

RESULTS HY 2021



HIGHLIGHTS AND KEY FIGURES



HIGHLIGHTS HY 2021



Operating figures

- » **Total revenues:** EUR 91.1m (HY 2020 : EUR 87.8m)
- » **Rental income:** EUR 63.9m (HY 2020: EUR 60.6m)
- » **Occupancy rate⁽¹⁾:** 93.2% (HY 2020: 94.4%)
- » **Gross profit from letting⁽²⁾:** EUR 51.0m (HY 2020: EUR 45.6m)

Key financial figures

- » **FFO I per share:** EUR 0.36 (HY 2020: EUR 0.24)
- » **Earnings per share:** EUR 1.93 (HY 2020: EUR 0.22)
- » **Result from property valuation:** EUR 131.5m (HY 2020: EUR 10.2m)
- » **LTV:** 45.3% (31 December 2020: 46.8%)
- » **EPRA NAV per share:** EUR 27.51 (31 December 2020: EUR 24.32)

Transactions and capital market

- » **Share buyback programme** ended on 30 June 2021, buyback of 760,491 shares, treasury shares held as of 30 June 2021: 2,676,872
- » **Sale of the 5.96 % stake in CA Immobilien Anlagen AG in July 2021:** cash inflow (before taxes) of approximately EUR 230m
- » **Acquisition of Campus 6.2 and 6.3 in Bucharest:** Closing in June 2021
- » **Issuance of first Green Bond 02/2021** with total volume of EUR 150m and coupon of 1.75% (7-year term)

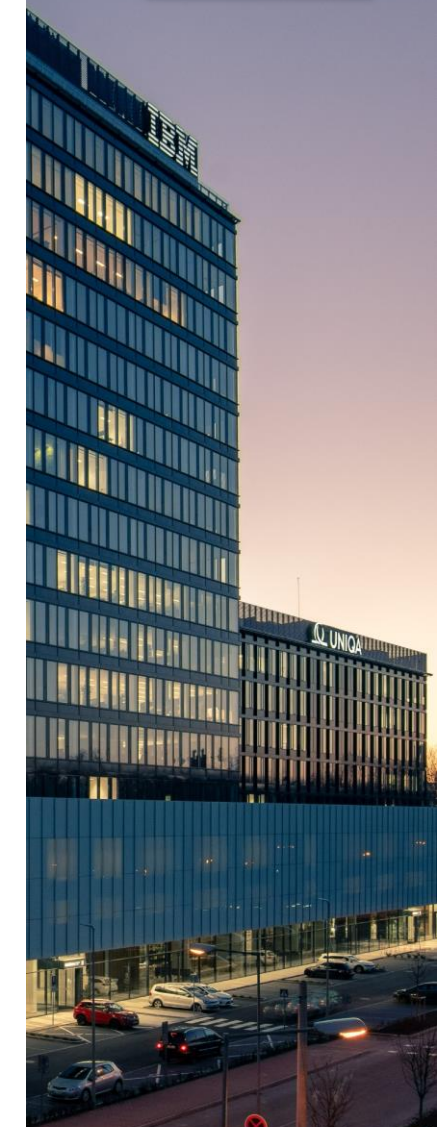
(1) excluding owner-occupied hotels

(2) gross profit excluding hotel GOP



RESULTS HY 2021 (1)

in EUR m	01-06/2021	01-06/2020
Revenues	91.1	87.8
Rental income	63.9	60.6
Revenues from operating costs	17.1	16.0
Revenues from hotel operations	10.2	11.2
Other operating income	2.0	1.1
Property operating expenses	-31.9	-32.1
Hotel operating expenses	-8.0	-11.1
Gross profit	53.2	45.7
Results from property disposals	0.0	0.0
Management expenses	-13.6	-9,6
EBITDA	39.6	36.1



RESULTS HY 2021 (2)

in EUR m	01-06/2021	01-06/2020
EBITDA	39.6	36.1
Depreciation and amortisation	-4.7	-4.5
Results from property valuation	131.5	10.2
Operating income (EBIT)	166.4	41.8
Financial result	-2.2	-21.8
Earnings before tax (EBT)	164.1	20.0
Taxes on income	-26.8	-3.9
Consolidated net result for the period	137.3	16.1
of which attributable to shareholders in parent company	136.7	15.9
of which attributable to non-controlling interests	0.6	0.2



