



S IMMO

Q1 results 2017

30 May 2017



Ongoing success in 2017



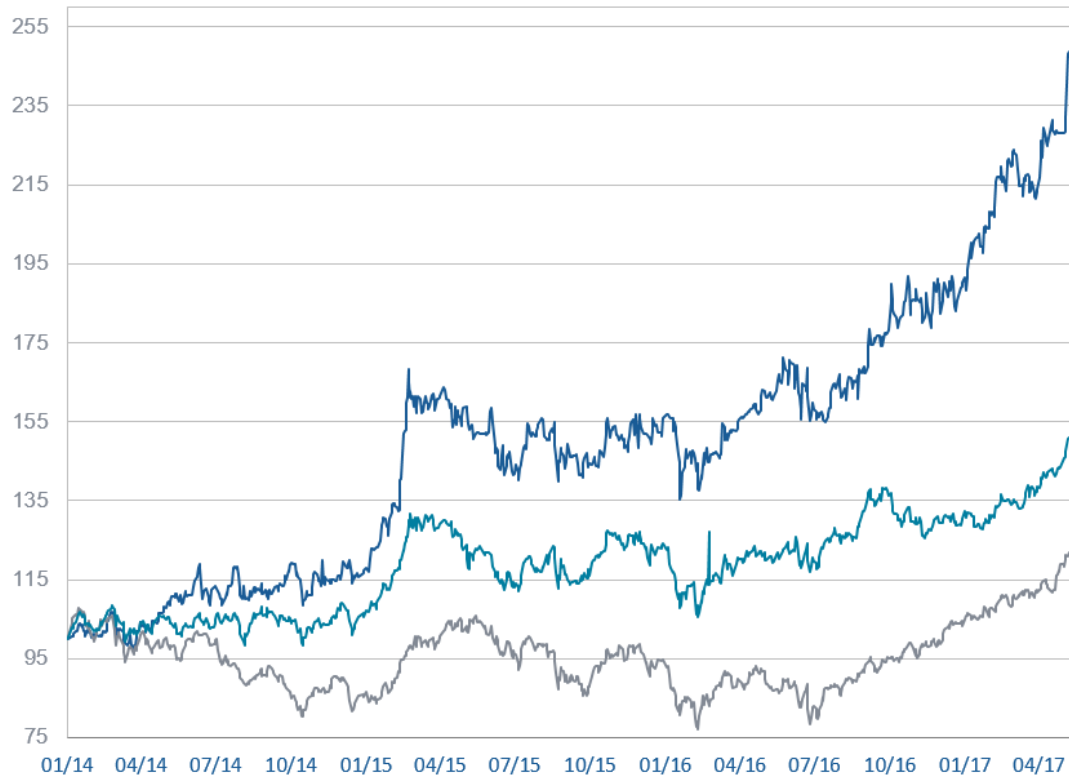
- Excellent Q1 results following record year 2016
- 13.5% increase of FFO I to EUR 9.9m compared to the prior year period
- Doubling of net income compared to Q1 2015
- Significant reduction of financing costs
- Attractive development pipeline
- Great YTD performance of S IMMO share

