

1st Quarter 2023

Consolidated Interim Financial Report



– IMMOFINANZ –
GROUP

IMMOFINANZ
Strong portfolio.
Attractive markets.
High potential.



Content

Consolidated Interim Financial Report

Business Development	6
Financing	10
Portfolio Report	14
Consolidated Balance Sheet	26
Consolidated Income Statement	27
Consolidated Statement of Comprehensive Income	28
Consolidated Cash Flow Statement	29
Consolidated Statement of Changes in Equity	30
Supplementary Information	32

Key Figures

Earnings

		Q1 2023	Q1 2022	Change in %
Rental income	in MEUR	128.4	70.2	82.9
Results of asset management	in MEUR	104.9	53.9	94.6
Results of property sales	in MEUR	-5.1	0.6	n. a.
Results of property development	in MEUR	-1.4	-4.1	67.0
Results of operations	in MEUR	82.5	38.1	≥ +100.0
Revaluations	in MEUR	-9.1	-3.1	≤ -100.0
EBIT	in MEUR	77.4	37.3	≥ +100.0
Financial results	in MEUR	-48.5	47.7	n. a.
EBT	in MEUR	28.9	85.1	-66.1
Net profit for the period	in MEUR	18.4	72.4	-74.5
FFO 1 before tax ¹	in MEUR	72.5	34.4	≥ +100.0
FFO 1 per share before tax ^{1,2}	in EUR	0.53	0.26	≥ +100.0

¹ See calculations in the section "Business Development".

² Number of shares for the calculation: 137,973,098 for Q1 2023 and 132,867,405 for Q1 2022

Assets

		31 03 2023	31 12 2022	Change in %
Balance sheet total	in MEUR	9,503.7	9,890.4	-3.9
Equity as % of the balance sheet total	in %	50.1	47.9	n. a.
Net financial liabilities	in MEUR	3,075.9	3,501.1	-12.1
Cash and cash equivalents ¹	in MEUR	741.2	684.7	8.3
Loan-to-value ratio (net)	in %	37.6	40.7	n. a.
Gearing	in %	65.8	75.1	n. a.
Total average interest rate including costs for derivatives	in %	2.7	2.6	n. a.
Average term of financial liabilities	in years	4.3	4.3	0.0

¹ Including cash and cash equivalents held for sale

Investment property

		31 03 2023	31 12 2022	Change in %
Total number of properties		550	627	-12.3
Rentable space	in sqm	3,372,218	3,531,706	-4.5
Occupancy rate	in %	92.2	92.9	n. a.
Gross return ¹	in %	6.5	6.5	n. a.
Invoiced rents return ^{1,2}	in %	6.9	6.7	n. a.
Portfolio value ¹	in MEUR	7,944.8	8,363.8	-5.0
Unencumbered investment property	in MEUR	2,106.3	2,016.8	4.4

¹ Based on data in the "Portfolio Report"

² Invoiced rents return excluding S IMMO

EPRA

		31 03 2023	31 12 2022	Change in %
EPRA net reinstatement value ¹	in MEUR	4,441.8	4,554.4	-2.5
EPRA net reinstatement value per share ¹	in EUR	32.19	33.01	-2.5
EPRA net tangible assets ¹	in MEUR	3,994.8	4,114.4	-2.9
EPRA net tangible assets per share ¹	in EUR	28.95	29.82	-2.9
EPRA net disposal value ¹	in MEUR	3,869.3	3,832.8	1.0
EPRA net disposal value per share ¹	in EUR	28.04	27.78	1.0
EPRA vacancy rate ²	in %	7.2	6.5	n. a.
EPRA loan-to-value ratio	in %	40.3	42.5	n. a.
		Q1 2023	Q1 2022	Change in %
EPRA earnings ¹	in MEUR	44.6	37.4	19.4
EPRA earnings per share ¹	in EUR	0.32	0.28	13.8
EPRA earnings after company-specific adjustments ¹	in MEUR	41.8	39.5	5.8
EPRA earnings per share after company-specific adjustments ¹	in EUR	0.30	0.30	0.8
EPRA net initial yield	in %	6.1	3.5	n. a.
EPRA "topped-up" net initial yield	in %	6.3	3.7	n. a.
EPRA cost ratio including direct vacancy costs	in %	17.6	20.5	n. a.
EPRA cost ratio excluding direct vacancy costs	in %	15.6	17.1	n. a.
EPRA capital expenditure	in MEUR	53.6	88.4	-39.4

¹ The comparative data was adjusted.

² The EPRA vacancy rate (excluding S IMMO) is based on the ratio of the estimated market rent for the vacant space in the standing investments to the total estimated market rent for the standing investment portfolio.

Stock exchange data

		31 03 2023	31 12 2022	Change in %
Book value per share	in EUR	27.68	27.47	0.8
Share price at end of period	in EUR	12.93	11.62	11.3
Discount of share price to EPRA NTA diluted per share	in %	55.3	62.2	n. a.
Total number of shares		138,668,683	138,669,711	0.0
thereof number of treasury shares		695,585	695,585	0.0
Market capitalisation at end of period	in MEUR	1,793.0	1,611.3	11.3
		Q1 2023	Q1 2022	Change in %
Earnings per share (basic) ¹	in EUR	0.16	0.55	-70.0
Earnings per share (diluted) ¹	in EUR	0.16	0.55	-70.0

¹ Number of shares for the calculation (basic/diluted): 137,973,098 for Q1 2023 and 132,867,405 for Q1 2022

The plus and minus signs assigned to the changes reflect the business point of view: improvements are shown with a plus sign (+), deteriorations with a minus sign (-). Very high positive or negative per cent changes are reported as $\geq +100.0\%$ or $\leq -100.0\%$. The designation "not applicable" (n. a.) is used when there is a change in the sign (i.e. from plus to minus or from minus to plus) and for changes in percentage rates. Rounding differences may result from the use of automatic data processing equipment for the addition of rounded amounts and percentage rates.

References to persons in this financial report refer to all genders equally.

Consolidated Interim Financial Report

Business Development

IMMOFINANZ recorded strong growth in both rental income and operating results for the first quarter of 2023, which was supported primarily by the full consolidation of S IMMO and by property acquisitions. Rental income rose year-on-year by roughly 83% to EUR 128.4 million. The results of operations and sustainable FFO 1 from the standing investment business more than doubled to EUR 82.5 million and EUR 72.5 million, respectively.

Financial results turned negative at EUR -48.5 million (Q1 2022: EUR 47.7 million). The underlying reasons include, above all, non-cash valuation effects and the full consolidation of S IMMO under which the earnings contributions are no longer included under financial results. In total, IMMOFINANZ generated net profit of EUR 18.4 million, or earnings per share of EUR 0.16, in the first quarter of 2023.

Income statement

All amounts in TEUR	Q1 2023	Q1 2022
Rental income	128,423	70,217
Results of asset management	104,936	53,920
Results of owner-operated properties	-662	0
Results of property sales	-5,085	577
Results of property development	-1,359	-4,124
Other operating income	2,793	584
Other operating expenses	-18,164	-12,900
Results of operations	82,459	38,057
Revaluation result from standing investments and goodwill	-5,089	-715
Operating profit (EBIT)	77,370	37,342
Financial results	-48,513	47,723
Earnings before tax (EBT)	28,857	85,065
Net profit or loss	18,440	72,379

Rental income recorded by the IMMOFINANZ Group rose by 82.9% to EUR 128.4 million in the first quarter of 2023. This increase is chiefly attributable to the full consolidation of S IMMO as well as the acquisition of retail properties in the previous year. The improvement in the results of asset management exceeded the increase in rental income with a plus of 94.6% to EUR 104.9 million (Q1 2022: EUR 53.9 million).

The results of property sales totalled EUR -5.1 million (Q1 2022: EUR 0.6 million) based on real estate sales with a volume of EUR 471.8 million. These sales consisted mainly of strategic transactions by S IMMO in Germany, while IMMOFINANZ continued its portfolio optimisation with the sale of another office property in Vienna during the first quarter of 2023. The results of property development amounted to EUR -1.4 million (Q1 2022: EUR -4.1 million) and reflected the market development and rising construction costs.

The results of operations more than doubled to EUR 82.5 million (Q1 2022: EUR 38.1 million). Operating profit (EBIT), after an adjustment for market-related property valuations of EUR -5.1 million, increased by over 100% year-on-year to EUR 77.4 million (Q1 2022: EUR 37.3 million).

Financial results

Financing costs rose to EUR -39.8 million (Q1 2022: EUR -17.0 million), mainly due to the full consolidation of S IMMO as well as increased cost of financing. Other financial results turned negative at EUR -24.8 million based on the non-cash valuation of interest rate derivatives (Q1 2022: EUR 45.9 million) which followed the decline in long-term eurozone interest rates during the first quarter. The settlement payments from derivatives were, in contrast, positive and made an important contribution to financing income of EUR 10.6 million (Q1 2022: EUR 0.7 million). As the investment in S IMMO is no longer accounted for at equity, the share of profit/loss from equity-accounted investment declined to EUR 1.6 million (Q1 2022: EUR 17.3 million). Financial results totalled EUR -48.5 million in the first quarter of 2023 (Q1 2022: EUR 47.7 million).

