Up to the present.

And beyond.

SIMMO

ANNUAL RESULTS 2022

MANAGEMENT BOARD S IMMO AG

Herwig Teufelsdorfer, MRICS
Member of the Management Board

- Member of S IMMO Management Board since April 2021
- 25 years experience in the real estate sector, e.g. COO of BUWOG AG
- Controlling & Finance/ICS, Investors Relations/Public Relations/Marketing, Legal, Auditing, Investments, Organisation/IT, Digitalisation/ESG, Germany

Holger Schmidtmayr, MRICS
Member of the Management Board

- Member of S IMMO Management Board since October 2022
- More than 20 years experience in the real estate sector
- Project Development, Asset Management, Human Resources, Finance & Treasury, Risk Management, Compliance, Austria and CEE

Akademiehof
Vienna, Austria

KEY HIGHLIGHTS AND FINANCIALS

HIGHLIGHTS FY 2022

Operating figures as of 31 December		
	2022	**2021**
Total revenues	EUR 260.5m	EUR 196.9m
Rental income	EUR 155.7m	EUR 131.3m
Occupancy rate[1]	92.6%	94.0%
Gross profit	EUR 140.2m	EUR 109.5m
Gross profit from letting[2]	EUR 126.8m	EUR 102.0m

Financial figures as of 31 December		
	2022	**2021**
FFO I per share	EUR 0.92	EUR 0.86
Real estate portfolio (IFRS Book value)	EUR 3,274m (+15.6% y-o-y)	EUR 2,830.8m
Results from property valuation	EUR -78.4m	198.7m
LTV ratio	41.3%	40.4%
EPRA NTA per share	EUR 26.09	EUR 29.09

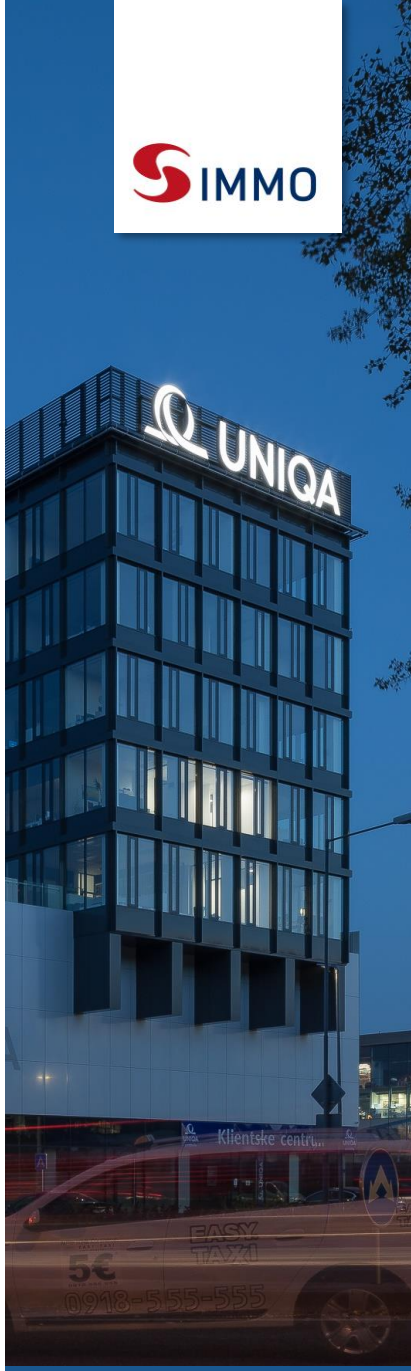
(1) Excluding owner-operated hotels

(2) Gross profit excluding Hotel-GOP

Akademiehof
Vienna, Austria

ANNUAL RESULTS 2022 (1)

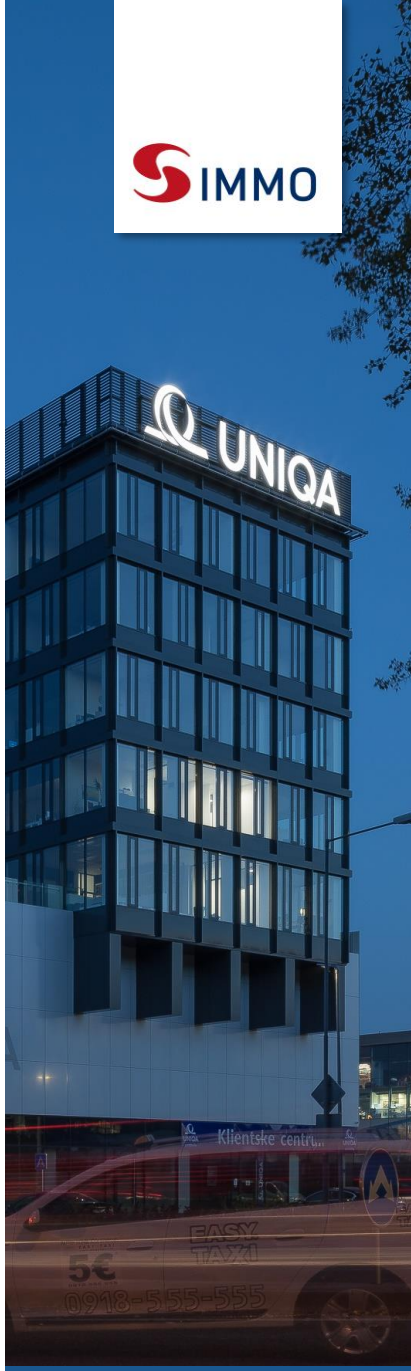
in EUR m	01-12/2022	01-12/2021
Revenues	**260.5**	196.9
Rental income	155.7	131.3
Revenues from operating costs	48.4	34.4
Revenues from hotel operations	56.4	31.2
Other operating income	**2.2**	**3.2**
Property operating expenses	-79.5	-66.8
Hotel operating expenses	-43.0	-23.7
Gross profit	**140.2**	**109.5**
Result from property disposals	0	0
Management expenses	-34.1	-28.2
EBITDA	**106.1**	**81.3**



Einsteinova Business Center
Bratislava, Slovakia

ANNUAL RESULTS 2022 (2)

in EUR m	01-12/2022	01-12/2021
EBITDA	**106.1**	**81.3**
Depreciation and amortisation	-9.7	-9.6
Results from property valuation	-78.4	198.7
Operating income (EBIT)	**18.0**	**270.3**
Financial result	16.9	0.7
Earnings before tax (EBT)	**34.8**	**271.0**
Taxes on income	-15.9	-40.5
Consolidated net income	**18.9**	**230.6**
of which attributable to shareholders in the parent company	27.2	229.5
of which attributable to non-controlling interests	-8.3	1.0