S IMMO share

Outstanding performance



— S IMMO share — ATX — IATX



Performance 01 January 2017 – 23 May 2017

- S IMMO AG: 25.5%
- IATX: 16.1%
- ATX: 21.6%

Performance 01 January 2014 – 31 December 2016

- S IMMO AG: 62.1%
- IATX: 23.3%
- ATX: 21.2%

Indexed from 01 January 2014 to 23 May 2017



**Attractive
properties & real
values**

1.3m

m² space

6.1%

Rental yield

EUR 2,096,253,000

Property portfolio

93.8%

Occupancy rate

80.6%

Commercial properties

EUR 27.2m

EBIT



Q1 results 2017



Excellent results



| Consolidated income statement | 01-03/2017 | 01-03/2016 | 01-03/2015 |
|--------------------------------|-------------|-------------|-------------|
| Revenues | 46.5 | 46.3 | 44.3 |
| Rental income | 28.9 | 29.2 | 27.2 |
| Revenues from operating costs | 10.1 | 9.9 | 8.5 |
| Revenues from hotel operations | 7.4 | 7.2 | 8.7 |
| Other operating income | 0.5 | 0.5 | 0.5 |
| Property operating expenses | -16.5 | -16.1 | -14.1 |
| Hotel operating expenses | -7.2 | -6.8 | -7.4 |
| Gross profit | 23.4 | 24.0 | 23.3 |
| Gains on property disposals | 0 | 0.5 | 0 |
| Management expenses | -3.8 | -4.2 | -3.7 |
| EBITDA | 19.5 | 20.3 | 19.7 |

In EUR m

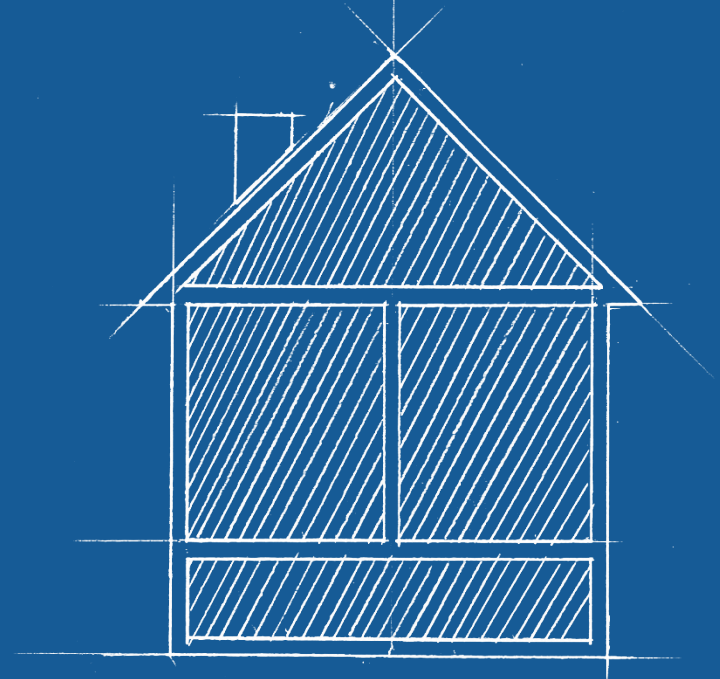
Excellent results



| Consolidated income statement | 01-03/2017 | 01-03/2016 | 01-03/2015 |
|------------------------------------|-------------|-------------|-------------|
| EBITDA | 19.5 | 20.3 | 19.7 |
| Depreciation and amortisation | -2.1 | -1.9 | -1.9 |
| Results from property valuation | 9.8 | 36.9 | 0.8 |
| Operating result (EBIT) | 27.2 | 55.3 | 18.6 |
| Financial result | -8.5 | -19.3 | -8.0 |
| Participating certificates result | -0.7 | -1.4 | -1.0 |
| Net income before tax (EBT) | 17.9 | 34.7 | 9.6 |
| Taxes on income | -1.8 | -7.1 | -1.5 |
| Consolidated net income | 16.2 | 27.6 | 8.1 |