Net profit

Profit before tax amounted to EUR 28.9 million (Q1 2022: EUR 85.1 million), and income taxes declined slightly to EUR -10.4 million (Q1 2022: EUR -12.7 million). Net profit for the first quarter of 2023 equalled EUR 18.4 million (Q1 2022: EUR 72.4 million) and represents earnings per share* of EUR 0.16 (Q1 2022: EUR 0.55).

* Number of shares included for Q1 2023: 137,973,098; number of shares included for Q1 2022: 132,867,405

Funds from Operations (FFO)

Sustainable FFO 1 from the standing investment business (before tax) improved by 110.4% to EUR 72.5 million (Q1 2022: EUR 34.4 million) and exceeded the increase in both rental income and the results of asset management. That represents FFO 1 per share of EUR 0.53 (Q1 2022: EUR 0.26) based on a slightly higher number of shares compared to Q1 2022 (see the following table).

The FFO 1 calculation no longer includes the dividend payments from S IMMO because this investment is now fully consolidated.

All amounts in TEUR	P&L Q1 2023	Adjustment	FFO Q1 2023	FFO Q1 2022
Results of asset management	104,936	-57	104,879	53,980
Results of owner-operated properties	-662	3,189	2,527	0
Results of property sales	-5,085	5,085	0	0
Results of property development	-1,359	1,359	0	0
Other operating income	2,793	-18	2,775	578
Other operating expenses	-18,163	302	-17,861	-9,655
Results of operations	82,460	9,860	92,319	44,904
Revaluation result from standing investments and goodwill	-5,089	5,089	0	0
Operating profit (EBIT)	77,371	14,948	92,319	44,904
Financing costs	-39,834			
Financing income	10,559			
Foreign exchange differences	4,022			
Other financial results	-24,816			
Net profit or loss from equity-accounted investments	1,555			
Financial results	-48,513	28,656	-19,857	-10,468
FFO 1 before tax (excluding S IMMO)			72,462	34,436
FFO 1 per share before tax (excluding S IMMO) in EUR			0.53	0.26
Dividends received from S IMMO			0	0
FFO 1 before tax			72,462	34,436
FFO 1 per share before tax in EUR			0.53	0.26
Number of shares (as per EPS formula) for the calculation			137,973,098	132,867,405

Balance sheet

The condensed balance sheet is shown below:

All amounts in TEUR	31 03 2023	in %	31 12 2022	in %
Investment property	7,662,146		7,707,196	
Property under construction	213,463		198,500	
Owner-operated properties	231,646	86.6	231,827	87.9
Real estate inventories	4,939		4,963	
Assets held for sale ¹	121,201		548,484	
Other assets	279,975	2.9	301,867	3.1
Equity-accounted investments	31,942	0.3	36,284	0.4
Trade and other receivables	217,164	2.3	208,491	2.1
Cash and cash equivalents	741,229	7.8	652,750	6.6
Assets	9,503,705	100.0	9,890,362	100.0
Equity	4,764,840	50.1	4,741,552	47.9
Financial liabilities	3,876,308	40.8	4,167,470	42.1
Trade and other payables	252,676	2.7	256,613	2.6
Other liabilities	76,919	0.8	177,064	1.8
Deferred tax liabilities	532,962	5.6	547,663	5.5
Equity and liabilities	9,503,705	100.0	9,890,362	100.0

¹ Includes investment property as well as other assets that will be transferred to the buyer in the event of a sale.

The balance sheet of the IMMOFINANZ Group totalled EUR 9.5 billion as of 31 March 2023. Of this total, the property portfolio comprises EUR 8.2 billion or 86.6%. The slight decline since year-end 2022 resulted mainly from property sales. Cash and cash equivalents increased to EUR 741.2 million.

Financial liabilities declined to EUR 3.9 billion, among others due to the repayment of the corporate bond 2019–2023 in January.

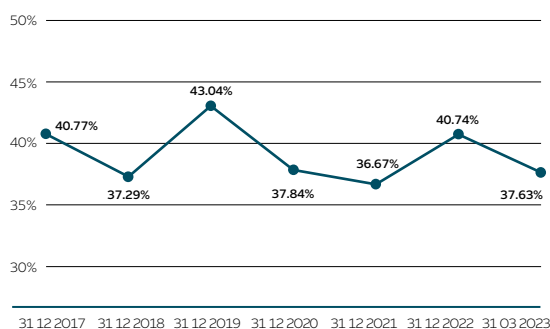
With a further increase in the equity ratio to 50.1% as of 31 March 2023 (31 December 2022: 47.9%), the IMMOFINANZ Group has a very solid balance sheet structure.

Financing

IMMOFINANZ purchased additional shares in S IMMO from the CPI Property Group (CPIPG) on 27 December 2022 and increased its investment to 50% plus one share. In connection with the subsequent full consolidation of S IMMO, the key indicators in this section also include data on S IMMO AG. Comparability with previous years – as related to the first quarter of 2022 or to the quarterly closing date on 31 March 2022 – is, therefore, limited.

The IMMOFINANZ Group had a robust balance sheet structure with an equity ratio of 50.1% as of 31 March 2023 (31 December 2022: 47.9%) and a solid net loan-to-value ratio (net LTV) of 37.6% (31 December 2022: 40.7%). The financial liabilities* totalled EUR 3.8 billion as of 31 March 2023 (31 December 2022: EUR 4.2 billion). Cash and cash equivalents amounted to EUR 741.2 million (including the cash and cash equivalents in assets held for sale). Net debt, i.e. debt after the deduction of cash and cash equivalents, declined to EUR 3.1 billion (31 December 2022: EUR 3.5 billion).

Development of net LTV in the IMMOFINANZ Group



Calculation of net LTV for the IMMOFINANZ Group as of 31 March 2023

Amounts in TEUR

Carrying amount of financing ¹	3,817,184.4
- Cash and cash equivalents ²	-741,235.1
Net carrying amount of financing	3,075,949.3
Carrying amount of property ³	8,175,216.4
Net LTV in %	37.6

¹ Including IFRS 5 values, excluding IFRS 16 values

² Cash and cash equivalents, including cash and cash equivalents in assets held for sale

³ Excluding rights of use, values as per IFRS 16

Financing costs

Average total financing costs for the IMMOFINANZ Group, including derivatives, equalled 2.67% per year as of 31 March 2023 (31 December 2022: 2.60% per year). Rising market interest rates were primarily responsible for the increase. The hedging quota remained high at 89.0% (31 December 2022: 87.0%).

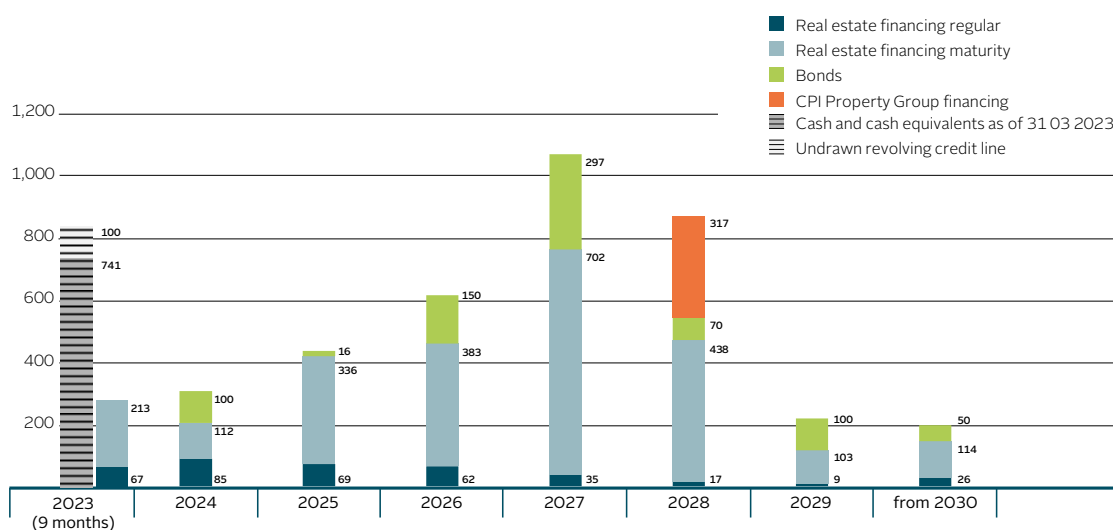
Term structure

The weighted average remaining term of financial liabilities for the IMMOFINANZ Group was unchanged at 4.25 years. The following graphs show the term structure by year for the IMMOFINANZ Group (including S IMMO) and for IMMOFINANZ (excluding S IMMO) as of 31 March 2023.