BALANCE SHEET STRUCTURE AS OF 30 JUNE 2021

in EUR '000

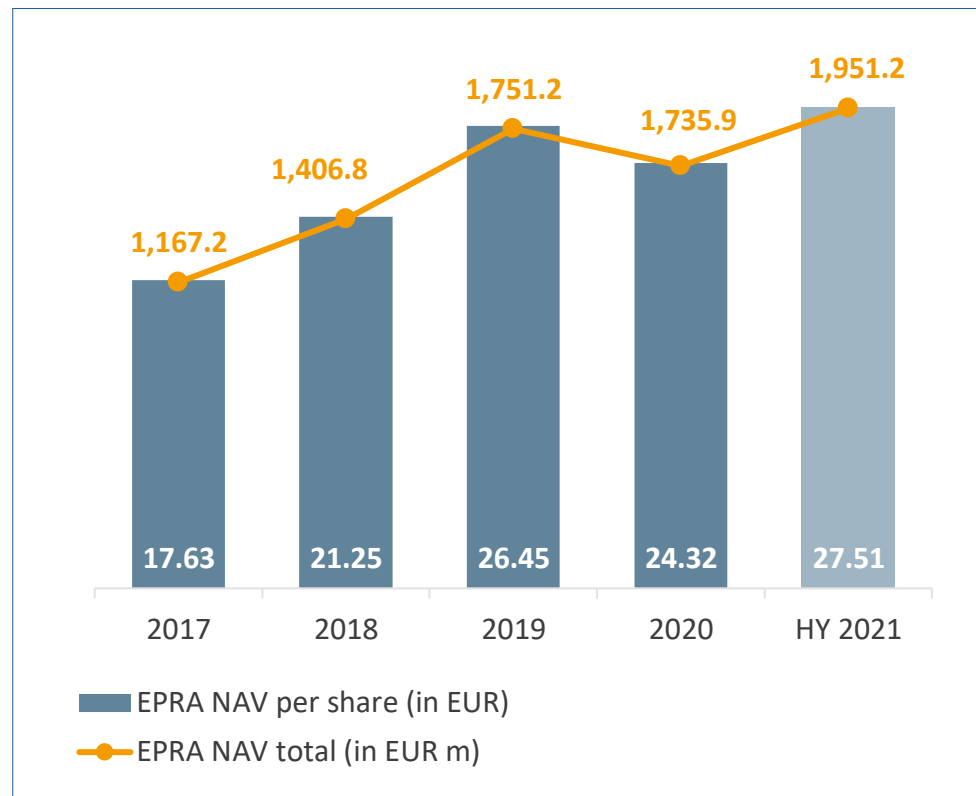
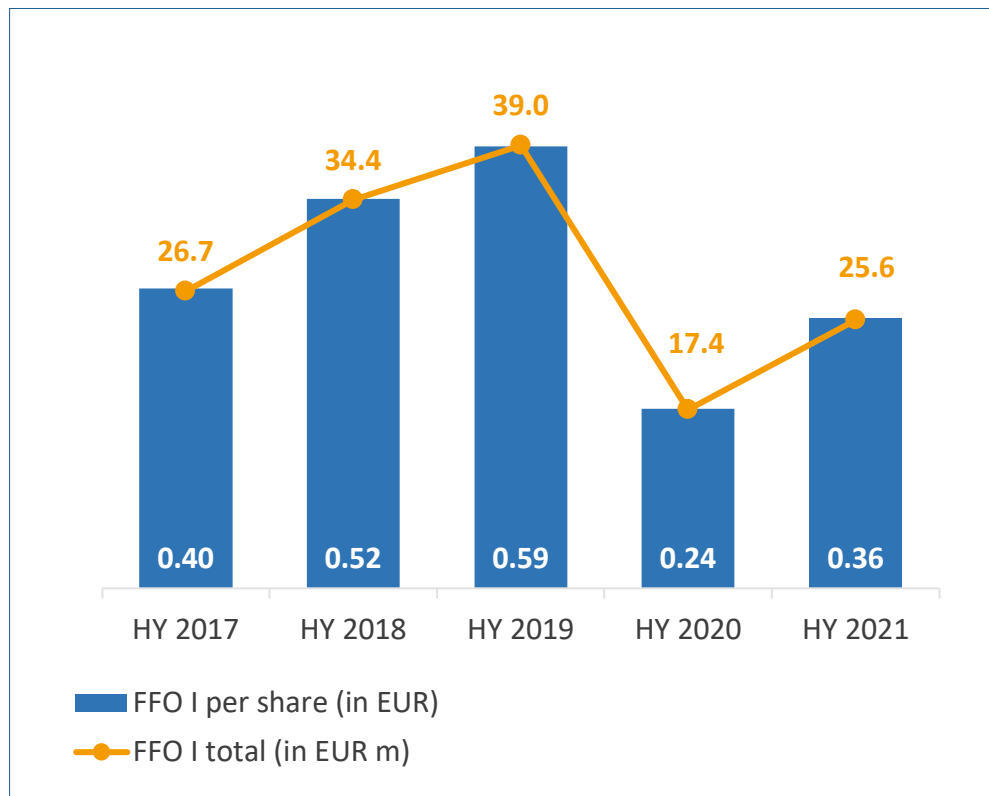
Non-current assets	3,301,318
of which rental properties	2,547,334
of which development projects and undeveloped land	43,521
of which owner-operated properties	114,312
of which other financial assets ⁽¹⁾	556,895
Current assets	185,465
of which cash and cash equivalents	127,783
of which assets held for sale	4,322
Total Assets	3,486,783

Equity	1,558,646
of which attributable to non-controlling interests	3,607
Non-current debts	1,751,377
of which issued bonds	646,581
Current debts	176,760
Total Equity and liabilities	3,486,783

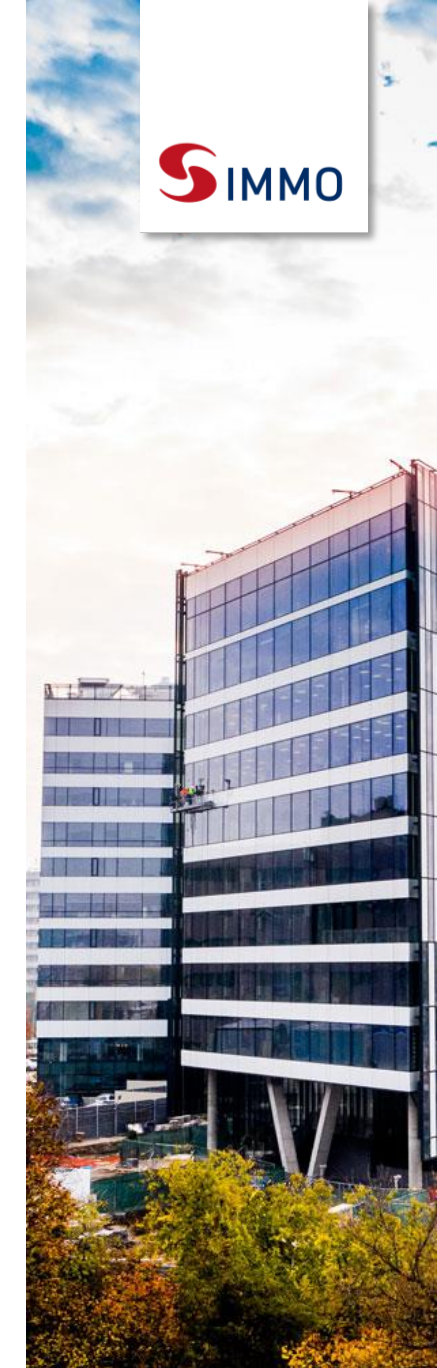
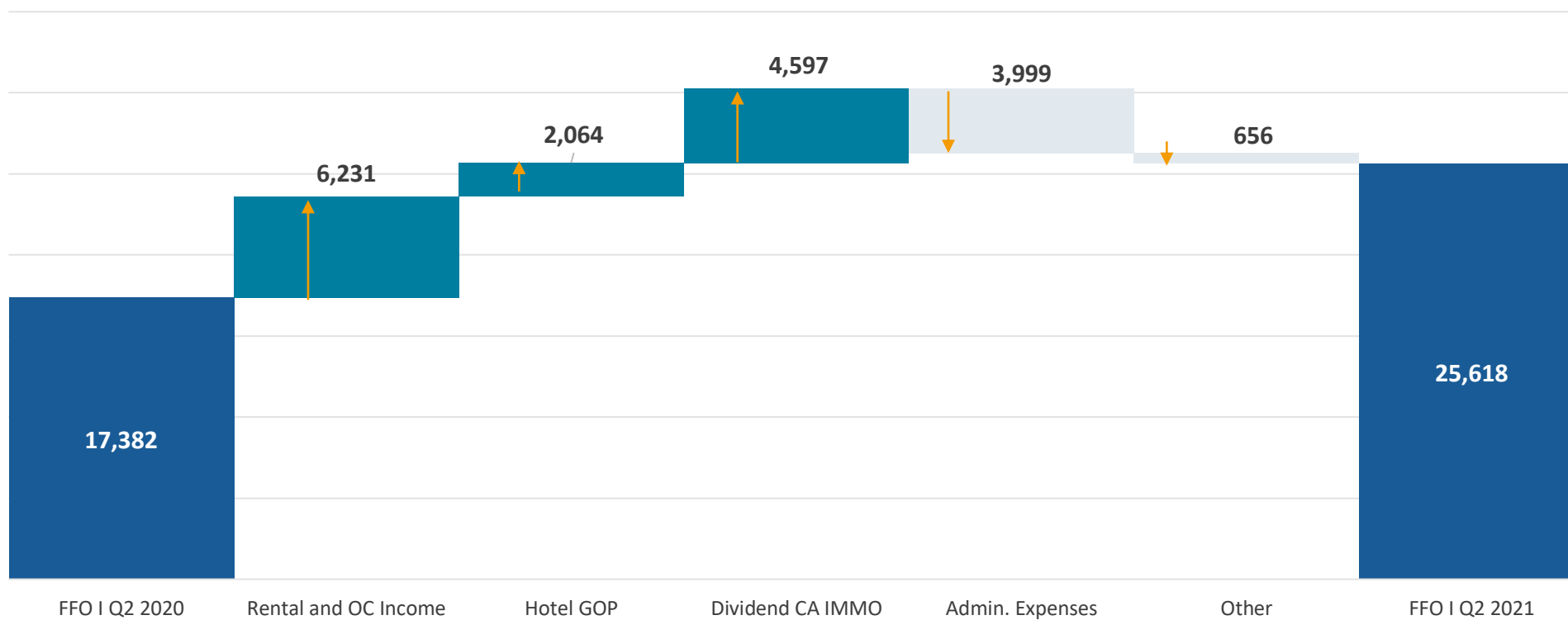
(1) includes in particular equity investments in IMMOFINANZAG and CA Immobilien Anlagen AG