Einsteinova Business Center
Bratislava, Slovakia

BALANCE SHEET STRUCTURE AS OF 31 DECEMBER 2022

ASSETS
in EUR m

Non-current assets	**2,903.9**
Investment properties	2,667.3
Owner-operated properties	105.5
Interests in companies at equity	26.5
Other financial assets	92.5
Other non-current assets	12.1
Current assets	**870.4**
Trade receivables	17.5
Cash and cash equivalents	246.9
Other current assets	67.0
Assets held for sale	539.1
	3,774.4

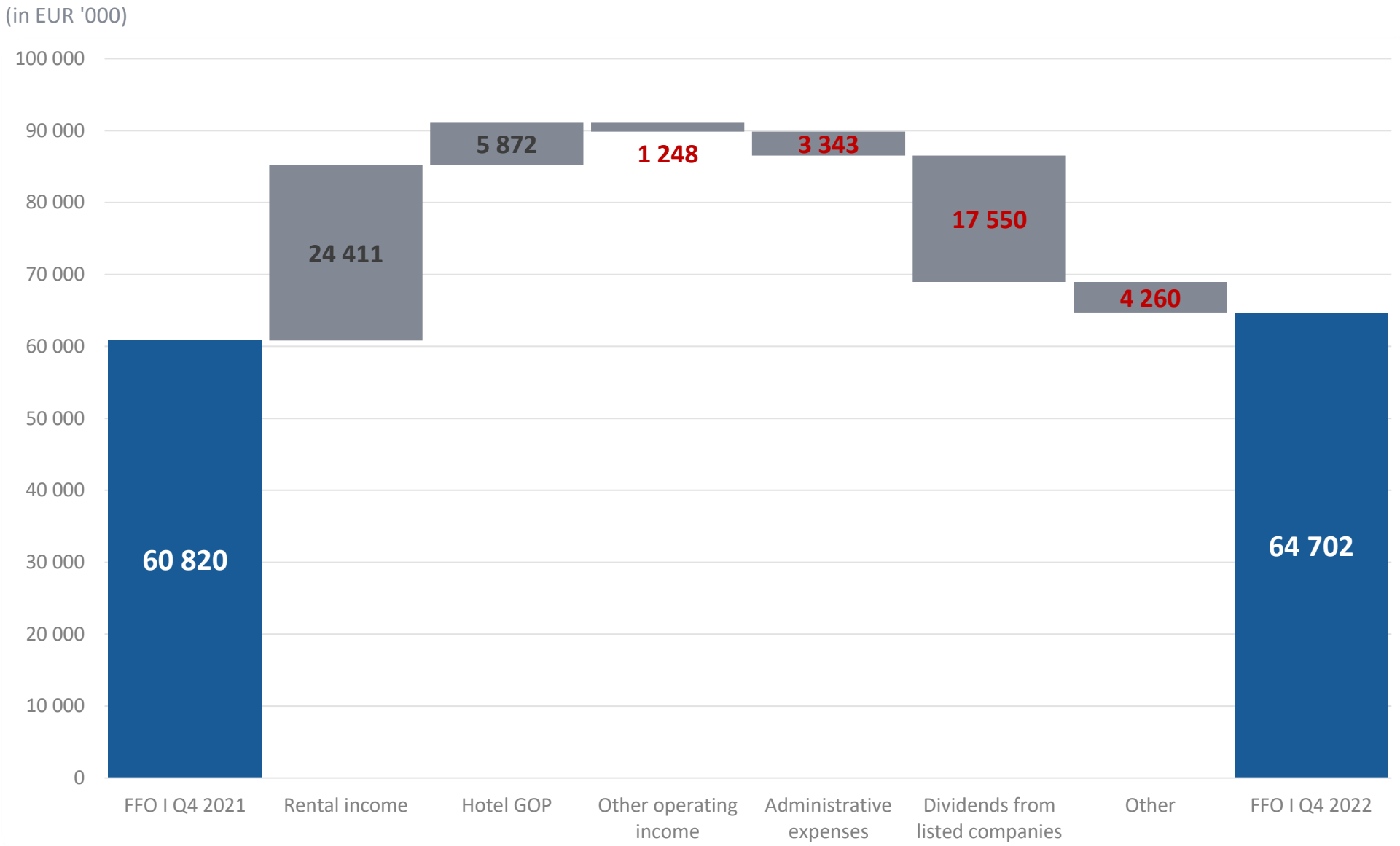
EQUITY AND LIABILITIES
in EUR m

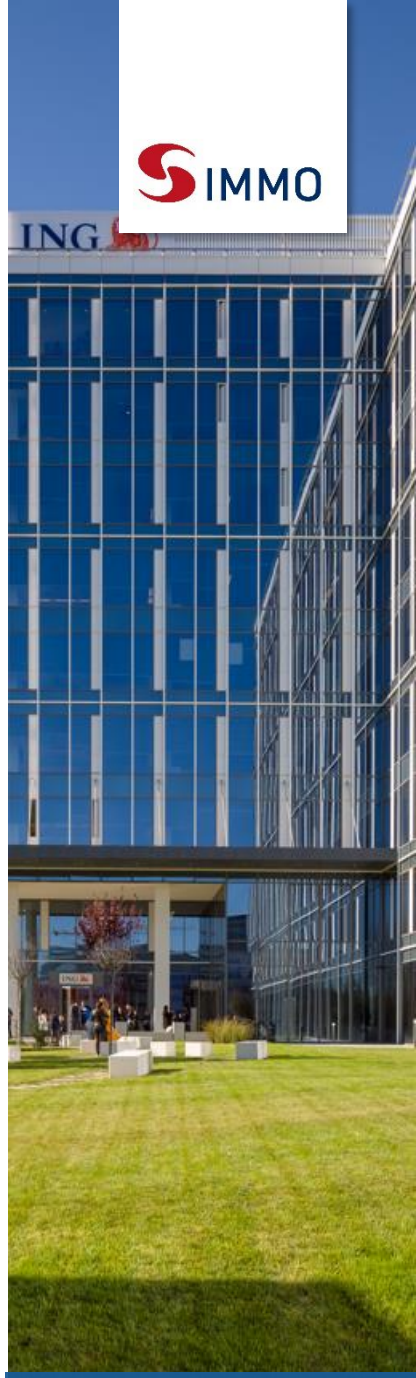
Equity	**1,780.3**
Shareholders‘ equity	1,697.2
Non-controlling interests	83.0
Non-current liabilities	**1,679.4**
Issued bonds	544.2
Other financial liabilities	927.6
Deferred tax liabilities	205.1
Other non-current liabilities	2.5
Current liabilities	**314.7**
Other current liabilities	85.2
Financial liabilities[1]	209.3
Income tax liabilities	7.4
Trade payables	12.7
	3,774.4

