



URBAN
BENCHMARKS.

FINANCIAL REPORT
AS AT 30 SEPTEMBER 2024

KEY FIGURES ¹⁾

INCOME STATEMENT

		1.1.-30.09.2024	1.1.-30.09.2023	Change
Rental income	€ m	179.1	172.7	4%
Net rental income	€ m	149.2	143.4	4%
EBITDA	€ m	131.0	268.4	-51%
Operating result (EBIT)	€ m	21.9	111.1	-80%
Net result before taxes (EBT)	€ m	-32.3	74.7	-143%
Result from continuing operations	€ m	-33.5	50.6	-166%
Consolidated net result	€ m	-33.4	61.1	-155%
Operating cashflow	€ m	96.8	189.7	-49%
Capital expenditure	€ m	98.4	114.4	-14%
FFO I (excl. trading and pre taxes)	€ m	86.5	82.7	5%
FFO II (incl. trading and after taxes)	€ m	88.1	158.7	-44%

BALANCE SHEET

		30.09.2024	31.12.2023	Change
Total assets	€ m	5,883.0	6,221.8	-5%
Shareholders' equity	€ m	2,609.1	2,724.6	-4%
Long and short term interest-bearing liabilities	€ m	2,480.8	2,670.1	-7%
Net debt	€ m	1,883.7	1,888.8	0%
Gearing (gross)	%	95.1	98.0	-292 bp ²⁾
Gearing (net)	%	72.2	69.3	287 bp
Equity ratio	%	44.3	43.8	56 bp
Gross LTV	%	49.3	51.8	-247 bp
Net LTV	%	37.4	36.6	81 bp

PROPERTY PORTFOLIO

		30.09.2024	31.12.2023	Change
Total usable space ³⁾	sqm	1,109,402	1,212,703	-9%
Book value of properties	€ m	5,034.1	5,159.0	-2%
Gross yield investment properties	%	5.4	5.2 ⁴⁾	22 bp
Occupancy rate ³⁾	%	88.8	88.8 ⁴⁾	-1 bp

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

²⁾ bp=basis points

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

⁴⁾ Excluding the office buildings ONE (Frankfurt) and Grasblau (Berlin), which have been completed and transferred to the portfolio in 2022 and were still in the stabilization phase as at 31 December 2023.

KEY FIGURES PER SHARE

KEY FIGURES PER SHARE

		1.1.-30.09.2024	1.1.-30.09.2023	Change
Rental income per share	€	1.83	1.75	4%
Net rental income per share	€	1.52	1.47	4%
Earnings per share	€	-0.34	0.62	-155%
FFO I per share	€	0.89	0.84	5%
FFO II per share	€	0.90	1.61	-44%
Operative cashflow per share	€	0.99	1.93	-49%
		30.09.2024	31.12.2023	Change
IFRS NAV per share	€	26.70	27.88	-4%
Premium/discount Closing Price to IFRS NAV per share	%	0.60	16.39	-1579 bp
Dividend paid in the business year per share	€	0.80	3.56	-78%
Dividend yield ¹⁾	%	2.98	10.97	-799 bp

EPRA FIGURES

		30.09.2024	31.12.2023	Change
EPRA NRV	€ m	3,409.5	3,531.0	-3%
EPRA NRV per share	€	34.89	36.14	-3%
EPRA NTA	€ m	3,150.6	3,282.3 ²⁾	-4%
EPRA NTA per share	€	32.24	33.59 ²⁾	-4%
EPRA NDV	€ m	2,669.0	2,854.6	-7%
EPRA NDV per share	€	27.31	29.21	-7%

MARKET FIGURES

		30.09.2024	31.12.2023	Change
Market capitalisation (key date)	€ m	2,860.5	3,455.8	-17%
Market capitalisation (annual average)	€ m	3,211.9	3,017.0	6%
Closing price	€	26.86	32.45	-17%
Highest price	€	33.58	33.05	2%
Lowest price	€	21.48	23.20	-7%
Average price per share	€	30.16	28.33	6%

SHARES

		30.09.2024	31.12.2023	Change
Weighted number of shares	pcs.	106,496,426	106,496,426	0%
Treasury shares	pcs.	8,780,037	8,780,037	0%
Number of shares outstanding	pcs.	97,716,389	97,716,389	0%
Average number of shares	pcs.	106,496,426	106,496,426	0%
Average treasury shares	pcs.	8,780,037	8,225,627	7%
Average number of shares outstanding	pcs.	97,716,389	98,270,799	-1%

¹⁾ Closing Price²⁾ Adjusted due to a calculation error

FOREWORD BY THE MANAGEMENT BOARD



Keegan Viscius (CEO)



Andreas Schillhofer (CFO)

DEAR SHAREHOLDERS,

CA Immo's strategic focus on prime office assets well located in major urban gateway cities of some of Europe's most attractive business hubs positions the company to perform well in a normal business cycle, and to be stable in times of distress and uncertainty. Despite the challenging market environment, we continue to deliver stable operating performance and results for the first three quarters of 2024 – rental income and FFO I increased by 4% and 5% respectively, eight disposals of non-core assets were closed at a premium to average book value, and our development pipeline progressed on time and on budget.

After the reporting date we addressed our upcoming maturities in advance by successfully issuing a €350m green bond, and started a share buyback programme to increase shareholder value.

Robust operating performance

Despite the generally subdued environment for global office demand, we were able to maintain stable occupancy rates and record a good letting performance:

- Total leasing of c. 121,000 sqm of new and extended existing leases at rents around 5% above the expected rental value (ERV)
- 40 leases representing 28% of current vacant space were signed with future start dates.

Active capital rotation

We pursue a proactive, disciplined approach to our activities as an investor, manager, and developer of modern prime office properties, and focused early on disposing of non-core assets, continued disciplined reinvestments into our assets, and on simplifying the business model.

Our capital rotation program continued to yield positive results in 2024. Following the closing of three disposals in Q1, we successfully closed another eight deals in Q3, as well as the sale of a 10% minority interest in the Skyline Plaza shopping center in Frankfurt (which is reflected in the financial result). A recent key highlight was the sale of our ViE office building in Vienna, which closed in September. With this sale, we completed a successful investment and monetised a stable, fully let asset developed by CA Immo.

After the reporting date, we signed five additional sales with a total transaction volume of approximately €50m and expected closing dates by the end of the year. All closed transactions will be reflected in our FY 2024 results and further improve our portfolio quality and focus. The properties sold were non-core in terms of asset class, location, building quality, age, or value creation potential.

Development and refurbishment pipeline to strengthen the prime office focus and manage to green

Our development and refurbishment activities are a key to ensuring the high quality and sustainability of our portfolio. After many years of intensive development activity with a strong track record as a premium developer, followed by a period of consolidation and de-risking, we are now in the advanced stages of preparing for selective development and refurbishment project starts to support our prime office focus and manage to green ambitions.

Our Berlin office development Upbeat is 100% pre-let and construction is on time and on budget for completion in early 2026. Following our recent highly successful completion in Berlin (Hochhaus am Europaplatz), we started construction of the Anna Lindh Haus in Berlin in September. The new 16,000 sqm office building in the immediate vicinity of Berlin's main railway station embodies our commitment to sustainability and innovation by incorporating the latest trends in green building technologies and intelligent design principles. The building's CO₂ footprint will be reduced by around 50% over its entire life cycle thanks to its timber hybrid construction and the maximization of both energy efficiency in operation and the use of renewable energy sources (photovoltaics, heat pumps) on site.

In addition, preparations are well underway for two more projects – a ground-up development at Humboldthafen and the refurbishment of Karlsbad 11, one of our older standing assets in Berlin.

Once completed, these four assets will contribute up to €30m of total annual In-Place GRI and will further strengthen our prime office footprint in our core market Berlin.

Stable financial positioning and successful new bond issuance

Our balance sheet remains solid, with an equity ratio of 44.3%, a net LTV of 37.4%, and an adequate liquidity position. Our disciplined approach to capex and cost control both underlines and ensures that we are well positioned to seize any market opportunities effectively.

At the end of October, we addressed upcoming maturities in advance by successfully issuing a senior unsecured fixed-rate green bond of €350m with a 5.5-year maturity and a 4.25% annual coupon. The issuance was almost five times oversubscribed with strong demand from

around 150 investors. At the same time, CA Immo repurchased €74.1m of the outstanding Green Bond 2025 (€350m, 1.000%) as part of a buyback. The outstanding nominal value of the 2025 bond was reduced by the corresponding amount. The remaining net proceeds from the issue will also be used to refinance the reduced green bond.

Share buyback programme to increase shareholder value

On 11 November 2024, we resolved a share buyback programme on the basis of the authorizing resolution of the 36th Annual General Meeting on 4 May 2023. The volume totals up to 1,869,606 shares (representing approx. 1.76% of the current share capital of the company). The share buyback programme is expected to start on 28 November 2024 at the earliest and will end no later than 3 November 2025. A general key objective of the share buyback is to increase the shareholder value of the Company.

Outlook 2024 and priorities for 2025

The real estate market remains dynamic and to some extent unpredictable, influenced by higher interest rates compared to pre 2022 levels, economic fluctuations, regulatory changes, and evolving tenant needs. Increasing political uncertainty – exacerbated by the US elections and current political developments in Germany, among other factors – is expected to affect the economic performance in Europe, which in turn will have a direct impact on the demand for office space.

This environment creates fierce competition for capital, which requires discipline and a strong focus to protect our core business, as well as a willingness to embrace change in order to emerge stronger and seize new opportunities as they arise.