In EUR m

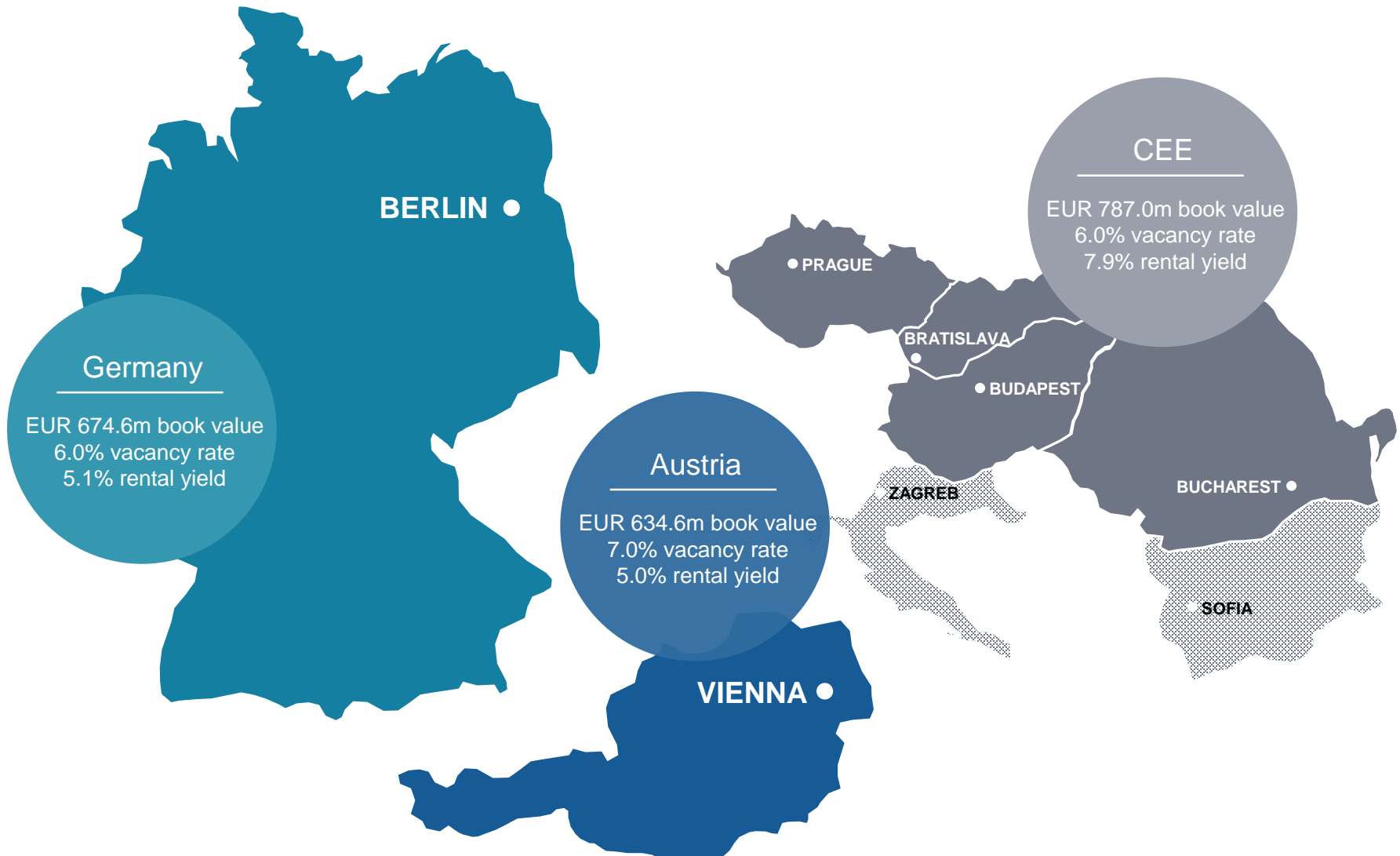
Sustainable success is possible only where real value is involved.



We create value – with our strong earnings and cash flow generating portfolio.



