

Q3 RESULTS 2022



MANAGEMENT BOARD S IMMO AG



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



Herwig Teufelsdorfer, MRICS
Member of the Management Board

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



KEY HIGHLIGHTS AND FINANCIALS



HIGHLIGHTS Q3 2022

Operating figures as of 30 September 2022

Total revenues	EUR 185.1m	Q3 2021: EUR 142.9m
Rental income	EUR 112.7m	Q3 2021: EUR 97.3m
Occupancy rate¹	94.2%	31.12.2021: 94.0%
Gross profit	EUR 99.7m	Q3 2021: EUR 81.1m
Gross profit from letting²	EUR 91.5m	Q3 2021: EUR 76.4m

Key financial figures as of 30 September 2022

FFO I per share	EUR 0.68	Q3 2021: EUR 0.55
Real estate portfolio (IFRS Book value)	EUR 2,980m (+9.0% y-o-y)	
Results from property valuation	EUR 27.3m	Q3 2021: 145.3m
EPRA LTV	33.5%	31.12.2021: n.a.
EPRA NTA per share	EUR 28.29	31.12.2021: EUR 29.09

(1) Excluding owner-operated hotels

(2) Gross profit excluding Hotel-GOP



TRANSACTIONS 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

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.

¹ Termination possible until 04 August 2022

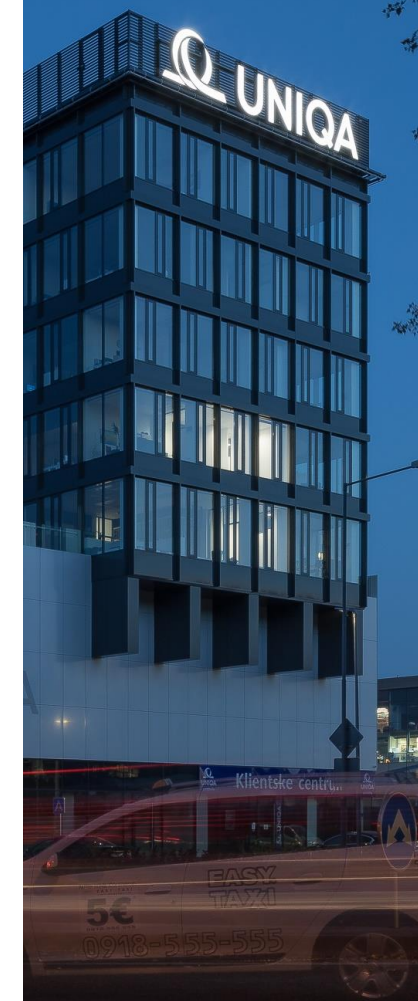
² Termination possible by 29 September 2022



Q3 RESULTS 2022 (1)

in EUR m

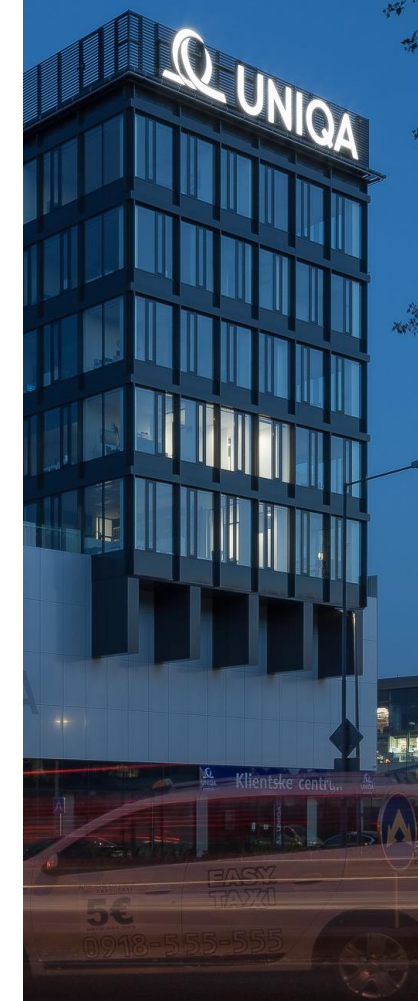
	01-09/2022	01-09/2021
Revenues	185.1	142.9
rental income	112.7	97.3
revenues from operating costs	34.0	25.8
revenues from hotel operations	38.3	19.9
Other operating income	1.1	2.3
Property operating expenses	-56.4	-49.0
Hotel operating expenses	-30.0	-15.2
Gross profit	99.7	81.1
Result from property disposals	0	0
Management expenses	-23.3	-19.6
EBITDA	76.4	61.5



Q3 RESULTS 2022 (2)

in EUR m

	01-09/2022	01-09/2021
EBITDA	76.4	61.5
Depreciation and amortisation	-7.3	-7.2
Results from property valuation	27.3	145.3
Operating income (EBIT)	96.4	199.6
Financial result	15.5	-8.3
Earnings before tax (EBT)	111.9	191.3
Taxes on income	-12.8	-30.8
Consolidated net income	99.1	160.5
thereof attributable to shareholders of parent company	98.9	159.9
thereof attributable to non-controlling interests	0.1	0.6



