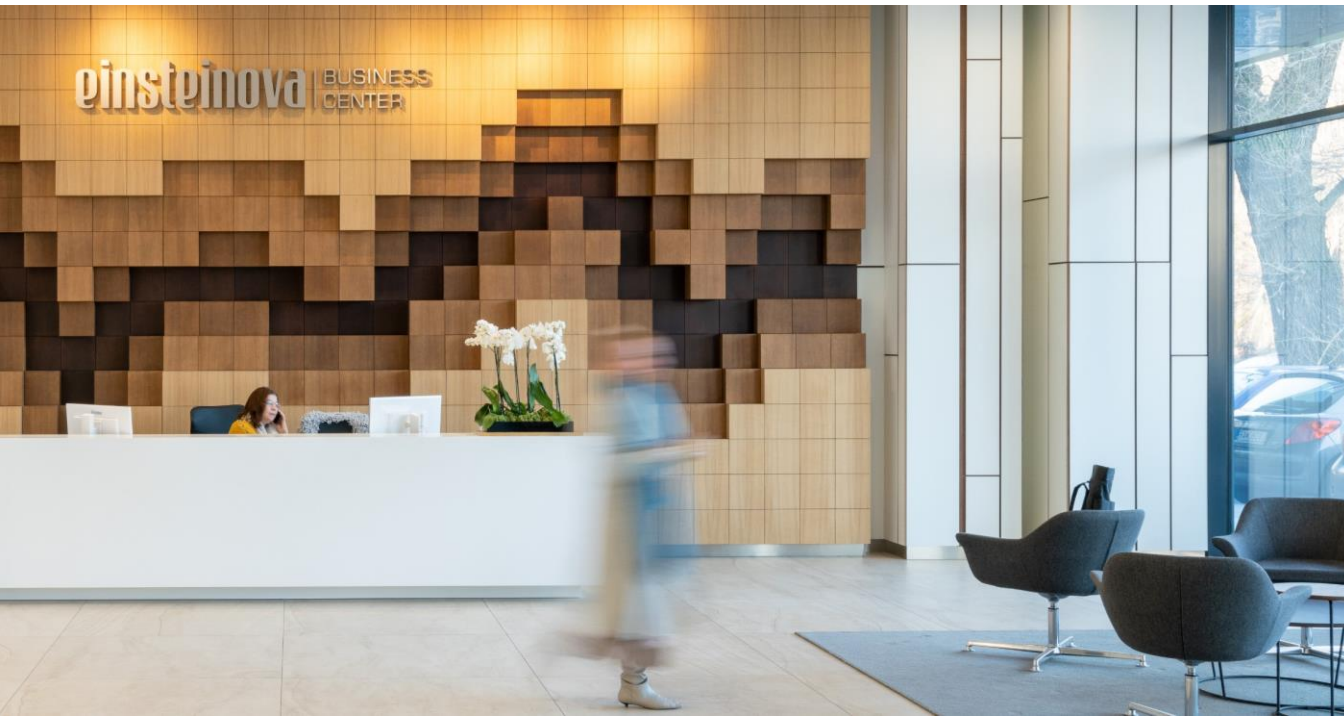


RESULTS Q3 2021



HIGHLIGHTS AND KEY FIGURES



HIGHLIGHTS Q3 2021



Operating figures

- » **Total revenues:** EUR 142.9m (Q3 2020 : EUR 129.9m)
- » **Rental income:** EUR 97.3m (Q3 2020: EUR 91.5m)
- » **Occupancy rate⁽¹⁾:** 93.0% (31 December 2020: 93.9%)
- » **Gross profit from letting⁽²⁾:** EUR 76.4m (Q3 2020: EUR 71.5m)

Key financial figures

- » **FFO I per share:** EUR 0.55 (Q3 2020: EUR 0.46)
- » **Earnings per share:** EUR 2.25 (Q3 2020: EUR 0.31)
- » **Result from property valuation:** EUR 145.3m (Q3 2020: EUR 3.4m)
- » **LTV:** 39.4% (31 December 2020: 46.8%)
- » **EPRA NAV per share:** EUR 28.28 (31 December 2020: EUR 24.32)

Transactions and capital market

- » **Further share buyback programme** started on 02 September 2021, buyback of 328,630 shares as of 19 November 2021, treasury shares held as of 21 November 2021: 3,005,502
- » **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)

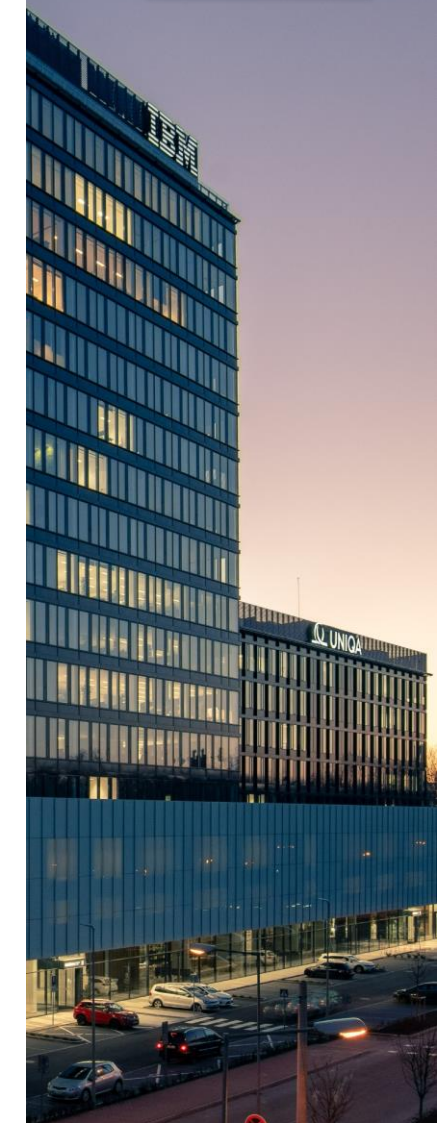
(1) excluding owner-occupied hotels

(2) gross profit excluding hotel GOP



RESULTS Q3 2021 (1)

in EUR m	01-09/2021	01-09/2020
Revenues	142.9	129.9
Rental income	97.3	91.5
Revenues from operating costs	25.8	23.7
Revenues from hotel operations	19.9	14.7
Other operating income	2.3	1.9
Property operating expenses	-49.0	-45.6
Hotel operating expenses	-15.2	-14.8
Gross profit	81.1	71.5
Results from property disposals	0.0	0.0
Management expenses	-19.6	-14.2
EBITDA	61.5	57.3