FFO I AND EPRA NAV

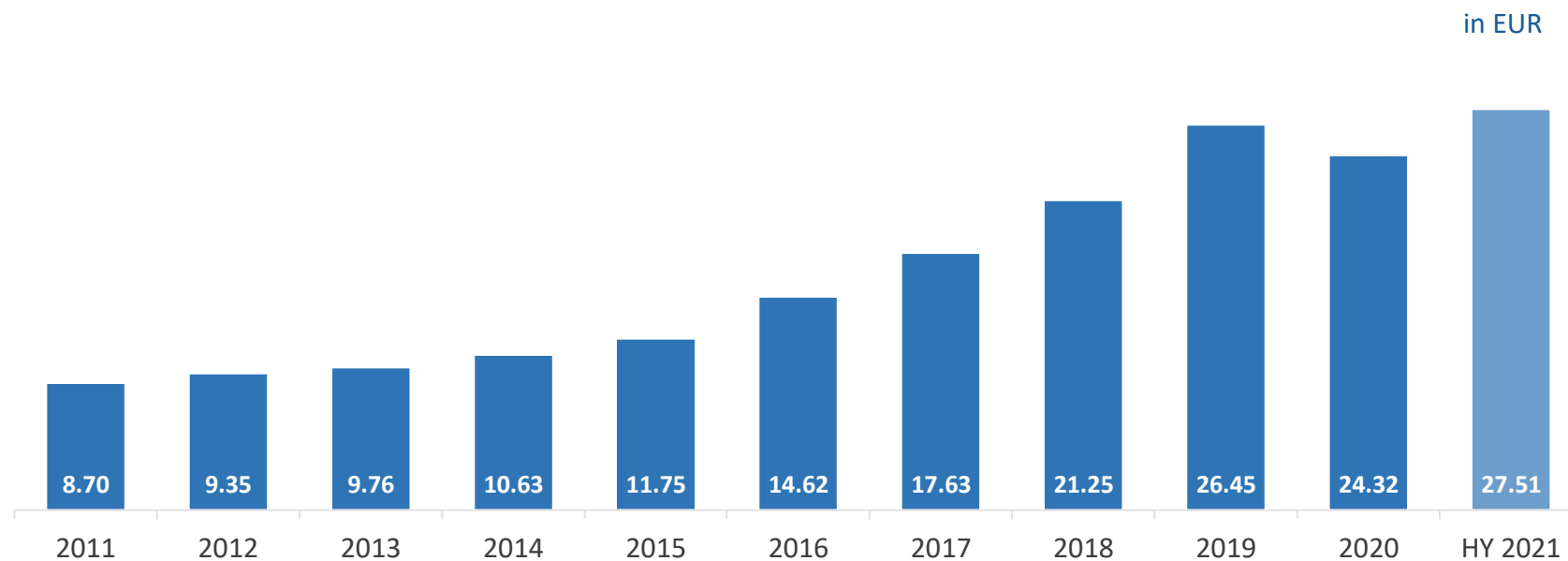


WATERFALL FFO I



DEVELOPMENT OF EPRA NAV PER SHARE

- » **Robust EPRA NAV growth** demonstrates continued increase in enterprise value
- » **10-year CAGR EPRA NAV⁽¹⁾: 13.6%**
- » **10-year CAGR Total Return⁽²⁾: 19.9%**