Strong earnings and cash flow generating portfolio

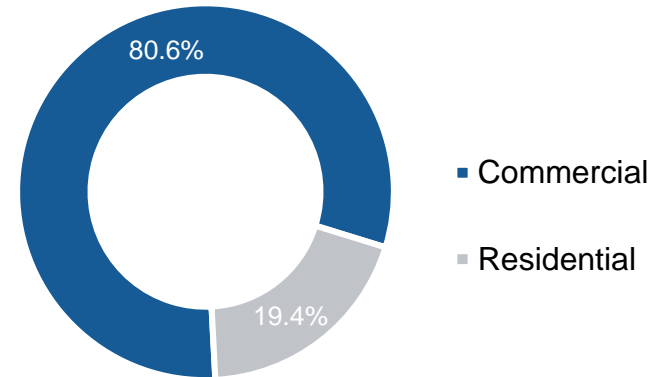


Robust business model

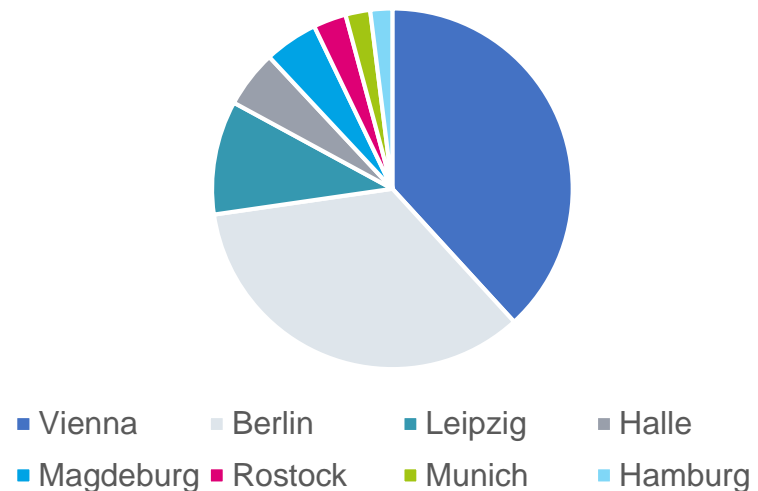
Focus on commercial properties



- Over 80% of the portfolio are commercial properties*
- Berlin office market offers great potential
- Ongoing focus on Germany:
 - Purchase of 18 properties with over 76,000 m² usable space from 01 January 2016 to 01 May 2017
 - Further opportunistic purchases possible



City split AUT/GER (by total area)**



* based on book value

** as at 31 March 2017

We create value – through
project development



Current projects

101 Neukölln, Berlin



QBC, Vienna



Siebenbrunnengasse, Vienna



Einsteinova, Bratislava



The Mark, Bucharest





Highly modern office space

- Realisation of up to 42,000 m²
- S IMMO as investor with a stake of 35% (building sections 1 and 2)
- Excellent location: next to central station, new CBD with several group headquarters
- Target yield 5.5 to 6%

101 Neukölln, Berlin



Attractive retail and office space

- 22,000 m²
- Renovation and restructuring into modern, loft type office and retail space in high frequency area
- Central location in Neukölln
- Target yield 7.5 to 8.5%

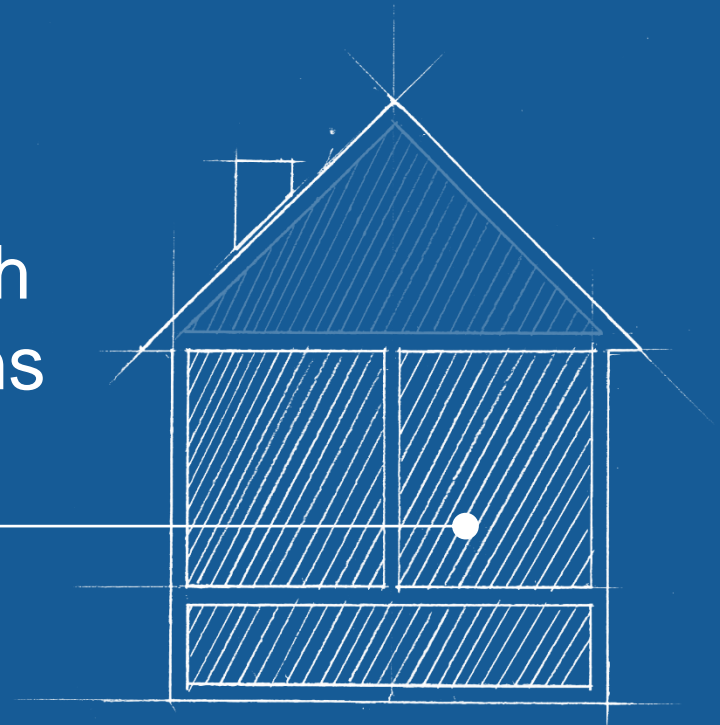
Einsteinova, Bratislava



Modern and sustainable office project

- roughly 23,500 m²
- Planned completion in Q1 2018
- 85% pre-let
- Renowned tenants like Uniqa
- Old town closeby
- Shopping and recreation possibilities in direct vicinity