(1) Including liabilities relating to assets held for sale

Átrium Park
Budapest, Hungary

FFO I DEVELOPMENT



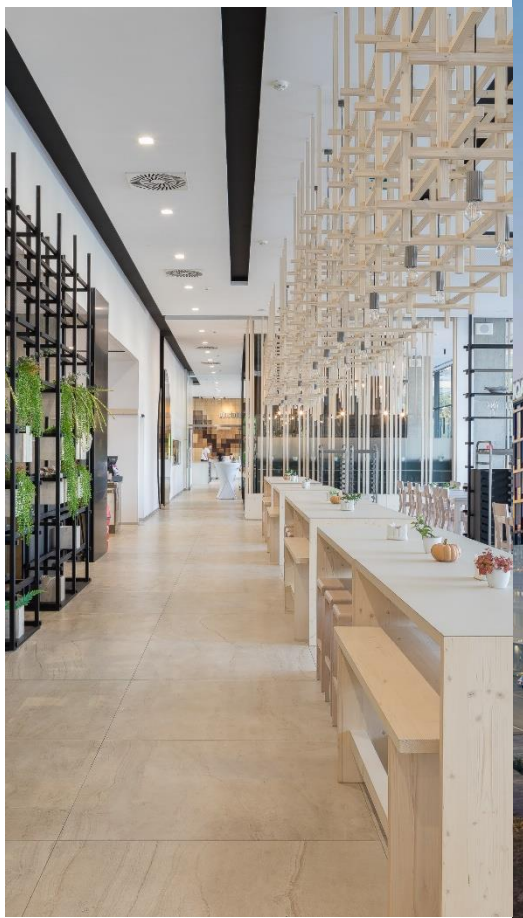


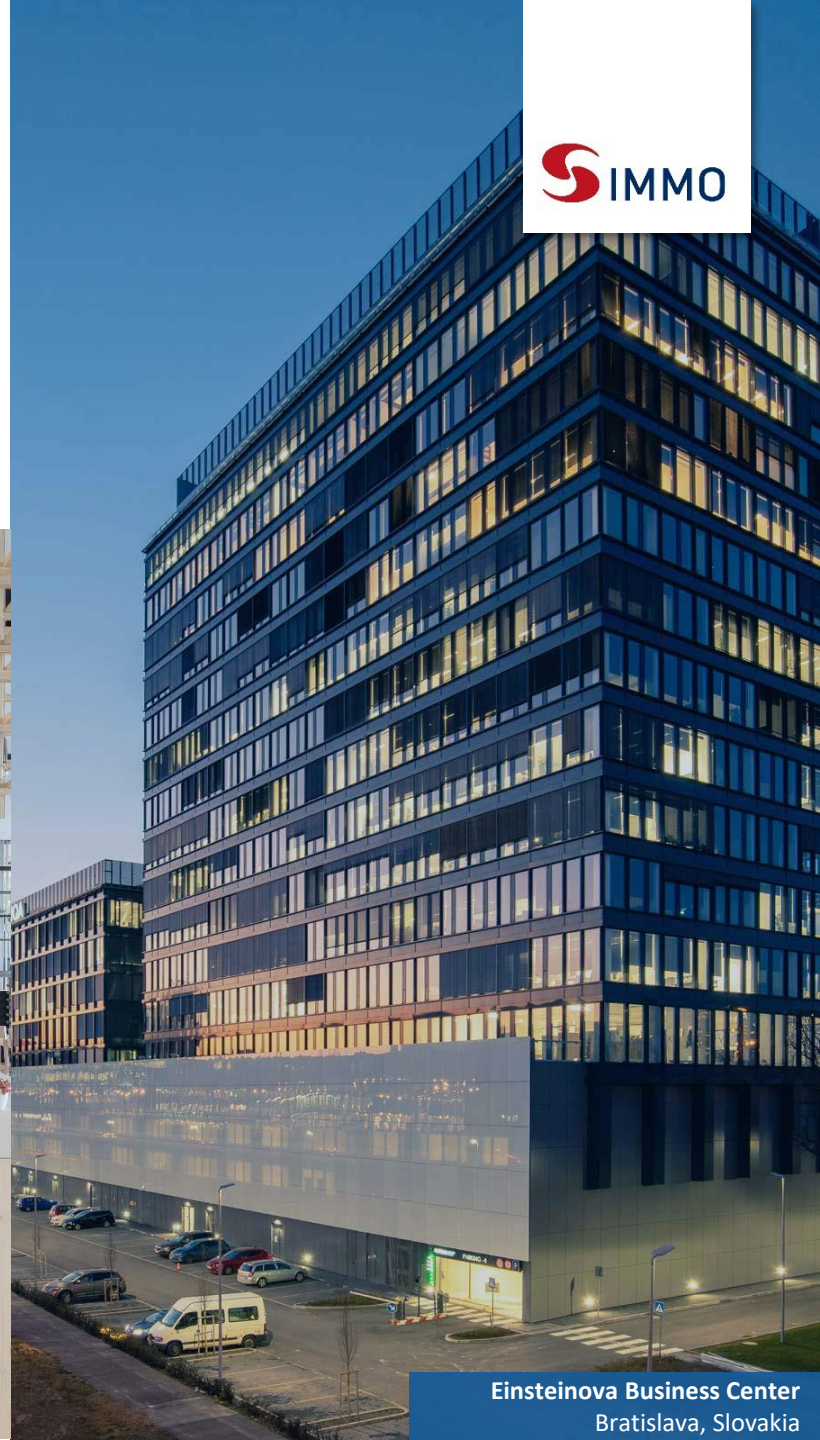
EXPO Business Park
Bucharest, Romania

VALUATION RESULT

Valuation result by region (in EUR m)	as of 31 December 2022	as of 31 December 2021
Germany	-73.3	156.0
Austria	-6.6	31.8
CEE	1.5	10.9
Total	**-78.4**	198.7

Valuation result by type of use (in EUR m)	as of 31 December 2022	as of 31 December 2021
Residential	-55.1	140.8
Office	-11.7	63.5
Retail	-13.4	-1.4
Hotel	-0.4	-5.8
Land plots	2.2	1.6
Total	**-78.4**	198.7

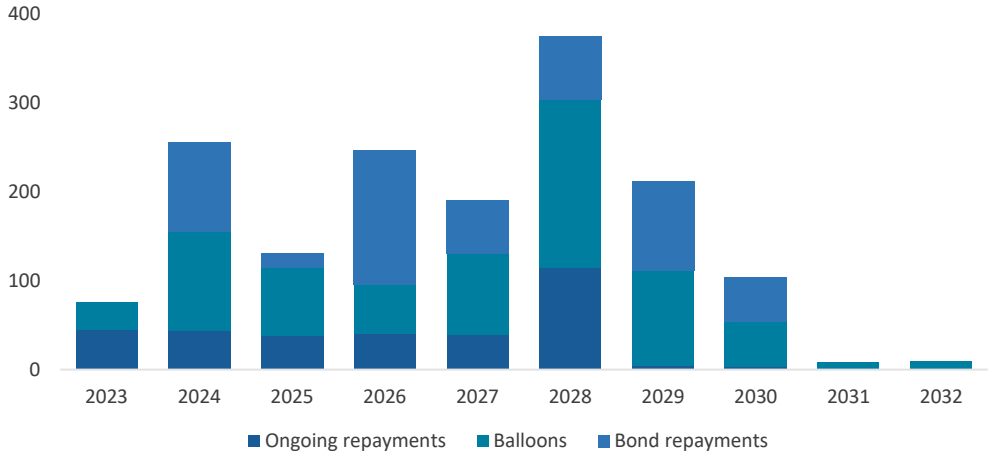




Einsteinova Business Center
Bratislava, Slovakia

DEBT FINANCING PROFILE

Maturity profile (in EUR m)