(1) adjusted for dividend payouts

(2) 10-year share price development adjusted for dividend payments

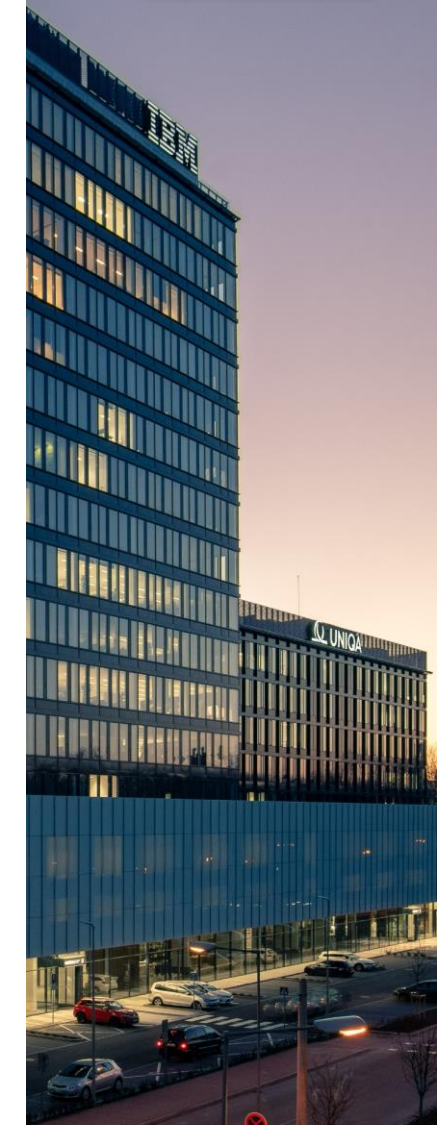


VALUATION RESULT AS OF 30 JUNE 2021

Positive result of EUR 131.5 million

- » Independent expert opinions show a positive result of EUR 131.5m, which is roughly on a par with the reference value of 2019 before the COVID-19 pandemic (HY 2019: EUR 134.1m)
- » The value increases are largely attributable to Germany and are mainly based on changes in the legal framework, the ongoing dynamic market environment and project progress.

Valuation result by region in EUR m		Valuation result by type of use in EUR m	
Germany	94.5	Residential	81.4
Austria	28.9	Office	39.8
CEE	8.1	Retail	10.8
		Hotel	-0.8
		Land plot	0.3
Total	131.5	Total	131.5



OTHER FINANCIAL ASSETS

» Sale of shares in CA Immobilien Anlagen AG in July 2021

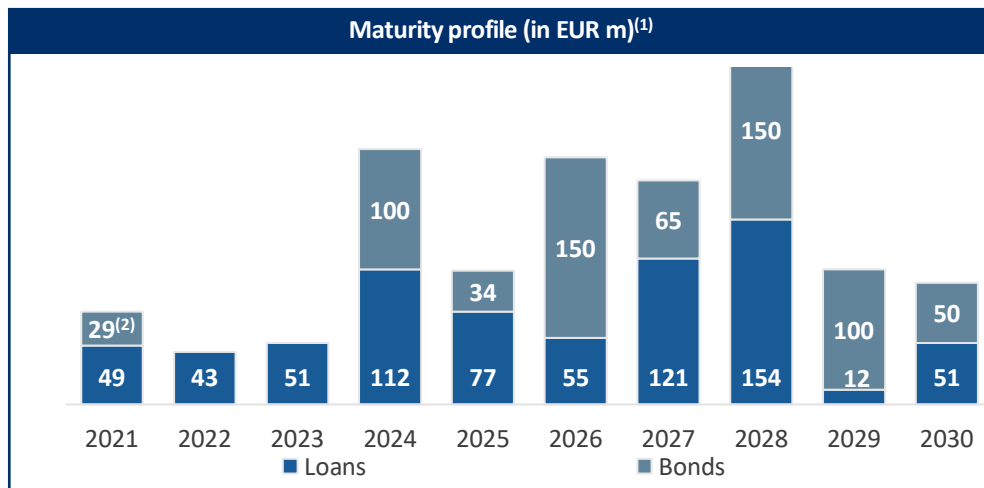
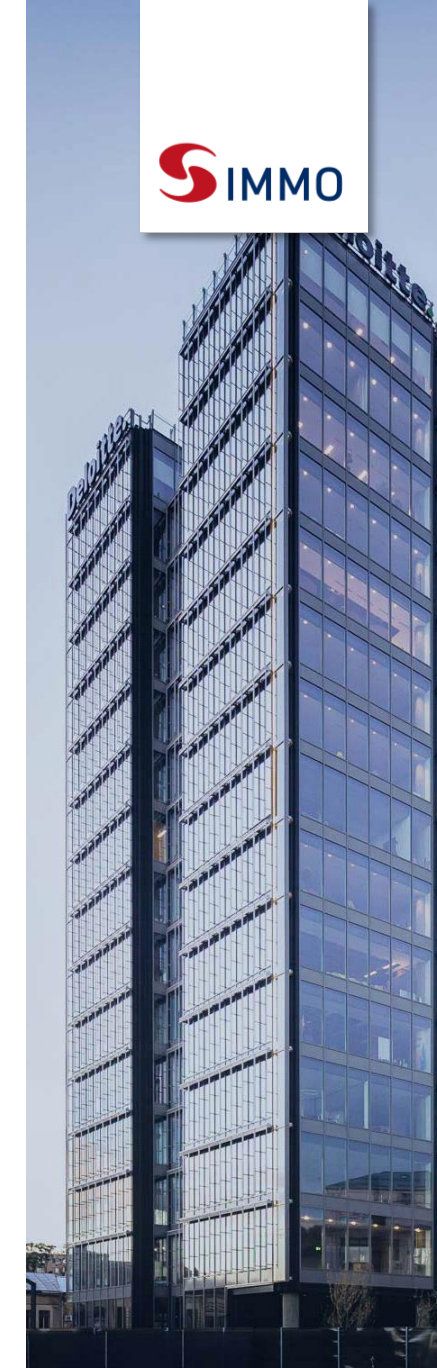
- » 6,340,681 shares corresponding to around 5.96% of the capital stock
- » Inclusion in the takeover offer of Starwood Capital Group
- » Offer price of EUR 37.00 per share
- » Expected cash inflow (before taxes) of around EUR 230m and almost EUR 100m gain on disposal
- » Total dividend payments of around EUR 25m received

» IMMOFINANZ AG: 13.42% of share capital

- » At stock exchange price EUR 20.72 as of 26 August 2021: EUR 342m
- » At EPRA NTA as of 31 March 2021 of EUR 28.86: EUR 476m
- » Dividends received to date: EUR 24m