* Excluding lease liabilities of EUR 59.1 million in accordance with the application of IFRS 16; including IFRS 5

Term structure of financial liabilities for the IMMOFINANZ Group

by financial year as of 31 March 2023, in MEUR

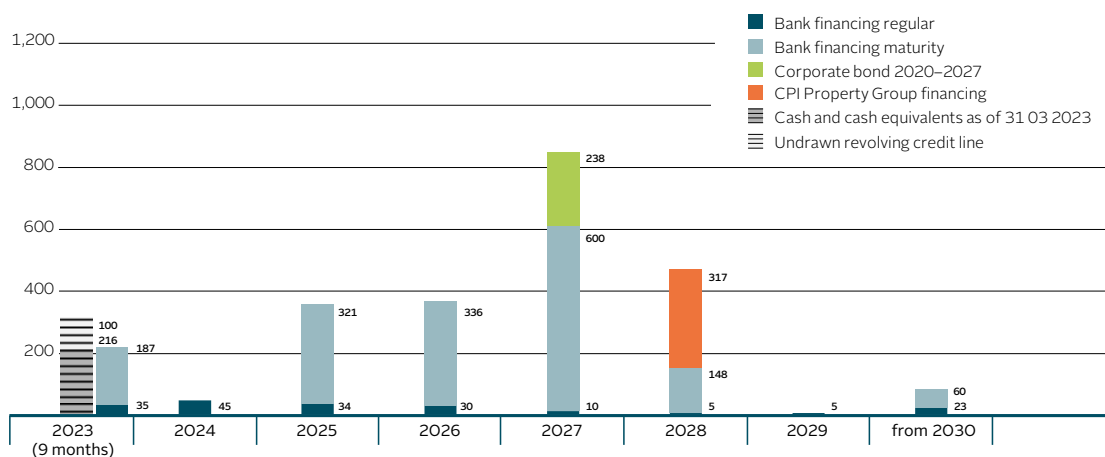


The strategy followed by the IMMOFINANZ Group is designed to ensure a balanced term structure.

The unsecured, revolving corporate credit line of EUR 100.0 million concluded in March 2020 can be used at the company's discretion up to 30 June 2024. The credit line was unused as of 31 March 2023 and is therefore available in full.

Term structure of financial liabilities for IMMOFINANZ

by financial year as of 31 March 2023, in MEUR



Unencumbered assets held by the IMMOFINANZ Group

In addition to properties which carry external financing and are encumbered through standard market collateral (e.g. mortgages, pledge of company shares), EUR 2,106.3 million, or 25.8% of the total property portfolio, were not externally financed and therefore unencumbered as of 31 March 2023 (31 December 2022: EUR 2,016.8 million or 23.5%).

Composition of financial liabilities

The financial liabilities held by the IMMOFINANZ Group include amounts due to financial institutions, insurance companies and liabilities from bonds. The composition of these liabilities as of 31 March 2023 is as follows:

Weighted average interest rate of the financial liabilities	Outstanding liability in TEUR as of 31 03 2023	Total average interest rate incl. expenses for derivatives in % ¹
Corporate bonds IMMOFINANZ	235,511.6	2.50
Bank and other financial liabilities ²	2,151,829.1	3.11
S IMMO	1,429,843.7	2.04
IMMOFINANZ Group	3,817,184.4	2.67

¹ Based on nominal remaining debt
² Including IFRS 5

The remaining balance of the financial liabilities totalled EUR 3,817.2 million as of 31 March 2023 and consists entirely of euro financing. The IMMOFINANZ Group focuses on the diversification of its financing sources and benefits from long-term business relationships with major European banks.

Bonds issued by the IMMOFINANZ Group

The following table lists the outstanding nominal value of the IMMOFINANZ Group bonds as of 31 March 2023:

Bond	ISIN	Maturity	Coupon in %	Nominal value as of 31 12 2022 in TEUR	Repurchases/ redemptions/ conversions/ new issues 2023 in TEUR	Nominal value as of 31 03 2023 in TEUR
Corporate bond	XS1935128956	27 01 2023	n. a.	187,100	-187,100	0
Corporate bond	XS2243564478	15 10 2027	2.50	237,800	0	237,800
IMMOFINANZ			2.50¹	424,900	-187,100	237,800
Corporate bond	AT0000A2UVR4	11 01 2027	1.25	25,059	n. a.	25,059
Corporate bond	AT0000A2MKW4	04 02 2028	1.75	70,450	n. a.	70,450
Corporate bond	AT0000A2AEA8	15 10 2029	2.00	100,000	n. a.	100,000
Corporate bond	AT0000A285H4	22 05 2026	1.88	150,000	n. a.	150,000
Corporate bond	AT0000A1Z9D9	06 02 2024	1.75	100,000	n. a.	100,000
Corporate bond	AT0000A1Z9C1	06 02 2030	2.88	50,000	n. a.	50,000
Corporate bond	AT0000A1DWK5	21 04 2027	3.25	34,199	n. a.	34,199
Corporate bond	AT0000A1DBM5	09 04 2025	3.25	15,890	n. a.	15,890
S IMMO			2.05¹	545,597		545,597
IMMOFINANZ Group			2.19¹	970,497		783,397

¹ Weighted coupon in % based on the nominal value as of 31 March 2023

IMMOFINANZ bonds

The outstanding nominal value of the bonds issued by IMMOFINANZ (excluding S IMMO) was significantly reduced to EUR 237.8 million by the repayment of the corporate bond 2019–2023 (31 December 2022: EUR 424.9 million).

IMMOFINANZ terminated its individual rating from S&P Global Ratings for efficiency reasons in March 2023 due to its group affiliation with CPIPG.

In connection with the issue of the corporate bond 2020–2027, IMMOFINANZ has committed to comply with the following standard financial covenants. These covenants are calculated on the basis of the consolidated IFRS financial statements:

Financial covenant	Threshold in %	Value as of 31 03 2023 in %
Net Debt to Value Ratio ¹	Max. 60.0	39.9
Secured Net Debt to Value Ratio ¹	Max. 45.0	23.8
Interest Coverage Ratio	Min. 150.0	325.0

¹ The values are based on the latest calculation as per the bond terms on or before 31 March 2023.

Portfolio Report

Focus on retail properties and flexible office solutions

IMMOFINANZ's portfolio strategy is based on its successful brands and on flexible and innovative offers with high customer orientation. Following the majority takeover by the CPI Property Group (CPIPG), IMMOFINANZ presented an updated strategy in June 2022. It calls for the continuation and further expansion of value-creating growth with a strong focus on retail properties and office solutions. Plans also include the further strengthening of the position on Europe's retail park market through acquisitions and new construction under the successful and resilient STOP SHOP brand. The focus for the office portfolio will remain unchanged on the capital cities of IMMOFINANZ's core markets. In addition, properties with a combined value of approximately EUR 1 billion will be sold and the proceeds invested in higher yield real estate in the IMMOFINANZ core markets or be used to repay debt. After the conclusion of successful transactions, the sales pipeline currently has a volume of approximately EUR 760 million (excluding S IMMO). S IMMO is also currently evaluating the sale of assets with a value of more than EUR 500 million in Germany.

The IMMOFINANZ Group successfully sold properties with a volume of EUR 471.8 million during the first quarter of 2023. These sales primarily involved transactions by S IMMO in Germany.

Active portfolio management ensures that the properties are attractive for tenants and consistent with the principle of sustainability from a social and environmental perspective. In this way, IMMOFINANZ will also meet the future needs of tenants and consumers in the retail business and tenants and their staffs in the office sector.

The IMMOFINANZ Group's property portfolio

The IMMOFINANZ Group's property portfolio (IMMOFINANZ including S IMMO) included 550 properties* as of 31 March 2023 with a combined value* of EUR 7,944.8 million (31 December 2022: 627 properties with a carrying amount of EUR 8,363.8 million). Standing investments* represented the largest component at EUR 7,495.6 million, or 94.3% of the carrying amount, and 3.4 million sqm of rentable space* which generate steady rental income. Development projects* are responsible for EUR 213.5 million, or 2.7% of the carrying amount. A carrying amount of EUR 235.7 million, or 3.0%, is attributable to pipeline projects* and includes future planned development projects, undeveloped land and real estate inventories. The owner-operated S IMMO hotels (Vienna Marriott and Budapest Marriott) with 47,277 sqm of total rentable space are not included in the portfolio report.

The application of IFRS 16 since the first quarter of 2019 leads to differences between the amounts presented in the portfolio report and on the balance sheet. Expert appraisals or internal valuation form the basis for the property values in the portfolio report. The reported property values on the balance sheet also include capitalised rights of use for building rights.

The increase in the investment in S IMMO to 50% plus one share was finalised at year-end 2022. The assets and liabilities of S IMMO as well as the various income statement positions are therefore included in this interim financial report as of 31 March 2023.