Looking ahead, we remain cautiously optimistic about the office market. We expect office markets to continue to bifurcate, with greater pricing pressure on weaker assets in non-central locations. With our focused prime office portfolio and our agile management approach, we believe we remain well positioned to overcome these challenges.

Our strategic priorities remain focused on (1) accelerating non-core disposals, (2) simplifying our business model, (3) increasing critical mass and driving economies of scale, (4) continued disciplined investment in financially accretive developments and income-producing properties, particularly in our core markets of Berlin and

Munich, (5) selective external investment, (6) maintaining a strong balance sheet and stable financing KPIs / covenants and (7) returning excess capital to shareholders.

Our recurring earnings (FFO I) target for the full year 2024 is confirmed to exceed €105m (€1.07 per share).

As we move forward, we remain focused on delivering sustainable value to our stakeholders. Despite the challenging markets of recent years, we have delivered a total

accounting return of 37% and a total shareholder return of 34% since the end of 2018 – significantly outperforming the EPRA benchmark (2%) and an equal-weighted index of peers (-16%). We are confident that with our clear strategy, strong financial foundation, and talented team, CA Immo is well positioned for continued success.

Finally, we would like to thank our shareholders for their trust and confidence in us as stewards of their capital, and our tenants, partners, and employees for their unwavering support and dedication.

Vienna, 27 November 2024

The Management Board



Keegan Viscius
(Chief Executive Officer)



Andreas Schillhofer
(Chief Financial Officer)

CAPITAL MARKETS

ECONOMIC ENVIRONMENT

According to the International Monetary Fund's (IMF) October 2024 World Economic Outlook, the global fight against inflation has been largely successful, although price pressures remain in some countries. After peaking at 9.4% year-on-year in the third quarter of 2022, inflation is expected to fall to 3.5% by the end of 2025, below the average of 3.6% between 2000 and 2019. Moreover, the global economy has proven unusually resilient during the disinflation process, avoiding a global recession despite a sharp and globally synchronized tightening of monetary policy. Stable growth of 3.2% is predicted for 2024 and 2025. While the global decline in inflation is an important milestone, global risks are increasing and now dominate the outlook: an escalation of regional conflicts, tightening monetary policy for too long, a possible resurgence of volatility in the financial markets with negative effects on government bond markets, a sharper slowdown in growth in China and a further intensification of protectionist policies.

The rise and subsequent fall in global inflation is due to a unique combination of shocks: widespread supply disruptions combined with strong demand pressures resulting from the pandemic, followed by a sharp increase in commodity prices resulting from the war in Ukraine. As supply disruptions faded and monetary policy tightening began to dampen demand, the normalization of labor markets allowed inflation to fall quickly without a sharper slowdown in economic activity. Much of the disinflation is, of course, attributable to the shocks themselves fading, followed by an improvement in labor supply. But monetary policy also played an important role by helping to keep inflation expectations firmly under control, thereby avoiding damaging wage-price spirals. Since June, major central banks in advanced economies have begun to lower policy rates and shift monetary policy towards a neutral stance. This will support economic activity at a time when labor markets are showing signs of weakness in many advanced economies and unemployment rates are rising.

According to a preliminary flash estimate published by Eurostat, the statistical office of the European Union, seasonally adjusted GDP rose by 0.4% in the euro area and by 0.3% in the EU in the third quarter of 2024, compared with the previous quarter. In the second quarter of 2024, GDP rose by 0.2% in the euro area and by 0.3% in the EU. Compared to the same quarter of the previous year, seasonally adjusted GDP rose by 0.9% in both the euro area and the EU in the third quarter of 2024, after +0.6%

in the euro area and +0.8% in the EU in the previous quarter.

In September 2024, the seasonally adjusted unemployment rate in the euro area was 6.3%, unchanged compared to August 2024 and down from 6.6% in September 2023. The EU unemployment rate was 5.9% in September 2024, also unchanged compared to August 2024 and down from 6.1% in September 2023.

Euro area annual inflation in October 2024 is estimated to be 2.0%, up from 1.7% in September. Regarding the main components of euro area inflation, "services" is expected to have the highest annual rate in October (3.9%, unchanged from September), followed by "food, alcohol & tobacco" (2.9%, compared with 2.4% in September), "non-energy industrial goods" (0.5%, compared with 0.4% in September) and "energy" (-4.6%, compared with -6.1% in September)."

In October 2024, the Governing Council decided to lower the three key ECB interest rates by 25 basis points each. Accordingly, the interest rate on the deposit facility and the interest rates on the main refinancing operations and the marginal lending facility are 3.25%, 3.40% and 3.65% respectively as of October 23, 2024. In particular, the decision to lower the deposit facility rate – the rate at which the Governing Council steers the monetary policy stance – reflects the Governing Council's updated assessment of the inflation outlook, underlying inflation dynamics and the strength of monetary policy transmission. The latest inflation data suggest that the disinflation process is well advanced. The inflation outlook is also affected by the latest economic indicators, which have been weaker than expected. Meanwhile, financing conditions remain more restrictive.

The Governing Council is committed to ensuring a timely return of inflation to the medium-term objective of 2%. It will keep key interest rates sufficiently restrictive for as long as necessary to achieve this objective. The Governing Council's assessment of the appropriate level and duration of the restrictive level will continue to depend on the data and will be made on a meeting-by-meeting basis. Its interest rate decisions will be based primarily on its assessment of the inflation outlook in the light of current economic and financial data, the momentum of underlying inflation and the strength of monetary policy transmission. The Governing Council does not commit to a specific interest rate path in advance.

At the press conference to explain the latest monetary policy decisions, Christine Lagarde, President of the ECB,

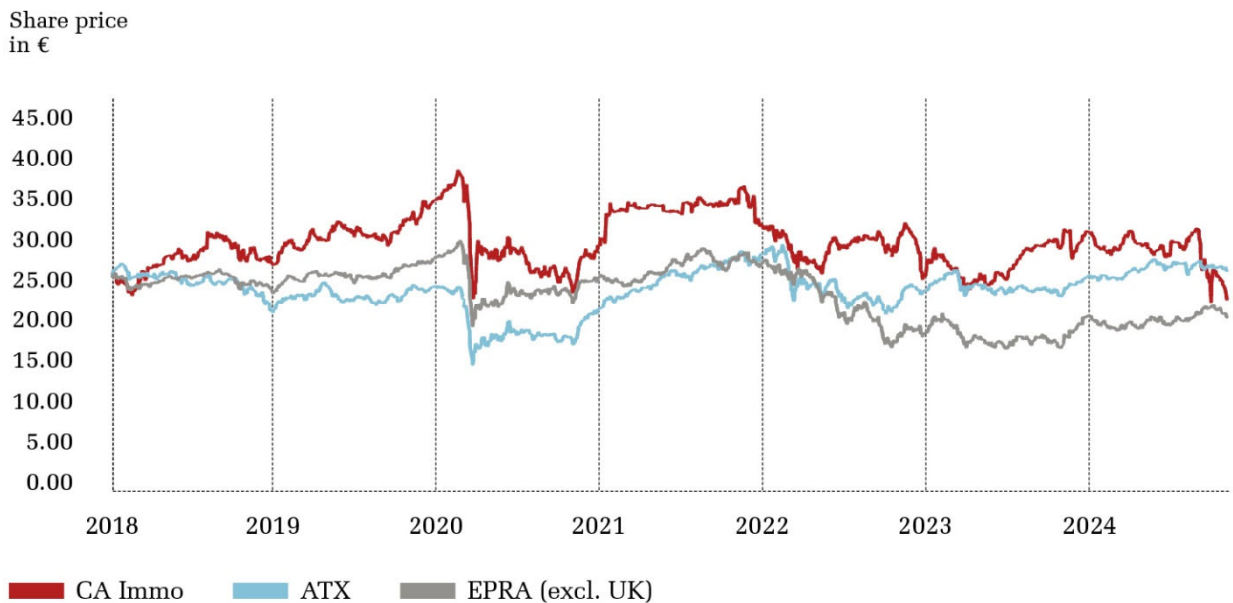
said: “Risks to economic growth remain tilted to the downside. Lower confidence could lead to consumer and business spending not recovering as quickly as expected. This could be amplified by geopolitical risks stemming, inter alia, from Russia’s unwarranted war in Ukraine and the tragic conflict in the Middle East. These factors could also affect energy supplies and global trade. Lower demand for euro area exports, stemming, for example, from a weaker global economy or from an escalation of trade tensions between major economies, would further weigh on euro area growth. Lower growth could also result if the lagged effects of monetary policy tightening are larger than expected. Growth could be higher if the global economy grows more strongly than anticipated or if easier financing conditions and falling inflation lead to a faster pick-up in consumer and business spending.”

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

Since the start of the year, the CA Immo share price has fallen by around 17% to close at €26.86 on September 30, 2024. By comparison, the ATX rose by around 6%. The European real estate index EPRA (excl. UK) rose by 7% in the same period. The CA Immo share reached its high of the year on August 28, 2024 at €33.12 (closing price). The low of the year was on September 26, 2024 at €21.88 (closing price).

As at September 30, 2024, market capitalization for CA Immo was approximately €2.9bn (September 30, 2023: €3.3bn). The average daily trading volume (single counting) increased significantly by 343% in the first nine months of 2024 compared to the same period of the previous year, and amounted to 562.6 thousand shares, compared to 127.1 thousand shares in 2023. The average daily liquidity of the share (single counting) increased by around 393% compared to the first nine months of 2023 and amounted to €16.8m (3Q 2023: €3.4m).