We create value – through
cycle-oriented transactions



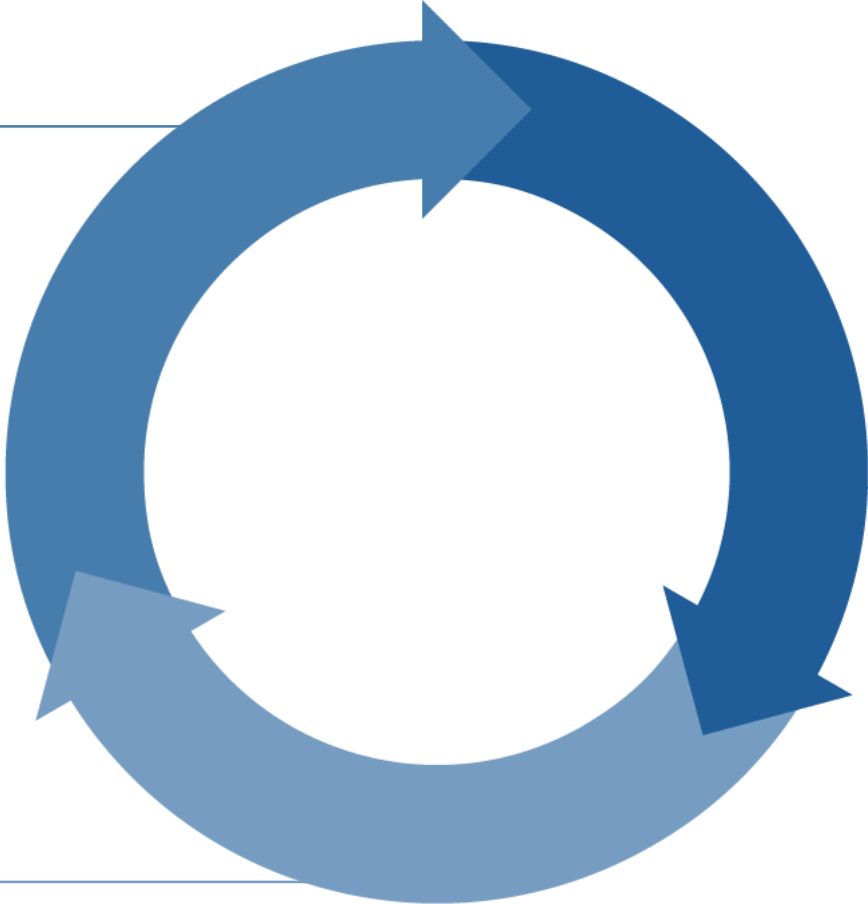
Value-creating process



1 Purchase

2 Leveraging potentials

3 Sale



Increasing value through restructuring & innovative concepts



- Purchased in 2013
- Cost of purchase: EUR 560/m²
- Refurbishment costs: EUR 290/m²
- Total investment: EUR 850/m²
- Restructuring and innovative marketing concepts
- Started at average rent of about EUR 7/m²
- Most recently EUR 13/m²
- Sold at a high profit in spring 2017

