resigning his mandates as a member of the CA Immo Management Board and Chief Executive Officer of CA Immo Deutschland GmbH upon expiry of his contracts at the end of September 2015, Bernhard H. Hansen has received current earnings (including variable salary components). Wolfhard Fromwald received payments from the maturity of the LTI tranche for 2011-2013. A total of € 393 K was paid to former Management Board members (€ 558 K in 2013); as a precautionary measure, these amounts were entered in the consolidated and annual financial statements for the previous year.

	Bruno Ettenauer Chairman		Florian Nowotny Management Board Member		Total	
	2014	2013	2014	2013	2014	2013
€ 1,000						
Fixed compensation	320	320	225	225	545	545
Wage-based labour costs	58	45	35	35	93	80
Payment in kind: car	9	7	4	4	13	11
Benefits	1	1	2	2	4	2
Total fixed compensation	388	373	267	266	655	638
<i>Total fixed in % (incl. contributions to pension schemes)</i>	<i>52,5%</i>	<i>66,7%</i>	<i>55,2%</i>	<i>80,0%</i>	<i>53,6%</i>	<i>71,7%</i>
Short-term variable compensation ("ZVB Bonus")	318	168	223	72	541	240
Long-term variable compensation (LTI-Program)	62	34	12	0	74	34
Total variable compensation	380	202	235	72	615	274
<i>Total variable compensation in %</i>	<i>47,5%</i>	<i>33,3%</i>	<i>44,8%</i>	<i>20,0%</i>	<i>46,4%</i>	<i>28,3%</i>
Contributions to pension schemes	33	33	23	23	56	56
Total compensation	801	607	525	361	1.326	968

Supervisory Board

Dr. Wolfgang Ruttendorfer, Chairman
 Dimitry Mints, Vice Chairman (since 19.12.2014)
 MMag. Dr. Maria Doralt (since 08.05.2014)
 Barbara A. Knoflach
 Michael Stanton (since 19.12.2014)
 Mag. Franz Zwickl
 o.Univ.-Prof DDr. Waldemar Jud (until 08.05.2014)
 Mag. Helmut Bernkopf, Vice Chairman (until 28.10.2014)
 Mag. Reinhard Madlencnik (until 28.10.2014)

The remuneration of the Supervisory Board paid in 2014 (for financial year 2013) amounts to € 122 K (2013 for fiscal year 2012: € 125 K). Additionally, cash outlays for travel expenses in the amount of € 12 K (2013: € 9 K) and other expenditures in the amount of € 1 K (2013: € 0 K) were paid to the Supervisory Board. No other consultancy fees were paid to members of the Supervisory Board.

All business transactions conducted between the company and members of the Management Board as well as persons or organisations with whom they are closely acquainted must conform to industry standards and have the approval of the Supervisory Board. The same applies to contracts between the company and members of the Supervisory Board which oblige those members to perform services outside of their Supervisory Board activities for the CA Immo Group in return for remuneration of a not inconsiderable value (L Rule no. 48 and article 228 section 3 of the Austrian Commercial Code). The same applies to contracts with companies in which a Supervisory Board member has a significant business interest. In this context note that Maria Doralt, a member of CA Immo's Supervisory Board, is also a partner at DLA Piper. With DLA Piper UK LLP a mandate agreement defining consultancy on the letting of the Kontorhaus in Munich was entered into at the end of 2012. The relevant fees are based on market standard hourly rates; in business year 2014 they amounted to € 58 K. No other fees (particular for consultancy or brokerage activities) were paid to Supervisory Board members. No loans or advances were paid.

O1 Group Limited, Cyprus

In Q4, UniCredit Bank Austria AG – with a share of 16% of the capital stock the biggest shareholder of CA Immo – sold the 15,954,891 CA Immo shares (among them four registered shares, each granting the right to nominate one member of the supervisory board) to O1 Group Limited (“O1”).

Since 20.2.2015 O1 Group Limited, holds after the conclusion of a voluntarily public take-over offer, 25,690,163 bearer shares and four registered shares. This corresponds to about 26.00% of the voting rights.

The terms and conditions governing the transactions with O1 Group Limited are in line with those prevailing in the market

UniCredit Bank Austria AG/UniCredit Group

UniCredit Bank Austria AG is the principal bank of the CA Immo Group and was the largest single shareholder in the Company with a stake of about 16% including four registered shares, which entitle to nominate one Supervisory Board member for each share until 28.10.2014. CA Immo Group processes most of its payment transactions and arranges much of its credit financing and financial investment through the bank.

Due to the sale of shares to O1 Group Limited, only amounts for the consolidated income statement as well as the consolidated cash flow statement for the fiscal year 2014 is shown in the following:

– Consolidated statement of financial position:

€ 1,000	31.12.2014	31.12.2013 restated
Share of financial liabilities recognised in the consolidated statement of financial position	-	29.5%
Outstanding receivables	-	332,690
Outstanding liabilities	-	- 505,240
Fair value of interest rate swaps	-	- 63,371
Fair value of swaptions	-	979

– Consolidated income statement:

€ 1,000	2014	2013 restated
Finance costs	- 32,217	- 47,207
Result from interest rate derivative transactions incl. Reclassification	- 11,916	- 43,553
Result from financial investments	217	245
Transaction fees	- 327	- 336

– Other comprehensive income (equity):

€ 1,000	2014	2013 restated
Valuation result of period (Hedging)	6,022	80,744

– Consolidated statement of cash flows:

€ 1,000	2014	2013 restated
Raising of new bank loans	5,947	71,179
Repayment of bank loans	- 71,195	- 24,854
Realisation and acquisition of interest rate derivative transactions	-9,249	- 51,144
Interest paid	- 31,189	- 44,287
Interest received	217	241

Mortgages, pledges of rental receivables, bank accounts and investments in consolidated subsidiaries as well as similar guarantees are used as collateral for bank liabilities. No impairment losses were recognised in profit or loss for bank receivables. The terms and conditions governing the transactions with UniCredit Bank Austria AG/UniCredit Group are in line with those prevailing in the market

43. Key figures per share

Earnings per share

A convertible bond was issued in November 2009. This bond had until the redemption date in November 2014 an effect on the earnings per share.

		2014	2013 restated
Weighted average number of shares outstanding	pcs.	92,907,093	87,856,060
Consolidated net income	€ 1,000	70,798	75,739
basic earnings per share	€	0.76	0.86

		2014	2013 restated
Weighted average number of shares outstanding	pcs.	92,907,093	87,856,060
Dilution effect:			
Convertible bond	pcs.	0	10,739,073
Weighted average number of shares	pcs.	92,907,093	98,595,133
Consolidated net income attributable to the owners of the parent	€ 1,000	70,798	75,739
Dilution effect:			
Effective interest rate on convertible bond	€ 1,000	0	4,723
less taxes	€ 1,000	0	- 1,181
Consolidated net income attributable to the owners of the parent adjusted by dilution effect	€ 1,000	70,798	79,281
Diluted earnings per share	€	0.76	0.80

44. Employees

In 2014, CA Immo Group had an average of 413 white-collar workers (2013: 415) and 1 blue-collar worker (2013: 2), of which on average of 155 (2013: 161) were employed in Germany, 101 white-collar workers (2013: 110) in hotel operations in Czech Republic and 93 (2013: 115) white-collar workers and 0 (2013: 0) blue-collar workers at subsidiaries in Eastern Europe.

45. Costs for the auditor

€ 1,000	2014	2013 restated
Auditing costs	420	404
Other review services	150	192
Other consultancy services	105	0
Total	675	596

The expenses for the auditor do not contain non-deductible VAT in the amount of € 0K (2013: € 5K).

46. Events after the close of the business year

On 10.2.2005 CA Immobilien Anlagen AG issued a corporate bond with a maturity of seven years. The volume of the corporate bond amounts to € 175 Mio and has a fixed coupon of 2.75%.

End of January 2015, all suspensive conditions for the sale of the Logistics Portfolio were fulfilled. The majority of the portfolio is held within the scope of a Joint Venture between CA Immo Group and the European Bank for Reconstruction and Development (EBRD). The portfolio includes logistic properties and undeveloped development properties in Romania, Poland and Serbia.

In February 2015 Europort Airport Centers at the Airport in Prague was sold and the contract on the sale of the Diplomat Centers in Pilsen was signed.

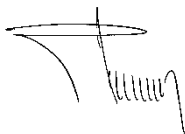
In early March 2015 the two office towers in Airport City St. Petersburg, in which CA Immo Group holds a 35 % stake in the associated company Avielen AG, were sold.

In March 2015 CA Immo and O1 Group Limited announced to jointly launch a partial voluntary tender offer to the shareholders of Immofinanz AG to acquire up to 150,893,280 bearer shares that correspond to approximately 13.5% of the total issued shares in Immofinanz AG (i.e., including treasury shares) or approximately 15.0% of the outstanding shares in Immofinanz AG (i.e., excluding treasury shares). All documents related to this voluntary partial offer are subject to prior clearance by the Austrian Takeover Commission and are expected to be published in March 2015.

These consolidated financial statements were prepared by the Management Board on the date below. The individual and consolidated financial statements for CA Immobilien Anlagen Aktiengesellschaft will be presented to the Supervisory Board on 23.3.2015 for approval.

Vienna, 23.3.2015

The Management Board



Bruno Ettenauer
(Chairman)



Florian Nowotny
(Management Board Member)

ANNEX I TO THE CONSOLIDATED FINANCIAL STATEMENTS

The following companies are included in the consolidated financial statements in addition to CA Immobilien Anlagen Aktiengesellschaft:

Company	Registered office	Nominal capital	Currency	Interest in %	Consolidation method ¹⁾	Foundation / First time consolidation in 2014 ²⁾
Europolis Holding B.V.	Amsterdam	2	EUR	100	FC	
CA Immo d.o.o.	Belgrade	390,500	EUR	100	FC	
TM Immo d.o.o.	Belgrade	13,750,000	EUR	100	FC	
CA Immo Sava City d.o.o.	Belgrade	33,620,000	EUR	100	FC	
Phönix Logistics d.o.o.	Belgrade	242,460,163	RSD	65	AEJV	
BA Business Center a.s.	Bratislava	7,503,200	EUR	100	FC	
Europolis D61 Logistics s.r.o.	Bratislava	1,500,000	EUR	100	FC	
Europolis Harbour City s.r.o.	Bratislava	23,629,211	EUR	65	AEJV	
CA Holding Szolgáltató Kft	Budapest	13,000,000	HUF	100	FC	
Canada Square Kft.	Budapest	12,500,000	HUF	100	FC	
Kapas Center Kft.	Budapest	772,560,000	HUF	100	FC	
Kilb Kft.	Budapest	30,000,000	HUF	100	FC	
R 70 Invest Budapest Kft.	Budapest	5,270,000	HUF	100	FC	
Skogs Buda Business Center II. Kft.	Budapest	327,010,000	HUF	100	FC	
Váci 76 Kft.	Budapest	3,100,000	HUF	100	FC	
CA Immo Real Estate Management Hungary K.ft.	Budapest	54,510,000	HUF	100	FC	
COM PARK Ingatlanberuházási Kft	Budapest	3,010,000	HUF	65	AEJV	
EUROPOLIS ABP Ingatlanberuházási Kft	Budapest	21,410,000	HUF	51	AEJV	
EUROPOLIS City Gate Ingatlanberuházási Kft	Budapest	13,000,000	HUF	65	AEJV	
Europolis Infopark Ingatlanüzemeltető Kft	Budapest	5,240,000	HUF	51	AEJV	
EUROPOLIS IPW Ingatlanberuházási Kft	Budapest	54,370,000	HUF	65	AEJV	
EUROPOLIS M1 Ingatlanberuházási Kft	Budapest	55,020,000	HUF	51	AEJV	
Europolis Park Airport Kft.	Budapest	19,900,000	HUF	100	FC	
Europolis Tárnok Ingatlanberuházási Kft	Budapest	5,400,000	HUF	65	AEJV	
Opera Center One S.R.L.	Bucharest	27,326,150	RON	100	FC	
Opera Center Two S.R.L.	Bucharest	7,310,400	RON	100	FC	
S.C. BBP Leasing S.R.L.	Bucharest	14,637,711	RON	100	FC	
TC Investments Arad S.R.L.	Bucharest	4,018,560	RON	100	FC	
CA Immo Real Estate Management Romania S.R.L.	Bucharest	975,000	RON	100	FC	
EUROPOLIS ORHIDEEA B.C. S.R.L.	Bucharest	91,389,960	RON	65	AEJV	
EUROPOLIS PARK BUCHAREST ALPHA S.R.L.	Bucharest	18,538,880	RON	65	AEJV	
EUROPOLIS PARK BUCHAREST BETA S.R.L.	Bucharest	438,880	RON	65	AEJV	
EUROPOLIS PARK BUCHAREST DELTA S.R.L.	Bucharest	3,438,880	RON	65	AEJV	
EUROPOLIS PARK BUCHAREST GAMMA S.R.L.	Bucharest	438,880	RON	65	AEJV	
EUROPOLIS PARK BUCHAREST INFRASTRUCTURA S.R.L.	Bucharest	438,876	RON	65	AEJV	
EUROPOLIS SEMA PARK S.R.L.	Bucharest	107,680,000	RON	65	AEJV	
INTERMED CONSULTING & MANAGEMENT S.R.L.	Bucharest	330	RON	65	AEJV	
VICTORIA INTERNATIONAL PROPERTY S.R.L.	Bucharest	216	RON	65	AEJV	