SHARE PRICE DEVELOPMENT IN RELATION TO ATX AND EPRA (01.01.2018 –04.11.2024) ¹⁾



¹⁾ Rebased to CA Immo share price as at 01.01.2018

ONE-YEAR PERFORMANCE (01.10.2023 TO 30.09.2024)

CA Immo	-14.32%
ATX	16.85%
EPRA Developed Europe (ex UK)	32.25%

Source: Bloomberg

ANALYST COVERAGE

CA Immo is currently assessed by seven financial institutions. The most recently published 12-month target prices are in the range of €26.50 to €33.00, with the valuation median at €28.00. On the basis of the closing price for September 30, 2024, this represents a discount of around 4%.

ANALYST RECOMMENDATIONS

Wood & Company	24.10.2024	€27.90	Hold
Kempen	15.10.2024	€26.50	Neutral
Erste Group	15.10.2024	€27.50	Accumulate
Kepler Cheuvreux	27.09.2024	€28.00	Buy
Deutsche Bank	26.09.2024	€30.00	Hold
SRC Research	03.09.2024	€33.00	Accumulate
Raiffeisen Bank International	13.05.2024	€31.00	Hold
Average		€29.13	
Median		€28.00	

ORDINARY GENERAL MEETING 2024

The 37th Annual General Meeting of CA Immo took place on May 2, 2024. Taking into account the treasury shares held by the company, from which voting rights cannot be exercised, attendance amounted to around 75% of the share capital or 422 shareholders and shareholder representatives.

In addition to the ordinary items on the agenda (appropriation of profits, discharge of the Management Board and Supervisory Board, determination of Supervisory Board remuneration, election of Ernst & Young Wirtschaftsprüfungsgesellschaft m.b.H. as auditor of the financial statements and consolidated financial statements for the 2024 financial year and resolution on the remuneration report for the 2023 financial year), the re-

election of Mr. Jeffrey G. Dishner to the Supervisory Board was also put to the vote. All of the company's proposed resolutions received the majority required by law.

The Annual General Meeting's resolution on the appropriation of profits provided for the distribution of a dividend of €0.80 for each dividend-bearing share from the distributable profit of €460,572,473.47 reported as at December 31, 2023. The remaining part of the balance sheet profit was carried forward to new account. The dividend was paid out on May 13, 2024.

SHARE BUYBACK PROGRAMME

On 11 November 2024, the Management Board of CA Immobilien Anlagen AG resolved a share buyback programme in accordance with Article 65 para 1 no. 8 of the Austrian Corporation Act (AktG) on the basis of the authorizing resolution of the 36th Annual General Meeting on 4 May 2023 ("Authorisation"). The volume totals up to 1,869,606 shares (representing approx. 1.76% of the current share capital of the company). The share buyback programme foresees share purchases via the stock exchange. The terms and conditions of such purchases follow the Authorisation. In particular, the lowest amount payable on repurchase must not be less than 30% and must not exceed 10% of the average unweighted price at the close of the market on the ten trading days preceding the repurchase. The maximum amount payable shall not be higher than the most recently published IFRS NAV per share.

The share buyback programme is expected to start on 28 November 2024 at the earliest and will end no later than 3 November 2025. The buyback will be made for any permitted purpose covered by the Authorisation. A general key objective of the share buyback is to increase the shareholder value of the Company. CA Immobilien Anlagen AG currently holds around 8.78 million treasury shares, representing approx. 8.24% of the current share capital of the company.

BONDS & RATING

As of the balance sheet date, three corporate bonds of CA Immo were listed on the Official Market of the Vienna Stock Exchange and partly on the Regulated Market of the Luxembourg Stock Exchange (Bourse de Luxembourg).

The rating agency Moody's currently rates CA Immo's long-term issuer rating and the senior unsecured ratings of the outstanding corporate bonds at Baa3. The rating was last confirmed by Moody's in June 2024. The outlook was previously changed from "negative" to "stable" in April 2024.

SUCCESSFUL ISSUANCE OF A €350M GREEN BOND

At the end of October 2024, CA Immo successfully issued a senior unsecured fixed-rate green bond of €350m with a maturity of 5.5 years and an annual coupon of 4.25%. The issue was almost five times oversubscribed with strong demand from around 150 investors. The net proceeds will be used in particular to refinance the outstanding green bond in the amount of €350m with a maturity in 2025.

At the same time, CA Immo decided to invite the holders of the outstanding green bond 2025 (€350m, 1.000%) to buy back up to €75m of the outstanding bond for cash. After the expiry of the offer period, CA Immo was offered a total of €74.1m for buyback, which was fully accepted by the company. The outstanding nominal amount of the 2025 bond was reduced by the corresponding amount.

CAPITAL STOCK AND SHAREHOLDER STRUCTURE

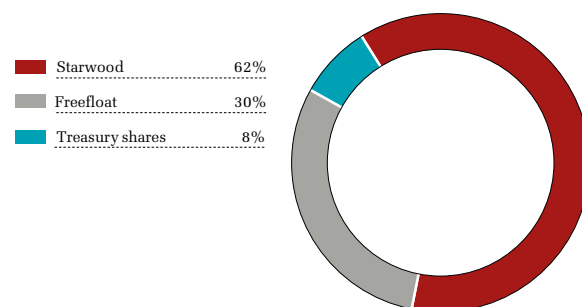
The share capital of the Company amounts to €774,229,017.02 and is divided into four registered shares and 106,496,422 ordinary bearer shares, each with a proportionate amount of €7.27 of the share capital. The

bearer shares are listed on the Prime Market of the Vienna Stock Exchange (ISIN: AT0000641352).

With a stake of around 62% (66,531,265 bearer shares and four registered shares at the time of reporting), SOF-11 Klimt CAI S.à r.l., Luxembourg, a company managed by Starwood Capital Group, is the largest shareholder in CA Immo. The Starwood Capital Group is a private investment company focusing on the global real estate market.

Shareholders are required to report their shareholdings and financial instruments if they exceed the legal reporting threshold of 4% (including financial instruments). This only affects the core shareholder SOF-11 Klimt CAI S.à r.l. and the shareholder The Goldman Sachs Group, Inc. (with a holding of 0.08% shares and 6.01% financial instruments as of November 20, 2024).

SHAREHOLDER STRUCTURE



SHARE RELATED KEY FIGURES

		30.09.2024	31.12.2023
IFRS NAV per share	€	26.70	27.88
EPRA NRV per share	€	34.89	36.14
EPRA NTA per share	€	32.24	33.59 ¹⁾
EPRA NDV per share	€	27.31	29.21
Premium/discount to IFRS NAV per share	%	0.60	16.39
Premium/discount to EPRA NRV per share	%	-23.02	-10.21
Premium/discount to EPRA NTA per share	%	-16.69	-3.39 ¹⁾
Premium/discount to EPRA NDV per share	%	-1.65	11.09
Weighted number of shares	pcs.	106,496,426	106,496,426
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Average number of shares outstanding	pcs.	97,716,389	98,270,799
Average price/ share	€	30.16	28.33
Market capitalisation (key date)	€ m	2,860.5	3,455.8
Closing price	€	26.86	32.45
Highest price	€	33.58	33.05
Lowest price	€	21.48	23.20
Dividend paid in the business year/per share	€	0.80	3.56
Dividend yield ²⁾	%	2.98	10.97

¹⁾ Adjusted

²⁾ Closing price

BASIC INFORMATION ON THE CA IMMO SHARE

Type of shares	No-par value shares
Stock market listing	Vienna Stock Exchange. prime market
Indices	ATX, ATX-Prime, IATX, FTSE EPRA/NAREIT Europe, GPR IPCM LFFS Sustainable GRES, WBI
Specialist	Tower Research Capital Europe BV
Market maker	Erste Group Bank AG, HRTEU Limited, Raiffeisen Bank International AG, Société Générale S.A., Susquehanna International Securities Limited, XTX Markets SAS
Stock exchange symbol/ISIN	CAI/AT0000641352
Reuters	CAIV.VI
Bloomberg	CAI:AV
Email	ir@caimmo.com
Website	www.caimmo.com

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FINANCIAL CALENDAR 2025

26.03.2025

ANNUAL RESULT 2024 (ANNUAL FINANCIAL REPORT)

05.05.2025

38TH ANNUAL GENERAL MEETING (AGM)

09.05.2025

EX DATE (DIVIDEND) - Shares are traded for the first time without dividend

14.05.2025

PAYMENT DATE (DIVIDEND) - Dividend is paid out to shareholders

27.08.2025

HALF-YEAR RESULT 2025

25.04.2025

RECORD DATE (AGM) - Proof of shareholding for participation in the 38th Annual General Meeting (AGM)

08.05.2025

CUM DATE (DIVIDEND) - Last day to buy shares with entitlement to dividend

12.05.2025

RECORD DATE (DIVIDEND) - Determination of entitled shares in connection with dividend payments

21.05.2025

INTERIM REPORT FOR THE FIRST QUARTER 2025

26.11.2025

INTERIM REPORT FOR THE THIRD QUARTER 2025

PROPERTY ASSETS

The company's core business is commercial real estate, with a clear focus on office properties across the gateway cities in Germany, Austria and the CEE region; it deals with both investment properties (89% of the total portfolio) and investment properties under development (9% of the total portfolio). Properties intended for trading or sale

(reported under short-term property assets) account for the remaining 2% of property assets.