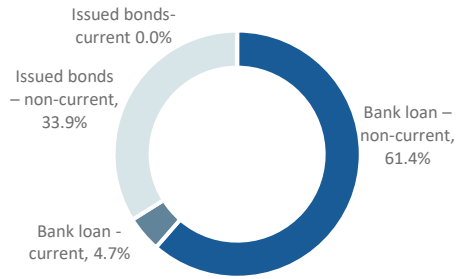


LTV ratio as of 31 December 2022 (in EUR m)

	unsecured	secured
Secured financial liabilities without derivatives	0	1,087.5
Issued bonds and other unsecured financing	544.2	0
Cash and cash equivalents	-278.9	0
Total	**265.4**	**1,087.5**
Property investments	3,273.8	3,273.8
LTV ratio in %	8.1	33.2
Total in %	**41.3**	

Overview of the debt structure

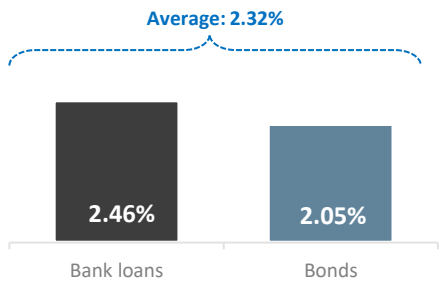
Breakdown by instruments



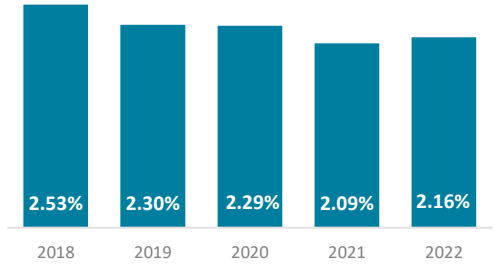
Fixed vs. variable

Average cost of funding

Current cost of debt by instruments



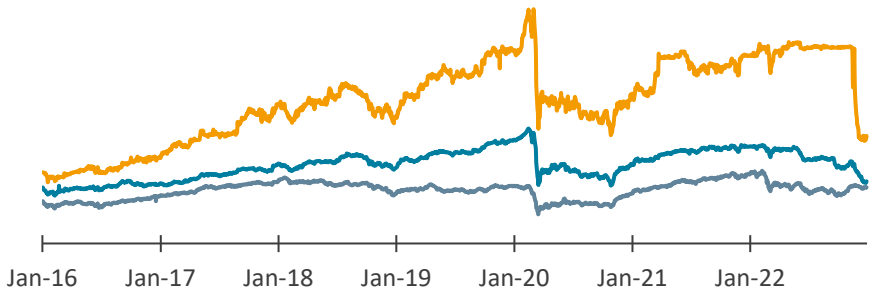
Cost of funding incl. hedging



The Mark
Bucharest, Romania

SHARE DATA

Share price performance (04 January 2016 – 31 December 2022)

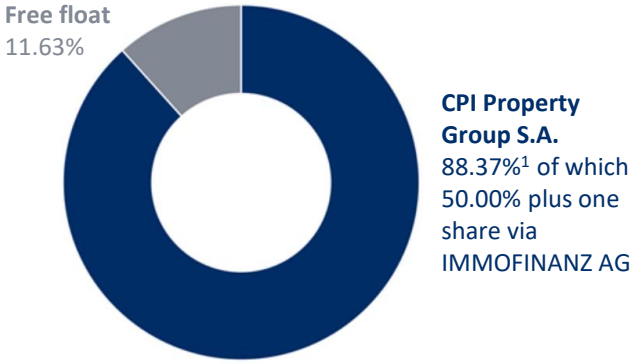


S IMMO AG: 51.27% IATX: 33.13% ATX: 11.60%

Key share data as of 31 December 2022

ISIN	AT0000652250/SPI
Ticker symbols	Reuters: SIAG.VI / Bloomberg: SPI:AV
Market	Wiener Börse
Market segment	Prime Market
Index	ATX[2] / IATX / GPR General
Share price	EUR 12.48
Market capitalisation	EUR 918.64m
Free-float	11.63%
Number of shares	73.608.896
Market makers	Hauck & Aufhäuser

Shareholder structure



CPI Property Group S.A. 88.37%[1] of which 50.00% plus one share via IMMOFINANZ AG

Coverage

Analysis firm	Target price	Recommended	Last Update
Erste Group	EUR 14.50	Accumulate	22.03.2023
NuWays	EUR 16.00	Hold	02.03.2023
Kepler Chevreux	EUR 17.50	Hold	30 .11.2022
Raiffeisen Bank International	EUR 21.80	Reduce	28.11.2022
SRC Research	EUR 18.00	Accumulate	30.11.2022
Wood & Co	EUR 14.40	Sell	19.09.2022

(1) Based on the number of voting rights held as reported by IMMOFINANZ AG and CPI Property Group S.A. on 28 December 2022

(2) until 23 November 2022

The Mark
Bucharest, Romania

SHAREHOLDER STRUCTURE AND CAPITAL MARKETS

Takeover Offer by CPI Property Group

- **Purchase** of 26,983,707 S IMMO shares by **CPI Property Group**, which thus held 79.20% of S IMMO's share capital as of 30 September 2022
- After the end of the extended acceptance period of the **takeover offer** on 18 November 2022, CPI Property Group reported that it now holds 88.37% of the shares in S IMMO directly and indirectly via IMMOFINANZ AG.
- The takeover triggered an **extraordinary right of termination** due to a change of control for the following bonds. The repayments were made from S IMMO's liquid funds:

Bond	ISIN	Cancelled nominal value
1.75% S IMMO green bond 2021-2028	AT0000A2MKW4	EUR 79.6m[1]
1.25% S IMMO green bond 2022-2027	AT0000A2UVR4	EUR 24.9m[1]
3.25% S IMMO bond 2015-2027	AT0000A1DWK5	EUR 30.8m[2]
3.25% S IMMO bond 2015-2025	AT0000A1DBM5	EUR 18.1m[2]