BALANCE SHEET STRUCTURE AS OF 30 SEPTEMBER 2022



ASSETS

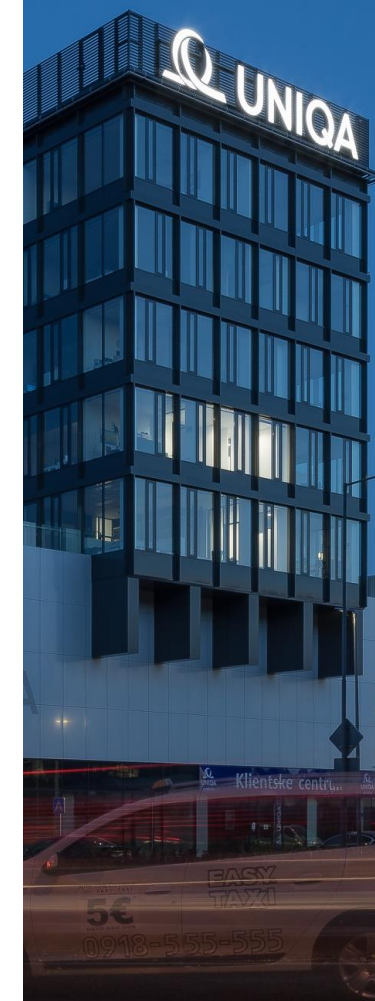
in EUR m

Non-current assets	2,964.2
Investment properties	2,734.2
Owner-operated properties	107.9
Interests in companies at equity	27.1
Other financial assets	83.4
Other non-current assets	11.6
Current assets	725.7
Trade receivables	7.0
Cash and cash equivalents	542.7
Other current assets	38.0
Assets held for sale	138.0
	3,689.9