As at the reporting date of 30 September 2024, the value of **total property assets** stood at around €5.0bn (31.12.2023: €5.2bn).

PROPERTY ASSETS OF THE CA IMMO GROUP AS AT 30 SEPTEMBER 2024

in € m	Investment properties ¹⁾	Investment properties under development	Short-term property assets ²⁾	Property assets	Property assets in %
Germany	2,821.7	435.2	112.5	3,369.4	66.9
Austria	260.7	0.0	0.0	260.7	5.2
Poland	527.0	0.0	0.0	527.0	10.5
Czechia	467.3	0.5	0.0	467.8	9.3
Others ³⁾	409.2	0.0	0.0	409.2	8.1
Subtotal	4,485.9	435.7	112.5	5,034.1	100.0
share of total portfolio	89.1%	8.7%	2.2%		

¹⁾ Includes properties used for own purposes

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

³⁾ Includes investment properties in Hungary and an office building in Belgrade

CHANGES TO THE PORTFOLIO IN THE FIRST THREE QUARTERS OF THE YEAR

Sales

CA Immo successfully completed the sale of older and non-strategic portfolio buildings, as well as German land reserves, which are not primarily suitable for office use, in the first three quarters of the year. In total, sales proceeds of €138.9m (30.9.2023: €478.8m, incl. sale of real estate owned pro rata by CA Immo, at equity) were generated across the Group. In the case of company sales

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

In addition to the property sales listed in the table below, CA Immo sold its financial interest in the Skyline Plaza shopping centre in Frankfurt (10% minority interest) during the third quarter. The sales revenue is reflected in the financial result.

OVERVIEW OF SALES TRANSACTIONS COMPLETED IN THE FIRST THREE QUARTERS OF THE YEAR 2024

Property name	City	Main Usage	Type	Assets	Sales date (closing)	Share ¹⁾	Area in sqm ²⁾	Book Value (Closing) in €m
Mariahilferstraße 17	Vienna	Office	Investment property	1	Q1 2024	100%	3,654	28.2
AW Freimann - Wasserturm	Munich	Office	Plot	1	Q1 2024	100%	9,157	0.7
Marina Quartier - Donaulände	Munich	Hotel	Plot	1	Q1 2024	100%	3,332	1.8
Ladehof Moosach	Munich	Office	Plot	1	Q3 2024	100%	12,750	14.0
die:WERFT	Mainz	Office	Plot	1	Q3 2024	50%	30,188	11.2
Hafenblick II	Mainz	Others	Plot	1	Q3 2024	50%	6,577	6.0
Isargärten Thalkirchen	Munich	Others	Plot	1	Q3 2024	100%	2,105	0.0
Feldkirchen	Munich	Residential	Plot	1	Q3 2024	100%	268,481	12.5
Badensee Feldkirchen	Munich	Others	Plot	1	Q3 2024	100%	183,501	0.4
Lasallestrasse 47	Munich	Residential	Plot	1	Q3 2024	100%	7,713	0.1
VIE	Vienna	Office	Investment property	1	Q3 2024	100%	14,113	52.1
Total				11			541,571	127.0

¹⁾ Project share held by CA Immo

²⁾ Area: for investment properties: rental area, for land: land area

INVESTMENT PROPERTIES

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

As at 30 September 2024, the investment portfolio had an approximate book value of €4.5bn (31 December 2023: €4.8bn) and incorporated a total rentable effective area of around 1.1m sqm. Around 63% of the portfolio (based on

book value) is in Germany, 31% of the remaining investment properties are located in CEE, and 6% in Austria. In the first three quarters of the year 2024, the Group generated rental income of €179.1m (30.09.2023: €172.7m). As at the reporting date, the portfolio produced a yield of 5.4% (31 December 2023: 5.2%) with the occupancy rate at 88.8% (31 December 2023: 88.8%).

Lettings Performance

In the first three quarters of the year 2024, a total of around 121,000 sqm of rentable area was newly let or extended. 44% of all leases were new leases or lease expansions, 56% accounted for lease extensions.

OVERVIEW INVESTMENT PROPERTIES KEY FIGURES AS AT 30 SEPTEMBER 2024

	Book value	Rentable area	Occupancy rate ³⁾	Annualised rental income	Yield
	in € m	in sqm	in %	in € m	in %
Germany	2,816.2	458,237	93.9	127.8	4.5
Austria	260.4	115,157	84.4	18.1	6.9
Poland	491.0	154,468	86.6	33.9	6.9
Czechia	467.3	141,599	94.6	27.9	6.0
Others ¹⁾	407.2	200,726	77.4	31.7	7.8
Subtotal	4,442.1	1,070,186⁴⁾	88.8⁴⁾	239.4	5.4
Other investment properties ²⁾	43.8	0			
Total investment properties	4,485.9	1,070,186⁴⁾			

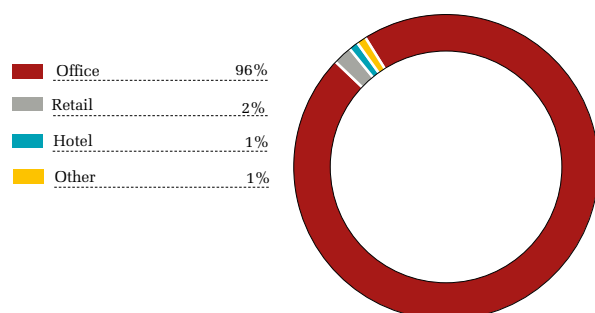
¹⁾ Including investment properties in Hungary and an office building in Belgrade (non-core properties)

²⁾ Includes properties used for own purposes

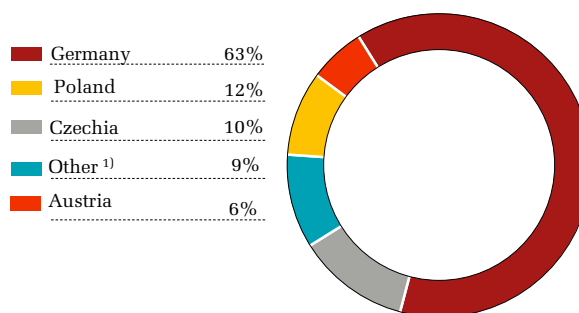
³⁾ By area (sqm)

⁴⁾ Excluding strategic vacancies: strategic vacancies are defined as space that is not let for strategic reasons, for example while modernisation work is being carried out or in order to optimise a building's tenant structure.

DISTRIBUTION OF BOOK VALUE INVESTMENT PROPERTIES BY MAIN USAGE (BASIS €4.5BN)



DISTRIBUTION OF BOOK VALUE INVESTMENT PROPERTIES BY COUNTRY (BASIS €4.5BN)



¹⁾ Including investment properties in Hungary and an office building in Belgrade

Like-for-like portfolio development

The like-for-like analysis of the portfolio provides an overview of the organic year-on-year development of the key portfolio figures, adjusted for portfolio changes (property additions and disposals) to enable comparability. The reduction in the balance sheet value as well as

the increase in the gross yield during the first three quarters of 2024 resulted mainly from the negative net result from property valuation, which reflects changed market conditions in all CA Immo markets. Rising rental income is the result of lease adjustments due to indexation clauses and good letting performance.

LIKE-FOR-LIKE COMPARISON

m	Book values		Rental income P&L		Gross yield in % ¹⁾		Occupancy rate in % ²⁾	
	Q3 2024	Q3 2023 ³⁾	Q3 2024	Q3 2023 ³⁾	Q3 2024	Q3 2023 ³⁾	Q3 2024	Q3 2023 ³⁾
Germany	2,238.0	2,419.3	77.3	67.7	4.5	4.1	95.7	97.5
Austria	260.4	279.9	13.5	13.3	6.9	6.3	84.4	85.7
Poland	491.0	516.9	24.2	25.1	6.9	6.4	86.6	90.5
Czechia	467.3	467.9	19.6	19.8	6.0	5.7	94.6	93.0
Hungary	371.1	411.8	17.6	17.4	7.4	5.9	75.1	66.9
Serbia	36.1	38.8	2.9	2.9	11.5	9.9	98.9	98.8
Total	3,863.9	4,134.6	155.1	146.1	5.5	4.9	89.1⁴⁾	88.8⁴⁾

¹⁾ Annualised contractual rent/balance sheet value

²⁾ Utilisation by area in m²

³⁾ The previous year's figures differ from the figures published for the first three quarters of 2023 due to the like-for-like calculation

⁴⁾ Excluding strategic vacancies: strategic vacancies are defined as space that is not let for strategic reasons, for example while modernisation work is being carried out or in order to optimise a building's tenant structure.

INVESTMENT PROPERTIES UNDER DEVELOPMENT

The **investment properties under development** with a total book value of around €439.7m (31 December 2023:

€362.5m) comprise development projects and land reserves. This figure also includes land and projects intended for trading (short-term property assets).