RESULTS Q3 2021 (2)



in EUR m	01-09/2021	01-09/2020
EBITDA	61.5	57.3
Depreciation and amortisation	-7.2	-6.9
Results from property valuation	145.3	3.4
Operating income (EBIT)	199.6	53.9
Financial result	-8.3	-28.4
Earnings before tax (EBT)	191.3	25.5
Taxes on income	-30.8	-3.1
Consolidated net result for the period	160.5	22.3
of which attributable to shareholders in parent company	159.9	22.0
of which attributable to non-controlling interests	0.6	0.3



BALANCE SHEET STRUCTURE AS OF 30 SEPTEMBER 2021

in EUR '000

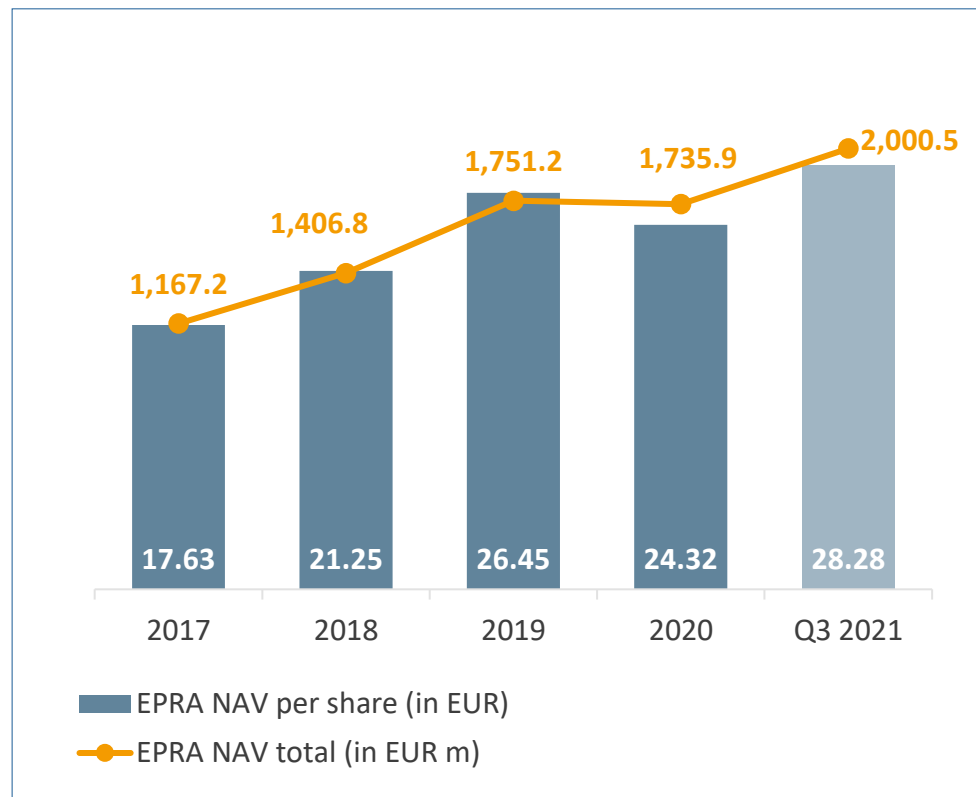
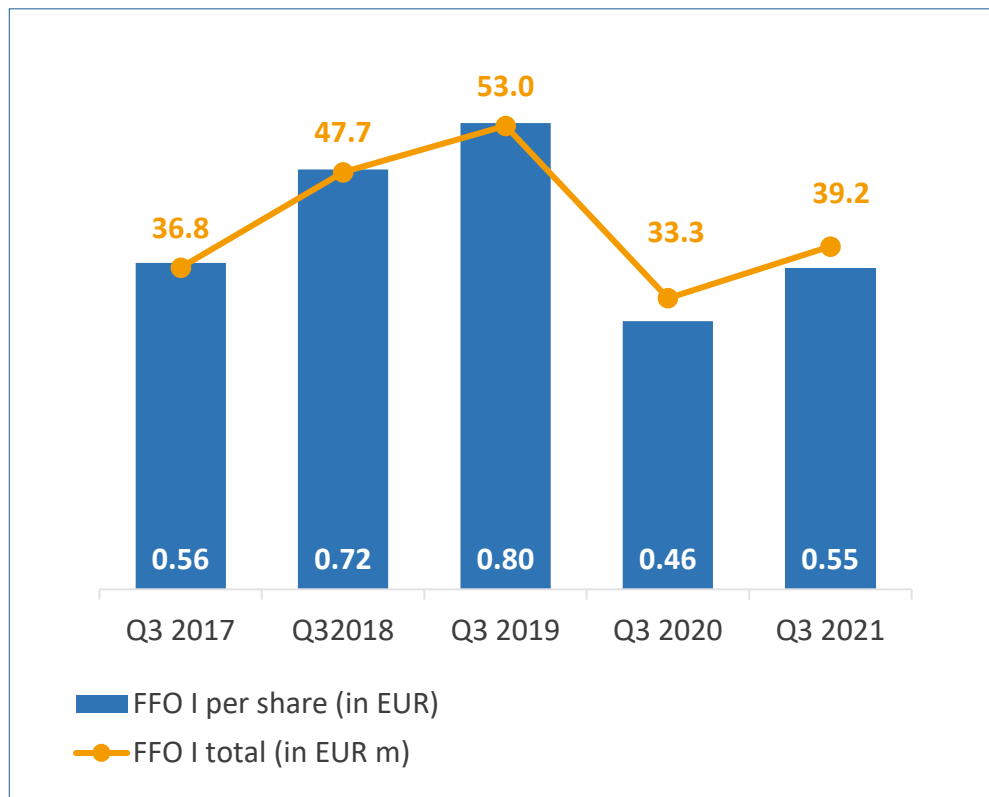
Non-current assets	3,100,840
of which rental properties	2,529,609
of which development projects and undeveloped land	55,637
of which owner-operated properties	112,628
of which other financial assets ⁽¹⁾	362,869
Current assets	526,698
of which cash and cash equivalents	442,505
of which assets held for sale	35,270
Total Assets	3,627,538

Equity	1,604,428
of which attributable to non-controlling interests	3,650
Non-current debts	1,817,393
of which issued bonds	646,700
Current debts	202,067
Total Equity and liabilities	3,627,538