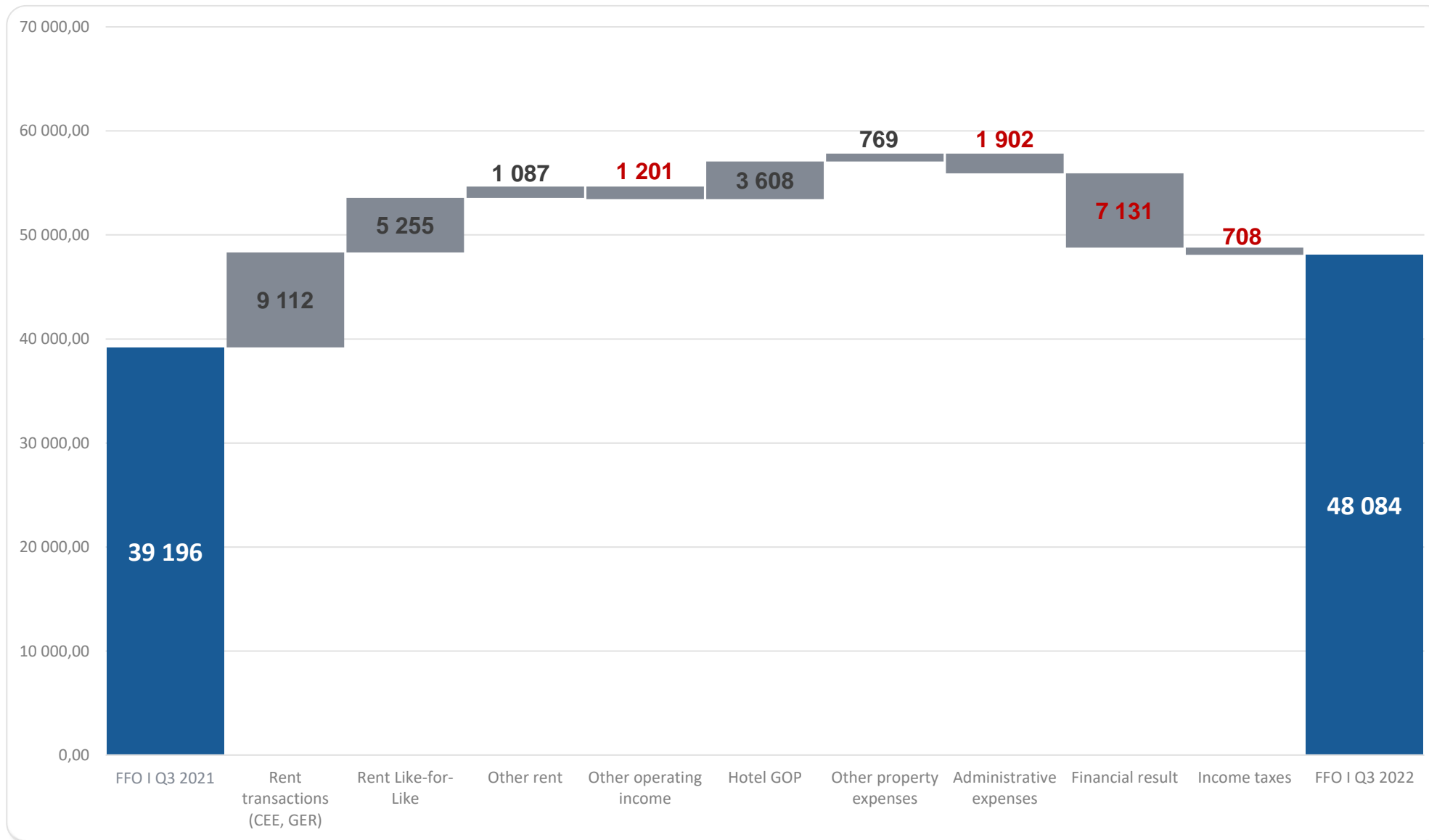
EQUITY AND LIABILITIES

in EUR m

Equity	1,779.3
Shareholders' equity	1,775.1
Non-controlling interests	4.2
Non-current liabilities	1,731.7
Issued bonds	544.1
Other financial liabilities	927.1
Deferred tax liabilities	257.9
Other non-current liabilities	2.6
Current liabilities	178.9
Issued bonds	48.8
Financial liabilities	77.3
Income tax liabilities	3.7
Trade payables	4.6
Other current liabilities	44.5
	3,689.9

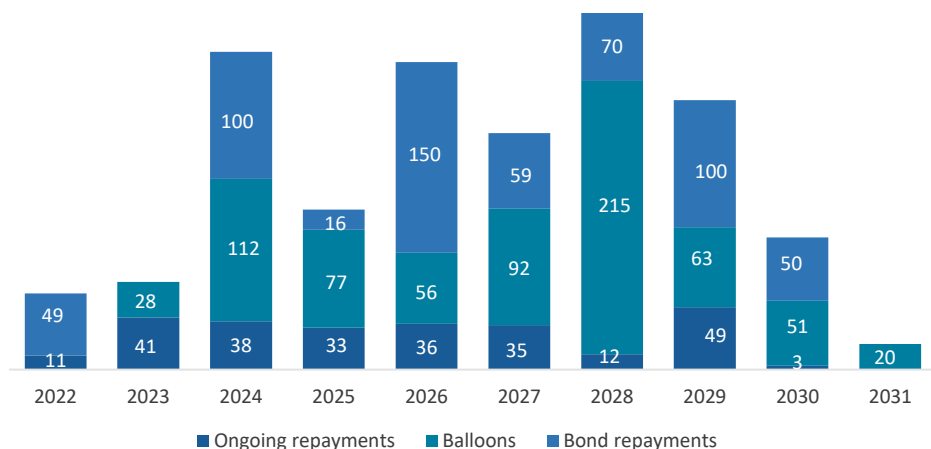


FFO I DEVELOPMENT (IN EUR '000)



DEBT FINANCING PROFILE

Maturity profile (in EUR m)

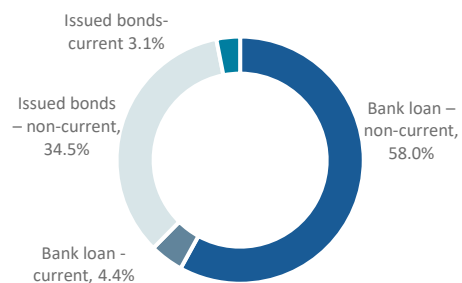


EPRA LTV as of 30 September 2022 (in EUR m)

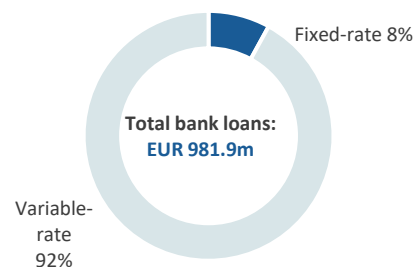
Loan liabilities	1,006.3
Issued bonds	594.5
Other net payables	4.1
<hr/>	
Less	
Cash and cash equivalents	-543.7
Net debt	1,061.2
Total property value	3,163.3
EPRA LTV in %	33.5