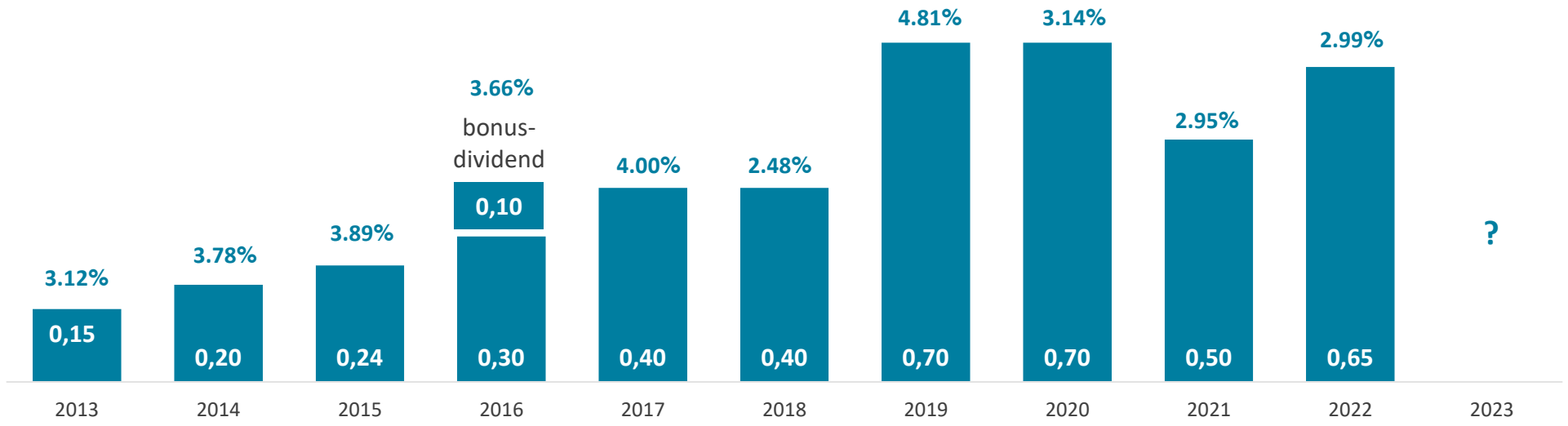
- On 21 November 2022 **IMMOFINANZ AG** announced that it had started negotiations with CPI Property Group S.A. to increase its stake in S IMMO AG to more than 50%. IMMOFINANZ is currently holding a direct stake of 26.49% in S IMMO AG. According to the notification of shareholdings dated 28 December 2022, **CPI Property Group** held 88.37% of the voting rights in S IMMO AG, of which **50% plus one share** was held **indirectly through IMMOFINANZ AG**.

1 Termination possible until 04 August 2022

2 Termination possible until 29 September 2022

Akademiehof
Vienna, Austria

DEVELOPMENT DIVIDEND + DIVIDEND YIELD(1)



(1) Calculated on the basis of the closing price of the year preceding the dividend payment

Campus 6
Bucharest, Romania

STRATEGY AND BUSINESS MODEL

BUSINESS MODEL AND STRATEGY

business model

long-standing expertise	monitoring markets	benefitting from synergies
buying and selling of existing properties	letting, operating and asset management of properties	project development
sustainable cashflow	long-term securing of income	value-enhancement potential

The Mark
Bucharest, Romania

BUSINESS MODEL AND STRATEGY

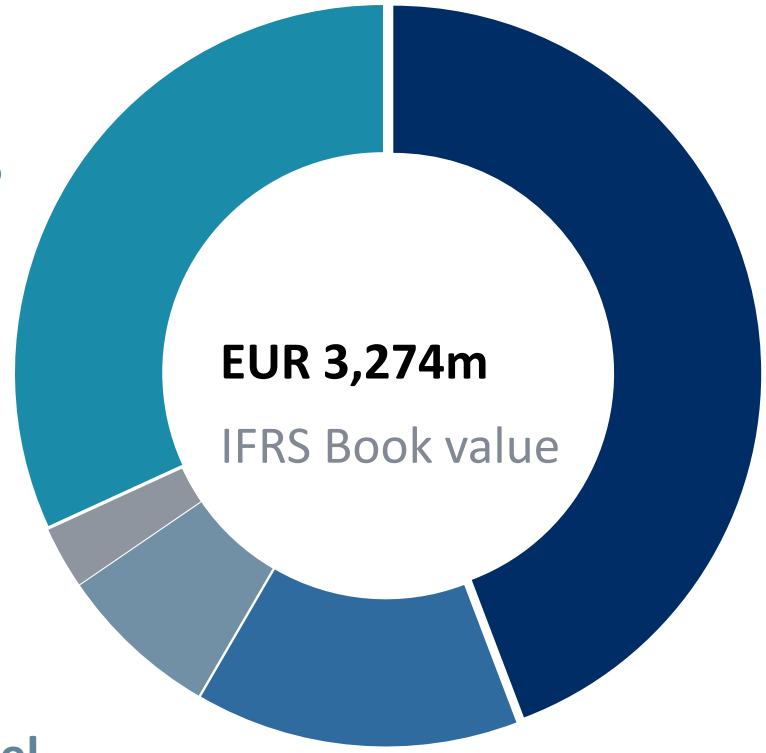
- Long-term portfolio management combined with a value-generating strategy
- Step-by-step sale of low-yielding (residential) real estate
- Focus on attractive office properties in Austria and CEE
- Established market player: strong asset management in order to optimize the portfolio constantly
- IMMOFINANZ framework agreement/potential for synergies and strategic cooperation
- Opportunistic project developments and land bank
- Sustainable financing strategy with a well spread maturity profile

- High quality portfolio
- Strong focus on earnings power
- Established access to the capital markets

Gateway Office Park
Budapest, Hungary

PORTFOLIO

DIVERSIFIED PORTFOLIO
BOOK VALUE BY TYPES OF USE[1]