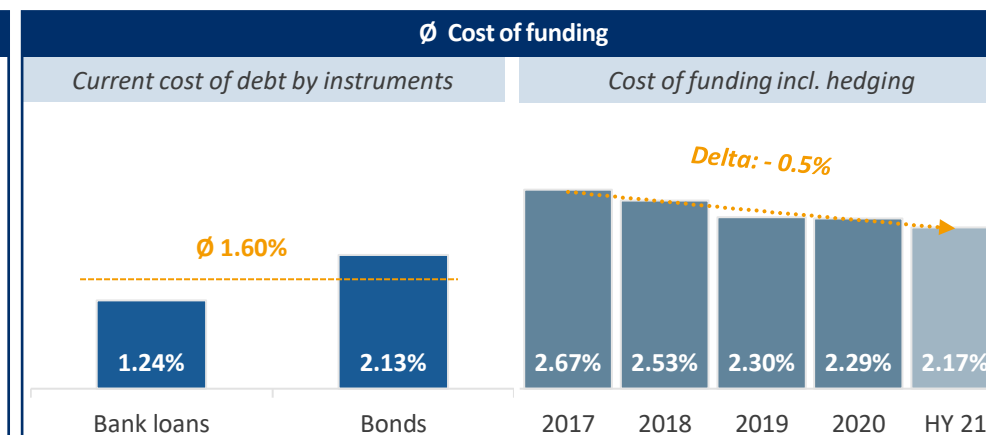
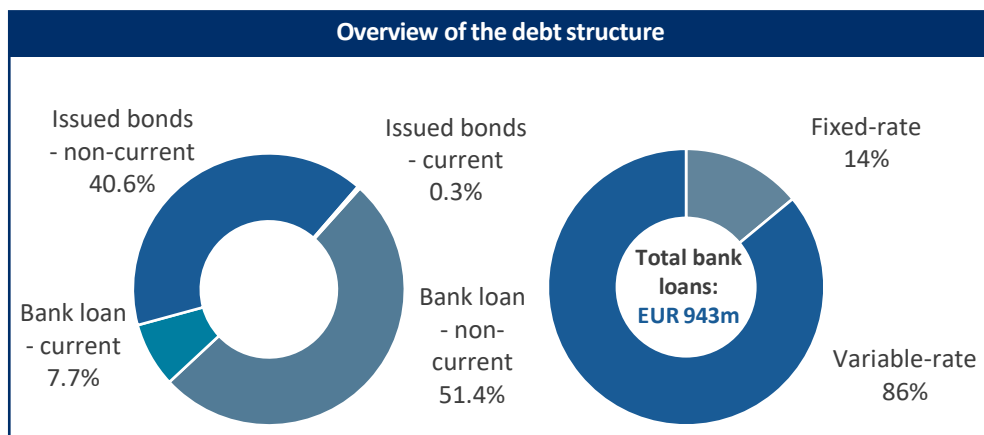


DEBT FINANCING PROFILE AS OF 30 JUNE 2021



LTV (in EUR m)

	Unsecured	Secured
Secured financial liabilities without derivatives	0	960.6
Issued bonds and other unsecured financing	646.6	0
Cash and cash equivalents	-127.8	0
Total	518.8	960.6
Property investments	3.264.9	3.264.9
LTV ratio in %	15.9	29.4
Total in %	45.3	

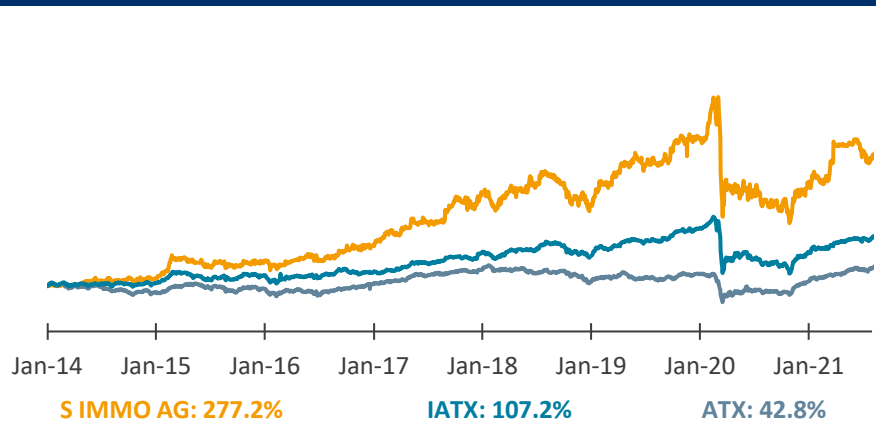


(1) incl. Green Bond issued in 2021
 (2) As of 30 June 2021, this bond has already been redeemed

KEY SHARE FIGURES



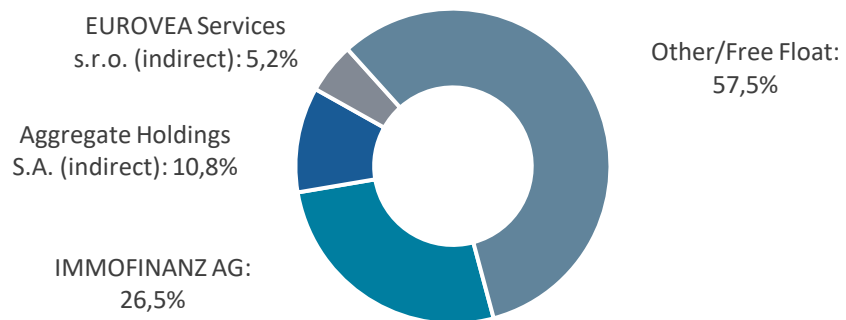
Share price performance (01 January 2014– 26 August 2021)



Key share data as of 26 August 2021

ISIN	AT0000652250/SPI
Ticker symbols	Reuters: SIAG.VI / Bloomberg: SPI:AV
Market	Vienna Stock Exchange
Market segment	Prime Market
Index	ATX / IATX / GPR General
Share price	EUR 19.70
Market capitalisation	EUR 1,450.1 Mio.
Free-float	57.52%
Number of shares	73,608,896
Market makers	Erste Group/Hauck & Aufhäuser/ Baader Bank/Raiffeisen Centrobank

Shareholder structure



Coverage

Research house	Target price	Recommendation	Last update
Erste Group	EUR 26.00	Accumulate	11 June 2021
Hauck & Aufhäuser	EUR 22.00	Hold	09 April 2021
Raiffeisen Bank International	EUR 22.50	Hold	09 June 2021
SRC Research	EUR 26.00	Buy	20 May 2021
Wood & Co	EUR 23.90	Buy	16 July 2021