(1) includes in particular equity investments in IMMOFINANZ AG

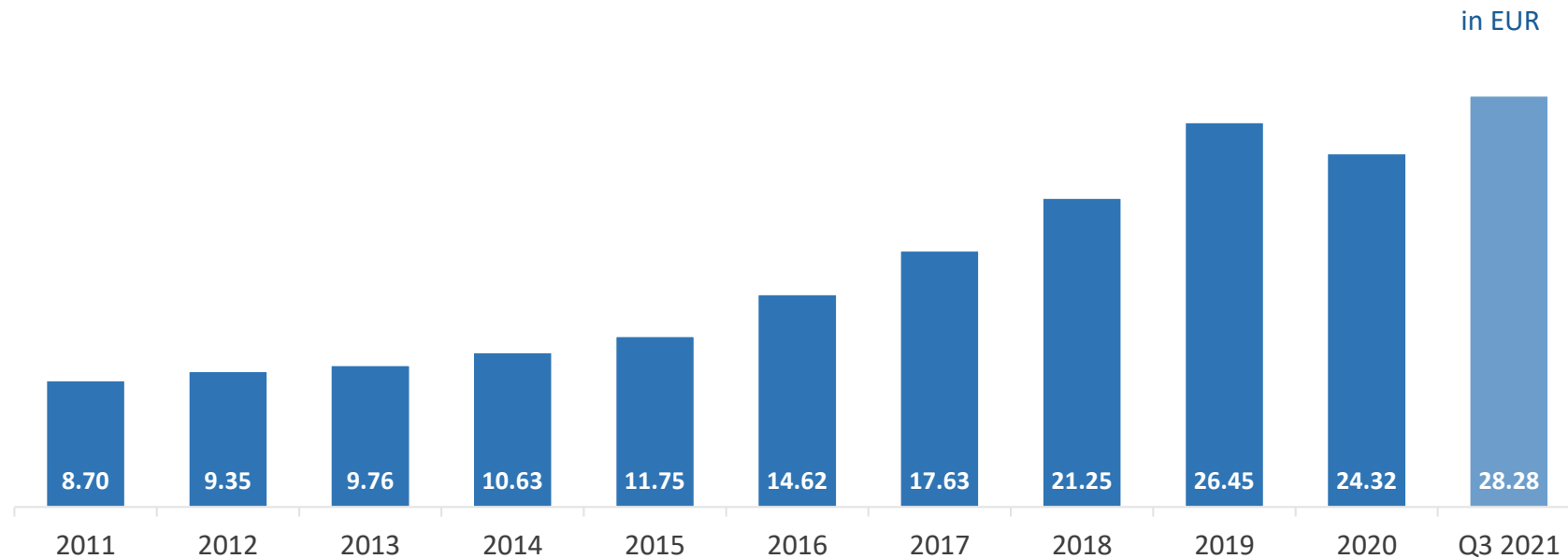


FFO I AND EPRA NAV



DEVELOPMENT OF EPRA NAV PER SHARE

- » **Robust EPRA NAV growth** demonstrates continued increase in enterprise value
- » **10-year CAGR EPRA NAV⁽¹⁾: 13.8%**
- » **10-year CAGR Total Return⁽²⁾: 19.2%**



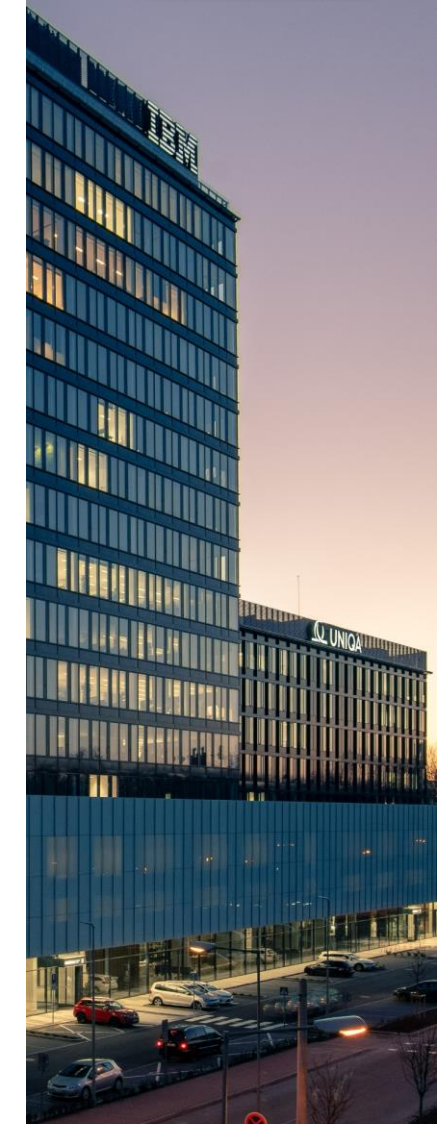
(1) adjusted for dividend payouts
(2) 10-year share price development adjusted for dividend payouts



VALUATION RESULT AS OF 30 SEPTEMBER 2021

Positive result of EUR 145.3 million

Valuation result by region in EUR m		Valuation result by type of use in EUR m	
Germany	108.2	Residential	81.1
Austria	28.9	Office	54.0
CEE	8.1	Retail	10.8
		Hotel	-0.8
		Land plot	0.3
Total	145.3	Total	145.3