Overview of the debt structure

Breakdown by instruments

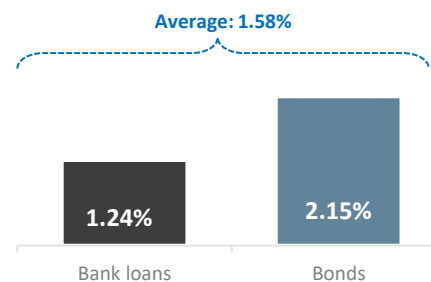


Fixed vs. variable

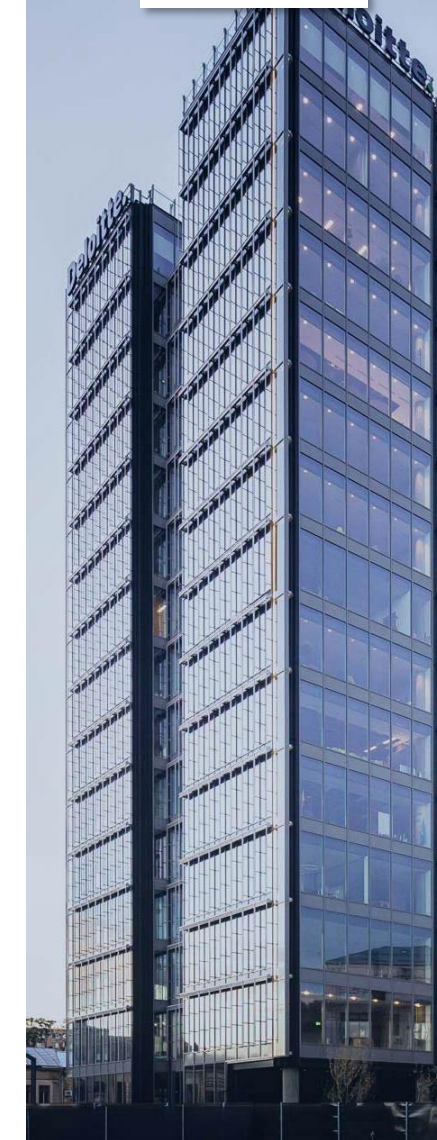
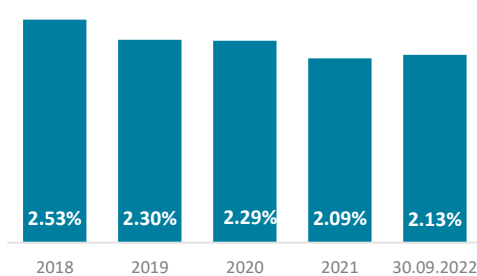


Average cost of funding

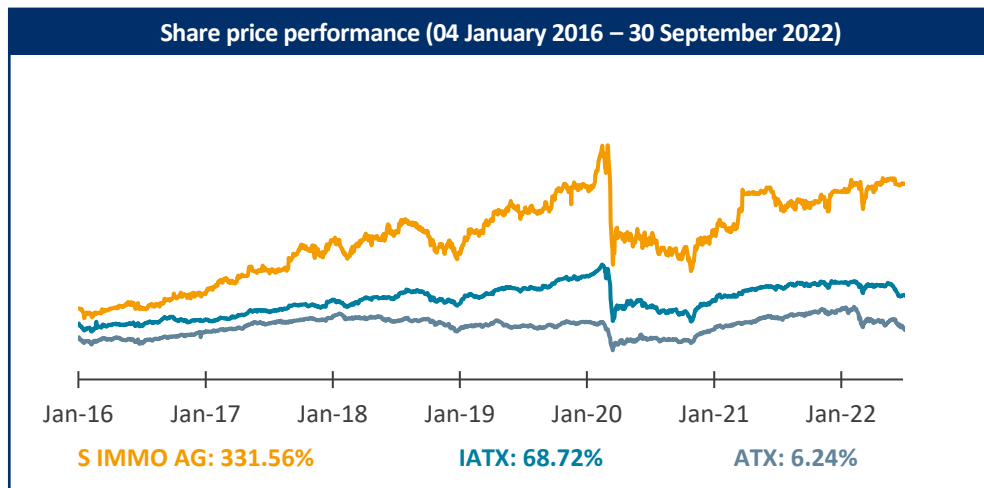
Current cost of debt by instruments



Cost of funding incl. hedging

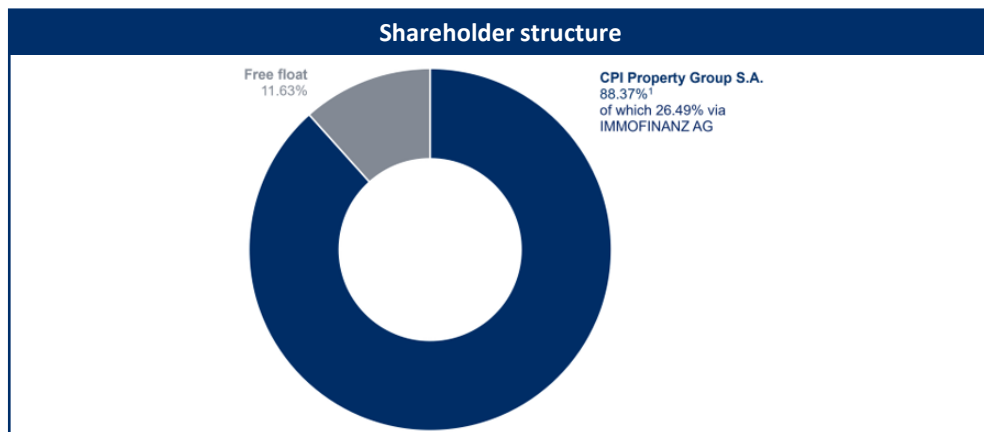


SHARE DATA



Key share data as of 30 September 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 22.70
Market capitalisation	EUR 1,670.9m
Free-float	20.80%
Number of shares	73.608.896
Market makers	Erste Group / Hauck & Aufhäuser / Raiffeisen Centrobank



