



S IMMO

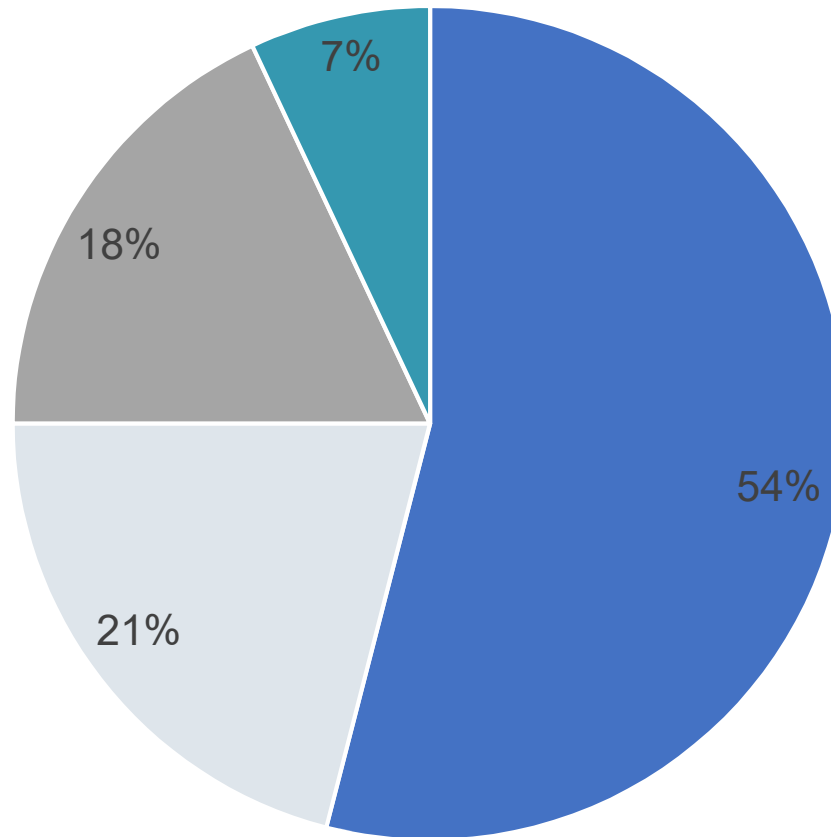
Information about the
property portfolio

April 2018



Property portfolio Austria

Division of use types by market value*

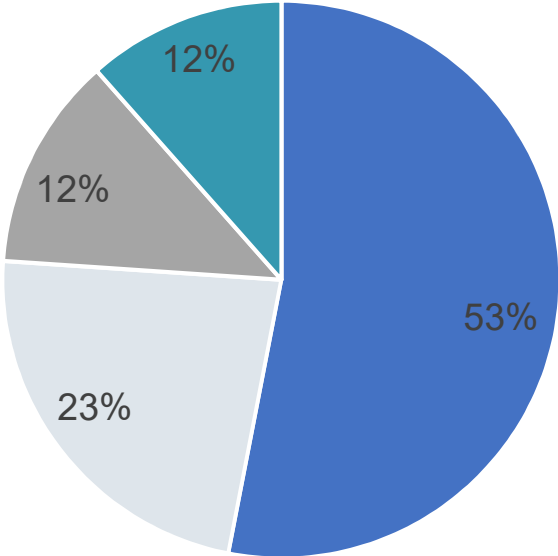


■ office ■ retail ■ hotel ■ residential

*This illustration includes one owner-occupied hotel at market value.

