BUSINESS-IMMOBILIEN AG

Highlights

- Sale of properties strengthens liquidity and improves equity ratio
- Clear focus on the core segment of business properties

1-3 / 2009

Financial Report

Highlights 1-3 / 2009

PROPERTY PORTFOLIO

→ Portfolio optimisation through the sale of properties
→ Even stronger focus on office and retail sectors
→ Market-related impairment charges equal to 1.7% of investment portfolio

KEY DATA

→ Negative EBIT due to impairment charges
→ Improvement in financial results supported by low interest rates

CAPITAL MARKET

→ Slight increase in share price at low level
→ ECO share trades at 86% below NAV of EUR 10.31 per share

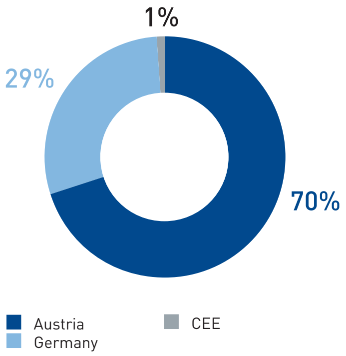
COMPANY DATA (IN TEUR)	1-3 / 2009	1-3 / 2008	1-12 / 2008
Rental income	13,444	15,232	61,668
Revenues	16,523	18,303	74,794
Earnings before interest and tax (EBIT)	-6,193	19,350	-6,790
Profit before tax (EBT)	-12,679	8,453	-49,940
Profit for the year	-9,828	8,694	-35,698
Cash flow from operating activities	5,511	434	1,868
FFO (funds from operations) before interest and taxes [1]	-5.694	15,209	48,067
Cash earnings (FFO – funds from operations) after interest and taxes [1]	-12,191	4,234	4,991
Equity (incl. minority interests)	355,642	434,645	375,113
Balance sheet total	930,467	1,334,917	1,113,614

[1] Cash earnings (FFO) = profit before tax – depreciation and amortisation +/- fair value adjustments – taxes paid

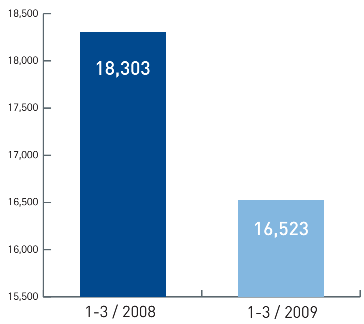
PROPERTY DATA		31.03.2009	31.03.2008	31.12.2008
Number of objects	(nr.)	71	126	117
Thereof investment / trading / development [1]	(nr.)	69 / 0 / 2	72 / 46 / 8	72 / 41 / 4
Rentable space [2]	(m²)	580,800	671,500	662,700
Garage spaces	(nr.)	3,060	3,470	3,530
Property portfolio	(TEUR)	892,792	1,244,601	1,074,192
Thereof construction in progress	(TEUR)	31,247	38,597	40,421

[1] ECO owned a 50% stake in the trading portfolio up to 31 December 2008
[2] Rental space includes garage spaces at 20 m² each as well as space under development, rounded to 100 m²

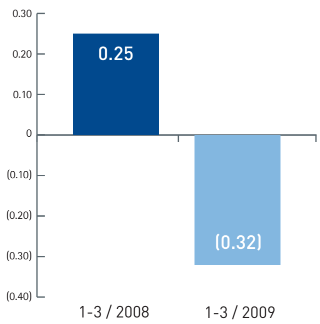
REVENUES BY REGION
1-3 / 2009



REVENUES (TEUR)



EARNINGS PER SHARE (EUR)



DEVELOPMENT OF THE PORTFOLIO

The optimisation of the portfolio formed the focal point of activities for ECO during the first quarter of 2009. In order to further strengthen its focus on high-quality office and retail properties, ECO also sold a number of objects that cannot be assigned solely to this segment or are used primarily for residential purposes. These first quarter sales included a 50% stake in the Allianz trading portfolio (approx. EUR 52 mill.) as well as other objects in Austria and Germany with a combined value of EUR 32.5 million. The properties were transferred to the conwert Group, which previously owned the other 50% stake in the Allianz trading portfolio. The agreed sale price was based on appraisals prepared by independent experts as of 31 December 2008. ECO also divested three properties with a total value of EUR 112.7 million, including the object at Fleischmarkt 1, 3 - 5 (1010 Vienna) for slightly over EUR 100 million. A total of 48 properties with a total value of EUR 197 million were sold during the first quarter of 2009.

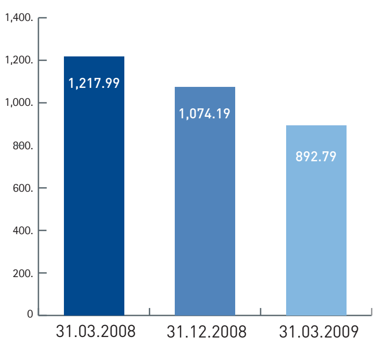
Furthermore one object (EUR 28.8 mill.) was transferred under suspensive conditions. Following the complete sale of the trading portfolio, ECO now identifies the investment portfolio and the development portfolio as its strategic operating segments. The property portfolio included 71 objects with 580,800 m² of rentable space as of 31 March 2009, compared to 117 properties with 662,700 of rentable space as of 31 December 2008. The investment portfolio contained 69 properties and the development portfolio two properties. The value of the properties owned by ECO totalled EUR 892.80 million at the end of the reporting period (12/2008: EUR 1,074.19 mill.).

The stable core markets of Austria and Germany are responsible for nearly 96% of all property investments as is the investment portfolio with its focus on long-term rentals. The share of properties located in Austria declined to roughly 70% following the above-mentioned sales, while the share of properties in Germany increased accordingly to 26%. The two development projects in Luxembourg and Ukraine represent nearly 4% of property assets.

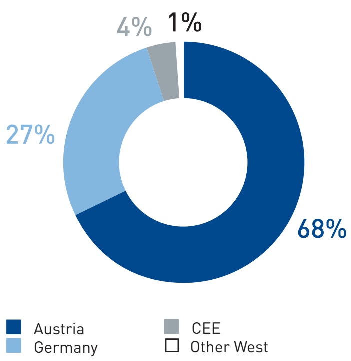
OVERVIEW BY SEGMENT / REGION	RENTABLE SPACE [1]	OFFICES	RETAIL	VACANCY RATE [2]	VACANCIES EXCL. RENOVATION	Ø RENT OFFICES	Ø RENT RETAIL	IFRS CARRYING VALUE	RETURN [3]
31.03.2009	m²	%	%	%	%	EUR/m²	EUR/m²	TEUR	%
INVESTMENT PORTFOLIO	**559,900**	**38.6%**	**34.8%**	**17.9%**	**13.7%**	**10.5**	**9.7**	**855,436**	**6.0%**
Austria	395,400	42.0%	32.8%	23.3%	17.6%	10.4	9.5	621,797	5.4%
Germany	157,100	31.9%	37.0%	4.7%	4.7%	10.6	10.2	224,834	7.4%
CEE region	7,500	0.0%	100.0%	14.1%	14.1%	0.0	9.5	8,805	8.3%
TOTAL INVESTMENT PORTFOLIO	559,900	38,6%	34.8%	17.9%	13.7%	10.5	9.8	855,436	6.0%
DEVELOPMENT PORTFOLIO	**20,900**	**78.1%**	**12.9%**			**22.3**	**18.0**	**6,109**	**9.2%**
Other Western Europe	7,500	100.0%	0.0%			23.9	0.0	6,000	6.5%
CEE region	13,400	78.1%	20.0%			20.9	18.0	109	13.6%
TOTAL INCL. DEVELOPMENT PROJECTS	580,800	40.1%	34.0%			11.4	9.9	861,545	6.2%
Property under construction								31,247	
PROPERTY PORTFOLIO								892,792	

[1] Rentable space including garage spaces at 20 m² each, rounded to 100 m²
[2] Based on total rentable space, including space currently under development
[3] Monthly rents annualised on the basis of fair value; development projects on the basis of planned rental income and estimated total costs

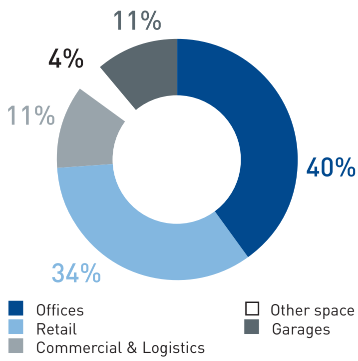
PROPERTY ASSETS (EUR MILL.)



RENTABLE SPACE BY REGION AS OF 31.03.2009



RENTABLE SPACE BY SECTOR AS OF 31.03.2009



DEAR SHAREHOLDERS,

The financial market crisis and the recession continued to have a negative effect on the development of business during the first quarter of 2009. However, positive impulses were provided by national banks in the form of interest rate reductions that led to a decline in financing costs and by the stable development of property markets in Austria and Germany.

ECO implemented a number of measures during the first quarter to prepare for a continuation of the market downturn. The sale of 48 properties with a total value of EUR 197.2 million not only strengthened the clear focus on the core business property segment, but also released liquidity and improved the company's equity structure.