Coverage

Analysis firm	Target price	Recommended	Last Update
Erste Group	EUR 21.60	Reduce	29.07.2022
Hauck & Aufhäuser	EUR 23.50	Hold	02.09.2022
Raiffeisen Bank International	EUR 21.80	Reduce	08.06.2022
SRC Research	EUR 23.00	Hold	29.08.2022
Wood & Co	EUR 14.40	Sell	19.09.2022

¹ Based on the number of voting rights held as reported in CPIPG's press release on 21.11.2022

² until 23 November 2022



COMPANY STRATEGY AND BUSINESS MODEL



BUSINESS MODEL AND STRATEGY

- » Long-term portfolio management combined with a value-generating strategy
- » Focus on attractive growth regions in Austria and CEE
- » Diversification (types of use and regions)
- » Established market player: great in-house expertise and strong asset management in order to optimize the portfolio constantly
- » Opportunistic project developments and land bank
- » Sustainable financing strategy with a well spread maturity profile



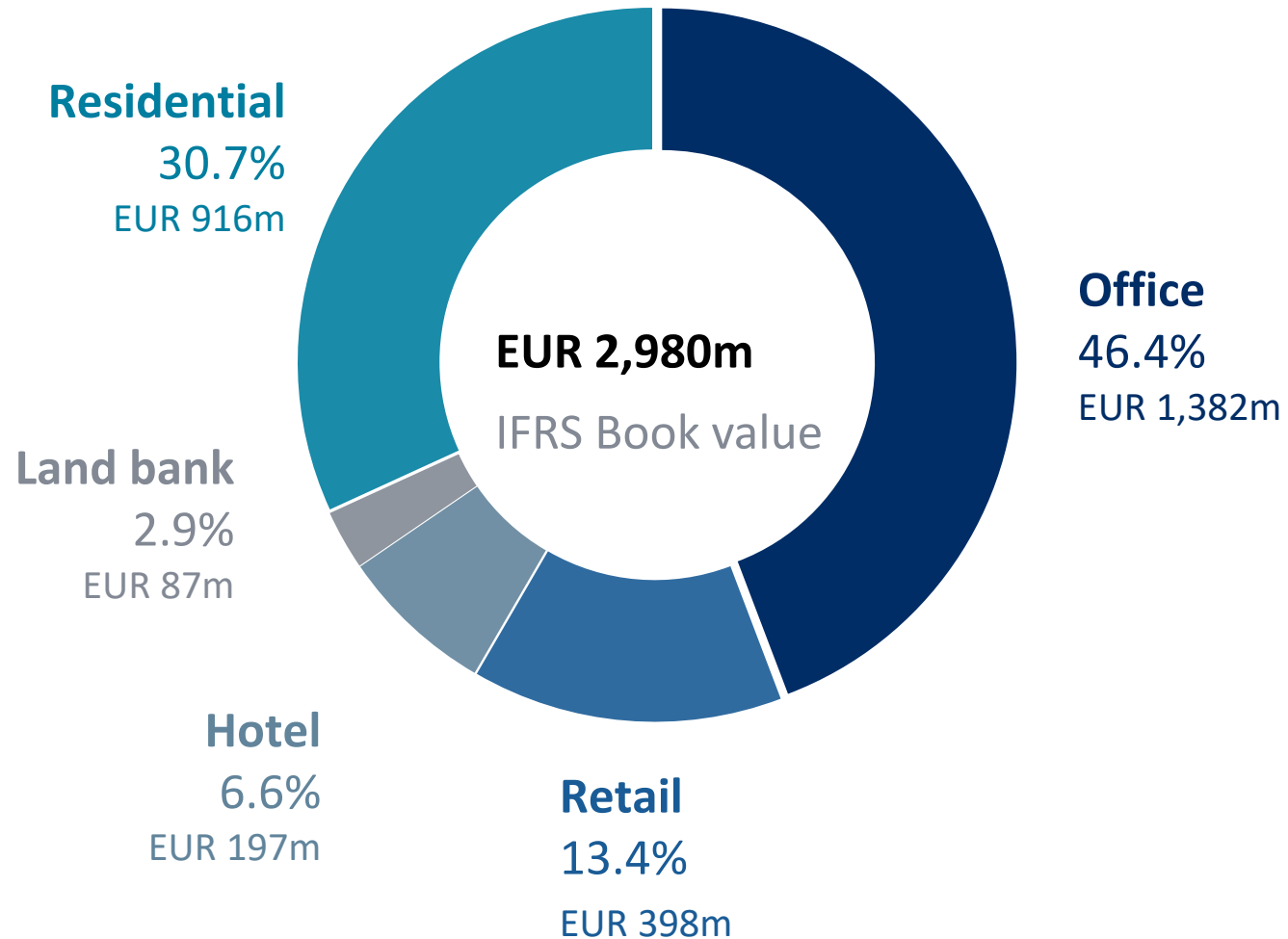
- High quality portfolio
- Stable cashflows
- Balanced risk-reward ratio
- Dividend payments
- Established access to the capital markets



