CA IMMO

ANNUAL REPORT
2009

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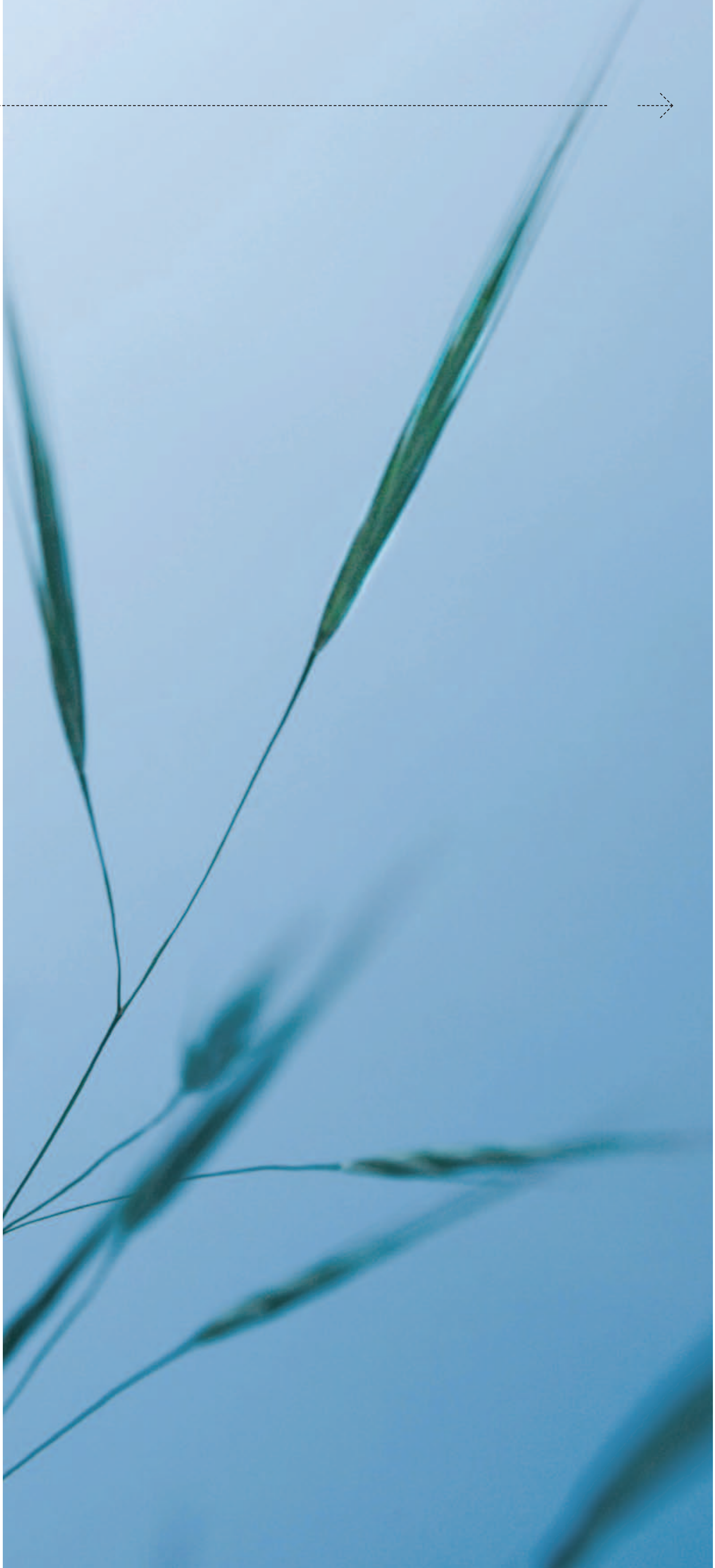

CA IMMO

SUCCESS COMES TO THOSE WHO CAN MOVE WITH THE TIMES.

To those who keep an open mind. Who are always striving for the optimum. Who recognise developments at an early stage and act quickly.

And so, on closer inspection, our business in “immovable assets” reveals itself to be full of action, dynamism and perspectives.

There is only one thing that is as immovably solid as our properties: the many years in which the CA Immo Group has positioned itself as a specialist in high-quality office property in Europe.

KEY FIGURES

INCOME STATEMENT

		2009	2008
Rental income	€ m	177.0	175.3
EBITDA	€ m	141.9	137.8
Operating result (EBIT)	€ m	3.0	–152.6
Net income before taxes (EBT)	€ m	–134.5	–295.4
Consolidated net income	€ m	–134.7	–294.9
Consolidated net income w/o minorities	€ m	–76.9	–237.1
Operating cash flow	€ m	120.5	114.6
Capital expenditure	€ m	274.9	1,859.1

BALANCE SHEET

		2009	2008
Total assets	€ m	4,310.6	4,394.8
Shareholders equity	€ m	1,729.2	1,854.7
Long and short term financial liabilities	€ m	1,976.5	1,923.7
Net debt	€ m	1,472.3	1,591.1
Gearing	%	85	86
Equity ratio	%	40	42
Equity-to-fixed-assets ratio	%	49	49
Net asset value	€ m	1,559.0	1,623.0
Net asset value (NNNAV)	€ m	1,612.1	1,758.4

PROPERTY PORTFOLIO

		2009	2008
Total usable space (excl. parking, excl. projects)	sqm	1,518,180	1,528,837
Gross yield of investment properties[1)]	%	6.5	6.3
Book value of properties	€ m	3,515.8	3,788.3

1) Excluding the Capital Square, Dunacenter and Sava Business Center project completions that have been newly incorporated in the portfolio.

KEY FIGURES OF SHARE

KEY FIGURES PER SHARE

		2009	2008
Rental income/share	€	2.05	2.02
Operating cash flow/share	€	1.40	1.32
Earnings/share (EPS)	€	–0.89	–2.73
NNNAV/share	€	18.47	20.50
NAV/share	€	17.87	18.92
Price (31.12.)/NNNAV per share –1 [1)]	%	–57.24	–79.51

MULTIPLIERS

	2009	2008
P/E ratio (PER)	–9	–2
Price/cash flow	6	3
Ø EV/EBITDA	14	19

VALUATION

		2009	2008
Market capitalisation (31.12.)	€m	689.3	360.2 [2)]
Market capitalisation (annual average)	€m	555.4	968.9
Stated value (equity) (including minority interests)	€m	1,729.2	1,854.7
Ø Enterprise value (EV)	€m	2,020.5	2,560.0
Net asset value (NNNAV)	€m	1,612.1	1,758.4

SHARES

		2009	2008
Number of shares (31.12.)		87,258,600	87,258,600
Of which treasury shares (31.12.)		0	1,494,076
Ø Number of shares		86,141,113	86,739,128
Ø Price/share	€	6.45	11.17
Closing price (31.12.)	€	7.90	4.20
Highest price	€	11.88	15.88
Lowest price	€	2.35	3.15

1) Before deferred taxes
2) Excluding treasury shares (31.12.)

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WE MOVE FORWARD. COME WHAT MAY.

The storm has passed, but the clouds remain. In the midst of market turbulence, CA Immo was obliged to slow its game and adjust to the new realities. The focus switched to countries where we maintain a strong presence; steady asset accumulation, efficient implementation of development projects and safeguarding the earning power of investment properties took priority over expansion into new markets. Nonetheless, our strategy has never changed: we are moving ahead.

BUCHAREST BUSINESS PARK, BUCHAREST
Fully (100 %) let

Please find details concerning the CA Immo Group's activities in Eastern and South Eastern Europe from page 66 on.

WE TAKE AN IN-DEPTH APPROACH. EVERY TIME.

We are able to do the things we can do because we have spent decades building solid foundations. As a specialist in prime office properties, we don't need to put our faith in outside expertise: we have our own experts in place on key markets. Our teams develop office properties from an interdisciplinary angle, taking account of market-related, technical and economic imperatives as well as environmental and socio-political considerations. After all, sustainability and feasibility are now decisive factors in urban planning and the real estate sector.

CAPITAL SQUARE OFFICE BUILDING, BUDAPEST
Named the „Best Office Development 2009"
(Construction & Investment Journal Award)

Please find details concerning the portfolio strategy of the CA Immo Group on page 58.

WE ARE BUILDING, FROM THE GROUND UP.

The area in which we most effectively apply the skills we have gained over the decades is the field of urban district development. This is also the field with the greatest earnings potential. Most value is generated in the initial phases of project development – which is why, when planning and conceiving a city district, we start by identifying, preparing and developing brownfield sites. By the time we reach the project completion stage, we have produced a superior new urban area that represents a secure revenue stream for the long term.

CITY DISTRICT EUROPACITY, BERLIN
Start of construction: 2010, 20 ha
Mixed use situated nearby the city's main railway station

Please find details to the CA Immo Group's urban district development activities from page 62 on.

WE PROFIT FROM THINKING AHEAD.

Because we think ahead, we invested against the market cycle – thereby beating our competitors to many of the best urban development spaces in Central Europe and establishing ourselves as the biggest project developer in Germany. Over the next few years, new projects will take shape on extensive sites in promising locations. Moreover, sustainability certification has been (or will be) acquired for the majority of our new-built properties. That's because we don't just talk about sustainability – we believe in it.

CONSTRUCTION SITE TOWER 185
CITY DISTRICT EUROPAVIERTEL, FRANKFURT
Awarded silver pre-certificaton by the German Sustainable Building Council
Completion by the end of 2011

Please find details to the CA Immo Group's activities concerning sustainable developments on page 39 and page 88.

COMPANY PROFILE

A PROPERTY INVESTOR AND DEVELOPER

CA Immo has property assets with an approximate value of € 3.5 bn in Austria, Germany and Eastern Europe. The company has been listed on the Vienna Stock Exchange since 1988.

A SPECIALIST IN HIGH GRADE OFFICE PROPERTIES

CA Immo is established as an office specialist, a segment in which the company can draw on wide-ranging expertise and more than 20 years' experience. In the areas of investment property and investment properties under development, the operational focus is on high grade office buildings, especially in prime locations.

A PROPRIETOR WITH STRONG DEVELOPMENT EXPERTISE

The Group has core expertise in two business areas: portfolio management (with the emphasis on maximising revenue from investment properties) and project development (covering everything from the acquisition of high quality real estate to the planning of entire urban districts).

MISSION STATEMENT

Our goal is to use real estate to create permanent assets that offer long-term benefits to both shareholders and tenants. In managing and developing properties, we take account of economic, environmental and social factors, thereby increasing the value of our real estate and the company over the long term. Our business activities are carried out with professionalism, transparency and fairness. We pursue our objectives on the basis of our experience, our international network and a far-sighted strategic approach.

More information on Corporate Social Responsibility is provided from page 39 on.

CONTENT

EDITORIAL

f.l.t.r.:
Bruno Ettenauer,
Wolfhard Fromwald,
Bernhard H. Hansen

DEAR SHAREHOLDERS AND READERS,

The business year 2009 presented the real estate sector with more major challenges. Although CA Immo chalked up a number of operational successes in its business activities over the course of this difficult year, these were overshadowed by further market-related devaluations, especially in Eastern and South Eastern Europe.

By applying a range of operational measures, we succeeded in meeting (and in some cases exceeding) our goals for 2009. In particular, on-balance sheet revenue generated by property sales from fixed assets and property held for sale amounted to € 435 m, well above the target value of around € 300 m stated at the start of the year in spite of the unfavourable market climate. It is especially pleasing to report that these sales were generally transacted at levels comfortably in excess of book values, contributing total profit of € 19.1 m. Overall, the EBITDA increased from € 137.8 m in the previous year to € 141.9 m.

Stabilising and securing our liquidity and optimising our debt structure were also priorities last year. We closed the year with liquid assets of approximately € 500 m, having succeeded in reducing net debt since the start of the year and converting major loans to long-term financing arrangements. Not only trading income but also the successful issues of a corporate bond and a convertible bond in the fourth quarter contributed to this process. The placement of the bonds shows that the environment has stabilised to such a degree that the capital market is once again open to real estate companies.

Further significant operational progress was reported as regards the implementation of development projects in Germany. Notable successes were achieved, both in terms of securing project financing (for Tower 185 in Frankfurt, to give one example) and arranging new preliminary rental agreements as the precondition for launching other projects (including Total in Berlin). Advancing the integration of German subsidiary Vivico into the CA Immo Group was also a key focus last year, and one that will result in reduced administrative expenses in the years ahead.

These highly satisfactory operational developments in 2009 were counteracted by property yields in Eastern and South Eastern Europe which rose steadily to the end of the year, resulting in further falls in real estate values.

Property values in Eastern and South Eastern Europe developed negatively up to and including quarter four of 2009, although a modest recovery was observed towards the end of the year on our main market of Germany. Revaluation losses were lower than in the previous year (€ –137.1 m compared to € –285.6 m in 2008), but still represented the defining element in the income statement.

The valuation of interest hedging instruments was also significant, producing a negative impact of € –30.1 m on the annual result. Consolidated net income for 2009 was negative owing to the unrealised revaluation losses shown in the books. In overall terms, however, the consolidated loss after minorities was reduced substantially compared to the previous year (€ –76.9 m in 2009 against € –237.1 m in 2008); the result for the fourth quarter of 2009 narrowly returned to positive territory.

CA Immo share remains highly volatile

The price trend for the CA Immo share in 2009 was once again affected by the persistently high level of anxiety on the stock markets. After hitting a dispiriting all-time low of € 2.35 in February 2009, the share price rose steadily throughout quarters two and three, reaching an annual high of € 11.88 in October 2009 before dropping back to € 7.90 by the end of the year. Although the share price increased by +78 % over the course of the year, the discount to intrinsic value held at 57 %; the share price trend thus remains far from satisfactory for our shareholders.

Outlook for 2010

Clear indications of stability emerged on our key markets early in 2010. The recovery is evidently being driven by the increasing readiness of financiers to resume supplies of loan and equity capital to the real estate sector. Whereas the overriding issue in 2009 was to secure financing, it appears that 2010 will be mainly defined by developments on the rental market.

As a consequence of sales transacted in 2009 and an expected rise in the vacancy rate, rental income for the CA Immo Group in 2010 will fall short of that for 2009. However, given the anticipated stabilisation of property values and the positive impact of completed projects on valuations, the Management Board expects the annual result for 2010 to be positive once again.

We have the financial flexibility needed to take advantage of investment opportunities that will arise during the current market phase. We will aim to utilise available liquidity to consolidate our asset portfolio and thus create cash flow, especially by selectively acquiring rental properties and investing in the modernisation of existing real estate.

Rest assured that throughout 2010, we will be working hard to achieve our objective of generating steady profits once again, thereby creating tangible value for our shareholders.

Vienna, March 2010

The Management Board

Bruno Ettenauer   Bernhard H. Hansen   Wolfhard Fromwald

REPORT OF THE SUPERVISORY BOARD

Wolfgang Ruttenstorfer
Chairman of the Supervisory Board

DEAR SHAREHOLDERS!

The Supervisory Board held five meetings with the Management Board in business year 2009, all of which took the form of open discussions. Regular reporting has provided the Supervisory Board with full and timely updates on all pertinent issues linked to the economic situation, current business developments, staff changes and (dis)investment plans across the CA Immo Group; associated opportunities and threats were thus evaluated in detail. The company's strategic alignment was coordinated with the Supervisory Board at a special one-day strategy convention, and progress on strategy implementation was discussed at regular intervals. With 2009 presenting major challenges for the real estate sector, the focus moved away from the aggressive expansion of recent years and onto the stabilisation of core business. The main emphasis was on the maintenance and consolidation of operating cash-flow through a combination of proactive letting activities, a consistent programme of cost reduction, selective realisation of key strategic projects in Germany, judicious implementation of projects launched in recent years in Eastern Europe and the preservation of a sound capital basis. Once again, special reports concerning the company's liquidity and property valuation were on the agenda. The Supervisory Board Chairman maintained close contact with the Management Board, which fully explained any departures from agreed plans and targets. Decisions and measures taken by the Management Board were transparent and raised no objections.

In the last business year, the mandates of long-serving Supervisory Board members Gerhard Nidetzky and Christian Nowotny expired. We would like to take this opportunity to thank them for their dedication! At the proposal of the full Supervisory Board, Wolfgang Ruttenstorfer and Helmut Bernkopf were elected to the Supervisory Board for the statutory term of office by the 22nd Ordinary General Meeting; they were confirmed as Chairman and Deputy Chairman respectively by the constitutive meeting held on 26 May 2009.

In addition, the Management Board of CA Immo was consolidated by the accession of Bernhard H. Hansen, previously Chairman of the Management Board at CA Immo's German subsidiary Vivico Real Estate GmbH; Bruno Ettenauer (formerly the Management Board spokesman) was appointed Chief Executive Officer and the contracts of executive officers Ettenauer and Fromwald were extended.

The past business year was characterised, amongst other things, by the integration of Vivico, the company acquired in 2007/2008; the Supervisory Board was heavily involved in the strategic realignment of the CA Immo Group and the maximisation of long-term value. The operational integration of Vivico into the CA Immo Group was approved and initiated in the second half of 2009 within the framework of a functional merger. More information is provided on page 86.

As regards realisation of the € 450 m Tower185 project in Frankfurt, the Supervisory Board, at its meeting of 26 May 2009, approved loan financing with a volume of € 254 m through a consortium of banks. The Board also authorised the commencement of two development projects in Munich and Berlin with a total investment volume of € 121 m, and passed an anticipatory resolution in respect of sales from the German portfolio planned for 2010.

Measures authorised in 2009 included an investment (and disinvestment) offensive in Austria, the main aims of which are to improve the liquidity structure and streamline the portfolio through the sale of small properties. The relaunch of the Galleria shopping centre in Vienna and the commencement of a hotel project in Salzburg with an approximate investment volume of € 20 m were also sanctioned.

As regards capital measures, the issuance of a corporate bond and a convertible bond, the sale of own shares and a steady build-up in the shareholding in listed subsidiary CA Immo International AG were all approved and successfully realised in the last business year. Full details are provided in the Investor Relations section on page 22.

The current status of CA Immo Group development projects initiated in previous years and resumed in 2009 was discussed at a number of meetings. Written reports on project controlling were submitted to the Supervisory Board at regular intervals.

In addition, the various committees addressed more specific matters. The audit committee convened twice in the period under review, and the remuneration and nomination committee also sat twice to discuss matters relating to the Management Board. The investment committee did not convene, although it did issue a number of authorisations by round-robin. The corporate governance report contains more information on the composition and activities of the Supervisory Board and its committees.

At the meeting held on 23 March 2009, the Supervisory Board discussed compliance management at CA Immo and the compliance officer's annual report; on 26 May 2009, corporate governance within the Group was reviewed and the independence criteria for Supervisory Board members were reaffirmed in accordance with the Austrian Corporate Governance Code. The independence criteria defined by the Supervisory Board may be viewed in full on the company's website (www.caimmoag.com). In order to uphold and enhance the efficiency of its activities as well as sensitivity to the interests of shareholders, Supervisory Board carried out its first self-evaluation (C-Rule 36) in business year 2009, thereby complying with international standards. In future, the results of the evaluation will be established as part of a critical self-assessment process.

The rules of procedure for the Supervisory Board and Management Board were adapted by resolution on 26 May 2009 in the area of transactions requiring consent.

KPMG Wirtschaftsprüfungs- und Steuerberatungs GmbH has audited the annual financial statements for 2009 (including the management report) and the consolidated financial statements for 2009 (including the Group management report) and expressed its unqualified auditor's opinion. All documents making up the financial statements, the Management Board's proposal on the distribution of profit, the auditor's reports and the corporate governance report were discussed in detail by the audit committee in the presence of the auditor and the Management Board members and examined according to Article 96 of the Austrian Stock Corporation Act; after concluding the examination, no significant objections were raised. The Supervisory Board endorsed the annual financial statements, which were thus adopted in accordance with Article 96 Subsection 4 of the Austrian Stock Corporation Act, and indicated its consent to the Management Board's proposal on the distribution of profit.

The Supervisory Board would like to extend thanks to the Management Board and all employees for their forward-looking contributions.

Vienna, March 2010

On behalf of the Supervisory Board
Wolfgang Ruttenstorfer, Chairman

THE STRATEGY OF THE CA IMMO GROUP IN 2010

Last year, 2009, presented major challenges to the entire real estate sector. In the first half of the year, the restraint of external financiers reduced liquidity to a scarce commodity. This in turn affected the strategic priorities of the CA Immo Group. Net debt was significantly lowered by means of sales, bond issuances and long-term financing for development projects; liquidity stood at roughly € 500 m at the end of the year.

As the evident recovery on real estate markets gathers pace, the task in 2010 will be to utilise this sound capital basis to boost the profitability of the CA Immo Group and lay the foundations for long-term, organic growth by realising development projects with due care and attention.

The operational measures required to achieve this will be driven by a wide-ranging corporate strategy that broadly encompasses the following elements:

REGIONAL FOCUS ON CENTRAL EUROPE

The core markets of the CA Immo Group are Austria, Germany and neighbouring countries to the east (Poland, Hungary, the Czech Republic and Slovakia). On these markets, we manage the entire real estate value chain, from the development to the letting of income-producing properties, through a network of local branch offices. We have made a long-term commitment to these markets, one that we plan to consolidate by making selective investments.

In South Eastern Europe – a region in which we maintain a presence thanks to investments in Slovenia, Serbia, Romania and Bulgaria – we intend to carry on with our current projects and properties, only making new investments where suitable opportunities arise. If future conditions lend themselves to an exit strategy, we may take our leave from one or more of these countries.

In all other countries in which our representation is limited to individual projects (including Russia and Switzerland in particular), we will seek to make an exit as soon as an opportune moment arises in respect of current projects.

Generally speaking, improving our position in countries where we are established as a market player will always take precedence over gaining entry onto new markets under our regional strategy.

OFFICE PROPERTIES REMAIN THE FOCUS FOR CA IMMO

CA Immo has had a clear bias towards office properties since the company was founded. In connection with both income-producing properties and development projects, we have a wealth of experience with this asset class. CA Immo will maintain this focus in the future.

As regards other asset classes, our strategy is as follows:

Residential properties: A large proportion of our real estate reserves in Germany has been earmarked for future residential utilisation. In these cases, our aim is to sell most of the sites to specialist housing associations as soon as they are declared ready for building; in-house development will only take place where an end buyer has been identified before a project starts, and no attempt will be made to transfer the development to the company's own stocks.

Hotels: With existing hotel investments and a subsidiary company Viador, which specialises in hotel development projects, we have a great deal of experience in this particular asset class. We will draw on this experience to realise more such projects, especially in connection with urban district development in Germany.

Shopping centres: This is an important real estate category that demands expert know-how. We will therefore implement large-scale new shopping centre developments in collaboration with specialist partners wherever possible.

Logistics real estate: Investments in this asset class will continue to be made solely on a highly selective and opportunistic basis

BUSINESS MIX BALANCES PORTFOLIO AND DEVELOPMENT

The primary focus of the CA Immo Group is the long-term retention of real estate that produces healthy cash flow. Aside from acting as a real estate proprietor in this way, the CA Immo Group undertakes a significant number of development projects. Combining the two business areas means that we can transfer high quality properties that we develop in-house to our own portfolio, and generate additional revenue from the sale of development projects. To strike a balance between the two areas, the company aims for a ratio of two thirds income-producing properties to one third development projects (with the latter assessed according to projected total investment costs). Within the next three years, the current over-emphasis on development projects is likely to be scaled down to the desired level, partly through the completion of projects now under construction and partly through the sale of project sites.

HIGHLY POSITIVE DEVELOPMENTS ON CAPITAL MARKETS

Following on from the historic collapse of 2008, the capital markets remained beleaguered in the opening months of 2009. Disappointing economic figures, the hotly debated nationalisation of the banking sector and the crisis in Eastern Europe all contributed to the heavy losses sustained until mid-March. With investors feeling insecure, stock markets remained highly volatile. Despite this, the markets were performing relatively well by the end of 2009; growth rates were high in some instances, even as the real economy struggled to contain the effects of recession. After hitting a low point early in March, the markets expanded strongly in the second half of the year. Although investors are still very sceptical, the welcome positive trend that recently emerged may well continue into 2010 according to expert opinion. New entrants to the market were the big winners in 2009. The international benchmark indices (Dow Jones, Eurostoxx 50, DAX and Nikkei225) closed the market year with across-the-board gains of around 20 %. The ATX, the key index of the Vienna Stock Exchange, rose by an impressive 43 % to just under 2,500 points. Real estate shares also regained their popularity as the year progressed, with the Austrian real estate index (IATX) gaining well over 200 % during 2009.

PERFORMANCE OF INDICES

(02.01.2009 to 30.12.2009)

Dow Jones	18.8 %
Eurostoxx 50	21.2 %
DAX	24.0 %
NIKKEI225	19.0 %
ATX	42.5 %

Positive trend for CA Immo share

The CA Immo share began the year at € 4.45, subsequently plunging in value to hit a low of € 2.35 at the end of February. From the second quarter onwards, however, the markets turned sharply upwards. Generally speaking, prices for property shares rose far more strongly than rates for shares in other sectors, although their value had previously collapsed. Between March and June 2009, the price for the CA Immo share actually increased by two-and-a-half times, and the rate rose continually in the months that followed, reaching a yearly high of € 11.88 in October, equivalent to an increase of 167 % on the starting price for 2009. The performance of the share thus

SHARE PRICE DEVELOPMENT IN RELATION TO ATX, IATX, EPRA 02.01.2009 to 15.03.2010

KEY PERFORMANCE FIGURES
(02.01.2009 to 30.12.2009)

CA Immo	77.5 %
ATX	42.5 %
IATX	217.3 %
EPRA	27.2 %

mirrored that of the sector as a whole. The rate fell steadily in the final quarter, however, fluctuating between € 7.80 and € 8.40 and closing at a price of € 7.90, producing an annual performance of 78 %. Compared to the previous year, therefore, the discount to the intrinsic value remained at a high level, falling from just under 80 % to 57 %.

The upward trend on the stock markets gave a significant boost to the CA Immo share early in 2010. The rate fluctuated within the range of € 8.10 to € 8.70 in the opening weeks of the year before dropping back below the € 8 mark. The share price reached a high of € 8.80 in the first two months of the year, with the lowest level reported as € 7.01. More information on the outlook for the capital market is given on page 84.

Trading volume stable

Last business year, the trading turnover of the CA Immo share was broadly stable; the average daily volume (double-counting) was approximately 383,000 shares in 2009, compared to 368,000 shares in 2008. Due to the price decrease, however, average daily turnover fell by 68 %, from around € 4.0 m in 2008 to € 2.7 m in 2009 (a trend that reflected the general pattern for shares traded on the Vienna Stock Exchange). Market capitalisation was € 689.3 m on the balance sheet date (€ 360.2 m excluding treasury shares in 2008).

Own shares sold to institutional investors

In 2008, CA Immo acquired 1,494,076 of the company's bearer shares (1.71 % of the share capital) under the terms of a share repurchase programme at a weighted average price of € 9.18 per share (approximate total volume of € 13.7 m). The provisions of stock corporation law prevented the company from continuing the buy-back: the acquisition of own shares requires the existence of free retained earnings. Aside from the legal limitation, the main priority for the company in 2009 was ensuring liquidity: in mid-October the Management Board, with the approval of the Supervisory Board, resolved to sell the entire stock of own shares over the counter in order to generate liquid assets and consolidate the basis of shareholders' equity. The sale was based on an authorisation passed by the 21st Ordinary General Meeting held on 13 May 2008 (and approved by the Supervisory Board) to sell the acquired own shares, excluding the subscription rights of shareholders, by a route other than the stock market. The enabling resolution was published in the 'Amtsblatt zur Wiener Zeitung' (official gazette) on 14 June 2008. The shares were sold to two European institutional investors, with the price per share obtained exceeding the weighted average purchase price; total proceeds amounted to approximately € 14.3 m. CA Immo complied with the disclosure requirement as defined in Articles 6 and 7 of the Austrian Publication Regulation by publishing full details of both the share repurchase and the sale of own shares on its website (www.caimmoag.com).

OWN SHARES: DETAILS OF TRANSACTIONS

	Date	Number of shares	Percentage of share capital	Weighted average price in €	Highest price in €	Lowest price in €	Value of repurchased shares in €
Purchase	July–Oct 2008	1,494,076	1.7122 %	9.177	12.26	4.50	13,711,364.96
Sale	Oct 2009	1,494,076	1.7122 %	9.550	–	–	14,268,425.80

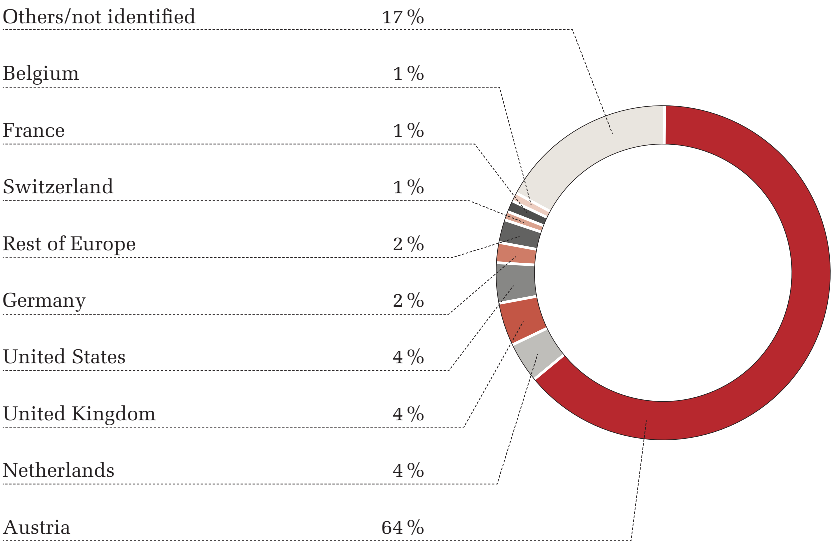
Change of dividend policy planned
CA Immo has thus far maintained a policy of continual reinvestment, with the company's profits reinvested on an annual basis. When the economic conditions improve, however, CA Immo intends to pay a dividend, the amount of which will depend on profitability, growth prospects and the company's capital requirements.

Share capital and shareholders
At the end of the year, CA Immo's share capital stood at € 634.37 m, divided across four registered shares and 87,258,596 bearer shares listed on the prime market of the Vienna Stock Exchange. The corporate governance report on page 28 provides more information on the structure of shares and shareholder rights.

The shares of CA Immo have free float of 90 %. UniCredit Bank Austria AG, the company's largest shareholder, holds around 10 %; no other shareholders are known to have a shareholding of more than 5 %. Given that around 50 % of shares are distributed amongst predominantly Austrian private shareholders, most shareholders (64 %) are from Austria; 40 % of shares are held by institutional investors, of whom 8 % are based in North America or the United Kingdom and 4 % are based in the Netherlands. The remaining institutional investors are based elsewhere in Europe; of these, growth-oriented investors form the majority (36 %), followed by GARP investors (growth at a reasonable price) with 28 % and index investors at 11 %.