REVENUES AND EARNINGS

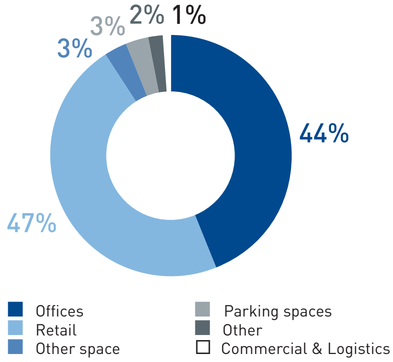
Rental revenues for the first quarter of 2009 amounted to EUR 16.5 million and nearly matched the comparable prior year level (EUR 18.3 mill.) in spite of a significant reduction in property assets. Due to the continuing standstill on the transaction market and the sale of properties at their IFRS carrying value, income from the disposal of non-current assets generated only TEUR 5 and did not make a major contribution to earnings (1-3/2008: TEUR 2,748 mill.).

As a consequence of the difficult operating environment on the office and retail property market and a lack of reference transactions in this segment, the valuation of the property portfolio by independent experts resulted in impairment charges of EUR 14.9 million for the first quarter of 2009. The comparable prior year period brought a net gain of EUR 5.7 million from fair value adjustments. Accordingly, operating profit (EBIT) fell from EUR 19.4 million in the first quarter of 2008 to EUR -6.2 million for the reporting period.

In contrast, financial results improved from EUR -10.9 million to EUR -6.5 million in the first quarter due to a lower level of interest rates and reduced financing volume. Profit before tax declined from EUR 8.5 million in the first three months of 2008 to EUR -12.7 million for the reporting period. Profit after tax equalled EUR -9.9 million versus EUR 7.2 million in the comparable prior year period.

Funds from operations (FFO) totalled EUR -12.2 million for the first quarter of 2009 (1-3/2008: EUR 4.2 mill.) as a result of property sales that were closed below the historical acquisition cost because of the current market enviroment.

RENTAL INCOME BY SECTOR
1-3 / 2009



BALANCE SHEET AND FINANCING STRUCTURE

The sale of properties during the first quarter of 2009 allowed ECO to improve its equity ratio and reduce liabilities, and led to a substantial reduction in net debt from EUR 799.6 million at year-end 2008 to EUR 543.8 million as of 31 March 2009. The balance sheet total declined from EUR 1.1 billion as of 31 December 2008 to EUR 930.5 million at the end of the reporting period. Non-current assets and current assets equalled EUR 903.7 million and EUR 26.8 million, respectively.

The equity ratio improved significantly from 33.7% at the end of 2008 to 38.2% on 31 March 2009. The loan-to-value ratio (LTV) equalled 60.6%. Non-current liabilities decreased from EUR 470.8 million as of 31 December 2008 to EUR 402.6 million. Current liabilities also declined substantially from EUR 267.7 million to EUR 172.2 million.

Interest-bearing liabilities totalled EUR 570.5 million at the end of the reporting period, whereby roughly one-half of this balance was hedged against fluctuations in interest rates. The average interest rate equalled 3.8% as of the reporting date, and the average remaining term of the bank loans was roughly 11 years.

Net asset value (NAV) per share declined from EUR 12.54 to EUR 10.31, above all due an increase in impairment charges over the comparable prior year period. Adjusted NAV equalled EUR 10.11 per share.

DEVELOPMENT OF THE PROPERTY PORTFOLIO

The ECO property portfolio comprised 71 objects with a total value of EUR 892.8 million at the end of the first quarter of 2009 (EUR 1,074 million at year-end 2008). Activities during the reporting period concentrated on the optimisation of the portfolio through the sale of selected properties as well as measures to improve the equipment, structure and management of the individual objects.

OUTLOOK ON 2009

The core segment "investment portfolio" will remain the focus of business activities, whereby efforts will continue to ensure the optimal realisation of each property in 2009. No new development projects will be started, and the two objects under construction should be completed this year as scheduled.

The goal is to maintain a stable level of occupancy in the investment properties, and thereby hold rental income at a steady level. That should allow ECO to generate positive cash earnings and further strengthen liquidity. In comparison with 2008, the Management Board expects a continuous improvement in the equity ratio. Lower interest rates will provide relief in the financing area, and financial results should presumably improve during the course of the year.

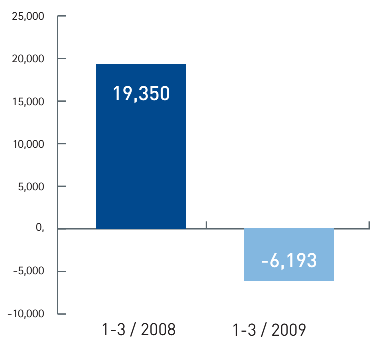
ECO expects the market environment will remain difficult and, for this reason, further impairment charges to the property portfolio cannot be excluded.

Vienna, March 2009

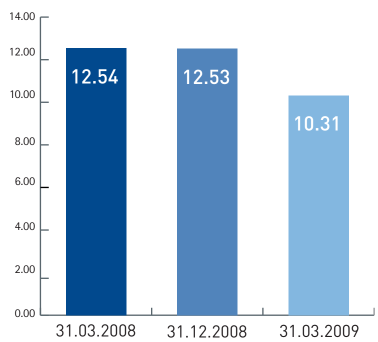
The Management Board

Friedrich Scheck　　　　Wolfgang Gössweiner

DEVELOPMENT OF EBIT (TEUR)



NAV (EUR/SHARE)



INVESTMENT PORTFOLIO

The business property markets in Austria and Germany that are relevant for ECO showed generally stable development during the first quarter of 2009, with no signs of a market collapse in the major cities. In spite of this situation, experts are expecting a decline in the demand for space, stagnating to slightly lower rental prices and a general rise in the vacancy rate throughout these regions over the coming periods. However, the market should be stabilised by a substantial drop in the production of new space compared with previous years.

ECO reacted to this operating environment by concentrating on the optimisation of the portfolio through the sale of selected objects as well as the management of its investment properties during the first quarter of 2009. An in-depth analysis of the individual objects was carried out to ensure their optimal realisation. The continuous improvement of the equipment, structure and realisation of these properties should stabilise occupancy levels and rental prices in these times of crisis and also create the basis for an increase in value and earnings when the current market trend reverses.

As a result of this effective asset management, average rents for the first quarter of 2009 remained nearly unchanged in relation to the 2008 financial year at EUR 10.5/m² in the office sector and EUR 9.7/m² in the retail sector. However, the vacancy rate (excl. space under renovation) rose slightly from 12.4% at year-end 2008 to 13.7% at the end of March 2009. This development resulted above from the first quarter sale of objects that were for the most part fully rented, in particular Fleischmarkt 1 and 3 – 5.

The properties sold during the first quarter reduced the value of the investment portfolio to EUR 857.53 million as of 31 March 2009 (31.12.2008: EUR 974.3 mill.). There was only one addition during the reporting period: a property in Munich that was acquired in accordance with a contract signed during 2008. This object is fully rented and has roughly 2,600 m² of office and retail space as well as underground garage spaces; the fair value is approximately EUR 10.3 million.

Rental revenues of EUR 16.5 million were generated entirely by the investment portfolio. Earnings before interest and taxes for this segment equalled EUR -5.7 million.

KEY DATA ON THE INVESTMENT PORTFOLIO		31.03.2009	31.03.2008	31.12.2008
Number of objects	(nr.)	69	72	72
Total rentable space [1]	(m²)	559,900	575,800	584,800
Garage spaces	(nr.)	2,960	2,950	3,110
Vacancy rate incl. space under renovation	(%)	17.9%	14.4%	15.9%
Vacancy rate excl. space under renovation	(%)	13.7%	10.2%	11.8%
Property portfolio	(TEUR)	857,529	1,136,064	974,344
Thereof properties under construction	(TEUR)	2,093	1,948	1,720
Revenues	(TEUR)	16,523	17,303	70,911
EBIT	(TEUR)	-5,687	19,217	-8,938

[1] Garage spaces were included at 20 m² each / Asset-based figures are calculated at the last day of the reporting period, revenue-based figures over the entire period. Square metre amounts were rounded to 100 m².

TRADING PORTFOLIO

The trading portfolio owned by ECO Business-Immobilien AG was comprised exclusively of the 50% stake in the Allianz trading portfolio (EUR 52.0 mill. as of 31.12.2008). This investment was sold to the conwert Group, the owner of the other 50% stake, during the first quarter of 2009 in connection with measures to strengthen the focus on the office and retail property segment. ECO also intends to sell properties from the investment and development portfolios in the future, but will no longer maintain a trading portfolio in this form.

DEVELOPMENT PORTFOLIO

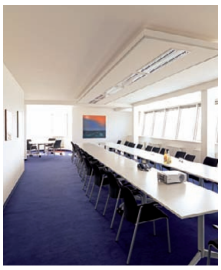
The current crisis has led to a massive drop in development activity on the European property markets. A lack of financing opportunities and a decline in the demand for office and retail properties have had a negative impact on these markets.