¹⁾ FC full consolidation, AEJV at equity consolidation joint ventures, AEA at equity consolidation associated companies

²⁾ F foundation, A acquisition

³⁾ common control

Company	Registered office	Nominal capital	Currency	Interest in %	Consolidation method ¹⁾	Foundation / First time consolidation in 2014 ²⁾
Blitz F07-neunhundert-sechzig-acht GmbH	Frankfurt	25,000	EUR	100	FC	
Blitz F07-neunhundert-sechzig-neun GmbH	Frankfurt	25,000	EUR	100	FC	
CA Immo Invest GmbH	Frankfurt	50,000	EUR	100	FC	
CA Immo Deutschland GmbH	Frankfurt	5,000,000	EUR	99.7	FC	
CA Immo Elf GmbH	Frankfurt	25,000	EUR	100	FC	
CA Immo Fünfzehn Beteiligungs GmbH	Frankfurt	25,000	EUR	100	FC	
CA Immo Fünfzehn GmbH & Co. KG	Frankfurt	25,000	EUR	100	FC	
CA Immo GB Eins GmbH & Co. KG	Frankfurt	25,000	EUR	94.9	FC	
CA Immo GB GmbH	Frankfurt	25,000	EUR	100	FC	
CA Immo Null Verwaltungs GmbH	Frankfurt	25,000	EUR	100	FC	
CA Immo Sechzehn Beteiligungs GmbH	Frankfurt	25,000	EUR	100	FC	
CA Immo Sechzehn GmbH & Co. KG	Frankfurt	25,000	EUR	100	FC	
CA Immo Zehn GmbH	Frankfurt	25,000	EUR	100	FC	
CA Immo Zwölf Verwaltungs GmbH	Frankfurt	25,000	EUR	100	FC	
CEREP Allermöhe GmbH	Frankfurt	25,000	EUR	99.7	FC	
CM Komplementär F07– 888 GmbH & Co. KG	Frankfurt	25,000	EUR	94.9	FC	
DRG Deutsche Realitäten GmbH	Frankfurt	500,000	EUR	49 ³⁾	AEJV	
Pannonia Shopping Center Kft.	Győr	3,000,000	HUF	100	FC	
CA Immo Holding B.V.	Hoofddorp	51,200,000	EUR	100	FC	
CAINE B.V.	Hoofddorp	18,151	EUR	100	FC	
Pulkovo B.V.	Hoofddorp	25,000	EUR	100	FC	
TzoV "Europolis Logistics Park II"	Kiev	122,456,333	UAH	100	FC	
TzoV "Europolis Property Holding"	Kiev	205,343,887	UAH	65	AEJV	
TzoV "Logistyk-Tsentr "A"	Kiev	19,380,120	UAH	65	AEJV	
TzoV "Corma Development"	Kiev	209,286,179	UAH	65	AEJV	
CA Immobilien Anlagen d.o.o.	Ljubljana	50,075	EUR	100	FC	
ALBERIQUE LIMITED	Limassol	1,100	EUR	100	FC	
BEDELLAN PROPERTIES LIMITED	Limassol	12,175	EUR	65	AEJV	
EPC KAPPA LIMITED	Limassol	11,560	EUR	100	FC	
EPC LAMBDA LIMITED	Limassol	457,767	EUR	75	AEJV	
EPC LEDUM LIMITED	Limassol	13,169	EUR	100	FC	
EPC OMIKRON LIMITED	Limassol	56,772	EUR	65	AEJV	
EPC PI LIMITED	Limassol	2,110	EUR	65	AEJV	
EPC PLATINUM LIMITED	Limassol	2,450	EUR	100	FC	
EPC RHO LIMITED	Limassol	2,090	EUR	65	AEJV	
EPC THREE LIMITED	Limassol	2,491,614	EUR	65	AEJV	
EPC TWO LIMITED	Limassol	969,741	EUR	65	AEJV	
EUROPOLIS REAL ESTATE ASSET MANAGEMENT	Limassol	2,500	EUR	100	FC	
OPRAH ENTERPRISES LIMITED	Limassol	3,110	EUR	100	FC	
CA Immo SARL	Luxembourg	33,000	EUR	100	FC	
CAINE S.à.r.l.	Luxembourg	12,500	EUR	100	FC	

¹⁾ FC full consolidation, AEJV at equity consolidation joint ventures, AEA at equity consolidation associated companies

²⁾ F foundation, A acquisition

³⁾ common control

Company	Registered office	Nominal capital	Currency	Interest in %	Consolidation method ¹⁾	Foundation / First time consolidation in 2014 ²⁾
Europolis Real Estate Asset Management LLC	Moscow	22,360,000	RUB	100	FC	
HARILDO LIMITED	Nicosia	1,400	EUR	50	AEJV	
VESESTO LIMITED	Nicosia	1,500	EUR	50	AEJV	
2P s.r.o.	Plzen	240,000	CZK	100	FC	
Hotel Operations Plzen Holding s.r.o.	Plzen	200,000	CZK	100	FC	
Europort Airport Center a.s.	Prague	14,100,000	CZK	100	FC	
Hotel Operations Europort s.r.o.	Prague	200,000	CZK	100	FC	
4P - Immo. Praha s.r.o.	Prague	200,000	CZK	75	AEJV	
CA Immo Real Estate Management Czech Republic s.r.o.	Prague	1,000,000	CZK	100	FC	
RCP Alfa, s.r.o.	Prague	1,000,000	CZK	51	AEJV	
RCP Amazon, s.r.o.	Prague	1,000,000	CZK	65	AEJV	
RCP Beta, s.r.o.	Prague	73,804,000	CZK	65	AEJV	
RCP Delta, s.r.o.	Prague	1,000,000	CZK	65	AEJV	
RCP Gama, s.r.o.	Prague	96,931,000	CZK	65	AEJV	
RCP ISC, s.r.o.	Prague	1,000,000	CZK	65	AEJV	
RCP Residence, s.r.o.	Prague	5,000,000	CZK	100	FC	
TK Czech Development IX s.r.o.	Prague	100,000	CZK	100	FC	
K&K Investments S.R.L.	Sibiu	21,609,000	RON	90	AEJV	
Megapark o.o.d.	Sofia	5,000	BGN	43.5 ³⁾	AEJV	
Office Center Mladost EOOD	Sofia	5,000	BGN	100	FC	
ZAO "Avielen A.G."	St. Petersburg	370,001,000	RUB	35	AEA	
Camari Investments Sp.z o.o.	Warsaw	10,000	PLN	50	AEJV	
Doratus Sp.z.o.o. (in Liquidation)	Warsaw	2,000,000	PLN	100	FC	
PBP IT-Services Sp.z.o.o.	Warsaw	50,000	PLN	50	AEJV	
Warsaw Financial Center Sp.z.o.o.	Warsaw	51,000	PLN	50	AEJV	
POLECZKI Warsaw Office Sp. z o.o.	Warsaw	5,000	PLN	50	AEJV	
POLECZKI Berlin Office Sp. Z o.o.	Warsaw	5,000	PLN	50	AEJV	
CA Immo Wspólna Sp. z o.o.	Warsaw	5,000	PLN	100	FC	
Poleczki Amsterdam Office Sp. Z o.o.	Warsaw	5,000	PLN	50	AEJV	
Poleczki Vienna Office Sp. Z o.o.	Warsaw	5,000	PLN	50	AEJV	
Poleczki Development Sp. Z o.o.	Warsaw	5,000	PLN	50	AEJV	
Hatley Investments Sp. Z o.o. SKA	Warsaw	125,160	PLN	50	AEJV	
Hatley Investments Sp. Z o.o.	Warsaw	5,000	PLN	50	AEJV	
Amsterdam Office Sp.z.o.o.	Warsaw	2,700,000	PLN	50	AEJV	
Poleczki Business Park Sp.z.o.o.	Warsaw	7,936,000	PLN	50	AEJV	
Vienna Office Sp.z.o.o.	Warsaw	3,300,000	PLN	50	AEJV	
ALLIANCE MANAGEMENT COMPANY Sp.z o.o.	Warsaw	971,925	PLN	65	AEJV	
CA Immo Real Estate Management Poland Sp. z o.o.	Warsaw	565,000	PLN	100	FC	

¹⁾ FC full consolidation, AEJV at equity consolidation joint ventures, AEA at equity consolidation associated companies

²⁾ F foundation, A acquisition

³⁾ common control

Company	Registered office	Nominal capital	Currency	Interest in %	Consolidation method ¹⁾	Foundation / First time consolidation in 2014 ²⁾
CENTER PARK Sp.z o.o.	Warsaw	84,000	PLN	65	AEJV	
EUROPOLIS PARK BŁONIE Sp.z o.o.	Warsaw	1,102,314	PLN	65	AEJV	
POLAND CENTRAL UNIT 1 Sp.z o.o.	Warsaw	11,800,500	PLN	100	FC	A
SOFTWARE PARK KRAKÓW Sp.z o.o.	Warsaw	50,000	PLN	50	AEJV	
CA Immo Bitwy Warszawskiej Sp. z o.o.	Warsaw	47,016,000	PLN	100	FC	
CA Immo Saski Crescent Sp. z o.o.	Warsaw	159,281,000	PLN	100	FC	
CA Immo Saski Point Sp. z o.o.	Warsaw	63,489,000	PLN	100	FC	
CA Immo Sienna Center Sp. z o.o.	Warsaw	112,416,000	PLN	100	FC	
CA Immo Warsaw Towers Sp. z o.o.	Warsaw	180,528,000	PLN	100	FC	
Avielen Beteiligungs GmbH	Vienna	35,000	EUR	100	FC	
Betriebsobjekte Verwertung Gesellschaft m.b.H. & Co. Leasing OG	Vienna	4,135,427	EUR	100	FC	
BIL-S Superädifikatsverwaltungs GmbH	Vienna	70,000	EUR	100	FC	
CA Immo BIP Liegenschaftsverwaltung GmbH	Vienna	3,738,127	EUR	100	FC	
CA Immo Galleria Liegenschaftsverwaltung GmbH	Vienna	35,000	EUR	100	FC	
CA Immo Germany Holding GmbH	Vienna	35,000	EUR	100	FC	
CA Immo International Holding GmbH	Vienna	35,000	EUR	100	FC	
CA Immo Investment Management GmbH	Vienna	100,000	EUR	100	FC	
CA Immo LP GmbH	Vienna	146,000	EUR	100	FC	
CA Immo ProjektentwicklungsgmbH (in Liquidation)	Vienna	72,500	EUR	100	FC	
CA Immo Rennweg 16 GmbH	Vienna	35,000	EUR	100	FC	
CA Immobilien Anlagen Beteiligungs GmbH & Co. Finanzierungs OG	Vienna	147,817,600	EUR	100	FC	
CA Immo-RI-Residential Property Holding GmbH	Vienna	35,000	EUR	100	FC	
EUROPOLIS GmbH	Vienna	5,000,000	EUR	100	FC	
omniCon Baumanagement GmbH	Vienna	100,000	EUR	100	FC	
PHI Finanzbeteiligungs und Investment GmbH	Vienna	35,000	EUR	100	FC	F
EUROPOLIS CE Alpha Holding GmbH	Vienna	36,336	EUR	65	AEJV	
EUROPOLIS CE Amber Holding GmbH	Vienna	35,000	EUR	100	FC	
EUROPOLIS CE Istros Holding GmbH	Vienna	35,000	EUR	100	FC	
EUROPOLIS CE Lambda Holding GmbH	Vienna	35,000	EUR	75	AEJV	
EUROPOLIS CE My Holding GmbH	Vienna	35,000	EUR	75	AEJV	
EUROPOLIS CE Rho Holding GmbH	Vienna	35,000	EUR	65	AEJV	
Europolis Real Estate Asset Management GmbH	Vienna	35,000	EUR	100	FC	
Europolis Zagrebtower d.o.o.	Zagreb	15,347,000	HRK	65	AEJV	

¹⁾ FC full consolidation, AEJV at equity consolidation joint ventures, AEA at equity consolidation associated companies

²⁾ F foundation, A acquisition

³⁾ common control

As at 31.12.2014, CA Immo Group held 99.7 % of shares in CA Immo Deutschland GmbH, Frankfurt am Main (or simply Frankfurt). The following subsidiaries, shares in joint ventures and associated companies of CA Immo Deutschland GmbH, Frankfurt, are therefore also included in the consolidated financial statements:

Company	Registered office	Nominal capital	Currency	Interest in %	Consolidation method ¹⁾	Foundation First time consolidation in 2014 ²⁾
CA Immo 13 GmbH	Frankfurt	25,000	EUR	100	FC	
CA Immo 14 GmbH	Frankfurt	25,000	EUR	100	FC	
CA Immo Berlin Europaplatz 01 GmbH & Co. KG	Frankfurt	5,000	EUR	100	FC	
CA Immo Berlin Europaplatz 01 Verwaltungs GmbH	Frankfurt	25,000	EUR	100	FC	
CA Immo Berlin Hallesches Ufer GmbH	Frankfurt	25,000	EUR	100	FC	
CA Immo Berlin Lehrter Stadtquartier 4 GmbH & Co. KG	Frankfurt	5,000	EUR	100	FC	
CA Immo Berlin Lehrter Stadtquartier 7 GmbH & Co. KG	Frankfurt	5,000	EUR	100	FC	
CA Immo Berlin Lehrter Stadtquartier 8 GmbH & Co. KG	Frankfurt	5,000	EUR	100	FC	
CA Immo Berlin Lehrter Stadtquartier 9 GmbH & Co. KG	Frankfurt	5,000	EUR	100	FC	
CA Immo Berlin Lehrter Stadtquartier Verwaltungs GmbH	Frankfurt	25,000	EUR	100	FC	
CA Immo Berlin Lietzenburger Straße GmbH & Co. KG	Frankfurt	5,000	EUR	100	FC	
CA Immo Berlin Lietzenburger Straße Verwaltungs GmbH	Frankfurt	25,000	EUR	100	FC	
CA Immo Berlin MBVD Projekt GmbH & Co. KG	Frankfurt	5,000	EUR	100	FC	
CA Immo Berlin MBVD Verwaltungs GmbH	Frankfurt	25,000	EUR	100	FC	
CA Immo Berlin Europaplatz 03 GmbH & Co. KG	Frankfurt	5,000	EUR	100	FC	
CA Immo Berlin Europaplatz 03 Verwaltungs GmbH	Frankfurt	25,000	EUR	100	FC	
CA Immo Berlin Schöneberger Ufer Beteiligungs GmbH	Frankfurt	25,000	EUR	100	FC	
CA Immo Berlin Schöneberger Ufer GmbH & Co. KG	Frankfurt	25,000	EUR	100	FC	
CA Immo Berlin Schöneberger Ufer Verwaltungs GmbH	Frankfurt	25,000	EUR	100	FC	
Stadthafenquartier Europacity Berlin GmbH & Co. KG	Frankfurt	5,000	EUR	50	AEJV	
Stadthafenquartier Europacity Berlin Verwaltungs GmbH	Frankfurt	25,000	EUR	50	AEJV	
CA Immo Düsseldorf BelsenPark MK 2.1 Projekt GmbH & Co. KG	Frankfurt	5,000	EUR	100	FC	
CA Immo Düsseldorf BelsenPark MK 3 Projekt GmbH & Co. KG	Frankfurt	5,000	EUR	100	FC	
CA Immo Düsseldorf BelsenPark Verwaltungs GmbH	Frankfurt	25,000	EUR	100	FC	
CA Immo Frankfurt Bauphase I GmbH & Co. KG	Frankfurt	5,000	EUR	100	FC	
CA Immo Frankfurt Bauphase I Verwaltungs GmbH	Frankfurt	25,000	EUR	100	FC	
CA Immo Frankfurt Nord 1 Beteiligungs GmbH	Frankfurt	25,000	EUR	100	FC	
CA Immo Frankfurt Nord 1 Verwaltungs GmbH	Frankfurt	25,000	EUR	100	FC	
CA Immo Frankfurt Nord 4 GmbH & Co. KG	Frankfurt	5,000	EUR	100	FC	
CA Immo Frankfurt Nord 4 Verwaltungs GmbH	Frankfurt	25,000	EUR	100	FC	
CA Immo Frankfurt Tower 185 Beteiligungs GmbH	Frankfurt	25,000	EUR	100	FC	
CA Immo Frankfurt Tower 185 Betriebs GmbH	Frankfurt	25,000	EUR	33.3	AEJV	
CA Immo Frankfurt Tower 185 Projekt GmbH & Co. KG	Frankfurt	5,000	EUR	33.3	AEJV	
CA Immo Frankfurt Tower 185 Verwaltungs GmbH	Frankfurt	25,000	EUR	33.3	AEJV	
CA Immo Frankfurt Tower– 2-Geschäftsführungs GmbH	Frankfurt	25,000	EUR	100	FC	

¹⁾ FC full consolidation, AEJV at equity consolidation joint ventures, AEA at equity consolidation associated companies

²⁾ F foundation, A acquisition

³⁾ common control

Company	Registered office	Nominal capital	Currency	Interest in %	Consolidation method ¹⁾	Foundation First time consolidation in 2014 ²⁾
CA Immo Frankfurt Tower- 2-Verwaltungsgesellschaft mbH	Frankfurt	25,000	EUR	100	FC	
CA Immo Köln K 1 GmbH	Frankfurt	25,000	EUR	100	FC	
CA Immo München MI 1 - Arnulfpark Grundstücksverwertungs	Frankfurt	25,000	EUR	100	FC	
CA Immo München MK 6 - Arnulfpark Grundstücksverwertungs	Frankfurt	25,000	EUR	100	FC	
omniCon Gesellschaft für innovatives Bauen mbH	Frankfurt	100,000	EUR	100	FC	
CA Immo München Ambigon Nymphenburg GmbH & Co. KG	Grünwald	5,000	EUR	100	FC	
CA Immo München Ambigon Nymphenburg Verwaltungs GmbH	Grünwald	25,000	EUR	100	FC	
Baumkirchen MK GmbH & Co. KG	Grünwald	10,000	EUR	50	AEJV	
Baumkirchen MK Verwaltungs GmbH	Grünwald	25,000	EUR	50	AEJV	
Baumkirchen WA 1 GmbH & Co. KG	Grünwald	10,000	EUR	50	AEJV	
Baumkirchen WA 1 Verwaltungs GmbH	Grünwald	25,000	EUR	50	AEJV	
Baumkirchen WA 2 GmbH & Co. KG	Grünwald	10,000	EUR	50	AEJV	
Baumkirchen WA 2 Verwaltungs GmbH	Grünwald	25,000	EUR	50	AEJV	
Baumkirchen WA 3 GmbH & Co. KG	Grünwald	10,000	EUR	50	AEJV	
Baumkirchen WA 3 Verwaltungs GmbH	Grünwald	25,000	EUR	50	AEJV	
CA Immo Bayern Betriebs GmbH	Grünwald	25,000	EUR	100	FC	
CA Immo München Moosach Verwaltungs GmbH	Grünwald	25,000	EUR	100	FC	
CA Immo Projektentwicklung Bayern GmbH & Co. KG	Grünwald	255,646	EUR	100	FC	
CA Immo Projektentwicklung Bayern Verwaltungs GmbH	Grünwald	25,000	EUR	100	FC	
CA Immo Stuttgart Heilbronner Straße GmbH & Co. KG	Grünwald	5,000	EUR	100	FC	
CONCEPT BAU - PREMIER CA Immo Isargärten GmbH & Co. KG	Grünwald	15,000	EUR	33.3 ³⁾	AEJV	
CONCEPT BAU - PREMIER Vivico Isargärten Verwaltungs GmbH	Grünwald	25,000	EUR	33.3 ³⁾	AEJV	
Isargärten Bauträger GmbH & Co. KG	Grünwald	15,000	EUR	33.3 ³⁾	AEJV	
Isargärten Bauträger Verwaltungs GmbH	Grünwald	25,000	EUR	33.3 ³⁾	AEJV	
Isargärten Thalkirchen Verwaltungs GmbH (in Liquidation)	Grünwald	25,000	EUR	33.3	AEA	
SKYGARDEN Arnulfpark GmbH & Co. KG	Grünwald	100,000	EUR	100	FC	
SKYGARDEN Arnulfpark Verwaltungs GmbH	Grünwald	25,000	EUR	50	AEJV	
Kontorhaus Arnulfpark GmbH & Co. KG	Grünwald	100,000	EUR	93	FC	A
Kontorhaus Arnulfpark Verwaltungs GmbH	Grünwald	25,000	EUR	100	FC	A
Congress Centrum Skyline Plaza Beteiligung GmbH	Hamburg	25,000	EUR	50	AEJV	
Congress Centrum Skyline Plaza Verwaltung GmbH	Hamburg	25,000	EUR	50	AEJV	
CongressCentrum Skyline Plaza GmbH & Co. KG	Hamburg	25,000	EUR	50	AEJV	
REC Frankfurt Objektverwaltungsgesellschaft mbH	Hamburg	25,000	EUR	50	AEJV	
Mainzer Hafen GmbH	Mainz	25,000	EUR	50	AEJV	
Zollhafen Mainz GmbH & Co. KG	Mainz	8,624,934	EUR	50.1 ³⁾	AEJV	
CA Immo Mainz Rheinallee III GmbH & Co.KG	Mainz	5,000	EUR	100	FC	F
CA Immo Mainz Rheinallee III Verwaltungs GmbH	Mainz	25,000	EUR	100	FC	F
CA Immo Mainz Rheinallee Hafenspitze GmbH	Mainz	25,000	EUR	100	FC	F
Skyline Plaza Generalübernehmer GmbH & Co. KG	Oststeinbek	25,000	EUR	50	AEJV	
Skyline Plaza Generalübernehmer Verwaltung GmbH	Oststeinbek	25,000	EUR	50	AEJV	
Boulevard Süd 4 Verwaltungs-GmbH	Ulm	25,000	EUR	50	AEJV	
Boulevard Süd 4 GmbH & Co. KG	Ulm	200,000	EUR	50	AEJV	

¹⁾ FC full consolidation, AEJV at equity consolidation joint ventures, AEA at equity consolidation associated companies

²⁾ F foundation, A acquisition

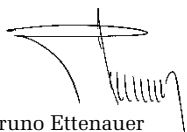
³⁾ common control

DECLARATION OF THE MANAGEMENT BOARD PURSUANT TO SECTION 82 (4) OF THE AUSTRIAN STOCK EXCHANGE ACT

The management board confirms to the best of their knowledge that the consolidated financial statements of CA Immobilien Anlagen Aktiengesellschaft, which were prepared in accordance with International Financial Reporting Standards (IFRS) as adopted by the EU, give a true and fair view of the consolidated financial position of CA Immo Group and its consolidated financial performance and of its consolidated cash flows and that the group management report gives a true and fair view of the business development, the financial performance, and financial position of the Group, together with a description of the principal risks and uncertainties the CA Immo Group faces.

Vienna, 23 March 2015

The Management Board



Bruno Ettenauer
(Chairman)



Florian Nowotny
(Management Board Member)



AUDITOR'S REPORT

Report on the Consolidated Financial Statements

We have audited the accompanying consolidated financial statements of

**CA Immobilien Anlagen Aktiengesellschaft,
Vienna,**

for the **year from 1 January 2014 to 31 December 2014**. These consolidated financial statements comprise the consolidated statement of financial position as of 31 December 2014, the consolidated income statement, the consolidated statement of comprehensive income, the consolidated statement of cash flow and the consolidated statement of changes in equity for the fiscal year 2014 and a summary of significant accounting policies and other explanatory notes.

Management's Responsibility for the Consolidated Financial Statements and for the Accounting System

The Company's management is responsible for the group accounting system and for the preparation and fair presentation of these consolidated financial statements in accordance with International Financial Reporting Standards (IFRSs) as adopted by the EU, and the additional requirements pursuant to § 245a UGB (Austrian Commercial Code). This responsibility includes: designing, implementing and maintaining internal control relevant to the preparation and fair presentation of the consolidated financial statements that are free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

Auditor's Responsibility and Description of Type and Scope of the Statutory Audit

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted our audit in accordance with laws and regulations applicable in Austria and with International Standards on Auditing, issued by the International Auditing and Assurance Standards Board (IAASB) of the International Federation of Accountants (IFAC). Those standards require that we comply with professional guidelines and that we plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Group's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

Our audit did not give rise to any objections. In our opinion, which is based on the results of our audit, the consolidated financial statements comply with legal requirements and give a true and fair view of the financial position of the Group as of 31 December 2014 and of its financial performance and its cash flows for the year from 1 January to 31 December 2014 in accordance with International Financial Reporting Standards (IFRSs) as adopted by the EU.

Report on the Management Report for the Group

Pursuant to statutory provisions, the management report for the Group is to be audited as to whether it is consistent with the consolidated financial statements and as to whether the other disclosures are not misleading with respect to the Company's position. The auditor's report also has to contain a statement as to whether the management report for the Group is consistent with the consolidated financial statements and whether the disclosures pursuant to Section 243a UGB (Austrian Commercial Code) are appropriate.

In our opinion, the management report for the Group is consistent with the consolidated financial statements. The disclosures pursuant to Section 243a UGB (Austrian Commercial Code) are appropriate.

Vienna, 23 March 2015

KPMG Austria GmbH
Wirtschaftsprüfungs- und Steuerberatungs AG

Mag. Helmut Kerschbaumer
Wirtschaftsprüfer

ppa Mag. Christoph Erik Balzar
Wirtschaftsprüfer

(Austrian Chartered Accountants)

This report is a translation of the original report in German, which is solely valid.

