



S IMMO

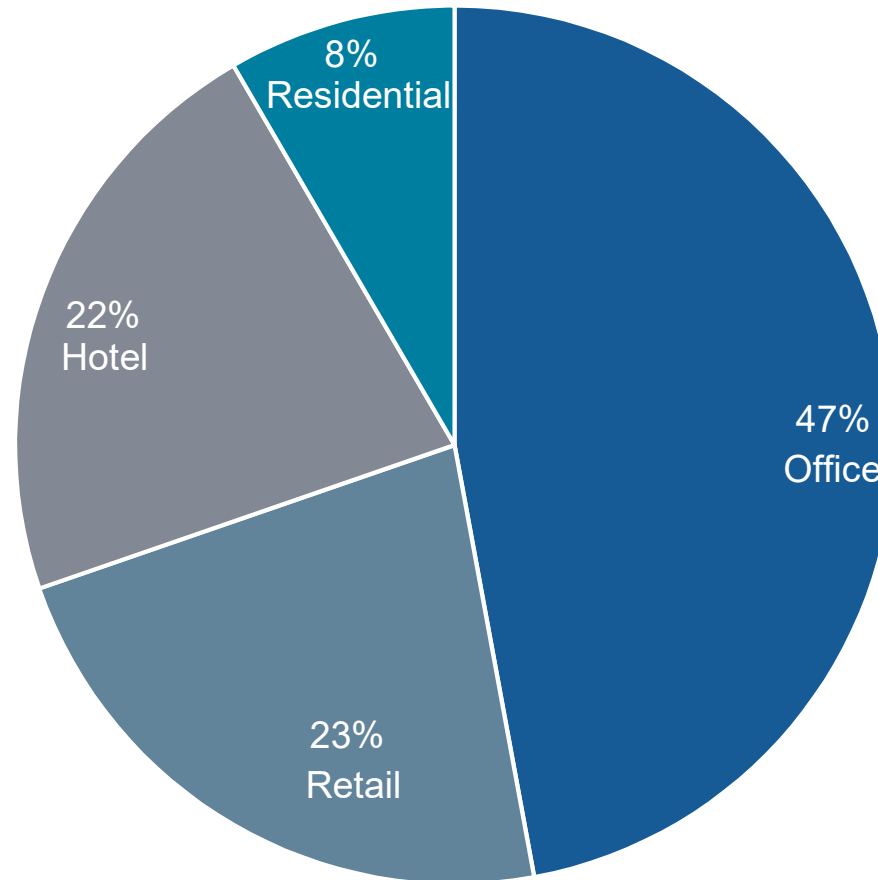
Details about the property portfolio

as of 30 June 2019



Property portfolio Austria

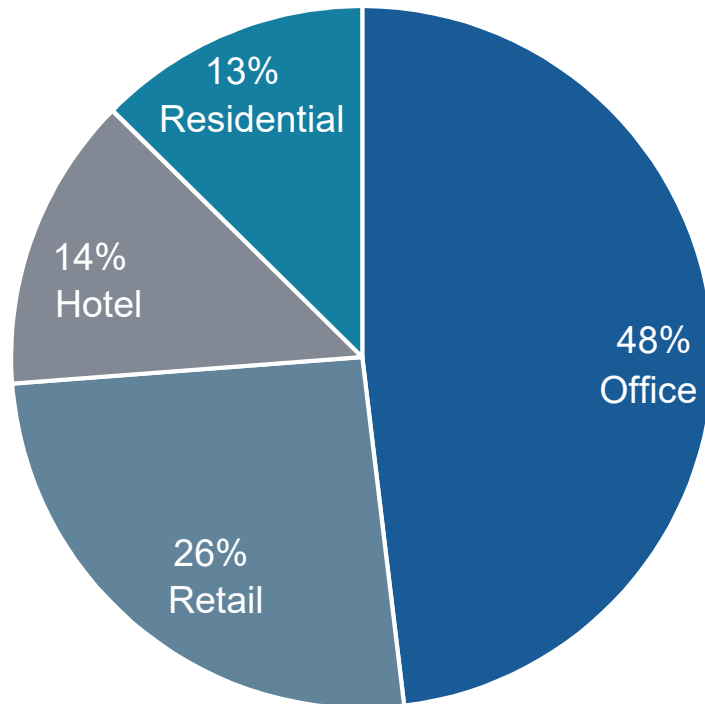
Division of type of use by market value*