Increasing value through investments & expansion



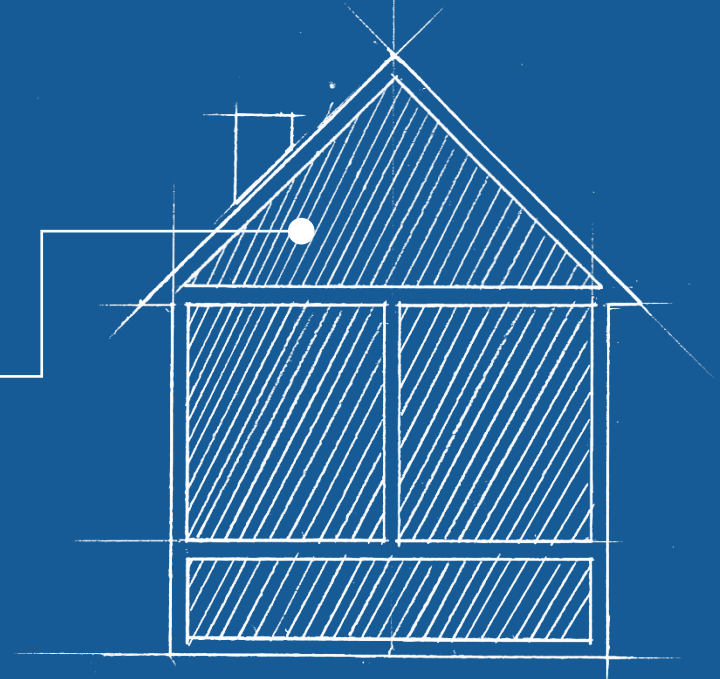
- Restructuring of existing space
- Expansion of tenant mix
- 40 new tenants until Q4 2017
- Strengthening of market position
- Yield and value increase