INVESTMENT PROPERTIES UNDER DEVELOPMENT BY COUNTRY AS AT 30 SEPTEMBER 2024

in € m	Landbank		Projects in planning		Projects under construction		Total Investment Properties under Development	
	Book value	Book value in %	Book value	Book value in %	Book value	Book value in %	Book value	Book value in %
Frankfurt	75.5	42.9	0.0	0.0	0.0	0.0	75.5	17.2
Berlin	82.5	46.8	58.2	100.0	205.3	100.0	346.0	78.7
Munich	17.7	10.0	0.0	0.0	0.0	0.0	17.7	4.0
Germany	175.7	99.7	58.2	100.0	205.3	100.0	439.2	99.9
Czechia	0.5	0.3	0.0	0.0	0.0	0.0	0.5	0.1
CEE	0.5	0.3	0.0	0.0	0.0	0.0	0.5	0.1
Total	176.2	100.0	58.2	100.0	205.3	100.0	439.7	100.0

INVESTMENT PROPERTIES UNDER DEVELOPMENT AS AT 30 SEPTEMBER 2024 – DETAIL

in € m	City	Usage	Share in % ¹⁾	Assets	Area in sqm	Book Value incl. JV's	Book Value excl. JV's	Total Investment Cost ²⁾	Out-standing construction costs	Gross yield on cost in %	Utilisation ³⁾ in %
Upbeat	Berlin	Office	100%	1	34,911	162.1	162.1	338.8	161.5	4.9%	100%
Anna Lindh Haus	Berlin	Office	100%	1	16,030	43.2	43.2	126.0	82.7	6.3%	0%
Flösserhof	Mainz	Residential	50%	1	6,371	15.0	0.0	44.3	0.9	-	69%
Total projects under construction				3	57,312	220.3	205.3	509.2	245.1		
Am Karlsbad 11		Office	100%	1	11,315	44.8	44.8	-	-	-	-
Humboldthafen		Office	100%	1	6,125	13.4	13.4	-	-	-	-
Total projects in planning				2	17,440	58.2	58.2				
Landbank Hold			100%	9	251,989	172.1	172.1	-	-	-	-
Landbank Sale			100%	8	199,042	52.6	4.1	-	-	-	-
Total landbank				17	451,031	224.7	176.2				
Total projects & landbank				22	525,783	503.2	439.7	509.2	245.1		

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

²⁾ Incl. land (total investment volume without land: €404.9m)

³⁾ Preutilisation level of projects for own portfolio: Pre-letting. Degree of pre-utilisation of projects for sale: Sale

SUPPLEMENTARY REPORT

The following activities after the key date of 30 September 2024 are reported:

Successful issuance of a €350m Green Bond

At the end of October 2024, CA Immo successfully issued a senior unsecured fixed-rate green bond of €350m with a maturity of 5.5 years and an annual coupon of 4.25%. The issue was almost five times oversubscribed with strong demand from around 150 investors. The net proceeds will be used in particular to refinance the outstanding green bond in the amount of €350m with a maturity in 2025.

At the same time, CA Immo decided to invite the holders of the outstanding green bond 2025 (€350m, 1.000%) to buy back up to €75m of the outstanding bond for cash. After the expiry of the offer period, CA Immo was offered a total of €74.1m for buyback, which was fully accepted by the company. The outstanding nominal amount of the 2025 bond was reduced by the corresponding amount.

Share buyback programme

On 11 November 2024, the Management Board of CA Immobilien Anlagen AG resolved a share buyback programme in accordance with Article 65 para 1 no. 8 of the Austrian Corporation Act (AktG) on the basis of the authorizing resolution of the 36th Annual General Meeting on 4 May 2023 (“Authorisation”). The volume totals up to 1,869,606 shares (representing approx. 1.76% of the current share capital of the company). The share buyback programme foresees share purchases via the stock exchange. The terms and conditions of such purchases follow the Authorisation. In particular, the lowest amount payable on repurchase must not be less than 30% and must not exceed 10% of the average unweighted price at the close of the market on the ten trading days preceding the repurchase. The maximum amount payable shall not be higher than the most recently published IFRS NAV per share.

The share buyback programme is expected to start on 28 November 2024 at the earliest and will end no later than 3 November 2025. The buyback will be made for any permitted purpose covered by the Authorisation. A general key objective of the share buyback is to increase the shareholder value of the Company. CA Immobilien Anlagen AG currently holds around 8.78 million treasury shares, representing approx. 8.24% of the current share capital of the company.

RESULTS

Result from letting

In the first nine months of 2024, CA Immo recorded an increase in rental income of 3.7% to €179.1m (1-3Q 2023: €172.7m). This development is predominantly related to the completion of project developments in previous years (+€12.2m yoy) and higher rental income from investment properties (+€0.7m yoy), which more than compensated for the decline in rental income from the sale of non-strategic properties as part of the strategic capital rotation program (€-6.5m yoy).

Property expenses directly attributable to the asset portfolio – including own operating expenses – stood at €-29.9m (1-3Q 2023: €-29.3m). Net rental income after the first nine months was €149.2m (1-3Q 2023: €143.4m), an increase of 4.1% on the previous year.

The efficiency of letting activity, measured as the operating margin in rental business (net rental income to rental income), stood at 83.3% and therefore close the previous year's value of 83.0%.

Other expenditure directly attributable to project development stood at €-1.8m after nine months, against €-0.9m in 1-3Q 2023. Gross revenue from services stood at €1.5m, below the previous year's value of €2.7m. This item mainly includes development revenues for third parties generated via the subsidiary omniCon, which was spun off from the company on January 31, 2024. This also includes income from business relationships with related parties.

Sales result

As at the key date, the result from property trading and construction services stood at €10.9m (1-3Q 2023: €90.9m). The result from the sale of investment properties amounted to €2.8m in 1-3Q 2024 (€67.1m in 1-3Q 2023). The lower sales result compared to the same period of the previous year is due to reduced sales activity in the first three quarters of 2024 and particular sales successes in the previous year. The sales of the Langes Land property in Munich and the Rennweg/Mechelgasse property in Vienna were the main contributors to the result from trading and construction works and the result from the sale of investment properties in the previous year.

Indirect expenses

Indirect expenditures stood at €-33.1m in the first nine months of 2024, -5.7% below the previous year's level (1-3Q 2023: €-35.1m). This item also contains expenditure counterbalancing the aforementioned €1.5m gross revenue from services.

Other operating income

Other operating income stood at around €1.6m, compared to the 1-3Q 2023 value of €0.3m.

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

As a result of the developments outlined (predominantly due to the lower property sales result), earnings before interest, taxes, depreciation and amortisation (EBITDA) decreased by -51.2% to €131.0m (compared to €268.4m in 1-3Q 2023). With an EBITDA of €92.1m, the German segment generated the largest share at around 70%. The Austria segment made a negative EBITDA contribution of €-5.3m. The largest contribution to the EBITDA of the CEE core markets came from Poland, which generated an EBITDA of €17.3m (13%), followed by Czechia with €15.9m (12%).

Revaluation result

After the first nine months of 2024, the total revaluation gain amounted to €19.5m, with a revaluation loss of €-138.7m. This resulted in a net revaluation of €-119.2m (€-155.7m in 1-3Q 2023). The negative revaluation result included investment properties (83%), properties under development (16%) as well as properties held for sale and land reserves (1%). Geographically, Germany accounted for the largest share of the revaluation result at around 65%, followed by CEE (31%) and Austria (4%). The main driver of the negative revaluation result was yield decomposition, which could not be offset by rising rental assumptions.

Result from joint ventures

Current results of joint ventures consolidated at equity are reported under 'Result of joint ventures' in the consolidated income statement and amounted to €12.1m as at the reporting date (€2.7m in 1-3Q 2023). The increase compared to the previous year is mainly due to sales activities in the Zollhafen Mainz joint venture and the progress of the zoning process in the Eggartensiedlung joint venture in Munich.

Earnings before interest and taxes (EBIT)

Earnings before interest and taxes (EBIT) of €21.9m was -80.2% below the 1-3Q 2023 result of €111.1m, primarily driven by the lower property sales result as well as the negative revaluation result in the first nine months in 2024.

Financial result

The financial result stood at €-54.2m after the first nine months (1-3Q 2023: €-36.4m). The Group's financing

costs amounted to €-39.4m, -0.8% below the value for 1-3Q 2023 (€-39.8m).

The result from derivatives amounted to €-19.8m (€-4.6m in 1-3Q 2023). The result from financial investments of €5.9m decreased compared to the reference value for the previous year's period of €8.4m. Other items in the financial result totaled €-0.9m (€-0.4m in 1-3Q 2023).

Taxes on income

Earnings before taxes (EBT) totaled €-32.3m and were thus lower than the previous year's figure of €74.7m, primarily due to the lower property sales result and the negative revaluation result in the first nine months of 2024. On the key date, income tax expense was €-1.2m (1-3Q 2023: €-24.0m).

Consolidated net result

Consolidated net result was €-33.4m, also down on the 1-3Q 2023 value of €61.1m. Earnings per share amounted to €-0.34 on the balance sheet date (€0.62 per share in 1-3Q 2023).

Funds from operations (FFO)

In the first nine months of 2024, FFO I of €86.5m was generated, which is 4.7% above the previous year's figure

of €82.7m. FFO I is a key indicator of the Group's recurring earnings power and is reported before taxes and adjusted for the result from disposals and other non-recurring effects. Adjusted non-recurring effects amounted in total to €-2.7m (1-3Q 2023: €1.8m). These primarily related to financing expenses, administrative expenses and operating expenses.

FFO I per share amounted to €0.89 as of the reporting date and was thus 5% above the previous year's figure (1-3Q 2023: €0.84 per share).

FFO II, including property sales result, other non-recurring earnings effects and after tax, is an indicator of the Group's overall profitability and amounted to €88.1m as of the reporting date, -44.5% below the figure for the first nine months of 2023 of €158.7m. The main reason for the decrease is the profitable sales activity in 2023. FFO II per share stood at €0.90 (1-3Q 2023: €1.61 per share).