Publication of the consolidated financial statements together with our auditor's opinion may only be made if the consolidated financial statements and the management report are identical with the audited version. The Auditor's Report only refers to the complete German version of the consolidated financial statements and the management report. Section 281 paragraph 2 UGB (Austrian Commercial Code) applies.

FINANCIAL STATEMENTS OF CA IMMOBILIEN ANLAGEN AKTIENGESELLSCHAFT

BALANCE SHEET AS AT 31.12.2014

Assets	31.12.2014	31.12.2013
	€	€ 1,000
A. Fixed assets		
I. Intangible fixed assets		
EDP software	632,651.32	605
	632,651.32	605
II. Tangible fixed assets		
1. Property and buildings	244,285,577.36	265,687
of which land value: € 44,395,040.45; 31.12.2013: € 48,585 K		
2. Other assets, office furniture and equipment	693,999.88	893
3. Prepayments made and construction in progress	1,010,834.44	2,813
	245,990,411.68	269,393
III. Financial assets		
1. Investments in affiliated companies	1,571,945,998.27	1,754,754
2. Loans to affiliated companies	206,625,630.11	154,789
3. Investments in associated companies	253,186.19	7
4. Loans to associated companies	67,000.00	67
5. Derivative financial instruments	54,207.79	1,311
6. Other loans	136,905,340.88	7,963
	1,915,851,363.24	1,918,891
	2,162,474,426.24	2,188,889
B. Current assets		
I. Receivables		
1. Trade debtors	63,626.20	215
2. Receivables from affiliated companies	26,293,922.40	37,612
3. Receivables from associated companies	25,341.55	0
3. Other receivables	8,724,721.40	2,729
	35,107,611.55	40,556
II. Other securities	13,657,800.00	33,055
III. Cash on hand, cash at banks	27,692,685.23	179,184
	76,458,096.78	252,795
C. Deferred expenses	222,309.05	525
	2,239,154,832.07	2,442,209

INCOME STATEMENT FOR THE YEAR ENDED 31.12.2014

	€	2014 €	€ 1,000	2013 € 1,000
1. Gross Revenues		26,508,556.95		24,939
2. Other operating income				
a) Income from the sale and reversal of impairment losses of fixed assets except of financial assets	3,097,368.31		11,358	
b) Income from the reversal of provisions	5,431,831.02		103	
c) Other income	5,256,672.74	13,785,872.07	4,863	16,324
3. Staff expense				
a) Wages	- 13,700.00		- 14	
b) Salaries	- 6,746,685.61		- 6,007	
c) Expenses for severance payments and payments into staff welfare funds	- 180,384.66		- 127	
d) Expenses in connection with pensions	- 175,531.54		- 163	
e) Payments relating to statutory social security contributions as well as payments dependent on remuneration and compulsory contributions	- 1,231,527.26		- 1,151	
f) Other social expenses	- 98,971.60	- 8,446,800.67	- 89	- 7,551
4. Depreciation on intangible fixed assets and tangible fixed assets		- 8,355,082.51		- 7,768
5. Other operating expenses				
a) Taxes	- 1,463,392.99		- 382	
b) Other expenses	- 26,531,237.01	- 27,994,630.00	- 14,396	- 14,778
6. Subtotal from lines 1 to 5 (operating result)		- 4,502,084.16		11,166
7. Income from investments		322,808,182.33		95,809
of which from affiliated companies: € 322,710,182.33; 2013: € 95,809 K				
8. Income from loans from financial assets		21,112,193.14		10,567
of which from affiliated companies: € 10,580,075.93; 2013: € 9,893 K				
9. Other interest and similar income		8,683,860.91		16,451
of which from affiliated companies: € 5,294,101.79; 2013: € 5,514 K				
10. Income from the disposal and revaluation of financial assets		10,465,797.92		71,053
11. Expenses for financial assets and interest receivables in current assets, thereof		- 263,022,118.19		- 8,916
a) Impairment: € 258,982,405.68; 2013: € 9,417 K				
b) bad dept allowance of interest receivables 3,843,740.34 €, 2013: € 1,667 K				
c) Expenses from affiliated companies: € 257,679,261.98; 2013: € 8,915 K				
12. Interest and similar expenses		- 50,659,923.39		- 54,391
of which relating to affiliated companies: € 5,908,742.47; 2013: € 1,151 K				
13. Subtotal from lines 7 to 12 (financial result)		49,387,992.72		130,573
14. Result from usual business activity		44,885,908.56		141,739
15. Taxes on income		4,234,244.74		4,875
16. Net profit for the year		49,120,153.30		146,614
17. Profit carried forward from the previous year		186,833,249.08		75,362
18. Net profit		235,953,402.38		221,976

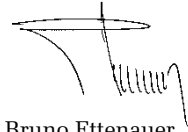
OTHER INFORMATION

The annual financial statements of CA Immobilien Anlagen Aktiengesellschaft for the 2014 business year, according to the Austrian accounting principles for which an unqualified auditor's opinion was expressed by KPMG Austria GmbH Wirtschaftsprüfungs- und Steuerberatungsgesellschaft, will be submitted together with the relevant documents to the Austrian Register of Companies of the Commercial Court of Vienna, no. 75895k. These financial statements can be ordered free of charge from CA Immobilien Anlagen Aktiengesellschaft, 1030 Vienna.

It is proposed to use part of the net profit of € 235,953,402.38 to pay a dividend of € 0.45 per share, i.e. a total of € 44,463,751.20, to the shareholders. The remaining net profit of € 191,489,651.18 is intended to be carried forward to new account.

Vienna, 23 March 2015

The Management Board



Bruno Ettenauer
(Chairman)



Florian Nowotny
(Management Board Member)

TABLES AND ANALYSES

I. CA IMMO SHARE

1. REVIEW OF SHARE RATIO ¹⁾

		2014	2013 restated	2012	2011	2010
Key figures per share						
Rental income / share		1.56	2.22	3.20	3.02	1.87
EBITDA/share		1.60	2.46	2.82	2.80	1.71
Operating cash flow / share		1.07	1.60	2.22	2.18	1.38
Earnings per share		0.76	0.86	0.64	0.71	0.52
EV/Share (31.12.)		26.24	25.17	45.38	40.77	31.53
NNNAV/share (basic)		20.36	21.24	19.88	19.83	18.95
Price (31.12.) / NNNAV per share – 1	%	– 23.86	– 39.37	– 47.33	– 58.21	– 37.15
Multipliers						
P/E ratio (KGV)		20.3	14.9	16.5	11.6	22.9
Price/cash flow		14.0	8.0	4.7	3.8	8.6
Ø EV/EBITDA		15.9	9.3	15.4	15.5	16.8
Valuation in €m						
market capitalisation (As of key date 31 December)		1,531.5	1,131.6	919.9	728.1	1,046.4
market capitalisation (annual average)		1,338.4	933.9	740.9	963.0	809.1
Equity (inc. minorities)		1,951.7	1,794.3	1,815.7	1,809.5	1,659.9
Ø Enterprise Value (EV)		2,399.7	2,013.7	3,808.1	3,817.1	2,533.2
Net asset value (NNNAV) undiluted		2,011.6	1,866.5	1,746.4	1,742.3	1,664.9
shares						
Number of shares (key date)	pcs.	98,808,336	87,856,060	87,856,060	87,856,060	87,856,060
average number of shares	pcs.	92,907,093	87,856,060	87,856,060	87,856,060	87,333,896
average price/share	€	14.41	10.63	8.43	10.96	9.20
Highest price	€	16.40	12.95	10.75	13.45	11.95
Lowest price	€	11.80	8.63	7.06	7.02	7.01
Dividend distribution	€	0.40	0.38	0.38	-	-
Dividend yield	%	2.58	2.95	3.63	-	-

¹⁾ Key figures include all fully consolidated properties, i.e. all properties wholly owned by CA Immo. The comparative figures for the previous year have been adapted. Prior periods (2010-2012) have not been adapted.

²⁾

2. DEVELOPMENT OF SHARE CAPITAL

year		capital increase		Price	as at
		nominal	pcs.		
1987	ATS	200,000,000		100%	200,000,000
1988	ATS	100,000,000		110%	300,000,000
1989	ATS	100,000,000		113%	400,000,000
	ATS	100,000,000		125%	500,000,000
	ATS	100,000,000		129%	600,000,000
	ATS	200,000,000		135%	800,000,000
1990	ATS	200,000,000		138%	1,000,000,000
1991	ATS	250,000,000		140%	1,250,000,000
1996		100,000,000		165%	1,350,000,000
			13,500,000		98,145,000
1999	€	10,905,000	1,500,000	14.40 €/share	109,050,000
2001	€	10,905,000	1,500,000	16.20 €/share	119,955,000
	€	11,995,500	1,650,000	16.60 €/share	131,950,500
2002	€	13,195,050	1,815,000	17.10 €/share	145,145,550
	€	14,514,555	1,996,500	17.30 €/share	159,660,105
2003	€	14,514,555	1,996,500	18.20 €/share	174,174,660
	€	18,058,680	2,484,000	18.80 €/share	192,233,340
	€	21,359,260	2,938,000	18.70 €/share	213,592,600
2004	€	21,359,260	2,938,000	19.45 €/share	234,951,860
	€	23,495,186	3,231,800	19.70 €/share	258,447,046
2005	€	23,495,186	3,231,800	20.20 €/share	281,942,232
	€	35,242,779	4,847,700	20.85 €/share	317,185,011
2006	€	105,728,337	14,543,100	21.15 €/share	422,913,348
2007	€	211,456,674	29,086,200	23.25 €/share	634,370,022
2008	€	0	0	0	634,370,022
2009	€	0	0	0	634,370,022
2010	€	4,343,534	597,460	7.27 €/share 1)	638,713,556
2011	€	0	0	0	638,713,556
2012	€	0	0	0	638,713,556
2013	€	0	0	0	638,713,556
2014	€	34,089	4,689	10.66 €/share	638,747,645
2014	€	443,208	60,964	10.66 €/share	639,190,853
2014	€	2,317,494	318,775	10.35 €/share	641,508,348
2014	€	5,091,472	700,340	10.35 €/share	646,599,819
2014	€	3,932,707	540,950	10.35 €/share	650,532,526
2014	€	6,004,395	825,914	10.35 €/share	656,536,921
2014	€	34,165,518	4,699,521	10.35 €/share	690,702,438
2014	€	8,497,474	1,168,841	10.35 €/share	699,199,912
2014	€	2,001,453	275,303	10.35 €/share	701,201,365
2014	€	3,792,265	521,632	10.35 €/share	704,993,630
2014	€	421,362	57,959	10.35 €/share	705,414,992
2014	€	4,002,942	550,611	10.35 €/share	709,417,934
2014	€	2,317,472	318,772	10.35 €/share	711,735,406
2014	€	6,566,090	903,176	10.35 €/share	718,301,496
2014	€	35,107	4,829	10.35 €/share	718,336,603
			98,808,336		

¹ Merger with CA Immo International

II. BALANCE SHEET AND INCOME ANALYSIS (5-YEAR COMPARISON)

1. CORPORATE DATA / KEY FIGURES ¹⁾

		2014	2013 restated	2012	2011	2010
income statement						
Rental income	€ m	145.2	194.9	280.9	265.6	164.4
EBITDA	€ m	149.1	216.0	247.4	246.4	150.4
Operating result (EBIT)	€ m	142.9	243.6	232.4	285.0	176.5
Net result before taxes (EBT)	€ m	84.6	103.7	74.5	107.1	68.8
Consolidated net income	€ m	70.8	75.8	50.0	67.7	43.8
attributable to the owners of the parent	€ m	70.8	75.7	55.9	62.6	45.4
Operating cash flow	€ m	99.6	140.7	195.3	191.9	121.4
Capital expenditure	€ m	184.0	368.7	242.1	1,828.1	326.7
Balance sheet						
Book value of properties	€ m	2,693.7	2,707.5	5,261.1	5,222.2	3,612.2
Total assets	€ m	3,670.9	4,040.6	5,888.4	5,916.6	4,379.5
Shareholders' equity	€ m	1,951.7	1,794.3	1,815.7	1,809.5	1,659.9
Long and short term interest-bearing liabilities	€ m	1,229.2	1,710.9	3,379.5	3,400.9	2,126.4
Net debt	€ m	1,061.3	1,079.8	3,067.2	2,991.1	1,724.2
PROPERTY PORTFOLIO ²⁾						
Total usable space (excl. parking, excl. projects) ³⁾	sqm	2,233,988	2,379,251	2,583,633	2,531,068	1,476,802
Gross yield of properties (in relation to book values)	%	6.6	6.6	6.5	6.5	5.8
Economic vacancy rate	%	9.3	11.9	13.3	11.2	11.8
Other key data						
staff 31.12.		355	355	375	390	318
Gearing	%	54	60	169	165	104
Equity ratio	%	53	44	31	31	38
Equity-to-fixed-assets ratio	%	69	63	35	35	45
Ø Enterprise Value (EV)	€ m	2,399.7	2,013.7	3,808.1	3,817.1	2,533.2
Ø Enterprise value/EBITDA		16	9	15	15	17
Net asset value (NNNAV) undiluted	€ m	2,011.6	1,866.5	1,746.4	1,742.3	1,664.9
ROE	%	3.8	4.3	3.2	3.8	2.8
ROCE	%	4.9	8.4	4.4	5.5	4.8
Gross LTV	%	45.6	63.2	64.2	65.1	58.9
Net LTV	%	39.4	39.9	58.3	57.3	47.7

¹⁾ Key figures include all fully consolidated properties, i.e. all properties wholly owned by CA Immo. The comparative figures for the previous year have been adapted. Prior periods (2010-2012) have not been adapted.