Property Portfolio Austria

Division of use types by main usable areas*



■ office ■ retail ■ hotel ■ residential

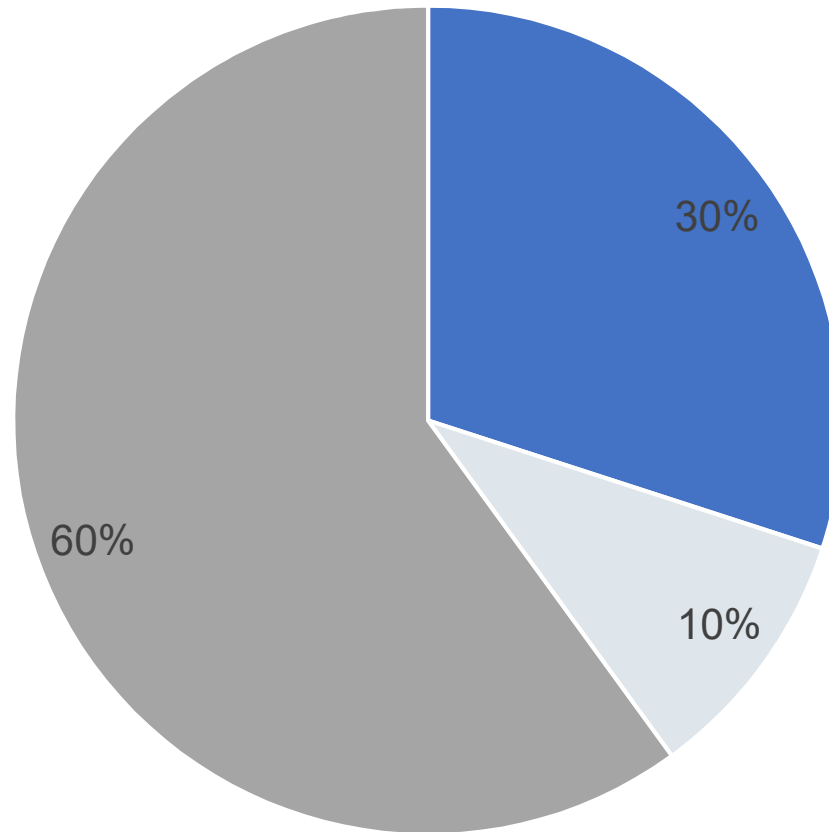
	Average rent/m ²	Vacancy	rental yield
Retail	EUR 14.0	6.4%	5.9%
Residential	EUR 7.1	2.7%	3.6%
Office	EUR 12.5	9.9%	5.2%

Hotel property	Management agreements; number of rooms: 328
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*This data refers to portfolio properties without development potential.