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

Property portfolio Austria

Division of type of use by main usable areas*



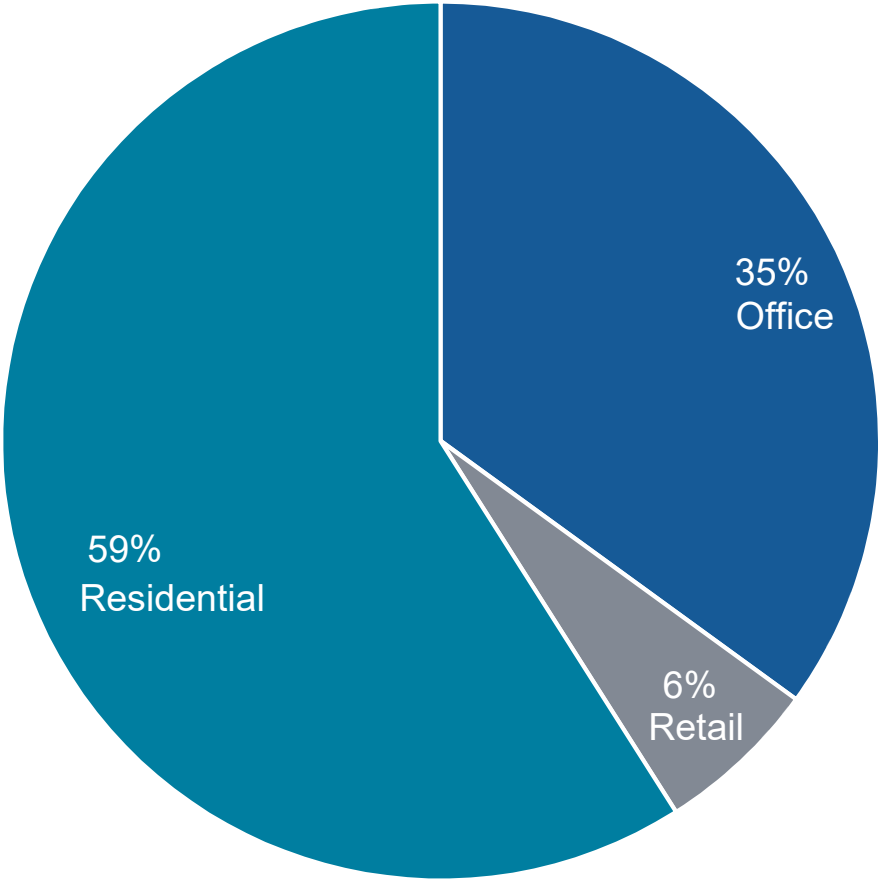
	Average rent/m ²	Vacancy	Rental yield
Retail	EUR 14.3	5.7%	5.3%
Residential	EUR 7.9	0.0%	3.1%
Office	EUR 13.2	9.0%	5.0%