³⁾ Includes fully consolidated real estate (wholly owned by CA Immo) and real estate in which CA Immo holds a proportionate share (at equity).

⁴⁾ from 2013 incl. Superaedificates and rentable open landscapes

2. CONSOLIDATED BALANCE SHEET ¹⁾

	2014		2013 restated		2012		2011		2010	
	€ m	%	€ m	%	€ m	%	€ m	%	€ m	%
Properties	2,596.7	44	2,572.5	64	5,154.6	87	5,130.4	87	3,520.4	80
Long-term assets	3,209.8	87	3,156.1	78	5,341.3	91	5,303.0	90	3,782.0	86
Short-term assets	461.1	13	884.5	22	547.1	9	613.6	10	597.5	14
Total assets	3,670.9	100	4,040.6	100	5,888.4	100	5,916.6	100	4,379.5	100
Shareholders' equity	1,951.7	53	1,794.3	44	1,815.7	31	1,809.5	31	1,659.9	28
Long-term interest-bearing liabilities	1,026.6	28	1,102.1	27	2,454.8	42	2,622.9	45	1,888.3	32
Short-term interest-bearing liabilities	202.5	6	608.8	15	924.7	16	778.0	13	238.0	4
Other liabilities	490.1	13	535.4	13	693.2	12	706.2	12	593.3	10
Total liabilities and shareholders' equity	3,670.9	100	4,040.6	100	5,888.4	100	5,916.6	100	4,379.5	100

3. CONSOLIDATED INCOME STATEMENT ¹⁾

€ m	2014	2013 restated	2012	2011	2010
Rental Income/Net sales	145.2	194.9	280.9	265.6	164.4
- Austria	41.8	40.4	39.6	37.1	39.0
- Germany	43.7	107.8	100.5	90.2	79.8
- Eastern Europe	59.7	46.7	140.8	138.3	45.6
result from property sales	29.8	58.6	32.3	45.0	13.9
EBITDA	149.1	216.0	247.4	246.4	150.4
Operating result (EBIT)	142.9	243.6	232.4	285.0	176.5
Result from revaluation	-4.2	6.8	-8.4	49.1	32.1
Net income before taxes/EBT	84.6	103.7	74.5	107.1	68.8
- actual tax	-7.5	-22.8	5.0	-27.3	-25.9
- deferred taxes	-6.3	-5.1	-29.5	-12.2	0.9
Taxes on income	-13.8	-27.9	-24.5	-39.4	-25.0
Consolidated net income	70.8	75.8	50.0	67.7	43.8

¹⁾ The comparative figures for the previous year have been adapted. Prior periods (2010-2012) have not been adapted.

4. CASH FLOW STATEMENT ¹⁾

€ m	2014	2013 restated	2012	2011	2010
Cash flow from					
- business activities	99.6	140.7	192.8	198.6	172.0
- Investment activities	-193.1	479.5	-63.0	-62.6	-251.5
- financing activities	-354.2	-198.7	-228.3	-134.6	-63.1
Changes in cash and cash equivalents	-447.7	421.5	-98.5	1.4	-142.6
Cash and cash equivalents					
- beginning of the business year	613.4	193.2	353.8	354.8	497.2
- changes in the value of foreign currency	-1.2	-1.3	2.4	-2.3	0.2
Changes due to classification of disposal group acc.	-0.9	0.0	-	-	-
- the end of the business year	163.6	613.4	257.7	353.8	354.8

¹⁾ The comparative figures for the previous year have been adapted. Prior periods (2010-2012) have not been adapted.

5. EPRA NET YIELD ¹⁾

€ 1,000	Austria	Germany	Eastern Europe	Total
Income producing investment properties	659,279	686,860	746,779	2,092,918
annualised gross rents	37,291	40,059	57,959	135,309
property operating expenses	-3,818	-4,423	-4,823	-13,064
annualised net rents	33,472	35,636	53,136	122,245
Adjustments for				
- fixed/guaranteed uplifts in next 12 months	0	0	0	0
Adjusted annualised net rents	33,472	35,636	53,136	122,245
EPRA Net Yield	5.1%	5.2%	7.1%	5.8%

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

I. GENERAL OVERVIEW OF PROPERTIES

¹⁾ All data refer to the proportion of CA Immo; Plot size in 1,000 sqm; Values in 1,000

Country	City	Property	Share per key date ¹	Additions (month/year)	Plot	Office-space	Retail-space	Hotel-space	Residential-space	open landscapes
Income producing investment properties ²⁾					1,111	820	131	75	8	294
Investment properties Austria										
1020	Vienna	Handelskai 388 /DBC	100%	09/00	9.4	20.6	1.5	0.0	0.0	0.0
1020	Vienna	Rembrandtstraße 21	100%	07/07	0.7	0.0	0.0	5.0	0.0	0.0
1030	Vienna	Lände 3, Bauteil C, F	100%	09/04	15.0	30.2	2.9	0.0	0.0	0.0
1030	Vienna	Lände 3, Silbermöwe	100%	09/04	6.4	17.5	0.0	0.0	0.0	0.0
1030	Vienna	Lände 3, Bauteil B	100%	09/04	18.9	0.0	0.0	0.0	0.0	0.0
1030	Vienna	Lände 3, Bauteil D + Tankstelle	100%	09/04	10.0	0.0	2.3	0.0	0.0	0.0
1030	Vienna	Lände 3, Bauteil E	100%	09/04	6.7	12.0	0.4	0.0	0.0	0.0
1030	Wien	Rennweg 16 (Hotel, vermietetes Büro) ⁴⁾	100%	10/02	5.5	6.6	0.0	30.8	0.0	0.0
1030	Vienna	Galleria	100%	12/05 – 05/08	WE	11.5	14.5	0.0	2.1	0.0
1040	Vienna	Wiedner Hauptstraße 23– 25	100%	07/89	1.2	1.9	0.9	1.5	1.6	0.0
1060	Vienna	Mariahilferstraße 17	100%	07/07	0.7	2.6	0.5	0.0	0.2	0.0
1100	Vienna	Erlachgasse 92b	100%	11/03	2.7	0.0	6.9	0.0	0.0	0.0
1120	Vienna	Wolfganggasse 58– 60	100%	11/00	7.3	18.4	0.3	0.0	0.0	0.0
1150	Vienna	Linke Wienzeile 234/Storchengasse 1	100%	03/95	4.0	14.8	0.8	0.0	0.0	0.0
5020	Salzburg	AVA Hof - Ferdinand Hanusch Platz 1	100%	01/02	3.6	5.5	3.1	0.0	0.2	0.0
5020	Salzburg	Fürbergstraße 18– 20	100%	12/05	0.0	0.5	2.6	3.6	0.0	0.0
Realties with properties built on third land					243.4	0.0	0.0	0.0	0.0	243.4
Properties with a fair value < 10 m €					93.0	13.9	13.5	0.0	3.6	0.0
Investment properties Austria total					428.7	155.9	50.0	41.0	7.6	243.4
Investment properties Germany										
10557	Berlin	Europacity, TOUR TOTAL	100%	01/08	1.7	14.1	0.0	0.0	0.0	0.0
10559	Berlin	Spreebogen	100%	10/07	7.9	32.8	0.7	0.0	0.3	0.0
10557	Berlin	Europacity, InterCity Hotel	100%	01/08	3.2	0.0	0.4	14.5	0.0	0.0
10785	Berlin	Königliche Direktion (Schöneberger Ufer)	100%	01/08	13.1	23.3	0.0	0.0	0.0	0.0
10963	Berlin	Hallesches Ufer	100%	01/08	13.9	11.3	0.0	0.0	0.0	0.0
10719	Berlin	Joachimstaler Strasse 20 ⁴⁾	100%	03/07	1.4	4.9	0.4	0.0	0.0	0.0
21035	Hamburg	H&M Logistikcenter	100%	07/08	146.5	0.0	0.0	0.0	0.0	31.7
50668	Köln	Parkhaus RheinTriadem ⁵⁾	100%	01/08	3.2	0.0	0.0	0.0	0.0	0.0
50668	Cologne	Johannisstraße	100%	01/08	2.2	4.7	0.6	0.0	0.0	0.0
40545	Düsseldorf	BelsenPark, Belmundo	100%	01/08	2.7	7.9	1.9	0.0	0.0	0.0
40545	Düsseldorf	BelsenPark, Lavista	100%	01/08	1.2	3.4	0.6	0.0	0.0	0.0
60327	Frankfurt	Europaviertel, Tower 185	33%	01/08	5.9	32.2	0.2	0.0	0.0	0.0
60327	Frankfurt	Europaviertel, Meininger Hotel	100%	01/08	0.9	0.0	0.0	4.5	0.0	0.0
70174	Stuttgart	BD Stuttgart	100%	01/08	13.4	13.2	0.0	0.0	0.0	0.0
80335	Munich	Arnulfpark, Skygarden	100%	01/08	12.2	28.6	0.0	0.0	0.0	0.0
80335	Munich	Schlossviertel Nymphenburg, AMBIGON	100%	01/08	6.2	10.8	3.2	0.0	0.0	0.0
Properties with a fair value < 10 m €					93.1	7.5	0.4	0.0	0.0	19.0
Investment properties Germany total					328.8	194.7	8.6	19.0	0.3	50.7

²⁾ incl. own used shares

³⁾ Calculation Yield (gross yield): Rental income annualised / fair value

⁴⁾ The property includes own used area

⁵⁾ In parking garages the area is not relevant variable, which is why a statement is not the same sense

spare time area	Industrial space	Storage-space	Others	Total space	Aquisition costs as at 31.12.2014	Fair value as at 31.12.2014	Fair value as at 31.12.2013	Rental income 2014 annulised	Level of comercial rental in % 2014	Yield in % 2014 ³
0	9	190	48	1,574	2,936,869	2,767,525	2,734,330	181,689	91%	6.6%
0.0	0.0	0.0	1.0	23.1	53,770	39,400	38,500	2,366	96%	6.0%
0.0	0.0	0.0	0.0	5.0	12,097	11,000	11,000	630	100%	5.7%
0.0	0.0	0.0	5.3	38.4	57,365	52,000	53,090	3,384	97%	6.5%
0.0	0.0	0.0	0.0	17.5	75,405	58,000	54,700	3,099	100%	5.3%
0.0	0.0	0.0	0.0	0.0	10,720	20,000	14,300	0	0%	0.0%
0.0	0.0	0.0	0.2	2.5	12,836	14,600	14,200	837	74%	5.7%
0.0	0.0	0.0	1.1	13.5	20,316	17,400	14,800	1,250	98%	7.2%
0.0	0.0	0.0	0.6	37.9	94,161	89,310	92,037	4,507	99%	5.0%
0.0	0.0	0.0	1.5	29.5	93,759	94,401	93,100	5,246	98%	5.6%
0.0	0.0	0.0	0.0	5.8	8,048	12,400	11,700	596	100%	4.8%
0.0	0.0	0.0	0.2	3.5	17,092	19,200	18,200	953	100%	5.0%
0.0	0.0	0.0	0.0	6.9	12,735	11,300	11,300	808	100%	7.1%
0.0	0.0	0.0	1.8	20.5	42,108	26,300	26,100	2,009	99%	7.6%
0.0	0.0	0.0	1.5	17.1	45,993	32,800	32,300	2,069	97%	6.3%
0.0	0.0	0.0	0.2	8.9	22,030	26,800	26,600	1,440	94%	5.4%
0.0	0.0	0.0	0.4	7.0	15,172	11,700	11,770	692	94%	5.9%
0.0	0.0	0.0		243.4	71,228	76,560	76,703	4,120	100%	5.4%
0.0	0.0	0.0		34.0	51,874	51,028	50,778	3,285	92%	6.4%
0.0	0.0	0.0	16.9	514.7	716,708	664,199	651,177	37,291	97%	5.6%
0.0	0.0	0.0	0.1	14.2	55,723	61,000	59,700	3,744	98%	6.1%
0.0	0.0	0.0	1.1	34.9	105,754	73,784	78,200	3,818	91%	5.2%
0.0	0.0	0.0	0.0	14.9	49,002	60,000	58,700	2,644	95%	4.4%
0.0	0.0	0.0	1.5	24.8	38,070	40,500	40,500	2,814	99%	6.9%
0.0	0.0	0.0	0.2	11.5	17,820	17,700	15,700	1,163	83%	6.6%
0.0	0.0	0.0	0.2	5.6	12,713	12,373	12,439	745	98%	6.0%
0.0	0.0	114.8	0.0	146.5	105,864	94,716	96,700	6,730	100%	7.1%
0.0	0.0	0.0	0.0	0.0	8,795	12,400	12,000	895	100%	7.2%
0.0	0.0	0.0	0.1	5.4	14,424	16,300	15,800	936	100%	5.7%
0.0	0.0	0.0	0.4	10.2	26,056	31,600	16,800	1,779	75%	5.6%
0.0	0.0	0.0	0.1	4.1	11,416	12,300	5,930	55	6%	0.4%
0.0	0.1	0.0	0.9	33.5	133,052	176,558	159,134	8,759	80%	5.0%
0.0	0.0	0.0	0.0	4.5	10,086	12,600	12,800	856	100%	6.8%
0.0	0.0	0.0	0.0	13.2	17,265	19,300	18,800	837	100%	4.3%
0.0	0.0	0.0	4.4	33.0	122,062	147,100	145,400	8,171	99%	5.6%
0.0	0.5	0.0	0.9	15.5	57,496	50,900	49,500	2,737	84%	5.4%
0.0	0.3	28.4		62.9	31,919	26,900	28,040	2,137	86%	7.9%
0.0	1.0	143.1	17.4	434.8	817,518	866,031	826,142	48,819	90%	5.6%