Ordinary General Meeting elects new Supervisory Board members
The 22nd Ordinary General Meeting was held on 13 May 2009 at the Savoyen Vienna, a hotel owned by the Group. Attendance was 14 %. The main event of the meeting was the election of Wolfgang Ruttenstorfer and Helmut Bernkopf to the Supervisory Board. Both candidates were elected for the statutory term of office, i.e. until the end of the Ordinary General Meeting that passes resolutions on the annual financial statements for 2013. The corporate governance report on page 28 has more information on the CA Immo Supervisory Board. No resolutions were passed in connection with capital measures (capital increases, convertible bonds, share repurchases etc). Information on

SHAREHOLDER STRUCTURE BY COUNTRY
Source: Shareholder Identification, CA Immo



the company's authorised and contingent capital is provided in the notes on page 158 f.

Another bond successfully placed

Investors reacted enthusiastically to the second corporate bond issued by CA Immo in October 2009. Up to 80 % of the volume (€ 150 m) was placed with private shareholders, with the remainder taken up by institutional investors. With the bond twice oversubscribed within 24 hours, bookbuilding was terminated early. The bond is trading on the unlisted securities market of the Vienna Stock Exchange (ISIN: AT0000A0EXE6). During 2009, the price fluctuated between 104.50 (annual high) and 102.99 (annual low), closing the year at 103.23. The bond has a term of five years, with the maturity date set at 16 October 2014; the interest rate was fixed at 6.125 % p.a. and the lead manager for the transaction was UniCredit CAIB AG. Around half of the proceeds from the issue was used to pay off existing loan obligations and thereby improve the debt maturity profile; the remainder will consolidate the liquidity of the CA Immo Group.

The corporate bond issued in 2006 (with a nominal value of € 200 m) is also registered for trading on the unlisted securities market of the Vienna Stock Exchange (ISIN: AT0000A026P5). In 2009, it traded between the low price of 79.00 and a high of 100.00, closing the year at 94.89. The remaining term on the bond is 6.5 years; it will be 100 % redeemed on 22 September 2016. The annual interest return is 5.125 %.

In November 2009, CA Immo made use of the authorisation granted by the 21st Ordinary General Meeting held on 13 May 2008 to issue a convertible bond with an issue volume of € 135 m. The proceeds from the issue will give CA Immo the financial flexibility to exploit investment opportunities that may arise during the present market period and finance future development projects. The convertible bonds were offered exclusively to institutional investors outside the USA, Canada, Australia and Japan by means of an accelerated bookbuilding process; they were not made publicly available and the right of shareholders to subscribe to the bonds was excluded. The bonds have a term of five years; early repayment by CA Immo is possible after three years provided the price of the CA Immo share (in certain periods) amounts to at least 130 % of the applicable conversion price at that time. The coupon (payable semi-annually) was set at 4.125 % p.a. (based on a coupon range of 3.75 % to 4.50 %); the initial conversion price was set at € 11.58. This corresponds to a premium 27.5 % above the reference price of € 9.08. The convertible bonds were issued at 100 % of the nominal amount of € 50,000 per bond; they will be repaid on maturity (9 November 2014) at 100 % of the nominal amount plus accrued interest, provided they are not converted before that date. Deutsche Bank and UniCredit CAIB AG acted as joint bookrunners in the issue. The convertible bonds are registered for trading in the MTF (Third Market) of the Vienna Stock Exchange; at the end of 2009, they were trading at 91.80.

(Source closing price: Bloomberg)

FINANCIAL CALENDAR 2010

25 MARCH
PUBLICATION OF ANNUAL RESULTS 2009 / BALANCE SHEET PRESS CONFERENCE

12 MAY
ORDINARY SHAREHOLDERS' MEETING

28 MAY
INTERIM REPORT FOR THE FIRST QUARTER 2010

26 AUGUST
INTERIM REPORT FOR THE FIRST HALF 2010

25 NOVEMBER
INTERIM REPORT FOR THE THIRD QUARTER 2010

Investor relations

CA Immo is committed to an accurate, open and transparent policy of information provision. All information – including annual and quarterly reports, corporate presentations, ad-hoc reports and press releases – is made available without delay to anyone visiting the website www.caimmoag.com. As an additional service, CA Immo produces an electronic newsletter. The Management Board and investor relations team maintain personal contacts with analysts, bank investment consultants, private and institutional investors, fund managers and others by organising numerous road shows (mostly in Europe in 2009). Last business year, 134 individual discussions and Group presentations attracted 320 interested parties. In a public vote for the Austrian Stock Market Price awarded by DER BÖRSIANER, an online investment portal, CA Immo was placed in the top three in the categories 'IR of the Year' and 'Capital Market Transaction of the Year'.

In 2009, CA Immo was subject to regular coverage by financial experts from Crédit Agricole Cheuvreux, Erste Bank, HSBC Global Research, Kempen & Co Investment Research, Sal. Oppenheim Research, SRC Research and UniCredit CAIB AG.

BASIC INFORMATION ON THE CA IMMO SHARE

Type of shares:	No-par value shares
Listing:	Vienna Stock Exchange, Prime Market
Indices:	IATX, FTSE EPRA/NAREIT Europe, GRP 250, ATX-Prime
Specialist:	Erste Group Bank AG
Market maker:	CA Cheuvreux, UniCredit CAIB AG
Stock exchange symbol/ISIN:	CAI/AT0000641352
Reuters:	CAIV.VI
Bloomberg:	CAI:AV
Shareholders' Infoline (in Austria):	0800 01 01 50
E-mail:	ir@caimmoag.com
Website:	www.caimmoag.com

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CA IMMO ONLINE SERVICES: WHERE TRANSPARENCY MEETS INNOVATION

For all reports published by CA Immobilien Anlagen AG, detailed information on the company, key share figures, an interactive performance calculator and much more, simply go to www.caimmoag.com.

Our online services:

- Newsletter: Subscribe to receive the news on CA Immo by e-mail
- Mobile services: For corporate information on the move – to your PDA, Smartphone or Communicator – go to mobile.caimmoag.com
- SMS service: Up-to-date share prices and the latest ad-hoc reports, straight to your mobile phone
- RSS Feed: All the news on CA Immo, delivered automatically to your computer – nothing could be faster!
- Ordering service: All of our financial market publications can be supplied by post or e-mail

Any questions?
Just get in touch!

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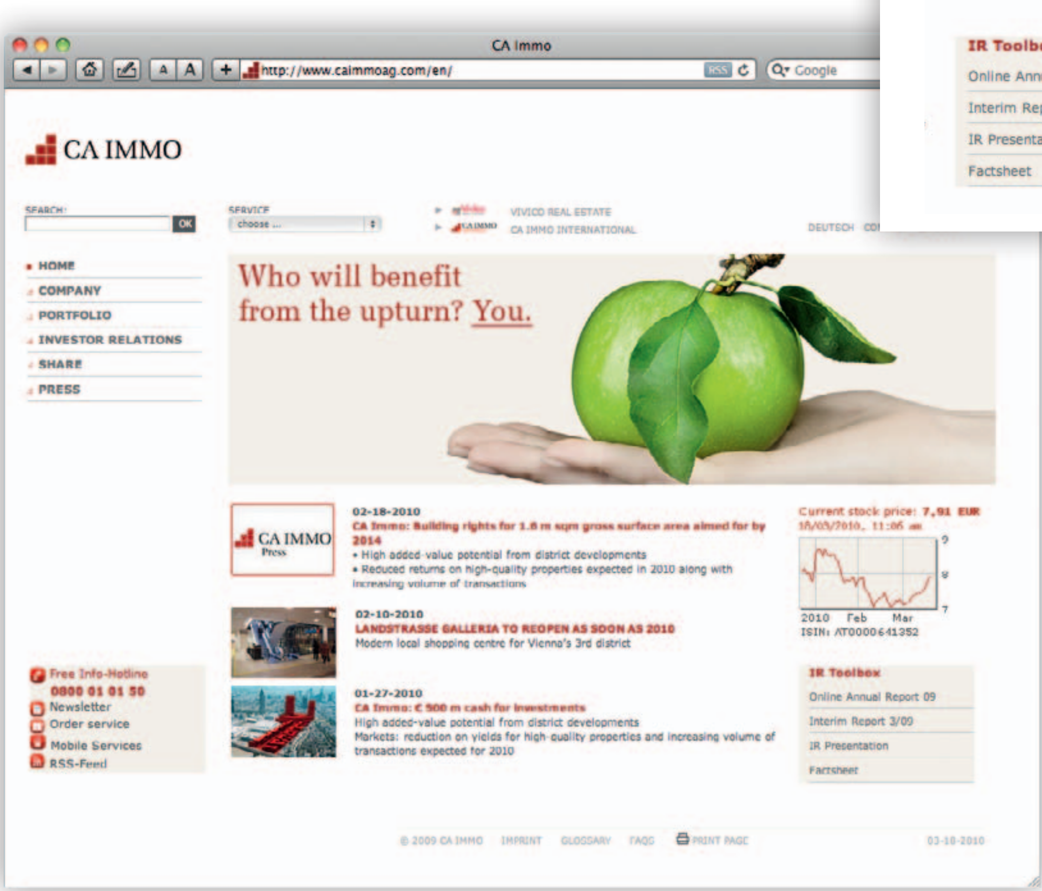


CORPORATE GOVERNANCE REPORT

From basic values to real-world value management

Since the implementation of the Austrian Corporate Governance Code, the CA Immo Group has been determined to play a pioneering role in this field and set an example to the sector. The Group management has never been concerned about providing details of individual executive salaries, for example; neither was there ever any debate about transparency in the area of property valuation, with specific property values invariably open to scrutiny. Professional, transparent and value-based corporate management is also becoming ever more important in view of rising demands from investors, tighter credit markets and so on. For CA Immo, therefore, corporate governance is not simply a question of acting in accordance with the law or voluntarily introducing self-regulation measures; it is about adhering to all aspects of corporate management, monitoring compliance with legal, economic and social requirements and ensuring day-to-day processes take account of such requirements. In other words, all measures (linked to value management, sound corporate governance and compliance management) are implemented at all corporate levels, and in the various subsidiary companies (the German subsidiary Vivico Real Estate GmbH, for example, is a member of the ICG Corporate Governance Initiative, a registered association for the real estate sector in Germany).

The Austrian Corporate Governance Code

The Austrian Corporate Governance Code has established as an element of the capital market system in Austria since 2002; it is thus a key tool in terms of cementing the trust of national and international investors. The Code was revised in the last business year in response to the Austrian Stock Corporation Amendment Act of 2009 and implementation of the EU recommendation on managerial remuneration in listed companies. In particular, amendments were made to the regulations on variable remuneration, severance indemnity, share-based remuneration, remuneration reporting and the remuneration committee. The amended C and R Rules of the Code in its January 2010 version shall apply to all business years commencing after 31 December 2009. The Code may be viewed on the website of the Austrian Working Group for Corporate Governance at www.corporate-governance.at.

Commitment to observing the provisions of the Austrian Corporate Governance Code

The Management Board and Supervisory Board of CA Immo are committed to the regulations of the Austrian Corporate Governance Code and thus to transparency and uniform principles of good corporate management. CA Immo has implemented almost in full the regulations and recommendations of the Code as amended in January 2009, as applicable for the 2009 business year just completed. There are deviations with respect to the following C Rules: No. 2 (Right of appointment to the Supervisory Board); No. 45 (Executive functions in competitor companies); and No. 53 (Autonomy of the Supervisory Board). This Report contains an explanation of these deviations. Compliance with the Code is evaluated annually by KPMG Wirtschaftsprüfungs- und Steuerberatungs GmbH, which in 2010 once again confirmed the validity of public statements concerning compliance with the Code in the 2009 business year. The results of the evaluation may be viewed on the website http://www.caimmoag.com/investor_relations/corporate_governance/.

Prevention of insider dealing

The Management Board of CA Immo, which has always placed a high priority on the equal treatment of all shareholders, is determined to avoid conflicts of interest and insider trading. The introduction of compliance guidelines has ensured active implementation of the Issuer Compliance Decree published by the Austrian Financial Market Authority in all executive bodies of the Group and at all corporate levels. Observance of these guidelines and other sector-specific rules of conduct is monitored by the compliance officer. Members of the Management and Supervisory Boards and others performing management tasks at CA Immo are required to disclose all personal acquisitions and sales of shares in CA Immo and CA Immo International. The ruling also applies to anyone with a close relationship to such managerial personnel. Purchases and sales of personal shares by Board members are reported at www.caimmoag.com on an ongoing basis; an overview of share ownership is provided on page 38.

'One share – one vote'

CA Immo has issued 87.3 million ordinary shares in accordance with the 'one share – one vote' principle. Around 90 % of shares are in free float; UniCredit Bank Austria holds the remaining 10 %, including four registered shares which entitle the bank to nominate one Supervisory Board member for each share. To date, this right has not been exercised; all Supervisory Board members have been elected by the Ordinary General Meeting. There are no preference shares or restrictions on ordinary shares of the company. The Austrian Takeovers Act ensures that all CA Immo shareholders would receive the same price for their shares in the event of a takeover bid (mandatory offer). The shareholders alone would decide whether to accept or reject any such bid. The shareholder structure is set out in detail on page 24.

Regulations on conflicts of interest and own-account business

To avoid conflicts of interest, Supervisory Board members are prohibited from taking up executive positions with any competitor companies; otherwise, a substantiated statement must be submitted in accordance with the 'comply or explain' principle (C-Rule 45). Although a number of CA Immo Supervisory Board members hold executive positions with similar companies within the sector, each of them is obliged to declare without delay any consultancy or executive functions performed for a competitor organisation or business partner. Stringent standards are applied when determining the existence of a conflict of interests; in the event of a contradiction of interests arising, the member in question shall be required to abstain from taking part in voting procedures. Moreover, Management Board members may only enter into secondary activities (in particular accepting Supervisory Board mandates with companies not connected to the Group) with the approval of the Supervisory Board. The Management Board must authorise all external mandates held by senior executives. The following Supervisory Board members hold executive positions with similar companies: alongside their functions at CA Immo, Helmut Bernkopf and Reinhard Madlencnik serve on the Supervisory Board of the subsidiary CA Immo International (also a listed company). Furthermore, as a result of their functions in UniCredit Bank Austria AG, Helmut Bernkopf and Reinhard Madlencnik also hold supervisory board mandates in a number of subsidiaries of the Bank with corporate objects in a similar sector (property, project developments). Detlef Bierbaum chairs the Supervisory Board at German company IVG Immobilien AG, and Horst Pöchhacker holds supervisory board mandates at Bundesimmobiliengesellschaft m.b.H. and its subsidiaries. He is also the Supervisory Board chairman at UBM Realitätenentwicklung AG, in which CA Immo holds a stake of 25 % plus four shares through its subsidiary CA Immo International. A full list of executive functions performed by Management and Supervisory Board members may be viewed at www.caimmoag.com and in the related party disclosures in the notes from page 174 on. No loans were extended to Supervisory Board members. There are no direct agreements, and in particular no consultancycontracts, between CA Immo and members of the Supervisory Board.

Supervisory and Management Board collaboration according to the Code

Cooperation between the Supervisory Board and the Management Board is based on open discussion between and within these bodies in accordance with the principles of sound corporate governance. The Supervisory Board is provided with full details of pertinent issues regularly (or informed in good time prior to relevant Supervisory Board meetings) in order that business developments and issues requiring decisions may be considered in the proper manner.

Management Board jurisdiction

Since October 2009, the Management Board of CA Immo has comprised three members. Cooperation between Board members is regulated by pertinent legal provisions as well as the Articles of Association and rules of procedure passed by the Supervisory Board (including the schedule of responsibilities). Regardless of the individual responsibilities of Board members, all agendas are discussed openly at regular Management Board meetings, with departmental representatives included in the discussions; the implementation of resolutions passed is constantly monitored. The Supervisory Board is informed immediately of any significant discrepancies from planned values. To a large extent, the Management Board takes responsibility for communication tasks of critical importance.

MANAGEMENT BOARD

BRUNO ETTENAUER CHIEF EXECUTIVE OFFICER

Bruno Ettenauer was born in 1961. He completed a doctorate at the Vienna University of Economics and Business before joining P.S.K. Bank in 1985, where he spent five years in the Private Clients/Special Financing department. A year at Austrian Länderbank and another year at Bankhaus Feichtner gave him valuable insight and experience in the fields of property/mortgage financing, due diligence and contractual procedures. In 1999, Bruno Ettenauer joined Creditanstalt AG as co-head of the Financing and Consulting department; in November 2000, he was appointed head of real estate transactions (Austria and central/eastern Europe) at Creditanstalt/Bank Austria. Bruno Ettenauer became a member of the CA Immo Management Board in 2006; he is responsible for the areas of real estate (investment/asset management), financing (equity and debt funding), project organisation, IT, personnel and legal affairs. Alongside other Group functions (including acting as the CEO of CA Immo International), he holds Supervisory Board mandates at UBM Realitätenentwicklung AG[1)], Bank Austria Creditanstalt Real Invest GmbH, Bank Austria Creditanstalt Real Invest Immobilien-Kapitalanlage GmbH, Bank Austria Wohnbaubank AG and WED Wiener Entwicklungsgesellschaft für den Donauraum AG; he is also general partner at Dr. Bruno Ettenauer Immobilienhandel KEG.

Initial appointment: 1 March 2006 Term of office ends: 30 September 2012

WOLFHARD FROMWALD MEMBER OF MANAGEMENT BOARD, CFO

Wolfhard Fromwald, born in 1952, completed a degree in business administration at the Hochschule für Welthandel (now the Vienna University of Economics and Business). From 1980 to 2001, he worked in the Investment department of Bank Austria Creditanstalt AG. He held various positions during that time, including deputy head of division and head of the Industry, Service and Trade department. From 1990 onwards, he acted as Managing Director of various investment companies, including CA Immobilien Invest AG, CA Immobilien Development AG, Industrie und Immobilien-Verwaltung GmbH, Handelsbeteiligung GmbH and SCS Liegenschaftsverwaltung GmbH. He was also a Supervisory Board member at ÖRAG Österreichische Realitäten AG, Universale Bau AG and Semperit Holding. At CA Immo, Wolfhard Fromwald is responsible for the areas of finance and accounting, controlling, corporate communications and investor relations and capital markets. At present he holds a Supervisory Board mandate at UBM Realitätenentwicklung AG[1)]; amongst his Group functions, he serves on the Management Board of the subsidiary CA Immo International AG (also a listed company).

Initial appointment: 28 March 1990 Term of office ends: 30 September 2012

BERNHARD H. HANSEN MEMBER OF MANAGEMENT BOARD, CTO

Bernhard H. Hansen, born in 1954, gained his first experience of real estate projects at organisations that included Strabag Bau AG and the United States Army Corps of Engineers; he also headed the construction division of the European Space Agency. He joined Deutsche Bank AG in 1992, where he oversaw project development for a subsidiary company. In 1996 he was appointed Managing Director of Deutsche Interhotel Holding GmbH & Co. KG, later fulfilling the same role at companies that included DB Immobilien. In 2000 he was appointed to the Management Board of DB Station & Service AG. At the start of 2006, Bernhard H. Hansen became Chairman of the Management Board of Vivico. In October 2009, he joined the Management Boards of CA Immo and CA Immo International; in his capacity as CTO (Chief Technical Officer), he is responsible for all technological divisions and the implementation of all Group development activities. In addition to his Group functions, Mr. Hansen holds posts in Eurohypo Aktiengesellschaft, IREBS Immobilienakademie, ULI Germany, Bulwien Gesa AG, the ICG Corporate Governance Initiative, the architecture working group of the Kulturkreis der deutschen Wirtschaft (which promotes culture through businesses) and the German Property Federation (ZIA).

Initial appointment: 1 October 2009 Term of office ends: 30 September 2012

[1)] 25 % participation (plus four shares) through CA Immo International AG

DIVISION OF RESPONSIBILITIES

FULL MANAGEMENT

DIVISIONS:
AUDITING AND RISK MANAGEMENT

BRUNO ETTENAUER

DIVISIONS:
EQUITY AND DEBT FUNDING

Project organisation / IT / personnel / legal affairs

Investment management

Asset management

WOLFHARD FROMWALD

DIVISIONS:
CORPORATE COMMUNICATIONS
INVESTOR RELATIONS/
CAPITAL MARKETS

Finance and accounting

Controlling

BERNHARD H. HANSEN

Development

Technology

SUPERVISORY BOARD

WOLFGANG RUTTENSTORFER

CHAIRMAN OF SUPERVISORY BOARD

Wolfgang Ruttenstorfer, born in 1950, was appointed an Executive Board member of OMV in 1992, a role he performed until 1997. From 1997 to 1999, Mr. Ruttenstorfer was State Secretary at the Federal Ministry of Finance. Early in 2000, he returned to the OMV Group as Deputy Director General heading the finance division and the natural gas division. He was appointed Chief Executive Officer and Director General of OMV in 2002. In addition to his posts at OMV and CA Immo, Mr. Ruttenstorfer serves on the Supervisory Board of the listed Swiss company F. Hoffmann–La Roche AG. He does not hold any other mandates with domestic or foreign listed companies.

Initial appointment: 2009
Term of office ends: 2014
(27th Ordinary General Meeting)

HELMUT BERNKOPF

DEPUTY CHAIRMAN OF SUPERVISORY BOARD

Helmut Bernkopf, who was born in 1967, began his international career in the corporate clients area of Bank Austria in 1994. In the course of his career, he headed the corporate clients business at Bank Austria Romania and was appointed to the Management Board of HVB Bank Romania. Since the end of 2004 he took up the post of General Manager at Bank Austria, where he was responsible for the Central and Eastern Europe region. In September 2008 he was appointed to the Management Board of UniCredit Bank Austria AG in order to oversee corporate clients business and the investment banking division. In addition to his role at CA Immo, Helmut Bernkopf is Chairman of the Supervisory Board at CA Immo International AG and a Supervisory Board member at Lenzing AG (both listed companies). He holds other mandates in non-listed companies.

Initial appointment: 2009
Term of office ends: 2014
(27th Ordinary General Meeting)

DETLEF BIERBAUM

Detlef Bierbaum, born in 1942, was appointed as a general partner (co-owner) of the bank Sal. Oppenheim in 1991. He took responsibility for asset management before switching to the Supervisory Board of Sal. Oppenheim Germany in April 2008. Having accumulated over 40 years' experience in the international finance industry, he is now a sought-after advisor to numerous companies and institutions. Detlef Bierbaum sits on the Supervisory Boards of two listed companies in Germany: IVG Immobilien AG (as Chairman) and Douglas Holding AG.

Initial appointment: 2006
Term of office ends: 2011
(24th Ordinary General Meeting)

REINHARD MADLENCNIK

As head of the Real Estate division at UniCredit Bank Austria AG, Reinhard Madlencnik, who was born in 1961, is responsible for all commercial real estate business as well as property financing. He holds no posts with listed companies at home or abroad aside from his Supervisory Board functions at CA Immo and CA Immo International AG.

Initial appointment: 2002
Term of office ends: 2012
(25th Ordinary General Meeting)

REGINA PREHOFER

Regina Prehofer, born in 1956, began her career in 1981 at Austrian Kontrollbank AG before moving to Creditanstalt in 1987. In 2000, she was appointed head of the Division for Multinational Corporates, Corporate Finance and Trade Finance; three years later, she joined the Management Board of Bank Austria. Regina Prehofer moved to the Management Board of BAWAG P.S.K. in September 2008 and now oversees all private and corporate client business in Austria. She holds no posts with listed companies at home or abroad aside from her function as a Supervisory Board member at CA Immo.

Initial appointment: 2006
Term of office ends: 2011
(24th Ordinary General Meeting)

HORST PÖCHHACKER

Horst Pöchhacker, born in 1938, completed a degree in civil engineering at Vienna University of Technology before joining Porr AG, Austria's second largest construction group, as a site manager in 1962. He subsequently served on the Executive Board for 30 years. He acted as Chief Executive Officer and Director General of the Porr Group from 1982 to 2007, when he was appointed the new Chairman of the Supervisory Board at ÖBB-Holding. Mr. Pöchhacker sits on numerous committees in the Austrian construction industry, serves as Deputy Chairman of the Supervisory Board at motorway construction company Asfinag and chairs the Supervisory Board at the listed UBM Realitätenentwicklung AG.

Initial appointment: 2007
Term of office ends: 2012
(25th Ordinary General Meeting)

Independence of Supervisory Board members

The Supervisory Board of CA Immo currently has six members, all of whom were elected by the Ordinary General Meeting. In compliance with the Corporate Governance Code, the Supervisory Board has defined criteria for evaluating its independence (C Rule 53). According to these criteria, a Board member shall be deemed to be independent where he or she has no business or personal relationship with CA Immo or its Management Board which could cause a material conflict of interests and thus influence the conduct of that member. The guidelines on independence compiled by the Supervisory Board are published in full on the company's website (www.caimmoag.com), along with a list of all mandates outside of CA Immo held by Board members. All members of the Supervisory Board have declared their independence in line with these criteria. In addition, with Wolfgang Ruttenstorfer, Detlef Bierbaum, Regina Prehofer and Horst Pöchhacker, four members of the Supervisory Board meet the criteria under C Rule No. 54, in that they do not represent the interests of any shareholder with more than a 10 % holding (UniCredit Bank Austria AG). Some Board members perform functions in related companies or organisations that could potentially lead to conflicts of interests (C Rule 45), but appropriately stringent internal provision has been made in these cases (described on page 29). A detailed account of business relationships with related companies and persons (related party disclosures) appears in the notes from page 174 on.

Responsibilities of the Supervisory Board

The responsibilities of the Supervisory Board are stipulated in the Articles of Association and the rules of procedure adopted by the Supervisory Board. The obligations therein defined as regards information provision and reporting by the Management Board also apply to the subsidiaries of CA Immo. The full committee rules on matters of critical importance as well as general strategy. The Supervisory Board held five meetings in the year under review. The Board also executes its duties through three competent committees. Where decisions are required on urgent matters, the presiding committee of the Supervisory Board is convened. Regular reports on the work of the committees as well as the presiding committee are submitted to the Supervisory Board.

The audit committee

CA Immo's audit committee, which is responsible for overseeing the entire process of financial reporting, carries out preparatory work for the full Supervisory Board on all issues connected with the annual and consolidated financial statements, the proposal on the use of profit and the management report. It also monitors the effectiveness of the internal control system and the CA Immo risk management system as well as the independence and competence of the auditing company (as assessed by 'peer reviews'). The audit committee convened twice in 2009 to discuss and audit the annual and consolidated financial statements for 2008, including the management reports and corporate governance report, with the auditor and the Management Board (23 March 2009). A statement was obtained from the proposed auditor, whose legal relationship with CA Immo and its senior executives was scrutinised; the fee for carrying out the audit was negotiated and a recommendation on the selection of an auditor was submitted. The Internal Monitoring System and the implementation of risk management in the company were also examined. At the meeting held on 27 August 2009, the audit committee discussed the financial results for the first half of 2009. No objections were raised at either meeting. A financial expert, Wolfgang Ruttenstorfer, sits on the audit committee of CA Immo in compliance with the Code.

The investment committee

The investment committee may approve transactions and measures to a maximum volume of € 75 m; beyond this limit, the full Supervisory Board assumes

COMPOSITION OF COMMITTEES

Audit committee	Investment committee	Remuneration and nomination committee
Wolfgang Ruttenstorfer (Chairman)	Wolfgang Ruttenstorfer (Chairman)	Wolfgang Ruttenstorfer (Chairman)
Helmut Bernkopf	Helmut Bernkopf	Helmut Bernkopf
Reinhard Madlencnik	Reinhard Madlencnik	Regina Prehofer
	Horst Pöchhacker	

responsibility. Working with the Management Board and bringing in competent experts where necessary, the investment committee is also required to prepare the ground for significant (investment) decisions to be taken by the full Supervisory Board. The investment committee did not convene during the reporting period, although it did issue a number of authorisations by round-robin.

The remuneration and nomination committee

The remuneration and nomination committee is responsible for all Management Board-related matters, and succession planning in particular. Management Board members are selected according to a defined appointment procedure, taking into account corporate strategy and the current position of the organisation. When Supervisory Board mandates become available, the nomination committee (or full Supervisory Board) also proposes candidates to the Ordinary General Meeting, taking into consideration personal and specialist qualifications as well as the diversification of the Supervisory Board. The remuneration and nomination committee convened twice during the reporting period to discuss Management Board matters (Management Board mandates and changes to the regulations on variable remuneration). In accordance with the criteria outlined, Bernhard H. Hansen, then Chairman of the Management Board of CA Immo's German subsidiary Vivico Real Estate GmbH, was proposed to the Supervisory Board as a suitable CTO (Chief Technical Officer) for CA Immo. The full Supervisory Board subsequently appointed Mr. Hansen as a new Management Board member with effect from 1 October 2009 (to the end of September 2012). The contracts of executive officers Bruno Ettenauer and Wolfhard Fromwald were extended, and Bruno Ettenauer (formerly Management Board spokesman) was nominated Chief Executive Officer. Supervisory Board members Wolfgang Ruttenstorfer and Helmut Bernkopf were re-elected as proposed by the full Supervisory Board.

Risk management

The entire Management Board of CA Immo takes responsibility for the area of risk management. Under a reorganisation process designed to maintain and enhance the quality of risk management, a separate Internal Auditing unit under the control of the full Management Board was set up under C-Rule 18 alongside the Risk Management unit in October 2009. The unit will take up its assigned tasks from the 2010 business year onwards and will oversee compliance with legal provisions, internal guidelines and rules of conduct on the basis of an auditing plan; it will also monitor the potential for risk in operational processes (upholding the dual verification principle in all organisational entities, continual reporting, and so on) while assessing the potential for efficiency improvements. Reports on the auditing plan and assessment results will be submitted to the Supervisory Board at least once every year. The Internal Monitoring System has also been extended to promote the early identification and monitoring of risk; this has ensured full compliance with C-Rule 18 of the Austrian Corporate Governance Code. The full risk management report appears on page 90.

Auditing company fees

CA Immo's annual and consolidated financial statements were audited by KPMG Wirtschaftsprüfungs- und Steuerberatungs GmbH. In the case of foreign subsidiaries, local KPMG accountants are generally charged with reviewing and auditing the semi-annual and annual financial statements and with overseeing the conversion to IFRS. The management letter from the auditing company along with a report on the effectiveness of risk management within the Group were brought to the attention of the Supervisory Board Chairman and discussed by the audit committee and the full Supervisory Board. A total of € 421.8 K (€ 447.5 K in 2008) was charged for auditing the Group and associated services. Project-related and other (consultancy) services amounted to € 66.0 K in the reporting period (€ 235.0 K in 2008). No consulting services which could compromise independence (particularly legal/tax consultancy services) were rendered.

Measures for the active promotion of women

Women are strongly represented in the CA Immo Group accounting for 47 % of staff. At the second management level (Group executive level), the proportion of women management staff is still as high as 36 %.

REMUNERATION REPORT

The remuneration report sets out the principles for determining payments to the Management Board and the remuneration of the Supervisory Board. It explains the relevant amounts and structure and indicates the number of shares owned by the members of the Management and Supervisory Boards.

Payments to the Management Board

Members of the Management Board are remunerated for the functions they perform at CA Immo and CA Immo International as well as their management services to German subsidiary Vivico Real Estate GmbH solely on the basis of employment contracts concluded with CA Immo. These contracts were redefined in October 2009 in connection with the appointment of Bernhard H. Hansen and the extensions to the mandates of Bruno Ettenauer and Wolfhard Fromwald. Remuneration for Management Board members continues to comprise a fixed element and a (variable) performance-related element, which has a ceiling of 100 % of the fixed annual salary. The level of fixed salaries depends on spheres of responsibility as determined in the schedule of responsibilities. Fixed salaries are paid in advance in 14 monthly payments. Operational and qualitative targets are agreed annually for the calculation of the variable payment, a positive consolidated result (after minorities) being the basic prerequisite for any variable payment. About one-third of the total payments to the Management Board, corresponding to time expenditure, are charged to CA Immo International. Furthermore, from the 2010 business year onwards, the Management Board (and the first management level) will also have the option, by making the relevant own investment, of participating in an LTI programme (**L**ong **T**erm **I**ncentive) and hence in the medium and long-term development of the corporate group as well.