Our approach is paying off

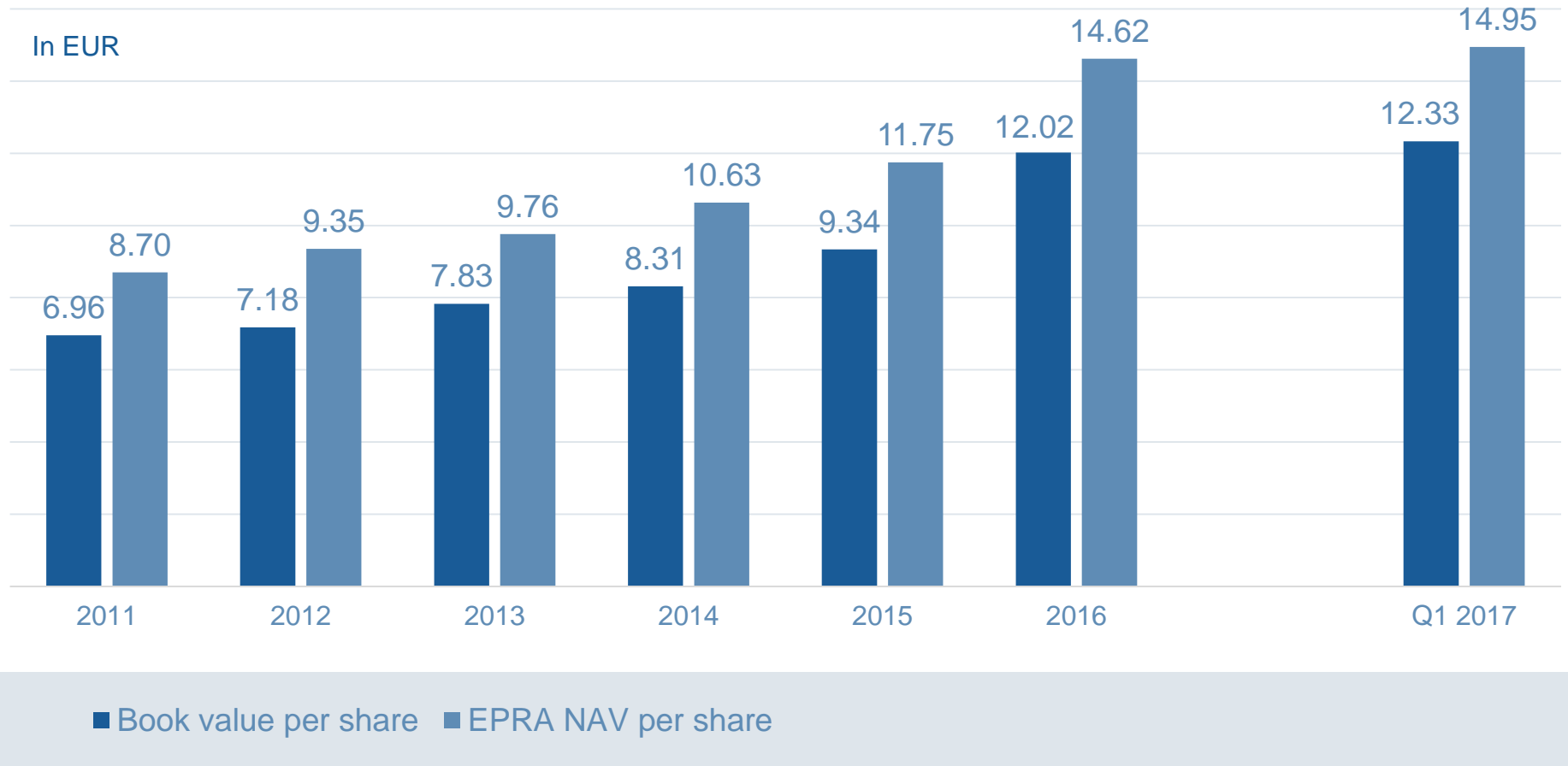


| | 31 March 2017 | 31 March 2016 |
|--------------------|---------------|---------------|
| FFO I | EUR 9.9m | EUR 8.8m |
| FFO I per share | EUR 0.15 | EUR 0.13 |
| EPRA NAV per share | EUR 14.95 | EUR 12.24 |
| EPS | EUR 0.21 | EUR 0.40 |
| LTV | 56.4% | 59.9% |

Positive outlook



Strong NAV growth



Value potential: S IMMO share lists at a price well below EPRA NAV

Sustainable dividend policy



* Proposal to the AGM: EUR 0.30 dividend plus EUR 0.10 bonus dividend

Prudent debt management

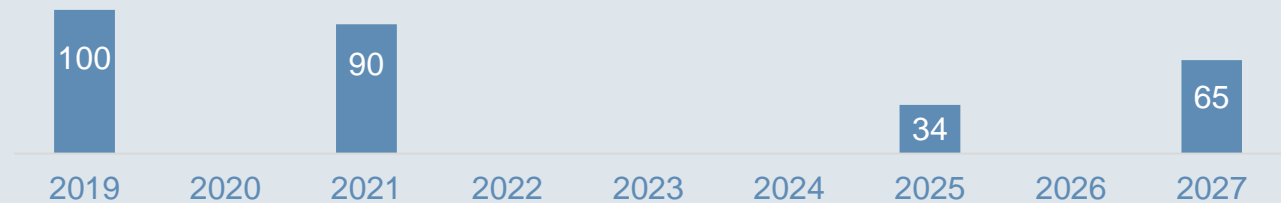
- Cost of funding as at 31 March 2017: 3.08%
- Average weighted interest rate for all long-term loans: 1.99%
- Average weighted final maturity of long-term loans: 5.5 years

Loan to value ratio

- LTV ratio for secured financing: 40.8% of property value
- LTV ratio for unsecured financing (bonds): 15.6%
- Total LTV at 56.4%

Maturity profile bonds

In EUR m





- Sales in markets around cycle peak
- Use of funds:
 - Pushing development of current projects
 - Investment in companies with value potential
 - Further purchases of properties with sustainable yields in Germany

S IMMO's qualities



- Strong earnings and cash flow generating portfolio
- Great value potential
- Attractive development pipeline
- Dynamic value creation
- Excellent results
- Sustainable dividend policy





Thank you
for your attention!