¹⁾ All data refer to the proportion of CA Immo; Plot size in 1,000 sqm; Values in 1,000

Country	City	Property	Share per key date ¹	Additions (month/year)	Plot	Office-space	Retail-space	Hotel-space	Residential-space	open landscapes
Investment properties Eastern Europe										
BG	Sofia	Megapark	44%	09/10	6.4	19.4	1.2	0.0	0.0	0.0
CZ	Prague	Danube House	51%	01/11	5.9	9.3	0.6	0.0	0.0	0.0
CZ	Prague	River City Nile House	65%	01/11	4.3	10.5	1.0	0.0	0.0	0.0
CZ	Prague	River City Amazon Court	65%	01/11	6.1	12.7	1.3	0.0	0.0	0.0
CZ	Prague	Šestká Shopping Center	100%	01/11	43.9	0.2	26.9	0.0	0.0	0.0
CZ	Prague	Kavci Hory	75%	01/11	15.7	24.8	0.2	0.0	0.0	0.0
HR	Zagreb	Zagrebtower	65%	01/11	4.6	15.8	0.4	0.0	0.0	0.0
HU	Budapest	Víziváros Office Center	100%	09/05	4.0	11.9	0.2	0.0	0.0	0.0
HU	Budapest	R70 Office Complex	100%	06/03	3.9	16.1	0.8	0.0	0.0	0.0
HU	Budapest	Canada Square	100%	07/05	1.4	5.0	0.0	0.0	0.0	0.0
HU	Budapest	Bártok Ház	100%	08/05	3.7	14.3	2.2	0.0	0.0	0.0
HU	Budapest	Capital Square	100%	01/07	8.5	28.2	1.3	0.0	0.0	0.0
HU	Győr	Dunacenter	100%	09/08	18.2	0.0	16.4	0.0	0.0	0.0
HU	Budapest	Europolis Infopark	51%	01/11	3.1	5.9	0.0	0.0	0.0	0.0
HU	Budapest	City Gate	65%	01/11	5.7	14.2	0.0	0.0	0.0	0.0
HU	Budapest	Europolis Park Budapest Aerozone	51%	01/11	61.2	7.0	0.0	0.0	0.0	0.0
HU	Budapest	Infopark West	65%	01/11	5.4	17.7	0.0	0.0	0.0	0.0
PL	Warsaw	Wspolna	100%	11/01	0.0	6.9	0.6	0.0	0.0	0.0
PL	Warsaw	Poleczki Warsaw Office	50%	03/07	3.3	5.2	0.5	0.0	0.0	0.0
PL	Warsaw	Poleczki Berlin Office	50%	03/07	2.4	3.8	0.1	0.0	0.0	0.0
PL	Warsaw	Poleczki Amsterdam Office	50%	03/07	6.5	10.1	1.0	0.0	0.0	0.0
PL	Warsaw	Poleczki Vienna Office	50%	03/07	6.4	9.5	0.4	0.0	0.0	0.0
PL	Warsaw	Business Centre Bitwy Warszawskiej	100%	01/11	8.1	18.7	0.1	0.0	0.0	0.0
PL	Warsaw	Saski Crescent	100%	01/11	4.2	14.8	0.4	0.0	0.0	0.0
PL	Warsaw	Saski Point	100%	01/11	3.4	7.4	0.6	0.0	0.0	0.0
PL	Warsaw	Sienna Center	100%	01/11	4.7	19.4	0.2	0.0	0.0	0.0
PL	Warsaw	Warsaw Towers	100%	01/11	3.1	20.1	1.2	0.0	0.0	0.0
RO	Bucharest	Opera Center 1	100%	09/03	2.6	10.8	0.7	0.0	0.0	0.0
RO	Bucharest	Bukarest Business Park	100%	10/05	15.7	25.0	0.1	0.0	0.0	0.0
RO	Bucharest	River Place	65%	01/11	9.7	29.8	0.1	0.0	0.0	0.0
RO	Bucharest	Europe House	65%	01/11	2.0	9.7	0.5	0.0	0.0	0.0
SI	Ljubljana	Austria Trend Hotel Ljubljana	100%	04/05	2.9	0.0	2.6	15.4	0.0	0.0
SK	Bratislava	Bratislava Business Center	100%	01/00	6.2	22.4	1.3	0.0	0.0	0.0
SRB	Belgrade	Sava Business Center	100%	02/07	10.6	17.2	0.4	0.0	0.0	0.0
SRB	Belgrade	Belgrad Office Park	100%	12/07	14.8	18.4	0.0	0.0	0.0	0.0
Properties with a fair value < 10 m €					44.3	7.2	9.0	0.0	0.0	0.0
Investment properties Eastern Europe total					353.1	469.3	72.2	15.4	0.0	0.0

³⁾ Calculation Yield (gross yield): Rental income annualised / fair value

spare time area	Industrial space	Storage-space	Others	Total space	Aquisition costs as at 31.12.2014	Fair value as at 31.12.2014	Fair value as at 31.12.2013	Rental income 2014 annulised	Level of comercial rental in % 2014	Yield in % 2014 ³
0.0	0.0	0.3	0.0	20.8	34,810	31,625	31,538	2,541	86%	8.0%
0.0	0.0	0.2	0.9	10.9	28,078	27,795	28,356	1,689	79%	6.1%
0.0	0.0	0.3	0.5	12.3	32,353	31,655	32,240	2,281	93%	7.2%
0.0	0.1	0.9	0.1	15.1	31,237	36,205	33,670	2,596	94%	7.2%
0.0	0.0	0.0	0.2	27.3	38,274	34,400	35,400	3,456	90%	10.0%
0.0	1.0	3.2	2.5	31.7	58,833	61,650	61,500	4,859	89%	7.9%
0.0	0.4	0.3	0.0	16.8	41,991	32,500	35,425	2,322	95%	7.1%
0.0	0.6	0.7	0.8	14.3	26,800	27,700	27,800	2,058	89%	7.4%
0.0	0.7	0.5	1.2	19.3	30,939	25,100	25,600	1,921	63%	7.7%
0.0	0.0	0.4	0.0	5.3	12,284	11,300	12,200	1,125	98%	10.0%
0.0	0.2	0.4	0.4	17.5	44,882	36,700	36,300	2,843	96%	7.7%
0.0	0.8	1.4	2.3	34.0	82,253	70,700	70,700	4,337	76%	6.1%
0.0	0.0	0.0	0.0	16.4	22,230	10,500	10,800	675	72%	6.4%
0.0	0.2	0.1	0.9	7.0	13,705	13,617	13,668	1,031	89%	7.6%
0.0	0.5	0.5	0.6	15.8	31,795	26,975	27,625	2,329	99%	8.6%
0.0	0.0	25.1	0.8	32.9	37,090	21,165	23,460	1,411	63%	6.7%
0.0	0.4	1.0	1.5	20.5	34,538	36,660	36,660	2,959	92%	8.1%
0.0	0.0	0.2	0.0	7.6	21,364	21,800	21,900	1,768	95%	8.1%
0.0	0.0	0.5	0.0	6.2	10,639	12,050	0	859	75%	7.1%
0.0	0.0	0.3	0.0	4.2	6,920	8,450	0	767	99%	9.1%
0.0	0.0	0.9	0.0	12.0	20,638	24,300	25,000	2,127	93%	8.8%
0.0	0.0	0.8	0.0	10.7	20,624	21,100	22,350	1,820	95%	8.6%
0.0	0.3	1.0	0.0	20.3	59,484	40,900	40,700	3,477	92%	8.5%
0.0	0.2	0.1	0.0	15.5	64,959	64,800	67,600	4,441	97%	6.9%
0.0	0.1	0.2	0.0	8.3	34,348	31,300	31,900	2,234	100%	7.1%
0.0	0.0	0.3	0.0	19.9	62,653	57,100	59,400	4,112	84%	7.2%
0.0	0.0	0.4	0.0	21.7	72,570	70,600	73,500	5,514	96%	7.8%
0.0	0.1	0.2	0.1	11.9	24,287	28,830	28,212	2,798	100%	9.7%
0.0	0.5	1.4	0.0	27.0	62,126	62,900	62,400	5,202	91%	8.3%
0.0	0.1	0.5	0.4	30.9	65,308	68,250	69,030	5,728	97%	8.4%
0.0	0.0	0.5	0.0	10.7	30,976	30,355	30,615	2,303	89%	7.6%
0.0	0.0	0.0	0.0	17.9	46,093	11,600	14,800	900	91%	7.8%
0.0	0.7	1.1	0.0	25.5	53,489	43,200	42,600	2,064	59%	4.8%
0.0	0.8	0.9	0.0	19.3	60,253	42,799	42,500	3,532	95%	8.3%
0.0	0.4	2.1	0.0	20.8	55,533	40,200	40,100	3,783	99%	9.4%
0.0	0.0	0.1		16.3	28,289	20,515	22,207	1,718	80%	8.4%
0.0	8.2	46.4	13.3	624.7	1,402,643	1,237,296	1,257,010	95,579	89%	7.7%

¹⁾ All data refer to the proportion of CA Immo; Plot size in 1,000 sqm; Values in 1,000

Country	City	Property	Share per key date	Additions (month/year)	Plot	Office-space	Retail-space	Hotel-space	Residential-space	open land-scapes
Investment properties under development					2,684	54	1	0	0	0
Landbank Germany										
10557	Berlin	Europacity LSQ 8	100%	01/08	1.6	0.0	0.0	0.0	0.0	0.0
10557	Berlin	Europacity LSQ 9	100%	01/08	1.8	0.0	0.0	0.0	0.0	0.0
10557	Berlin	Hamburger Bahnhof	100%	01/08	19.3	0.0	0.0	0.0	0.0	0.0
60327	Frankfurt	Europaviertel, Tower 1	100%	01/08	4.8	0.0	0.0	0.0	0.0	0.0
60327	Frankfurt	Europaviertel, Millenium Tower	100%	01/08	8.7	0.0	0.0	0.0	0.0	0.0
Properties with a fair value < 5 m €					303.7	0.0	0.0	0.0	0.0	0.0
Landbank Germany total					339.9	0.0	0.0	0.0	0.0	0.0
In Zoning Germany										
10557	Berlin	Tiergarten, Heidestraße	100%	01/08	98.6	0.0	0.0	0.0	0.0	0.0
10557	Berlin	Europacity, Europaplatz, Baufeld Rest	100%	01/08	12.6	0.0	0.0	0.0	0.0	0.0
10719	Berlin	Stadthafenquartier Süd JV Baurechtschaffung	50%	12/11	13.4	0.0	0.0	0.0	0.0	0.0
10557	Berlin	Europacity, Europaplatz, Baufeld 03	100%	01/08	3.0	0.0	0.0	0.0	0.0	0.0
60327	Frankfurt	Campanile	100%	01/08	8.3	0.0	0.0	0.0	0.0	0.0
80335	Munich	Schlossviertel Nymphenburg	100%	01/08	85.7	0.0	0.0	0.0	0.0	0.0
80939	Munich	AW Freimann	100%	01/08	113.2	0.0	0.0	0.0	0.0	0.0
80995	Munich	Eggartensiedlung	100%	12/12	133.6	0.0	0.0	0.0	0.0	0.0
81241	Munich	Gleisdreieck Pasing	100%	01/08	46.1	0.0	0.0	0.0	0.0	0.0
Properties with a fair value < 5 m €					599.9	0.0	0.0	0.0	0.0	0.0
In Zoning Germany total					1,114.3	0.0	0.0	0.0	0.0	0.0
Actual projects Germany										
10557	Berlin	Europacity, John F. Kennedy Haus	100%	01/08	3.6	16.1	1.4	0.0	0.0	0.0
10557	Berlin	Europacity, Monnet 4	100%	01/08	2.5	7.6	0.0	0.0	0.0	0.0
80335	Munich	Arnulfpark, Kontorhaus	100%	01/08	7.9	25.1	0.0	0.0	0.0	0.0
Actual projects Germany total					14.0	48.9	1.4	0.0	0.0	0.0
Landbank Eastern Europe										
PL	Warsaw	Poleczki Development	50%	03/07	51.8	0.0	0.0	0.0	0.0	0.0
RO	Sibiu	Retail Park Sibiu	90%	12/07	159.2	0.0	0.0	0.0	0.0	0.0
RO	Bucharest	Orhideea Business Center	65%	01/11	4.7	0.0	0.0	0.0	0.0	0.0
Properties with a fair value < 5 m €					972.9	0.0	0.0	0.0	0.0	0.0
Landbank Eastern Europe total					1,188.6	0.0	0.0	0.0	0.0	0.0
In Zoning Eastern Europe										
SK	Bratislava	Harbour City	65%	01/11	24.5	0.0	0.0	0.0	0.0	0.0
In Zoning Eastern Europe					24.5	0.0	0.0	0.0	0.0	0.0
Actual projects Eastern Europe										
PL	Krakow	Avia	50%	01/11	2.5	5.5	0.0	0.0	0.0	0.0
Actual projects Eastern Europe					2.5	5.5	0.0	0.0	0.0	0.0