FUNDS FROM OPERATIONS (FFO)

FUNDS FROM OPERATIONS (FFO)	30.09.2024	30.09.2023
€ m		
Net rental income (NRI)	149.2	143.4
Income from services	1.5	2.7
Other operating income/expenses excl. services	1.6	0.3
Other operating income/expenses	3.1	3.0
Indirect expenses	-33.1	-35.1
Result from joint ventures	0.4	-0.3
Finance costs	-39.4	-39.8
Result from financial investments ¹⁾	9.2	9.6
Non-recurring adjustments ²⁾	-2.7	1.8
FFO I (excl. trading and pre taxes)	86.5	82.7
Result from trading and construction works	10.9	90.9
Result from the sale of investment properties	2.8	67.1
Result from disposal of joint ventures	0.0	0.0
At-equity result property sales	8.4	6.0
Property sales result	22.0	164.0
Result from disposal of assets at fair value	-3.3	0.0
Other financial results	0.0	0.0
Other adjustments ³⁾	-0.3	-5.6
Current income tax	-16.8	-82.3
FFO II (incl. trading and after taxes)	88.1	158.7

¹⁾ Excluding value adjustments for cash and restricted cash

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

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

Balance sheet: assets

As at the balance sheet date, long-term assets amounted to €5,068.0m (86.1% of total assets). Investment property assets on balance sheet stood at €4,480.1m on the key date (31.12.2023: €4,743.4m). The decline in investment properties is primarily due to the negative property valuation result in the second quarter of 2024 and the reclassification of the property Am Karlsbad 11 in Berlin from investment properties to investment properties under development, the reclassification of investment properties to "Assets held for sale and assets in disposal groups" and the sale of investment properties.

The balance sheet item 'Property assets under development' was €435.7m on 30.09.2024 (31.12.2023: €344.1m). Total property assets (investment properties, properties used for own purposes, property assets under development and property assets held as current assets) amounted to €5,034.1m on the key date (€5,159.0m on 31.12.2023).

The net assets of joint ventures are shown in the balance sheet item 'Investments in joint ventures', which stood at €58.1m on the key date (€48.0m on 31.12.2023).

Cash and cash equivalents incl. cash deposits stood at €561.0m on the balance sheet date (€738.6m on 31.12.2023). The use of cash and cash equivalents included the repayment of a corporate bond due in February 2024 (€175m) and the repayment of the variable tranches of the promissory loan (Schuldschein) in the amount of €35.5m.

Balance sheet: liabilities**Equity**

As at the key date, shareholders' equity on the Group balance sheet stood at €2,609.1m (€2,724.6m on 31.12.2023). Since the start of the year, total assets decreased by around -5.4% to €5,883.0m (31.12.2023: €6,221.8m). The equity ratio remains solid at 44.3% (31.12.2023: 43.8%) but is slightly below the strategic target range of 45% - 50%.

Interest-bearing liabilities

The Group's financial liabilities amounted to €2,480.8m as of the reporting date (31.12.2023: €2,670.1m). Net debt (interest-bearing liabilities less cash and cash equivalents, cash deposits and restricted cash) stood at €1,883.7m at the end of September 2024 (31.12.2023: €1,888.8m). 100% of liabilities to banks and bonds are denominated in Euro.

Gearing (net debt to equity) was 72.2% at the reporting date (31.12.2023: 69.3%). The loan-to-value ratio based on balance sheet values was 37.4% (net, taking into account the Group's cash and cash equivalents, cash deposits and restricted cash) as of 30.09.2024, compared to 36.6% at the beginning of the year.

KEY BALANCE SHEET AND FINANCING FIGURES

€ m	30.09.2024	31.12.2023
Shareholders' equity	2,609.1	2,724.6
Long-term interest-bearing liabilities	2,375.4	2,297.6
Short-term interest-bearing liabilities	105.4	372.5
Cash and cash equivalents	-485.9	-663.5
Restricted cash	-36.2	-42.7
Cash deposits	-75.0	-75.1
Net debt	1,883.7	1,888.8
Equity ratio	44.3	43.8
Gearing (net)	72.2	69.3
Gearing (gross)	95.1	98.0
Loan-to-value (net)	37.4	36.6
Loan-to-value (gross)	49.3	51.8

EPRA METRICS

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

EPRA NET ASSET VALUE (NAV)

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

EPRA KEY FIGURES

EPRA Key Figures		30.09.2024	30.12.2023
EPRA NRV	€ m	3,409.5	3,531.0
EPRA NRV per share	€	34.89	36.14
EPRA NTA	€ m	3,150.6	3,282.3 ¹⁾
EPRA NTA per share	€	32.24	33.59 ¹⁾
EPRA NDV	€ m	2,669.0	2,854.6
EPRA NDV per share	€	27.31	29.21

¹⁾ Adjusted due to a calculation error

EPRA Net Reinstatement Value

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

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

EPRA Net Tangible Assets

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

EPRA Net Disposal Value

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

Net Asset Value (IFRS) stood at €2,609.0m on 30 September 2024 (€26.70 per share) against €2,724.5m at the end of 2023 (€27.88 per share); this represents a decrease of 4.2% (4.2% per share).

EPRA Net Tangible Assets (NTA) stood at €3,150.6m as at the reporting date, which is 4.0% lower than the value at year-end 2023 (€3,282.3m). This corresponds to an EPRA NTA per share of €32.24 –4.0% below the EPRA NTA as at 31 December 2023 of €33.59 per share. The comparative value (December 31, 2023) was adjusted due to a calculation error.

The number of shares in circulation on the reporting date was 97,716,389 (31 December 2023: 97,716,389, diluted).

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

€ m	30.09.2024			31.12.2023		
	EPRA NRV	EPRA NTA	EPRA NDV	EPRA NRV	EPRA NTA	EPRA NDV
IFRS Equity attributable to shareholders	2,609.0	2,609.0	2,609.0	2,724.5	2,724.5	2,724.5
i) Hybrid instruments (Convertible)	0.0	0.0	0.0	0.0	0.0	0.0
Diluted NAV	2,609.0	2,609.0	2,609.0	2,724.5	2,724.5	2,724.5
ii.a) Revaluation of IP (if IAS 40 cost option is used)	2.8	2.8	1.9	2.8	2.8	2.0
iv) Revaluation of trading properties	9.9	8.7	7.0	32.2	29.6	23.7
Diluted NAV at Fair Value	2,621.7	2,620.5	2,617.9	2,759.5	2,756.8	2,750.1
v) Deferred taxes in relation to fair value gains of IP	567.8	567.1		583.7	590.5 ¹⁾	
vi) Fair value of financial instruments	-37.0	-37.0		-65.0	-65.0	
ix) Fair value of fixed interest rate debt			51.1			104.5
xi) Purchasers' costs	257.0	0.0		252.9	0.0	
NAV	3,409.5	3,150.6	2,669.0	3,531.0	3,282.3¹⁾	2,854.6
Fully diluted number of shares	97,716,389	97,716,389	97,716,389	97,716,389	97,716,389	97,716,389
NAV per share in €	34.89	32.24	27.31	36.14	33.59¹⁾	29.21

¹⁾ Adjusted due to a calculation error

EPRA LOAN-TO-VALUE

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

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

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

EPRA LOAN-TO-VALUE

€ m	30.09.2024			31.12.2023		
	CAI	JV	Total	CAI	JV	Total
Include:						
Borrowings from Financial Institutions	1,477.9	10.6	1,488.5	1,492.2	17.8	1,510.0
Securities	0.0	0.0	0.0	0.0	0.0	0.0
Hybrids	0.0	0.0	0.0	0.0	0.0	0.0
Bonds	1,000.0	0.0	1,000.0	1,175.0	0.0	1,175.0
Foreign currency derivatives	0.0	0.0	0.0	0.0	0.0	0.0
Net payables	27.3	22.0	49.3	44.4	16.9	61.3
Own used property (debt)	0.0	0.0	0.0	0.0	0.0	0.0
Current accounts (equity characteristic)	0.0	0.0	0.0	0.0	0.0	0.0
Exclude:						
Cash and cash deposits	605.7	45.2	650.9	789.8	45.6	835.5
Net debt	1,899.5	-12.7	1,886.9	1,921.8	-11.0	1,910.9
Include:						
Own used properties at fair value	8.6	0.0	8.6	13.4	0.0	13.4
Investment properties at fair value	4,480.1	0.0	4,480.1	4,743.4	0.0	4,743.4
Properties held for sale	116.4	59.0	175.4	82.8	68.8	151.6
Properties under development	435.7	0.0	435.7	344.1	0.0	344.1
Intangible assets	1.2	0.0	1.2	1.6	0.0	1.6
Net receivables	0.0	0.0	0.0	0.0	0.0	0.0
Financial assets	13.0	0.0	13.0	11.6	0.0	11.6
Total Property Value	5,054.9	59.1	5,114.0	5,196.8	68.8	5,265.6
EPRA Loan to Value in %	37.58%	-21.44%	36.90%	36.98%	-15.94%	36.29%

EPRA YIELDS

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

The EPRA net initial yield is calculated as annualised rental income based on rents at the balance sheet date, less non-refundable property operating costs, divided by the market value of the property. The EPRA "topped up" yield is calculated using an adjustment in respect of the granting of rent-free periods (or other unexpired lease incentives such as discounted lease periods and step-rents).