* Properties that are held for sale and fall under IFRS 5 – in contrast to previous practice – have been included in the portfolio report since the first half of 2022 (31 March 2023: EUR 121.2 million; see section 3.2 in the consolidated financial statements for details). However, these properties are not included in the comparative prior-year data because the related amounts are immaterial.

The IMMOFINANZ Group property portfolio by core market and classification

Property portfolio	Number of properties	Standing investments in MEUR	Development projects in MEUR	Pipeline projects in MEUR ¹	Property portfolio in MEUR	Property portfolio in %
Austria	28	753.4	68.7	23.1	845.2	10.6
Germany	5	569.2	0.0	4.6	573.8	7.2
Poland	31	1,000.6	9.4	0.0	1,010.0	12.7
Czech Republic	48	678.3	0.0	0.0	678.3	8.5
Hungary	19	225.8	0.0	2.7	228.5	2.9
Romania	34	634.9	67.8	79.3	782.0	9.8
Slovakia	36	449.5	0.0	1.3	450.8	5.7
Adriatic ²	62	512.0	50.9	39.1	602.0	7.6
Other countries ³	1	0.0	0.0	15.0	15.0	0.2
S IMMO	286	2,671.9	16.7	70.6	2,759.2	34.7
IMMOFINANZ Group	550	7,495.6	213.5	235.7	7,944.8	100.0
in %		94.3	2.7	3.0	100.0	

Rounding differences may result from the use of automatic data processing equipment for the addition of rounded amounts and percentage rates.

¹ Including real estate inventories

² In declining order based on the carrying amount: Croatia, Serbia, Slovenia and Italy

³ Turkey

The IMMOFINANZ property portfolio

The IMMOFINANZ property portfolio (IMMOFINANZ excluding S IMMO) covered 264 properties* as of 31 March 2023 (31 December 2022: 265 properties) with a combined value* of EUR 5,185.6 million (31 December 2022: EUR 5,199.6 million). These properties are located, above all, in the core markets of Austria, Germany, Poland, Czech Republic, Slovakia, Hungary, Romania and Adriatic (Serbia, Slovenia, Italy and Croatia). Standing investments* represent the largest component at EUR 4,823.7 million, or 93.0% of the carrying amount, and 2.2 million sqm of rentable space*. Development projects* are responsible for EUR 196.8 million, or 3.8% of the carrying amount. A carrying amount of EUR 165.1 million, or 3.2%, is attributable to pipeline projects*. The portfolio comprised 51.6% of office properties and 46.6% of retail properties as of 31 March 2023.

Sales by IMMOFINANZ

IMMOFINANZ continued the strategic sale of properties in the first quarter of 2023. Included here, among others, is the Bureau am Belvedere office property in Vienna with nearly 9,000 sqm which was successfully sold to an Austrian investor in March.

In February 2023, IMMOFINANZ signed a letter of intent for the sale of several office properties at the location on Vienna's Wienerberg to S IMMO. The transaction will cover six standing investments with roughly 128,000 sqm of rentable space and one development project with nearly 20,000 sqm of space that will be completed in summer 2023. The transaction volume will total approximately EUR 411 million.

As IMMOFINANZ holds a controlling interest of 50% plus one share in S IMMO, this transaction will have no effect on the Group's asset, financial or earnings position.

IMMOFINANZ also sold land in Turkey after the end of the reporting period and completed its market exit with this transaction.

* Properties that are held for sale and fall under IFRS 5 – in contrast to previous practice – have been included in the portfolio report since the first half of 2022 (31 March 2023: EUR 121.2 million; see section 3.2 in the consolidated financial statements for details). However, these properties are not included in the comparative prior-year data because the related amounts are immaterial.

The carrying amount of the property portfolio as of 31 March 2023 is as follows:

IMMOFINANZ property portfolio by brand and classification

Property portfolio	Number of properties	Standing investments in MEUR	Development projects in MEUR	Pipeline projects in MEUR ¹	Property portfolio in MEUR	Property portfolio in %
Office	49	2,487.8	135.3	51.3	2,674.4	51.6
thereof myhive	28	1,477.7	135.3	0.0	1,613.0	31.1
thereof office other	21	1,010.1	0.0	51.3	1,061.4	20.5
Retail	198	2,318.5	60.3	38.7	2,417.5	46.6
thereof VIVO!/ shopping center	10	683.7	0.0	0.0	683.7	13.2
thereof STOP SHOP/ retail park	162	1,509.3	60.3	28.4	1,598.0	30.8
thereof retail other	26	125.5	0.0	10.3	135.8	2.6
Others	17	17.4	1.2	75.1	93.7	1.8
IMMOFINANZ	264	4,823.7	196.8	165.1	5,185.6	100.0

¹ Including real estate inventories (Cologne and Adama) totalling EUR 4.7 million

The S IMMO property portfolio

The S IMMO property portfolio (excluding owner-operated hotel properties) included 286 properties as of 31 March 2023 which had a carrying amount of EUR 2,759.2 million (31 December 2022: 362 properties with a carrying amount of EUR 3,164.2 million). These properties had a total area of approximately 1.2 million sqm of rentable space.

For further information on the property portfolio, see the S IMMO interim report on the first quarter of 2023.

The IMMOFINANZ Group's standing investments

The 454 standing investments held by the IMMOFINANZ Group had a carrying amount of EUR 7,495.6 million as of 31 March 2023 (31 December 2022: 530 properties with a carrying amount of EUR 7,936.0 million). Of this total, 33.2% are attributable to office properties, 30.9% to retail properties and 35.6% to S IMMO. The focal point of the standing investments by segment based on the carrying amount are the markets in Poland (EUR 1,000.6 million), Austria (EUR 753.4 million) and the Czech Republic (EUR 678.3 million) as well as S IMMO (EUR 2,671.9 million). The standing investment portfolio had a gross return of 6.5% based on IFRS rental income. The rentable space in this portfolio totalled 3,372,218 sqm with an occupancy rate that remained high at 92.2% (31 December 2022: 92.9%).

The IMMOFINANZ Group's standing investments by segment

Standing investments	Number of properties	Carrying amount in MEUR	Carrying amount in %	Rentable space in sqm	Rented space in sqm	Occupancy rate in %
Austria	23	753.4	10.1	234,373	229,981	98.1
Germany	3	569.2	7.6	87,652	63,221	72.1
Poland	30	1,000.6	13.3	436,425	412,115	94.4
Czech Republic	48	678.3	9.0	279,219	269,108	96.4
Hungary	16	225.8	3.0	169,239	167,458	98.9
Romania	15	634.9	8.5	339,575	281,936	83.0
Slovakia	35	449.5	6.0	264,239	253,775	96.0
Adriatic ¹	38	512.0	6.8	341,239	338,777	99.3
S IMMO	246	2,671.9	35.6	1,220,257	1,093,045	89.6
IMMOFINANZ Group	454	7,495.6	100.0	3,372,218	3,109,416	92.2

Standing investments	Rental income Q1 2023 in MEUR	Gross return (invoiced rents return) in %	Carrying amount financing in MEUR	Financing costs floating interest in % ²	Financing costs incl. derivatives in %	LTV in %
Austria	10.2	5.4 (5.7)	395.9	4.4	2.4	52.5
Germany	4.1	2.9 (3.1)	244.1	4.3	3.0	42.9
Poland	16.8	6.7 (7.3)	520.1	4.8	2.7	52.0
Czech Republic	10.4	6.1 (6.3)	249.2	4.4	2.1	36.7
Hungary	5.1	9.0 (9.3)	108.1	4.9	1.7	47.9
Romania	12.1	7.6 (8.1)	0.0	0.0	0.0	0.0
Slovakia	9.1	8.1 (8.4)	182.7	4.5	2.5	40.7
Adriatic ¹	11.4	8.9 (9.0)	93.5	4.9	4.4	18.3
S IMMO	42.8	6.4 (n. a.)	931.4	4.3	2.0	34.9
IMMOFINANZ Group	121.8	6.5 (6.9)³	2,725.1	4.5	2.4	36.4

Development projects and pipeline projects	0.8		40.7	4.4	3.9	
Rental income from sold properties and adjustments	5.9		0.0	0.0	0.0	
Group financing IMMOFINANZ	0.0		553.0	6.0	4.5	
Group financing S IMMO	0.0		498.4			
IMMOFINANZ Group	128.4		3,817.2	4.7	2.7	

Market value property portfolio in MEUR						7,944.8
Cash and cash equivalents ⁴ in MEUR			-741.2			
Property value of owner-operated properties S IMMO						230.5
IMMOFINANZ Group in MEUR			3,076.0			8,175.3
Net LTV in %						37.6

¹In declining order based on the carrying amount: Serbia, Slovenia, Italy and Croatia

²Financing costs based on nominal outstanding liability

³Invoiced rents return excluding S IMMO

⁴Cash and cash equivalents, including cash and cash equivalents from assets held for sale

The IMMOFINANZ standing investments

The 208 standing investments held by IMMOFINANZ had a carrying amount of EUR 4,823.7 million as of 31 March 2023 (31 December 2022: 208 standing investments with a carrying amount of EUR 4,852.1 million). Of this total, 51.6% are attributable to office properties and 48.1% to retail properties. The rentable space totalled 2,151,961 sqm at the end of the first quarter of 2023 (31 December 2022: 2,153,386 sqm). These properties have a gross return of 6.6% based on IFRS rental income and a return of 6.9% based on invoiced rents. The difference is explained by the accrual of rental incentives – e.g. the standard market practice of granting rent-free periods or allowances for fit-out costs. These incentives must be accrued on a straight-line basis over the contract term in accordance with IFRS (basis for gross return under IFRS) but are not included in the invoiced rent.