PORTFOLIO



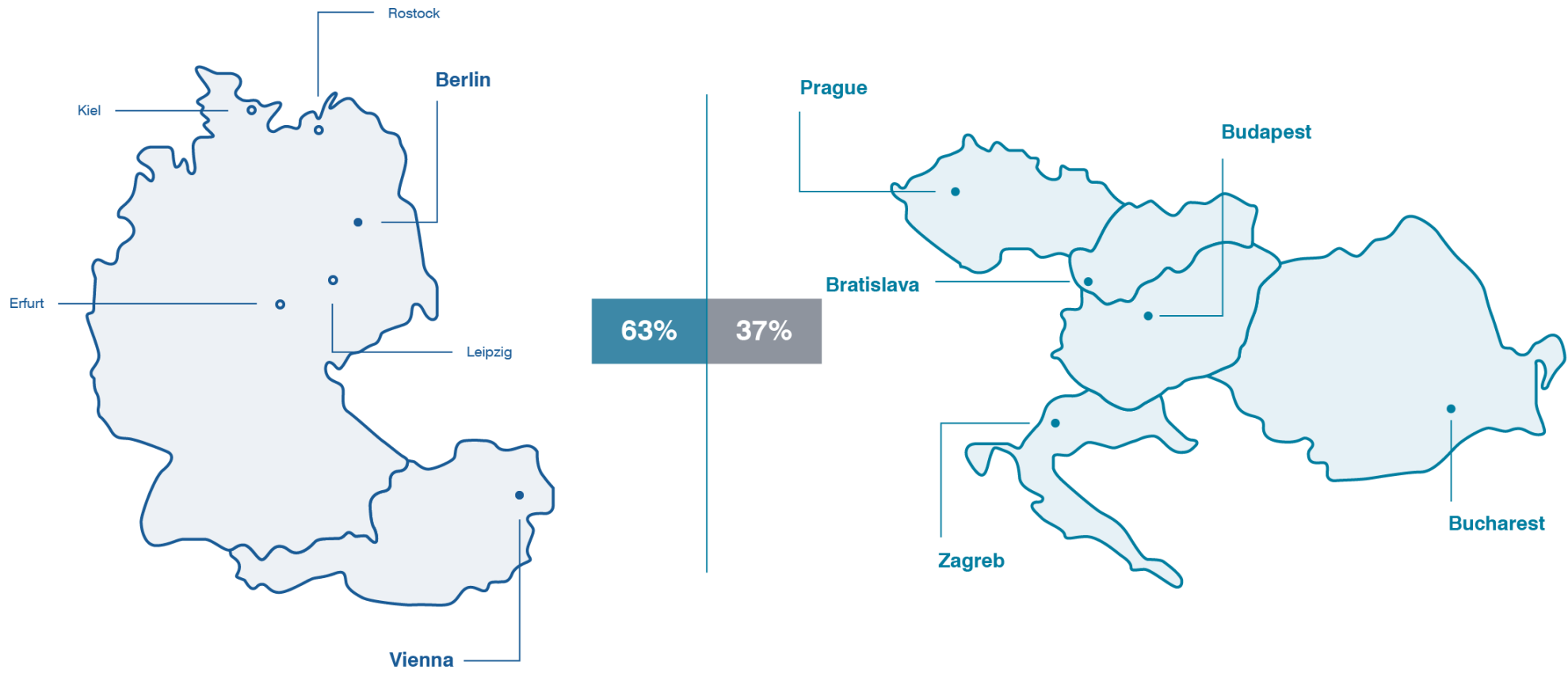
DIVERSIFIED PORTFOLIO BOOK VALUE BY TYPES OF USE¹



¹ as of 30 September 2022



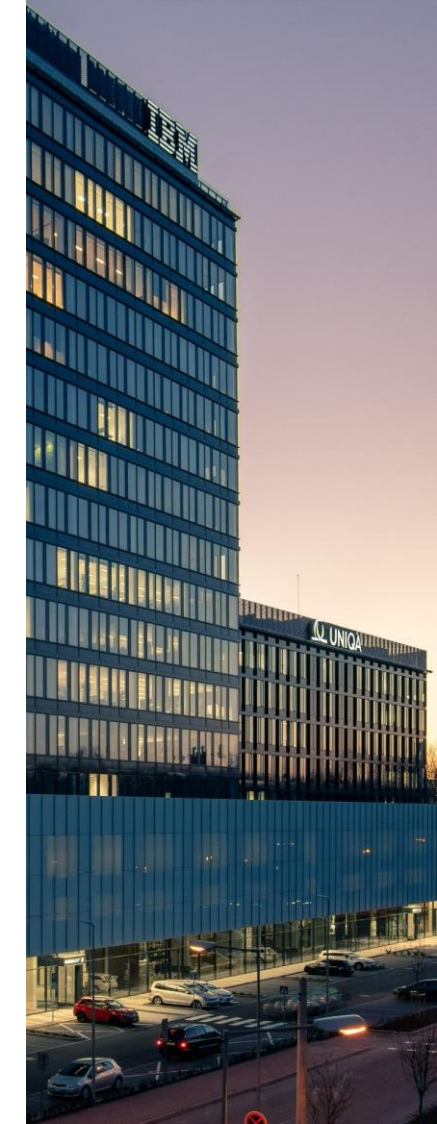
GENERATING STRONG EARNINGS AND CASH FLOW