Residential
24.6%
EUR 805m

Office
55.0%
EUR 1,800m

Land bank
2.6%
EUR 86m

Hotel
5.9%
EUR 194m

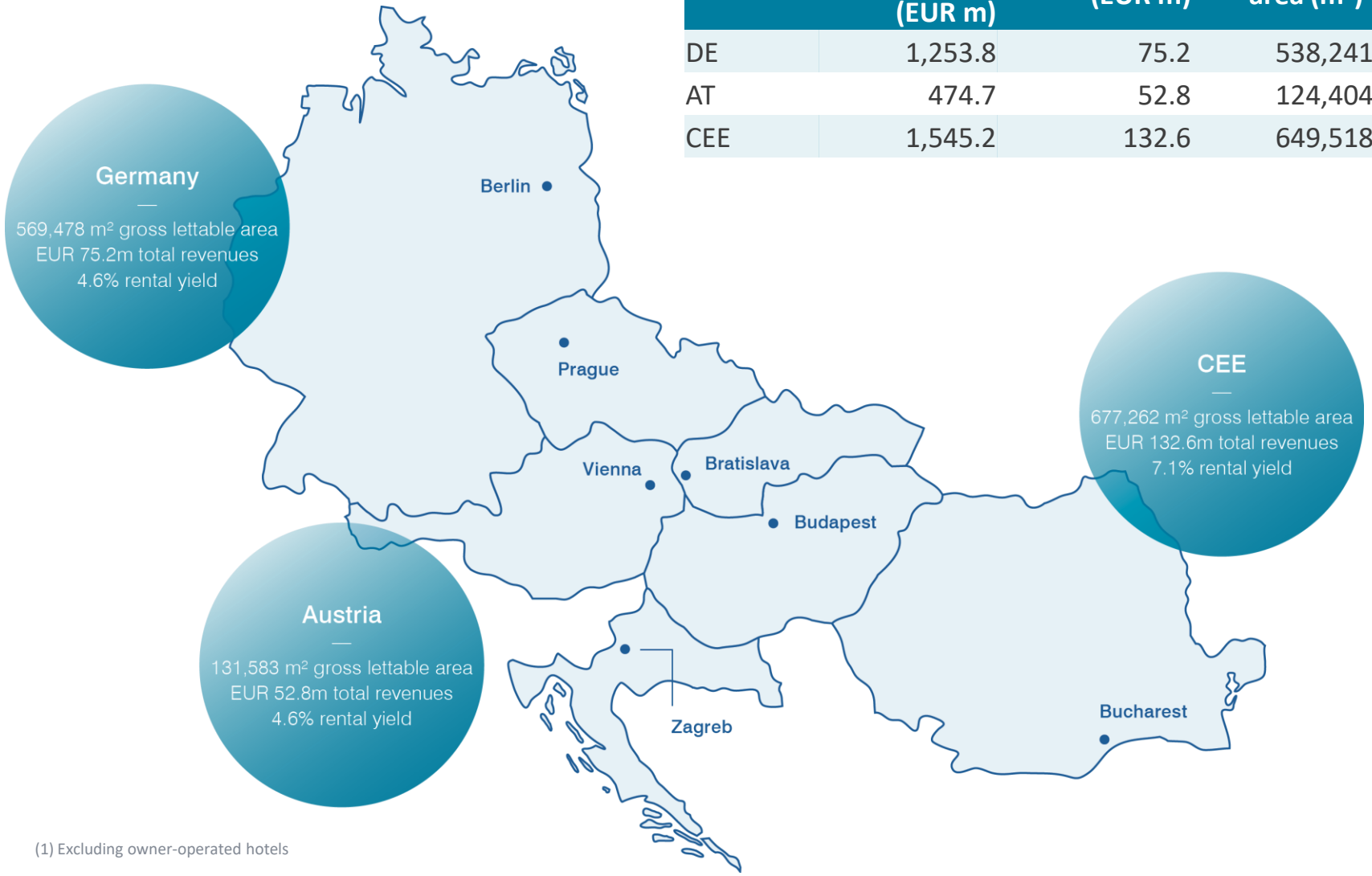
Retail
11.9%
EUR 388m

(1) As of 31 December 2022

Einsteinova Business Center
Bratislava, Slovakia

GENERATING STRONG EARNINGS AND CASH FLOW

Region	Book value portfolio (EUR m)	Total revenues (EUR m)	Main lettable area (m²)[1]	Potential lettable area land bank (m²)
DE	1,253.8	75.2	538,241	approx. 93,000
AT	474.7	52.8	124,404	-
CEE	1,545.2	132.6	649,518	approx. 53,000



(1) Excluding owner-operated hotels

Thirteen Globe
Budapest, Hungary

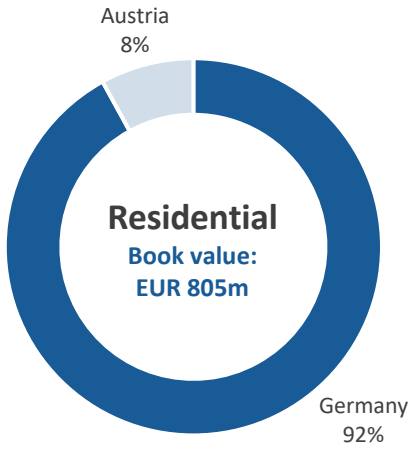
PORTFOLIO OVERVIEW

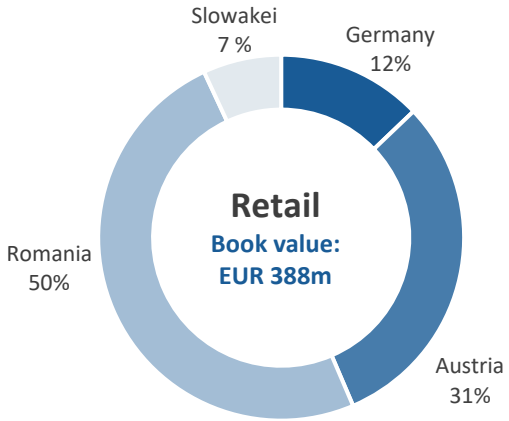
Portfolio structure by property type[1]

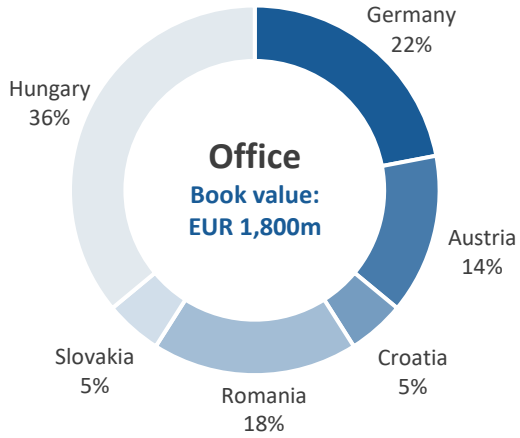
as of 31 December 2022	Office	Residential	Retail	Hotel[2]	Total
Total lettable area (m²)	802,544	332,779	192,981	50,018	1,387,322
Portfolio occupancy rate (%)	90.9	93.3	96.5	99.5	92.6
Rental yield (%)	6.3	3.5	8.1	6.1	5.8