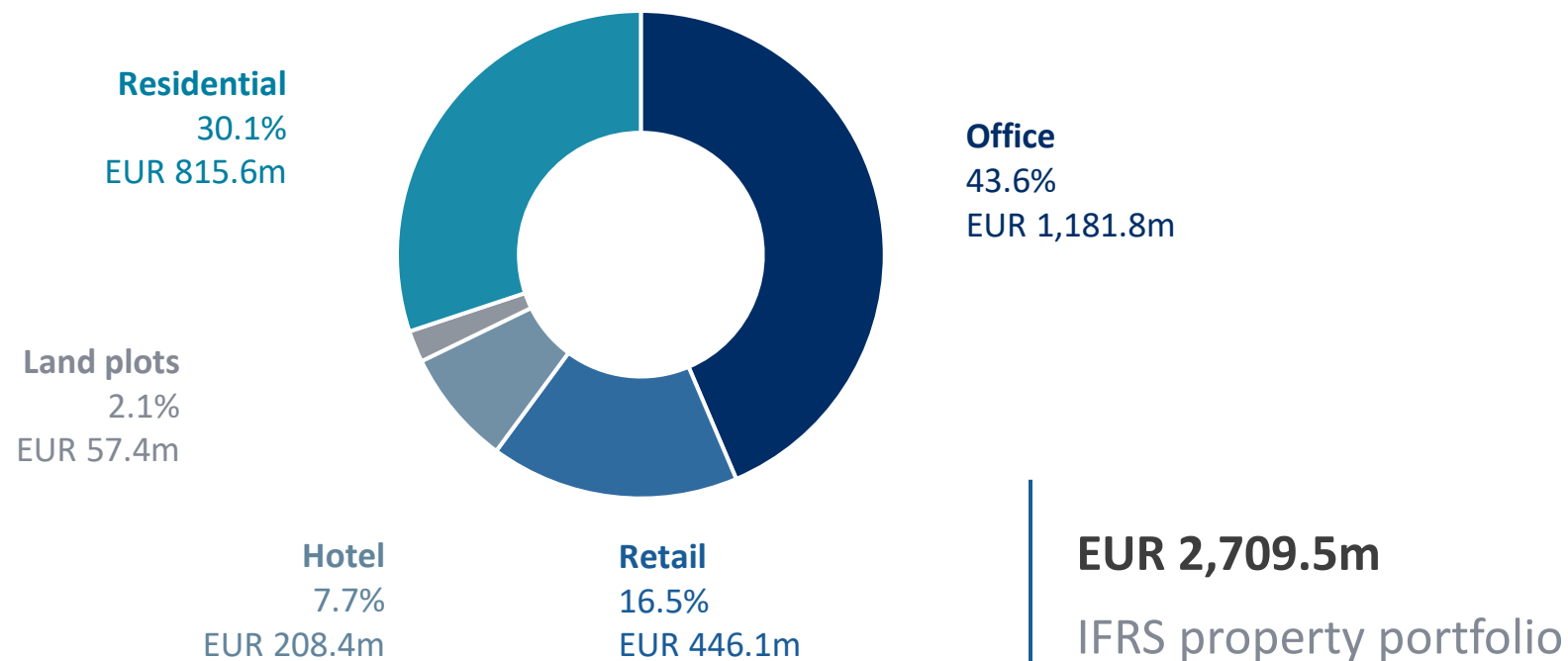


PORTFOLIO

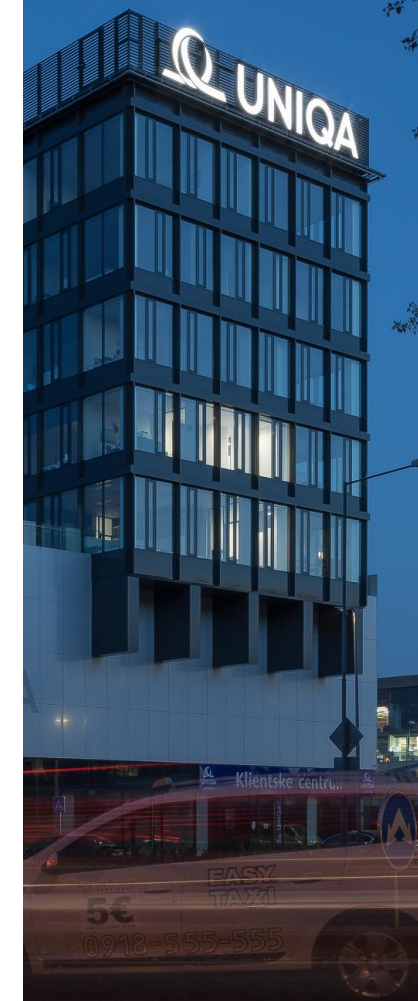


DIVERSIFIED PORTFOLIO

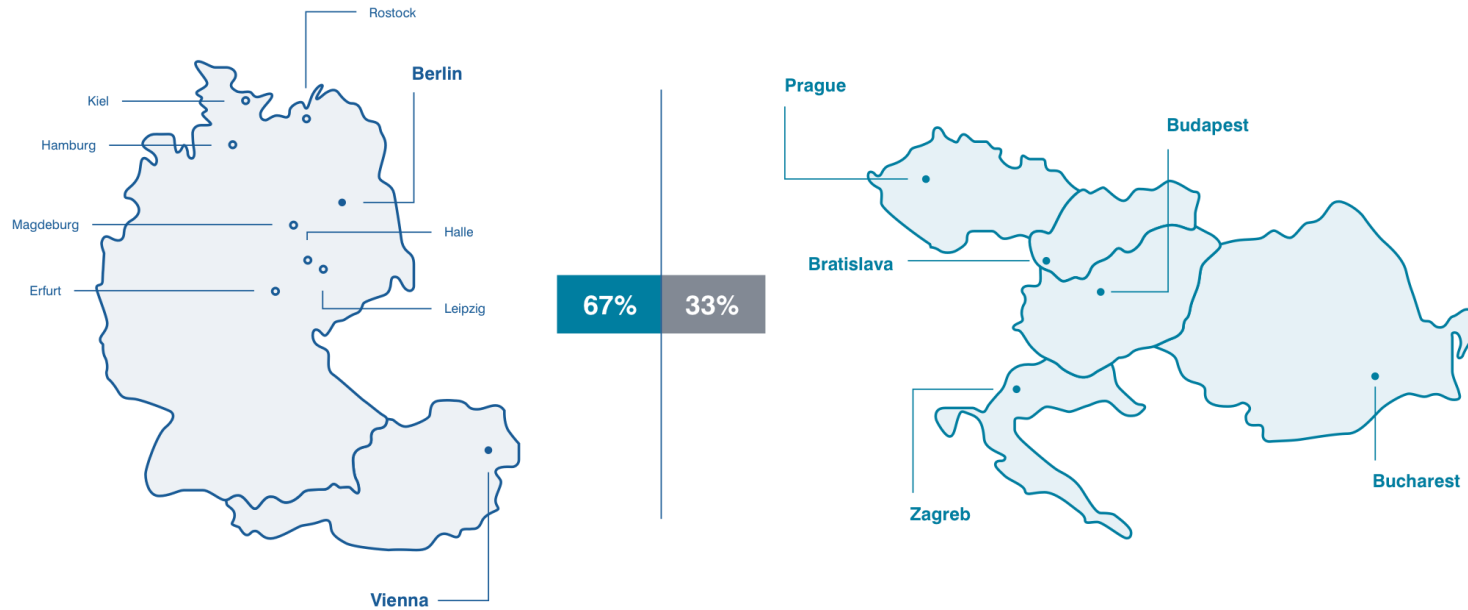
BOOK VALUE BY TYPES OF USE⁽¹⁾



(1) figures as of 30 June 2021



GENERATING STRONG EARNINGS AND CASH FLOW⁽¹⁾



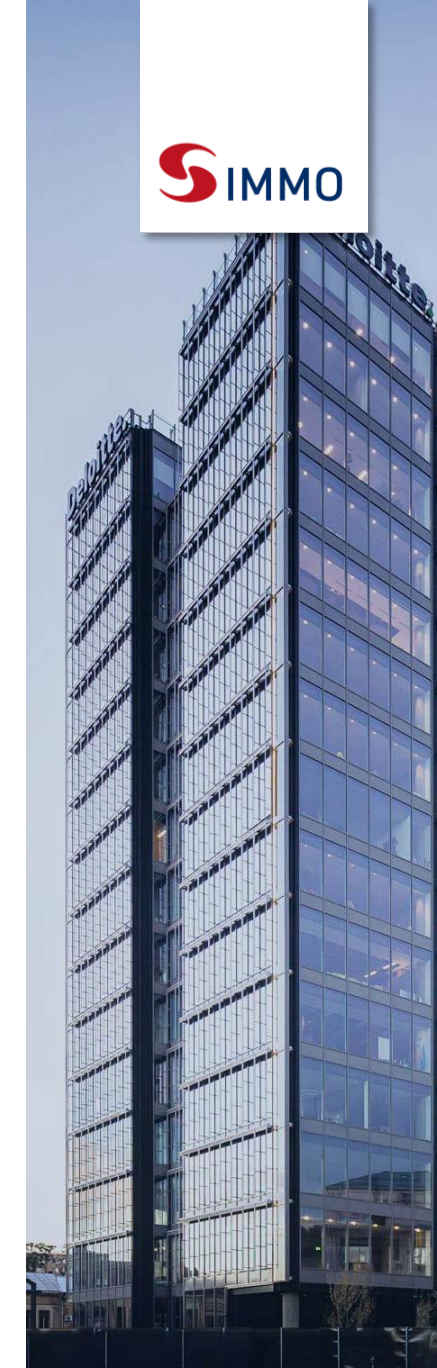
	Book value portfolio in total (EUR m)	Main lettable area portfolio properties (m ²)	Total revenues (EUR m)	Potential lettable area landbank projects (m ²)
Germany	1,321.0	564,945	34.4	100,000 ⁽²⁾
Austria	486.5	144,914	17.7	
CEE	902.0	403,239	38.9	65,000

(1) The percentage breakdown of the markets is based on book values as of 30 June 2021

(2) excluding landbank in Berlin's commuter belt

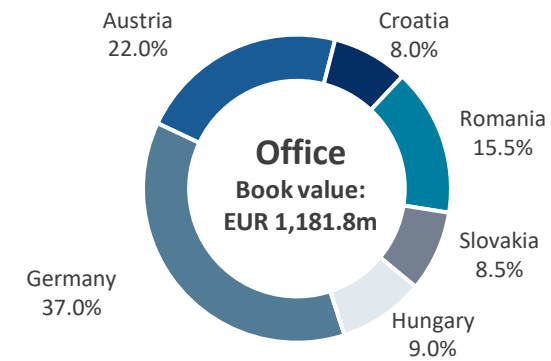
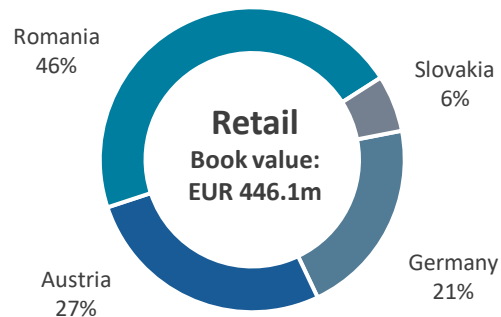
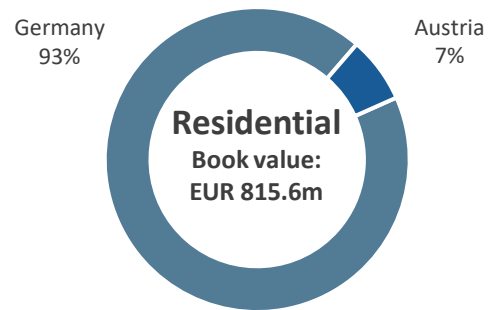


PORTFOLIO OVERVIEW AS OF 30 JUNE 2021



Portfolio breakdown by type of use ⁽¹⁾					
	Office	Residential	Retail	Hotel ⁽²⁾	Total
Total lettable area (m ²)	621,811	335,509	270,225	51,334	1,278,879
Portfolio occupancy rate (%)	93.7	91.1	95.1	94.7	93.2
Rental yield (%)	5.9	3.1	6.5	3.3	5.0

Portfolio breakdown by region



(1) classification by main type of use
 (2) excluding owner-occupied hotels

ACQUISITIONS AND PROJECT DEVELOPMENTS



ACQUISITIONS CEE

Bucharest

- » Acquisition of Campus 6.2 and 6.3
 - » Two fully leased Class A office properties
 - » Prime location in Center West
 - » LEED Gold and WELL Silver pre-qualified
 - » Annual rental income EUR 6.7m
 - » Closing June 2021
- » Further acquisitions under consideration

Budapest

- » Further acquisitions in preparation
- » Investments in the higher double-digit million range under review
- » Exclusivity on current options until end of September



LAND BANK COMMUTER BELT AROUND BERLIN

Area of land acquired to date ⁽¹⁾	around 2.6 million m ²
Number of plots	> 30
Current projects in progress	4
Development period	short, medium and long term projects
Planned type of use	mainly residential
Ø Acquisition cost ⁽²⁾ /m ²	EUR 15.16/m ²

- » Anti-cyclical acquisitions to secure long-term earnings
- » Attractive environment with considerable appreciation potential
- » Amenities of a green environment combined with good infrastructure (e.g. train station, highway access)
- » Development of new utilisation concepts to revitalise derelict districts and areas - always taking into account the interests of local stakeholders