OTHER FINANCIAL ASSETS

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

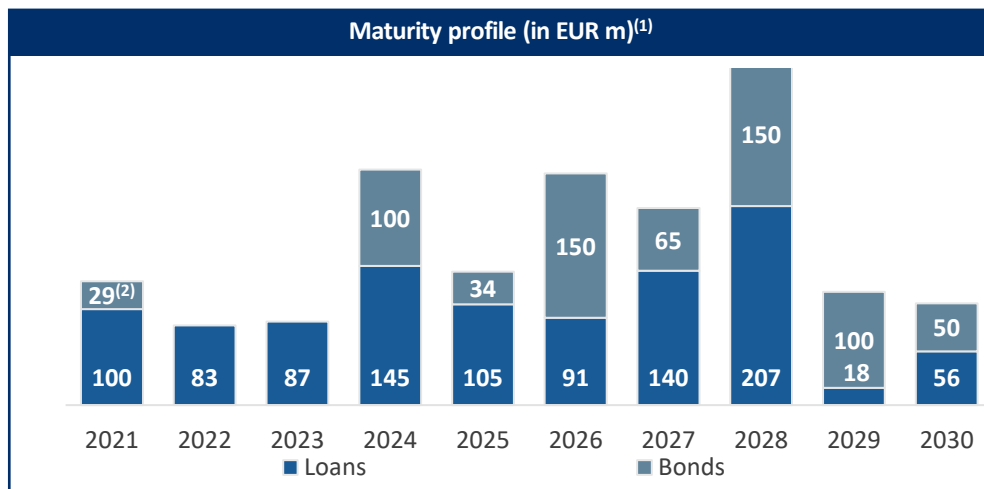
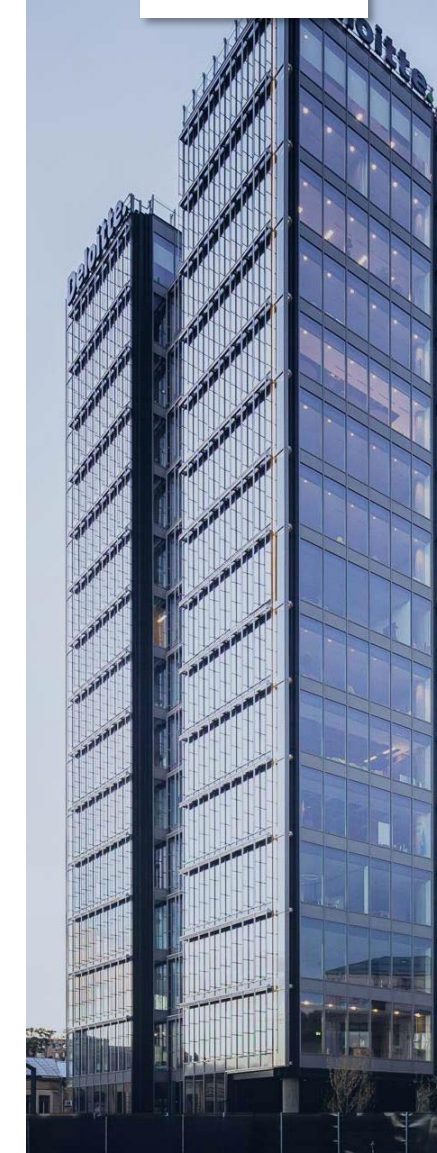
- » 6,340,681 shares corresponding to around 5.96% of the capital stock
- » Sale into the takeover offer of Starwood Capital Group
- » Offer price of EUR 37.00 per share
- » Cash inflow (before taxes) of around EUR 230m and almost EUR 100m cumulative gain on disposal
- » Total dividend payments of around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

» IMMOFINANZ AG: 14.23% of share capital

- » At stock exchange price of EUR 20.96 as of 24 November 2021: EUR 368m
- » At EPRA NTA as of 30 June 2021 of EUR 30.00: EUR 526m
- » Dividends received to date: EUR 37m⁽¹⁾

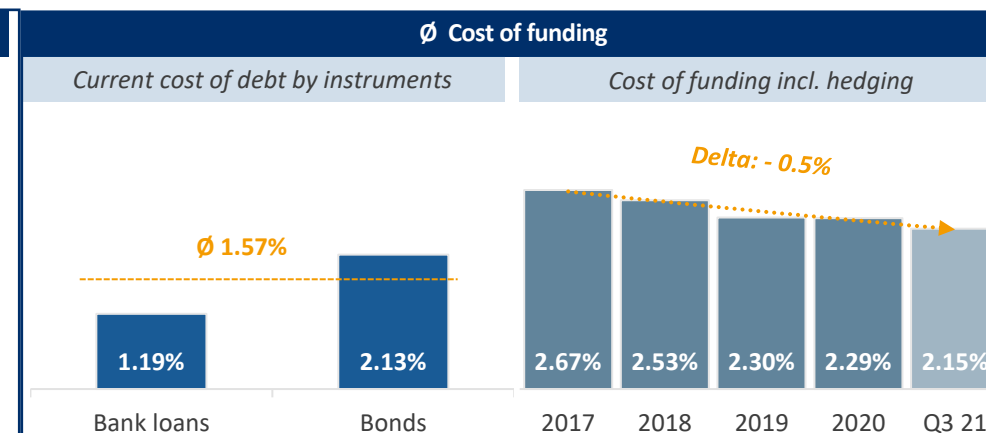
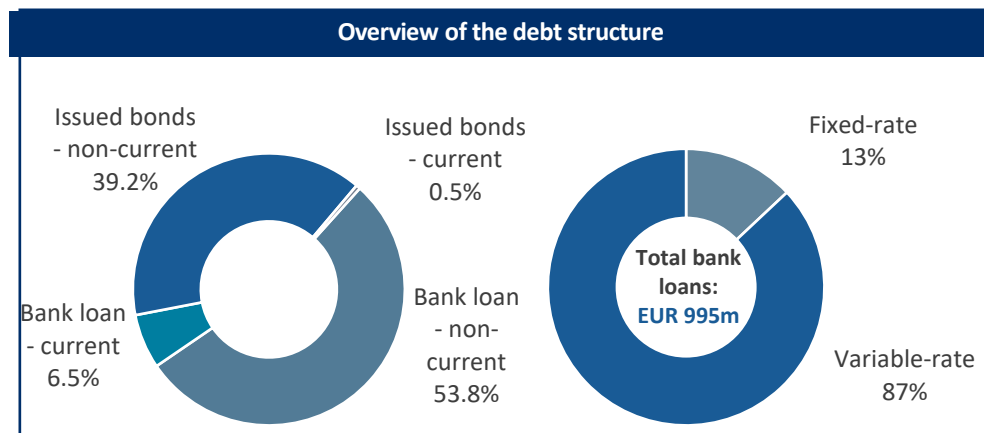
1) Dividend for 2021 only received in Q4

DEBT FINANCING PROFILE AS OF 30 SEPTEMBER 2021



LTV (in EUR m)

	Unsecured	Secured
Secured financial liabilities without derivatives	0	1,016.1
Issued bonds and other unsecured financing	646.7	0
Cash and cash equivalents	-442.5	0
Total	204.2	1,016.1
Property investments	3,094.5	3,094.5
LTV ratio in %	6.6	32.8
Total in %	39.4	

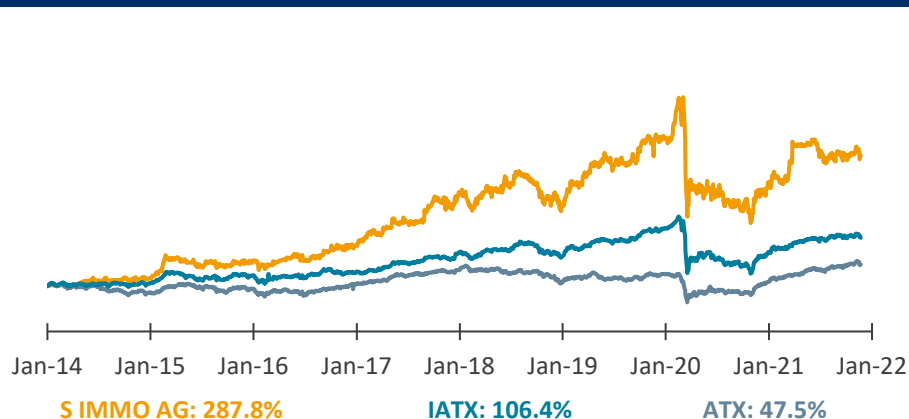


(1) incl. green bond issued in 2021
 (2) As of 30 September 2021, this bond has already been redeemed