The occupancy rate remained high at 93.7% (31 December 2022: 94.3%; 31 March 2022: 94.4%). According to the EPRA's calculation formula, the vacancy rate equalled 7.2% (31 December 2022: 6.5%; 31 March 2022: 5.9%). The EPRA vacancy rate is based on the ratio of the estimated market rent for the vacant space in the standing investments to the total estimated market rent for the standing investment portfolio. Take-up in the standing investments and development projects amounted to 32,700 sqm in the first quarter of 2023, excluding standing investments in the Other asset class. This take-up includes 18,500 sqm of new rentals and 14,200 sqm of contract extensions. The average unexpired lease term weighted by rental income (WAULT*) equalled 3.5 years as of 31 March 2023.

Contract expiration profile for IMMOFINANZ: standing investments (total)

Fixed-term contracts until the end of the term and open-ended contracts as of the earliest possible exit date in relation to the total rented space (only GLA space¹, excluding S IMMO):

1 year in %	2 years in %	3 years in %	4 years in %	5 years in %	> 5 years in %	> 10 years in %
13	15	16	16	13	19	7

¹ Gross lettable area: the total area available to tenants for their exclusive use; excludes common areas, e.g. traffic, parking and service areas, etc.

Sound growth of 9.8% in like-for-like rental income for IMMOFINANZ

A like-for-like analysis (i.e. acquisitions, completions and sales are deducted to facilitate comparison with earlier periods) shows a further sound improvement of 9.8%, or EUR 6.1 million, in rental income to EUR 69.0 million in the first quarter of 2023 (Q1 2022: EUR 62.8 million). Positive development was reported by all core markets, led by Romania and Austria. Like-for-like rental income rose by 10.0% in the office business and by 9.6% in the retail sector, whereby the indexing of rents served as the driving factor.

* Weighted Average Unexpired Lease Term: The calculation for fixed-term contracts is based on the term or – where available – the time up to the break option (special cancellation right for tenants). For open-ended contracts, the remaining term equals at least two years or a longer period if the break option is later than this two-year period. The comparability with previous years is limited due to a change in the calculation base.

IMMOFINANZ's standing investments like-for-like by core market

Standing investments like-for-like ¹	Number of properties	Carrying amount in MEUR	Carrying amount in %	Rental income Q1 2023 in MEUR	Rental income Q1 2022 in MEUR	Change in rental income in MEUR	Change in rental income in %
Austria	22	721.3	17.5	10.0	8.7	1.2	14.3
Germany	2	422.5	10.3	3.6	3.0	0.6	19.5
Poland	24	971.8	23.6	16.2	15.5	0.7	4.7
Czech Republic	18	485.7	11.8	7.1	6.6	0.5	7.9
Hungary	14	194.4	4.7	4.3	4.1	0.2	4.6
Romania	13	591.5	14.4	11.6	10.3	1.3	12.3
Slovakia	20	332.3	8.1	6.8	6.0	0.8	14.1
Adriatic ²	34	402.1	9.8	9.3	8.6	0.7	8.7
IMMOFINANZ	147	4,121.6	100.0	69.0	62.8	6.1	9.8

IMMOFINANZ's standing investments like-for-like by asset class and brand

Standing investments like-for-like ¹	Number of properties	Carrying amount in MEUR	Carrying amount in %	Rental income Q1 2023 in MEUR	Rental income Q1 2022 in MEUR	Change in rental income in MEUR	Change in rental income in %
Office	36	2,283.0	55.4	29.5	26.8	2.7	10.0
thereof myhive	23	1,419.6	34.4	20.6	18.8	1.8	9.4
thereof office other	13	863.4	20.9	8.9	8.0	0.9	11.3
Retail	111	1,838.6	44.6	39.5	36.0	3.5	9.6
thereof VIVO!/shopping center	10	683.7	16.6	14.2	13.1	1.1	8.6
thereof STOP SHOP/retail park	99	1,144.0	27.8	25.0	22.7	2.3	10.1
thereof retail other	2	10.9	0.3	0.3	0.2	0.0	10.9
IMMOFINANZ	147	4,121.6	100.0	69.0	62.8	6.1	9.8

Rounding differences may result from the use of automatic data processing equipment for the addition of rounded amounts and percentage rates.

¹ This calculation only includes the properties which were fully owned by IMMOFINANZ during both periods. In other words, the calculation excludes new acquisitions, completions and sales.

² In declining order based on the carrying amount: Serbia, Slovenia, Croatia and Italy

IMMOFINANZ's standing office investments

The carrying amount of the 39 standing office investments held by IMMOFINANZ (excluding S IMMO) totalled EUR 2,487.8 million as of 31 March 2023 (31 December 2022: 40 standing investments with a carrying amount of EUR 2,537.1 million). These assets represented 51.6% of the standing investment portfolio and 38.9% of the rental income from standing investments in the first quarter of 2023. A regional analysis shows the focal points of the IMMOFINANZ office properties in the core markets of Poland (EUR 694.6 million), Austria (EUR 603.6 million) and Germany (EUR 569.2 million).

The rentable space in the IMMOFINANZ office portfolio declined to 789,246 sqm as of 31 March 2023 due to the strategic sale of properties (31 December 2022: 798,143 sqm). Based on annualised rents (Q1 2023: EUR 30.7 million), the office portfolio generated a gross return of 4.9% and a return of 5.3% based on invoiced rents.

The occupancy rate in the office portfolio equalled 86.9% at the end of March 2023 (31 December 2022: 88.1%; 31 March 2022: 89.3%). The core markets of Austria, Poland, Slovakia, Czech Republic and Adriatic (Croatia) reported very high occupancy rates ranging from 90.2% (Czech Republic) to 100.0% (Adriatic). The higher vacancy rates in Germany and Romania resulted, above all, from the completion of a development project in Düsseldorf which is still in the rental phase and its reclassification as a standing investment as well as a building available for sale in Bucharest with a low occupancy level. Based on the EPRA's calculation formula, the vacancy rate for the office properties equalled 12.5% (31 December 2022: 11.4%; 31 March 2022: 9.8%). Take-up in the office standing investments and development projects totalled roughly 11,600 sqm in the first quarter of 2023, with roughly 7,700 sqm representing new rentals and roughly 3,900 sqm contract extensions

The tenant structure in the office portfolio remains balanced. The ten largest tenants occupy 22.1% of the space in the office standing investments, and no single tenant has rented more than 3.7% of the total space in these properties (31 December 2022: 21.6% and 3.6%). The WAULT* was unchanged at 3.6 years as of 31 March 2023.

Contract expiration profile: IMMOFINANZ standing office investments

Fixed-term contracts until the end of the term and open-ended contracts as of the earliest possible exit date in relation to the total rented space (only GLA space¹; excluding S IMMO):

1 year in %	2 years in %	3 years in %	4 years in %	5 years in %	> 5 years in %	> 10 years in %
12	21	13	12	11	21	9

¹ Gross lettable area: the total area available to tenants for their exclusive use; excludes common areas, e.g. traffic, parking and service areas, etc.

An overview of the IMMOFINANZ office properties can be found under <https://immofinanz.com/en/office/office-search>.

Key data on IMMOFINANZ's standing office investments by category

Standing investments	Number of properties	Carrying amount in MEUR	Carrying amount in %	Rentable space in sqm	Rented space in sqm	Occupancy rate in %
IMMOFINANZ	39	2,487.8	100.0	789,246	685,901	86.9
thereof myhive	25	1,477.7	59.4	534,130	482,700	90.4
thereof office other	14	1,010.1	40.6	255,116	203,201	79.7
Standing investments	Rental income Q1 2023 in MEUR	Gross return (invoiced rents return) in %	Carrying amount financing in MEUR	Financing costs floating interest in % ¹	Financing costs incl. derivatives in %	LTV in %
IMMOFINANZ	30.7	4.9 (5.3)	1,092.0	4.5	2.4	43.9
thereof myhive	21.3	5.8 (6.3)	676.2	4.6	2.3	45.8
thereof office other	9.4	3.7 (3.9)	415.7	4.4	2.5	41.2

¹ Financing costs based on nominal outstanding liability

* Weighted Average Unexpired Lease Term: The calculation for fixed-term contracts is based on the term or – where available – the time up to the break option (special cancellation right for tenants). For open-ended contracts, the remaining term equals at least two years or a longer period if the break option is later than this two-year period. The comparability with previous years is limited due to a change in the calculation base.