(1) not all transferred to S IMMO's portfolio as of 30 June 2021

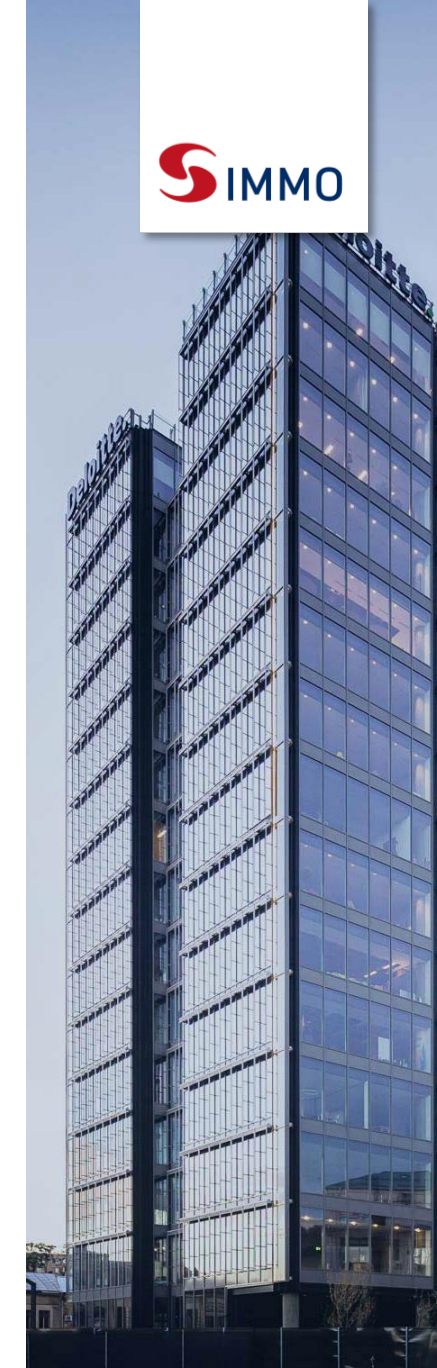
(2) without incidental acquisition costs



SUSTAINABILITY



ESG - SUSTAINABILITY AT S IMMO



Certification efforts

345,560 m²
Area certified under BREEAM ⁽¹⁾

ca. 25%
Share of certified area in portfolio

On-going and future development projects are and will be certified according to international standards





Energy efficiency

Improving the energy footprint
Installation of LED and photovoltaic and modernisation of building technology

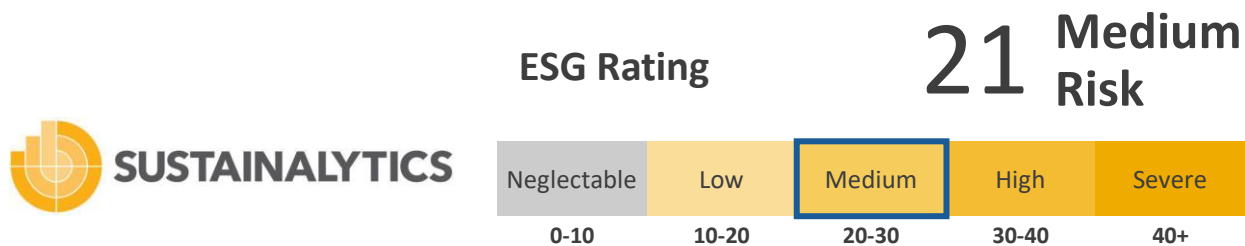
Conversion to renewable energy
Austrian and German properties have been switched to green power and the same process for CEE will be finished at the end of 2022

News on the subject of ESG

☆☆☆ **Rating**
will be targeted in the course of next year

 **GRI standards**
From 2021, the sustainability report will be published in accordance with GRI standards.

 **ESG Officer**
S IMMO employs an ESG officer as of September 2021



ESG Ranking

Real estate Industry group	557 out of 1,003
Global universe	3,475 of 13,607

(1) BREEAM (Building Research Establishment Environmental Assessment Method) is the world's longest established method of assessing, rating, and certifying the sustainability of buildings

**THANK YOU FOR YOUR
ATTENTION!**



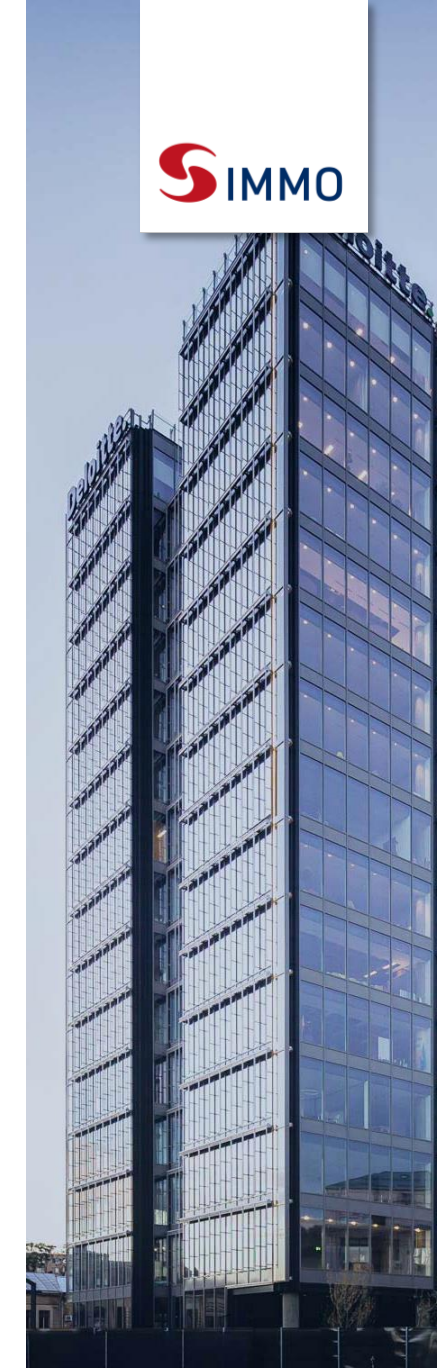
APPENDIX



EPRA FIGURES



in EUR '000	30 June 2021	31 December 2020
Equity attributable to shareholders	1,555,039	1,380,551
Revaluation of other non-current investments	129,121	118,684
Fair value of derivative financial instruments	32,982	41,969
Deferred taxes on derivative financial instruments	-7,107	-9,139
Other deferred taxes	241,190	203,848
EPRA NAV	1,951,225	1,735,913
EPRA NAV per share in EUR	27.51	24.32
in EUR		
EPRA NNNAV per share	23.42	20.67
EPRA NRV per share	29.79	26.40
EPRA NTA per share	27.21	24.06
EPRA NDV per share	23.10	20.38



FINANCIAL CALENDAR 2021



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