KEY SHARE FIGURES



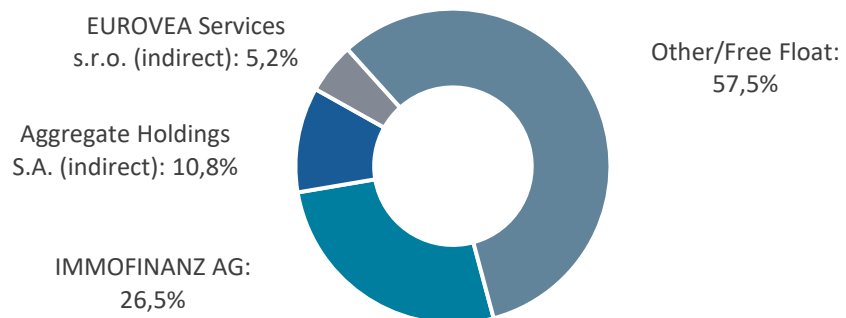
Share price performance (01 January 2014– 23 November 2021)



Key share data as of 23 November 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 20.40
Market capitalisation	EUR 1,512.7m
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
Baader Bank	EUR 23.50	Add	24 Nov 2021
Erste Group	EUR 26.00	Accumulate	11 June 2021
Hauck & Aufhäuser	EUR 26.00	Buy	09 Nov 2021
Raiffeisen Bank International	EUR 23.50	Buy	15 Sep 2021
SRC Research	EUR 26.00	Buy	27 Aug 2021
Wood & Co	EUR 23.90	Buy	16 July 2021