Principles and criteria of profit sharing

The variable element of remuneration as defined by the remuneration committee at the end of the business year and insofar as it is dependent on results is checked by the auditor and paid retrospectively. From the 2010 business year onwards, 50 % of the assessment basis for the level of performance-related pay will be based on the budgeted operating result (EBITDA) of the CA Immo Group being achieved, since this takes account of all key operating control parameters that may be influenced by the Management Board. The other half of the variable remuneration will be geared to qualitative targets, including, for the 2010 business year, the organisational adaptation of the Group to the altered market conditions, the implementation of a sustainability concept and a Corporate Governance strategy across the entire Group.

LTI (Long Term Incentive) Programme with effect from 2010

In addition to the annually agreed targets, the capital market also requires medium-term “incentive plans” that recognise share performance (total return) over a longer period. With this in mind, from the 2010 business year, the Management Board will be given the option for the first time of taking part in an LTI programme running for three years (per tranche). Participation will require members to invest themselves. The level of the investment is limited to 50 % of basic salary. The own investment

MANAGEMENT BOARD EMOLUMENTS

in € 1,000	Fixed [1]	Variable [2]	2009 Total	Fixed [1]	Variable [2]	2008 Total
Gerhard Engelsberger [3]	–	–	–	36.2	–	36.2
Bruno Ettenauer	325.0	–	325.0	332.6	319.0	651.6
Wolfhard Fromwald	320.7	–	320.7	338.6	319.0	657.8
Bernhard H. Hansen [3]	72,9	–	72,9	–	–	–
Total	**718,6**	**–**	**718,6**	**707,6**	**638,0**	**1.345,6**

1) Including auxiliary staff costs, remuneration in kind and travel expenses
2) Paid in 2008 for 2007; no variable remuneration paid for 2008 and 2009
3) Gerhard Engelsberger until 31.1.2008; Bernhard H. Hansen from 1.10.2009

will be valued at the closing price on 31.12.2009 and the number of underlying shares determined from this valuation. Success will be measured on the basis of the following key figures: NAV-growth, ISCR (Interest Coverage Ratio) and TSR (Total Shareholder Return).

Participation in the LTI programme will also be offered to first management level staff. Their own investment is limited to 35 % of basic salary.

Management Board's emoluments for 2009

Total salaries paid to the Management Board in 2009 (including auxiliary staff costs, remuneration in kind and travel expenses) amounted to € 718.6 K (€ 1,345.6 K in 2008). Management fees charged by CA Immo to CA Immo International in 2009 (which included auxiliary staff costs, remuneration in kind and pension provision) totalled € 243.4 K (€ 250.7 K in 2008), corresponding to some 34 % of total Management Board remuneration and allocated to the individual members of the Management Board on the basis of work and time involved. Due to the economic environment and current business trends, no performance-related salary elements were paid in 2009 (for business year 2008); 100 % of Management Board remuneration was thus made up of fixed salary elements (previous year: 53 % fixed / 47 % variable). No separate payment is made for accepting mandates in Group companies in addition to remuneration for management functions in CA Immo, CA Immo International and Vivico Real Estate GmbH (with the exception of Supervisory Board mandates in UBM Realitätenentwicklung AG).

Pension funds and severance payments

All members of the Management Board have pension fund agreements, with annually agreed contributions being paid. During 2009, approximately € 63.7 K (around € 56.5 K in 2008) was paid for the Management Board members in the form of contributions to pension funds (defined contribution plan). In accordance with the legal regulations in Austria, the amount of a legal severance payment is determined by the amount of an overall salary as well as length of service, with the maximum payout equating to one full year's salary. Payment is forfeited in the event of the employee serving notice of termination. Payments to form a reserve for severance payment claims (defined benefit plan) amounted to € 9.2 K in business year 2009 (compared to approximately € 246.7 K in 2008). Neither CA Immo, CA Immo International or Vivico Real Estate GmbH have any further obligations. The proportion attributed to CA Immo International was included in the Management Board costs passed on. No other payments were made to former Management Board members or their surviving dependents.

Supervisory Board remuneration

Remuneration for the Supervisory Board is determined annually by the Ordinary General Meeting. In addition to the reimbursement of cash expenses, every member of the Board will receive a fixed annual payment of € 10 K. The chairman will receive double that amount, with the deputy chairman paid one and a half times the fixed fee. Members of committees are paid € 500 for each attendance at a committee meeting. Remuneration is paid pro rata where a Supervisory Board member steps down during the year.

BY AGM AGREED SUPERVISORY BOARD REMUNERATION

in €	**2009 agreed for 2008**	**2008 agreed for 2007**
Wolfgang Ruttenstorfer, Chairman from 13.5.2009	–	–
Helmut Bernkopf, Deputy Chairman from 13.5.2009	–	–
Detlef Bierbaum	10,000.0	10,000.0
Reinhard Madlencnik	10,000.0	11,000.0
Gerhard Nidetzky to 13.5.2009	20,500.0	21,000.0
Christian Nowotny to 13.5.2009	15,500.0	15,000.0
Horst Pöchhacker from 29.5.2007	10,000.0	5,833.0
Regina Prehofer	10,500.0	10,000.0
Total	**76,500.0**	**73,333.0**

There are no stock option plans for members of the Board. Supervisory Board remuneration was agreed to € 76.5 K for business year 2008 (previous year: € 73.3 K). No other fees (particularly for consultancy or brokerage activities) were paid to Supervisory Board members. No loans or advances were paid to either Management Board or Supervisory Board members.

Directors' dealings

As of balance sheet date 31 December 2009, a total of 13,973 shares were privately held by Management Board members, compared to 13,973 shares in 2008. Between July and October 2008, CA Immo also sold the 1,494,076 ordinary shares acquired under a share repurchase programme (1.71 % of the share capital) over the counter at a weighted average price of € 9.55 per share. CA Immo held no own shares on the key date; neither do Supervisory Board members hold any shares in the company.

D&O insurance

At CA Immo Group level, D&O manager liability insurance with coverage of € 50 m was taken out for the executive bodies (Management Board members, administrative authorities, supervisory bodies and senior executives) of the parent company and subsidiaries. The insurance does not provide for any excess.

NUMBER OF CA IMMO SHARES HELD BY MANAGEMENT BOARD MEMBERS

	31.12.2009	**31.12.2008**
Bruno Ettenauer	5,000	5,000
Wolfhard Fromwald	8,973	8,973
Bernhard H. Hansen	–	–
Total	**13,973**	**13,973**

CORPORATE SOCIAL RESPONSIBILITY

Future-proof business based on a code of values
As a listed real estate company, CA Immo regards professionalism, transparency and fairness towards investors, capitalists, business partners, tenants, staff and the general public as the essential foundation underpinning all business activity. We are mindful of economic, ecological and social considerations in our management and development of property, and regard it as our duty to raise the value of both our real estate and the company in the long term.

CA Immo is a member of the **respACT Austrian Business Council for Sustainable Development**, Austria's leading business platform for CSR and sustainable development, and operates in accordance with the general principles published at www.respact.at/csrleitbild. Every employee of the CA Immo Group is obliged to accept as compulsory the guidelines defined in CA Immo's corporate responsibility policy (www.caimmoag.com/csr) and implement them in their day-to-day activities. We believe these guiding principles form the basis for the long-term competitiveness and success of the CA Immo Group. In 2010, the company plans to develop a sustainability profile containing specific analyses and objectives in order to make the issue of sustainability clearer and more comprehensible.

Helping our staff succeed as individuals
To a large extent, it is the performance and commitment of our employees that determines the quality of our work. For this reason, we aim to attract the best staff to our company and retain them with advanced incentive schemes and variable, performance-based salary components. Standardised, personal feedback meetings between staff members and their immediate superiors were introduced across the Group in 2009; the aim of these dialogues, which take place at least once a year, is to define personal development measures and objectives. CA Immo strives to provide its people with an attractive social environment in which to work by offering a range of social benefits (including private accident insurance) and thereby establish lasting relationships between staff members and employer. More details of CA Immo employees are given on page 86.

Market and environment: the economic, ecological and social obligation behind urban district and project development
CA Immo invests in and develops real estate that complies with modern-day requirements as to quality (of life), energy efficiency, environmental protection and architecture whilst taking account of the need to optimise construction costs. In the context of urban planning, we are aware of the importance of our project and urban district development initiatives, many of which are long-term in nature. We are ready to accept our social responsibilities in this regard by acting with transparency, and we are always prepared to enter into discussions and exchanges with relevant stakeholders. Modern city districts meet every need of the contemporary urban lifestyle. They promote cultural and social diversity by skilfully blending utilisations and bringing together different generations; they engage the senses with wide-ranging cultural and service facilities; and they incorporate green spaces and water features to ensure quality leisure time. CA Immo is committed to the responsible use of resources in its construction activities, creating sustainable, high quality real estate with minimal energy and water consumption in order to secure the value of its properties for the long term.

Sustainability as a competitive advantage
According to surveys carried out by the OECD and UNEP in 2007, construction and utilisation is responsible for 40 % of carbon emissions in Europe, of which around 20 % are produced in the manufacturing and building phase. As a leading international player in the real estate sector, CA Immo is aware of the significance of these findings. The company is working hard to ensure the sustainability of its property management and development activities, which range from creating energy-efficient properties with as little impact on resources as possible to sustainable management and maintenance to the recycling of building materials in connection with demolition and refurbishment during the lifecycle of a property. Our tenants benefit from this commitment in the form of lower operating costs and higher quality of occupancy and comfort. Over recent years, the values of investors have also shifted significantly, with sustainability criteria increasingly influencing purchase decisions.

Over 70 % of new floor space with sustainable certification
Investment properties under development account for some 30 % of CA Immo's property assets. As of 31 December 2009, Group subsidiary Vivico Real Estate, which specialises in sustainable city district development, was responsible for investment properties under development in Germany (for which certification has been, or will be, acquired) with a volume of approximately € 720 m. These projects include the Tower 185 office block in Frankfurt

am Main, which is currently under construction (see box). CA Immo can also point to a track record of structures with sustainable certification completed by Vivico, including the ATMOS and LAIM290 office buildings in Munich, which in 2008 were recognised as environmentally sound, resource-friendly and economically efficient development projects by the German Sustainable Building Council.

A raft of criteria are applied in the construction of our green buildings with the aim of ensuring economic, environmental, technical, social and functional quality; full details are given in the 'Research and development' section on page 88).

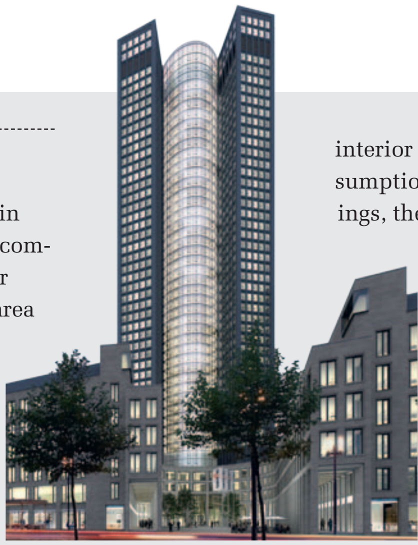
In 2009, the company gradually started to extend these sustainability criteria for the property development field to all new CA Immo Group projects. As a result, high quality real estate has been added to the asset portfolio and projects are meeting with broad acceptance amongst investors, users, residents and politicians. Every new project launched by the Group must now have certification relating to sustainability, or at least be built in line with certification standards.

Group-wide analysis to optimise investment properties

In the lifecycle of a building, operation accounts for 80 % of energy consumption, with the building process claiming 20 % [1]. The greatest savings potential is thus in the portfolio of buildings. CA Immo's international portfolio is made up of properties built at various times and in varying conditions. As such, it is subject to continual revitalisation, with most investment focusing on facades, heating and climate control systems. To systematically maintain and enhance the quality of the portfolio, the potential of selected properties is being steadily analysed and necessary steps are being taken to ensure future investment meets sustainability requirements.

[1] DZ Bank AG Research: Progress towards sustainability in the real estate sector

BUILT-IN SUSTAINABILITY: TOWER 185



Tower 185, currently under construction in Frankfurt's Europaviertel, is scheduled for completion by the end of 2011. The office tower project, which provides effective rentable area of around 100,000 sqm, has been awarded silver pre-certification by the German Sustainable Building Council. The structure will be built by means of solid reinforced concrete construction using the tube-in-tube system, which will ensure ample storage mass for a pleasant interior climate and low energy consumption. With heating/cooling ceilings, the building equipment more than satisfies current energy savings regulations and ensures low energy consumption for cooling, heating and power. The Tower 185 project will also seek to secure gold LEED certification (Leadership in Energy and Environmental Design).

THE HISTORY OF CA IMMO

Ever since 1987, the Vienna-based property investment company CA Immo has been steadily building its business and its portfolio. Since 1999 CA Immo has been investing in Eastern Europe, branching into project development in Eastern Europe two years later. To clarify the division of regional business within the company, CA Immo underwent restructuring in 2006, establishing the subsidiary CA Immo International to manage its Eastern European property portfolio. As the company expanded in that region, it continued to build up property assets in Austria and Germany.

Shortly after the balance sheet date for 2007, the CA Immo Group acquired Vivico, the German railway property management group, for € 1.03 bn. The expansion enabled the Group to grow not only in terms of total assets and surface area, but also in terms of the quality of its business operations. The integration of Vivico provided the CA Immo Group with valuable property reserves and competences in the field of urban and project development and has since covered the entire value chain: from the development of high-return projects from wasteland to finished urban districts and their disposal or incorporation into the Group's own asset portfolio.

Like 2008, 2009 was again a year of integration and consolidation: instead of backing short-term market trends, the Group pressed ahead with organic asset growth in the defined core regions (Austria, Germany, Czech Republic, Hungary and Poland) for the purposes of a selective expansion strategy, as well as integrating the German subsidiary, Vivico, into the Group within the framework of a functional merger. In autumn 2009, CA Immo took advantage of the burgeoning optimism on the capital markets and placed the second corporate bond in the company's history; this was followed in November by the successful issue of a reverse convertible bond.

The CA Immo Group is positioned as an office portfolio-holder active in Central Europe with major development competence. In order to continue to build up assets in the high quality office property segment, the company will complete and continue current development projects in 2010, invest selectively in high quality, rented office property and push ahead with value creation, particularly deriving from development projects in Germany.

Since April 2007, CA Immo shares have been traded in the Prime Segment of the Vienna Stock Exchange (before that date in the Standard Market Auction) and some 90 % are in free float.

THE HISTORY OF CA IMMO

2009
- Issuance of second public corporate bond
- Founding member of the "Austrian Sustainable Real Estate Council" (German short: ÖGNI)
- Issuance of a reverse convertible bond

2008
- Acquisition of Vivico Group in Germany

2007
- Entry to Serbian market
- Formation of CA Immo New Europe special fund (CAINE)

2006
- Acquisition of real estate package from the German state of Hesse
- Issuance of first public corporate bond
- Entry to Russian market
- CA Immo Int. floats on Vienna Stock Exchange

2005
- Acquisition of 78 properties in Austria from the former Brau Union property portfolio

2003
- First investments in Bulgaria (Sofia) and Romania (Bucharest)

2001
- Acquisition of office properties in Poland (Warsaw)
- Commencement of development projects in Hungary (Budapest) and Czech Republic (Prague)

2000
- First investment in Slovakia (Bratislava)

1999
- First CEE expansion into office properties in Hungary (Budapest)

1988
- Flotation on Vienna Stock Exchange

1987
- Founding of CA Immobilien Anlagen AG

HOLDINGS AND FUNDS

ARNULFPARK®, ATMOS
Munich

As long ago as 2006, work began on the strategic restructuring of the CA Immo Group into a real estate group with a broader base in terms of region and content. The first step was the flotation of CA Immo International; this was followed by the acquisition of a holding in the Viennese property development company, UBM Realitätenentwicklung AG, the set-up of the Special Fund for project development activities in Eastern Europe and finally the regional diversification with the purchase of Vivico Real Estate GmbH in Germany. The aim of this realignment was to achieve a broader spread of risk – both regionally and by incorporating institutional outside investors, to utilise potential earnings in project development business and ultimately also to offer a greater variety of investment opportunities to the widest possible range of investor groups.

Vivico Real Estate GmbH

Since 2008, the German urban district development company, Vivico Real Estate GmbH, has been the operational platform for all of the Group's business in Germany (project development and asset management). Vivico – formerly a collecting society for railway properties, owned by the German government – has at its disposal comprehensive competences in the development of inner-city properties formerly used for industrial or railway purposes. These development areas are currently at various project stages and will be rapidly developed to construction readiness over the coming years. This form of district development, from wasteland sites without a development plan to the finished urban district, involves high added value potential and is thus the ideal supplement to the stable basic business of stock property management. Vivico is fully consolidated in the CA Immo consolidated financial statements.

Vivico's property assets consist of high-quality income-producing properties (balance-sheet value as at 31.12. 2009: € 103.7 m), undeveloped plots or property under construction (balance-sheet value as at 31.12.2009: € 860.2 m) and a portfolio of additional properties intended for sale. The highest-quality property reserves are now being developed step by step, in line with current framework conditions, and, on completion, are either sold (as for example the ATMOS office block in Munich in 2009) or incorporated into the company's own asset portfolio or sold to property developers as construction-ready real estate. You will find more information about the Germany portfolio in the segment report on page 62.

All the tasks that are decisive for added value are covered by in-house staff at Vivico. These include drawing up district designs and procuring building approval and range right up to opening up areas as well as preparing them for sale. With offices in Frankfurt am Main, Berlin, Munich and Cologne, Vivico's organisation meets the requirements for a local presence combined with overall control and support. Every entity acts as a profit centre and carries out its projects largely independently. Building management, including project control, tenders, placing contracts, supervision of construction and general planning, is delivered by the Vivico subsidiary, omniCon, acquired in July 2008, which also provides these services for third parties. In 2007, together with the Feuring Group, Vivico also set up the joint venture company, Viador, specialising in concept development for hotel businesses – another component of urban project activities. Its range of services includes site investigations, hotel market analyses and feasibility studies, as well as the economic planning based on these. External service-providers are commissioned specifically for activities ranging beyond these, so as to adapt the cost structure flexibly to the different workloads.

As part of a functional merger, the process of operational integration of Vivico into the CA Immo Group has now also been commenced as from the second half of 2009. The main focus of attention here is the identification and realisation of synergies at both the CA Immo level as property investor and the Vivico level as project developer, in order to increase efficient use of functionalities across the group and to reduce costs resulting from dual structures. You will find more details about the functional merger in the Chapter headed "Personnel" on page 86.

CA Immo International

The Eastern Europe portfolio of the CA Immo Group is pooled in the CA Immo International subsidiary, which is also listed on the Stock Exchange. The share capital of CA Immo International amounted to € 315.96 m as at the end of the year and was divided over 43,460,785 bearer shares that are traded in the Prime Market of the Vienna Stock Exchange.

As at the balance-sheet date, market capitalisation was € 227.3 m. CA Immo has a 62.77 % (as at end of last year) direct or indirect holding in the company, which is fully consolidated in the consolidated financial statements of CA Immo.

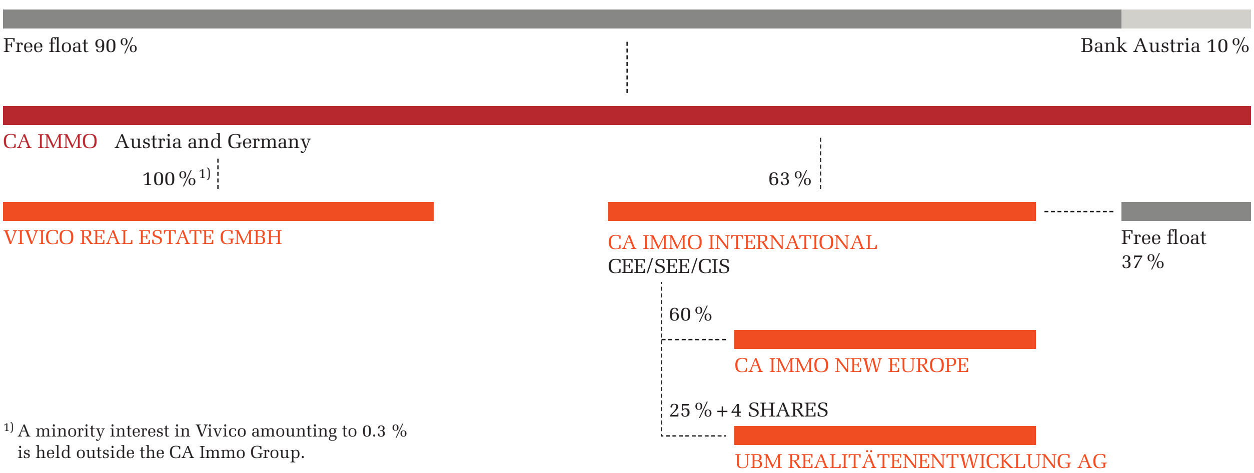
As at the balance-sheet date, the CA Immo International portfolio recorded a book value of about € 674.0 m. The company invests in nine countries – Poland, Czech Republic, Slovakia, Hungary, Romania, Bulgaria, Slovenia, Serbia and Russia. In terms of asset classes, the portfolio focuses on office space. The segment report on page 66 contains more information relating to the CA Immo International portfolio.

CA Immo New Europe Property Fund

CA Immo International has been concentrating its development projects in this project development fund since the start of 2007. The fund is set up under Luxembourg law in the form of a SICAR (Societé d'Investissement en Capital à Risque) and the fund investment strategy is geared to property development projects in the regions of Eastern and South East Europe. 60 % of the shares in the fund are held by CA Immo International, the remaining 40 % being owned by four institutional investors in Austria and abroad. The planned term of the fund, which is managed by one of CA Immo International's subsidiaries, is a total of seven years (with options for extension). The commitment period, within which new projects can be entered into, came to an end on 31.12.2009.

The total volume originally planned for the fund was € 1 bn, of which € 400.0 m was to be made available as equity capital. However, as a result of the changes in market conditions, investment activities were substantially reduced in comparison with the original plans and decisions were taken in agreement with the partner companies that only those development projects already in the process of implementation would be continued, so that only about one-third of the maximum amount had actually been called up as at 31.12.2009. Since the property development field was particularly badly affected by the turbulence on the property markets of Eastern and South East Europe, the original assumptions for numerous projects again had to be revised in 2009 with significant levels of value adjustments and balance-sheet provisions having to be made on the basis of these revisions. As at

ORGANISATIONAL STRUCTURE OF THE CA IMMO GROUP



[1] A minority interest in Vivico amounting to 0.3 % is held outside the CA Immo Group.

POLECZKI BUSINESS PARK
Warsaw/Poland

the balance-sheet date the portfolio of the fund recorded a book value of about € 111.7 m. Currently there are three projects under development; two projects were recently completed (Dunacenter, Sava City). You will find more details about this in the segment report on page 66.

UBM holding

CA Immo International holds 25 % plus four shares (blocking minority) in Viennese property developer UBM Realitätenentwicklung AG, which is listed on the stock exchange. With its acknowledged development expertise in the CEE area, UBM is an ideal supplement to CA Immo International and hence to the CA Immo Group. The joint "Poleczki Business Park" project in Warsaw is progressing apace. In October 2009, the topping-out ceremony for the first phase of construction was celebrated, and completion of the building complex on the site, with its total area of 14 hectares, is planned for 2015. UBM is also involved in the "Airport City St. Petersburg" project in St. Petersburg, where it is contributing both capital and, in particular, its know-how as a project developer.

In 2009, CA Immo International received a dividend of € 825.0 k for its holdings in UBM in 2008, corresponding to a return of 3 % on the capital invested. The UBM Group recorded turnover of € 205.9 m as at 30.9.2009, a drop of € 28.9 m on the previous year. The result for the first nine months of 2009 was € 7.1 m (2008: € 14.0 m). For 2010, UBM anticipates a further reduction in turnover and result. The majority shareholder in UBM – apart from CA Immo International – is the Porr Group with a holding of approximately 41 %.

ECONOMIC ENVIRONMENT

THE CYCLICAL TREND[1)]

The general economic development has a major impact on the real estate sector. Economic growth is proving to be a determining factor in the demand for commercial real estate in particular. At a time of great uncertainty over the way in which the economy will develop, companies are postponing decisions with far-reaching consequences – decisions on investments as well as long-term leases. Moreover, a fall in employee numbers means that companies are requiring smaller premises. A recession – and especially one that persists – thereby forces up vacancy rates and suppresses rent levels. Given the interlinked nature of these factors, the general economic conditions in 2009 posed serious problems for the real estate sector.

The year 2009 will be remembered as the year of the deepest recession since the Second World War. The contraction in economic output that began in the third quarter of 2008 intensified early in 2009, leading to strongly negative economic growth for the first half of the year. The downward trend came to an end in quarter three as the economic picture finally started to brighten; in the third and fourth quarters of 2009, both the USA and the Eurozone economies reported positive GDP growth rates.

[1)] Comments are based on current data at the time of writing in February 2010; subsequent changes to preliminary figures and forecasts cannot be taken into account.

Despite the upturn as the year ended, however, the GDP trend in the Eurozone for 2009 as a whole was clearly in negative territory at –4.2 % (source: Eurostat, November 2009). Austria performed only slightly better with an expected decline of 3.6 % for 2009 (source: Austrian National Bank, January 2010). The recovery in the closing quarters was driven by substantial but temporary government economic stimulus programmes. The withdrawal of these initiatives could once again decelerate the pace of economic development.

So far, the economic upturn has not been reflected on the labour market. As of autumn 2009, the unemployment rate in the Eurozone was around 9.8 %, approximately two percentage points above the previous year's value (source: Austrian National Bank, December 2009).

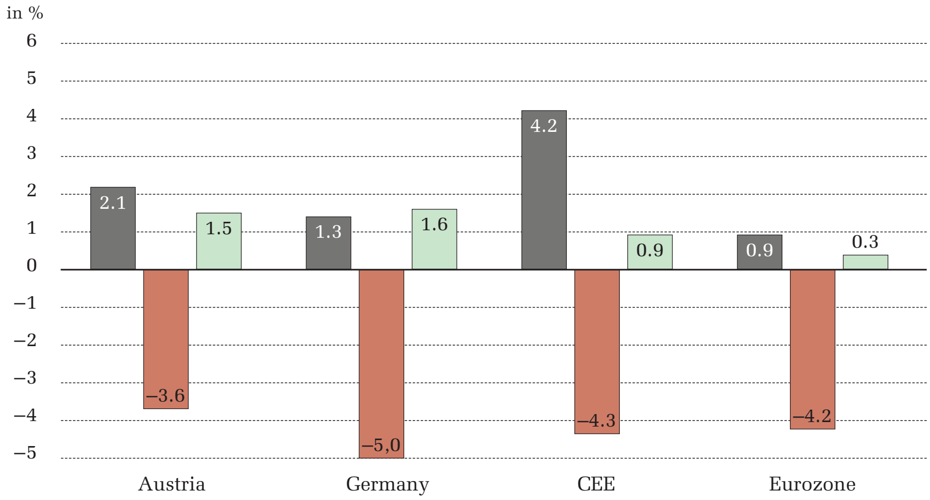
AUSTRIA

A sharp fall in exports was the main effect of the global financial crisis on the Austrian economy; this in turn led to a collapse in investment. With negative growth rates reported in the second half of 2008 and first half of 2009 and moderate growth recorded from the third quarter of 2009 onwards, the pattern of the economic crisis in Austria largely mirrored that of the wider Eurozone. Nonetheless, the anticipated 3.6 % decline in GDP for 2009 and renewed expansion of 1.5 % for 2010 are figures well above those predicted for the Eurozone as a whole.

REAL-TERMS GDP GROWTH

2008 2009E 2010E

Sources: Eurostat, Deutsche Bundesbank, WIFO



With unemployment rising from 4.2 % at the end of 2008 to 4.7 % by autumn 2009, Austria had one of the lowest increases of any Eurozone country during the present crisis; the country's unemployment rate is the second lowest in the Eurozone (after the Netherlands).

GERMANY

Germany, the most important region for the CA Immo Group, was severely impacted in 2009 by the slump in global trade and the ensuing fall in international demand for German manufactured goods. For 2009 overall, real-terms GDP is likely to drop by around 5.0 % (source: Deutsche Bundesbank, January 2010); however, this decrease is not as great as had been expected halfway through the year (–6.0 % was forecast in June 2009). The improved outlook for the German economy in the second half of 2009 was mainly prompted by the massive monetary and fiscal stimulus packages.

Unemployment rose substantially, from 7.8 % at the end of 2008 to 8.2 % at the end of 2009; with the rate predicted to increase further to 9.1 % in 2010, no short-term recovery is likely on the labour market.

CEE AND SEE

By the first part of 2009, the Central, Eastern and Southeastern Europe region was feeling the tangible effects not only of the economic crisis, but also of a collapse in trust – particularly from Anglo-American investors. Several observers offered a bleak assessment of the region, and in particular of the survival chances of its financial sector. By the third quarter of 2009, however, the region was also showing clear signs of stabilisation despite the many ominous predictions. The contraction in economic output across the region eased significantly in quarter three 2009 compared to previous quarters, although the overall economic situation remained somewhat subdued. Signs of recovery are evident, but it is still too early to predict an imminent upturn.

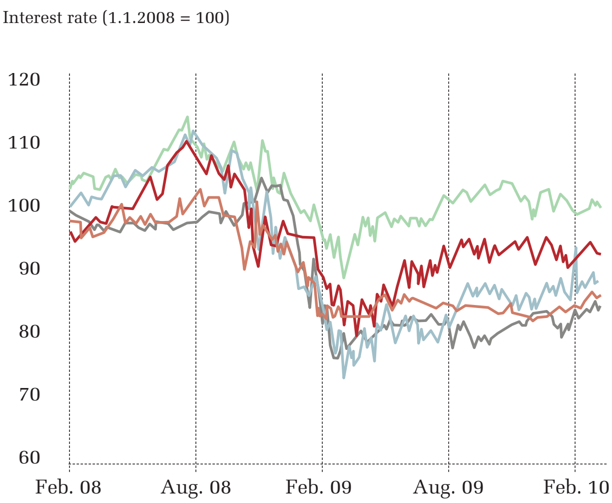
Results varied significantly from one country to another. Poland can be singled out as the only country to achieve positive economic growth (of +1.2 %) in 2009. By contrast, the Baltic states were severely impacted by the economic crisis, returning negative growth rates ranging from –13.7 % (Estonia) to –18.1 % (Lithuania) (source: Austrian National Bank, December 2009). Russia was another of those countries most seriously affected by the crisis, with GDP for 2009 likely to fall by –8.6 %. However, the latest indicators point to a stabilisation in Russia as well, with modest expansion of 2.7 % forecast for 2010.