Appendix



APPENDIX

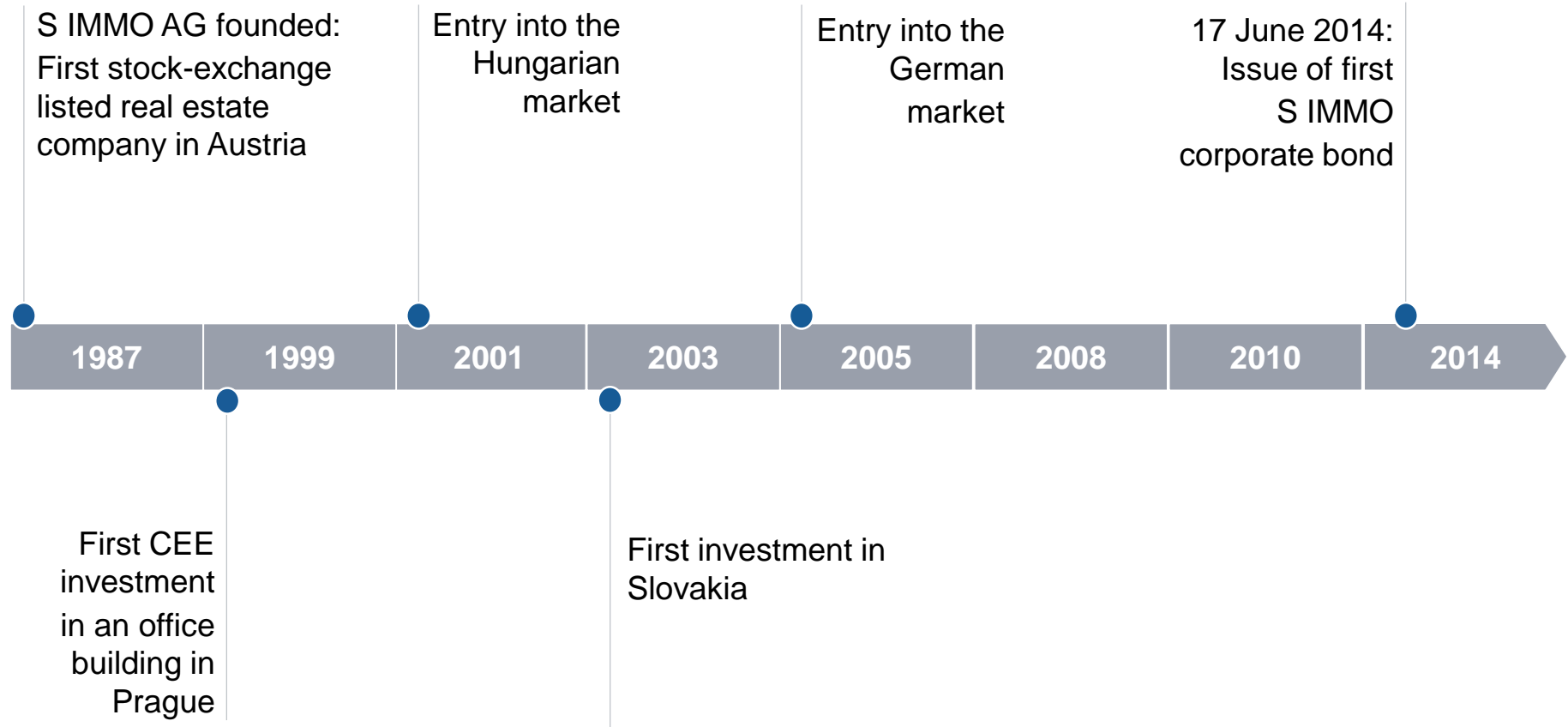
Coverage



| Research house | Target price | Last update | Recommendation |
|-----------------------------|------------------|---------------|----------------|
| Baader Bank | EUR 11.70 | 06 March 2017 | Hold |
| Erste Group | EUR 12.50 | 20 April 2017 | Buy |
| Raiffeisen Centrobank | EUR 12.00 | 03 March 2017 | Hold |
| SRC Research | EUR 13.00 | 11 April 2017 | Accumulate |
| Average target price | EUR 12.30 | | |

APPENDIX

Company history



APPENDIX

Financial calendar 2017



APPENDIX

Services



We offer the following services on our redesigned website www.simmoag.at/en:

- Newsletter subscription/RSS feeds/e-Mail services



Follow us on Twitter:
<http://twitter.com/simmoag>



Our network on Xing:
<https://www.xing.com/companies/simmo>



View our videos on YouTube:
<http://www.youtube.com/simmoag1>



View our profile on LinkedIn:
<http://www.linkedin.com/company/2279913>

APPENDIX

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