ECO has always viewed high-quality development projects as a supplement to its core business. Reporting period transactions in this segment included the sale of one development project each in Germany and Austria as well as the completion of a specialty shopping centre in Hungary and transfer to the tenant. As of 31 March 2009 the development pipeline contained only two objects in Luxembourg and Ukraine with approx. 20,400 m² of rentable space, which will be completed as scheduled in 2009. The investment volume for these projects totals roughly EUR 53 million. There are no plans to start new development projects at the present time.

The IFRS carrying value of the development portfolio as of 31 March 2009 was EUR 6.11 million, which represents roughly 4% of total property assets.

KEY DATA ON THE DEVELOPMENT PORTFOLIO		31.03.2009	31.03.2008	31.12.2008
Number of objects	(nr.)	2	8	4
Total rentable space [1]	(m²)	20,900	53,100	38,800
Garage spaces	(nr.)	90	230	150
Investment volume	(TEUR)	53,675	106,648	80,167
Expected annual rental income after completion	(TEUR)	4,945	9,095	7,089
Return after completion	(%)	9.2%	8.5%	8.8%

[1] Garage spaces were included at 20 m² each / Asset-based figures are calculated at the last day of the reporting period, revenue-based figures over the entire period. Square metre amounts were rounded to 100 m².




Interim Financial Statements

Condensed Consolidated Balance Sheet as of 31 March 2009

Based on International Financial Reporting Standards (all amounts in TEUR). The presentation in TEUR can lead to rounding differences.

ASSETS	NOTES	31.03.2009	31.12.2008
NON-CURRENT ASSETS			
Intangible assets		210	215
Property, plant and equipment			
Investment properties	4	861,545	981,890
Other tangible assets		51	207
Construction in progress	5	31,247	40,421
		893,053	**1,022,734**
Properties available for sale	6	0	51,881
Deferred tax assets		10,487	10,850
Other receivables and assets	7	139	245
		903,679	**1,085,709**
CURRENT ASSETS			
Receivables arising from the sale of assets	7	2,199	1,259
Other receivables and assets	7	8,111	11,999
Cash and cash equivalents		16,478	14,647
		26,788	**27,904**
TOTAL ASSETS		**930,467**	**1,113,614**
EQUITY AND LIABILITIES			
EQUITY AND RESERVES			
Issued capital	9	341,000	341,000
Capital reserves		43,411	43,411
Retained earnings		-32,748	-16,215
Equity attributable to shareholders of the parent company		351,663	368,196
Minority interests		3,979	6,918
		355,642	**375,113**
NON-CURRENT LIABILITIES			
Loans from banks	7	329,615	399,628
Other loans	7	40,807	41,226
Finance lease liabilities	8	13,968	14,147
Deferred tax liabilities		3,426	8,171
Other non-current liabilities		14,785	7,675
		402,601	**470,846**
CURRENT LIABILITIES			
Provisions		864	865
Overdrafts and current portion of loans from banks	7	141,152	210,673
Current portion of other loans	7	15,021	26,577
Finance lease liabilities	8	547	493
Trade accounts payable		3,289	3,099
Liabilities arising from the acquisition of investment properties		1,898	1,388
Other current liabilities		9,454	24,559
		172,224	**267,654**
TOTAL EQUITY AND LIABILITIES		**930,467**	**1,113,614**

The following notes to the financial statements form an integral part of this condensed consolidated balance sheet.

Condensed Consolidated Income Statement for the period from 1 January to 31 March 2009

Based on International Financial Reporting Standards (all amounts in TEUR). The presentation in TEUR can lead to rounding differences.

	Notes	1-3 / 2009	1-3 / 2008	1-12 / 2008
a) Condensed consolidated income statement				
1. Revenues				
a) Rental income		13,444	15,232	61,668
b) Owner's operating costs charged on		3,080	3,072	13,126
		16,523	**18,303**	**74,794**
2. Changes in fair value of investment property		-14,888	5,700	-48,985
3. Other operating income				
a) Gain on disposal of non-current assets		5	2,748	4,517
b) Miscellaneous		66	290	2,640
		71	**3,038**	**7,157**
4. Owner's operating costs		-4,773	-4,721	-19,701
5. Depreciation and amortisation		-12	-14	-55
6. Other operating expenses		-3,113	-2,956	-19,999
7. EARNINGS BEFORE INTEREST AND TAXES	1	**-6,193**	**19,350**	**-6,790**
8. Finance revenue		85	804	1,476
9. Finance costs		-6,572	-11,702	-44,626
10. FINANCIAL RESULTS		**-6,486**	**-10,898**	**-43,150**
11. PROFIT BEFORE TAX		**-12,679**	**8,453**	**-49,940**
12. Income tax expense		-10	-78	74
13. Deferred tax expense	2	2,807	-1,149	11,902
		2,797	**-1,227**	**11,976**
14. PROFIT FOR THE PERIOD		**-9,882**	**7,226**	**-37,965**
Thereof attributable to				
Equity holders of the parent company		-9,828	8,694	-35,698
Minority interests		-54	-1,468	-2,266
		-9,882	**7,226**	**-37,965**
Earnings per share in EUR	3	(0.29)	0.25	(1.05)
Weighted average number of shares		34,100,000	34,100,000	34,100,000
b) Reconciliation from the condensed consolidated income statement to the statement of comprehensive income				
Profit for the period		-9,882	7,226	-37,965
Changes in the fair value of interest rate hedges		-7,119	-4,820	-17,092
Deferred taxes on changes in the fair value of interest rate hedges		1,574	1,125	3,852
Currency translation adjustment		-944	-193	-3,958
Costs of other capital measures		0	-199	-1,384
Deferred taxes on costs of other capital measures		0	50	346
Changes in the fair value of investment properties		0	-1,571	0
		-16,371	**1,617**	**-56,200**
Thereof attributable to				
Equity holders of the parent company		-16,317	4,656	-53,934
Minority interests		-54	-3,039	-2,266
		-16,371	**1,617**	**-56,200**

The following notes to the financial statements form an integral part of this condensed consolidated income statement.

Based on International Financial Reporting Standards (all amounts in TEUR). The presentation in TEUR can lead to rounding differences.

	NOTES	1-3 / 2009	1-3 / 2008	1-12 / 2008
NET CASH FLOW FROM OPERATING ACTIVITIES		**5,511**	**434**	**1,868**
Payments for the acquisition of properties		-7,069	-17,235	-75,236
Payments for properties under construction		-3,938	-4,575	-12,010
Proceeds from the disposal of properties		78,106	12,735	42,375
Proceeds from the disposal of subsidiaries		0	0	96,957
Other net cash flows		-2,951	-2,644	-2,814
NET CASH FLOW FROM INVESTING ACTIVITIES	**10**	**64,147**	**-11,719**	**49,272**
Transaction costs relating to capital increases		-87	-422	-1,546
Changes in loans from banks		-67,740	-5,639	-69,656
Other net cash flows		0	1,701	0
NET CASH FLOW FROM FINANCING ACTIVITIES	**10**	**-67,827**	**-4,360**	**-71,202**
CHANGE IN CASH AND CASH EQUIVALENTS		**1,831**	**-15,646**	**-20,061**
Cash and cash equivalents at the beginning of the period		14,647	34,708	34,708
Cash and cash equivalents at the end of the period		16,478	19,063	14,647
CHANGE		**1,831**	**-15,646**	**-20,061**

The following notes to the financial statements form an integral part of this condensed consolidated cash flow statement.

Based on International Financial Reporting Standards (all amounts in TEUR). The presentation in TEUR can lead to rounding differences.

	ATTRIBUTABLE TO SHAREHOLDERS OF THE PARENT COMPANY:		
	NOTES	ISSUED CAPITAL	CAPITAL RESERVES
BALANCE ON 1.1.2008		**341,000**	**43,411**
Costs of other capital measures		0	0
Changes in the consolidation range		0	0
Other changes		0	0
BALANCE ON 31.03.2008		**341,000**	**43,411**
BALANCE ON 1.1.2009		**341,000**	**43,411**
Income and expense recognised for the period		0	0
Changes in the consolidation range		0	0
Other changes		0	0
BALANCE ON 31.03.2009		**341,000**	**43,411**

The following notes to the financial statements form an integral part of this condensed consolidated statement of changes in equity.

RETAINED EARNINGS	RESERVE FOR DERIVATIVES	CURRENCY TRANSLATION ADJUSTMENT	TOTAL	MINORITY INTERESTS	TOTAL EQUITY AND RESERVES
31,363	7,253	-125	422,902	12,784	435.685
8,544	-3,695	-193	4,656	-3,039	1,617
47	0	0	47	-2,698	-2,650
-7	0	0	-7	0	-7
39,947	3,558	-317	427,598	7,047	434,645
-6,146	-5,986	-4,083	368,196	6,918	375,113
-9,828	-5,545	-944	-16,317	-54	-16,371
-215	0	0	-215	-3,100	-3,315
0	0	0	0	215	215
-16,189	-11,531	-5,027	351,663	3,979	355,642

Based on International Financial Reporting Standards (all amounts in TEUR). The presentation in TEUR can lead to rounding differences.