Property portfolio Germany

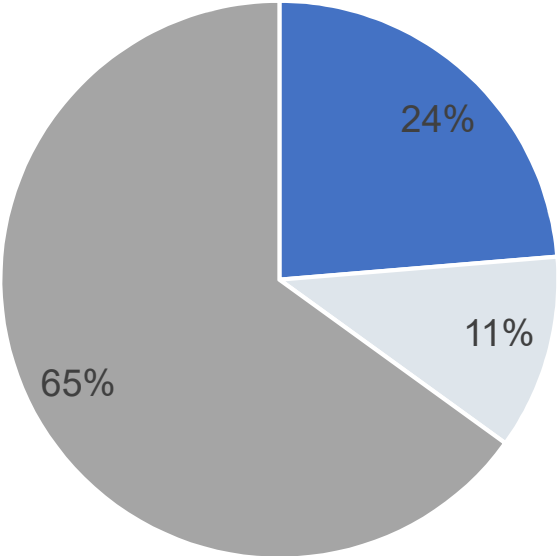
Division of use types by market value



■ office ■ retail ■ residential

Property portfolio Germany

Division of use types by main useable areas*



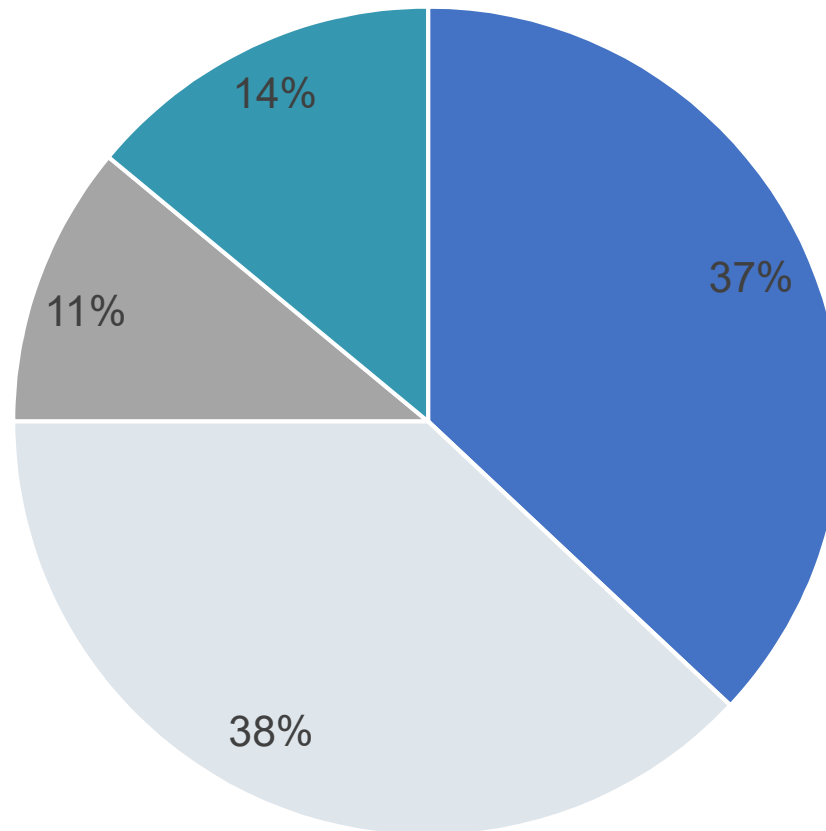
■ office ■ retail ■ residential

	Average rent/m ²	Vacancy	Yield
Retail	EUR 8.8	3.2%	5.9%
Residential	EUR 6.5	6.0%	4.3%
Office	EUR 9.8	5.8%	4.8%

*This data refers to portfolio properties without development potential.

Property portfolio CEE

Division of use types by market value*



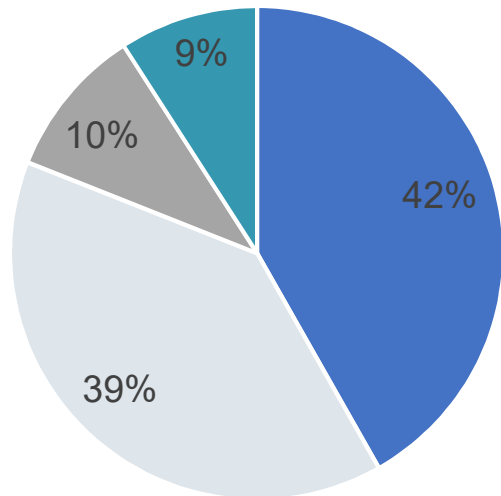
■ office ■ retail ■ rented hotels ■ owner-occupied hotels

**This illustration includes owner-occupied hotels at market value.*

Property portfolio CEE



Division of use types by main usable areas*



- office
- retail
- rented hotels
- owner-occupied hotels

	Average rent/m ²	Vacancy	yield
Retail	EUR 13.7	2.4%	7.6%
Office	EUR 11.7	6.6%	7.9%

Hotel		rent p.a.
Marriott Budapest	Management agreement number of rooms: 364	
Remaining hotels**	Number of rooms: 629	kEUR 5,100