³⁾ Calculation Yield (gross yield): Rental income annualised / fair value

spare time area	Industrial space	Storage-space	Others	Total space	Aquisition costs as at 31.12.2014	Fair value as at 31.12.2014	Fair value as at 31.12.2013	Rental income 2014 annulised	Level of comercial rental in % 2014	Yield in % 2014 ³⁾
0	0	3	0	60	542,614	561,045	444,077	3,833		
0.0	0.0	0.0	0.0	0.0	36,508	21,700	21,000	39		
0.0	0.0	0.0	0.0	0.0	20,709	18,600	18,500	124		
0.0	0.0	0.0	0.0	0.0	4,680	7,410	7,400	0		
0.0	0.0	0.0	0.0	0.0	28,831	30,800	30,200	0		
0.0	0.0	0.0	0.0	0.0	80,308	79,300	78,500	0		
0.0	0.0	0.0	0.0	0.0	3,604	4,260	4,160	509		
0.0	0.0	0.0	0.0	0.0	174,640	162,070	159,760	673		
0.0	0.0	0.0	0.0	0.0	18,100	33,700	25,800	467		
0.0	0.0	0.0	0.0	0.0	11,229	9,800	8,800	39		
0.0	0.0	0.0	0.0	0.0	9,173	18,000	11,650	0		
0.0	0.0	0.0	0.0	0.0	3,346	5,500	4,600	0		
0.0	0.0	0.0	0.0	0.0	9,183	22,500	22,300	982		
0.0	0.0	0.0	0.0	0.0	17,926	17,200	17,050	8		
0.0	0.0	0.0	0.0	0.0	33,334	26,285	28,390	388		
0.0	0.0	0.0	0.0	0.0	15,171	17,500	16,000	42		
0.0	0.0	0.0	0.0	0.0	12,103	13,650	14,100	560		
0.0	0.0	0.0	0.0	0.0	20,641	22,130	24,200	673		
0.0	0.0	0.0	0.0	0.0	150,207	186,265	172,890	3,161		
0.0	0.0	0.2	0.0	17.8	59,047	57,900	30,500	0		
0.3	0.0	0.0	0.2	8.2	16,749	16,800	6,100	0		
0.0	0.0	3.0	0.3	28.4	56,344	80,400	15,774	0		
0.3	0.0	3.3	0.5	54.4	132,141	155,100	52,374	0		
0.0	0.0	0.0	0.0	0.0	15,153	11,000	5,795	0		
0.0	0.0	0.0	0.0	0.0	18,241	8,505	9,351	0		
0.0	0.0	0.0	0.0	0.0	11,327	5,935	5,557	0		
0.0	0.0	0.0	0.0	0.0	26,760	15,926	30,445	0		
0.0	0.0	0.0	0.0	0.0	71,481	41,366	51,149	0		
0.0	0.0	0.0	0.0	0.0	5,645	5,545	5,148	0		
0.0	0.0	0.0	0.0	0.0	5,645	5,545	5,148	0		
0.2	0.0	0.0	0.0	5.7	8,501	10,700	2,755	0		
0.2	0.0	0.0	0.0	5.7	8,501	10,700	2,755	0		

¹⁾ All data refer to the proportion of CA Immo; Plot size in 1,000 sqm; Values in 1,000

Country	City	Property	Share per key date ¹	Additions (month/year)	Plot	Office-space	Retail-space	Hotel-space	Residential-space	open landscapes
Properties held for trading					808	1	1	0	0	150
Properties held for trading Germany										
82031	Grünwald	JV Baumkirchen WA 1	50%	06/12	3.6	0.0	0.0	0.0	0.0	0.0
82031	Grünwald	JV Baumkirchen WA 2	50%	06/12	4.2	0.0	0.0	0.0	0.0	0.0
82031	Grünwald	JV Baumkirchen WA 3	50%	06/12	4.7	0.0	0.0	0.0	0.0	0.0
82031	Grünwald	JV Baumkirchen MK	50%	06/12	2.0	0.0	0.0	0.0	0.0	0.0
55120	Mainz	Zollhafen Mainz	50%	09/10	132.5	0.0	0.0	0.0	0.0	0.0
93055	Regensburg	Donaulände	100%	03/14	2.2	1.3	0.6	0.0	0.0	0.0
93049	Regensburg	Marina Quartier Regensburg	100%	06/11	19.8	0.0	0.0	0.0	0.0	0.0
80995	Munich	Ratoldstraße (Bf Feldmoching)	100%	12/12	85.4	0.0	0.0	0.0	0.0	5.1
Properties with a fair value < 2 m €					545.1	0.2	0.0	0.0	0.1	145.2
Properties intended for trading Germany					808.0	1.5	0.6	0.0	0.1	150.3
Assets held for sale					2,595	24	13	24	0	19
Assets held for sale Austria										
8055	Graz	Triester Straße 371	100%	04/06	19.3	0.0	0.0	0.0	0.0	19.3
2201	Seyring	Brünner Straße 160	100%	11/04	17.4	0.0	8.8	0.0	0.0	0.0
Assets held for sale Austria total					36.7	0.0	8.8	0.0	0.0	19.3
Assets held for sale Germany										
82031	Grünwald	Baumkirchen BRS	100%	06/12	6.1	0.0	0.0	0.0	0.0	0.0
80939	Munich	AW Freimann	100%	01/08	59.2	0.0	0.0	0.0	0.0	0.0
Assets held for sale Germany total					65.4	0.0	0.0	0.0	0.0	0.0
Assets held for sale Eastern Europe										
CZ	Prague	Europort	100%	07/05	0.0	0.0	3.5	13.8	0.0	0.0
CZ	Plzen	Diplomat Center Pilsen	100%	08/08	8.1	3.8	0.2	10.0	0.0	0.0
HU	Budapest	Europolis Park Budapest M1	51%	01/11	81.6	4.4	0.0	0.0	0.0	0.0
PL	Blonie	Europolis Park Blonie 1	65%	01/11	353.6	6.0	0.0	0.0	0.0	0.0
PL	Piotrkow									
PL	Tryb.	Europolis Park Poland Central	100%	01/11	1,178.6	1.4	0.0	0.0	0.0	0.0
PL	Blonie	Europolis Park Blonie 2	65%	01/11	154.4	0.0	0.0	0.0	0.0	0.0
RO	Bucharest	Europolis Park Bucharest 2 Beta	65%	01/11	245.0	1.2	0.0	0.0	0.0	0.0
RO	Bucharest	Europolis Park Bucharest 1								
RO	Bucharest	Infrastructure	65%	01/11	37.4	0.0	0.0	0.0	0.0	0.0
RO	Bucharest	Europolis Park Bucharest 1	65%	01/11	238.8	6.1	0.0	0.0	0.0	0.0
RO	Bucharest	Europolis Park Bucharest 2 Gamma	65%	01/11	48.4	0.9	0.0	0.0	0.0	0.0
RO	Bucharest	Europolis Park Bucharest 3	65%	01/11	75.0	0.0	0.0	0.0	0.0	0.0
SRB	Belgrade	Europolis Park Belgrade E75	65%	01/11	72.5	0.0	0.0	0.0	0.0	0.0
Assets held for sale Eastern Europe total					2,493.3	23.9	3.7	23.7	0.0	0.0

³⁾ Calculation Yield (gross yield): Rental income annualised / fair value

spare time area	Industrial space	Storage-space	Others	Total space	Aquisition costs as at 31.12.2014	Fair value as at 31.12.2014	Fair value as at 31.12.2013	Rental income 2014 annulised	Level of comercial rental in % 2014	Yield in % 2014 ³⁾
37	3	0	38	231	54,572	51,905	43,395	555		
0.0	0.0	0.0	0.0	0.0	9,793	9,793	5,140	0		
0.0	0.0	0.0	0.0	0.0	6,403	6,555	5,219	0		
0.0	0.0	0.0	0.0	0.0	5,394	5,394	4,619	0		
0.0	0.0	0.0	0.0	0.0	5,621	5,757	4,886	0		
0.0	0.0	0.0	0.0	0.0	6,208	5,962	2,960	0		
0.0	0.1	0.0	0.0	2.0	2,600	2,600	0	104		
0.0	0.0	0.0	0.0	0.0	2,296	2,296	5,826	0		
2.4	0.0	0.0	27.1	34.6	7,502	7,502	7,346	51		
34.7	3.0	0.0	10.9	194.1	7,184	4,477	7,393	400		
37.1	3.0	0.0	37.9	230.6	54,572	51,905	43,395	555		
0	0	345	4	429	304,880	202,899	217,416	17,125		
0.0	0.0	0.0	0.0	19.3	4,388	4,680	4,660	261		
0.0	0.0	0.0	4.3	13.1	14,346	15,800	15,800	1,440		
0.0	0.0	0.0	4.3	32.4	18,734	20,480	20,460	1,701		
0.0	0.0	0.0	0.0	0.0	1,450	3,405	2,910	0		
0.0	0.0	0.0	0.0	0.0	2,956	2,945	0	0		
0.0	0.0	0.0	0.0	0.0	4,405	6,350	2,910	0		
0.0	0.0	0.3	0.0	17.6	43,863	14,758	24,147	1,044		
0.0	0.0	0.1	0.1	14.3	29,525	13,059	14,321	510		
0.0	0.0	30.8	0.0	35.2	18,887	12,642	15,147	885		
0.0	0.0	108.8	0.0	114.8	49,210	32,430	38,252	3,684		
0.0	0.0	73.4	0.0	74.9	38,254	23,939	17,400	2,200		
0.0	0.0	0.0	0.0	0.0	3,881	648	2,795	0		
0.0	0.0	20.4	0.1	21.7	21,610	12,703	11,700	952		
0.0	0.0	0.0	0.0	0.0	1,419	1,360	1,450	0		
0.0	0.0	97.4	0.1	103.6	62,041	52,216	58,110	5,382		
0.0	0.0	13.8	0.0	14.7	9,187	7,549	7,735	767		
0.0	0.0	0.0	0.0	0.0	2,472	3,984	2,080	0		
0.0	0.0	0.0	0.0	0.0	1,391	782	910	0		
0.0	0.0	345.2	0.2	396.7	281,741	176,069	194,046	15,423		

¹⁾ All data refer to the proportion of CA Immo; Plot size in 1,000 sqm; Values in 1,000

Country	City	Property	Share per key date ¹	Additions (month/year)	Plot	Office-space	Retail-space	Hotel-space	Residential-space	open landscapes
Sold properties 2014										
BG	Sofia	Europark Office Building	100%	05/06	2.9	7.7	0.0	0.0	0.0	0.0
PL	Warsaw	Lipowy Office Park	100%	01/11	12.0	38.7	0.0	0.0	0.0	0.0
Properties with a fair value 2013 < 10 m €					161.6	14.1	3.5	0.0	2.6	51.9
Austria					81.3	4.8	3.4	0.0	2.6	51.9
Germany					46.2	0.0	0.0	0.0	0.0	0.0
Eastern Europe					49.0	55.7	0.1	0.0	0.0	0.0
Total properties sold					176.5	60.5	3.5	0.0	2.6	51.9
Income producing investment properties ²⁾					1,110.6	819.9	130.7	75.4	7.9	294.1
Investment properties Austria					428.7	155.9	50.0	41.0	7.6	243.4
Investment properties Germany					328.8	194.7	8.6	19.0	0.3	50.7
Investment properties Eastern Europe					353.1	469.3	72.2	15.4	0.0	0.0
Investment properties under development					2,683.7	54.4	1.4	0.0	0.0	0.0
Landbank Austria					0.0	0.0	0.0	0.0	0.0	0.0
Actual projects Austria					0.0	0.0	0.0	0.0	0.0	0.0
Landbank Germany					339.9	0.0	0.0	0.0	0.0	0.0
In Zoning Germany					1,114.3	0.0	0.0	0.0	0.0	0.0
Actual projects Germany					14.0	48.9	1.4	0.0	0.0	0.0
Landbank Eastern Europe					1,188.6	0.0	0.0	0.0	0.0	0.0
In Zoning Eastern Europe					24.5	0.0	0.0	0.0	0.0	0.0
Actual projects Eastern Europe					2.5	5.5	0.0	0.0	0.0	0.0
Properties held for trading					808.0	1.5	0.6	0.0	0.1	150.3
Properties held for trading Germany					808.0	1.5	0.6	0.0	0.1	150.3
Properties held for trading Eastern Europe					0.0	0.0	0.0	0.0	0.0	0.0
Assets held for sale					2,595.4	23.9	12.5	23.7	0.0	19.3
Assets held for sale Austria					36.7	0.0	8.8	0.0	0.0	19.3
Assets held for sale Germany					65.4	0.0	0.0	0.0	0.0	0.0
Assets held for sale Eastern Europe					2,493.3	23.9	3.7	23.7	0.0	0.0
Total properties sold					176.5	60.5	3.5	0.0	2.6	51.9
Total					7,197.8	899.6	145.3	99.1	8.0	463.8
Total (incl. sold properties)					7,374.3	960.1	148.8	99.1	10.6	515.7