(1) Classification by main type of use
(2) Excluding owner-operated hotels

Portfolio breakdown by regions





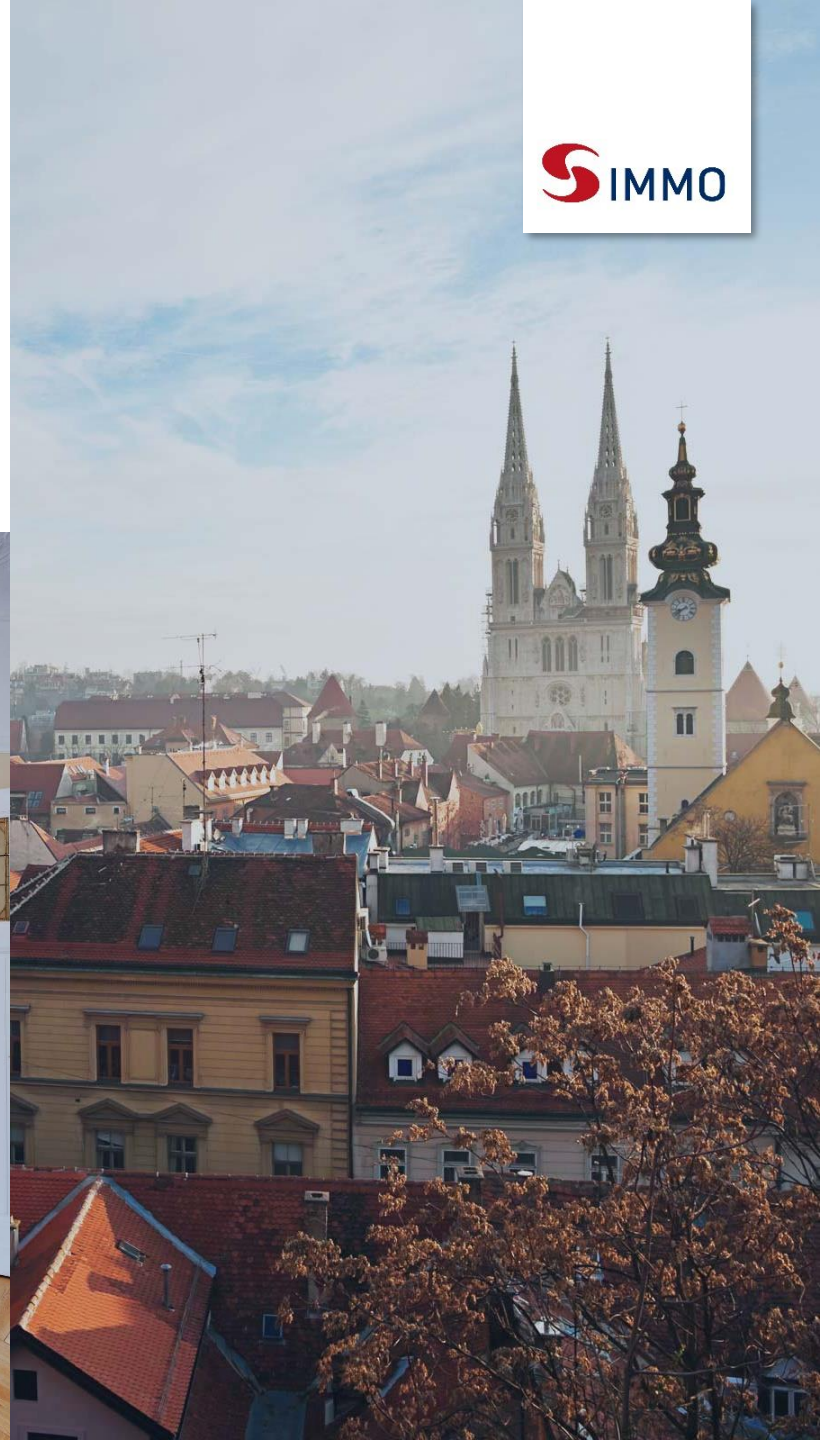


Einsteinova Business Center
Bratislava, Slovakia

ACQUISITIONS AND SALES

SALES GERMANY

- Sale of 41 properties in Berlin in March 2023, consisting of around 1,300 residential and commercial units with more than 100,000 m² of lettable area
- As of 31 December 2022, sales contracts for 92 objects with a volume of EUR 219m had been signed
- As of 24 March 2023, sales contracts for 153 objects with a volume of approximately EUR 570m had been signed
- In total, German properties with a volume of more than EUR 500m are currently under review for sale, including commercial properties



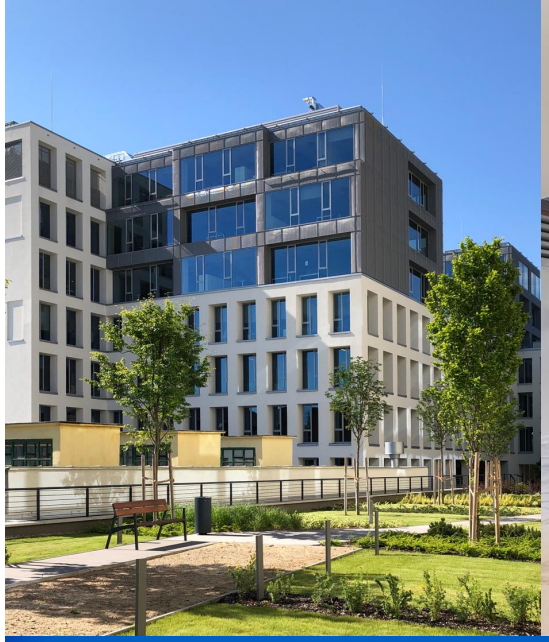
ACQUISITION ZEUS
BUDAPEST

- Acquisition of 6 office properties; mostly located in the sought-after submarkets "Vaci Corridor" and "Central Pest”:
  - Thirteen Globe
  - Thirteen Xenter
  - Greenpoint 7
  - Átrium Park
  - Haller Gardens
  - Szépvölgyi Business Park
- The buildings have been awarded BREEAM Very Good certifications
- Increase in gross lettable area of around 124,000 m²
- Additional annual rental income of around EUR 18.9m

Acquisition Zeus
Budapest, Hungary

ACQUISITION ÁRPAD
BUDAPEST

- Acquisition of 8 high-quality buildings and one land plot:
  - Gateway Office Park
  - Arena Corner
  - Andrássy Palace
  - BC99 Office Park (consists of five parts)
- A large proportion of the properties has achieved BREEAM Very Good certifications
- Gross lettable area of around 109,000 m²
- Additional annual rental income of around EUR 16m



Acquisition Árpad
Budapest, Hungary

ACQUISITION
EXPO BUSINESS PARK

Type of use	Office
Location	Bucharest, Romania
Completion	2019
Main tenants	ING; A&D Pharma
Lettable area	approx. 42,000 m^2
Annual rental income	EUR 7.9m
Current occupancy rate	96%

- High-quality office property with a BREEAM Outstanding certification
- Excellent public transport connection to the city center
- Top location in Center West, one of the strongest office submarkets in Bucharest
- The deal was closed in May 2022

BREEAM
Outstanding

EXPO Business Park
Bucharest, Romania

OUTLOOK ACQUISITIONS

- In February 2023, a letter of intent was signed for the acquisition of office buildings on the Wienerberg in Vienna.
- If fully implemented, the purchase of a total of 6 office buildings (including Twin Towers) would comprise around 128,000 m² as well as a development project of around 20,000 m² and a volume of EUR 411m
- The acquisition would lead to a significant increase in annual rental income
- Acquisition options in Czechia are also being evaluated

Balance Office Park
Budapest, Hungary

SUSTAINABILITY

ESG-STRATEGY LAUNCH

- Presentation of the ESG-Strategy in September 2022
- 49 goals – including 15 core goals – distributed across the areas Environment, Social and Governance as well as General topics
- First implementation successes:
  - target for certification of 40% of the gross lettable area of commercial properties by 2025 already exceeded
  - integration of ESG risks into Group-wide risk management and introduction of science-based climate risk management
  - review of the entire portfolio for compliance with EU taxonomy criteria
  - 94.5% of electricity purchased in 2022 come from 100% renewable sources
  - development and conduct of annual mandatory trainings on code of conduct, compliance and human rights policies, and data security