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

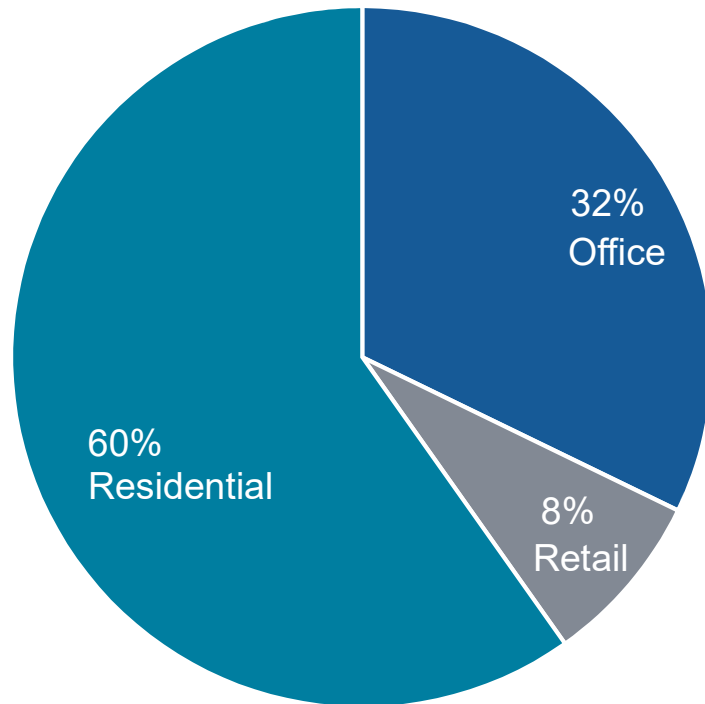
Property portfolio Germany

Division of type of use by market value



Property portfolio Germany

Division of type of use by main usable areas*



	Average rent/m ²	Vacancy	Rental yield
Retail	EUR 10.6	4.3%	6.8%
Residential	EUR 6.6	5.9%	3.8%
Office	EUR 9.0	3.9%	5.0%

*This data refers to portfolio properties without development potential.

Average rents

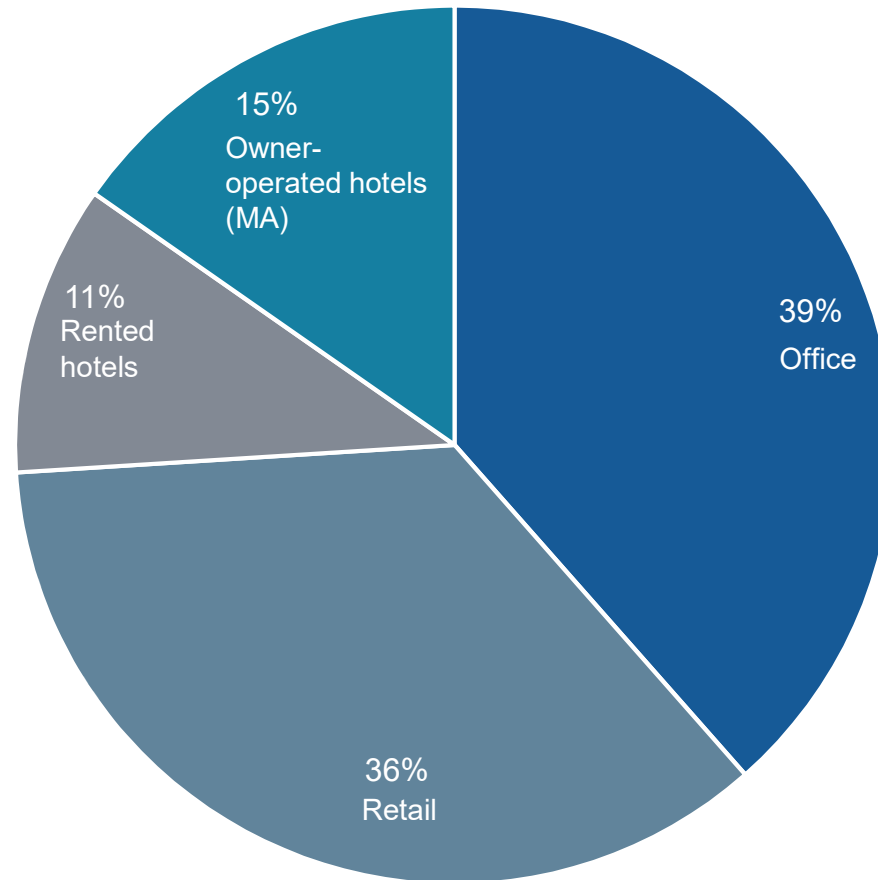
S IMMO residential portfolio*



Region	Ø net rent residential [EUR/m ²]
Berlin	7.35
Erfurt	6.29
Halle	5.83
Kiel	6.69
Leipzig	5.43
Magdeburg	5.36
Puchheim	6.82
Rostock	7.31
total	6.55
total / without Berlin	5.81