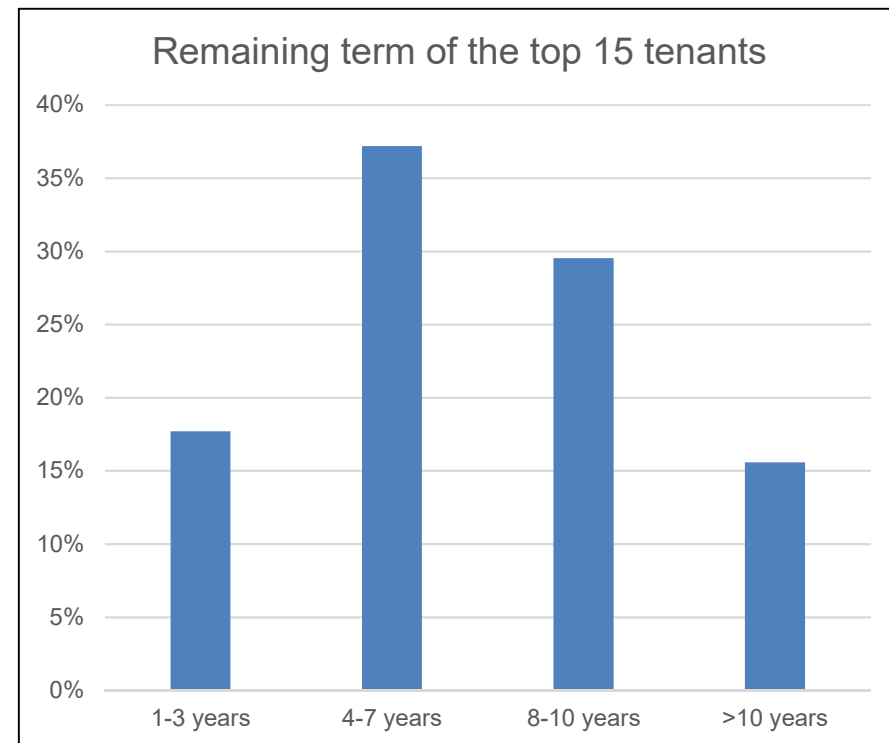
*This data refers to portfolio properties without development potential.

Remaining term of Top 15 tenants

- Average weighted remaining term of the top 15 tenants: 6.7 years
- Share of top 15 tenants in rental revenues: ~ 25%
- No tenant contributes more than 5% to rental revenues

Top 15 tenants:

Cora, Kaufhof, Social Insurance Institution for Farmers in Austria, Accor, Austria Trend Hotel, OBI, Hewlett Packard, EuroAgentur, Austrian Republic, Müller, City of Vienna, Leroy Merlin Romania, Euromedia Group, Medirex, Citibank



Project pipeline

Country/region	use type	exploitation	Book value as of 31 December 2017 in EUR m	anticipated TIC in EUR m	anticipated rent p.a. in EUR m	Yield in %	completion
CEE	office	letting	64	94	8.5	9.0	2018
CEE	retail	letting	NA	31	2.2	7.1	2018
Austria	office	letting	31	145	7.2	5.0	2020
Germany	Office/retail	letting	121	425	25.9	6.1	2018 - 2023
Germany	residential	letting	5	68	3.7	5.5	2020 - 2022
country/region	use type	exploitation		anticipated TIC in EUR m	sales revenue in EUR m	sales margin in %	sale
Austria	residential	disposal	19	55	62.4	13.4	until 2020

notes:

- CEE – Office includes a property in which S IMMO has a stake of 51%
- A – Office: share S IMMO: 35%
- CEE – Retail: no new development; major expansion
- A – Residential: residential development and disposal of individual flats; partial realisation of profit depending on the contract / construction progress

Development pipeline of revenues



(excl. Disposal of flats)

<u>Developments / major expansion (standing properties) – share S IMMO 100%</u>					
		2018	2019	2020	2021
CEE	Rents in EUR m	1.4	4.2	6.3	6.5
Germany	Rents in EUR m	0	2.0	2.0	7.4
		1.4	6.2	8.3	13.9
		2018	2019	2020	2021
CEE	Investments in EUR m	21.0	0	0	0
Germany	Investments in EUR m	18.2	65.6	144.4	105.8
		39.2	65.6	144.4	105.8
<u>Developments with project partners (effect on outcome within financial result)</u>					
<i>kEUR according to the respective percentage of stake S IMMO holds</i>					
		2018	2019	2020	2021
CEE / Austria	Rents in EUR m	0.1	0.9	2.6	4.6
CEE / Austria	Investments in EUR m	15.1	23.9	8.0	0

Additional reference to the information stated in this presentation



- All information refer to the property portfolio as of 31 December 2017.
- The statement regarding the information about the use types are based on the main use type of the respective property.
- Stated rents are predetermined average rents for the year 2017.
- Future related information about projects or similar are current assessments of the company without warranty and might deviate from the values achieved in the future.

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