IMMOFINANZ's standing retail investments

The carrying amount of the 168 standing retail investments held by IMMOFINANZ (excluding S IMMO) totalled EUR 2,318.5 million as of 31 March 2023 (31 December 2022: 167 standing investments with a carrying amount of EUR 2,297.8 million). These properties represented 48.1% of the standing investment portfolio and generated 61.1% of the rental income from standing investments in the first quarter of 2023. The largest regional markets were Adriatic (Serbia, Slovenia, Italy and Croatia) with EUR 485.6 million, the Czech Republic with EUR 401.3 million and Slovakia with EUR 391.4 million. The STOP SHOPS and other retail parks represented a carrying amount of EUR 1,509.3 million and a gross return of 8.5%, respectively 8.7% based on invoiced rents. The VIVO! shopping centers had a carrying amount of EUR 683.7 million; they generated a gross return of 8.3% and an invoiced rental return of 8.8%.

Based on annualised rents (Q1 2023: EUR 48.3 million), the retail portfolio had a gross return of 8.3%, respectively 8.6% based on invoiced rents. The completion of a STOP SHOP in Croatia increased the rentable space to 1,351,480 sqm (31 December 2022: 1,344,007 sqm). The occupancy rate in the retail properties was unchanged and high at 98.4% as of 31 March 2023 (31 December 2022: 98.8%; 31 March 2022: 98.4%). The STOP SHOPS/retail parks and the VIVO! shopping centers were fully rented with occupancy rates of 98.8% and 97.0%, respectively. Take-up for the retail standing investments and development projects totalled 21,100 sqm in the first quarter of 2023, whereby 10,800 sqm were attributable to new rentals and 10,300 sqm to contract extensions.

IMMOFINANZ relies on a balanced tenant mix to create an optimal environment for retailers and their customers. All larger retail properties have solid international and local anchor tenants, but no single retailer has rented more than 4.3% of the total space in these properties. The WAULT* equalled 3.4 years as of 31 March 2023 (31 December 2022: 3.5 years).

Contract expiration profile: IMMOFINANZ standing retail investments

Fixed-term contracts until the end of the term and open-ended contracts as of the earliest possible exit date in relation to the total rented space (only GLA space¹; excluding S IMMO):

1 year in %	2 years in %	3 years in %	4 years in %	5 years in %	> 5 years in %	> 10 years in %
13	12	17	17	15	18	6

¹ Gross lettable area: the total area available to tenants for their exclusive use; excludes common areas, e.g. traffic, parking and service areas, etc.

* Weighted Average Unexpired Lease Term: The calculation for fixed-term contracts is based on the term or – where available – the time up to the break option (special cancellation right for tenants). For open-ended contracts, the remaining term equals at least two years or a longer period if the break option is later than this two-year period. The comparability with previous years is limited due to a change in the calculation base.

Key data on IMMOFINANZ's retail standing investments by category

Standing investments	Number of properties	Carrying amount in MEUR	Carrying amount in %	Rentable space in sqm	Rented space in sqm	Occupancy rate in %
IMMOFINANZ	168	2,318.5	100.0	1,351,480	1,330,471	98.4
thereof VIVO!/shopping center	10	683.7	29.5	312,213	303,001	97.0
thereof STOP SHOP/retail park	135	1,509.3	65.1	959,013	947,758	98.8
thereof retail other	23	125.5	5.4	80,254	79,713	99.3
Standing investments	Rental income Q1 2023 in MEUR	Gross return (invoiced rents return) in %	Carrying amount financing in MEUR	Financing costs floating interest in % ¹	Financing costs incl. derivatives in %	LTV in %
IMMOFINANZ	48.3	8.3 (8.6)	701.7	4.7	2.9	30.3
thereof VIVO!/shopping center	14.2	8.3 (8.8)	206.6	4.7	2.2	30.2
thereof STOP SHOP/retail park	32.2	8.5 (8.7)	495.1	4.6	3.2	32.8
thereof retail other	1.9	6.1 (6.1)	0.0	0.0	0.0	0.0

¹ Financing costs based on nominal outstanding liability

An overview of the IMMOFINANZ retail properties can be found under <https://immofinanz.com/en/retail/retail-search>.

S IMMO standing investments

The 246 standing investments* held by S IMMO had a carrying amount of EUR 2,671.9 million as of 31 March 2023. The occupancy rate in this standing investment portfolio equalled 89.6%*.

For further information on the portfolio, see the S IMMO interim report on the first quarter of 2023.

The IMMOFINANZ Group's development projects

The IMMOFINANZ Group's development projects had a carrying amount of EUR 213.5 million as of 31 March 2023 (31 December 2022: EUR 198.5 million), which represents 2.7% of the total property portfolio (31 December 2022: 2.4%). This amount includes EUR 149.8 million of active development projects, all of which are attributable to IMMOFINANZ, and EUR 63.7 million of projects in the preparation or conception phase for which outstanding construction costs are not yet available. The expected fair value of the active projects on completion amounts to EUR 209.6 million. The core markets of Austria and Adriatic represent the focal point with an expected fair value after completion of EUR 79.4 million and EUR 84.4 million, followed by Romania with EUR 45.8 million. S IMMO had no development projects in progress at the end of March 2023.

* Excluding owner-operated hotels. Details on the initial consolidation of S IMMO are provided in the consolidated financial statements of the IMMOFINANZ Group and under the revaluation of owner-operated properties (see section 2.3 in the notes to the consolidated financial statements for 2022).

The IMMOFINANZ Group's development projects

Development projects	Number of properties	Carrying amount in MEUR	Carrying amount in %	Outstanding construction costs in MEUR	Planned rentable space in sqm	Expected fair value after completion in MEUR	Expected rental income at full occupancy in MEUR	Expected yield after completion in % ¹
Austria	1	68.1	45.5	7.2	20,167	79.4	3.7	4.9
Romania	1	41.0	27.4	3.9	21,127	45.8	3.3	7.4
Adriatic ²	7	40.7	27.2	39.7	55,010	84.4	6.8	8.4
Active projects IMMOFINANZ	9	149.8	100.0	50.8	96,304	209.6	13.8	6.9
Projects in preparation IMMOFINANZ		47.0						
Projects in preparation S IMMO		16.7						
IMMOFINANZ Group		213.5						

¹ Expected rental income after completion in relation to the current carrying amount, including outstanding construction costs

² Croatia and Serbia

The current focus of IMMOFINANZ's development activities

Austria

The myhive Urban Garden am Wienerberg, an active development project, involves the modernisation of an existing office property in Vienna with approximately 17,600 sqm and planned completion in August 2023. The project will have a green facade and numerous other green areas and meet the highest sustainability standards for operation – including green leases. After completion, the building will receive BREEAM certification with “outstanding” honours.

Adriatic

In Croatia, six new STOP SHOP retail parks are under development in Daruvar, Vinkovci, Čakovec, Pazin, Đakovo and Dugo Selo. The STOP SHOP in Daruvar has already opened on 9 March 2023 and the STOP SHOP in Vinkovci in April 2023. Additionally, a project at the existing STOP SHOP in the Serbian city of Sremska Mitrovica involves an increase of 2,300 sqm to 9,300 sqm.

Romania

The myhive Victoria Park, a standing investment in Bucharest, is undergoing extensive modernisation and integration in the flexible myhive office concept.

The IMMOFINANZ Group's pipeline projects

Pipeline projects include future planned development projects, undeveloped land and/or temporarily suspended projects. These projects had a carrying amount of EUR 235.7 million as of 31 March 2023 and represent 3.0% of the property portfolio. Of this total, EUR 165.1 million, or 3.2% are attributable to IMMOFINANZ, excluding S IMMO (31 December 2022: EUR 159.3 million, or 3.1%). S IMMO is responsible for EUR 70.6 million, or 0.9%. The majority of the IMMOFINANZ Group's pipeline projects are in Romania with a volume of EUR 79.3 million. The IMMOFINANZ Group plans to reduce the scope of its pipeline projects – especially the land reserves in Romania – through strategic sales.

Assets held for sale in the IMMOFINANZ Group

The assets held for sale by the IMMOFINANZ Group totalled EUR 121.2 million as of 31 March 2023 (31 December 2022: EUR 548.5 million).

The assets held for sale have been included in the portfolio report since the first half of 2022. The comparative prior-year data does not include these properties, despite the conclusion of purchase contracts, because the related amounts are immaterial. Details are provided in section 3.2 of the supplementary information to the interim financial report and in the S IMMO interim report on the first quarter of 2023.