63% 37%

as at 30 September 2022	Book value portfolio (EUR m)	Main lettable area (m ²) ¹	Total revenues (EUR m)	Potential lettable area land bank (m ²)
GER	1,388.2	562,878	55.5	approx. 100,000
AT	493.7	125,297	36.5	-
CEE	1,098.2	436,778	93.1	approx. 54,000

¹ excluding owner-operated hotels



Einsteinova Business Center
Bratislava, Slovakia

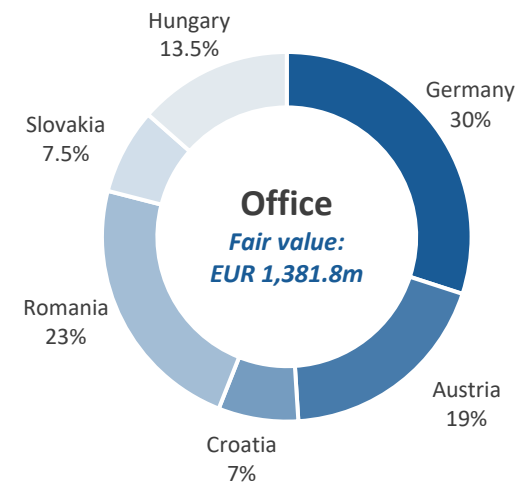
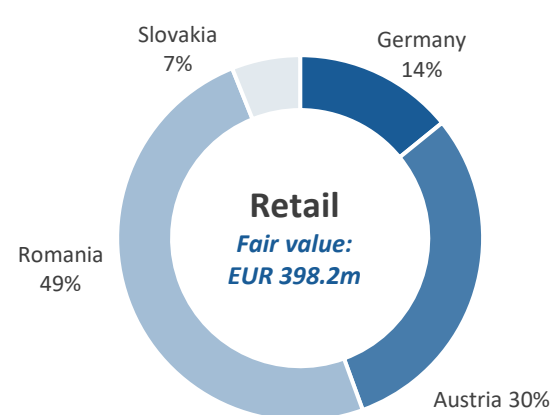
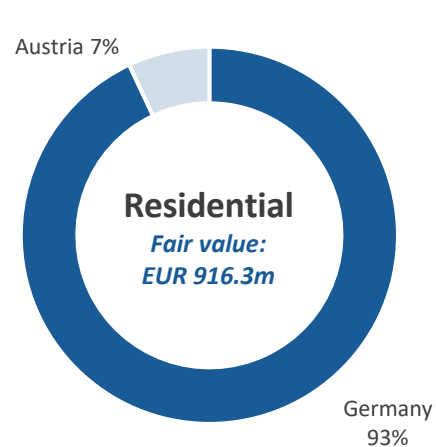
PORTFOLIO OVERVIEW

Portfolio structure by type of use¹

as of 30 September 2022	Office	Residential	Retail	Hotel ²	Total
Total lettable area (m ²)	360,554	249,944	58,070	1,387,480	718,912
Portfolio occupancy rate (%)	93.4	98.2	95.9	94.2	93.2
Rental yield (%)	3.3	7.9	5.6	5.4	6.0