An interesting indicator for how the economic crisis evolved over time in eastern Europe is the development of spreads charged for insuring against the risk of a default on government bonds (credit default swap spreads). As can be seen in the graph below, the uncertainty associated with the region reached its climax around March

DEVELOPMENT OF EXCHANGE RATES (to Euro)

PLN HUF CZK RON RUB

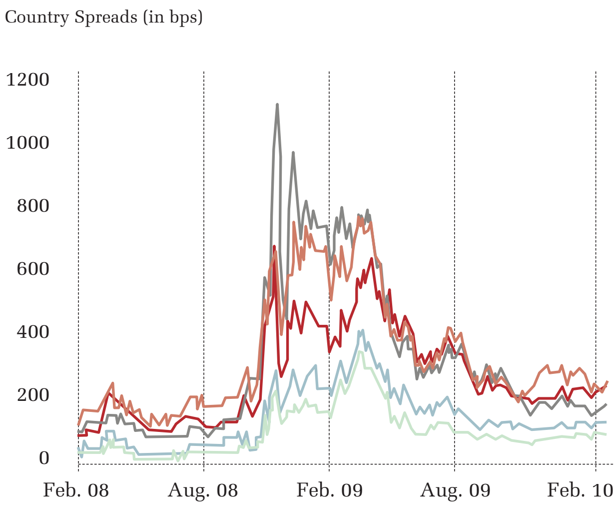
Source: Datastream



DEVELOPMENT OF COUNTRY SPREADS (CDS) CEE/SEE

Hungary Poland Czech Rep. Russia Romania

Source: Bloomberg (5J CDS)



2009 and slowly decreased thereafter. The country risk, as it is expressed in the CDS spreads, however, is still considerably above the levels seen prior to the recent crisis.

A similar picture presents itself when looking at the exchange rate development. The devaluation of local currencies against the Euro continued until quarter one 2009. From the second quarter onwards, however, there was a visible recovery of the exchange rates.

MONEY MARKET AND INTEREST RATE ENVIRONMENT

The European Central Bank responded to the continuing deterioration in economic news by cutting its base rate (the interest rate for main refinancing operations) in several stages between January and May, from 2.5 % to the current level of 1.0 %. Liquidity was also channelled to the market to an unprecedented degree. As the year progressed, this played a major part in stabilising money market rates, which were rooted at record low levels as the year ended.

As a particularly capital-intensive sector, the real estate area is heavily dependent on a functioning credit market. The restriction in the credit supply and the rise in credit costs prompted by the Lehman insolvency of autumn 2008 were still exerting a strong effect in the first six months of 2009 especially. As the general economic conditions have gradually eased as outlined before, the liquidity situation of the banks has also been alleviated, thus improving access to the credit market for real estate companies once again.

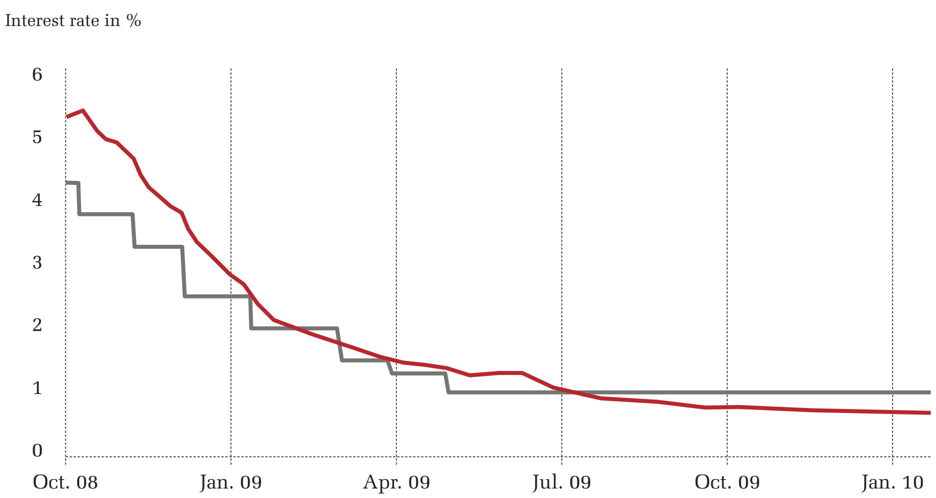
OUTLOOK

For the time being, 2010 can be viewed with cautious optimism. The worst of the crisis which had such an impact on 2009 is over, and growth is expected to return to positive territory. However, despite the evident signs of stabilisation in the economic environment, the medium-term future is fraught with risk. To a not inconsiderable degree, the current upturn has been based on government stimulus packages, and it is not possible to predict how the economy will react when these initiatives are terminated. Government debt, which is increasing as a consequence of the stimulus packages, will have to be addressed in the medium term. One related issue – and a key question of rising significance as far as the real estate sector is concerned – is the future development of interest rates and inflation. With the forecasts showing a wide variety of possible outcomes, it cannot be assumed that the current environment of record low interest levels and effectively non-existent inflation can be sustained over the long term.

INTEREST RATE DEVELOPMENT

3M-Euribor ECB interest rate

Source: EZB, Reuters



PROPERTY MARKET AUSTRIA

The property market in Austria

Uncertainty over the long-term impact on the property sector of developments in the global economy affected the Austrian transaction market particularly severely in 2009. Even in a year of economic weakness, however, Vienna largely upheld its reputation as a traditionally stable market, with slight falls in rent levels, acceptable levels of vacancy and encouraging lettings performance.

The investment market: institutional investors return in second half [1)]

Security was the main consideration defining the Austrian property market in 2009. The effect of this on the investment market during the first half of the year was that private investors tended to invest in residential property, whereas institutional investors remained largely absent (not least because of the limited availability of credit). In 2009, some € 1.3 bn was invested in commercial real estate in Austria, a fall of nearly 40 % on the comparable figure for 2008. Almost all investors were based in Austria; interest from German institutional investors only picked up in the third quarter. At the end of the year, top yields for office properties in prime locations stood at 5.7 %; by the end of 2010, they are expected to fall back to 5.5 %, the level of 2008. Peak yields for shopping centres stood at 6.25 %.

The office market: resizing rather than expansion [2)]

The trend that took root in 2008 – exchanging expensive locations for lower priced office premises with smaller dimensions and the best possible transport connections – continued throughout 2009. Peak rents in central business districts were € 21/sqm, compared to € 23/sqm in 2008. Rents of € 13-15/sqm were commanded in good areas, with average locations attracting around € 7-12/sqm. It became much more difficult to let office properties in underdeveloped locations and those with outdated fixtures and fittings in particular. The attractiveness, quality and energy efficiency of a building are thus becoming increasingly important factors in the rent levels it can attain as well as its basic usability.

1) CBRE: Vienna Office Market Report 2009, EHL: Vienna Office Market Report 2009

2) EHL: Vienna Office Market Report 2009

WOLFGANGGASSE 58–60
Vienna

As a result of continuing reluctance on the investment market coupled with the restrictions on credit, falling demand was matched by a diminishing supply of new premises. In 2009, newly constructed premises with an approximate floor space of 195,000 sqm were added to the total stock of around 10.5 m sqm; new constructions in 2008 accounted for 220,000 sqm. The simultaneous decline in lettings performance (270,000 sqm compared to 300,000 sqm in the previous year) had a stabilising effect on the vacancy rate of 5.8 %.

The residential market[3)]

Demand remains strong for high quality residential properties in attractive locations. In areas of high population density in particular, the existing property stock, even taking new construction and converted offices into the equation, is not enough to cover the requirement. However, the needs of property seekers have changed: the market is currently calling for apartments with one or two bedrooms, and space efficiency and rental prices are becoming more important considerations. As a consequence, small flats and "bachelor pads" are experiencing a comeback. By contrast, it is becoming more difficult to let luxury apartments: these are often rented on behalf of senior executives by companies or international organisations whose budgets have been restricted owing to the rising pressure of costs. Further price rises are expected in 2010 for centrally located rented flats and condominiums in particular as well as townhouses and apartment houses.

The retail market[4)]

The higher end of the Austrian retail market in particular was relatively unscathed by the economic developments of 2009, and the market position could be described as stable. Established shopping malls, specialist retail centres and shopping avenues in prime locations continued to report stable rent levels and low vacancy. This is a segment in which moderate expansion plans have actually been made. On the other hand, retail properties in B-class locations are feeling the strain of the economic pressure. With consumers becoming more price-aware, chain stores are making an effort to appraise, compare and optimise the position, customer frequency, costs and turnover of their sites. This is leading to falling rents and rising vacancy, albeit at a moderate level by international comparison.

MARIAHILFER STRASSE 17
Vienna

The hotel market[5)]

The Viennese hotel market maintained generally stable performance in 2009, even if the economic crisis did not completely bypass the tourism sector in Austrian cities. Vienna represents a comparably secure market for investors thanks largely to its international conference business. Investors are particularly attracted to sites along principal access routes and close to transport hubs such as the Westbahnhof and Südbahnhof railway stations, the latter of which is due to be extended, modernised and linked to the European high-speed rail network by 2015. Expansion of Vienna's Schwechat Airport will also augment the city's reputation as a place of quality hotels.

A trend towards mid-range and budget hotels offering a good price/performance ratio emerged in late 2008 and continued into 2009. This pattern is also reflected in current delays in the realisation of plans for luxury hotels. Yields for hotels in Vienna are between 4 % and 8 % depending on location, with average room rates at € 95; Vienna is thus in the lower price category for Europe as a whole.

3) ÖRAG Österreichische Realitäten AG, CBRE: Vienna Office Market Report 2009
4) CBRE: Retail Market Austria Austria 2009
5) Metzger Realitäten Group

PROPERTY MARKET GERMANY

Thanks to the German federal government's economic recovery plan, the effects of the economic crisis were even less noticeable for the German economy in 2009 than had been predicted at the end of 2008. Experts recorded a slight easing of the market in the property sector at the end of the year. The year-end results of the King Sturge Real Estate Economy Index[1] are cautious but far more optimistic than in the previous year. Overall, despite the volatile economic climate, the German property market proved to be largely resistant to the crisis. Within the property cycle, the real estate economy in 2009 is at a similar level to that of 2003.

Investment market[2]

In the crisis year, 2009, the German investment market for commercial property recorded the lowest volume of transactions for ten years at about €10.5 billion. This meant that the transaction volume halved in comparison with the previous year, which was itself a poor one. The limited access to loan capital meant that credit granted in 2009 was perceptibly more restrictive and also more expensive than in previous years. Opportunistic investors were on the lookout for low-cost investments but no corresponding range of property came on to the market because of the low price levels. Investor interest was focused principally on core properties with long-term leases. It was primarily conservative purchasing groups, with equity capital strength and long-term orientation, such as institutional investors (closed-end funds and special funds) or private equity (e.g. family offices) that were active on the market.

High-quality office property focus for investors[3]

Activities on the German investment market concentrated primarily on the five locations in which CA Immo is also focusing its operations via its subsidiary Vivico: Berlin, Düsseldorf, Frankfurt, Cologne and Munich. These locations generated approximately 45 % (some € 4.7 billion) of total turnover. Since the start of the economic crisis, investors have once more been turning their attention to traditional office strongholds, whereas in the boom years of 2006/2007 investments were also made in Class B locations and peripheral situations. The majority (88 %) of individual investments made were of the order of € 20 to 50 million. Office properties continued to be at the centre of investor interest with a market share of 35 %. Retail properties (approx. 31 %) and other properties (including mixed-use, hotels, etc.) (27 %) were still in demand. Logistics properties disposed of accounted for a 7 % share.

Returns showed a sharp increase at the start of the year, stagnated as the year progressed and evened out at a stable level towards the middle of the year. This increase in returns led to a mirror image of decreasing property values, with high-grade properties in good locations being less affected, properties in Class B locations suffering more. For core properties, returns will reduce again in the medium term since it is here that investor demand will concentrate in the future with corresponding products being available only in limited numbers. For exclusively office properties the average values were 5.43 %. Peak yields in the office segment were achieved in Munich at 5.1 %, followed by Frankfurt at 5.2 %, Berlin and Düsseldorf at 5.4 % and Cologne at 5.5 %. Peak trading was in shopping and DIY centres with 5.75 % and 6.50 % returns respectively; logistics and warehouse properties saw returns of about 7.45 %.

Since investors were looking increasingly for solid products with stable returns in the crisis year, apartments were in greater demand than office property in 2009. The volume of transactions in this segment was € 3.6 billion by the end of the year.

Offices: rental prices and area turnover falling, little area under construction[4]

Because the recession has a delayed effect on the commercial property market, the crisis had not entirely arrived on the rental market by the end of 2009 and the feared decrease in office positions had not as yet taken place. The decrease in rental prices and increase in vacancy rate were not as drastic as had been predicted at the start of the year. Nonetheless, the demand for office space decreased noticeably in 2009 as companies delayed or cancelled moves or reduced their space requirements. This affected the turnover of space in the five top locations, where the total turnover for 2009 was 1.7 million sqm, 27 % less than in 2008. Area turnover in Düsseldorf (–43 %) and Munich (–32 %) reduced to a greater than average extent. The cautious demand for space led to vacancy rates rising by the end of the year to a total of 6.9 million sqm office space. At the same time, the volume of new space under construction decreased to a major extent and reached 1.26 million sqm in the five traditional strongholds of German property, 630,000 sqm of which has not yet been leased. The proportion of area built on a speculative basis and due for completion in

[1] King Sturge 2009
[2] BNP Paribas Real Estate 2010
[3] Jones Lang Lasalle 2009, BNP Paribas Real Estate 2010, BNP Paribas Real Estate 2010
[4] BNP Paribas 2010

DEVELOPMENT OF OFFICE MARKETS FOR CA IMMO PRIME LOCATIONS IN GERMANY 2009

correct as at January 2010 Source: gif e.V., Annual Survey of Office Markets 2008 and 2009;

	2008	2009	Change in %
Berlin			
Take-up in sqm	490,000	444,000	–9.4 %
Vacancy in sqm	1,450,000	1,500,000	3.4 %
Vacancy rate in %	8.1	8.4	3.7 %
Peak rent in €/sqm net exclusive	22.0	20.1	–8.6 %
Average rent in €/sqm net exclusive	12.0	10.7	–10.8 %
Düsseldorf			
Take-up in sqm	424,100	243,100	–42.7 %
Vacancy in sqm	626,000	760,000	21.4 %
Vacancy rate in %	8.8	11.3	28.4 %
Peak rent in €/sqm net exclusive	23.6	22.8	–3.4 %
Average rent in €/sqm net exclusive	13.5	13.7	1.5 %
Frankfurt			
Take-up in sqm	510,000	350,000	–31.4 %
Vacancy in sqm	1,580,000	1,690,000	7.0 %
Vacancy rate in %	13.6	14.3	5.1 %
Peak rent in €/sqm net exclusive	38.0	35.0	–7.9 %
Average rent in €/sqm net exclusive	17.5	20.0	14.3 %
Cologne			
Take-up in sqm	300,000	250,000	–16.7 %
Vacancy in sqm	600,000	665,000	10.8 %
Vacancy rate in %	8.3	9.0	8.4 %
Peak rent in €/sqm net exclusive	21.5	21.4	–0.5 %
Average rent in €/sqm net exclusive	12	11.5	–4.2 %
Munich			
Take-up in sqm	667,000	453,800	–32.0 %
Vacancy in sqm	950,000	1,020,000	7.4 %
Vacancy rate in %	7.2	7.7	6.9 %
Peak rent in €/sqm net exclusive	35.0	33.9	–3.1 %
Average rent in €/sqm net exclusive	17.8	16.9	–5.1 %

Note: All floor space data given as rentable area according to gif, conversion factor: gross floor area x 0.85.

2010 or from 2011 onwards is highest in Munich and Cologne at 77 % and 66 % respectively. At the other three locations, some two-thirds of space has already been leased in advance. However, only a few projects were commenced last year so that the excess supply will fall again by 2011 at the latest.

High demand for high-quality office space

There is a strong trend towards demand for space that is smaller but of better quality. The main focus of rental activities in 2009 was on active and early renegotiation of rental agreements that were coming to an end. Rental prices had dropped at all the top locations by the end of the year. Munich, with a new top rent of € 34/sqm,

KÖNIGLICHE DIREKTION
Berlin

recorded a drop of 3 %. In Berlin, the peak rent fell by more than 8 % to € 20/sqm. However, the two Rhine metropolises, Düsseldorf and Cologne, proved to be very stable with decreases in rental prices of 3.4 % and 0.5 % respectively. In Frankfurt am Main, which is still the most expensive office location in Germany, the peak rent dropped from € 38 to 35/sqm (–8 %). But Frankfurt is simultaneously the only metropolis in which the average rent increased – by 14 % to € 20/sqm. The reason for this is the continuing high demand for high-quality space by users who have become more aware of price and are thus switching to space in the upper middle segment. This benefits disposal of the Europaviertel urban district developed by CA Immo subsidiary Vivico, and other projects as well.

Since the economic crisis will still affect events in the current year, isolated reductions in rental prices must be expected in 2010 as well. But the sharpest decreases will probably already have taken place in 2009.

Retail [1)]

Even in this year of crisis, retail trade prospered in the 1A situations of the top locations of Munich, Frankfurt, Düsseldorf, Berlin and Cologne. Demand in central, well-frequented locations continued at a constant level. Rental prices in the top locations increased by about 4 % in 2009. In contrast, peripheral and small-town locations lost about 3 % of their value. The overall average value for new rentals at the end of the year was € 80/sqm. Munich continues to be the most expensive location with a peak rent of € 300/sqm, followed by Frankfurt and Düsseldorf (€ 250/sqm) and Berlin and Cologne (€ 220/sqm). Basic retail provision close to home remains the central component of the German retail industry and is of particular importance in the context of large-area district developments. Within the framework of its development projects, the CA Immo Group focuses on this segment and, by making retail provision available, is creating a fundamental component of functional, attractive urban districts.

Hotel sector [2)]

The German hotel sector suffered under the economic crisis along with every other sector in 2009. Even at the start of the year, the number of overnight stays decreased so that German hoteliers were obliged to accept losses in the first three quarters. The revenue per room (RevPar) dropped by 12 % because of reduced occupancy and prices, reaching an average value of € 47. The average price per room reached a value of € 79. In the principal destinations for German urban tourism, room occupancy reduced only to a moderate extent: Berlin (–2.4 %), Frankfurt (–5.8 %), Cologne (–7.0 %) and Munich (–6.1 %). New hotel projects were cancelled or postponed in view of the insecure market situation and also because of the existing surplus of new hotels. Top hotels in the major cities and at airports, in particular, found themselves facing problems. Well-designed, low-budget hotels, on the other hand, will also be well placed to withstand a second year of crisis with stable occupancy and prices.

Residential [3)]

The requirement for residential space in Germany will continue to increase over the next few years, particularly in the economically strong regions, as a result of the increasing "singularisation" of households (i.e. one- and two-person households). Falling building approval levels and consequently a drop in numbers of completions mean that supply no longer meets the still increasing demand. High price increases have thus been seen in comparison with the previous year, particularly in the south and in a few cities in northern Germany. Because the demand for residential space is once more increasingly shifting inwards to the centres of the major cities, while the supply there is restricted, prices in these areas rose sharply in 2009. The most expensive locations among the large German cities continue to be Munich, with rents of € 13/sqm for newly built, high-quality apartments, and, more recently, Düsseldorf, followed by Frankfurt (€ 10.50/sqm). Only in Berlin are rents for new-build space at a level of € 7.80/sqm.

[1)] IVD 2010
[2)] Deloitte 2009
[3)] BBSR 2009

PROPERTY MARKET EASTERN EUROPE

The economic and financial crisis has had a severe impact on real economies across Eastern Europe; Hungary, some South Eastern European nations, the Baltic States and Russia have been particularly hard hit. Financing for property transactions remains very hard to come by in the region, and is only provided with high risk surcharges. This led to disintegrating investment markets, rising yields and falling property prices in 2008 and 2009.

The investment market[1)]

In 2009, the transaction volume on the investment market for commercial real estate in the CEE region was around € 2.5 bn, of which roughly € 2 bn was generated in the second half of the year. Although total turnover was down by 75 % on the previous year, the rise in investment activity towards the end of 2009 reflected the growing confidence of investors and the resurgence of trust in the markets. Investors focused their interest on well appointed core properties in prime locations with long contract terms. Few contracts were concluded in 2009; high quality office properties accounted for some 44 % of the total transaction volume, compared to 38 % in 2008. Retail properties accounted for a market volume of 31 %, with industrial properties making up 12 % and hotels 8 % of market turnover.

Yields stabilised in the second half of 2009

For 2009 as a whole, yields again increased sharply throughout the region, which in turn forced down the value of properties. The trend was particularly acute in the first six months; the rise in returns only levelled out when the investment market staged a modest recovery near the end of the year.

The increase in yield was particularly pronounced in the aforementioned countries with severe problems affecting their real economies; returns rose by up to 300 base points in the main Russian cities of Moscow and St. Petersburg. As in the previous year, values dropped most markedly in Bucharest, Sofia and Budapest; by contrast, property values in Warsaw and Prague held up relatively well.

Experts believe yields may have bottomed out, particularly in the high quality segment and established markets such as Poland and the Czech Republic. At the same time, returns for class A and B locations are diverging at an ever faster rate due to averseness to risk on the part of investors. Property locations with short histories and limited stocks (such as the smaller markets of South Eastern Europe and the Baltic States) continue to face the prospect of waning interest from potential investors and thus higher yields.

The office market[2)]

Office markets in Eastern Europe, which are especially susceptible to economic cycles, came under widespread pressure from the financial crisis and the associated fall in demand for office premises. Numerous projects initiated prior to the crisis were completed in recent months, which has led to a sharp rise in the average vacancy rate (to around 16 %) across the CEE, SEE and CIS; the collapse in the Russian market also contributed significantly to this development. The decline in demand for office space and the increase in vacancy rates were also linked to a drop in rent levels which varied considerably from one country to the next: peak rents in Moscow fell by 63 % last year, for example, with Warsaw reporting a drop of some 30 % by the end of quarter three; the figures for Prague and Budapest "only" fell by around 9 % and 4.5 % respectively.

Although office markets remained generally subdued, the beginnings of an upturn were noted towards the end of 2009 on established markets such as Poland and the Czech Republic. Given the high levels of supply and the greater sensitivity of investors as regards the quality of real estate, the market is much more receptive to prime properties in good sites than it is to B-class locations. Despite this, many companies neglected to relocate on account of internal cost pressure, leading to across-the-board falls in the numbers of new contracts in relation to lease contract extensions.

In the final quarter of 2009, prices for high quality properties in prime locations (central business districts) stood at approximately € 19-21/sqm in Prague and € 21-23/sqm in Warsaw. Relatively high rental rates were also reported in Bucharest (€ 19.50/sqm) and Budapest (€ 22/sqm), although this only applied to a handful of properties. Most contracts are concluded at € 13-15/sqm in Bucharest and at € 12-14/sqm in Budapest. Contracts in Moscow continue to have the highest value at around € 30-40/sqm.

The retail market

The retail sector also found itself under increasing pressure last year as sales fell. The majority of retailers, having significantly restricted or even halted their expansion

1) cf. CB Richard Ellis, CEE Property Investment 2009

2) cf. JLL European Office Property Clock, Q3 2009, JLL Key Market Indicators, Q3 2009 and CBRE EMEA Rents and Yields, Q4 2009

OFFICE MARKET TRENDS

correct as of fourth quarter 2009

Sources: Jones Lang Lasalle European Office Property Clock, CA Immo International, CBRE EMEA Rents and Yields Q4 2009

	Peak rent (in €/sqm)	Vacancy rate	Peak yield Dec. 2009	Peak yield Dec. 2007
Moscow	30-40	19 %	12.00 %	7.50 %
St. Petersburg	25-30	25 %	12,50 %	8,50 %
Warsaw	21-23	7 %	6.75 %	6.25 %
Prague	19-21	11 %	7.00 %	5.40 %
Budapest	20-22	16 %	8.00 %	6.75 %
Bucharest	18-22	13 %	9.50 %	6.75 %
Sofia	14-21	19 %	9.50 %	8.00 %
Belgrade	16-18	22 %	9.50 %	8.25 %
Bratislava	15-17	12 %	7.50 %	6.25 %

strategies, are now attempting to use lower rent levels to compensate for their losses. As with office premises, shopping centres in heavily frequented A-grade locations are outperforming those in B-class sites. Whilst rents have broadly stabilised in good locations, reductions of as much as 25 % have been reported in less frequented areas. Location and quality remain the critical factors in long-term property investments.

The CA Immo Group's activities in the retail sector are concentrated on secondary cities in Hungary (with one specialist retail centre in Györ) and Romania (where a similar centre is under construction in Sibiu). Local retail markets in both countries have been adversely affected by falling consumer spending. Peak rents in shopping centres in **Hungary** stand at around € 50–75/sqm per month, with regional cities attracting between € 12.5 and € 20/sqm per month. In the specialist retail centres (mainly developed in regional towns in Hungary since 2005), monthly rental rates are in the range of € 7–12/sqm.

The expansion of international chains in **Romania** has either decelerated significantly or stopped entirely. With several shopping centres completed simultaneously in 2009, vacancy rates rocketed to 40–60 %, especially on secondary markets (EHL CEE/SEE Real Estate market report 2009). With a vacancy rate below 10 % and peak rents for retail parks reaching around € 22–25/sqm, Bucharest has not been so seriously impacted. Specialist retail centres in secondary cities currently command approximate rents of € 8–11/sqm.

The hotels market[1)]

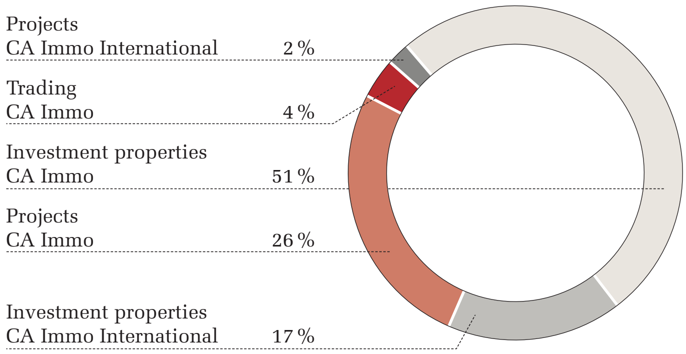
The tourism industry in Europe experienced a tough year in 2009. The global economic crisis, rising unemployment and the spread of swine flu combined to curtail the travel plans of many. In particular, business travel contracted substantially due to drastic deterioration in the orders situation in most sectors. The crisis has also forced companies to pay greater attention to their costs, with the result that staff travel budgets have been cut, significantly in some cases. Early in 2009, spending by hotel guests in Europe was reported to have plummeted by as much as 31.3 %. Driven by declining occupancy figures and falling rates, revenue per available room (revPAR) fell by an average of 16.8 % in European hotels. According to the Hospitality Vision 2009 study by Deloitte, the figures for both visitors and overnight stays shrank in nearly every city in Europe. Countries in Eastern Europe – including the Czech Republic, the Baltic States, Romania, Russia and Slovakia – have suffered particularly heavy losses, with revPAR falling by over 20 % in local currency in some cases.

CA Immo International has two hotels in the Czech Republic, in Prague and Plzeň. In December, room occupancy in Prague increased by 2.6 % to stand at roughly 54.6 %, compared to 65.6 % in 2008. Although this signalled the first return to revenue growth for the city's hotel market since January 2008, the picture for the year as a whole remained dispiriting, with falling visitor numbers, an expanding surplus of new hotels and the continuing recession forcing down revenue by nearly 30 %. For 2009, revPAR was € 44 in Prague, € 37 in Budapest (where room occupancy stood at 53.5 %) and € 84 in Moscow (with occupancy of 57.8 %).

[1)] cf. TRI Hospitality Consulting: European Chain Hotels Market Review, December 2009 and Deloitte: Hospitality Vision European Performance Review 2009, Uphill Struggle

PROPERTY ASSETS

DISTRIBUTION OF BOOK VALUE CA IMMO GROUP BY TYPE



The CA Immo Group invests in commercial properties in the countries of Central Europe, with a clear emphasis on office properties.

The Group's regional activities in Austria are dealt with by the parent company CA Immo and those in Germany by the some 100 %-owned subsidiaries Vivico Real Estate GmbH and Vivico AG. The Eastern European portfolio of the Group is bundled in the CA Immo International subsidiary. The Group's core competence focuses on two business areas: portfolio management focusing on the management of investment properties for optimum returns, and investment properties under development.

In the consolidated balance sheet for 2009, the CA Immo Group posts property assets of some € 3.5 billion (2008: € 3.8 billion). € 2.4 billion of this (73 % of the total portfolio) is accounted for by investment properties[1] and € 1.0 billion (27 % of the total portfolio) by investment properties under development.

The investment properties portfolio of the Group as at the key date of 31.12.2009 includes total effective rentable area of 1.38 m sqm, some 59 % of which is office space and 21 % storage space. In terms of balance-sheet value, 46 % of the investment properties are in Germany, 29 % in Austria and 25 % are investment properties of CA Immo International in the Eastern European states.

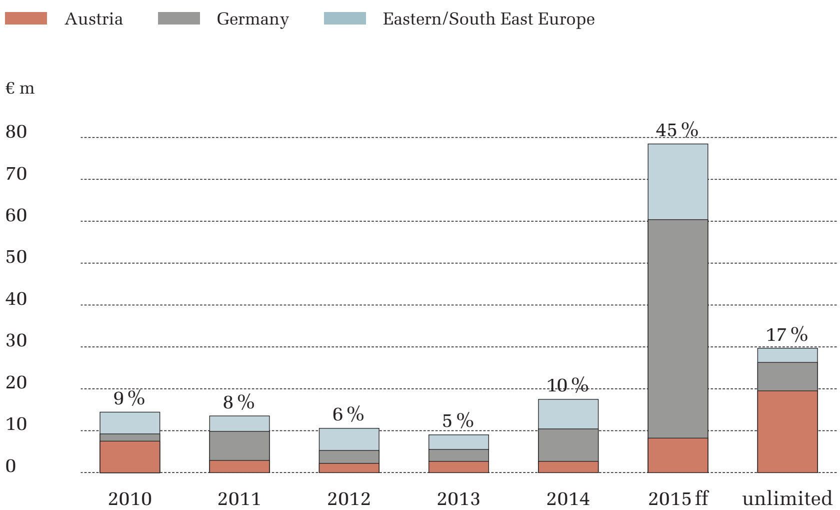
Of the investment properties under development with a total value of € 1.0 billion, about 3 % are developments and strategic site reserves owned by CA Immo in Austria, 90 % in Germany and the remaining 7 % are CA Immo International projects in the states of Central and Eastern Europe, South Eastern Europe and the CIS.

In 2009, the Group generated rental income amounting to € 177.0 m (2008: € 175.3 m). On the basis of annualised rental income, the investment portfolio yielded a return of 6.5 %[2]. The average economic vacancy rate (measured against the annual target rental return) was 5.9 %[2] in 2009 (2008: 5.1 %), and the vacancy rate in sqm as at the key date was also 5.9 %[2].