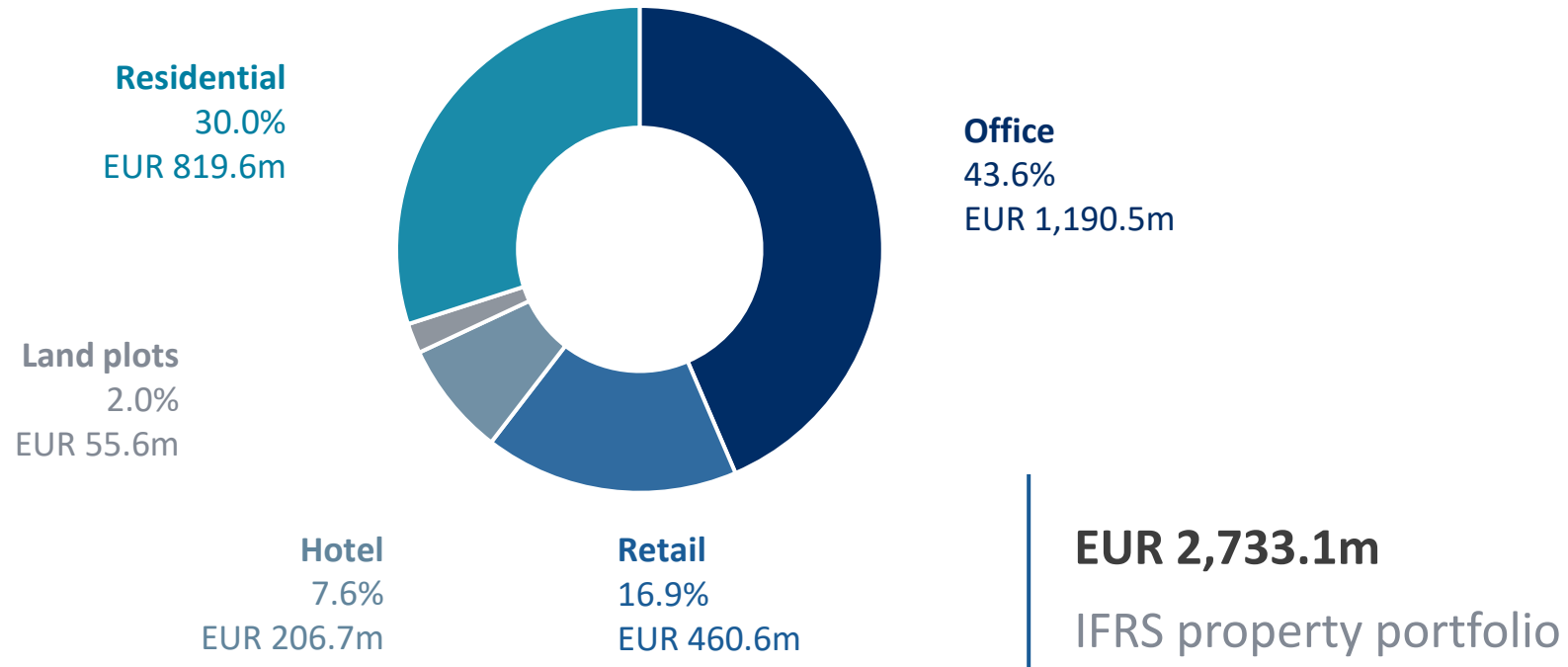


PORTFOLIO

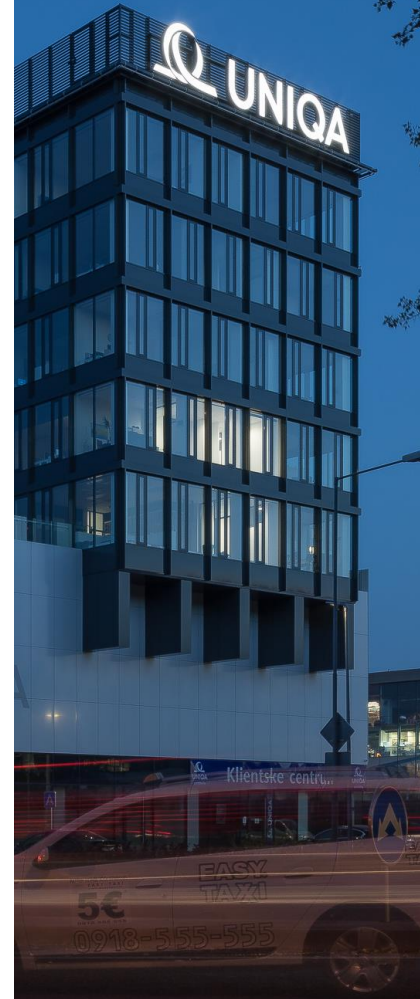


DIVERSIFIED PORTFOLIO

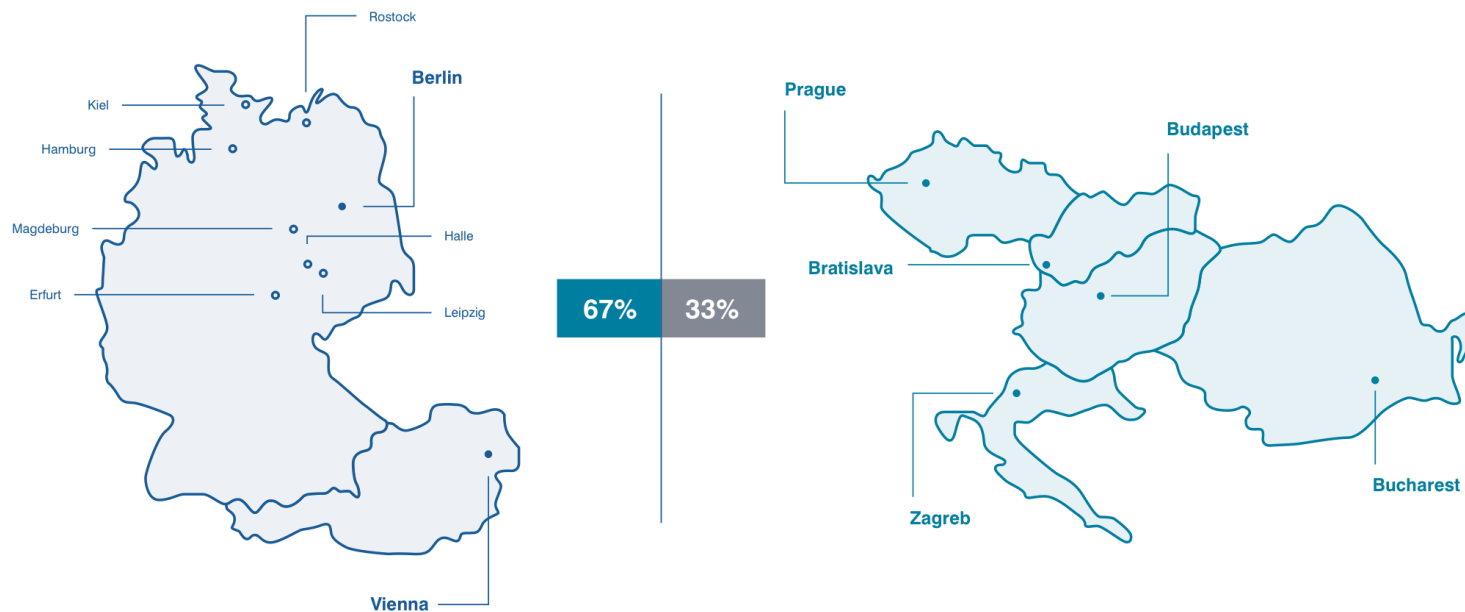
BOOK VALUE BY TYPES OF USE⁽¹⁾



(1) figures as of 30 September 2021



GENERATING STRONG EARNINGS AND CASH FLOW⁽¹⁾



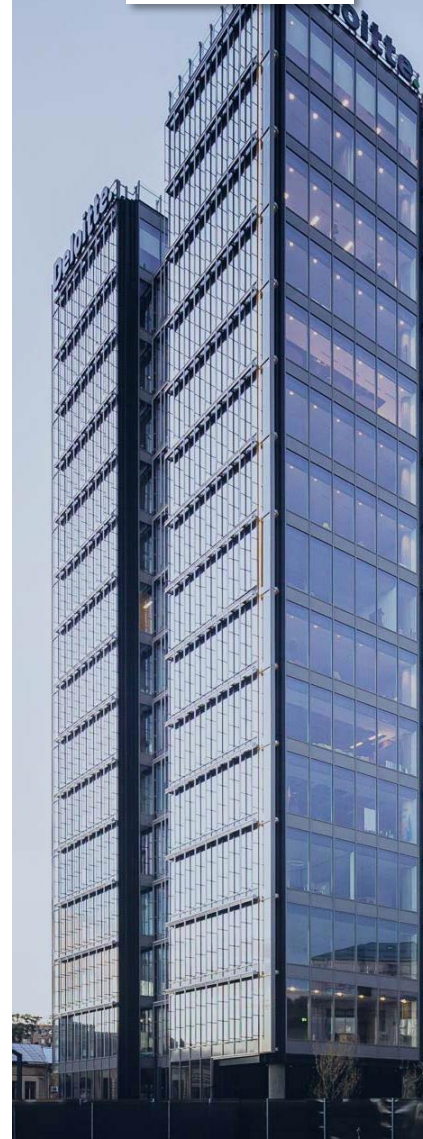
	Book value portfolio in total (EUR m)	Main lettable area portfolio properties (m ²)	Total revenues (EUR m)	Potential lettable area landbank projects (m ²)
Germany	1,346.9	572,686	52.1	95,000 ⁽²⁾
Austria	486.7	144,917	28.2	
CEE	899.5	403,285	62.6	54,000

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

(2) excluding landbank in Berlin's commuter belt

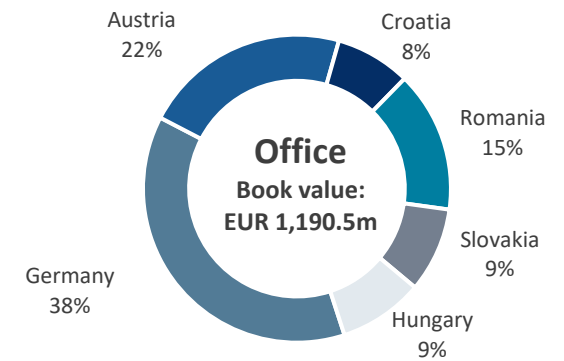
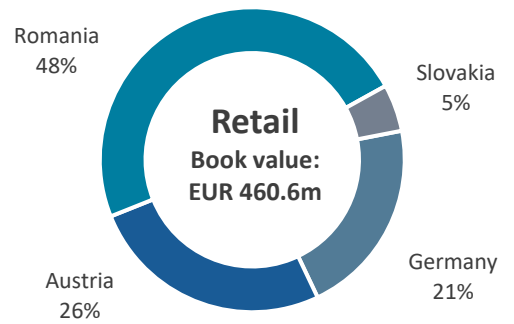
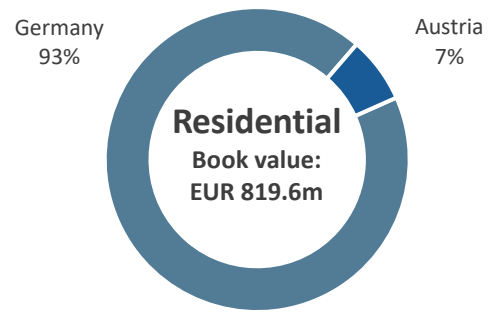