¹ Classification by main type of use, ² excluding owner-operated hotels

Portfolio breakdown by region



SUSTAINABILITY

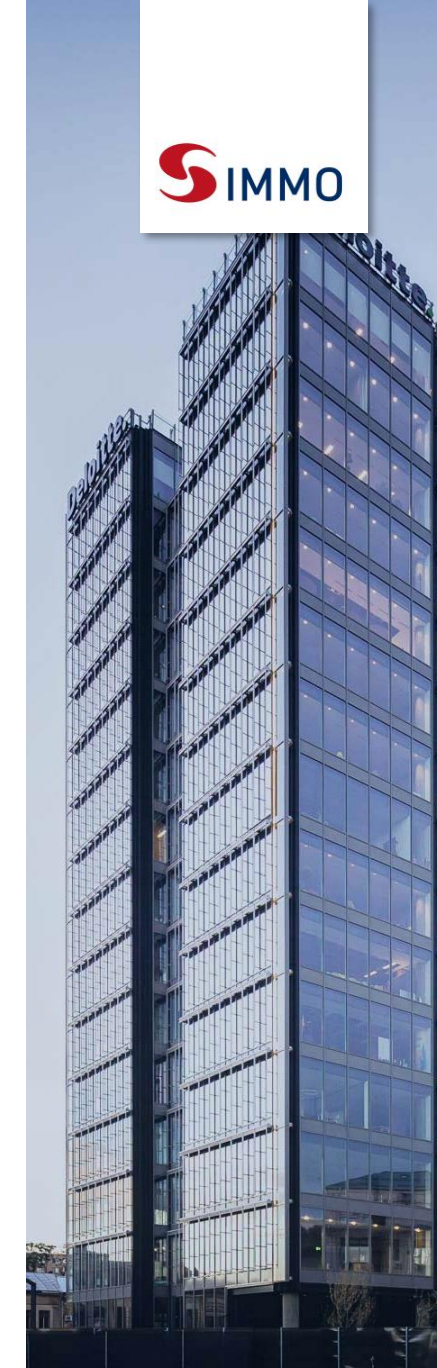


ESG REPORTING & ESG RATINGS

- » First-time reporting according to the GRI standards Core option in the 2021 Annual Report - double award at the EPRA SBPR Awards 2022
- » First-time application of the EU taxonomy
- » First-time consideration of:
 - » TCFD Recommendations concerning Climate Risk Management
 - » GHG Protocol concerning the calculation of greenhouse gas emissions and
 - » real estate-related EPRA sustainability indicators
- » Expansion of data collection and analysis and introduction of a digital environmental data management system
- » Implementation of a digital whistleblower system
- » Updating of the relevant ESG ratings
- » Creation and first implementation steps of a comprehensive ESG strategy with 49 goals

ESG Ratings	
2022 ¹	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)

¹ ISS ESG QualityScore last updated 16 September 2022
 MSCI ESG Rating last updated 10 December 2021
 Sustainalytics ESG Risk Rating last updated 23 June 2022



GREEN BUILDINGS & CERTIFICATIONS

approx. 24.7%

Proportion of certified main usable area

289,561 m²

Certified main usable area

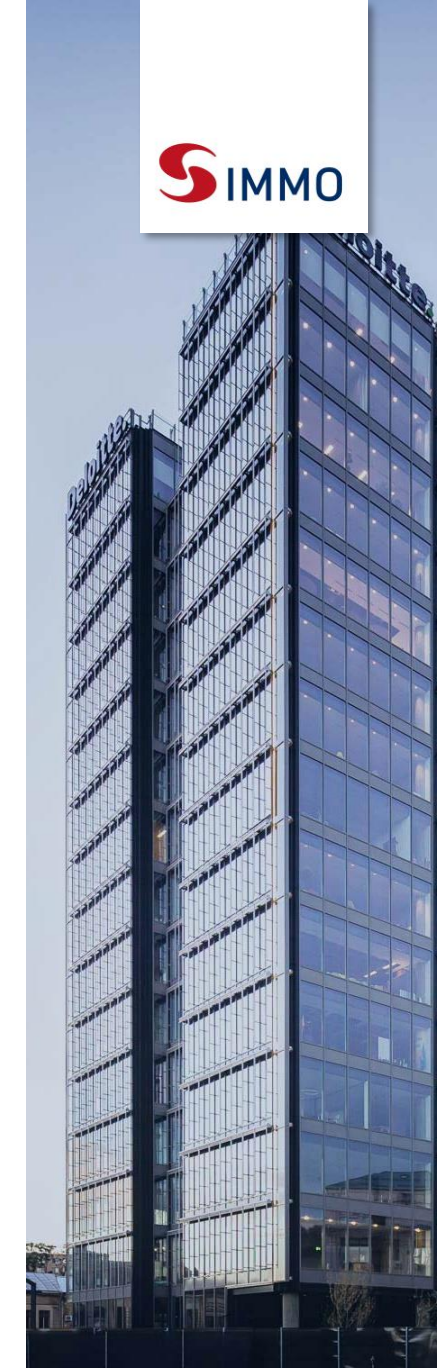
BREEAM



WELL

- » S IMMO AG holds 13 properties with high-quality BREEAM, LEED and WELL certifications in its portfolio. Certifications that demonstrate the ESG compliance of buildings are a main focus in the acquisition process.

Certified property	Country	Type of use	Certifications
Eurocenter	Zagreb, Croatia	Office	BREEAM Very Good
Zagrebtower	Zagreb, Croatia	Office	BREEAM Excellent
Campus 6.2	Bucharest, Romania	Office	LEED Platinum and WELL Core Gold
Campus 6.3	Bucharest, Romania	Office	LEED Platinum and WELL Core Gold
EXPO Business Park (acquired 2022)	Bucharest, Romania	Office	BREEAM Outstanding
Sun Offices	Bucharest, Romania	Office	BREEAM Good
Sun Plaza	Bucharest, Romania	Retail	BREEAM Pass
The Mark	Bucharest, Romania	Office	BREEAM Excellent
Blue Cube	Budapest, Hungary	Office	BREEAM Very Good
Buda Center (certified in 2022)	Budapest, Hungary	Office	BREEAM Very Good
BudaPart Gate	Budapest, Hungary	Office	LEED Gold
Pódium	Budapest, Hungary	Office	BREEAM Very Good
River Estates	Budapest, Hungary	Office	BREEAM Very Good



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



twitter.com/simmoag



linkedin.com/company/s-immo-ag



blog.simmoag.at



simmoag.at



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.