²⁾ incl. own used shares

³⁾ Calculation Yield (gross yield): Rental income annualised / fair value

spare time area	Industrial space	Storage-space	Others	Total space	Acquisition costs as at 31.12.2014	Fair value as at 31.12.2014	Fair value as at 31.12.2013	Rental income 2014 annualised	Level of commercial rental in % 2014	Yield in % 2014 ³
0.0	0.2	0.2	0.0	8.1	0	0	11,400	0		
0.0	0.4	0.3	0.0	39.4	0	0	106,552	0		
0.0	0.1	9.2	14.7	96.3	0.0	0.0	70,876.9	0.0		
0.0	0.0	8.4	4.2	75.4	0	0	33,082	0		
0.0	0.0	0.3	2.9	3.2	0	0	14,250	0		
0.0	0.7	1.0	7.6	65.1	0	0	141,497	0		
0.0	0.7	9.7	14.7	143.7	0	0	188,829	0		
0.0	9.1	189.6	47.6	1,574.2	2,936,869	2,767,525	2,734,330	181,689	91%	6.6%
0.0	0.0	0.0	16.9	514.7	716,708	664,199	651,177	37,291	97%	5.6%
0.0	1.0	143.1	17.4	434.8	817,518	866,031	826,142	48,819	90%	5.6%
0.0	8.2	46.4	13.3	624.7	1,402,643	1,237,296	1,257,010	95,579	89%	7.7%
0.5	0.0	3.3	0.5	60.0	542,614	561,045	444,077	3,833		
0.0	0.0	0.0	0.0	0.0	0	0	0	0		
0.0	0.0	0.0	0.0	0.0	0	0	0	0		
0.0	0.0	0.0	0.0	0.0	174,640	162,070	159,760	673		
0.0	0.0	0.0	0.0	0.0	150,207	186,265	172,890	3,161		
0.3	0.0	3.3	0.5	54.4	132,141	155,100	52,374	0		
0.0	0.0	0.0	0.0	0.0	71,481	41,366	51,149	0		
0.0	0.0	0.0	0.0	0.0	5,645	5,545	5,148	0		
0.2	0.0	0.0	0.0	5.7	8,501	10,700	2,755	0		
37.1	3.0	0.0	37.9	230.6	54,572	51,905	43,395	555		
37.1	3.0	0.0	37.9	230.6	54,572	51,905	43,395	555		
0.0	0.0	0.0	0.0	0.0	0	0	0	0		
0.0	0.0	345.2	4.5	429.1	304,880	202,899	217,416	17,125		
0.0	0.0	0.0	4.3	32.4	18,734	20,480	20,460	1,701		
0.0	0.0	0.0	0.0	0.0	4,405	6,350	2,910	0		
0.0	0.0	345.2	0.2	396.7	281,741	176,069	194,046	15,423		
0.0	0.7	9.7	14.7	143.7	0	0	188,829	0		
37.6	12.2	538.0	90.5	2,294.0	3,838,935	3,583,375	3,439,218	203,202		
37.6	12.9	547.7	105.2	2,437.7	3,838,935	3,583,375	3,628,047	203,202		

SUSTAINABILITY INDEX FOLLOWING GRI



The yearly report on key sustainability activities for the stakeholder of CA Immo and associated objectives complies with the international standard Global

Reporting Initiative (GRI 3.1, application level B). The report, which relates to business year 2014, is incorporated into the relevant sections of the Annual Report.

GRI CONTENT INDEX

No.	Indicator	Page	Degree of Performance
1.	Strategy and analysis		
1.1	Statement by the most senior decision-maker in the organisation	6, 18	■
1.2	Effects, risks and opportunities of sustainability	73 ff	■
2.	Organisation profile		
2.1	Name of the organisation	30	■
2.2	Primary brands, products and services	30 f	■
2.3	Operational structure of the organisation	30 f	■
2.4	Location of organisation's headquarters	30	■
2.5	Countries in which the organisation operates	30	■
2.6	Nature of ownership and legal form	7, 30	■
2.7	Markets served	38 f	■
2.8	Scale of organisation	30, 38, 60 f, 70	■
2.9	Significant changes to size, structure or ownership during the reporting period	30, 38, 60 f, 70	■
2.10	Awards received in the reporting period ¹⁾		■
3.	Report parameters		
3.1	Reporting period	208	■
3.2	Date of most recent previous report ²⁾		■
3.3	Reporting cycle	208	■
3.4	Contact point for questions regarding the report or its contents	212	■
3.5	Process for defining report content	211	■
3.6	Boundary of the report	211	■
3.7	Specific limitations on the scope of the report	211	■
3.8	Joint ventures, subsidiaries, outsourced operations (basics of reporting)	30–31	■
3.9	Data acquisition methods and calculation bases ³⁾		■
3.10	Explanation of the effect of re-statements of information provided in earlier reports ⁴⁾		■
3.11	Significant changes to earlier reporting periods ⁴⁾		■
3.12	GRI content index	208	■
4.	Governance, commitments and engagement		
4.1	Governing structure of the organisation, including committees under the highest governing body responsible for specific tasks	20 ff	■
4.2	Independence of board members	20 ff	■
4.3	For organisations with a unitary board structure, state the number of members of the highest governing body that are independent and/or non-executive members ⁵⁾		■

¹⁾No awards during the reporting period. ²⁾Annual reporting since 2011. ³⁾The data acquisition methods and calculation bases are listed within the specific indicators, with corresponding references included in footnotes to the index. ⁴⁾Changes from key reporting parameters that affect statements by specific indicators in respect of prior year reporting are justified in the respective indicator. ⁵⁾Not applicable; a supervisory board exists.

No.	Indicator	Page	Degree of Performance
4.4	Mechanisms for shareholders and employees to provide recommendations or direction to the highest governance body	8 f, 22, 24, 70 f	■
4.5	Link between remuneration of senior managers and performance of the company	25 f	■
4.6	Mechanisms of the highest governing body designed to prevent conflicts of interest	22 ff	■
4.7	Qualification of the highest governing body regarding sustainability issues	23	■
4.8	Mission statement, internal code of conduct, principles	18 f, 20 f	■
4.9	Procedure at top managerial level to monitor sustainability performance ⁶⁾		■
4.10	Procedure for assessing the sustainability performance of the Management Board	25 f	■
4.11	Implementation of the precautionary principle (risk management, planning, developing new products)	73 ff	■
4.12	Participation in/support for external initiatives	18 f	■
4.13	Memberships	19	■
4.14	List of stakeholder groups engaged by the organisation	19, 211	■
4.15	Basis for identification and selection of stakeholders	211	■
4.16	Stakeholder dialogue	11, 18 f, 22, 46, 51 f, 70	■
4.17	Statement on central concerns of stakeholders	11, 18 f, 22, 46, 51 f, 70	■
5.	Economic performance indicators		
EC1	Direct economic value generated and distributed	69	■
EC3	Scope of the organisation's social benefits	70 f	■
EC4	Significant government grants (e.g. subsidies) ⁷⁾		■
EC7	Site-specific selection of personnel	70	■
6.	Environmental performance indicators		
CRE1	Building energy intensity	45	■
EN6	Initiatives to provide energy-efficient products and services based on renewable energy, and reductions in energy requirements as a result of these initiatives	18 f, 45 f, 51 f	■
CRE2	Building water intensity	45	■
EN12	Description of significant impacts of activities, products and services on biodiversity in protected areas	51 f	■
EN15	Number of IUCN Red List species and national conservation list species with habitats in areas affected by operations, by level of extinction risk	51 f	■
EN16	Greenhouse gas emissions by weight	45	■
CRE3	Greenhouse gas emissions intensity from buildings	45	■
EN26	Initiatives to mitigate environmental impacts of products, and extent of impact mitigation	45 f, 51 f	■
EN28	Monetary value of significant fines and total number of non-monetary sanctions for non-compliance with environmental laws and regulations	52	■
CRE8	Type and number of sustainability certification, rating and labelling schemes for new construction, management, occupation and redevelopment	51	■
7.	Labour practice and proper work		
LA2	Total number and rate of new employees hired and employee turnover by age group, gender and region	70 f	■

⁶⁾The responsible departments discussed all indicators with the relevant Management Board member; indicators were checked and released and further objectives and measures were discussed. The survey is performed yearly. ⁷⁾No government grants in the reporting period.

No.	Indicator	Page	Degree of Performance
LA7	Rates of injury, occupational diseases, lost days and absenteeism, and total number of work-related fatalities, by region and by gender	71	■
LA10	Average annual number of hours of further education and training per employee, by gender	71	■
LA13	Composition of governing bodies and breakdown of employees per employee category according to gender, age group and minority group	72	■
HR1	Percentage and total number of significant investment agreements and contracts containing clauses on human rights or checked for human rights aspects	52	■
HR2	Percentage of key suppliers, contractors and other business partners evaluated for human rights aspects, and measures taken	52	■
HR4	Total number of discrimination cases, and measures taken	21	■
HR5	Business activities that could seriously jeopardise freedom of association or the right to collective bargaining for employees of the organisation or its key suppliers	21, 52	■
8. Society			
SO2	Percentage and total number of business units analysed for risks relating to corruption	21 f	■
SO3	Percentage of employees trained in organisation's anti-corruption policies and procedures	21 f	■
SO4	Actions taken in response to incidents of corruption ⁸⁾		■
SO5	Public policy positions and participation in public policy development and lobbying	19	■
SO7	Total number of legal actions for anti-competitive behaviour, anti-trust and monopoly practices and their outcomes ⁸⁾		■
SO8	Monetary value of significant fines and total number of non-monetary sanctions for non-compliance with laws and regulations ⁸⁾		■
SO9	Operations with significant potential or actual negative impacts on local communities	45 f, 51 f	■
9. Responsibility for products			
PR1	Lifecycle stages in which the health and safety effects of products are analysed	45 f, 51 f	■
PR2	Total number of incidents of non-compliance with regulations and voluntary codes concerning health and safety impacts of products and services during their life cycle, by type of outcomes ⁸⁾		■
PR4	Total number of incidents of non-compliance with regulations and voluntary codes concerning product and service information and labeling, by type of outcomes ⁸⁾		■
PR5	Practices related to customer satisfaction, including results of surveys measuring customer satisfaction ⁸⁾		■
PR6	Programmes aimed at compliance with laws, standards and voluntary codes of conduct in relation to advertising	11	■
PR7	Total number of incidents of non-compliance with regulations and voluntary codes concerning marketing communications, including advertising, promotion, and sponsorship by type of outcomes ⁸⁾		■
PR8	Total number of substantiated complaints regarding breaches of customer privacy and losses of customer data ⁸⁾		■
PR9	Fines for breaches of legal regulations regarding the provision and utilisation of products and services	52	■

■ fully reported ■ partially reported ■ irrelevant

⁸⁾No occurrences in the 2014 reporting period.

To determine the content of the report (specific indicators) and the target groups (investors, analysts, employees, the media, business partners) for sustainability reporting, an internal materiality analysis was first carried out before the various points for the report were prioritised. This procedure follows the process specified by GRI. A bilateral exchange with all stakeholders takes place regularly; no new concerns were raised in the year under review. A structured/systematic dialogue with one of the most important groups of stakeholders was initiated in 2014 by

means of a group-wide tenant survey. This online survey is planned to be carried out regularly.

The report encompasses all fully and proportionately consolidated companies within the CA Immo Group, but not companies in which less than a 50% interest is held. Changes to significant reporting parameters influencing the information revealed by individual indicators year-on-year are shown separately.

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DISCLAIMER

This Annual 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 or the risks set out in the risk management report materialise, then the actual results may deviate from the results currently anticipated. This Annual Report does not constitute an invitation to buy or sell the shares of CA Immobilien Anlagen AG.

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We ask for your understanding that gender-conscious notation in the texts of this Annual Report largely had to be abandoned for the sake of undisturbed readability of complex economic matters.

This Annual Report is printed on environmentally friendly and chlorine-free bleached paper.



RIVER PLACE
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