PORTFOLIO OVERVIEW AS OF 30 SEPTEMBER 2021



Portfolio breakdown by type of use ⁽¹⁾					
	Office	Residential	Retail	Hotel ⁽²⁾	Total
Total lettable area (m ²)	624,353	352,812	278,178	51,334	1,307,303
Portfolio occupancy rate (%)	93.4	90.7	95.5	95.3	93.0
Rental yield (%)	5.7	3.3	6.6	3.3	5.0

Portfolio breakdown by region



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

PROJECT DEVELOPMENTS



PROJECT DEVELOPMENT

BUDAPEST OFFICE

- » Well located property at Váci Ut, one of the most important office locations in Budapest
- » Ensemble of three office buildings with a floor space of approx. 29,000 m² planned
- » Cooperation in development and project management with ORCA Group, a team of international real estate experts
- » General planning by Chapman Taylor Architects in cooperation with Bánáti + Hartvig Architects (one of the largest architectural firms in Budapest)

Timetable

- » 2021: Intensive planning activities
- » 2022: Expected start of construction work
- » 2024: Expected completion

Sustainability

- » BREEAM and WELL certification intended



ACQUISITIONS



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



ACQUISITIONS CEE



Budapest

» Acquisition of BudaPart Gate

- » LEED Gold certified Class A office building
 - » Leasable area of around 20,000 m²
 - » Located at the entrance to the BudaPart area - Budapest's largest urban development area with an attractive mix of office, residential, retail, gastronomy, entertainment and recreation facilities
 - » Annual rental income EUR 4 million
 - » Closing expected by the end of 2021
- » Further acquisitions under consideration



LAND BANK COMMUTER BELT AROUND BERLIN

Area of land acquired to date ⁽¹⁾	around 2.6 million m ²
Number of plots	> 40
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 15.64/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 September 2021

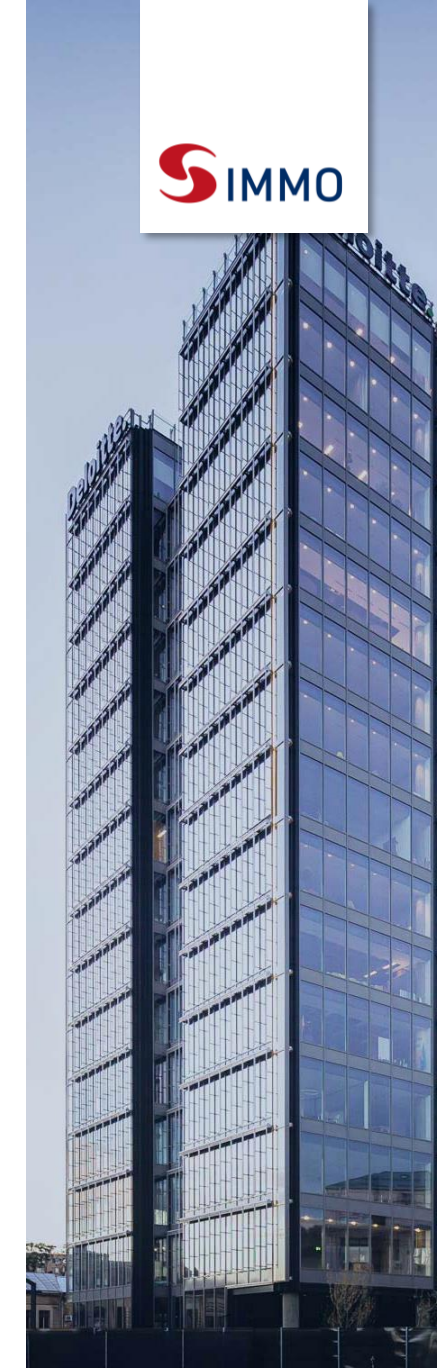
(2) without incidental acquisition costs



SUSTAINABILITY



ESG – SUSTAINABILITY AT S IMMO (1)



Certification efforts

345,560 m²
Area certified under BREEAM, LEED and/or WELL

ca. 25%
Share of certified area in portfolio

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

BREEAM **WELL**

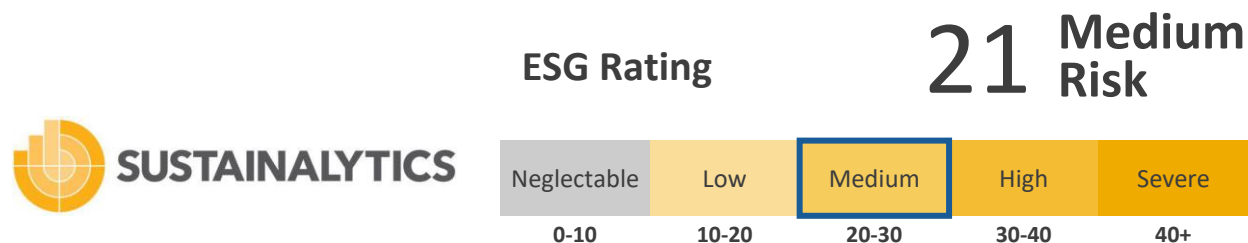
Energy efficiency

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

Sustainalytics ESG Risk Rating⁽¹⁾

Real estate Industry group	584 out of 1,043
Global universe	3,810 of 14,654



(1) Sustainalytics ESG Risk Rating as of 22 November 2021

ESG – SUSTAINABILITY AT S IMMO (2)

Current initiatives and measures in the area of ESG

- » **ESG Committee** – established in the Supervisory Board
- » **Sustainability Management** – ESG Officer active at S IMMO since September 2021
- » **Issue of the first green bond** – 02/2021 with a total volume of EUR 150m
- » **Smart metering** – roll-out planned throughout Germany and ongoing pilot project in Austria
- » **Portfolio-wide environmental data management platform** – implementation process started
- » **Expansion of data collection** – in preparation for the implementation of the EU Taxonomy Regulation
- » **Carbon accounting** – expansion in line with GHG protocol recommendations
- » **GRI Standards** – sustainability report from 2021 onwards
- » **Further ESG rating** – to be pursued in the course of the next year