Property portfolio CEE

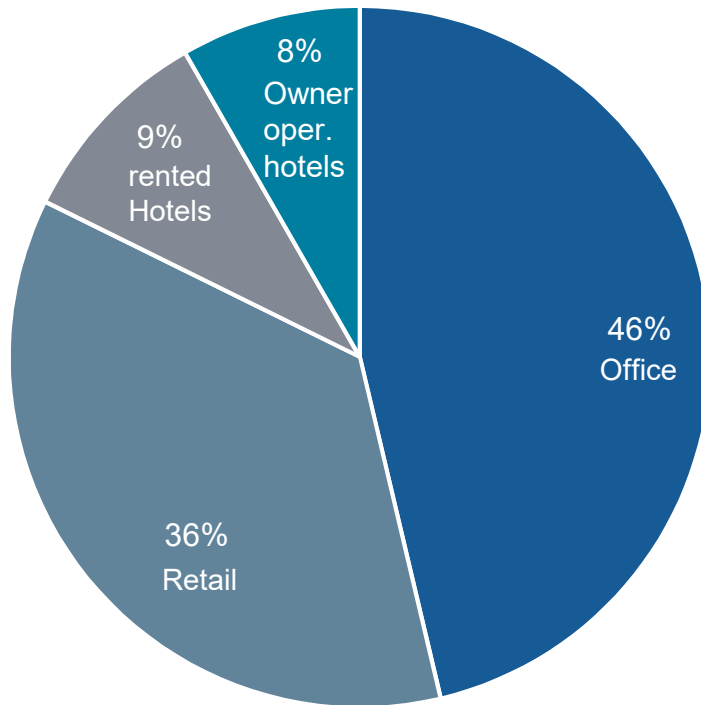
Division of type of use by market value*



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

Property portfolio CEE

Division of type of use by main usable areas*



	Average rent/m ²	Vacancy	Rental yield
Retail	EUR 14.31	0.0%	9.7%
Office	EUR 11.28	5.7%	6.9%

Hotel	rent p.a.
Marriott Budapest	Management agreement Number of rooms: 364
Other Hotels**	Number of rooms: 629 kEUR 5,300

*This data refers to portfolio properties without development potential.

**Bratislava, Bucharest, Prague

Projects CEE



Region	Country	Project	Type of use	Anticipated TIC in EUR m	Anticipated rent in EUR m p.a.	Yield in %	Scheduled Completion
CEE	Hungary	Project 1	Office	62.1	4.4	7.1	2022-2023
CEE	Hungary	Project 2	Retail, etc.	2.7	0.2	6.8	2020-2021
CEE	Romania	Project 3	Office	11.5	1.0	8.3	2020-2023
CEE	Romania	Project 4	Retail, etc.	6.0	0.4	7.3	2020-2021
CEE	Romania	Project 5	Retail, etc.	19.1	1.4	7.1	2023-2024
CEE	Romania	Project 6	Retail, etc.	22.9	2.0	8.7	2023-2024
CEE	Bulgaria	Project 7	Office	8.9	0.8	8.7	2022-2023
Total							
				133.3	10.1	7.6	2020-2024
			Office	82.6	6.2	7.5	2022-2023
			Retail	50.7	4.0	7.8	2020-2024

Projects Germany



Region	Country	Project	Type of use	Anticipated TIC in EUR m	Anticipated rent in EUR m p.a.	Yield in %	Scheduled Completion
GER	Germany	Project 1	Commercial	79.1	4.2	5.3	2021-2022
GER	Germany	Project 2	Commercial	102.9	6.2	6.1	2021-2022
GER	Germany	Project 3	Commercial	114.4	7.1	6.2	2022-2023
GER	Germany	Project 4	Commercial	48.0	3.4	7.1	2023-2024
GER	Germany	Project 5	Residential	9.4	0.4	4.7	2021-2022
Total				353.3	21.4	6.1	2021-2024

Land procurement Berlin surrounding



Future potentials

- Up to now around 1.25m m² plots of land were acquired in the commuter belt of Berlin
- Approx. 15 projects with medium- and long-term development
- Project period 2019 – 2028

Additional reference to the information stated in this presentation



- All information refer to the property portfolio as of 30 June 2019.
- The statement regarding the information about the type of use are based on the main type of use of the respective property.
- 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.

ANHANG

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