[1] including own used properties, properties intended for trading and assets held for sale

[2] Excluding project completions newly incorporated into the asset portfolio in 2009: Capital Square, Sava Business Center and Dunacenter

LEASE ANALYSIS based on effective rental income of the expiring lease contract



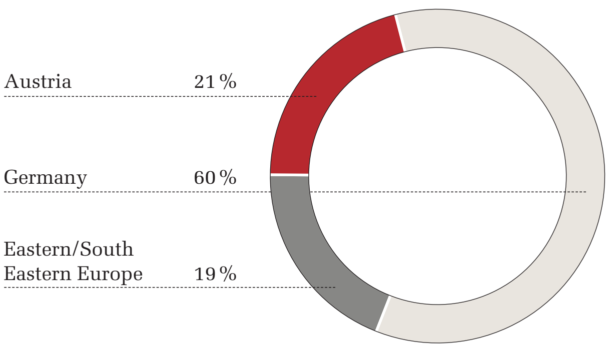
The graph shows that more than 60 % of the CA Immo Group's rental agreements have a term longer than 5 years.

OVERALL PORTFOLIO

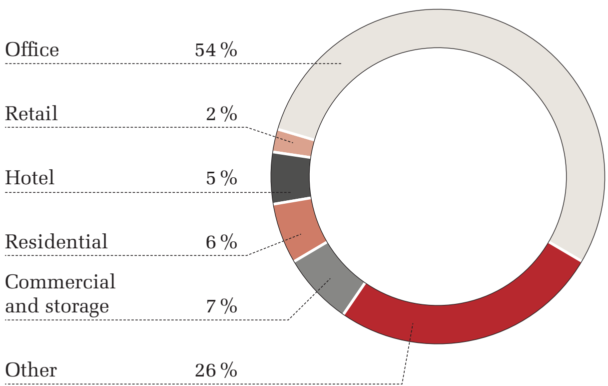
		Austria	Germany	Eastern and South East Europe	Total
Property assets 31.12.2008	**€ m**	**800.1**	**2,236.5**	**751.7**	**3,788.3**
Investment properties	€ m	747.9	1,184.5	588.2	2,520.7
Investment properties under development	€ m	40.6	876.9	162.2	1,079.8
Own used properties	€ m	11.5	7.9	0.0	19.4
Properties intended for trading	€ m	0.0	167.1	1.2	168.4
Assets held for sale	€ m	0.0	0.0	0.0	0.0
Acqusition of new properties	€ m	21.3	9.6	0.0	30.9
Investments in current projects	€ m	0.6	136.8	83.4	220.9
Investments in the portfolio stock	€ m	6.7	28.8	4.1	39.6
Change from revaluation/impairment	€ m	–15.3	30.1	–152.0	–137.2
Depreciation own used properties	€ m	–0.6	–0.2	0.0	–0.8
Disposals	€ m	–73.7	–339.0	–13.3	–426.0
Property assets 31.12.2009	**€ m**	**739.1**	**2,102.7**	**674.0**	**3,515.8**
Investment properties	€ m	702.0	1,103.1	605.0	2,410.1
Investment properties under development	€ m	24.2	870.5	67.7	962.5
Own used properties	€ m	11.0	3.3	0.0	14.2
Properties intended for trading	€ m	0.0	121.7	1.3	122.9
Assets held for sale	€ m	2.0	4.0	0.0	6.0
Annual rental income [1]	€ m	46.2	90.5	40.3	177.0
Annualised rental income	€ m	44.5	82.0	45.1	171.5
Vacancy rate for investment properties [2]	%	8.2	2.2	8.8	5.9
Yield (investment properties) [2]	%	6.3	5.8	8.5	6.5

[1] incl. annual rental income from properties sold in 2009 (€ 9,6 m)
[2] excluding the Capital Square, Dunacenter and Sava Business Center project completions that have been newly incorporated in the porfolio

DISTRIBUTION OF BOOK VALUE CA IMMO GROUP BY REGION



DISTRIBUTION OF BOOK VALUE CA IMMO GROUP BY MAIN USAGE



PROPERTY ASSETS BY BALANCE SHEET ITEMS

		Austria	CA Immo Germany	CA Immo International Eastern and South East Europe	CA Immo Group total
Investment properties					
Usable space (excluding parking spaces)	thsd sqm	378	717	288	1,382
Number of parking spaces	No.	4,397	7,615	5,048	17,060
Book value	€ m	702.0	1,103.1	605.0	2,410.1
Rental income (actual)	€ m	46.0	69.2	40.3	155.5
Rental income (annualised)	€ m	44.4	63.9	45.1	153.4
Vacancy [1]	%	8.2	2.2	8.8	5.9
Yield [1]	%	6.3	5.8	8.5	6.5
Investment properties under development					
Usable space (excluding parking spaces)	thsd sqm	6	182	155	343
Number of parking spaces	No.	20	1,419	4,335	5,774
Book value	€ m	24.2	870.5	67.7	962.5
Rental income (actual)	€ m	0.1	10.8	0.0	10.9
Rental income (annualised)	€ m	0.1	8.6	0.0	8.7
Properties intended for trading					
Usable space (excluding parking spaces)	thsd sqm	0.0	129	8.0	137
Number of parking spaces	No.	0.0	445	0	445
Book value	€ m	0.0	121.7	1.3	122.9
Rental income (annualised)	Mio. €	0.0	9.3	0.0	9.3
Rental income (actual)	€ m	0.0	10.4	0.0	10.4
Own used properties					
Usable space (excluding parking spaces)	thsd sqm	3	1	0	4
Number of parking spaces	No.	40	7	0	47
Book value	€ m	11.0	3.3	0.0	14.2
Assets held for sale					
Usable space (excluding parking spaces)	thsd sqm	0.0	3	0.0	3
Book value	€ m	2.0	4.0	0.0	6.0
Rental income (annualised)	€ m	0.0	0.2	0.0	0.2
Rental income (actual)	€ m	0.0	0.2	0.0	0.2

[1] excluding the Capital Square, Dunacenter and Sava Business Center project completions that have been newly incorporated in the porfolio

Additional tables and analyses regarding property assets can be found from page 191 onwards.

PORTFOLIO STRATEGY

Raising the corporate value of the Group is the main aim of the portfolio strategy and thus the key criterion on which each new investment decision is based.

CA Immo pursues this aim by positioning itself clearly as an investor in commercial real estate, focusing on the Central European region through the twin business areas of investment properties and investment properties under development. In doing so, the company can draw on over 20 years' experience, the local presence of qualified employees and a wealth of project development expertise generated through the subsidiary Vivico.

In the course of the recent financial crisis, the Group's portfolio strategy passed through a process of evaluation and a measure of adjustment to specific market conditions and the general economic circumstances.

Regardless of region or asset class, however, the central objectives are to secure the earning power of investment properties whilst realising development projects with the maximum efficiency.

Focus on countries with an established CA Immo presence

In regional terms, CA Immo restricted its activities to the existing markets of Austria, Germany and (South)Eastern Europe during 2009; no further expansion took place. In 2010, consolidation in those countries where a presence is already established will continue to take priority over entry into new markets, the aim being to achieve a balanced portfolio mix of established and developing markets.

In the company's core regions of Austria, Germany, Poland, Hungary and the Czech Republic, the objectives will be to secure investment properties for the long term and organic asset accumulation. In Austria and Germany in particular, the Group has its own teams to oversee progress on project development and manage investment properties locally; this proficiency can also be called on as required in other regions. Beyond maintaining current stock, there are no immediate plans to expand in the fringe markets, and exit strategies will be deployed if necessary. Although current development projects in the CIS region (and especially Russia) will continue, no new projects will be initiated in the short to medium term. Investment opportunities will be evaluated as they arise and entered into on a case-by-case basis.

Key asset class: office properties

CA Immo has always positioned itself as an office specialist. In this segment, the company can point to considerable expertise acquired over years of experience. The operational focus is on the business area of investment properties as well as project development in connection with high grade office properties (with a strong emphasis on prime locations). As regards stock, much of the organic asset accumulation envisaged for the years ahead will take place in this segment. Hotel and residential properties will be developed as the opportunities arise, mainly in the field of urban district development and in connection with specific projects; in the hotel segment, the company will utilise the expertise of Group subsidiary Viador, which specialises in hotel building. So far, too little attention has been paid to the retail sector in the Group's portfolio as a whole; efforts will be made to redress the balance by means of selective development and collaborations with specialist project partners.

Urban district development adds high value

Thanks to its subsidiary Vivico Real Estate, CA Immo controls valuable reserves of real estate in prime locations in Germany. Development projects linked to these extensive sites, which include substantial stocks of residential property, are at varying stages of completion. Over the next few years, the sites will be made ready for building as fast as possible, whereupon they will either be sold to property developers, developed by CA Immo for investors or absorbed into the company's asset portfolio following completion. This urban district development programme covers various usage types and incorporates all asset classes, which will ensure the creation of functioning infrastructure that is integrated into the wider environment. This type of urban development – turning brownfield sites without development schemes into completed urban districts – has high potential for added value and ideally complements the more stable core business of managing investment properties.

Solid stock, strong development expertise

CA Immo will aim to establish a business ratio of 2:1 with a view to negating the volatility of project development to a large degree (two thirds investment properties to secure a stable cash flow, one third investment properties under development (based on total investment costs) to generate higher yield). It is a combination with advantages to both business areas: the business of investment properties benefits from access to high quality new real estate, whilst the steady income from property management supports project business. To release additional capital resources to implement projects in the pipeline, up to 10 % of established investment properties or completed developments are sold each year (according to market conditions and the receptiveness of the investment market).

The risks of project development are mitigated by means of scrupulous risk management: new projects are only launched where financing is fixed, a high level of pre-letting is assured or an end result is guaranteed in the shape of an investor.

SEGMENT REPORT FOR AUSTRIA

THE INVESTMENT PROPERTIES AREA

The investment properties[1)] in Austria provide a rentable effective area of approximately 377,600 sqm with a market value of around € 702 m according to current valuations. The portfolio (inclusive of assets sold in 2009) generated rental income of € 46.0 m last business year (compared to € 45.0 m in 2008), equivalent to an average yield of 6.3 %. As for lettings performance in Austria in 2009, new contracts (exclusive of assets sold in 2009) accounted for 14,740 sqm and contract extensions in terms of waived right of rescision covered 12,100 sqm; floor space of 5,200 sqm was vacated on account of expired rental agreements. The economic vacancy rate in the asset portfolio (measured on the basis of expected annual rental income) was 8.2 % in 2009 (compared to 9.8 % in 2008); vacancy in sqm on key date 31 December 2009 was equivalent to 8.8 % (9.9 % in 2008).

Wide-ranging renovation work has been under way at the **Galleria shopping centre** on Vienna's Landstrasser Hauptstrasse since July 2009. The new escalator and lift system directly linking the sales levels to the car park was completed late in November 2009. Phase two, launched at the start of 2010, will involve modernisation of the general mall areas, part of the rentable area and the facade. Of the rentable area of 13,500 sqm, 85 % has now been let to some 40 speciality retail outlets. All conversion work is due to be completed in time for the Christmas period of 2010. CA Immo has been the sole owner of the entire property, which was built as a condominium property nearly 20 years ago, since January 2009. The property has net rentable effective area of around 30,200 sqm; commercial premises account for approximately 45 % of this, with office and residential space making up the remainder. A car park with 388 spaces is available to customers.

[1)] Excl. of own used properties and assets held for sale

CA Immo invested approximately € 8.2 m in its Austrian portfolio in 2009. An additional € 3.3 m or so was devoted to maintenance costs with a view to upholding the fabric of buildings and the quality of rental units.

Sales in 2009

Strategic portfolio adjustments were carefully analysed and implemented in 2009. In this the company was assisted by the current economic conditions, which have produced a selective demand for direct property investments. Market placement was particularly successful for small to medium-sized apartment houses and plots of land in Vienna and the regional capitals, including a real estate package in Salzburg. Total sales revenue of some € 77 m was generated in 2009.

THE INVESTMENT PROPERTIES UNDER DEVELOPMENT AREA

Most progress has been made on two hotel projects that CA Immo will develop in 2010: one is part of an investment property on Fürbergstrasse in Salzburg, the other is located on a property on Rembrandtstrasse in Vienna's second municipal district (see supplementary report on page 35). Planning permission for another hotel project on Altmannsdorfer Strasse was secured in 2009; next steps are currently being discussed with potential operators.

Lände 3, a large-scale development and refurbishment project on Erdberger Lände in Vienna's third district, will commence in 2010. The site, which comprises rentable effective area of some 80,000 sqm in total, was let to Siemens in its entirety until February 2010. Starting in March, Siemens will gradually relocate, as planned, to a new purpose-built site, thereby vacating 33,200 sqm of effective office space at the end of February and another 30,700 sqm at the end of August.

INVESTMENT PROPERTIES AUSTRIA: OPERATING FIGURES

	31.12.2009	31.12.2008	Change
Book value (€ m)	702.0	747.9	–6.1 %
Annualised rental income (€ m)	44.5	46.0	–3.3 %
Gross initial yield	6.3 %	6.1 %	+0.2 pp
Vacancy rate	8.2 %	9.8 %	–1.6 pp

The remaining floor space of some 18,000 sqm is long-term rented to Siemens (until 2014) respectively to an operating company of a gas station (until 2030). Rental revenue for the complex as a whole amounted to € 9.7 m in 2009; the figure for 2010 is likely to be € 5 m.

Activities linked to the future use, refurbishment and repositioning of the site are well under way; these range from rapid re-letting of the highest priced floor space to the revitalisation of certain older structures and the reconstruction of other sections – which are rented to Siemens for the time being – for residential usage.

The project, which will extend over a number of years, will aim to utilise floor space as effectively as possible, thereby securing the Erdberger Lände site for the long term and enhancing its value. With this in mind, CA Immo, in partnership with the city of Vienna, launched an urban planning competition in the first quarter of 2009, which was successfully finalised. The principal task of the competition, which invited entries from across Europe, was to produce a feasible and future-focused blend of residential, hotel, office and retail usages capable of being realised in several stages; issues of transport, social infrastructure and urban development coordination also had to be considered. The resolutions in this matter by the city council are anticipated.

The wide-ranging project will also draw on the expertise of CA Immo's German subsidiary Vivico Real Estate, which specialises in the development of mixed-use inner city districts. The first phase of the revitalisation work is expected to be completed by 2012; the calculated investment volume for phase one will be some € 50 m, depending on the detailed conception und time schedule.

Re-letting efforts have already been successful, with a Siemens spin-off company agreeing to let some 6,800 sqm from 1 March 2010.

LÄNDE 3
Vienna, Erdberger Lände, Visualisation of the winning project

SEGMENT REPORT FOR GERMANY

CA Immo in Germany

CA Immo has been investing in Germany since the autumn of 2006. As of balance sheet date 31 December 2009, the company held property assets amounting to € 2.1 bn on this market, roughly equivalent to 60 % of the CA Immo Group's total property assets. CA Immo gained a foothold on Europe's largest property market through the acquisition of a package of properties worth € 798 m from the federal state of Hesse. These properties are leased to the state of Hesse for the long term: on average, lease agreements have around 22 years left to run. As well as procuring more commercial properties in 2007 and 2008, the company acquired Vivico Real Estate GmbH – a project development company with a significant portfolio of centrally sited real estate in major German cities – at the turn of the year 2007/2008. The total value of the property assets acquired (some € 1.3 bn) was recognised on the balance sheet and in the income statement in early 2008, establishing Germany as the most important market for the CA Immo Group.

Subsidiary Vivico provides platform for business in Germany

The Vivico Group emerged from a collecting society for railway properties in 2001, and until recently it was wholly owned by the German government. In 2003, its property portfolio was streamlined as part of a realignment towards intrinsically valuable real estate and properties with development potential. Since then, the core competence of Vivico has been urban district enhancement. The company's real estate services include portfolio management, portfolio development and trading. Vivico is highly skilled in the transformation of inner city real estate formerly given over to industrial usages, and specialises in the development of mixed-use districts in major cities. Vivico's experienced team of real estate experts also provides the CA Immo Group with a powerful platform on which to implement its activities in Germany (and especially its investment properties under development) with the utmost professionalism and cost-efficiency.

The integration of Vivico under the terms of a functional merger, and thus the structural realignment of the CA Immo Group's real estate and project development activities in Germany, were key priorities in 2009. Full details of these activities (and more information on Vivico and its subsidiaries) are provided in the "Equity investments and funds" section on page 42.

Focus on city district development

On a strategic level, the CA Immo Group focused its investment activities on the major west German cities in 2009. In places such as Munich, Frankfurt and Berlin, efforts were made to accelerate progress on (sometimes extensive) urban development projects with high degrees of pre-letting. Properties were also sold as planned in order to boost the Group's capital resources and generate capital for new projects.

THE INVESTMENT PROPERTIES AREA

Investment properties in Germany, which include landmark buildings such as the Königliche Direktion in Berlin, comprise an effective rentable area of around 716,500 sqm; as of the balance sheet date, this represented an approximate book value of € 1,103 m at current valuation (€ 1,185 m in 2008). The occupancy rate for these properties averaged 97.8 % in 2009 (98.7 % in 2008), with the typical remaining period on fixed-term rental contracts standing at around 22 years and average office rents at € 8.91/sqm. In 2009, rental income (including of properties sold in 2009) of € 69.2 m (€ 68.8 m in 2008) was generated and CA Immo invested approximately € 4.2 m in the maintenance of its German portfolio.

The German investment property portfolio delivered a yield of 5.8 %.

Sales in 2009

Vivico transacted total property sales of € 358 m in 2009. Returns on sale for the biggest transactions (described below) were in the range of 4.6 to 6.5 %. Buyers included open-end funds and private foundations.

Vivico sold the **ATMOS** office building in **Munich's Arnulfpark®** to Union Investment Real Estate AG in March for a purchase price in excess of € 100 m; the return on sale was 6.3 %. The principal tenant for the six-storey ATMOS building, which was completed in the first quarter of 2009, is the German headquarters of US pharmaceutical company Bristol-Myers Squibb. ATMOS, which was designed and realised as a green building, has been awarded silver certification by the German Sustainable Building Council (DGNB); the building derives as much as half of its energy requirement from renewable sources.

VELUM, an office and residential complex also located in the **Arnulfpark®** spanning approximately 5,800 sqm, was sold in August for a double-digit figure in the millions and a return of 4.6 %. The edifice provides 27 rental apartments in a seven-floor residential tower along with office and commercial premises spanning around 3,600 sqm. VELUM, which is fully let, was completed

INVESTMENT PROPERTIES GERMANY: OPERATING FIGURES

in sqm	31.12.2009	31.12.2008	Change
Book value[1] (€ m)	1,103.1	1,184.5	–6.9 %
Annualised rental income (€ m)	63.9	70.8	–9.7 %
Gross initial yield	5.8 %	6.0 %	–0.20 pp
Vacancy rate	2.2 %	1.3 %	+0.90 pp

[1] excl. own used properties, properties intended for trading and assets held for sale.

in 2007, the first commercially utilised structure in the Arnulfpark®.

In September, two **office buildings in Cologne** were sold to Hamburg-based Hansainvest for around for € 55 m at a return of 6.3 %. The **RheinPalais** and **RheinAtrium** buildings are situated on Konrad-Adenauer-Ufer, adjacent to the River Rhine, and both properties have a total rentable area of around 16,000 sqm. Tenants include consultancy firm PricewaterhouseCoopers and fragrance retailer Douglas. The buildings were restored and partly reconstructed by Vivico.

The **Römischer Hof**, a listed building on Berlin boulevard Unter den Linden, was sold in October for approximately € 50 m and a return of 4.9 %. The historic structure, which has a rentable area of some 9,500 sqm, was comprehensively refurbished and modernised by Vivico. The Römischer Hof is now occupied by tenants that include a Ferrari showroom, the E-Plus Group and international publishing house Condé Nast.

THE INVESTMENT PROPERTIES UNDER DEVELOPMENT AREA

As of 31 December 2009, the CA Immo Group had rentable effective area of some 200,000 sqm in Germany and projects under construction respectively in advanced preparations with a calculated total volume of around € 800 m. Some 40 % of all investment costs have now been recouped and the remaining construction costs (totalling some € 500 m) have been fully covered through credit approval and capital resources. Given this extensive project pipeline and additional reserves of land worth around € 590 m, Germany is the market that will drive CA Immo's plans for continuous, organic asset accumulation over the years ahead. The Group is seeking building permission for gross floor area of approximately 1.6 m sqm on its real estate reserves in Germany by 2014, of which approvals for residential purposes would account for 30–40 % on current estimates. Once made ready for building, the sites will either be sold to property developers, developed by CA Immo for end investors or incorporated into the company's asset portfolio upon completion. The CA Immo Group is thus the largest project developer in Germany. Given that premises on the German market were only acquired in very small increments over recent years, good market absorption is anticipated for the next few years. Full details of the portfolio strategy may be found on page 58.

Key areas of development activity in Germany currently include:

The Europaviertel, Frankfurt/Main

The **Europaviertel** – a new city district on a site of around 90 hectares, 18 of which were developed by Vivico – is one of the CA Immo Group's biggest development projects. The modern district emerging on a site adjacent to the Frankfurt Exhibition Centre and the banking district will combine residential units, offices, restaurants, a conference centre and retail premises. Reputable companies such as BNP Paribas, PricewaterhouseCoopers, Grand Hyatt, Bayerische Versorgungskammer, Mövenpick, Realgrund and Meininger Hotel have already signed up as tenants, users or investors on the site.

The first residential tenants have already moved into the **EUROVENIA** complex on Europa-Allee, the backbone of the Europaviertel. Two other residential buildings are currently under construction; the topping out ceremony has been held for one of these, known as **CITY COLOURS**. The eastern section of the Europaviertel will offer more than 790 apartments in total. The topping out ceremony for the future **Meininger Hotel** also took place in September. In May, an architectural competition was held in respect of a planned **high-rise hotel** on Osloer Strasse; the designs submitted by Ben van Berkel/UNStudio of Amsterdam were recommended for further development.

CITY DISTRICT ARNULFPARK®
Munich, visualisation

The structural shell work for the main German offices of French bank **BNP Paribas** was completed at the turn of the year 2009/10.

Situated at the entrance to the Europaviertel, the largest single project – the 50-storey office building **Tower 185** – has surpassed the 30-metre mark. Sixty percent of Tower 185 has already been let to accountancy firm PricewaterhouseCoopers. Construction of the high-rise, which was conceived and realised as a green building, will be completed by the end of 2011.

Munich

CA Immo controls extensive development sites in locations with excellent infrastructure in the Bavarian capital. The **Arnulfpark®** district, now nearing completion, will be the first urban area developed by CA Immo in Germany. Around 1,000 apartments and 4,500 jobs will be created on the 18-hectare site close to the city's main railway station, along with hotels, several restaurants, local amenities and cultural facilities.

Also under construction is the **SKYGARDEN** office building. The structure, which will provide a gross floor area of some 33,000 sqm above ground, is being built by Vivico under the terms of a joint venture with German company OFB Projektentwicklung. Around 53 % of the office space has already been let to PricewaterhouseCoopers. The commercial section of the **MK 3** construction site will also feature an office building with floor area of around 25,000 sqm; Vivico is developing this project with joint venture partner E&G Financial Services GmbH.

In October, work began on a second new city district for Munich known as **Isargärten Thalkirchen**. Working with local housing association Infraplan, Vivico will create 11 residential buildings offering a total of 88 apartments in two construction phases. The first building section will cover 51 owner-occupied flats, of which some 70 % have been sold before construction work even starts. The flats in the new city district will be ready for occupancy in 2011.

Another district under development is the **Schlossviertel Nymphenburg**. The exclusive residential and office district will include around 1,200 apartments, most of which are already occupied. A residential site spanning approximately 2,200 sqm was sold to a housing association during the year under review. Currently emerging is the AMBIGON office, commercial and medical centre, which will have an approximate gross floor area of 15,500 sqm. Marketing for the premises is under way, 50 % of which has been pre-let; construction was scheduled to start early in 2010.

Berlin

A number of projects are also at the planning stage in Berlin. One of those with high significance for the German capital is the **Europacity district**, north of the city's main railway station. At 40 hectares, the site is roughly twice the size of Potsdamer Platz; Vivico is developing around 20 hectares. The first building to be constructed is a 17-storey office block on Europaplatz, which will be the German headquarters of TOTAL (the oil company will let the entire 14,000 sqm tower). Construction of the office building, which will stand at some 69 metres, is scheduled to commence in the second quarter of 2010.

The **Lehrter city district**, directly adjacent to the city's main station, is an area of hotels and conference facilities that is already under development. The MK 3 construction site was sold to the investor High Gain House Investments, which was responsible for building a two-star business hotel for the Meininger group.

Purchases

Over the next few years, CA Immo subsidiary Vivico will work with Stadtwerke Mainz AG to realise **Zollhafen Mainz**, a new urban district of 30 hectares. The Zollhafen will provide a unique blend of residential, living, working and relaxation facilities in the capital city of Rhineland-Palatinate state. Attractively designed green spaces and water features, islands and canals, a spacious marina with mooring facilities and close proximity to the River Rhine will create a maritime-inspired environment with a big-city feel in this former harbour area.

Thanks to its experience in urban district development, Vivico prevailed in a Europe-wide bid invitation, securing the contract in autumn 2009 following an extensive award procedure. Vivico and Stadtwerke Mainz AG are now forming a project company to implement and market the Zollhafen project. The company will acquire the Zollhafen plot at residual value from Stadtwerke Mainz AG. Planning permission for the site is currently being sought.

TOWER 185
Frankfurt, construction site as of January 2010

SEGMENT REPORT FOR EASTERN AND SOUTH EASTERN EUROPE

The CA Immo Group has been investing in Eastern Europe since 1999. Today, the Group maintains a presence in nine countries of Central and Eastern Europe (CEE), South Eastern Europe (SEE) and Russia in the form of investment properties and investment properties under development. In 2006, CA Immo brought its entire Eastern European portfolio under the control of a subsidiary, CA Immo International, subsequently floating the company on the stock market; CA Immo held a stake of 63 % in CA Immo International as of 31 December 2009. CA Immo International's real estate activities are divided across two business areas: the acquisition and management of investment properties and the development of projects. Since 2006, the investment properties under development area has generally been managed through the CA Immo New Europe (CAINE) special fund; projects initiated prior to this date, and those which do not meet the fund prerequisites, are implemented by CA Immo International itself (which holds a share of 60 % in the fund).

THE INVESTMENT PROPERTIES AREA

The asset portfolio of CA Immo International, which predominantly comprises centrally located high quality office properties in Eastern European capitals, had an approximate market value of € 605 m (2008: € 588.2 m) on the balance sheet date 31 December 2009. The company invests in Poland, the Czech Republic, Slovakia, Hungary, Romania, Bulgaria, Slovenia and Serbia, with CEE states accounting for 62 % and the SEE region representing 38 %.

As of 31 December 2009, the overall portfolio had an occupancy rate (according to surface area) of 91 %. The portfolio was producing a yield of 8.5 % [1)] (compared to 7.3 % in 2008), with properties in the SEE yielding 9.3 % [2)] (7.8 % in 2008) and those in the CEE yielding 8.0 % [3)] (against 7.0 % in 2008). Full details of the valuation results are contained in the "property valuation" section on page 72.

The Group has established regional management companies in Poland, Hungary, Romania and Serbia with a view to managing investment properties locally as efficiently as possible. Depending on regional requirements, these organisations are charged with tasks connected to asset management, letting, administration, accounting and project management. Their local presence ensures greater proximity to the market and to tenants.

Over 2009 as a whole, CA Immo International recorded new lettings of 34,111 sqm, with roughly 47,656 sqm were let to existing tenants extending contracts and 3,703 sqm were let to existing tenants expanding their floor space.

In 2009, the **economic vacancy rate**[1)] in the investment properties portfolio (measured on the basis of expected annual rental income) was 9 %, compared to 6 % in 2008; **vacancy by sqm on key date** 31 December 2009 stood at 9 % equally. The company generated rental income of € 40.3 m in 2009.

Central and Eastern Europe (CEE)

With around two thirds of its assets in CEE states, CA Immo International has traditionally maintained strong representation in the region. The asset portfolio on the core market of **Poland** includes two high quality office properties in Warsaw: the Warsaw Financial Center (50 % owned by CA Immo International) and the Wspólna building in the capital's central business district. Both properties are earning an excellent level of rent by current market standards. Vacancy in the Warsaw Financial Center increased sharply early in 2009 when a major tenant moved out, but new lettings and extensions accounted for around 13,000 sqm over the year as a whole. The vacancy rate by sqm was 16 % on key date 31 December 2009, but fell to 12 % at the start of 2010. Given the prime location of this landmark structure and its fixtures and fittings, vacancy is likely to decline still further during 2010. The vacancy level by sqm for Wspólna stood at 14 % on the key date, but the property was again reported to be 100 % let early in 2010. Both buildings are managed by a Polish company belonging to CA Immo International; taken together, they have a total rentable effective area of 32,027 sqm and an approximate market value of € 101.5 m on current valuations.

In the **Czech Republic**, meanwhile, the company owns the Europort business hotel at Prague Airport, the Diplomat Center (a Marriott Courtyard hotel) in Plzeň and a building in Prague housing the English International School. As of key date 31 December 2009, these three properties had a total rentable effective area of 38,437 sqm, a market value of approximately € 76.1 m (2008: € 91.2 m) on current valuations and an economic vacancy rate of 1.6 %.

1) Excluding properties added to the portfolio in 2009: Sava Business Center (Belgrade), Capital Square (Budapest) and Dunacenter (Györ)
2) Excluding Sava Business Center
3) Excluding Capital Square and Dunacenter

LIKE-FOR-LIKE ANALYSIS OF PROPERTIES THAT WERE ALREADY CORE AS OF 31 DECEMBER 2008

€ m	Book value		Annualised rental income		Gross Yield		tenancy rate	
	2009	2008	2009	2008	2009	2008	2009	2008
Poland	101.5	118.8	6.7	6.9	6.6 %	5.8 %	85 %	85 %
Slovakia	9.5	12.9	0.8	1.3	8.6 %	9.9 %	76 %	91 %
Hungary	113.3	138.8	9.4	10.4	8.3 %	7.5 %	86 %	92 %
Czech Republic	76.1	91.2	7.1	6.7	9.3 %	7.3 %	98 %	98 %
CEE	**300.5**	**361.7**	**24.0**	**25.3**	**8.0 %**	**7.0 %**	**89 %**	**91 %**
Romania	89.9	115.7	8.9	8.7	9.9 %	7.5 %	99 %	100 %
Bulgaria	22.1	25.2	2.4	2.8	10.7 %	11.0 %	100 %	100 %
Serbia	22.4	26.0	2.0	2.0	9.1 %	7.7 %	96 %	92 %
Slovenia	24.1	33.1	2.2	2.2	9.2 %	6.5 %	100 %	100 %
SEE	**158.5**	**200.0**	**15.5**	**15.6**	**9.8 %**	**7.8 %**	**99 %**	**99 %**
Portfolio – like for like [1]	**458.9**	**561.6**	**39.5**	**40.9**	**8.6 %**	**7.3 %**	**92 %**	**94 %**
+ 2009 new objects within stabilized portfolio [2]	23.7		1.4		6.0 %		68 %	
stabilized portfolio	**482.6**		**40.9**		**8.5 %**		**91 %**	
Completions Hungary	77.1		2.4		3.1 %		39 %	
Completions Serbis	45.2		1.7		3.8 %		46 %	
New – projects completed	122.4		**4.2**		**3.4 %**		**42 %**	
Gesamt	**605.0**		**45.1**		**7.4 %**		**82 %**	

1) for like: comparison of properties which were already part of the stabilized portfolio at 31.12.2008
2) Belgrade Office Park 2 in Serbia has been completed just before 31.12.2008 and was therefore not part of the stabilized portfolio

CA Immo International has one property in **Slovakia**: the Bratislava Business Center 1, acquired in 1999. With a large tenant having vacated the premises in the summer of 2009, the building will be renovated and the vacant floor space adapted for rent in smaller units. The market value of the Bratislava Business Center 1, which has a rentable effective area of 9,257 sqm, is € 9.5 m (2008: € 12.9 m). Furthermore, currently a project is under way for the extension of the property.