EPRA YIELDS ¹⁾

€ K	Germany	Austria	Poland	Czechia	Hungary	Serbia	Total
Investment properties	2,376,627	276,700	503,500	472,200	380,400	36,600	4,046,027
Annualised cash rental income (gross)	97,770	17,633	33,263	28,758	27,988	4,221	209,633
property operating expenses	-9,290	-3,942	-7,021	-3,104	-9,981	-461	-33,798
Annualised cash rental income (net)	88,481	13,691	26,242	25,654	18,007	3,760	175,835
EPRA Net Initial Yield	3.7%	4.9%	5.2%	5.4%	4.7%	10.3%	4.3%
Lease incentives	3,510	461	656	-887	-441	-61	3,237
EPRA "topped-up" Net Initial Yield	3.9%	5.1%	5.3%	5.2%	4.6%	10.1%	4.4%

¹⁾ Based on the like-for-like portfolio

EPRA VACANCY RATE

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

EPRA VACANCY RATE

	Vacancy ERV	Full Reversion ERV	EPRA Vacancy Rate
Germany	10.5	166.9	6.3%
Austria	2.9	17.1	16.9%
Poland	4.1	33.3	12.3%
Czechia	1.5	28.2	5.5%
Others	7.3	32.8	22.3%
CEE	12.9	94.3	13.7%
Total	26.3	278.4	9.4%

EPRA COST RATIOS

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

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

EPRA COST RATIOS

€ m	30.09.2024	30.09.2023
Expenses from investment property	(29.9)	(29.3)
Exclude:		
Ground rent costs	(0.0)	(0.0)
EPRA costs (including direct vacancy costs)	(29.9)	(29.3)
Vacancy costs	(6.5)	(7.0)
EPRA costs (excluding direct vacancy costs)	(23.5)	(22.4)
Gross rental income	170.9	164.3
EPRA cost ratio (including direct vacancy costs)	17.5%	17.9%
EPRA cost ratio (excluding direct vacancy costs)	13.7%	13.6%

RISK REPORT

KEY RISKS

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

In addition to the development of general economic conditions and, in particular, rental prices, the value of real estate is also dependent on initial yields in the real estate industry. Over the past two years, commercial real estate markets worldwide have been affected by a more difficult global economic climate and a downturn, which were originally triggered by the Covid-19 pandemic and have been prolonged, expanded and intensified by the Russian invasion of Ukraine, the trade dispute between China and the United States and, most recently, the resurgence and expansion of the conflict in the Middle East. The outcome of the US presidential election in 2024 has led to uncertainty regarding the further development of US economic policy and the associated economic consequences for the Eurozone. In particular, the possible introduction or expansion of tariffs could have negative economic effects. The entire Group could be significantly impacted by these macroeconomic developments.

Also from the perspective of the **financial and capital markets**, the geopolitical tensions mentioned above were the greatest risks to the global economy in the first three quarters of 2024. Another risk is the further development of inflation, after Europe and the United States saw a record rise in inflation in 2022 and 2023. Even though inflationary pressures eased noticeably in both the Eurozone and the US in 2024, the risk remains that a new inflationary spiral will be set in motion due to the volatile and uncertain overall situation of the global economy. Although the ECB cut its main refinancing rate (its key interest rate) for the first time in five years in June 2024, followed by further interest rate cuts in September and October 2024 – and further interest rate cuts are priced in by capital markets – interest rates in the EU are expected to remain at a higher level in the medium term (especially compared to the interest rate landscape before 2022). CA Immo has already mitigated the high inflation risk driven by the conditions described above in advance by linking nearly all rental contracts to rising inflation rates (including step rents).

All of CA Immo's core markets continued to experience a challenging operating environment due to the currently

prevailing economic conditions, characterized in particular by a significant slowdown in transaction activity compared to the years prior to 2022, particularly for high-volume transactions in excess of €50 million.

In case there is also a significant slowdown in **letting activity**, longer marketing and vacancy periods for units that have not been let can also be expected in the future. As demand for office space is primarily dependent on macroeconomic developments, it remains to be seen how office space turnover will develop in the 2024 financial year. This is particularly relevant for Germany, where the majority of CA Immo's existing portfolio is located and for which the majority of economists forecast extremely weak GDP growth in 2024 and 2025. However, the last few quarters have shown that high-quality products ("prime" properties) whose rental contracts have a high level of inflation protection continue to generate higher investor demand despite the challenging market environment and thus also exhibit greater resilience and stability.

In terms of **real estate development**, the greatest risks are currently the significant increase in financing costs, increased construction costs and general market uncertainties, which could reduce the targeted project profit (developer profit). By far the largest project currently under construction, upbeat (scheduled for completion in Q1 2026) in Berlin, is 100% pre-let and is continuously evaluated in terms of cost risk. Finally, with regard to the risk associated with real estate development, it should be noted that a large number of projects have been successfully completed in recent quarters – in particular ONE in Frankfurt and the Hochhaus am Europaplatz in Berlin at the end of Q3 2023 – which means that this risk can be regarded as significantly reduced due to the reduced development pipeline and that CA Immo has improved its overall risk profile in this respect.

The last few quarters have also been characterized worldwide by growing **climate risks and risks from severe weather events**. Examples include the severe weather disaster with record rainfall around Vienna in September 2024 or, more recently, the floods in Spain. Experts anticipate even more serious natural events and storm damage in the next years. CA Immo has carried out a detailed, forward-looking risk and vulnerability analysis in 2022 based on RCP (Representative Concentration Pathways) scenarios in accordance with EU taxonomy guidelines and has already taken appropriate measures. For example, comprehensive insurance cover that takes account of extreme events has been taken out for the entire existing and development portfolio.

CA Immo currently has a robust balance sheet and sufficient liquidity. However, it has become apparent over the past year that access to debt capital remains difficult for the time being due to the current market conditions and, above all, entails significantly higher costs compared with recent years. On the one hand, banks are conducting increased due diligence due to risk considerations, and on the other hand, debt capital markets are characterized by greater volatility and uncertainty, which is reflected in investors' expectations of higher risk premiums and the resulting limited availability of capital, particularly in the real estate sector.

Overall, the Group's key risk indicators have remained unchanged over the last three quarters. The statements made in the risk report as at December 31, 2023 therefore continue to apply to a large extent.

CONSOLIDATED INCOME STATEMENT

€ K	1st –3rd Quarter 2024	1st –3rd Quarter 2023	3rd Quarter 2024	3rd Quarter 2023
Rental income	179,075	172,695	57,668	54,530
Operating costs charged to tenants	43,972	41,996	14,988	14,538
Operating expenses	-51,316	-49,300	-17,115	-17,105
Other expenses directly related to properties rented	-22,573	-22,039	-4,501	-4,189
Net rental income	149,158	143,351	51,040	47,774
Other expenses directly related to properties under development	-1,764	-887	-818	-122
Income from trading and construction works	25,540	110,212	23,665	96
Book value of properties sold incl. ancillary and construction costs	-14,675	-19,268	-12,437	-320
Result from trading and construction works	10,865	90,944	11,227	-225
Result from the sale of investment properties	2,796	67,089	426	45,989
Income from services	1,499	2,691	421	835
Indirect expenses	-33,083	-35,075	-10,326	-10,532
Other operating income	1,573	306	1,526	129
EBITDA	131,045	268,419	53,498	83,848
Depreciation and impairment of long-term assets	-2,541	-3,197	-854	-1,105
Changes in value of properties held for trading	506	-1,165	-7	-49
Depreciation and impairment/reversal	-2,035	-4,362	-861	-1,154
Revaluation gain	19,470	52,244	687	-1,462
Revaluation loss	-138,654	-207,973	-772	-7,715
Result from revaluation	-119,184	-155,729	-85	-9,177
Result from joint ventures	12,118	2,750	4,723	-343
Result of operations (EBIT)	21,944	111,077	57,274	73,174
Finance costs	-39,447	-39,765	-12,727	-13,517
Foreign currency gains/losses	-896	-368	-410	1,418
Result from derivatives	-19,829	-4,637	-26,598	-300
Result from financial investments	5,930	8,373	1,938	4,544
Financial result	-54,242	-36,398	-37,797	-7,855
Net result before taxes (EBT)	-32,298	74,679	19,478	65,319
Current income tax	-15,148	-82,225	-10,984	-49,682
Deferred taxes	13,990	58,189	7,235	21,464
Income tax expense	-1,158	-24,036	-3,750	-28,218
Consolidated net result from continuing operations	-33,456	50,643	15,728	37,101
Consolidated net result from discontinued operation	50	10,507	0	10,507
Consolidated net result	-33,407	61,150	15,728	47,608
thereof attributable to non-controlling interests	0	-7	-1	1
thereof attributable to the owners of the parent	-33,407	61,157	15,729	47,607
Earnings per share in € (basic = diluted)	€-0.34	€0.62	€0.16	€0.48
Basic = diluted earnings per share in € from continuing operations	€-0.34	€0.51	€0.16	€0.37
Basic = diluted earnings per share in € from discontinued operation	€0.00	€0.11	€0.00	€0.11

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

€ K	1st –3rd Quarter 2024	1st –3rd Quarter 2023	3rd Quarter 2024	3rd Quarter 2023
Consolidated net result	-33,407	61,150	15,728	47,608
Other comprehensive income				
Cash flow hedges - changes in fair value	-5,274	-2,583	-6,566	-15
Foreign currency gains/losses	-18	11	-1	-71
Income tax related to other comprehensive income	1,684	825	2,096	5
Other comprehensive income for the period (realised through profit or loss)	-3,608	-1,747	-4,470	-82
Revaluation IAS 19	-414	-204	0	0
Income tax related to other comprehensive income	132	65	0	0
Other comprehensive income for the period (not realised through profit or loss)	-282	-139	0	0
Other comprehensive income for the period	-3,890	-1,886	-4,470	-82
Comprehensive income for the period	-37,296	59,264	11,258	47,526
thereof attributable to non-controlling interests	0	-7	-1	1
thereof attributable to the owners of the parent	-37,297	59,271	11,258	47,525