Consolidated Interim Financial Statements

Consolidated Balance Sheet

All amounts in TEUR	Notes	31 03 2023	31 12 2022
Investment property	3.1	7,662,146	7,707,196
Property under construction		213,463	198,500
Owner-operated properties		231,646	231,827
Other tangible assets		11,847	12,071
Intangible assets		20,770	20,416
Equity-accounted investments		31,942	36,284
Trade and other receivables		33,381	35,051
Income tax receivables		5	9
Other financial assets		225,355	250,064
Deferred tax assets		4,460	2,511
Non-current assets		8,435,015	8,493,929
Trade and other receivables		183,783	173,440
Income tax receivables		16,565	15,542
Other financial assets		973	1,254
Assets held for sale	3.2	121,201	548,484
Real estate inventories		4,939	4,963
Cash and cash equivalents		741,229	652,750
Current assets		1,068,690	1,396,433
Assets		9,503,705	9,890,362
Share capital		138,670	138,670
Capital reserves		4,825,650	4,825,650
Treasury shares		-10,149	-10,149
Accumulated other equity		-180,580	-186,200
Retained earnings		-954,372	-977,748
Equity attributable to owners of IMMOFINANZ AG		3,819,219	3,790,223
Non-controlling interests		945,621	951,329
Equity		4,764,840	4,741,552
Financial liabilities		3,464,332	3,647,633
Trade and other payables		41,718	39,531
Income tax liabilities		3	3
Provisions		18,571	18,457
Deferred tax liabilities		532,962	547,663
Non-current liabilities		4,057,586	4,253,287
Financial liabilities		411,976	519,837
Trade and other payables		210,958	217,082
Income tax liabilities		46,551	17,660
Provisions		11,790	13,698
Liabilities held for sale	3.2	4	127,246
Current liabilities		681,279	895,523
Equity and liabilities		9,503,705	9,890,362

Consolidated Income Statement

All amounts in TEUR	Notes	Q1 2023	Q1 2022
Rental income	4.1	128,423	70,217
Operating costs charged to tenants		53,451	26,656
Other revenues		1,326	310
Revenues		183,200	97,183
Expenses from investment property	4.2	-14,416	-12,231
Operating expenses		-63,848	-31,032
Results of asset management		104,936	53,920
Results from owner-operated properties	4.5	-662	0
Results of property sales	4.3	-5,085	577
Results of property development	4.4	-1,359	-4,124
Other operating income	4.6	2,793	584
Other operating expenses	4.7	-18,164	-12,900
Results of operations		82,459	38,057
Revaluation result from standing investments and goodwill		-5,089	-715
Operating profit (EBIT)		77,370	37,342
Financing costs	4.8	-39,835	-16,981
Financing income	4.8	10,559	723
Foreign exchange differences		4,022	739
Other financial results	4.8	-24,814	45,929
Net profit or loss from equity-accounted investments		1,555	17,313
Financial results	4.8	-48,513	47,723
Earnings before tax (EBT)		28,857	85,065
Current income tax		-30,652	-5,550
Deferred tax		20,235	-7,136
Net profit or loss from continuing operations		18,440	72,379
Net profit or loss from discontinued operations		0	0
Net profit or loss		18,440	72,379
thereof attributable to owners of IMMOFINANZ AG		23,050	72,445
thereof attributable to non-controlling interests		-4,610	-66
Basic earnings per share in EUR		0.16	0.55
Diluted earnings per share in EUR		0.16	0.55

Consolidated Statement of Comprehensive Income

All amounts in TEUR	Q1 2023	Q1 2022
Net profit or loss	18,440	72,379
Other comprehensive income (reclassifiable)		
Currency translation adjustment	2,162	-1,568
thereof changes during the financial year	2,162	-1,568
Other comprehensive income from equity-accounted investments	0	1,360
thereof changes during the financial year	0	1,592
thereof income taxes	0	-232
Total other comprehensive income (reclassifiable)	2,162	-208
Other comprehensive income (not reclassifiable)		
Financial instruments at fair value through other comprehensive income	17	-450
thereof changes during the financial year	69	-600
thereof income taxes	-52	150
Revaluation of owner-operated properties	2,669	0
thereof changes during the financial year	3,161	0
thereof income taxes	-492	0
Other comprehensive income from equity-accounted investments	0	1,585
thereof changes during the financial year	0	2,113
thereof income taxes	0	-528
Total other comprehensive income (not reclassifiable)	2,686	1,135
Total other comprehensive income after tax	4,848	927
Total comprehensive income	23,288	73,306
thereof attributable to owners of IMMOFINANZ AG	28,670	73,372
thereof attributable to non-controlling interests	-5,382	-66

Consolidated Cash Flow Statement

All amounts in TEUR	Q1 2023	Q1 2022
Earnings before tax (EBT)	28,857	85,065
Revaluations of investment properties	9,051	3,058
Write-downs and write-ups on receivables and other assets	25	274
Net profit or loss from equity-accounted investments	-1,435	-17,313
Foreign exchange differences and fair value measurement of financial instruments	19,649	-47,310
Net interest income/expense	34,015	17,223
Other non-cash income/expense/reclassifications	-4,057	-3,509
Gross cash flow before tax	86,105	37,488
Income taxes paid	-2,295	-1,163
Gross cash flow after tax	83,810	36,325
Change in trade and other receivables	-11,233	1,290
Change in trade payables and other liabilities	-7,879	-20,834
Change in provisions	4,205	2,837
Cash flow from operating activities	68,903	19,618
Acquisition of investment property and property under construction	-25,449	-84,999
Business combinations and other acquisitions, net of cash and cash equivalents	-25,327	-2,189
Consideration paid for acquisitions of entities from related parties	-24,208	0
Consideration transferred from disposal of subsidiaries, net of cash and cash equivalents	204,988	3,841
Acquisition of other non-current assets	-1,006	-876
Disposal of investment property and property under construction	177,598	2,619
Dividends received from equity-accounted investments	5,897	4,020
Interest or dividends received from financial instruments	1,045	362
Cash flow from investing activities	313,538	-77,222
Increase in financial liabilities plus decrease in blocked cash and cash equivalents	8,132	128,884
Repayment of financial liabilities plus increase in blocked cash and cash equivalents	-303,444	-83,798
Derivatives	7,762	-2,108
Interest paid	-35,771	-18,538
Payments on mandatory convertible bond	0	0
Transactions with non-controlling interest owners	0	-200
Cash flow from financing activities	-323,321	24,240
Net foreign exchange differences	-2,581	-199
Change in cash and cash equivalents	56,539	-33,563
Cash and cash equivalents at the beginning of the period (consolidated balance sheet item)	652,750	987,146
Plus cash and cash equivalents in disposal groups	31,946	0
Cash and cash equivalents at the beginning of the period	684,696	987,146
Cash and cash equivalents at the end of the period	741,235	953,583
Less cash and cash equivalents in disposal groups	6	0
Cash and cash equivalents at the end of the period (consolidated balance sheet item)	741,229	953,583

Consolidated Statement of Changes in Equity

All amounts in TEUR	Notes	Share capital	Capital reserves	Treasury shares
Balance on 31 December 2022		138,670	4,825,650	-10,149
Other comprehensive income				
Net profit or loss				
Total comprehensive income				
Transactions with non-controlling interest owners				
Balance on 31 March 2023		138,670	4,825,650	-10,149
Balance on 31 December 2021		123,294	4,565,709	-23
Other comprehensive income			7,197	
Net profit or loss				
Total comprehensive income			7,197	
Capital increase from the conversion of convertible bonds		14,988	258,126	
Transactions with non-controlling interest owners				
Balance on 31 March 2022		138,282	4,831,032	-23

Accumulated other equity								
	Revaluation reserve	IAS 19 reserve	Hedge accounting reserve	Revaluation reserve IAS 16	Currency translation reserve	Retained earnings	Non-controlling interests	Total equity
	-2,756	-383	0	0	-183,061	-977,748	951,329	4,741,552
	17			2,669	2,934		-772	4,848
						23,050	-4,610	18,440
	17			2,669	2,934	23,050	-5,382	23,288
						326	-326	0
	-2,739	-383	0	2,669	-180,127	-954,372	945,621	4,764,840
	-6,669	-408	-2,462	0	-180,580	-1,115,317	-32,926	3,350,618
	-6,048	-14	1,150		-1,358			927
						72,445	-66	72,379
	-6,048	-14	1,150		-1,358	72,445	-66	73,306
								273,114
						-5,032	4,832	-200
	-12,717	-422	-1,312	0	-181,938	-1,047,904	-28,160	3,696,838

Supplementary Information

1. Basis of Preparation

The consolidated interim financial report of IMMOFINANZ as of 31 March 2023 was prepared for the period from 1 January 2023 to 31 March 2023 (Q1 2023).