In **Hungary**, two buildings were added to the stock of five investment properties in 2009: the Capital Square office block in Budapest and the Dunacenter, a specialist retail centre in Györ that gave the company its entry into the region's retail segment. Hungary thus remains CA Immo International's largest regional market. The investment properties, which are managed by a team of local experts, have a total market value of around € 190,5 m (according to current valuations) and an economic occupancy rate[4] of 86 %.

Situated in the centre of Budapest, the **Capital Square office building** was erected by Hochtief Development Hungary. Acquired under the terms of a forward purchase agreement, the building was handed over to CA Immo International on completion in mid–2009. Capital Square, which offers a rentable effective area of 31,831 sqm, is notable for its high quality architecture, low energy consumption and excellent infrastructural links. The property – nominated "Best Office Development' in Hungary

1) Excluding Capital Square and Dunacenter

by Construction & Investment Journal (CIJ) in December 2009 – is one of the finest office buildings on the Budapest market. Rental contracts covering 3,500 sqm were concluded in the fourth quarter of 2009; in the second half of the year, 38 % of the floor space was let, mainly to international tenants such as Ferrero and Spedition Maersk. More rental agreements are expected to be signed in 2010, leading to a steady fall in the vacancy level.

The Dunacenter, a specialist retail centre, was completed in October 2009, the result of a 50:50 joint venture between the CA Immo New Europe Property Fund and a group of private investors. The 42,500 sqm site includes 16,375 sqm respectively 8,187.5 sqm (= 50 % stake of CA Immo International) of space rentable to national and international retailers. The economic occupancy rate for the building stood at 51 % on the key date.

South Eastern Europe (SEE)

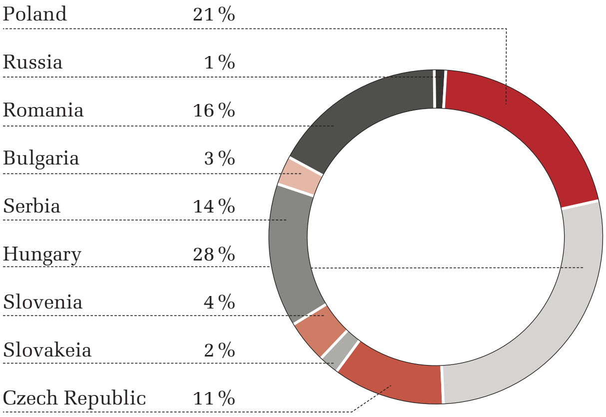
Within the SEE region, CA Immo International invests in Romania, Bulgaria, Slovenia and Serbia. **Romania** is the company's main SEE target market: in the capital Bucharest, CA Immo International has three high quality office properties in good locations (Bucharest Business Park and the Opera Center 1 and 2). The properties, which are managed by a local CA Immo International team, are let at high rates; as of the key date, economic vacancy was 0.9 %. The buildings offer a rentable effective area of 40,691 sqm, and their market value is roughly € 89.9 m (2008: € 115.7 m) on current valuations.

The asset portfolio in **Bulgaria** comprises two office properties in Sofia – the Europark Office Building and the International Business Center (IBC) – both of which are fully let. Early agreement on a lengthy lease extension (to 2014) was reached in mid–2009 with Unicredit Leasing, the second largest anchor tenant of the Europark Office Building; contract negotiations are progressing with other tenants. The properties have a combined rentable effective area of 11,197 sqm and a total market value of some € 22.1 m (2008: € 25.2 m) based on latest valuations.

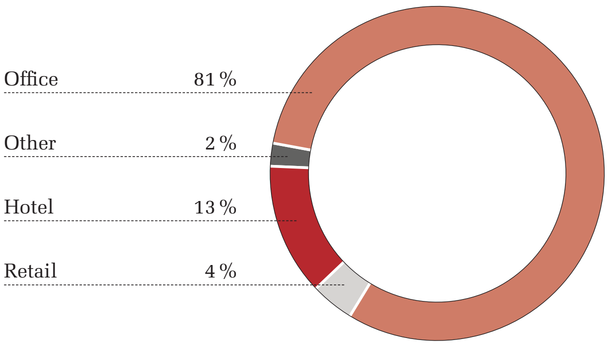
In **Slovenia**, the company owns a hotel in Ljubljana with an effective area of 17,931 sqm and an approximate market value of € 24.1 m (2008: € 33.1 m).

In **Serbia**, the CA Immo New Europe project development fund completed the Sava Business Center in July 2009. The eight-storey office building is located in the New Belgrade office district. The property offers a rentable effective area of some 18,500 sqm and 400 parking spaces, and was around 46 % let as of the key date. Although attracting new tenants on the Serbian market remained difficult, the company performed well in terms of lettings in 2009. This was especially evident in the case of the Sava Business Center, where reputable international organisations such as the Crédit Agricole banking group were signed up as new tenants for the long term. Counter to general market assessments and the overall market situation, which brought about corrective adjustments to

DISTRIBUTION OF BOOK VALUE BY COUNTRIES



DISTRIBUTION OF BOOK VALUE BY MAIN USAGE TYPE



SAVA BUSINESS CENTER
Belgrade/Serbia

rental rates in Serbia, existing contractual rents were sustained at above average levels.

Together with Belgrade Office Park (which reported an occupancy rate of 82 % on 31 December 2009), the company now has two office properties in the Serbian capital. In total, the buildings have 38,877 sqm of rentable effective area and a market value of € 91.3 m according to current valuations.

THE INVESTMENT PROPERTIES UNDER DEVELOPMENT AREA

Project development was significantly impacted by the extremely challenging economic climate of 2009. Property yields continued to rise, negotiations over financing became more difficult, financing costs increased, demand fell, potential tenants delayed making decisions and construction schedules were lengthened. All of this necessitated a re-evaluation of investment properties under development and (sometimes substantial) value adjustments in relation to individual projects. External factors in particular, but also variables under the control of project teams, will go a long way towards determining whether these value adjustments can be reversed, and if so to what extent. To give an example, falling prices of raw materials and the general decline in construction activity should result in lower building costs and have a positive effect on project outcomes.

Despite the generally adverse external influences, significant operational progress was made in the investment properties under development area during 2009 as regards obtaining necessary approvals, the execution of construction work and utilisation. Projects completed and transferred to the stock of CA Immo International included the Capital Square office building in Budapest and the Sava Business Center office property in Belgrade in mid-2009; this was followed in October by the Dunacenter, a specialist retail centre in the Hungarian city of Győr.

The majority of projects in which CA Immo International holds a majority stake, and for which the company is responsible for raising equity capital, are fully funded, and as such can be realised on a sound financial footing. CA Immo International will continue to push ahead with current investment properties under development in its core regions in 2010. More information on company strategy is given in the “portfolio strategy” section on page 58.

In the field of investment properties under development, CA Immo International is involved in or contractually committed to the following projects through the CA Immo New Europe (CAINE) project development fund:

Poland

- Poleczki Business Park: This mixed-use complex made up of offices, commercial space and storage facilities is currently being built on a site spanning 140,000 sqm close to the airport and the centre of Warsaw. The project, which is being implemented as a 50:50 joint venture between the CA Immo New Europe project development fund and UBM Realitätenentwicklung AG, is currently the largest property development initiative in Poland. Following a construction period of 14 months, the topping out ceremony for the first building section of 45,000 sqm (comprising 38,000 sqm of office space and 7,000 sqm of commercial/service premises) took place in mid-October 2009. Phase one is due for completion in the first half of 2010; the aim is to establish a modern office district with a total effective area of 200,000 sqm by 2015. Investment in the first building section amounted to € 110 m and the construction project is estimated to cost € 250 m in total.

One major tenant acquired in December 2009 was Poland's Agency for Restructuring and Modernisation of Agriculture (ARMA), which will lease an area of 16,500 sqm. The first building section is thus 65 % pre-let.

Romania

- Arad: In cooperation with an Austrian joint venture partner, the erection of a specialist retail centre is planned for Arad, one of the ten largest cities in Romania. When complete, the centre will provide an effective area of roughly 16,700 sqm. Although financing for the project has been secured, the actual commencement of building work has been postponed for the time being owing to the difficult situation in the Romanian retail sector: implementation will only be economically viable when a sufficient level of pre-letting has been attained.

- Sibiu: With around 170,000 inhabitants and a catchment area of some 400,000 people, Sibiu is one of the 15 largest cities in Romania. The Retail Park Sibiu project envisages construction of a double-level shopping centre with two single-storey specialist retail centres attached on a site spanning 220,000 sqm through a joint venture with a German/Romanian partner. Work on the first construction phase for an international DIY chain began in August 2009 and is proceeding according to plan. Financing has been secured and completion is anticipated in the second quarter of 2010. Intensive negotiations are in progress concerning the start of building phase two. The total planned retail space amounts to approximately 80,000 sqm; the investment cost for the project as a whole is estimated at € 100 m.

RETAIL PARK SIBIU
Sibiu/Romania, visualisation

Russia

- Airport City St. Petersburg (formerly Pulkovo Business Park): In St. Petersburg, a four-star Crowne Plaza hotel and two office buildings will be built on a 62,300 sqm site adjacent to Pulkovo Airport through a joint venture with Warimpex, UBM and the city's airport. CA Immo International's project development fund holds a 25 % stake in the project, which will be realised in three construction phases. Investment of approximately € 260 m in the first two phases will create effective area of around 55,000 sqm. The extremely challenging conditions that still prevail in Russia have delayed negotiations regarding finance with outside capital whilst hampering realisation of the project and the utilisation of rental premises. Despite this, the entire site has been acquired, with completion conditions in the original lease agreement eradicating pressure over the realisation schedule, at least for the time being. Construction phase one is currently in progress.

Projects initiated before the establishment of the CA Immo New Europe fund, and those which do not satisfy the criteria of the fund, are implemented directly by CA Immo International. These projects include:

Russia

- Maslov Tower: The construction of an office property with rentable effective area of over 30,000 sqm is being planned for central Moscow in a joint venture with a German partner. The investment volume has been calculated at roughly € 150 m, 50 % of which will be taken on by CA Immo International. Although work to install the infrastructure started early in 2009, the project is still being adversely affected by the tough market situation in Russia, where financing with outside capital and pre-letting remain hard to attain. The general climate and market needs will determine the launch date of the project.

Slovakia

- BBC 1 Plus: An office extension is being developed on a site forming part of the Bratislava Business Center 1 office building (the BBC 1, an investment property of CA Immo International). The annexe will provide additional aproximate rentable effective area of 14,000 sqm, and some 360 underground parking spaces. The tougher climate has already delayed the project by several months, but construction is due to start in the second quarter of 2010. As regards the letting situation, it is mainly tenants from BBC 1 that have expressed an interest in expanding or relocating.

- Sekyra Tower: Construction of a high quality multilevel mixed use (office, retail and residential) building with a net effective area of 34,000 sqm and an underground car park with around 430 spaces is planned in Bratislava with project development firm Sekyra, the largest Czech/Slovak company of its kind. The site of some 7,410 sqm is located close to the old town district and the National Bank of Slovakia in central Bratislava, and offers excellent public transport connections. Next steps depend on the outcome of the property use approval process and the development of demand on the Slovakian property market.

Other CA Immo International projects at an early stage of development include:

Czech Republic

- CITY Deco: The CITY Deco project involves real estate development in a fast-rising district of Prague. The mixed-use project with a total span of around 18,000 sqm will incorporate offices, a health centre and car park. CITY Deco is at an early stage, and realisation largely depends on an upturn in the extremely gloomy market situation; options remain open for involvement in the project.

Estonia

- Tallinn: An office building with a limited amount of retail space and a gross floor area of around 22,000 sqm is planned for the Estonian capital. A joint venture has been set up to realise the project, in which CA Immo International has a 40 % stake. Financing with outside capital was secured in 2008 to acquire the real estate, and planning permission is expected to be confirmed at the end of the second quarter of 2010. Given the poor economic conditions in the Baltic region, the revenue potential no longer matches original estimates. For this reason, the project is currently on hold and subject to re-evaluation with the consent of the joint venture partner.

Serbia

- Novi Banovci: CA Immo International acquired a 50 % stake in this strategic land reserve, which has an excellent location adjacent to a motorway junction near Belgrade. At the present time, negotiations over rezoning are under way; the construction of a logistics centre is one of the options envisioned.

PROPERTY VALUATION

It is not without reason that so much attention is paid to the valuation of the property assets: it is the basis for the valuation of the real estate company and the most important parameter for determining the value of our shares. 2009, like the previous year, was characterised by major negative market value adjustments. The CA Immo Group devalued its property assets by a total of about 4 % in 2009 and is posting a correspondingly negative consolidated net income.

General effects of the economic crisis on property valuations

The crisis in the global financial system caused major uncertainty in commercial property markets, which can lead, in particular, to prices and values being subject to increased fluctuations for some time. As has also been noted in some of the valuation reports, the volume of transactions decreased sharply as a result of the general economic situation. One consequence of this was a low number of reference transactions being available for valuation purposes. This phenomenon was particularly striking in Eastern and South Eastern Europe.

The reports are based on assumptions regarding future adjustments of rent agreements, expected vacancies and the length of these, lease expiration profiles and estimated market rents for the lease of vacant space and space that will become vacant in the future. These components may lead to deviations in value, particularly in the case of properties with low occupancy rates or short-term expected vacancy if market rents and rentability are incorrectly estimated.

Please refer to Point 1.6.4 in the Notes on the consolidated financial statements for an explanation of the valuation methods applied.

Austria

The general economic and financial crisis had less effect on Austrian property markets than on other European markets, and the relevant yields were largely constant when compared to the previous year. Consequently, the valuation result in Austria was, for the most part, determined by individual factors affecting the property involved in each case.

With respect to income-producing properties, revaluation gains of about € 6.5 m were offset by revaluation losses of € –18.8 m. About half (some € 3.0 m) of the gains were accounted for by a single property (Donau Business Centre), which benefited from a marked reduction in vacancy so that it was possible to partially reverse a devaluation undertaken in the previous year. Around 75 % of the losses were accounted for by three properties: as a result of more pessimistic assumptions about re-letting after the main tenant left, a further devaluation of € –5.5 m was made for the property Erdberger Länder. About € –5.2 m of the losses were accounted for by the Galleria property in Vienna. The principal reason for this was investments made in the course of the year that were not immediately reflected in an increased valuation of the property and thus resulted in devaluation. The Völkermarkter Strasse property, which was sold in 2009, was devalued by € –4.3 m.

The devaluations of development property assets amounted to € –3.0 m and were largely accounted for (€ –2.6 m) by a further decrease in the value of the Muthgasse property in Vienna.

Germany

The German property market recorded a slight easing at the end of the year and this was also reflected in a slight recovery in valuations in our portfolio.

VALUATION RESULT AUSTRIA [1)]

	Acquisition costs 31.12.2009	Balance-sheet value 31.12.2009	Revaluation/ Impairment		Gross initial yield	
	in € m	in € m	in € m	in %	31.12.2008	31.12.2009
Investment Properties	782.7	702.0	–12.2	–1.7 %	6.1 %	6.3 %
Investment Properties under Development	43.7	26.2	–3.0	–10.4 %		
Total	**826.4**	**728.2**	**–15.3**	**–2.1 %**		

1) including assets held for sale and excluding own used properties

With respect to our German income-producing portfolio, revaluation gains of € 32.3 m were offset by losses of € –9.3 m. About 24 % (€ 5.4 m) of the gains were accounted for by four properties, which were sold in 2009 and which were revalued upwards prior to their sale to the value derived from the purchase agreement. This was because the key date for a quarterly balance sheet fell between signing of the purchase agreement and transfer of rights and duties. The other revaluation gains were distributed across a large number of properties and reflect the slight easing on the property markets described above. Almost 90 % of revaluation losses among the income-producing properties were accounted for by just four properties. In these cases, it was principally factors specific to the property concerned that were responsible for the devaluations.

The sharp increase in gross yield of properties held in the trading portfolio is principally the result of the change in this portfolio's composition owing to the sales that took place in the course of the year.

The revaluation result of the property under development reflects the changes in accounting principles applicable from 1.1.2009 (IAS 40) as well as the actual change in valuation. Development property assets for future use as financial investments must now be valued at the market value and no longer at cost. As a result of these changes, hidden reserves of € 66.8 m for development property in Germany as at 31.12.2008 were revalued in the IFRS consolidated financial statements with an effect on net income as from the start of 2009. Since the values established as at 31.12.2009 were lower than the values as at 31.12. 2008, most of the revaluation was revised once again. Thus, a revaluation result of € +15.1 m remained, in overall terms, at year end.

Eastern and South Eastern Europe

As a result of the economic and financial crisis that was still clearly perceptible in Eastern and South Eastern Europe up to the end of 2009, valuation revealed a further sharp drop in property values. In total, devaluations of the property assets in Eastern and South Eastern Europe amounted to € –152.0 m, distributed as follows across the individual balance-sheet items:

VALUATION RESULT EASTERN AND SOUTH EASTERN EUROPE

	Acquisition costs 31.12.2009	Balance-sheet value 31.12.2009	Revaluation/ Impairment	
	in € m	in € m	in € m	in %
Investment Properties	688.4	605.0	–120.9	–16.7 %
Investment Properties under Development	121.0	67.7	–31.0	–31.4 %
Property intended for Trading	6.4	1.3	0.0	0.0 %
Total	**815.7**	**674.0**	**–152.0**	**–18.4 %**

Revaluations with respect to the income-producing portfolio were distributed across the individual countries of the region (see table on next page).

The Table shows that all the countries were affected by marked value adjustments. The most important factor for these devaluations was a sharp increase in the discount rate used by the valuers for capitalisation of the

VALUATION RESULT GERMANY [1)]

	Acquisition costs 31.12.2009	Balance-sheet value 31.12.2009	Revaluation/ Impairment		Gross initial yield	
	in € m	in € m	in € m	in %	31.12.2008	31.12.2009
Investment Properties	1,145.8	1,105.3	23.0	2.1 %	6.0 %	5.8 %
Investment Properties under Development	137.5	121.7	–8.0	–6.2 %	6.4 %	7.7 %
Property intended for Trading	889.9	872.7	15.7	1.8 %	n. a.	n. a.
Total	**2,173.2**	**2,099.7**	**30.1**	**1.5 %**		

[1)] including assets held for sale and excluding own used properties rents (equivalent yield). The equivalent yields increased by about 0.5 % to 1.5 % in comparison with the previous year and are now in a range of between 7.65 % and 9 % in Hungary, between 7.50 % and 8 % in Poland and between 9.25 % and 9.75 % in Serbia. In Romania, Slovakia and Bulgaria, equivalent yields are just over 9 %. The equivalent yields applied to the hotel properties in the Czech Republic and Slovenia are between 8 % and 9 %.

Projects newly completed in the course of the year (Capital Square and Duna Centre in Hungary, and Sava City in Belgrade) are shown separately in the Table above because they are still in the start-up phase. The low yields posted thus reflect the vacancy rates of these properties, which are at the high level typical of a start-up period.

In addition to the increase in assumed yields, there was also a reduction in the Estimated Rental Values (ERV) assumed by the valuers, reflecting the sustainably achievable rent for a property and consequently also the estimated market rent for new and subsequent lets. Between 31.12.2008 and 31.12.2009, the ERV dropped by about –6.4 %. In the face of total devaluation of –17 % (Central and Eastern Europe), and –21 % (South Eastern Europe), about one third of the change in value can thus be attributed to the decrease in expected rents.

For those properties that were already part of the income-producing portfolio as at 31.12.2008, the change in ERV was as follows:

CHANGE IN ERV (LIKE FOR LIKE)

	31.12.2009 as against 31.12.2008
Slovakia	–8.5 %
Czech Republic	–16.0 %
Hungary	–2.1 %
Poland	–3.1 %
Total CEE	**–6.2 %**
Bulgaria	–4.3 %
Romania	–3.1 %
Slovenia	–18.2 %
Serbia	–15.4 %
Total SEE	**–7.0 %**
Total	**–6.4 %**

TRANSPARENCY

The CA Immo Group's policy of transparent operation applies to the valuation of its properties as well and it publishes the value of every property on an annual basis, together with the parameters used to determine the valuation. These detailed data, which are listed in table form at the end of this annual report, are intended to allow readers of the annual report to satisfy themselves optimally of the market conformity of our property values.

EXTERNAL VALUATION TO INTERNATIONAL STANDARDS

A fundamental cornerstone of our commitment to transparency and objectifiable valuation is the fact that property values are determined by independent experts. The external valuations were basically made in accordance with the standards defined by the "Royal Institution of Chartered Surveyors" (RICS). RICS defines the market value as the value at which a willing purchaser can acquire a property from a willing vendor at a transaction price in line with market conditions, both purchaser and vendor having acted professionally, prudently and without duresse.

The value of the Austrian properties was calculated by CB Richard Ellis and the Metzger Realitäten Group; the property portfolio in Germany was valued by VALEURO Kleiber and Partners and CB Richard Ellis. Valuation of the CA Immo International portfolio is undertaken by CB Richard Ellis. The external valuations were basically made in accordance with the standards defined by the "Royal Institution of Chartered Surveyors" (RICS). Summaries of the expert reports can be viewed on our website at www.caimmoag.com.

As regards development property, the devaluation in 2009 was about 31 % as compared with the value at the start of the year. In regional terms, the devaluations can be broken down as follows:

VALUATION RESULT BY REGION

	Acquisition costs 31.12.2009	Balance-sheet value 31.12.2009	Revaluation/ Impairment	
	in € m	in € m	in € m	in %
CEE	53.6	39.0	–6.6	–14.4 %
SEE	36.7	23.7	–12.5	–34.5 %
CIS	30.7	5.0	–12.0	–70.5 %
Total	**121.0**	**67.7**	**–31.0**	**–31.4 %**

The devaluations in South Eastern Europe can be principally attributed to the shopping centre project in Sibiu, where the valuation assumptions regarding the areas scheduled for Phase II of the project were substantially reduced. The negative revaluation result relating to Russia is attributable to the Maslov Tower project in Moscow, the valuation of which reflects the continued difficult situation on the Moscow property market.

Changes in value in projects in which CA Immo only has a minority interest (such as the project Airport City in St. Petersburg, for example) do not form part of the revaluation result but only have an indirect accounting effect in the result from financial investments and the result from associated companies.

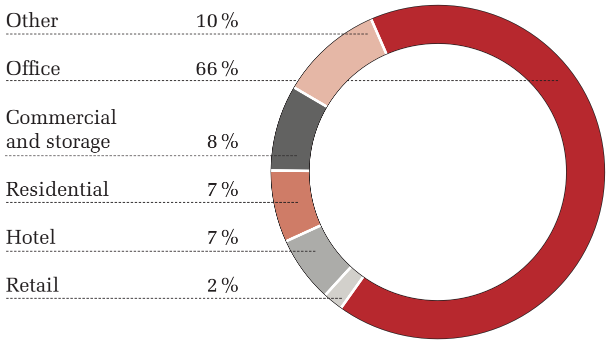
REVALUATION BY REGIONS

	Acquisition costs 31.12.2009	Balance-sheet value 31.12.2009	Revaluation/ Impairment		Gross initial yield	
	in € m	in € m	in € m	in %	31.12.2008	31.12.2009
Slovakia	19.7	9.5	–3.3	–26.0 %	9.9 %	8.6 %
Czech Republic	87.4	76.1	–15.0	–16.4 %	7.3 %	9.3 %
Hungary	124.5	113.3	–26.8	–19.1 %	7.5 %	8.3 %
Poland	92.1	101.5	–18.3	–15.3 %	5.8 %	6.6 %
Total Central and Eastern Europe	**323.7**	**300.5**	**–63.5**	**–17.4 %**	**7.0 %**	**8.0 %**
Bulgaria	25.8	22.1	–3.1	–12.4 %	11.0 %	10.7 %
Romania	84.9	89.9	–25.8	–22.3 %	7.5 %	9.9 %
Slovenia	46.1	24.1	–9.2	–27.6 %	6.5 %	9.2 %
Serbia	29.3	22.4	–3.6	–13.8 %	7.7 %	9.1 %
Total South Eastern Europe	**186.0**	**158.5**	**–41.7**	**–20.8 %**	**7.8 %**	**9.8 %**
Portfolio – Like for Like [1]	**509.7**	**458.9**	**–105.1**	**–18.6 %**	**7.3 %**	**8.6 %**
+Assets transferred to the stabilised portfolio in 2009 [2]	26.9	23.7	–3.0	–11.3 %		6.0 %
Stabilised portfolio	**536.6**	**482.6**	**–108.2**	**–18.3 %**	**7.0 %**	**8.5 %**
Completions Hungary	93.1	77.1	–10.9	–12.4 %		3.1 %
Completions Serbia	58.6	45.2	–1.8	–3.9 %		3.8 %
Newly completed projects	**151.7**	**122.4**	**–12.8**	**–9.4 %**		**3.4 %**
Total	**688.4**	**605.0**	**–120.9**	**–16.7 %**	**7.0 %**	**7.4 %**

1) Like for Like: Comparison of those assets that were already part of the stabilised portfolio as at 31.12.2008
2) Belgrad Office Park 2 in Serbia had only been completed shortly before 31.12.2008 and therefor was not part of the stabilised portfolio as at 31.12.2008

RESULTS

RENTAL INCOME BY MAIN USAGE



Gross revenue and net operating result

Rental income in 2009 amounted to € 177.0 m (2008: € 175.3 m). The Austrian and Eastern and South Eastern Europe segments posted a slight increase of 2.2 % and 4.2 % respectively. In Germany there was a slight decrease (–1.0 %), the result, in particular, of sales.

The movement of rental income in detail from 2008 to 2009 was as below.

The net rental result (rental income less operating costs that cannot be charged onwards and expenditure directly attributable to the properties) increased by 8.8 % from € 139.2 m to € 151.4 m, thus growing significantly more strongly than rental income. This is particularly a result of the decrease in direct property expenditure owing to the fact that one-off effects contained in last year's figures and deriving from maintenance expenditure were not repeated. The net operating income (NOI) attributable to rentals as a percentage of rental income also rose as a result – from 68 % in 2008 to 74 % in 2009.

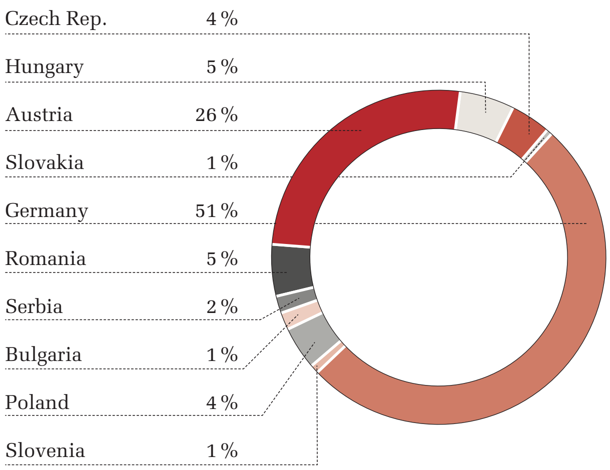
In connection with the planned sale of properties in Germany that were held as current assets, trading income of € 78.0 m was achieved in 2009 (2008: € 88.3 m). This turnover is offset by the expenditure item "Book value of properties intended for trading", which also contains other development expenditure attributable to the properties sold, in the sum of € –68.2 m (2008: € –70.6 m), so that the total result achieved for inventory trading was about € 9.9 m (2008: € 17.7 m). The acquisition costs of the properties sold amounted to € 61.4 m, cash gains on disposals (sales income less acquisition costs) were thus about € 16.6 m, corresponding to a sales margin of some 27.1 % against acquisition cost.

Gross revenue from "Development, Services for third parties" (which comes primarily from the Group subsidiary OmniCon) amounted to € 4.5 m, as compared to € 3.7 m in 2008. The result from "Development, Services for third parties" was € 2.8 m, well above the result for

MOVEMENT OF RENTAL INCOME IN DETAIL FROM 2008 TO 2009

€ m	**Austria**	**Germany**	**Eastern/South Eastern Europe**	**Total**
2008	**45.2**	**91.5**	**38.7**	**175.3**
Change				
- Resulting from indexation	0.2	0.5	0.2	0.9
- Resulting from foreign currency conversion	0.0	0.0	0.0	0.0
- Resulting from change in vacancy rate or reduced rentals	0.9	–2.2	–2.0	–3.4
- Resulting from new acquisitions	1.1	0.0	0.0	1.1
- Resulting from whole-year rental for the first time	1.2	4.4	2.6	8.1
- Resulting from completed projects	0.0	0.0	1.0	1.0
- Resulting from sale of properties	–2.4	–3.6	0.0	–5.9
Total change in rental income	**1.0**	**–0.9**	**1.6**	**1.7**
2009	**46.2**	**90.5**	**40.3**	**177.0**

RENTAL INCOME BY REGION



the previous year (€ 1.0 m). But since OmniCon was only purchased in the middle of 2008, the figures for the previous year are not directly comparable.

As a result of these developments, the Group net operating income (NOI) increased by 3.1 % to € 164.0 m as compared with € 159.2 m in 2008.

Income from sales of properties

In 2009, income of € 357.3 m was achieved from the sale of properties held as investment assets. Income from sales was thus about twice as high as in the previous year (€ 175.4 m). If the sales are classified by region, € 279.9 m were accounted for by Germany and € 77.1 m by Austria. The income achieved from the sales of properties was below the previous year's figure at € 9.2 m (2008: € 11.7 m). In addition to the income from sales, a valuation result of € 3.6 m accrued to the properties disposed of in 2009. The income of € 357.3 m was offset by acquisition costs amounting to € 340.3 m, cash gains on disposal (sales income less acquisition costs) were therefore about € 17.0 m, corresponding to a sale margin of some 5.0 % against acquisition costs.

Indirect expenditure and other operating income

Indirect expenditure decreased slightly from € –52.2 m to € –51.7 m. The most significant item under indirect expenditure is internal management costs, which rose from € –30.8 m in 2008 to € –33.5 m in 2009, largely owing to increased staff expenditure.

The Table below shows that the increase in staff costs can be attributed to the German segment where higher numbers of staff were required as a result of the intensified development activities. A large proportion of these staff costs can be directly attributed to individual development projects – these are neutralised in the form of "Own work, capitalised". The staff expenditure remaining in the income statement after taking into account the "Own work, capitalised" item decreased by 10 % in comparison with the previous year.