	ACQUISITION COSTS:		
	01.01.2009	ADDITIONS	RECLASSIFICATION
NON-CURRENT ASSETS			
Intangible assets	313	0	0
Property, plant and equipment			
Investment property	981,890	6,040	220
Other tangible assets	314	0	0
Properties under construction	40,421	3,487	-220
	1,022,625	**9,527**	**0**
TOTAL NON-CURRENT ASSETS	**1,022,938**	**9,527**	**0**
Properties held for sale	51,881	0	0
TOTAL	**1,074,819**	**9,527**	**0**

	ACCUMULATED DEPRECIATION AND AMORTISATION:		
	01.01.2009	ADDITIONS	RECLASSIFICATION
Intangible assets	97	5	0
Property, plant and equipment			
Investment property	0	0	0
Other tangible assets	107	7	0
Prepayments for the purchase of property, plant and equipment	0	0	0
	107	**7**	**0**
TOTAL DEPRECIATION AND AMORTISATION	**204**	**12**	**0**

ADDITIONS THROUGH BUSINESS COMBINATIONS	DISPOSALS	REVALUATIONS	31.03.2009	BOOK VALUE: 31.03.2009	BOOK VALUE: 01.01.2009
0	0	0	313	210	215
19,140	130,858	-14,888	861,545	861,545	981,890
0	228	0	86	52	207
0	12,440	0	31,247	31,247	40,421
19,140	**143,527**	**-14,888**	**892,878**	**892,844**	**1,022,518**
19,140	**143,527**	**-14,888**	**893,191**	**893,054**	**1,022,734**
0	51,881	0	0	0	51,881
19,140	**195,407**	**-14,888**	**893,191**	**893,054**	**1,074,615**

ADDITIONS THROUGH BUSINESS COMBINATIONS	DISPOSALS	31.03.2009
0	0	103
0	0	0
0	80	34
0	0	0
0	**80**	**34**
0	**80**	**137**

Based on International Financial Reporting Standards (all amounts in TEUR). The presentation in TEUR can lead to rounding differences.

	ACQUISITION COSTS 01.01.2008	ADDITIONS	ADDITIONS THROUGH BUSINESS COMBINATIONS
NON-CURRENT ASSETS			
Intangible assets	313	0	0
Property, plant and equipment			
Investment property	1,140,019	13,955	0
Other tangible assets	282	7	0
Properties under construction	34,746	3,851	0
	1,175,047	**17,813**	**0**
TOTAL NON-CURRENT ASSETS	**1,175,359**	**17,814**	**0**
Properties held for sale	58,319	173	0
TOTAL	**1,233,678**	**17,987**	**0**

	ACCUMULATED DEPRECIATION AND AMORTISATION: 01.01.2008	DEPRECIATION	ADDITIONS THROUGH BUSINESS COMBINATIONS
Intangible assets	76	5	0
Property, plant and equipment			
Investment property	0	0	0
Other tangible assets	73	8	0
Prepayments for property, plant and equipment	0	0	0
	73	**8**	**0**
TOTAL DEPRECIATION AND AMORTISATION	**149**	**14**	**0**

			CARRYING AMOUNT	
DISPOSALS	REVALUATION	31.03.2008	31.03.2008	01.01.2008
0	0	313	231	237
11,864	5,700	1,147,809	1,147,809	1,140,019
0	0	289	208	210
0	0	38,597	38,597	34,746
11,864	**5,700**	**1,186,695**	**1,186,614**	**1,174,974**
11,864	5,700	1,187,008	1,186,846	1,175,211
297	0	58,195	58,195	58,319
12,161	5,700	1,245,203	1,245,040	1,233,529

DISPOSALS	31.03.2008
0	81
0	0
0	81
0	0
0	**81**
0	162

SELECTED EXPLANATORY NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS AS OF 31 MARCH 2009

ECO Business-Immobilien AG is a joint stock company incorporated under the laws of the Republic of Austria, which is engaged in the acquisition, sale, development and rental of real estate.

PRESENTATION OF THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

These consolidated interim financial statements were prepared in accordance with International Financial Reporting Standards (IFRS), as adopted by the EU, in accordance with IAS 34. All amendments to the Standards that took effect as of 1 January 2009 were applied in preparing the interim financial statements as of 31 March 2009. The accounting and valuation principles applied by the Group remain unchanged from the consolidated financial statements as of 31 December 2008.

The consolidated interim financial statements are presented in thousand Euro ("TEUR"), which can lead to rounding differences. The majority of the Group's transactions are concluded in Euro. Numerous amounts and percentage rates presented in these consolidated interim financial statements were rounded. The income and expenses of the Group are only subject to immaterial seasonal fluctuations.

The consolidated interim financial statements were prepared in keeping with the principle of historical purchase and production costs, as modified by the fair value measurement of land and buildings in accordance with IAS 40 as well as the fair value measurement of certain financial instruments.

Property companies founded during 2006, which are included in the consolidation at the proportional share held by the Group, own objects that are classified as available for sale. These objects are valued at acquisition cost. The investments in these property companies were sold during the first quarter of 2009.

Additional information on the accounting and valuation principles applied by the ECO Group is provided in the consolidated financial statements as of 31 December 2008.

As indicated in the last consolidated financial statements, management believes that valuation, and above all the valuation of investment properties, is connected with significant judgments and estimates. The valuation of properties is dependent on the valuation method used. Although expert opinions on the objects owned by the Group reflect international standards, it cannot be excluded that another valuation method would lead to a different – and possibly lower – valuation for these properties. In addition to rental payments and the stability of these payment flows over the long-term, the valuation of properties is based on the condition and location of the objects as well as other qualitative factors and assumptions. It cannot be excluded that the negative development of one of these factors or assumptions would lead to a decline in the value of a property, and thereby have a negative influence on the financial position and on the results of operations and the cash flows of the Group.

The Management Board has also made important forward-looking assumptions concerning the collectability of receivables from the sale of properties.

A. SELECTED EXPLANATORY NOTES TO THE CONDENSED CONSOLIDATED INTERIM INCOME STATEMENT

1. EARNINGS BEFORE INTEREST AND TAXES (EBIT)

Revenues recorded by the ECO Group are comprised of the following:

	31.03.2009 TEUR	31.03.2008 TEUR
Rental income	13,444	15,232
Operating costs charged on	3,080	3,072
TOTAL	16,523	18,303

Of the total revenues recorded on rentals, TEUR 11,640 (1-3/2008: TEUR 14,198) were generated in Austria and TEUR 4,883 (1-3/2008: TEUR 4,105) in other countries. The net loss from changes in the fair value of investment property totalled TEUR 14,888 (1-3/2008: net gain of TEUR 5,700).

The disposal of non-current assets generated book gains totalling TEUR 5 (1-3/2008: TEUR 2,748), which are comprised of the following items:

	31.03.2009 TEUR	31.03.2008 TEUR
Proceeds on sale	197,181	13,958
Book value of the disposals	-194,982	-10,874
Selling costs	-2,192	-335
Working capital	-2	0
TOTAL	5	2,748

Earnings before interest and taxes (EBIT) fell from TEUR 19,350 (1-3/2008) to TEUR -6,193, i.e. by TEUR 25,543.

2. INCOME TAX EXPENSE

No transaction costs for capital market measures were recognised during the reporting period, which also means that no tax credits were recognised to equity in these three months. During the first quarter of 2008, a tax credit of TEUR 50 was recognised directly to equity.

The provisions for taxes shown on the balance sheet are the result of temporary differences between the carrying amount of an asset or liability in the consolidated interim financial statements and the relevant tax base. The calculation of these provisions was based on a tax rate of 25% or the applicable local tax rate in the relevant foreign country.

3. EARNINGS PER SHARE

	31.03.2009 TEUR	31.03.2008 TEUR
Profit for the period	-9,882	8,694
Number of shares	34,100,000	34,100,000
EARNINGS PER SHARE IN EUR	**-0.29**	**0.25**

No dividends were paid during the reporting period and no distributions are planned.

B. SELECTED EXPLANATORY NOTES TO THE CONDENSED CONSOLIDATED BALANCE SHEET

4. INVESTMENT PROPERTY

Investment property was measured at fair value. These fair values are generally based on the updated opinions prepared by independent property experts in May 2009 as of the balance sheet date on 31 March 2008; these experts have no relationship to the ECO Group.

The Group has pledged most of the investment properties as collateral for loans.

This item also includes land to be used in development projects, which is carried at cost.

A project company in Germany was acquired during the reporting period. The remaining shares should be acquired by 31 December 2009 and have already been recognised as a liability. This project company owns one property in Munich, whose was agreed to have a value of EUR 10.3 million. The purchase price was confirmed by an appraisal prepared by an independent expert.

The Group also purchased the remaining 60% of a project company in Debrecen (Hungary) based on the agreed value of the property. This project was completed during the first quarter of 2009, whereby the investment for the ECO Group totalled EUR 10.2 million.

All objects classified as investment property are rented through operating leases. Since the Group is active exclusively in the rental of properties, income and expenses are generated by the properties held. The Group is entitled to receive income from the rental of investment properties beginning on the date of acquisition.

5. PROPERTIES UNDER CONSTRUCTION

Properties under construction are carried on the balance sheet at acquisition cost. Of the total properties under construction as of 31 March 2009, TEUR 2,093 are related to objects in the investment portfolio and TEUR 29,154 to development projects.