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

€ K	30.09.2024	31.12.2023
ASSETS		
Investment properties	4,480,121	4,743,374
Investment properties under development	435,650	344,090
Own used properties	5,813	10,530
Office furniture and equipment	4,880	5,054
Intangible assets	1,181	1,570
Investments in joint ventures	58,127	48,009
Other assets	78,946	102,294
Deferred tax assets	3,294	5,395
Long-term assets	5,068,011	5,260,316
Long-term assets as a % of total assets	86.1%	84.5%
Assets held for sale and relating to disposal groups	108,486	80,454
Properties held for trading	4,058	18,442
Receivables and other assets	128,965	105,175
Current income tax receivables	12,531	18,876
Fixed cash deposits	75,047	75,063
Cash and cash equivalents	485,907	663,495
Short-term assets	814,996	961,504
Total assets	5,883,007	6,221,820
LIABILITIES AND SHAREHOLDERS' EQUITY		
Share capital	774,229	774,229
Capital reserves	933,384	933,384
Other reserves	12,062	15,952
Retained earnings	889,313	1,000,893
Attributable to the owners of the parent	2,608,988	2,724,458
Non-controlling interests	99	98
Shareholders' equity	2,609,087	2,724,556
Shareholders' equity as a % of total assets	44.3%	43.8%
Provisions	26,847	21,121
Interest-bearing liabilities	2,375,433	2,297,623
Other liabilities	44,010	32,768
Deferred tax liabilities	568,279	586,184
Long-term liabilities	3,014,569	2,937,696
Current income tax liabilities	44,033	57,802
Provisions	68,280	75,520
Interest-bearing liabilities	105,407	372,457
Other liabilities	41,631	43,717
Liabilities relating to disposal groups	0	10,071
Short-term liabilities	259,351	559,567
Total liabilities and shareholders' equity	5,883,007	6,221,820

CONSOLIDATED STATEMENT OF CASH FLOWS

€ K	1st –3rd Quarter 2024	1st –3rd Quarter 2023
Operating activities		
Net result before taxes from continuing operations	–32,298	74,679
Net result before taxes from discontinued operation	50	10,507
Revaluation result incl. change in accrual and deferral of rental income	107,777	151,494
Depreciation and impairment/reversal	2,035	4,362
Result from the sale of long-term properties and office furniture and other equipment	–2,837	–77,670
Finance costs and result from financial investments	33,517	31,393
Foreign currency gains/losses	896	368
Result from derivatives	19,829	4,637
Result from joint ventures	–12,118	–2,750
Taxes paid excl. taxes for the sale of long-term properties and investments	–8,434	–7,963
Interest paid (excluding interest for financing activities)	–4,432	–1,901
Interest received (excluding interest from investing activities)	2,047	2,202
Cash flow from operations	106,031	189,356
Change in properties held for trading	13,735	65,619
Change in receivables and other assets	–19,326	–61,814
Change in provisions	–325	–4,121
Change in other liabilities	–3,283	627
Cash flow from change in net working capital	–9,199	311
Cash flow from operating activities	96,832	189,667
Investing activities		
Acquisition of and investment in long-term properties	–89,391	–106,423
Acquisition of companies	192	0
Acquisition of office equipment and intangible assets	–398	–1,176
Sale other investments	24,437	0
Investments in fixed deposits	0	–200,000
Repayment fixed cash deposits	0	200,000
Disposal of investment properties and other assets	94,050	310,757
Sale discontinued operation	3,723	–30
Disposal of fully consolidated companies	14	43,744
Outflow of cash and cash equivalents fully consolidated companies disposed	–8,265	–3,151
Investments in joint ventures	–300	–300
Loans made to joint ventures	–1,100	–400
Loan repayments made by others	240	160
Taxes paid relating to the sale of long-term properties and investments	–13,877	–3,528
Dividend distribution from at equity consolidated entities	0	161
Interest paid for capital expenditure in investment properties	–3,212	–5,073
Negative interest paid	0	–178
Interest received from financial investments	6,470	4,806
Cash flow from investing activities	12,583	239,368

€ K	1st –3rd Quarter 2024	1st –3rd Quarter 2023
Financing activities		
Cash inflow from loans received	112,354	12,823
Repayment of bonds	-175,000	-116,621
Acquisition of treasury shares	0	-52,518
Dividend payments to shareholders	-78,173	-98,367
Cash inflow from shareholders of non-controlling interests	0	1
Payments to shareholders of non-controlling interests	-51	-84
Change restricted cash for loans	6,514	33,025
Repayment of loans	-123,884	-137,628
Received payments from termination of interest rate derivatives	1,754	0
Other interest paid	-39,370	-35,874
Cash flow from financing activities	-295,856	-395,243
Net change in cash and cash equivalents	-186,441	33,792
Fund of cash and cash equivalents 1.1.	663,565	749,071
Changes in the value of foreign currency	-214	164
Changes due to classification from/of disposal group	9,032	4,937
Fund of cash and cash equivalents 30.9.	485,941	787,964
Expected credit losses cash and cash equivalents	-34	-120
Cash and cash equivalents 30.9. (balance sheet)	485,907	787,844

CA Immo Group has elected to present a statement of cash flows that includes an analysis of all cash flows in total – i.e. including both continuing and discontinued operations; amounts related to the discontinued operation by operating, investing and financing activities are disclosed in the Appendix Discontinued Operation.

The interest paid (excluding negative interest) in the first three quarters of 2024 totalled €-47,014K (1st-3rd quarter 2023: €-42,848K). The income taxes paid in the first three quarters of 2024 totalled €-22,311K (1st-3rd quarter 2023: €-11,492K).

STATEMENT OF CHANGES IN EQUITY

€ K	Share capital	Capital reserves - Others	Capital reserves - Treasury share reserve
As at 1.1.2023	774,229	1,113,437	-128,357
Cash flow hedges - changes in fair value	0	0	0
Foreign currency gains/losses	0	0	0
Revaluation IAS 19	0	0	0
Consolidated net result	0	0	0
Comprehensive income for 2023	0	0	0
Dividend payments to shareholders	0	0	0
Reclassification (other comprehensive income, not realised through profit or loss)	0	0	0
Payments from non-controlling interests	0	0	0
Acquisition of treasury shares	0	0	-51,695
As at 30.9.2023	774,229	1,113,437	-180,053
As at 1.1.2024	774,229	1,113,437	-180,053
Cash flow hedges - changes in fair value	0	0	0
Foreign currency gains/losses	0	0	0
Revaluation IAS 19	0	0	0
Consolidated net result	0	0	0
Comprehensive income for 2024	0	0	0
Dividend payments to shareholders	0	0	0
As at 30.9.2024	774,229	1,113,437	-180,053

Retained earnings	Valuation result (hedging - reserve)	Other reserves	Attributable to shareholders of the parent company	Non-controlling interests	Shareholders' equity (total)
1,573,514	26,316	-730	3,358,409	114	3,358,523
0	-1,758	0	-1,758	0	-1,758
0	0	11	11	0	11
0	0	-139	-139	0	-139
61,157	0	0	61,157	-7	61,150
61,157	-1,758	-127	59,271	-7	59,264
-98,367	0	0	-98,367	0	-98,367
365	0	-365	0	0	0
0	0	0	0	1	1
0	0	0	-51,695	0	-51,695
1,536,668	24,558	-1,222	3,267,617	108	3,267,725
1,000,893	17,723	-1,771	2,724,458	98	2,724,556
0	-3,590	0	-3,590	0	-3,590
0	0	-18	-18	0	-18
0	0	-282	-282	0	-282
-33,407	0	0	-33,407	0	-33,407
-33,407	-3,590	-300	-37,297	0	-37,296
-78,173	0	0	-78,173	0	-78,173
889,313	14,133	-2,071	2,608,988	99	2,609,087

APPENDIX

Discontinued operation

The result of the discontinued operation (Romania) shown in the consolidated income statement is as below presented:

€ K	1st –3rd Quarter 2024	1st –3rd Quarter 2023
Net rental income	0	0
Sales prices for interests in property companies	48	2,800
Subsequent costs and ancillary costs	2	7,707
Result from disposal of assets held for sale	50	10,507
EBITDA	50	10,507
Consolidated net result from discontinued operation	50	10,507
thereof attributable to the owners of the parent	50	10,507
Basic = diluted earnings per share in € from discontinued operation	0.00	0.11

The cash flow statement in 2024 mainly includes the payment received for the sales price receivable in connection with discontinued operation (Romania) and can be summarized as follows:

€ K	1st –3rd Quarter 2024	1st –3rd Quarter 2023
Cash flow from operating activities	0	0
Cash flow from investing activities	3,723	–30
Cash flow from financing activities	0	0
Net - Cash flow from discontinued operation	3,723	–30

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GENERAL INFORMATION ON CA IMMO SHARE

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DISCLAIMER

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

We ask for your understanding that gender-conscious notation in the texts of this Interim Report largely had to be abandoned for the sake of undisturbed readability of complex economic matters.

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