With respect to the other indirect expenditure, the result of the implementation of cost-cutting measures can be seen; these resulted, in particular, in significant savings in legal, auditing and consultancy expenses (–25.4 % to € –8.2 m). In the other administrative expenses, cost reductions, such as, for example, particularly those in advertising expenses, and cost increases, particularly for

MANAGEMENT REPORT

MOVEMENT IN STAFF LEVELS AND STAFF COSTS

€ m	Austria		Germany		Eastern/South Eastern Europe		Group	
	2009	2008	2009	2008	2009	2008	2009	2008
Average staff numbers	**49**	**54**	**189**	**158**	**89**	**105**	**327**	**315**
- of which white-collar workers	43	45	189	158	56	76	288	277
- of which blue-collar workers	6	9			33	29	39	38
Staff costs	**4.2**	**4.8**	**18.8**	**15.0**	**2.6**	**2.8**	**25.6**	**22.5**
- of which included in "own work, capitalised"	0	0	10.5	5.9	0	0	10.5	5.9
Staff costs after "own work, capitalised"	**4.2**	**4.8**	**8.3**	**9.1**	**2.6**	**2.8**	**15.1**	**16.6**

allocation to the provision for land transfer tax from previous periods, and bank charges in connection with the refinancing operations implemented in autumn 2009, balanced each other out. A detailed breakdown of indirect expenditure can be found in Chapter 2.1.7 in the Notes.

Other operating income decreased by € 4.5 m to € 8.3 m. The most critical item in other operating income was the release of provisions set up in previous periods.

Earnings before taxes and depreciation (EBITDA)

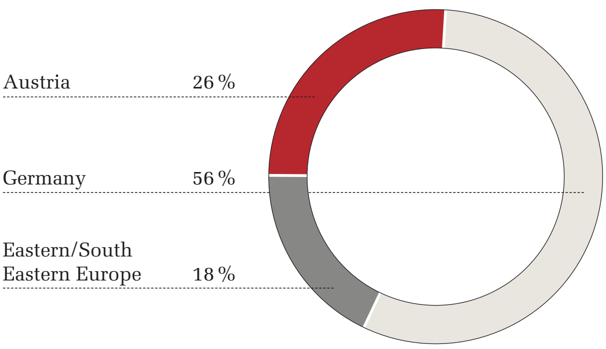
All of these developments led to a slight increase in earnings before taxes and depreciation (EBITDA) from € 137.8 m in 2008 to € 141.9 m in 2009. The first quarter accounted for € 36.4 m of this figure, the second quarter for € 42.9 m, the third quarter contributed € 36.5 m and the fourth quarter € 26.1 m. The fluctuations between the various quarters can be explained mainly by the unequal distribution of the gains from disposals and by the allocation described above to a provision for land transfer tax, which took place in Q4.

In terms of segments, the principal proportion (56 %) was accounted for by the German regional segment, as was also the case in the previous year. Gains from disposals in Austria in 2009 resulted in a reversal of the relative weightings between the Austrian and the Eastern/South Eastern Europe segments.

Depreciation and revaluation result

As had already been the case in 2008, the CA Immo Group was faced with a further marked weakening of property prices (the Chapter headed "Property valuation" provides an explanation of the key factors involved here).

EBITDA – DISTRIBUTION BY REGIONAL SEGMENTS



The majority (€ –8.6 m) of the depreciation, amounting to € –10.4 m, was accounted for by unscheduled depreciation on properties intended for sale.

The revaluation result in 2009 was € –129.1 m (2008: € –178.1 m), the Eastern and South Eastern Europe segment accounting for € –152.0 m and the Austrian segment for € –15.3 m. In Germany, a positive revaluation result was achieved in 2009, amounting to € 38.2 m.

The fundamental cause of this result in Germany lay in changes to the accounting principles, under which, since 1 January 2009, property development projects are now also subject to the regulations of IAS 40, along with the investment properties that were already covered, and must therefore now be accounted for using the fair-value method in accordance with the option applied in the CA Immo Group. The result of this is that not only negative but also positive changes in the market value of property development projects are included in the revaluation result. Consequently, as at 1.1.2009, the total positive difference of € 67.0 m between current estimated values and previous book values (based on acquisition costs) of properties under development was recorded, where appropriate, as a revaluation gain. In the previous year, negative changes to the value of property development projects had been posted under depreciation.

Financial results

The financial result for 2009 was € –137.5 m as compared with € –142.8 m in 2008. The critical item in the financial result, financing costs, rose only modestly in comparison with 2008, by 3.2 % to € –108.4 m. Apart from this interest expenditure, entered in the income statement, interest amounting to € 4.1 m was capitalised on development projects under construction.

However, far more serious effects arose from a negative result from the valuation of interest-rate hedges in the result from derivative transactions, debiting the financial result with € –30.1 m (2008: € –15.9 m). This was the result, on the one hand, of a decline in the Euribor during the reporting period, while, on the other hand, cash-flow hedges that had previously been entered directly under changes in equity were recognised in the income statement as a result of reclassifications, particularly as a result of the early repayment of the loans underlying these hedges. In total, the result from derivative transactions is largely a non-cash-effective valuation result – only € –2.0 m of the total amount of € –30.1 m is accounted for by results that were actually realised.

Expenses from financial assets (€ –3.1 m) and the investment result from associated companies (€ –7.3 m) derived

DECREASE IN VALUE AND REVALUATIONS

Region	Balance-sheet value 31.12.2009	Depreciation or revaluation	
	in € m	in € m	in %
Austria Investment Properties	702.0	–12.2	–1.7 %
Austria Own used Properties	11.0	0.0	0.0 %
Austria Investment Properties under Development	26.2	–3.1	–10.4 %
Total Austria	**739.1**	**–15.3**	**–2.0 %**
Germany Investment Properties	1,105.3	23.0	2.1 %
Germany Own used Properties	3.3	–0.1	0.0 %
Germany Properties intended for Trading	121.7	–8.0	–6.2 %
Germany Investment Properties under Development	872.4	15.2	1.8 %
Total Germany	**2,102.7**	**30.1**	**1.5 %**
Eastern and South Eastern Europe Investment Properties	605.0	–120.9	–16.7 %
Eastern and South Eastern Europe Properties intended for Trading	1.3	0.0	–1.7 %
Eastern and South Eastern Europe Investment Properties under Development	67.7	–31.0	–31.4 %
Total Eastern and South Eastern Europe	**674.0**	**–152.0**	**–18.4 %**
Total	**3,515.8**	**–137.2**	**–3.8 %**

from property depreciation in companies in which the CA Immo Group is only a minority shareholder (and which are therefore non-fully consolidated), and from the depreciation of investments made in the form of loans or down payments to non-fully consolidated companies. The biggest single factor was the value adjustment for the 25 % share (held through the CA Immo New Europe property fund) in the project company running the St. Petersburg Airport project.

Taxes on income

As a result of the developments described above, the total net income before tax (EBT) for 2009 is € –134.5 m as compared to € –295.4 m in 2008. The taxes on income amounting to € –0.2 m are accounted for by actual taxes in the sum of € –38.7 m, on the one hand, and by changes in deferred taxation and tax adjustment items in the sum of € +38.5 m, on the other. The critical item here was the reversal of deferred taxes in the Eastern and South Eastern Europe segment following the negative revaluation result. Actual tax expenditure accrued chiefly in the German segment. Corporation tax and trade tax are attributable in Germany and Austria to sales of properties in particular, and in Eastern and South Eastern Europe the tax burden accrued from taxable currency fluctuations in addition to the operating results.

Consolidated net income

Consolidated net loss decreased from € –294.9 m to € –134.7 m. The income attributable to the shareholders of the parent company in 2009 was € –76.9 m as compared with € –237.1 m in 2008.

In detail, the movement of consolidated net income after minorities between 2008 and 2009 is shown on the next page.

Cash-flow

Cash-flow from business activities increased by 5.2 % over the previous year in 2009 to € 120.5 m. Since the sales made in 2009 were more than the investments in operating business, the cash flow from investment activities in 2009 was € +72.8 m as against € –127.8 m in 2008. Consequently, the repayment of loans also exceeded new loans taken out so that, after taking into account the interest paid, cash flow from financing activities in 2009 amounted to € –26.5 m (2008: € +89.1 m).

Funds from Operations (FFO)

Funds from Operations (FFO) amounted to € 27.0 m in 2009, thus substantially exceeding the previous year's figure of € 18.8 m.

CASH FLOW STATEMENT – SHORT VERSION

€ m	2009	2008	Change
Cash Flow from			
- Business activities	130.8	169.7	–23 %
- Investment activities	72.8	–127.8	n. a.
- Financing activities	–26.5	89.1	n. a.
Changes in cash and cash equivalents	**177.0**	**130.9**	**35 %**
Cash and cash equivalents			
- Start of business year	321.4	192.5	
- Changes in the value of foreign currency	–1.2	–2.0	
- End of business year	497.2	321.4	55 %

FUNDS FROM OPERATIONS (FFO)

€ m	2009	2008
Net income before taxes before minorities	–134.5	–295.4
Depreciation	10.4	112.3
Revaluation gains/losses	129.1	178.1
Foreign currency gains/losses	–2.6	3.5
Corr. At-Equity income	8.3	16.5
Valuation of financial instruments	28.5	15.3
Funds from Operations before taxes	**39.2**	**30.3**
Taxes paid	–12.2	–11.5
Funds from Operations	**27.0**	**18.8**

Changes in assets

The decrease in long-term assets by –7.9 % to € 3,528.3 m can be attributed, on the one hand, to sales of long-term properties with a total book value of € 348.1 m, and, on the other, to the negative revaluation result of € –129.1 m. These decreases could only partially be offset by the acquisitions made in 2009 amounting to € 246.8 m.

The key factors for the increase in short-term assets by 38.7 % to € 782.4 m were an increase in receivables and cash equivalents, which more than compensated for the decrease in properties intended for trading, attributable to sales. Both the increase in receivables from joint venture partners and also the increase in the item "Receivables and other assets" are basically attributable to receivables from the sale of properties. Another factor in the "Other assets" item was the increase in fixed-term deposits subject to restricted access.

Cash and cash equivalents as at 31 December 2009 amounted to € 497.2 m as compared with € 321.4 m at the start of the year. This significant increase reflects both income from the sale of properties and also, in particular, the inflow of capital from the issue of two bonds in the fourth quarter of 2009.

The balance-sheet total decreased by –1.9 % to € 4,310.7 m.

Balance sheet – Liabilities

Share capital in the company remained unchanged from the previous year at € 634.4 m, distributed across 87.3 m bearer shares. Some 90 % of the shares are in free float, the remaining 10 % (approximately), together with four registered shares (that each entitle the holder to nominate a Supervisory Board member), are held by Bank Austria. As at the key date of 31.12.2009 there was unused authorized capital (§ 169 Austrian Act relating to shares (AktG)) in the amount of € 317.2 m which can be exercised until August 8 2012 against contribution in cash or in kind as well as unexercised conditional capital (§ 159 AktG) in the amount of € 317.2 m.

In 2009, the shareholders' equity (including minority interests) dropped from € 1,854.7 m to € 1,729.2 m. This decrease was primarily due to the negative consolidated net income.

Additional critical factors were as follows:

- A drop in minority interests due to the losses attributable proportionately to the minority shareholders of CA Immo International and the minority shareholders of its subsidiary CA Immo New Europe Property Fund.
- As a result of the sale of own shares in the fourth quarter of 2009 (see also the Chapter headed "Investor Relations" on page 22), equity capital increased by € 12.3 m. € 11.9 m of this sum is accounted for by the release of the reserve set up for own shares, and € 0.4 m by the positive sum of the difference between average purchase and selling price for own shares. A total of 1,494,076 shares (1.71 % of share capital), which had been bought on the stock exchange by CA Immo in 2008 for an average price of € 9.18, were sold at a price of € 9.55 per share. The Management Board received authorisation for the share buyback at the 21st AGM on 13 May 2008.

The equity ratio as at 31 December 2009 was 40 % (31 December 2008: 42 %).

Financial liabilities

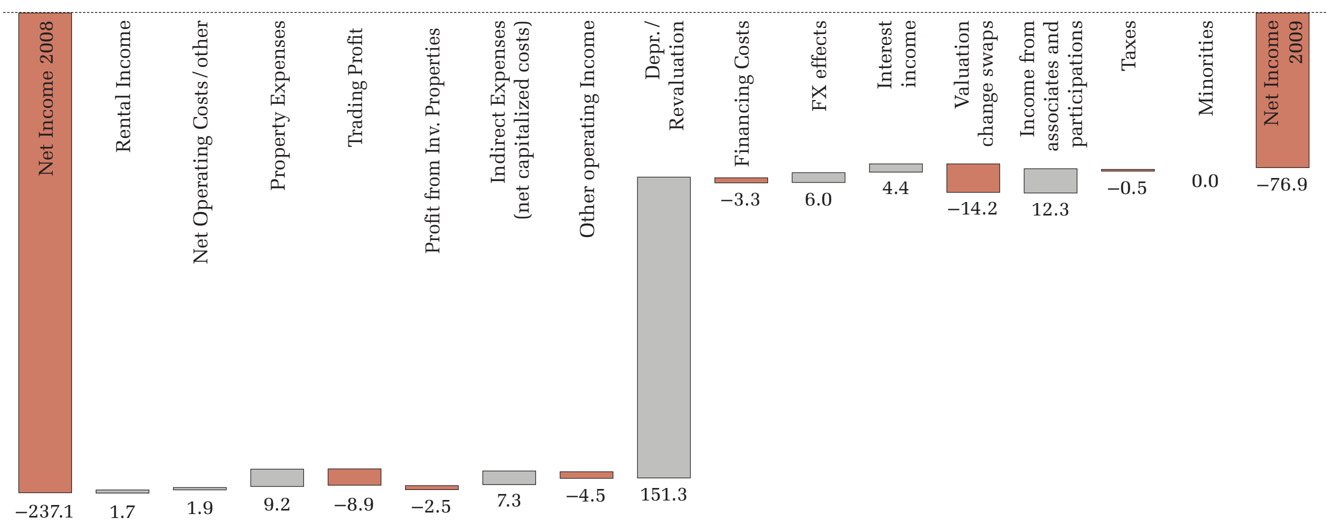
The long-term financial liabilities reduced by 15.9 % to € 1,379.7 m. This decrease is principally due to the discharge of financial liabilities following the implementation of sales. Furthermore, some of the income from the corporate bond issued in the fourth quarter of 2009 was used to repay existing financial liabilities. The increase in liabilities from bonds from € 194.9 m as at 31 December 2008 to € 472.5 m as at 31 December 2009 reflects the issues of a corporate bond and a convertible bond in the fourth quarter of 2009. The corporate bond has a volume of € 150 m, a term of 5 years and a rate of interest of 6.125 %. The volume of the convertible bond, which also has a term of 5 years, is € 135 m, and the interest rate is 4.125 %. The conversion price was set at € 11.8502, representing a premium of 27.5 % over the share price at the time of the issue. The conditions of both these bonds provide for a redemption right for the bond holders in the event of a change of control at CA Immobilien Anlagen AG (the same also applies to the bond issued in 2006). There are no other significant agreements that would take effect in the event of a change of control.

The Group also has lines of credit available for development projects, drawn gradually by the banks as construction progresses. The current usage is contained in the debit balance of the financial liabilities. Joint ventures are included at the level of the participating interest. CA Immo has a total of about € 124.3 m available from the credit lines that are open and not yet fully utilised for projects in Central and Eastern Europe, and some € 391.7 m for projects in Germany (including Tower 185 with € 270 m).

About 99 % of financial liabilities are in Euro. CA Immo's interest rate hedging strategy provides for comprehensive hedging of the risk of interest rates changing. For this reason, long-term loan agreements are concluded with hedges in the form of interest rate swap contracts or fixed interest agreements. Thus, as at 31.12.2009, 58.7 % of financial liabilities were secured with interest rate swaps and a further 26.0 % with fixed interest rate agreements. 15.3 % of the financial liabilities were at variable rates. Given the current low level of interest rates, development project loans are generally taken at variable rates with a "lock-in" clause being used, according to which a fixed-rate agreement will be concluded if a specified interest rate is exceeded. This allows CA Immo to remain below the calculated

MANAGEMENT REPORT

RESULT BRIDGE BETWEEN CONSOLIDATED NET INCOME 2008 AND 2009



financing budget for construction costs while still retaining cost stability if interest levels rise.

The average interest rate of bank and bond liabilities at the end of the 2009 business year was 4.74 % (2008: 5.27 %) after taking into account the interest rate hedging in each case.

Since the beginning of the year, therefore, the net debt (financial liabilities including bonds and less cash and cash equivalents and securities) has fallen by around 7.5 % and was € 1,472.3 m as at 31 December 2009; the gearing (ratio of net debt to shareholders' equity) fell slightly from 85.8 % as at 31 December 2008 to 85.1 % as at 31 December 2009.

As at 31 December 2009, the annual maturity profile of the financial liabilities was as shown on the next page.

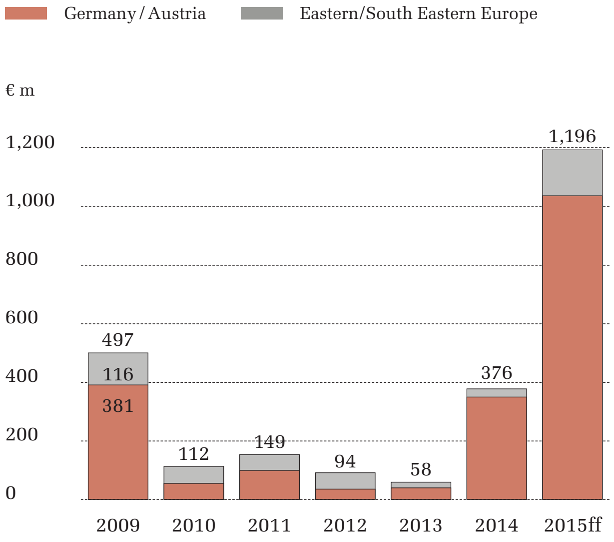
Net Asset Value

Owing to the annual loss and the other factors described above, the NAV (shareholders' equity excluding minority interests) fell by –3.9 %, from € 1,623.0 m as at 31 December 2008 to € 1,559.0 m as at 31 December 2009. The NAV per share fell by –5.6 % from € 18.92 as at 31 December 2008 to € 17.87 as at 31 December 2009. The number of outstanding shares as at 31 December 2009 was 87,258,600 (31 December 2008: 85,764,524). The increase in the number of shares resulted from the sale in Q4 2009 of treasury shares that had been held by CA Immo at the

CONSOLIDATED BALANCE SHEET – SHORT VERSION

		2009		2008	Change
	in € m	in %	in € m	in %	in %
Property assets	3,386.3	79	3,619.9	82	–6
Down payments on property	0.5	0	20.5	0	–97
Down payments on property investments	0.2	0	0.2	0	0
Intangible assets	39.5	1	53.4	1	–26
Financial and other assets	77.1	2	81.3	2	–5
Deferred tax assets	24.6	1	55.6	1	–56
Long-term assets	**3,528.3**	**82**	**3,830.9**	**87**	**–8**
Receivables	149.3	3	63.0	1	>100
Property assets intended for sale	6.0	0	0.0	0	> 100
Inventory intended for trading	122.9	3	168.4	4	> 100
Cash equivalents and securities	504.1	12	332.6	8	52
Short-term assets	**782.4**	**18**	**563.9**	**13**	**39**
Total assets	**4,310.6**	**100**	**4,394.8**	**100**	**–2**
Shareholders' equity	1,729.2	40	1,854.7	42	–7
Shareholders' equity as % of balance-sheet total	40 %		42 %		
Liabilities from bonds	472.5	11	194.9	4	>100
Long-term financial liabilities	1,379.7	32	1,640.0	37	–16
Short-term financial liabilities	124.3	3	88.9	2	40
Other liabilities	475.2	11	410.7	9	16
Deferred tax liabilities	129.8	3	205.8	5	–37
Total liabilities	**4,310.6**	**100**	**4,394.8**	**100**	**–2**

MATURITY PROFILE OF THE FINANCIAL LIABILITIES



KEY FINANCING FIGURES

€ m	31.12.2009	31.12.2008
Shareholders' equity	**1,729.2**	**1,854.7**
Short-term financial liabilities	124.3	88.9
Long-term financial liabilities (including bond)	1,852.2	1,834.9
Cash and cash equivalents	–504.1	–332.6
Net debt	**1,472.3**	**1,591.1**
Gearing	**85 %**	**86 %**
EBITDA / net interest (factor)	**1.4**	**1.4**

key date for the previous year. Since the conversion price of the convertible bond issued in Q4 2009 was above the share price at the end of the year, no dilutive effects were included in the computation of NAV per share.

The computation of the NNNAV based on NAV in accordance with the Best Practice Policy Recommendations of the European Public Real Estate Association (EPRA) is shown in the table aside. The significant factor here is the consideration of the effect of discounting on deferred taxes. Since development projects have been entered in the balance sheet since the start of 2009 using Fair-Values and not acquisition costs, as was previously the case, there is no longer any need for value adjustments in the context of the NNNAV.

As at 31 December 2009, therefore, the NNNAV stood at € 1,612.1 m or € 18.5 / share (9.9 % lower than in 2008).

ASSET VALUE (NAV AND NNNAV AS DEFINED BY EPRA)

€ m	31.12.2009	31.12.2008
Equity (NAV)	**1,559.0**	**1,623.0**
NAV/share in €	**17.87**	**18.92**
Computation of NNNAV		
Exercise of options	0.0	0.0
NAV after exercise of options	**1,559.0**	**1,623.0**
Value adjustment for		
- projects based on IFRS fair-value method	0.0	82.6
- own use properties	0.6	0.0
- properties held as current assets	23.4	0.0
- financial instruments	58.3	52.1
Deferred taxes	65.7	96.8
EPRA NAV after adjustments	**1,707.0**	**1,854.5**
Value adj. for financial instruments	–58.3	–52.1
Value adjustment for liabilities	–0.2	18.0
Deferred taxes	–36.4	–62.0
EPRA NNNAV	**1,612.1**	**1,758.4**
EPRA NNNAV per share in €	**18.5**	**20.5**
Change of NNNAV against previous year	–9.9 %	–8.9 %
Price (31.12.)/NNNAV per share –1	**–57.2 %**	**–79.5 %**
Number of shares	87,258,600	85,764,524

OUTLOOK

Clear signs of stabilisation were observed on our main markets early in 2010. In particular, financiers are increasingly ready to resume supplies of loan capital and equity to the real estate sector. As the financing situation eases, it is reasonable to assume that 2010 will be strongly influenced by trends on the rental market. Given the low inflation rates and muted demand for new lettings on most of our markets, rent levels attainable on new lettings are likely to decline somewhat. We therefore expect rental income to fall slightly in 2010 on a like-for-like basis, particularly with the principal tenant vacating our Erdberger Lände property in Vienna. If we then factor in the effects of forfeited rental income linked to property sales transacted in 2009 (for which completions and acquisitions could only partially compensate), it is likely that rental income for 2010 will be as much as 10 % below that of 2009. Despite this, the management team anticipates a positive overall result for 2010 provided property values stabilise as expected and project completions deliver useful valuation contributions.

In operational terms, the emphasis will be on realising scheduled and ongoing development projects in 2010. To this end, around € 400 m is earmarked for investment (secured through credit approval and existing liquidity).

Another objective will be to maintain the equity ratio around the current level of 40 % in spite of the increase in total assets associated with progress on current development projects. To achieve this, selective sales will again be transacted in 2010 (particularly from current assets).

With stable capitalisation and a healthy level of available liquidity, the CA Immo Group remains in a position to seize opportunities as they arise in the current climate; the Group thus intends to evaluate specific acquisitions, especially with a view to consolidating the portfolio of income-producing properties.

Outlook on the capital market

Although share prices are generally rising around the world, investors remain unusually circumspect, and prices could fall again on negative reports. In particular, the publicly traded real estate sector is likely to correlate closely with general stock markets into the medium term. The CA Immo share will probably face continued volatility as a result.

Looking ahead to 2010: the principal risks and uncertainties

Our expectations for 2010 are based on certain assumptions concerning the general conditions and the specific circumstances governing the real estate business. The persistently volatile economic situation has created additional uncertainty as regards the company's ability to meet targets on investment volumes, realisation times and earnings quality.

The main factors affecting our business plans for 2010 are likely to be:

- Subsequent developments on international capital markets and the effect of these on economies in our regions.
- The extent to which economic trends affect rental demand and rent levels in specific regions.
- The availability and the cost of borrowing.
- Further developments on the property investment market, the associated price trend and its effect on the valuation of our portfolio.
- The speed at which planned development projects are realised, which will largely be determined by the availability of the requisite outside loan capital and equity.
- Political, fiscal, legal and economic risks, and the transparency and extent of development on specific property markets, especially in the SEE and CIS regions.
- The development of the general interest level.

SUPPLEMENTARY REPORT

The following activities are reported for the opening months of business year 2010:

GERMANY

Major lease extended and expanded in Berlin

The contract with Bombardier Transportation, principal tenant at the Königliche Direktion building in Berlin, has been extended. The company has prolonged its lease agreement for around 15,000 sqm by six years, and will also let an additional 1,530 sqm. The world leader in the rail transport industry established its head offices at the Königliche Direktion in 2005. Extensive architectural and technical upgrading of the neo-renaissance structure was carried out by Vivico.

Competition for new Munich district concludes

In partnership with the state capital Munich, Vivico organised a competition for town planners and landscape architects. Ideas were invited for a new district in the Munich suburb of Berg am Laim on the theme of "urban nature'. The jury awarded first prize to the designs put forward by Ammann Albers StadtWerke and Schweingruber Zulauf Landschaftsarchitekten (both based in Zurich). The city of Munich will proceed with development of the 135,000 sqm area on the basis of the competition results (and subject to a revision phase).

Project company Zollhafen Mainz starts work

All contracts relating to a long-term 50:50 joint venture between Vivico and Stadtwerke Mainz AG were concluded in mid-January. The project company known as Zollhafen Mainz GmbH & Co. KG has now started work on developing and marketing a harbour area in Mainz, for which planning permission is currently being sought. Over the next 10 to 15 years, the Zollhafen will emerge as a mixed-use urban district for Mainz, with CA Immo investing around € 53 m (including plot of land).

Construction of AMBIGON begins

Construction of the AMBIGON office, commercial and medical centre got under way at the end of January in the Munich district of Schlossviertel Nymphenburg. With a gross floor area of approximately 16,400 sqm, the building combines a range of usage types under one roof: offices, retail outlets, a medical centre and a rehabilitation/fitness zone. The investment volume is around € 40 m. Vivico succeeded in concluding contracts for some 47 % of the rental space before building work had started.

Topping out ceremony held for first office building in Europaviertel; land sold

Vivico is currently engaged in construction of the new German headquarters of BNP Paribas at the Europaviertel in Frankfurt. The topping out ceremony for the building, which has a total gross floor area of some 34,000 sqm, was held in mid-February. BNP Paribas will start to establish its main German offices on around 67 % of the rentable office space in summer 2010.

CA Immo sold the building to Union Investment Real Estate before construction work started. The building, which was developed in line with sustainability criteria, was awarded silver pre-certification by the German Sustainable Building Council (DGNB).

Also in the Europaviertel, a plot of land measuring around 1,600 sqm was sold to STRABAG Real Estate GmbH. STRABAG plans to build a three-star hotel for the operator Gold Inn AG on the "Süd 7" site, which is situated on Europa-Allee; a 20-year lease agreement has already been signed.

AUSTRIA

Two lease agreements concluded with budget hotel chain Meininger

In 2011, Meininger hotels will be established on two CA Immo sites: on Fürbergstrasse in Salzburg (attached to the Zentrum im Berg shopping centre) and on Vienna's Rembrandtstrasse, adjacent to the Augarten park. Meininger, the chain of budget hotels, will lease both hotels (which are scheduled for completion in 2011) for a term in excess of 20 years. The Salzburg hotel will have 100 rooms, with its Viennese counterpart having around 130 rooms. CA Immo will be investing up to € 20 m in the properties.

BULGARIA

In 2007, CA Immo International signed a forward purchase agreement in Sofia, under the project name "Megapark", for a multi-functional building complex with useful area of about 43,400 sqm. However, ambiguities regarding fundamental elements of the contract cast doubt on whether the forward sale could be realised and led to renegotiation. The status at present is agreement that the project will be realised as a partnership by means of a financial stake expected to stand at 35 %. Completion of the first of two construction phases will be at the end of April 2010.

PERSONNEL

The CA Immo Group has its head office in Austria and also has a presence in Germany and eastern Europe (Hungary, Poland, Serbia, Romania) via subsidiaries. As at 31.12.2009, the Group employed a total of 332 people (31.12.2008: 330). The operational business of CA Immo and CA Immo International is managed by an experienced core team, some of whom have been with the company for many years, and all the German activities of the Group are dealt with via the Vivico Real Estate subsidiary.

CA Immo and CA Immo International: synergies arising from centralised Group control

The agendas of CA Immo and CA Immo International are largely centrally controlled from the head office in Vienna. Staff in the functional areas of Investor Relations, Corporate Communications, Finance and Accounting, Controlling, Legal Affairs and Personnel as well as IT and Organisation is employed by CA Immobilien Anlagen AG and perform their tasks for both companies. The associated costs are divided between the two companies according to requirements so that synergies between the two companies can be exploited cost-effectively. Asset and Investment Management and Holding Management are managed separately by the individual companies, and the areas of property management, project control, bookkeeping and facility management for the Eastern European investment properties are covered by local subsidiaries in Poland, Hungary, Serbia and Romania. CA Immo International staff also work in a joint executive capacity for CA Immo New Europe where they and their teams contribute the necessary expertise to the management of the Special Fund.

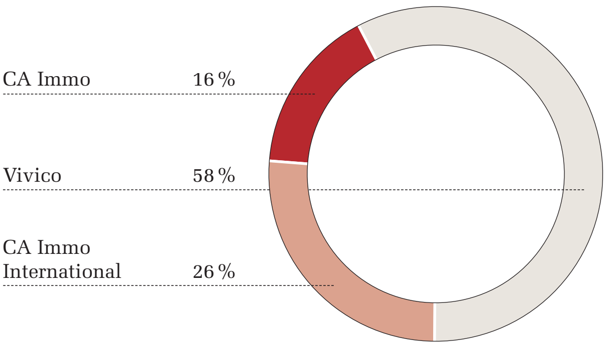
Germany: functional merger for increased added value

The process of operational integration of the German subsidiary Vivico Real Estate into the CA Immo Group has now also commenced in the course of a functional merger. The main focus here is the identification and realisation of synergies at both the CA Immo and the Vivico level so as to increase efficiency, on the one hand, and reduce costs resulting from dual structures, on the other. The project is concentrating on unifying the organisational structure of the Group along with the process areas (e.g. concentrated coordination in the administration and service area) and was set up with the assistance of external consultants. In the long term, this should achieve operational stability while taking into account the core competences of the two parts of the company – CA Immo as property investor and Vivico as project developer. Vivico employs a total staff of 193. You will find more details about Vivico in the Chapter headed “Holdings and Funds” on page 42 and about the Group’s activities in Germany in the segment report from page 62 on.

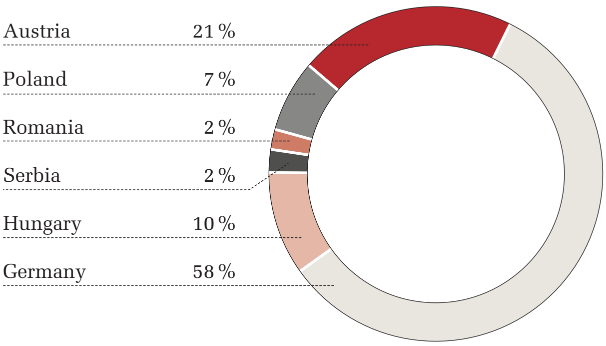
Changes at management level

A first step has been taken by restructuring the Group organisation and redesigning the individual corporate areas (departments, staffs, etc.). The two companies have also been more strongly meshed at Management and Executive Board level: since October 2009, Bernhard H.