The development projects are listed below:

PROJECT LOCATION	LAND RECOGNISED AS OF 31.03.2009 TEUR	PROPERTY UNDER CONSTRUCTION RECOGNISED AS OF 31.03.2009 TEUR
Leudelange, L	6,000	17,472
Zaporizhya, UA	109	11,682
TOTAL	6,109	29,154

The statement of non-current assets is attached as an appendix to these notes.

The forecasted costs for both development projects total approx. TEUR 53,000.

The project in Zaporizhya (Ukraine) was included in the financial statements by applying the exchange rate in effect on 31 March 2009. The negative foreign exchange differences for this project equalled TEUR 308 for the first quarter of 2009 and were recognised to reserves. The specialty shopping centre in Hungary was also included by applying the exchange rate in effect on 31 March 2009; the resulting foreign exchange differences of TEUR 1,252 were also recorded to reserves without recognition through profit or loss.

6. PROPERTIES AVAILABLE FOR SALE

The properties available for sale were held by project companies, which were owned one-half each by the ECO Group and the conwert Group up to 31 December 2008. Therefore, these properties and the related external financing were included in the consolidated financial statements through proportionate consolidation. ECO sold the stakes in these project companies to conwert during the first quarter of 2009, and thereby reduced the loans due to the conwert Group.

7. INVESTMENTS IN OTHER COMPANIES

The parent company of the Group held shares in the following subsidiaries as of 31 March 2009:

SHARES IN SUBSIDIARIES	STAKE	CONSOLIDATION	PRIMARY BUSINESS ACTIVITY	FOUNDING / ACQUISITION IN 2009
AUSTRIA				
ECO Business-Immobilien-Beteiligungen GmbH	100%	Full consolidation	Holding company	
EBI Beteiligungen GmbH	100%	Full consolidation	Holding company	
ECO Eastern Europe Real Estate AG	92.50%	Full consolidation	Holding company	
ECO CEE & Real Estate Development GmbH	92.50%	Full consolidation	Holding company	
Immobilien-Allianz Holding GmbH	100%	Full consolidation	Holding company	
ECO Finance Holding GmbH	100%	Full consolidation	Holding company	
PI Immobilien GmbH	100%	Full consolidation	Holding company	
PI Beteiligungen GmbH	100%	Full consolidation	Holding company	
ECO Business-Immobilien-Beteiligungen GmbH & Co., 1010 Vienna, Opernringhof OEG	100%	Full consolidation	Rental of properties	
ECO Business-Immobilien-Beteiligungen GmbH & Co., 1030 Vienna, Schwarzenbergplatz 7+8 OEG	100%	Full consolidation	Rental of properties	
Kapital & Wert Immobilienbesitz AG	99.32%	Full consolidation	Rental of properties	
Brunn am Gebirge Realbesitz GmbH	99.33%	Full consolidation	Rental of properties	
St. Magdalen Projektentwicklungs- und Verwertungsgesellschaft m.b.H.	100%	Full consolidation	Rental of properties	
„MEZ" – Vermögensverwaltungs Gesellschaft m.b.H.	100%	Full consolidation	Rental of properties	
„MSU" Immobilientreuhand GmbH	100%	Full consolidation	Rental of properties	
„TPW" Immobilien GmbH	100%	Full consolidation	Rental of properties	
EB Immobilien Invest GmbH	100%	Full consolidation	Rental of properties	
EBI Beteiligungen GmbH & Co, 1190 Vienna, Rampengasse 3-5 KEG	100%	Full consolidation	Rental of properties	
EBI Beteiligungen GmbH & Co, 1110 Vienna, Simmeringer Hauptstrasse 24 KEG	100%	Full consolidation	Rental of properties	
ECO Rechenzentren Vermietungs GmbH & Co KEG	100%	Full consolidation	Rental of properties	
ECO KB GmbH	100%	Full consolidation	Rental of properties	
GETINA Immobilien-Management GmbH	100%	Full consolidation	Rental of properties	
ECO Treasury GmbH	100%	Full consolidation	Administration	
ECO Immobilien Verwertungs GmbH	100%	Full consolidation	Rental of properties	
PI Fleischmarkt 19 GmbH	100%	Full consolidation	Rental of properties	
PI Theobaldgasse 19 GmbH & Co OG	100%	Full consolidation	Rental of properties	
PI Marktstrasse 6 GmbH & Co OG	100%	Full consolidation	Rental of properties	
PI Praterstrasse 62-64 GmbH & Co OG	100%	Full consolidation	Rental of properties	
PI Grabmayr-Strasse 4 GmbH & Co OG	100%	Full consolidation	Rental of properties	
PI Stubenring 2 GmbH & Co OG	100%	Full consolidation	Rental of properties	
PI Aspernbrückengasse 2 GmbH & Co OG	100%	Full consolidation	Rental of properties	
PI Eggenberger Allee 49 GmbH & Co OG	100%	Full consolidation	Rental of properties	
PI Gudrunstrasse 124 / Keplerplatz 14 GmbH & Co OG	100%	Full consolidation	Rental of properties	
ECO Beteiligungen Holding GmbH & Co KG	100%	Full consolidation	Holding company	
campus21 GmbH	100%	Full consolidation	Rental of properties	Founding

SHARES IN SUBSIDIARIES	STAKE	CONSOLIDATION	PRIMARY BUSINESS ACTIVITY	FOUNDING / ACQUISITION IN 2009
GERMANY				
ECO Business-Immobilien Deutschland GmbH	100%	Full consolidation	Rental of properties	
DINAMI GmbH	100%	Full consolidation	Rental of properties	
ECO Einkaufszentrum Meitingen GmbH & Co. KG	94.8%	Full consolidation	Rental of properties	
ECO Fachmarktzentren GmbH & Co. KG	94.8%	Full consolidation	Rental of properties	
ECO Büroimmobilien GmbH & Co. KG	94.8%	Full consolidation	Rental of properties	
ECO Fachmarktzentrum Pocking GmbH & Co KG	94.8%	Full consolidation	Rental of properties	
ECO Real Estate Deutschland GmbH	100%	Full consolidation	Rental of properties	
Projektgesellschaft Kreiller Strasse 215 mbH	100%	Full consolidation	Rental of properties	
ECO Fachmarktzentrum Geiselhöring GmbH & Co KG	94.8%	Full consolidation	Rental of properties	
ECO Fachmarktzentrum Tittling GmbH	100%	Full consolidation	Rental of properties	
ECO Fachmarktzentrum Naabtalcenter GmbH & Co. KG	94.8%	Full consolidation	Rental of properties	
ECO Business-Immobilie Saarbrücken GmbH & Co. KG	100%	Full consolidation	Rental of properties	
ECO Büroimmobilie Darmstadt GmbH & Co. KG	94.8%	Full consolidation	Rental of properties	
ECO Büroimmobilie Starnberg Percha GmbH & Co. KG	94.8%	Full consolidation	Rental of properties	
ECO Büroimmobilie Starnberg Petersbrunner Strasse GmbH & Co. KG	94.8%	Full consolidation	Rental of properties	
Projektgesellschaft Nymphe 82 mbH	51.48%	Full consolidation	Rental of properties	Acquisition
LUXEMBOURG				
ECO Real Estate Luxembourg S.à.r.l.	100%	Full consolidation	Rental of properties	
HUNGARY				
My-Box Debrecen Ingatlan-Fejlesztökft	92.50%	Full consolidation	Rental of properties	Purchase of additional 60% stake
My-Box Kecskemet Ingatlan-Fejlesztökft	37%	Equity consolidation	Project development	in Liquidation
My-Box Kelet Ingatlan-Fejlesztökft	37%	Equity consolidation	Project development	in Liquidation
My-Box Nyugat Ingatlan-Fejlesztökft	37%	Equity consolidation	Project development	in Liquidation
CYPRUS				
Graforco Investments Limited	92.50%	Full consolidation	Holding company	
UKRAINE				
Ukrainska Comertsiina Nerukhomist	92.50%	Full consolidation	Project development	

ECO acquired 310,000 shares in ECO Eastern Europe Real Estate during the first quarter of 2009. These additions are included on the statement of changes in equity without recognition through profit or loss.

ECO acquired a 51.48% stake in a project company in Germany during the first quarter of the reporting year, and is obligated to purchase the remaining shares by 31 December 2009. This project company was included in the Group financial statements through full consolidation. In addition, the Group purchased the remaining 60% of a project company in Debrecen (Hungary).

The following five properties, which were fully consolidated as of 31 December 2008, were sold during the reporting period: PI Fleischmarkt 1, 3-5 GmbH & Co OG, PI Wohllebengasse 12-14 GmbH & Co OG, ECO Hotel und Fachmarktzentrum Ansfelden GmbH, Diak-Nd Pflege-Altenheime Besitz GmbH and Winetzhammerstraße Verwaltungs GmbH. Twelve companies included as of 31 December 2008 through proportionate consolidation were also sold during the first quarter of 2009.