The Mark
Bukarest, Rumänien

GREEN BUILDINGS, ESG REPORTING & RATINGS

Green Buildings in S IMMO portfolio 2022

496,375 m² gross lettable area certified according to BREEAM, LEED and WELL
(45.4% of the retail portfolio)

BREEAM LEED WELL

5 taxonomy-compliant buildings in Germany and Romania according to **EU taxonomy**

ESG Ratings	
2022	**2021**
ISS ESG QualityScore	
Ø 2.33 (E: 4; S: 2; G: 1)	Ø 5.67 (E: 6; S: 6; G: 5)
MSCI ESG Rating	
A	BBB
Sustainalytics ESG Risk Rating	
Low Risk (15)	Medium Risk (21)

EPRA sBPR BRONZE

EPRA sBPR MOST IMPROVED

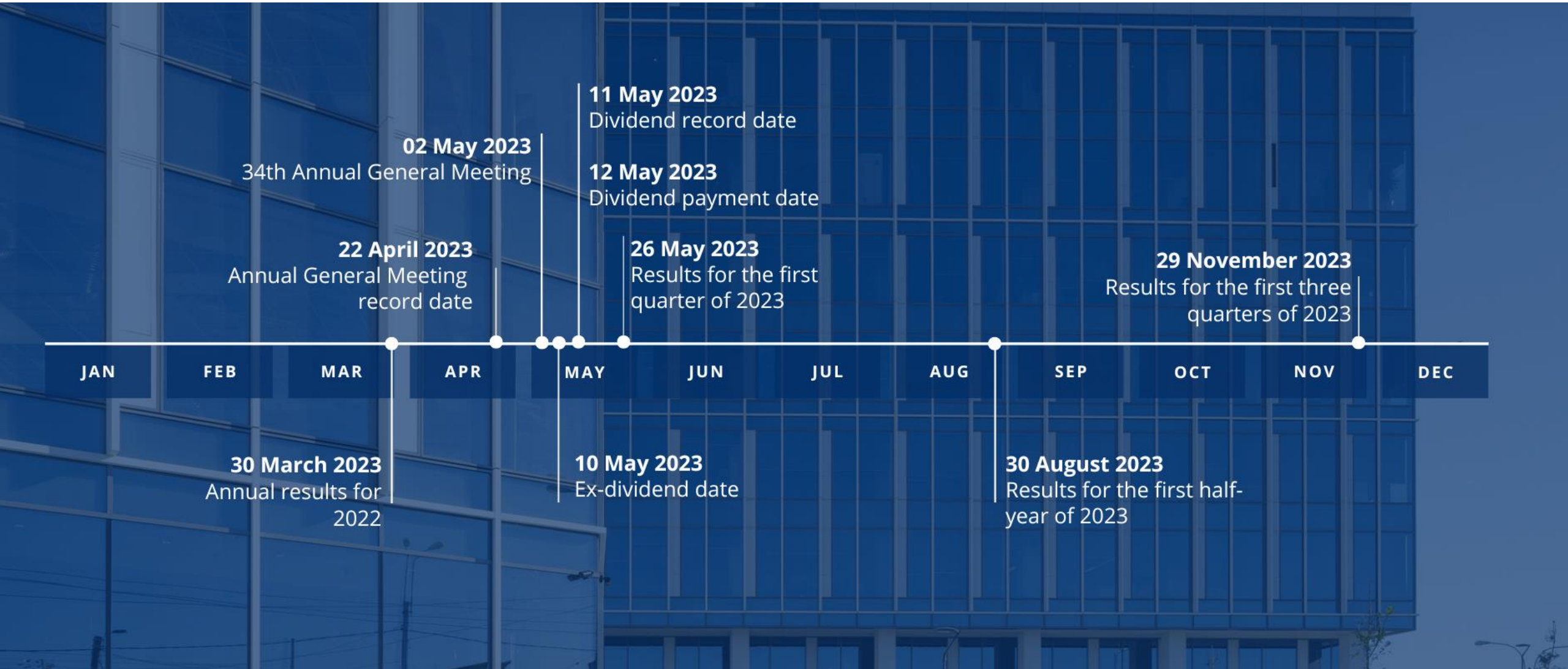
Double award for non-financial reporting at the
EPRA sBPR Awards 2022

Átrium Park
Budapest, Hungary

THANK YOU FOR YOUR ATTENTION!

APPENDIX

FINANCIAL CALENDAR 2023



INVESTOR RELATIONS CONTACT

Andreas Feuerstein
Investor Relations Director

Phone: +43 1 22795-1125
andreas.feuerstein@simmoag.at

Sylwia Milke
Corporate Communications &
Investor Relations

Phone: +43 1 22795-1123
sylwia.milke@simmoag.at

linkedin.com/company/s-immo-ag

simmoag.at

Akademiehof
Vienna, Austria

DISCLAIMER

These materials have been prepared by S IMMO AG (the "Company") solely for informational purposes, is intended for your use only and does not constitute an offer or commitment, a solicitation of an offer or commitment, or any advice or recommendation to enter into or conclude and transaction. These materials contain forward-looking statements based on the currently held beliefs and assumptions of the management of the Company, which are determined and expressed in good faith and, in their opinion, reasonable. The assumptions and parameters used are not the only ones that might reasonably have been selected and therefore no guarantee is given as to the accuracy, completeness or reasonableness of any such information, disclosure or analysis. Forward-looking statements involve known and unknown risks, uncertainties and other factors, which may cause the actual results, financial condition, performance, or achievements of the Company, or results of the real estate industry generally, to differ materially from the results, financial condition, performance or achievements expressed or implied by such forward-looking statements. Given these risks, uncertainties and other factors, recipients of this document are cautioned not to place undue reliance on these forward-looking statements. This material does not purport to contain all the information that an interested party may desire. In any event, each person receiving these materials should make an independent assessment of the merits of pursuing a transaction. The Company disclaims any obligation to update these forward-looking statements to reflect future events or developments options and estimates may be changed without notice. The materials contained in this presentation have not been subject to independent verification. No representation, warranty or undertaking, expressed or implied, is made as to, and no reliance should be placed on, the fairness, accuracy, completeness or correctness of the information or opinions contained herein. None of the Company, its affiliates or its advisors, nor any representatives of such persons, shall have any liability whatsoever (in negligence or otherwise) for any loss arising from any use of this document or its contents or otherwise arising in connection with this document.

These materials have been prepared with the greatest possible care, and the information in them has been checked. Nevertheless, the possibility of rounding errors, errors in transmission or typesetting errors cannot be excluded. Apparent arithmetical errors may be the result of rounding errors caused by software.