**THANK YOU FOR YOUR
ATTENTION!**

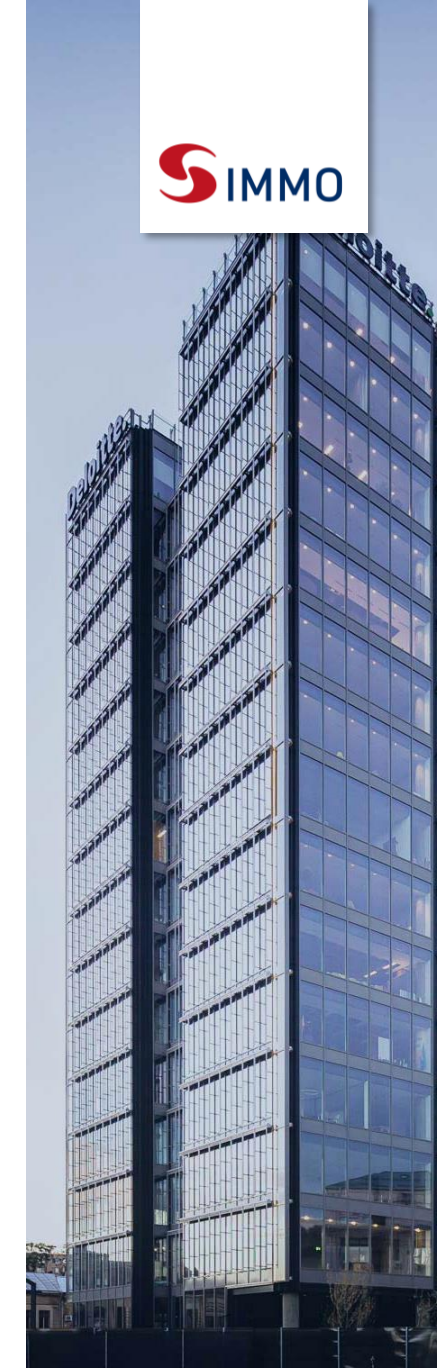


APPENDIX

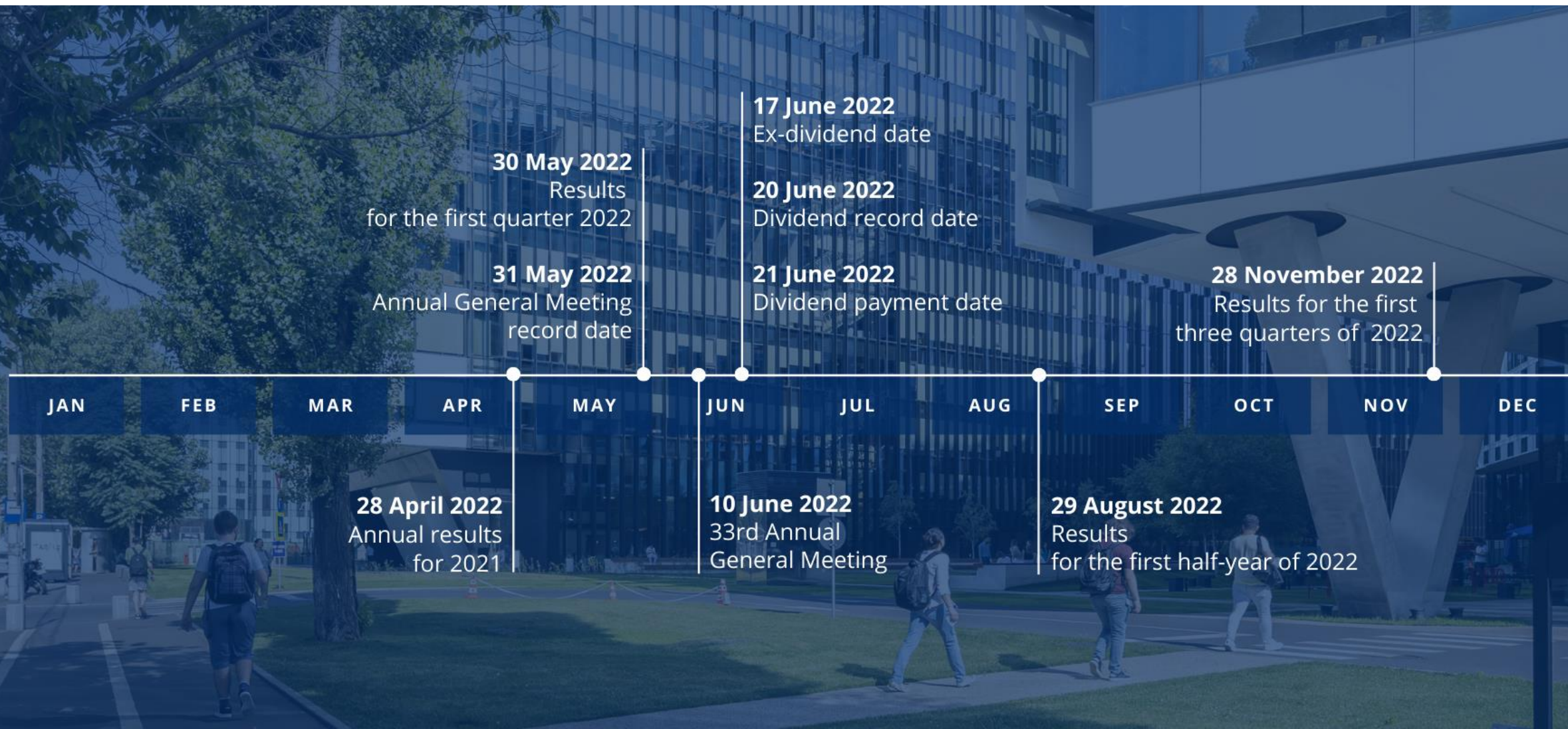


EPRA FIGURES AS OF 30 SEPTEMBER 2021

in EUR '000	30 September 2021	31 December 2020
Equity attributable to shareholders	1,604,428	1,380,551
Revaluation of other non-current investments	130,983	118,684
Fair value of derivative financial instruments	30,316	41,969
Deferred taxes on derivative financial instruments	-6,535	-9,139
Other deferred taxes	241,268	203,848
EPRA NAV	2,000,460	1,735,913
EPRA NAV per share in EUR	28.28	24.32
in EUR		
EPRA NNNAV per share	24.12	20.67
EPRA NRV per share	30.60	26.40
EPRA NTA per share	27.98	24.06
EPRA NDV per share	23.80	20.38



FINANCIAL CALENDAR 2022



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