ECO CEE & Real Estate Development GmbH (a subsidiary of ECO Eastern Europe Real Estate AG) owns a stake of 40% in each of three Hungarian companies; these stakes were consolidated at equity. These companies have been in liquidation since the end of 2008.

The following table explains the effects of the purchase and sale of shares in other companies on the ECO Group:

SALE OF SUBSIDIARIES IN 2009

	2009 PI FLEISCHMARKT 1,3-5	2009 PI WOHLLEBENG.	2009 WINETZ-HAMMERSTR.	2009 TRADING PORTFOLIO 50%STAKE	2009 HOTEL-SHOPPING CENTRE ANSFELDEN	2009 DIAK - ND	2009 TOTAL
DATE OF DECONSOLIDATION:	28.02.2009	28.02.2009	28.02.2009	01.01.2009	01.01.2009	01.01.2009	
NET ASSETS SOLD:							
Property	58,365	10,646	2,440	49,354	8,299	24,447	153,551
Adjustment of fair value	40,001	-796	-120	2,526	401	-647	41,365
Fair value	98,366	9,850	2,319	51,881	8,700	23,800	194,916
Other assets	817	31	512	9,172	4,387	439	15,358
Bank liabilities	-33,451	-7,044	-1,101	-34,867	-5,460	-16,241	-98,164
Selling costs	1,752	50	65	0	0	0	1,867
Working capital	203	-26	16	-177	-3	-16	-2
Other liabilities	-17,431	-2,851	-1,818	-24,641	-7,627	-7,998	-62,365
	50,256	**11**	**-7**	**1,368**	**-3**	**-16**	**51,609**
Amounts earmarked for additional loan repayments	23,534	2,813	149	0	0	0	26,495
Book gains	-28	-2	-44	75	0	0	1
TOTAL RETURN CONSIDERATION	**73,761**	**2,821**	**98**	**1,443**	**-3**	**-16**	**78,108**
NET CASH INFLOW FROM THE TRANSACTIONS:							
Settlement payment through cash	73,833	-2,850	-131	-1,621	0	0	-78,435
Bank deposits surrendered	71	28	34	178	3	16	329
	-73,761	**-2,822**	**-98**	**-1,443**	**3**	**16**	**-78,106**

The fair value of properties sold also includes EUR 5.9 million from purchases made during the first quarter of 2009.

ACQUISITION OF SUBSIDIARIES IN 2009

DATE OF INITIAL CONSOLIDATION:	2009 DEBRECEN 01.01.2009	2009 NYMPHE 01.01.2009	2009 TOTAL 01.01.2009
ACQUIRED NET ASSETS:			
Property	8,634	6,954	15,588
Adjustment of fair value	1,333	2,820	4,153
Fair value	9,967	9,774	19,741
Other assets	132	180	312
Bank liabilities	-6,304	-7,530	-13,835
Other liabilities	-3,378	-220	-3,598
	417	**2,203**	**2,621**
Difference	0	0	0
TOTAL RETURN COMPENSATION	**417**	**2,203**	**2,621**
NET CASH OUTFLOW FROM THE TRANSACTIONS:			
Settlement through cash payment	-570	-2,626	-3,197
Bank deposits acquired	153	423	576
	-417	**-2,203**	**-2,621**

Of this total, EUR 1.1 million has not yet been transferred.

No companies were purchased or sold during the first quarter of 2008.

DERIVATIVE FINANCIAL INSTRUMENTS AND THE RECOGNITION OF HEDGES

The Group uses interest rate swaps and interest rate caps to hedge the financial risk arising from changes in interest rates. The ECO Group does not use any derivative financial instruments for speculative purposes.

The effective portion of the changes in the fair value of derivative financial instruments that are used to hedge future cash flows is recorded directly in equity; the ineffective portion is recognised immediately to the income statement. For interest rate caps, only the underlying value is used as a hedge.

During the period from January to March 2009, TEUR -5,545 (1-3/2008: TEUR -3,695) was recorded under equity without recognition through profit or loss. Retained earnings totalled TEUR -11,531 (31 March 2008: TEUR 3,558) as of 31 March 2009.

LOANS FROM BANKS AND OTHER LOANS

The fair value of non-current liabilities is based on the actual interest rates for liabilities with the same term. The fair value of non-current bank loans with variable interest rates generally reflects the carrying amount of these items. The carrying amount represents the estimated fair value of the financial instruments held by the Group. Management considers the risk arising from changes in the interest rates of financial assets and other liabilities to be immaterial. Loans from banks declined from EUR 610.3 million as of 31 December 2008 to EUR 470.8 million as of 31 March 2009. This decrease comprised EUR 16.3 million of additional loans as well as 155.9 million of scheduled repayments and repayments connected with the sale of objects during the first quarter of 2009.

A number of the contractual agreements for bank loans include covenants, which require the Group to meet certain defined indicators. Loans with a total volume of EUR 70.7 million are linked to compliance with covenants at the Group level, whereby one of these three covenants was not met in 2008 – and will presumably not be met in 2009 – because of net profit recorded for the year. The financing bank was therefore provided with additional collateral in the form of seniority on the financed object for the planned pledge. Management assumes the violation of the agreed covenant will not have a material negative effect because of the ongoing constructive discussions with the financing bank and the fact that the debt service (interest and principal) for this financing is generated entirely from the earning power of the financed objects.

Financing of EUR 93.3 million is due for repayment on 31 December 2009. Based on the financing discussions held to date, management believes it will be possible to conclude long-term financing agreements for this amount on a timely basis.

In addition, miscellaneous loans totalling EUR 43.3 million (31.03.2008: EUR 46.3 mill.) were granted by insurance companies and EUR 12.5 million (31.03.2008: EUR 49.4 mill.) of other loans were granted in connection with financing for the BAWAG portfolio.

RECEIVABLES

Receivables from the sale of properties include TEUR 75 that are related to a sale in earlier years.

Other receivables include current settlements with tenants and facility management companies (EUR 4.2 mill.) and settlements with taxation authorities (EUR 2.8 mill.).

Other non-current receivables include TEUR 139 of accruals from the market valuation of derivatives.

8. FINANCE LEASE LIABILITIES

The finance lease liabilities were created by the acquisition of a shopping centre in Germany and a specialty shopping centre in Austria. The average lease term equals 12 years. As of 31 March 2009, the fair value of investment property obtained through finance leases totalled TEUR 22,010 (31.3.2008: TEUR 24,575).

The lease obligations are denominated in Euro.

The fair value of lease obligations held by the Group approximates the carrying amount of these items.

9. EQUITY

Issued capital comprises the following:

	NUMBER: OF SHARES	NOMINAL VALUE: PER SHARE EUR	NOMINAL VALUE ON: 31 MARCH 2009 TEUR	31 MARCH 2008 TEUR
Common stock	34,100,000	10.00	341,000	341,000
TOTAL	**34,100,000**		**341,000**	**341,000**

The issued shares are individual share certificates, and all shares are bearer shares. The share capital is fully paid in.

The Annual General Meeting on 22 May 2007 approved an increase in the share capital of the company from a nominal value of TEUR 250,000 by a nominal value of TEUR 91,000 to a nominal value of TEUR 341,000 through the issue of 9,100,000 bearer shares. This capital increase was carried out in June 2007, and was recorded in the company register on 30 June 2007.

There was no change in the issued capital of ECO during the first quarter of 2009.

AUTHORISED CAPITAL

The Annual General Meeting on 22 May 2007 authorised the Management Board to increase the share capital of the company by up to TEUR 125,000 through the issue of 12,500,000 bearer shares at a minimum issue price equal to 100% of the proportional amount of share capital in one or more segments, also under the full or partial exclusion of subscription rights, in exchange for cash or contributions in kind, and to determine the issue price and conditions in agreement with the Supervisory Board. This authorisation is valid through 22 May 2012.

CONDITIONAL CAPITAL

The Annual General Meeting on 21 May 2008 approved a conditional increase of up to TEUR 100,000 in the share capital of the company through the issue of up to 10,000,000 shares of bearer stock. This conditional capital increase will only be carried out to the extent that the holders of the convertible bonds exercise their conversion or subscription rights. The issue amount may not be less than the proportional share of issued capital. The Management Board was authorised, contingent upon the approval of the Supervisory Board, to determine the details for the execution of this conditional capital increase. Furthermore, the Supervisory Board was authorised to approve any necessary changes to the articles of association resulting from the issue of shares on the basis of conditional capital.

CONVERTIBLE BOND

The Annual General Meeting on 21 May 2008 authorised the Management Board, contingent upon the approval of the Supervisory Board, to issue convertible bonds that carry conversion or subscription rights for up to 10,000,000 shares of bearer stock in the company with a proportional share of issued capital up to TEUR 100,000. The Management Board may issue these bonds in one or more segments, and may determine all other terms and conditions for the issue. This approval is valid up to 21 May 2013.

Furthermore, the Management Board was authorised, contingent upon the approval of the Supervisory Board, to determine the conditions of issue and the terms of the convertible bonds – above all the interest rate, issue price, term and denomination, provisions for dilution, conversion period and conversion obligations, conversion ratio, conversion price and conversion terms – in accordance with the provisions of Austrian stock corporation law.