This consolidated interim financial report on IMMOFINANZ does not represent a report prepared in accordance with IAS 34. Information on the applied IFRS, significant accounting policies and further information and disclosures can be found in IMMOFINANZ's consolidated financial statements as of 31 December 2022, which form the basis for this consolidated interim financial report.

The consolidated interim financial report is presented in thousand euros ("TEUR", rounded). The use of automatic data processing equipment can lead to rounding differences in the addition of rounded amounts or percentage rates.

2. Development of the Scope of Consolidation

The following table shows the development of the scope of consolidation in Q1 2023:

Scope of consolidation	Subsidiaries full consolidation	Joint ventures at equity	Associates at equity	Total
Balance on 31 December 2022	272	1	10	283
Companies initially included				
Other acquisitions	1	0	0	1
New foundations	3	0	0	3
Companies no longer included				
Sales	-1	0	0	-1
Mergers	-1	0	0	-1
Balance on 31 March 2023	274	1	10	285
thereof foreign companies	195	1	1	197
thereof in liquidation	4	0	0	4

3. Notes to the Consolidated Balance Sheet

3.1 Investment property

All amounts in TEUR	Q1 2023
Beginning balance	7,707,196
Currency translation adjustments	6,095
Additions	36,792
Disposals	-47,376
Revaluation	8,286
Reclassifications	3,033
Reclassification to assets held for sale	-51,880
Ending balance	7,662,146

The disposals of investment property in the first quarter of 2023 are related primarily to the sale of the office building Bureau am Belvedere in Vienna. Reclassifications consisted chiefly of the transfer of property under construction to investment property in Croatia, while the additions involved capital expenditure in standing investments.

3.2 Assets and liabilities held for sale

Of the assets and liabilities held for sale as of 31 December 2022, S IMMO sold EUR 424.6 million of residential and commercial properties during Q1 2023. Management's plans to sell remain in effect for the assets and liabilities which were classified as held for sale as of 31 December 2022, but which had not been sold as of 31 March 2023.

The assets and liabilities held for sale as of 31 March 2023 are summarised as follows:

All amounts in TEUR	Carrying amount as of 31 03 2023	Carrying amount as of 31 12 2022
Investment property	121,193	510,406
Other tangible assets	0	18
Trade and other receivables	1	93
Other financial assets	1	6,021
Cash and cash equivalents	6	31,946
Assets held for sale	121,201	548,484
Financial liabilities	0	77,839
Trade and other payables	4	892
Provisions	0	552
Deferred tax liabilities	0	47,963
Liabilities held for sale	4	127,246

4. Notes to the Consolidated Income Statement

4.1 Rental income

All amounts in TEUR				Q1 2023
	Office	Retail	Other	Total
Office space	63,199	22	20	63,241
Retail space	957	54,823	0	55,780
Other space	4,600	851	1,213	6,664
thereof parking areas	2,718	147	0	2,865
thereof warehouse space	980	99	0	1,079
thereof hotel	437	0	0	437
thereof advertising and telecommunications	299	494	0	793
thereof other	166	111	1,213	1,490
Income from non-performance-related components of operating costs	1,243	1,495	0	2,738
Total	69,999	57,191	1,233	128,423

All amounts in TEUR				Q1 2022
	Office	Retail	Other	Total
Office space	25,570	31	374	25,975
Retail space	1,630	34,083	4	35,717
Other space	4,832	914	10	5,756
thereof parking areas	2,857	96	0	2,953
thereof warehouse space	945	93	8	1,046
thereof hotel	417	0	0	417
thereof advertising and telecommunications	348	685	2	1,035
thereof other	265	40	0	305
Income from non-performance-related components of operating costs	1,425	1,300	44	2,769
Total	33,457	36,328	432	70,217

The year-on-year increase in rental income resulted primarily from the full consolidation of S IMMO. S IMMO contributed EUR 47.6 million to rental income in the first quarter of 2023; of this total, EUR 38.1 million were generated by the office asset class, EUR 8.7 million by the retail asset class and EUR 1.2 million by the other asset class.

4.2 Expenses from investment property

All amounts in TEUR	Q1 2023	Q1 2022
Commission expenses	-365	-55
Maintenance	-4,405	-3,115
Operating costs charged to building owners	-5,948	-4,778
Property marketing	-426	-753
Personnel expenses from asset management	-658	-1,612
Other expenses from asset management	-1,357	-641
Fit-out costs	-439	-804
Write-off of receivables from asset management	15	-369
Other expenses	-833	-104
Total	-14,416	-12,231

The share of S IMMO in the expenses from investment property equalled EUR 3.2 million.

4.3 Results of property sales

All amounts in TEUR	Q1 2023	Q1 2022
Office	84,322	0
Retail	80	10
Other	387,371	2,463
Proceeds from property sales	471,773	2,473
Less carrying amount of sold properties	-471,773	-2,473
Net gain/loss from property sales	0	0
Sales commissions	0	-5
Personnel expenses from property sales	-124	-111
Legal, auditing and consulting fees from property sales	-278	-130
Other expenses	-1,337	-32
Total expenses from property sales	-1,739	-278
Revaluation results from properties sold and held for sale	-3,346	855
Total	-5,085	577

Sale transactions in the first quarter of 2023 involved the office Bureau am Belvedere in Vienna and a small land plot in Romania. In addition, the S IMMO Group sold office and residential properties in Berlin, Germany.

4.4 Results of property development

All amounts in TEUR	Q1 2023	Q1 2022
Cost of real estate inventories sold	4	-1
Income and expenses related to written-off purchase price receivables from the sale of real estate inventories	0	94
Total expenses from real estate inventories	0	94
Expenses from property development	-746	-1,241
Revaluation results from properties under construction	-617	-2,976
Total	-1,359	-4,124

4.5 Results of owner-operated properties

The owner-operated properties are hotels held by the S IMMO Group, which was taken over in the 2022 financial year. The results as of 31 March 2023 are summarised below:

All amounts in TEUR	Q1 2023	Q1 2022
Income from owner-operated properties	13,350	0
Expenses from owner-operated properties	-10,823	0
Depreciation on owner-operated properties	-3,189	0
Total	-662	0

4.6 Other operating income

All amounts in TEUR	Q1 2023	Q1 2022
Expenses charged on	171	0
Insurance compensation	139	76
Income from derecognised liabilities	1,335	169
Reimbursement for penalties	60	11
Miscellaneous	1,088	328
Total	2,793	584

The share of S IMMO in other operating income equalled EUR 0.7 million.

4.7 Other operating expenses

All amounts in TEUR	Q1 2023	Q1 2022
Administrative expenses	-1,674	-25
Legal, auditing and consulting fees	-2,164	-4,168
Penalties	119	-811
Taxes and levies	-1,715	-11
Advertising	-683	-839
EDP and communications	-923	-417
Expert opinions	-166	-93
Personnel expenses	-8,464	-4,874
Other write-downs	-1,024	-473
Miscellaneous	-1,470	-1,189
Total	-18,164	-12,900

The increase in other expenses resulted chiefly from the full consolidation of S IMMO, which was responsible for other operating expenses of EUR 8.7 million in the first quarter of 2023.

4.8 Financial results

All amounts in TEUR	Q1 2023	Q1 2022
For financial liabilities AC	-38,556	-14,879
For derivative financial instruments	-1,279	-2,102
Total financing costs	-39,835	-16,981
For financial receivables AC	620	723
For derivative financial instruments	9,939	0
Total financing income	10,559	723
Foreign exchange differences	4,022	739
Profit or loss on other financial instruments and proceeds on the disposal of financial instruments	-544	-717
Valuation of financial instruments at fair value through profit or loss	-24,779	47,363
Distributions	535	3
Negative interest on cash and cash equivalents	-26	-720
Other financial results	-24,814	45,929
Net profit or loss from equity-accounted investments	1,555	17,313
Total	-48,513	47,723

AC: financial assets/liabilities measured at amortised cost

The valuation of financial instruments at fair value through profit or loss consists primarily of results from the valuation of derivative financial instruments (interest rate swaps).

5. Subsequent Events

S IMMO signed and closed the acquisition of three office buildings and one hotel in the Czech Republic from the CPI Property Group on 21 April 2023. The involved properties include the Mayhouse and Luxembourg Plaza office buildings in Prague, the ZET.office in Brno and the Hotel Courtyard by Marriott Prague City in Prague. These four properties have a total value of EUR 167.7 million and generate annual income of approximately EUR 8.4 million. This acquisition is considered a related party transaction.

Financial calendar 2023

30 August 2023 ¹	Announcement of results for the first half of 2023
29 November 2023 ¹	Announcement of results for the first three quarters of 2023

¹ Publication after the close of trading on the Vienna Stock Exchange

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Rounding differences may result from the use of automatic data processing equipment for the addition of rounded amounts and percentage rates.

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