The subscription of shares after conversion will also be based on the authorisation of conditional capital, which was granted by the Annual General Meeting on 21 May 2008. The price of the convertible bonds is to be determined using accepted financial methods through a recognised price-finding procedure, above all based on the price of an ordinary fixed-interest bond as well as the value of the conversion right and the other specific terms of the convertible bonds (e.g. the right to premature cancellation of the convertible bonds, mandatory conversion, the right to a monetary payment instead of conversion, fixed or variable conversion ratio, etc), including the credit standing of the company and the current market interest rate.

The volume-based average weighted price of the ECO share at the time the bonds are allocated will be used to determine the price of the shares to be issued on exercise of the conversion rights. The objective is to realise a premium that reflects the expected development of the share price based on estimates by analysts and the premiums realised on similar capital market transactions as well as the current situation on capital markets.

The subscription rights of shareholders were excluded.

SHARE BUYBACK

The Annual General Meeting on 21 May 2008 authorised the Management Board to repurchase the company's shares up to the maximum amount permitted by law on or before 21 November 2009 at a price ranging from EUR 5.00 to EUR 10.00 per share. The Management Board was also authorised to determine the conditions of the share buyback, whereby the relevant resolution of the Management Board and the resulting share buyback programme, including the duration of this programme, must be announced in accordance with legal regulations. This authorisation can be exercised by the company, by a subsidiary or by a third party on the account of the company, in full or in part and in multiple segments as well as in fulfilment of one or more purposes. The purposes of this share buyback exclude trading in the company shares.

Furthermore, the Management Board was authorised to utilise these treasury shares as return compensation for the acquisition of companies, businesses, parts of businesses or shares in one or more companies in Austria or other countries.

This authorisation also empowers the Management Board to take any or all of the following steps: to sell the purchased shares at any time over the stock exchange or through a public offer and to determine the conditions of sale; to withdraw these shares without the specific approval of the Annual General Meeting; and to sell these shares on or before 21 May 2013, contingent on the approval of the Supervisory Board, in any other manner permitted by law, also over the counter, whereby the Management Board may also decide to exclude the purchase of shares by the general public.

10. CASH FLOW STATEMENT

ACQUISITION OF SUBSIDIARIES

Two companies were acquired during the first quarter of 2009 (1-3/2008: 0).

INVESTMENTS AND FINANCING

Net cash flow from investing activities includes payments of EUR 6.5 million (1-3/2008: EUR 14 mill.) for properties acquired during the reporting period as well as payments of EUR 0.5 million for properties acquired in previous years (1-3/2008: EUR 3.1 mill.). It also includes payments of EUR 0.4 million received for properties that were sold during 2008 (1-3/2008: EUR 6.5 mill.). Net cash flow from investing activities includes cash inflows of EUR 77.7 million (1-3/2008: EUR 6.2 mill.) from the sale of properties during the reporting period. Other cash flows include a payment of EUR 3.1 million (1-3/2008: EUR 2.6 mill.) for the acquisition of minority interests. As in the comparable prior year period, interest received was included under net cash flow from operating activities; in prior periods this item was reported under net cash flows from investing activities.

Net cash flow from financing activities includes an increase of EUR 3 million in loans (1-3/2008: EUR 2.8 mill.) as well as repayments of EUR 70.7 million (1-3/2008: EUR 8.2 mill.).

11. CONTINGENT RECEIVABLES AND LIABILITIES

The parent company of the Group has issued abstract guarantees, sureties and comfort letters as well as warranty und indemnity declarations on behalf of subsidiaries in connection with financing for the property portfolio. Bank deposits of EUR 0.6 million have been blocked as collateral for guarantees connected with rental commitments. The securities depository containing the shares owned by the Group in Kapital & Wert Immobilienbesitz AG is also blocked.

The ECO Group had granted no other guarantees, accepted no other liabilities and held no other contingent liabilities on behalf of third parties, which are not shown on or below the balance sheet as of 31 March 2009 (unless such agreements are disclosed in another section of the notes). The only exception is formed by guarantees for bank loans contracted by the property companies of ECO Business-Immobilien AG that were sold during the first quarter of the reporting year; these guarantees were issued in favour of the financing banks (RL Deggendorf and Hypo Tirol 50%) and totalled TEUR 9,752.

12. OPERATING LEASES

The investment properties are rented through operating leases. These contracts have fixed terms and index adjustments, and can be extended at the wish of tenants. It is therefore not possible to estimate the resulting rental income. The Group also concludes rental agreements for an unlimited period of time. Prepayments received are recognised as income on a straight-line basis over the term of the relevant lease.

SEGMENT REPORTING

INFORMATION ON OPERATING SEGMENTS

The members of management in key positions of the ECO Group have defined the operating segments for segment reporting based on the allocation of business activities by geographical criteria. This also reflects the regular internal reporting used by management. The major geographical regions are Austria, Germany, other West European countries ("Other countries – west") and other East European countries ("Other countries – east").This classification also reflects the Group's planned expansion into the eastern and south-eastern areas of Europe.

SEGMENT REVENUES

	RENTAL REVENUES:		INCOME ON THE DISPOSAL OF NON-CURRENT ASSETS:	
	1-3 / 2009 TEUR	1-3 / 2008 TEUR	1-3 / 2009 TEUR	1-3 / 2008 TEUR
Austria	11,640	14,198	5	2,748
Germany	4,727	4,105	0	0
Other countries - west	0	0	0	0
Other countries - east	156	0	0	0
TOTAL	**16,523**	**18,303**	**5**	**2,748**

There were no material inter-Group revenues. Revenues and income from the disposal of non-current assets were generated exclusively by transactions with third parties.

SEGMENT EARNINGS

	EBIT:		FINANCIAL RESULTS:		TOTAL:	
	1-3 / 2009 TEUR	1-3 / 2008 TEUR	1-3 / 2009 TEUR	1-3 / 2008 TEUR	1-3 / 2009 TEUR	1-3 / 2008 TEUR
Austria	-2,346	16,319	-4,166	-8,791	-6,512	7,528
Germany	-2,399	3,545	-1,711	-1,904	-4,109	1,641
Other countries - west	-32	-32	0	0	-32	-32
Other countries - east	55	-84	-82	98	-27	14
TOTAL	**-4,722**	**19,748**	**-5,958**	**-10,597**	**-10,681**	**9,151**
Not allocated	-1,471	-398	-528	-301	-1,999	-699
	-6,193	**19,350**	**-6,486**	**-10,898**	**-12,679**	**8,453**
Income taxes					2,797	-1,227
PROFIT AFTER TAX					**-9,882**	**7,226**

The changes arising from the sale of properties are related primarily to the "Austria" segment.

C. OTHER INFORMATION

EVENTS AFTER THE BALANCE SHEET DATE

There were no material changes in the property portfolio after the balance sheet date.

TRANSACTIONS WITH RELATED COMPANIES AND PERSONS

Transactions between the company and its subsidiaries, which represent related legal entities, were eliminated during the consolidation and are not discussed in these notes. Transactions between the Company and its subsidiaries are disclosed in the individual financial statements of the parent company.

TRANSACTIONS FROM THE DELIVERY OF GOODS AND PROVISION OF SERVICES

During the financial year the parent company of the ECO Group conducted the following transactions with related companies and/or persons that do not belong to the Group:

A) ACQUISITION AND SALE OF PROPERTIES AND PROJECT COMPANIES

No property transactions were carried out during the first quarter of 2009 or the first quarter of 2008 with related companies and/or persons that/who did not belong to the Group, unless these transactions are described under section c).

B) TRANSACTIONS WITH WIENER PRIVATBANK SE

Wiener Privatbank SE is a related company, which served as the lead manager for the capital increase carried out by ECO Eastern Europe Real Estate AG in January 2007 and the capital increase carried out by ECO Business-Immobilien AG in June 2007. Wiener Privatbank acts as the coordinating and clearing agent for distribution partners and received TEUR 71 of fees for other capital measures and commissions for these functions during the reporting period (1-3/2008: TEUR 0); these fees were in part passed on to the partner companies. Of the total commissions due to Wiener Privatbank SE, TEUR 71 were outstanding as of 31 March 2009 (31.3.2008: TEUR 0). Wiener Privatbank SE also receives quarterly fees of TEUR 18.7 for secondary market management services and TEUR 18.7 for capital market management services.

The ECO Group invests cash and cash equivalents with Wiener Privatbank SE at interest rates that equal or exceed the rates for other invested funds. In addition, a depository for shares in Group companies is maintained with this bank.

C) TRANSACTIONS WITH CONWERT IMMOBILIEN INVEST SE

RESAG Property Management GmbH, a subsidiary of conwert Immobilien Invest SE, is responsible for the management of most of the investment properties owned by the ECO Group. The fees for the management of these properties totalled TEUR 155 for the reporting period (1-3/2008: TEUR 100), whereby the major part of these expenses are charged out to tenants. These charges equalled TEUR 148 for the first three months of 2009 (1-3/2008: TEUR 87). As of 31 March 2009 receivables of TEUR 755 (31.3.2008: TEUR 406) were due from these management companies.

Commercial Gesellschaft für Vermögensanlagen Gesellschaft m.b.H., which is also a subsidiary of conwert Immobilien Invest SE, brokers insurance policies and coverage for the Group. The related fees were not carried by the Group.

The ECO Group uses RESAG Immobilienmakler GmbH, which is a subsidiary of Wiener Privatbank SE and conwert Immobilien Invest SE, to broker property transactions and rent space. The costs for rental services are carried primarily by the tenants. For the brokerage of property transactions, the ECO Group received invoices totalling TEUR 575 during the reporting period (1-3/2008: TEUR 35); these services are directly related to the sale of properties.

conwert Baudevelopment GmbH, which is also a subsidiary of conwert Immobilien Invest SE, provided construction planning and supervisory services during the reporting period. The fees for these services totalled TEUR 8 (1-3/2008: TEUR 4).

In addition, conwert Deutschland Immobilien GmbH is the tenant in a property located in Germany and pays monthly rent of EUR 2,635.00 for this space.

LOANS AND THEIR SETTLEMENT

Miscellaneous long-term loans of EUR 40.8 million were due to current or former shareholders – all insurance companies or their subsidiaries – as of 31 March 2009 (31.03.2008: EUR 43.7 mill.) in connection with the financing of properties.

In addition, the ECO Group carried a loan payable and settlement amounts of EUR 12.5 million (31.03.2008: EUR 39.1 mill.) that were due to the publicly traded conwert Immobilien Invest SE. These loans carry interest at ordinary market rates, and the related interest expense equalled EUR 0.2 million for the reporting period (1-3/2008: EUR 0.9 mill.).

In order to settle the liabilities held as of 31 December 2008, properties with a total value of up to EUR 84.5 million were transferred to the conwert Group during the reporting period. This transfer reduced the amount due to the conwert Group by EUR 27.4 million, which represents the total net assets attributable to the properties after the deduction of project-related financing and working capital. The transaction value of these properties represents the fair value determined by independent experts as of 31 December 2008 and also roughly reflects the cost of these objects. Therefore, the disposal of these properties resulted in only immaterial revaluation gains during the reporting period. The transferred properties comprise a hotel in Austria, two senior citizens' residences in Bavaria and a 50% stake in the joint venture for the Allianz trading portfolio. The liabilities remaining after the transfer of the net assets carry interest at 5% per year.

In order to settle the remaining liabilities held as of 31 March 2009, plans call for the transfer of another project company to the conwert Group during the second quarter of 2009. This company owns a property with a value of EUR 28.8 million. The transaction will contribute net assets of EUR 7.3 million to the settlement of the above-mentioned liabilities.

OTHER TRANSACTIONS

MANAGEMENT CONTRACT

The company has concluded a management contract with ECO Management GmbH (a subsidiary of conwert Immobilien Invest SE), which was approved by the Annual General Meeting on 22 May 2007. In accordance with this management contract, ECO Management GmbH receives a transaction fee of 1.00% to 1.75% for property acquisitions (1-3/2009: TEUR 0; 1-3/2008: TEUR 0) as well as a management fee of 0.6% for the first EUR 1 billion and 0.5% thereafter (1-3/2009: TEUR 1,357; 1-3/2008: TEUR 1,656). For each property sold, ECO Management GmbH receives a maximum transaction fee of 1.75% (1-3/2009: TEUR 0; 1-3/2008: TEUR 237). The assessment base for the management fee is formed by the monthly carrying value of properties in the IFRS financial statements. The upper limit for the transaction fee on property sales equals 25% of the gains on sale generated during a financial year.

No management fees or transaction fees were charged for the trading portfolio that was sold to the conwert Group during the first quarter (management fee 1-3/2008: TEUR 87; transaction fee 1-3/2008: TEUR 10).

Of these transaction and management fees, EUR 0.9 million were still recorded as a liability at 31 March 2009 (31.3.2008: EUR 2.2 mill.). The invoices for all fees arising from this management contract include the applicable value added tax.

Information on trading in ECO shares is provided in the report filed in accordance with § 48 d (4) of the Austrian Stock Exchange Act.

REMUNERATION FOR THE MANAGEMENT BOARD AND KEY EMPLOYEES

The Management Board was comprised of Friedrich Scheck (Chief Executive Officer) and Wolfgang Gössweiner (Chief Financial Officer) during the reporting period. These persons represent the Company together or with an officer.

The members of the Supervisory Board are listed below:

- Franz Zwickl (Chairman up to 20 January 2009)
- Alexander Schoeller (Vice-Chairman, as of 20 January 2009 Chairman)
- Johann Kowar (Vice-Chairman)
- Günter Kerbler
- Franz Hörmann
- Gottfried Johann Parizek

Mr. Zwickl and Mr. Kerbler have announced their intention to resign from the Supervisory Board of ECO Business-Immobilien AG after the Annual General Meeting that is scheduled for 20 May 2009. As of 20 January 2009, Mr. Zwickl also resigned as Chairman of the Supervisory Board. The Supervisory Board subsequently elected Alexander Schoeller as its new chairman.

No credits or advances were granted to the members of the Management Board or Supervisory Board, and the company did not entered into any guarantees on behalf of these persons.

The members of the Management Board received no remuneration.

Vienna, 19 May 2009

The Management Board

Friedrich Scheck Wolfgang Gössweiner

The ECO Share

The financial market crisis and global recession continued to influence developments on international stock markets during the first quarter of 2009. The prevailing topics of discussion were the repeated downward revision of macro-economic forecasts and corporate reports for the 2008 financial year. This led to high volatility in share prices and was also reflected in a slight recovery from a low level towards the end of the first quarter of this year. Vienna's leading ATX index rose from a low of 1,412 points at the beginning of March to nearly 1,700 points at the end of the same month.

The development of the ECO share was also influenced by the difficult capital market climate. Dramatic declines in 2008 were followed by a slight rise of 4.4% to EUR 1.43 during the first quarter.

This upward trend continued in April with an increase to over EUR 2.50, marking a plus of roughly 80% in the share price since the beginning of the year. However, the ECO share continues to trade substantially below its net asset value (NAV) of EUR 10.31 per share. The discount to the NAV amounts to 86.1%.

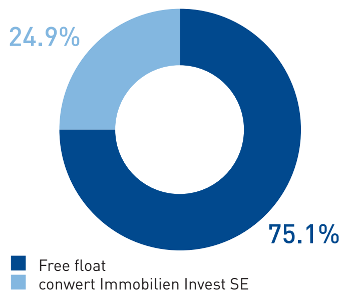
A number of analysts revised their evaluations of ECO following the announcement of results for the 2008 financial year. Erste Bank confirmed its "accumulate" recommendation, setting a target price of EUR 2.50. Sal. Oppenheim sees the ECO share as "neutral" with a target price of EUR 2.40.

DEVELOPMENT OF THE SHARE PRICE
FROM 01/08 TO 05/08; BENCHMARKS ATX & IATX

DEVELOPMENT AS OF 31.03.2009

Since the initial public offering (17.03.2005)	-86.37%
Since the initial public offering per year	-38.93%
6 months	-64.16%
12 months	-79.72%
2009	+4.38%
Market capitalisation (EUR mill.)	48.76

SHAREHOLDER STRUCTURE



According to information available to the company as of April 2009

STOCK EXCHANGE/OTHER KEY DATA		31.03.2009	31.03.2008	31.12.2008
Number of shares	Nr.	34,100,000	34,100,000	34,100,000
Share price at the end of the period	EUR	1.43	7.05	1.37
Market capitalisation	TEUR	48,763	240,405	46,717
Earnings per share	EUR	-1.15	1.00	-1.05
Price/earnings ratio		-1.24	6.91	-1.30
Substance value (NAV) per share	EUR	10.31	12.54	10.80
Adjusted substance value (NNNAV) per share [1]	EUR	10.11	13.76	10.72
Return on equity (ROE)	%	-9.2%	8.2%	-7.7%
Return on capital employed (ROCE) [2]	%	-2.2%	6.2%	-0.5%
Equity ratio	%	38.2%	32.6%	33.7%
Gearing (net debt to equity)	%	152.9%	184.0%	187.0%

[1] Equity attributable to shareholders of the parent company plus deferred tax liabilities – deferred tax assets + unrecognised appreciation on properties
[2] Based on EBIT

Financial Calendar
Contact

FINANCIAL CALENDAR

Results for the first quarter of 2009	25 August 2009
Results for the third quarter of 2009	23 November 2009
Annual results for 2009	23 March 2010

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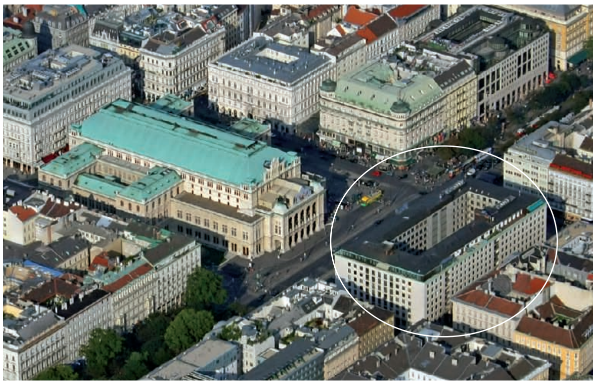

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