PERSONNEL DISTRIBUTION WITHIN THE CA IMMO GROUP



PERSONNEL DISTRIBUTION BY COMPANY OFFICE



Hansen (CEO of Vivico) has been on the CA Immo and CA Immo International Management Board as CTO (Chief Technical Officer) and is thus responsible for all the technical units of the Group and for implementation of all the Group's development activities. At the same time, the existing Executive Board of Vivico, made up of Bernhard H. Hansen, Gregor Drexler and Matthias Tripp, has been enlarged to include Bruno Ettenauer and Wolfhard Fromwald. The distribution of competences in the Management Boards within CA Immo is described in the Corporate Governance Report on page 28.

Investing in knowledge

Sustainable and dynamic staff development is critically important for the profitable administration of our properties and for the efficient realisation of our development projects in a rapidly changing market environment. In the context of a strategy of requirement-based personnel management, CA Immo invests specifically in the training and continued development of its international staff team.

Staff development sessions, in which performance, potential and development opportunities are explained to individual staff members across all departments, were brought in for the whole Group in 2009.

Human Resources: motivation and responsibility

The wages and salaries paid at CA Immo are commensurate with sector and market norms. In addition to the fixed salary component, performance-related bonuses have been defined in the form of annual targets agreed with the Supervisory Board. The highest bonus stands at a maximum of 10 % of annual salary for any employee. At management level, there is also a bonus scheme linked to the company's growth and earnings. No staff bonus was paid in 2009 as a result of economic developments. CA Immo pays 2.5 % of employees' annual salaries into a pension fund after they have been with the company for three years. A collective accident insurance policy was also effected in 2009 for all employees of CA Immo and CA Immo International, providing 24/7 cover both at work and during non-working hours.

Please find details concerning salary costs and fees for personnel development measures in chapter "results" from page 76 on.

Women strongly represented

Women are strongly represented in the CA Immo Group making up 47 % of personnel. The proportion of female management staff at the second management level (Group management level) is still as high as 36 %. Work-life balance is also important to the Group: CA Immo uses flexible working time models to actively support compatibility between family and working life, particularly for staff members wishing to return to work after maternity leave or a career break.

PERSONNEL DISTRIBUTION WITHIN THE CA IMMO GROUP

					2009			2008		Change
	White-collar employees	Blue-collar staff	Men	Women	Total	White-collar employees	Blue-collar staff	Total	Absolute	in %
CA Immo	46	6	19	33	52	48	10	58	–6	–10 %
Vivico	193	0	102	91	193	182	0	182	+11	+6 %
CA Immo International	59	28	55	32	87	65	25	90	–3	–3 %

RESEARCH AND DEVELOPMENT

Research and development in the CA Immo Group is increasingly focused on one central issue: the sustainable development and management of real estate. The focus was sharpened with the German subsidiary Vivico, which specialises in the transformation of inner city real estate formerly given over to industrial or railway usages. Developments of recent years have shown that sustainability is increasingly emerging as a key competitive factor in the real estate industry.

In the real estate area, research and development activities revolve around long-term economic, ecological and social objectives and tasks:

- Minimising the lifecycle costs of buildings
- Minimising maintenance expenditure in relation to construction expenditure
- Conserving resources and cutting carbon emissions in the construction and management of real estate
- Wherever possible, preventing pollutants in the construction, modification and utilisation of properties and closing the materials cycle as regards building materials
- Creating a suitable living and working environment and promoting social integration (preventing the creation of ghetto areas)
- Linking up working, living and leisure space within the urban framework and thus creating a long-term stable environment

The primary aim of all research and development activity at CA Immo is to safeguard the value of real estate and the quality of life enjoyed by users over the long term. Uniform standards and certification are applied to ensure the transparency of all such activities.

Helping to create a sustainability seal of approval
Although numerous certification procedures are in place around the world, there is no unified "green building" standard. The two main methods used by the CA Immo Group are the American **Leadership in Energy and Environmental Design (LEED)** certification scheme and the seal of approval from the German Sustainable Building Council (DGNB).

To clarify what is meant by "sustainable construction", the CA Immo Group, through its German subsidiary Vivico, has been heavily involved in the first application of an energy certificate for office properties. The Group supported the creation of a **seal of approval from the German Sustainable Building Council (DGNB)** by taking part in the pilot phase. The seal enables both investors and users to assess the sustainability of real estate much more effectively than has hitherto been possible by assessing lifecycles in a transparent and quantifiable manner. Moreover, in the autumn of 2009, CA Immo became a founding member of the **Austrian Green Building Council (ÖGNI).** The aim of the Council, in which CA Immo has been involved from day one, will be to adapt the German seal of approval for sustainable building to Austrian standards.

The rating criteria for LEED certification (an American sustainability standard) are based on the following factors:

- Environmentally sustainable site (and location)
- Efficiency of water consumption (utilisation of rainwater)
- Energy efficiency (operation, installation engineering, energy sources)
- Primary building materials (recycling, regional materials, renewable raw materials)
- Quality of interiors (air, light, climate)

Global exchange of experiences in sustainable urban development
Through the subsidiary Vivico, CA Immo is an active member of the Urban Land Institute (ULI), a global coalition of leading companies in the field of responsible property development and land use. The ULI exists to promote the proper development of environmentally friendly concepts in the use of land, giving equal weighting to ecological, economic and social considerations. Thanks to the constant exchange of information (which extends to the global level), CA Immo has faster access to pertinent information concerning market, usage and urban development; at the same time, undesirable development is avoided and productive concepts can be applied to the company's projects.

For more information on CA Immo's commitment to sustainability and Corporate Social Responsibility, see page 39.

FINANCIAL AND NON-FINANCIAL PERFORMANCE INDICATORS

At the heart of the business strategy pursued by CA Immo lies a commitment to achieving a sustained increase in the value of the company. Financial performance indicators (key figures or ratios) are an important identifier and measure of the main factors that contribute to raising value long-term, and are thus used for value management purposes.

The primary such indicator is the net income generated with the money shareholders have invested (RoE– Return on Equity). The target is to produce a ratio that is higher than the imputed cost of equity (we assume a medium-term rate of around 7.5 %) and thus to generate shareholder value. As a consequence of the substantial devaluation of property assets, the return on equity for 2009 is significantly negative – the target was not, therefore, met in the year under review. However, we are confident that the market-related devaluations of property assets have now bottomed out and that we will therefore be able to achieve an appropriate Return on Equity once more in the medium term.

Among the other quantitative factors used to measure and manage our shareholders' long-term yield are the change in NAV per share, the operating cash flow per share, return on capital employed (ROCE) and economic value added (EVA).

Since the financial indicators ultimately demonstrate the operational success of our property business, they are preceded by a series of performance indicators that cannot be immediately quantified in financial terms, which are key to measuring and managing the operating business:

Vacancy rate and average rent

Sound economic data nurture the demand for commercially used premises and invigorate both building activity and the property market. Cyclic discrepancies between supply and demand are reflected in the occupancy rate and attainable rents. Viewed over time, the vacancy rate and average rent are key indicators of a portfolio's quality and its successful management on the one hand, and of the asset managers' ability to respond in a timely fashion to economic influences.

Location quality

The quality of sites is a major criterion in property marketing. The accessibility of a location, determined by the infrastructure, plays a crucial role in this context. Changes in the quality of a location take place gradually and are eventually reflected not only in price, but also in the difficulty of attracting new tenants.

Local presence

Local knowledge and familiarity with the territory are critical factors in the effective cultivation of very diverse regional markets. For this reason, CA Immo maintains its own branch offices in our key markets in Germany and Eastern Europe.

Know-how and synergies

The competitive edge of CA Immo stems from the local knowledge of its operating employees and the leverage of synergies in the Group, in particular in project development and property marketing.

VALUE INDICATORS

		2009	2008	2007	2006
NAV/share		17.9	18.9	22.0	20.6
Change in NAV/share	%	–5.6	–14.1	6.1	6.4
Operating cash flow/share	€	1.40	1.32	1.10	0.93
RoE [1]	%	–4.8	–13.4	3.3	5.9
ROCE [2]	%	0.1 %	Negative	5.2	5.8
EVA [3]	€ m	Negative	Negative	2.7	11.3

[1] Return on Equity (profit-generating efficiency) = consolidated net income after minority interests / average equity (without minority interests)
[2] Return On Capital Employed (ROCE) = net operating profit after tax (NOPAT) / capital employed
[3] EVA (economic value added) is a registered trademark of Stern Stewart & Co; EVA = capital employed * (ROCE – WACC); WACC 2009 = 5.1 %
(WACC is the weighted average cost of debt and equity

RISK MANAGEMENT REPORT

The CA Immo Group is exposed to many kinds of risk in the course of its activities as an international manager of property stocks and project developer. These risks have the potential to influence current operational business outcomes and progress towards the strategic goals of the company. Ultimately, continuous growth is invariably associated with risks; for effective countermeasures to be taken, these must be identified at an early stage and assessed for content, impact and likelihood of occurrence. Systematic risk management is thus a key element of the Group's internal controlling process with a direct bearing on strategic and operational decision-making within the company. The Management Board is involved in all risk-relevant decisions and bears overall responsibility for such decisions. At all process levels, decisions are subject to the dual verification principle. Clear internal guidelines and strategies, business and investment plans and the introduction of continuous reporting systems have made it possible to monitor and control the economic risks associated with everyday business activity. All measures are applied to every Group subsidiary; investment plans are subject to scrutiny by the Supervisory Board or its investment committee. Controlling, monitoring as part of risk management and the verification and control aspects of internal auditing ensure the target-focused coordination of planning and information provision. The Internal Monitoring System (IMS) has been expanded to assist in the early identification and monitoring of risks. The effectiveness of risk management at CA Immo is appraised annually by the auditor, who reports findings to the audit committee, Supervisory Board and Management Board. The risks that can confront CA Immo in the course of its business activities are described below.

STRATEGIC RISKS

- **Capital market risk:** Refinancing on the financial market is an important matter for CA Immo. Over the past 18 months, however, it has become clear that the proper functioning of the capital market presupposes adherence to the regulations on the part of its participants, and that breaches of the rules impair the trust of investors and thus make the procurement of capital (both shareholders' equity and loan capital) much more difficult. CA Immo addresses this capital market risk on several levels. Firstly, the company is highly skilled at planning and securing liquidity in order to avoid bottlenecks. Secondly, CA Immo covers itself by entering into equity partnerships (joint ventures) at project level as an alternative and supplement to established sources of equity capital procurement. As regards the raising of loan capital, CA Immo is increasingly seeking to establish or develop business relationships with domestic and foreign banks (in addition to Bank Austria, its principal bank). Generally, CA Immo regards capital market compliance as a fixed element of corporate risk management involving not just observance of the applicable regulations, but also efficient communication that addresses the interests of investors and analysts and builds the trust of investors on the basis of constant transparency. CA Immo's compliance programme comprises internal guidelines (including compliance guidelines), a code of conduct for staff, training and internal counselling for individuals as required as well as the assertion of sanctions under employment law where violations occur.

- **Geopolitical risks**: In view of the group structure of CA Immo, these risks principally apply to the subsidiary CA Immo International. With the exception of Russia and Serbia, all of the countries in which the company has a presence are EU members, which means greater legal certainty and a lower risk of fundamental political or economic policy reversals. In non-EU member states, consideration is given in specific cases to insuring investments against expropriation, political violence and the convertibility of local currency, and precautions are taken as appropriate.

- **Expansion risk:** The realisation of investment plans, the assimilation of fully acquired property packages and companies and, not least, development projects constitute major challenges for the company and its employees. CA Immo flexibly adjusts the pace of its expansion to global and (above all) regional conditions. In line with the current market climate, the company has recently slowed the pace of growth considerably. Expansion planning is carefully coordinated with the planning of financial and personnel resources. To prevent organisational bottlenecks, service processes have been developed and are subject to continual adaptation. Staff development is addressed by means of active personnel management.

- **Market and liquidation risk:** In its capacity as an investor, the Group is exposed to external, market-specific risks such as macroeconomic trends, developments in tenant sectors, rent development, the activities of other market players and the development of real estate yield across the various segments. Bearing this in mind, CA Immo performs its own exhaustive market analyses prior to any investment decision and as a regular part of portfolio management; the company also maintains constant contact with leading experts in the sector.

To minimise regional risks, the ideal resale times for the largest properties in the portfolio are considered as part of regular discussions concerning location quality, property quality and market changes. In this way, CA Immo reduces the risk of not being able to sell properties, or only being able to sell them at a discount. Through this approach, key early indicators of market risk are systematically applied to evaluations of investment and project plans, and thus to medium-term corporate planning.

- **Concentration (cluster) risk:** “Cluster risk” arises where certain investments are overrepresented in the portfolio. CA Immo addresses the risk of certain properties dominating the portfolio by purposely distributing property assets according to both usage type and geographical location. As a rule, no single investment may exceed 20 % of the total portfolio value for a particular region; joint venture partners are sought for large-scale investment plans.

PROPERTY-SPECIFIC RISKS

- **Property valuation risk:** Real estate prices are subject to considerable fluctuation on account of changing economic conditions (rising and falling interest rates, expanding or contracting economies, imbalance between the supply and demand of real estate and other factors). In common with most companies in the sector, CA Immo opted for the market value method in the conversion of its accounting to IFRS. As a consequence, changes in market value can lead to major discrepancies in results; this has produced some very positive outcomes in recent years, but also extremely negative effects more recently. Value reductions curtail not only results but also equity capital; this in turn adversely affects creditworthiness, with loan-to-value covenants unable to be upheld in some circumstances. CA Immo has its properties externally valued once every year (quarterly in Eastern Europe in view of the significantly higher volatility of property prices). Owing to distortion on the capital market, limited liquidity and the associated low level of property transactions, the lack of comparable transactions and the prospect of distress sales, value assessment has been significantly hampered and properties may only be sold with greater liquidation expenditure, even at the values quoted. To maintain its creditworthiness, CA Immo agrees appropriate leverage in advance and secures appropriate restoration periods in connection with financing.

- **Location risk:** The location of a property has a decisive influence on rentability and long-term letting potential as well as the earning power and sales revenue of a property. Location is therefore the greatest risk associated with real estate investment. To minimise this risk, CA Immo commissions external experts to carry out regular analyses of locations and trends. Locations that are candidates for investment are assessed separately according to stringent criteria.

- **Investment cost/project development risk:** Since 2006, the CA Immo Group has significantly increased its proportion of development projects, with the area gaining a boost from the acquisition of Vivico Real Estate GmbH in Germany. In Eastern Europe, these activities are mainly managed through the CA Immo New Europe project development fund. The objective is to generate extra income through the addition of the value inherent to project development. Project business is, however, associated with higher risk. Risks can arise from imponderables such as delays in the property use approval or planning permission processes, cost/deadline overruns, construction defects and so on. These risks can never be completely eliminated, even with meticulous planning and monitoring. Project development risk has increased substantially in the past two years as capital market and geopolitical risks have risen and general conditions have changed. Consequently, original project costings have had to be revised, in some instances considerably. CA Immo is responding to the evolving situation as necessary, adjusting book values clearly and appropriately. In general, CA Immo is countering project development risk by choosing partners and service providers with care whilst maintaining stringent controlling, both internally and externally. Controlling involves regular cost monitoring, variance analyses and appropriate reporting. The start-up losses that typically arise in connection with project development also have a detrimental effect on results with the accrual of non-capitalisable costs. Over the project lifecycle, these losses are offset against revenue from lettings and sales; accordingly, projects are only launched where financially viable (the initiation of projects in Germany is subject to pre-letting of 50–60 % on average). CA Immo also runs the risk of construction prices increasing: building firms are rarely prepared to shoulder construction cost risks in the context of development projects. CA Immo has responded to this trend by establishing a wide network within the construction industry. Cost reliability is maximised by awarding contracts singly or in batches and grouping cost pools within large-scale projects. The company also seeks to enter into cooperative partnerships with a view to ensur-

CA IMMO GROUP RISK MANAGEMENT

RISIK MANAGEMENT CORPORATE LEVEL

STRATEGIC RISKS	PROPERTY SPECIFIC RISKS	GENERAL BUSINESS RISKS
1. Capital market risk 2. Geopolitical risk	1. Property valuation risk 2. Asset management risk	1. Financial risk 2. Business organisation risk

RISIK MANAGEMENT PROPERTY LEVEL

STRATEGIC RISKS	PROPERTY SPECIFIC RISKS	GENERAL BUSINESS RISKS
3. Growth risk 4. Market and liquidation risk 5. Concentration (cluster) risk	3. Location risk 4. Investment cost and project development risk 5. Profit fluctuation risk 6. Management risk 7. Contract risk 8. Environmental risk	3. Seller's risk 4. Insurance risk

ing price stability throughout the project development cycle.

- **Profit fluctuation risk:** This risk group essentially comprises the aforementioned resale risk along with vacancy risk (where floor space is not let, income is forfeited, vacancy costs arise and the value of a property falls). The risk of loss of rent also falls into this category: we cannot rule out the possibility that the present economic climate will affect the rental market in 2010. To keep vacancy and rent losses to an absolute minimum, CA Immo screens the creditworthiness and reputation of potential tenants. The budgeted and actual revenues generated by all properties are continually monitored, and structured quality checks are carried out. The company also cooperates with reputable estate agents when seeking new tenants. In certain cases, CA Immo has circumvented probable future risks by selling a property – a measure that can be deployed only sparingly at the present time.

- **Property management risk:** The build quality of a property has a considerable influence on the costs of its management. A property that does not comply with current standards can generate higher investment costs in connection with restoration and improvement measures, or fail to attract tenants; this in turn adversely affects the earning power of that property. To stop this happening, CA Immo undertakes technical due diligence prior to acquisition in order to determine a property's quality and the compliance of its fixtures and fittings with CO_2 criteria, energy performance certificates and so on. The company also maintains close contact with tenants and property managers so that any hidden construction defects can be remedied quickly and cost-effectively. When implementing its own projects, CA Immo seeks to ensure that properties qualify for certification (green building).

- **Contract risk:** In order to minimise risks linked to legal disputes, CA Immo works with lawyers on its relevant target markets, integrating them into decision-making processes at appropriate stages. At the present time, no lawsuits or arbitration proceedings which could have a material influence on the economic situation of the company are pending or foreseeable.

- **Environmental risk:** Increasingly stringent environmental regulations are establishing ecological impact as a determining factor in property valuation to an ever greater degree. Aside from the bearing on value, ecological damage can lead to properties being left vacant or abandoned. CA Immo therefore incorporates this consideration into its wide-ranging assessments prior to every

FINANCIAL RISK MANAGEMENT

RISK	EFFECT	COUNTERMEASURES
CHANGE IN INTEREST RATES Evaluating interest rate development	Reduced Group success if interest rates rise	- Mix of long-term pegged interest rates and loans bearing variable interest - Use of derivate financial instruments
DEVELOPMENT IN EXCHANGE RATE Evaluating the relationship of the EUR to the USD	Significant fluctuation in earnings owing to exchange rate gains/losses	- Natural hedging where loans are agreed in the same currency as rental agreements - Changing of USD financing to EUR when changing currency in the rental agreements - Exchange rate hedging
LIQUIDITY Lack of liquidity	Attractive investments cannot be realised	- Continual short- and medium-term updating of liquidity planing - Optimisation of investment
CREDIT AGREEMENTS Lack of flexibility of specific conditions	Cost drawbacks during the term of the agreement	- Continual checks on credit agreements (including derivatives) for any need for adjustment - Project-related, long-term financing agreements

MANAGEMENT REPORT

purchase. Appropriate guarantees are also required from sellers. In its capacity as a project developer, the Group makes use of environmentally sustainable materials and energy-saving technologies wherever possible (see also "Property management risk").

GENERAL BUSINESS RISKS

- **Financial risks:** Risks linked to liquidity, interest rates, credit and currencies make up the main financial risks. Full details of these risks, along with a corresponding liquidity analysis, are also provided in the notes section starting on page 170. The various financial risks facing CA Immo are as follows:

- **Interest rate risk:** Risks from changes in interest rates are generally linked to long-term financing with outside capital. CA Immo uses a mix of long-term fixed-rate and floating-rate loans to cut the interest rate risk. In the case of floating-rate loans, derivative financial instruments (interest rate caps and interest rate swaps) are also used. Without exception, such instruments are used to hedge against the risk of interest rate changes arising from underlying transactions. These financial instruments are also subject to changes in value. Changes in the value of contracts that can be defined as cash-flow hedges (and the majority of the SWAPs used by CA Immo come into this category) are shown as changes in shareholders' equity. Changes in the value of contracts classified as fair-value derivatives are directly depicted as expenditure or income in the income statement. The reference value for interest rate derivatives is the Euribor, which has sustained significant falls, leading to negative cash values for the SWAP contracts (in most cases, this related to valuation losses which had no effect on cash). To neutralise the interest rate risk associated with these SWAPs, two new, countervailing SWAPs with a nominal value of € 105.4 m were concluded in business year 2009, thus establishing a fair value hedge in this amount. No risks constituting a serious and permanent threat to the company exist at the present time. Sufficient provisions have been formed for all identified risks. A list of all major interest-bearing liabilities and concluded SWAPs (including details of maturity) appears in the notes section from page 162 and page 166 on.

- **Investment risk:** As of 31 December 2009, CA Immo was mainly investing its liquid assets on the money market (daily allowances); a small proportion is also invested in an ABS fund, which entails exchange risk as well as creditworthiness and liquidity risks. To minimise this risk, shares were continually sold during 2009, significantly reducing the ABS fund volume to € 6.9 m by the end of the year and substantially cutting the risk of value fluctuations. No risks constituting a serious and permanent threat to the company exist at the present time.

- **Currency (change) risk:** Owing to investment activity abroad, the management of currency risks is another important element of risk management. Exchange rate fluctuations can impact on results where rents are payable in foreign currencies or loans were raised in US dollars, Czech koruna or Swiss francs. Non-cash effects on consolidated net income can result from the translation of individual financial statements of subsidiaries outside the eurozone. For this reason, the subsidiary CA Immo International seeks to peg rents to a hard currency when acquiring new properties in Eastern and South Eastern Europe. Loans are taken out in the currency underlying the relevant lease. Owing to the volatility of Eastern European currencies, payments in local currency (with the exception of operating expenses, which can also be paid in local currency) are converted into euros upon receipt.

- **Liquidity risk:** The liquidity risk facing CA Immo is the risk of being unable to settle financial liabilities at the time of maturity. The company thus controls liquidity by ensuring the availability of sufficient financial resources to settle due liabilities. CA Immo is proficient at planning and securing liquidity with a view to preventing bottlenecks of this kind while avoiding unnecessary potential losses and risks. In keeping with the investment horizon for real estate, most of the loans raised are long-term loans.

- **Taxation law risk:** National taxation systems are subject to ongoing change on the target markets of the CA Immo Group. Working with international consultants, CA Immo monitors all relevant debates and decisions taken by national legislators. Despite this, short- and long-term tax rises linked to changing legal frameworks pose a constant risk to revenue.

INTERNAL MONITORING SYSTEM (IMS)

The Internal Monitoring System (IMS) is a conglomeration of systematically structured measures designed to ensure compliance with guidelines and prevent errors; the guidelines include both specific company rules (Group manual, authority to sign, dual verification principle, regulations for release, etc.) as well as legal provisions. The objectives of the IMS are to preclude (preventive monitoring) and identify (detective monitoring) errors in accounting and financial reporting, thus enabling amendments or countermeasures to be introduced in good time. CA Immo defines preventive monitoring as those checks undertaken by responsible administrators as they carry out business processes prior to and/or within individual systems (e. g. accounting and consolidation software). Detective monitoring refers in particular to controls carried out by responsible heads of department or the head of finance and accounting on the basis of analyses derived from such systems. In accordance with the organisational structure of the CA Immo Group, responsibility for the implementation and supervision of the Internal Monitoring System lies with the appropriate local management teams, i. e. the managing directors of the various subsidiaries are required to perform self-checks in order to assess and document compliance with the monitoring measures making up the IMS, which has been standardised across the Group. To strengthen the Internal Monitoring System, CA Immo set up an internal auditing unit alongside the risk management unit as part of a reorganisation process. The internal auditing section, which is under the control of the full Management Board, will take up its assigned duties in 2010. In future, the unit will monitor compliance with legal provisions, internal guidelines and codes of conduct across the Group on the basis of an annual auditing plan approved by the Management Board (or in response to ad-hoc assessments performed as needs dictate); on an operational level, the unit will review the functioning of (business) processes as regards possible risk and cost-effectiveness and assess the potential for efficiency improvements. In future the internal auditing unit will also supervise the observance of checks by local management teams and determine the dependability of operational information. To achieve this, detailed reporting (EuroSox/SOX documentation) on specific processes and controls as well as accounting and financial reporting is essential. Finally, the results of these assessments will be reported to the responsible executive boards as well as the full CA Immo Management Board. The Supervisory Board will be informed as to the auditing plan and the assessment results at least once a year. Furthermore, the proper functioning of the risk management system will be evaluated annually by the Group auditor, with the findings presented to the Management Board and the Supervisory Board or its audit committee.

CA IMMO

ANNUAL REPORT 2009
CONSOLIDATED FINANCIAL STATEMENTS

CONTENT

CONSOLIDATED FINANCIAL STATEMENTS

FINANCIAL STATEMENTS OF CA IMMOBILIEN ANLAGEN AG

TABLES AND ANALYSES

A. CONSOLIDATED INCOME STATEMENT FOR THE YEAR ENDED 31.12.2009

€ 1,000	Notes	2009	2008
Rental income	2.1.2.	176,974.5	175,283.6
Income from the sale of properties intended for trading	2.1.3.	78,025.5	88,269.2
Gross revenues from development services	2.1.4.	4,518.9	3,700.4
Other gross revenues	2.1.2.	0.0	1,258.5
Operating costs passed on to tenants	2.1.2.	29,133.7	30,278.5
Gross revenues		**288,652.6**	**298,790.2**
Operating expenses	2.1.5.	–35,015.9	–37,049.7
Other expenses directly related to properties	2.1.5.	–19,696.1	–29,346.3
Book value of properties intended for trading [1]	2.1.3.	–68,161.2	–70,569.2
Expenditures on development services	2.1.4.	–1,756.0	–2,665.9
Net operating income		**164,023.4**	**159,159.1**
NOI as a % of the gross revenues		56.8 %	53.3 %
Profit from the sale of long-term properties		357,308.8	175,433.3
Book value of long-term properties		–348,091.1	–163,695.4
Result from the sale of long-term properties	**2.1.6.**	**9,217.7**	**11,737.9**
Indirect expenditures	2.1.7.	–51,712.1	–52,207.0
Capitalised services	2.1.8.	12,148.8	6,351.0
Other operating income	2.1.9.	8,263.4	12,735.0
EBITDA		**141,941.2**	**137,776.0**
EBITDA as a % of the gross revenues		49.2 %	46.1 %
Depreciation and amortisation of long-term properties		–1,837.3	–97,853.2
Impairment of properties intended for trading		–8,555.5	–14,446.0
Depreciation and amortisation	**2.1.10.**	**–10,392.8**	**–112,299.2**
Reversal of write-down of properties intended for trading	**2.1.11.**	**544.5**	**0.0**
Revaluation gain		92,517.1	16,650.7
Revaluation loss		–221,603.6	–194,743.8
Result from revaluation	**2.1.12.**	**–129,086.5**	**–178,093.1**
Operating result (EBIT)		**3,006.4**	**–152,616.3**
EBIT as a % of the gross revenues		1.0 %	–
Financing costs	2.1.13.	–108,430.2	–105,113.8
Foreign currency gain/loss	2.1.14.	2,573.5	–3,467.6
Result from derivative transactions	2.1.15.	–30,123.2	–15,874.5
Result from financial investments (without impairment)	2.1.16.	8,821.7	4,433.6
Impairment of financial investments	2.1.17.	–3,121.7	–7,800.9
Income from associated companies	2.1.18.	–7,315.7	–15,071.1
Non-controlling interests held by limited partners	2.1.20.	67.3	111.6
Financial result		**–137,528.3**	**–142,782.7**
Net income before taxes (EBT)		**–134,521.9**	**–295,399.0**
Income tax	2.1.19.	–198.0	510.2
Consolidated net income		**–134,719.9**	**–294,888.8**
Thereof attributable to non-controlling interests		–57,804.9	–57,768.2
Thereof attributable to the owners of the parent		–76,915.0	–237,120.6
Earnings per share in € (undiluted)	**2.5.8.**	**–0.89**	**–2.73**
Earnings per share in € (diluted)	**2.5.8.**	**–0.89**	**–2.73**
Operating cash flow per share in €	**2.5.8.**	**1.40**	**1.32**
Cash flow from operating activities per share in €	**2.5.8.**	**1.52**	**1.96**

[1] The Book value of properties intended for trading comprises the book value of stock properties sold and other development costs in connection with properties intended for trading but not change to stock.

B. CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 31.12.2009

€ 1,000	Notes	2009	2008
Consolidated net income		–134,719.9	–294,888.8
Other comprehensive income			
Valuation cash flow hedges		–24,630.6	–96,358.3
Reclassification cash flow hedges		19,090.1	0.0
Other comprehensive income of associated companies		433.9	–542.4
Exchange differences in equity		–0.1	2.1
Income tax related to other comprehensive income		–1,628.4	20,273.6
Other comprehensive income for the year, net of tax	**2.2.**	**–6,735.1**	**–76,625.0**
Total comprehensive income for the year		**–141,455.0**	**–371,513.8**
Thereof: attributable to non-controlling interests		–58,627.5	–61,375.1
Thereof: attributable to the owners of the parent		–82,827.5	–310,138.7

In order to ensure the comparability of the business year 2009 with 2008 the following items of the income statement 2008 were adjusted for as follows:

- Reclassification of expenses amounting to € 499.4K from operating expenses to other expenses directly related to properties.
- Reclassification of income from changes in properties intended for trading amounting to € 1,027.5K from book value of properties intended for trading to capitalised services.

C. CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 31.12.2009

€ 1,000	Notes	31.12.2009	31.12.2008
ASSETS			
Investment properties	2.3.1.	2,409,589.1	2,520,674.0
Investment properties under development	2.3.1.	962,459.0	1,079,821.4
Own used properties	2.3.1.	14,247.9	19,449.6
Prepayments made on properties	2.3.1.	543.6	20,482.5
Office furniture, equipment and other assets	2.3.1.	1,939.4	2,433.7
Intangible assets	2.3.2.	39,529.1	53,391.5
Prepayments made on investments in properties	2.3.3.	200.0	200.0
Investments in associated companies	2.3.3.	38,242.1	45,978.4
Loans to joint ventures	2.3.3.	24,983.4	25,389.4
Loans to associated companies	2.3.3.	11,867.8	6,499.8
Other loans	2.3.3.	40.0	1,006.3
Other financial assets	2.3.3.	7.3	7.3
Deferred tax assets	2.3.4.	24,606.3	55,553.2
Long-term assets		**3,528,255.0**	**3,830,887.1**
Long-term assets as a % of statement of financial position total		81.8 %	87.2 %
Assets held for sale	2.3.5.	6,020.1	0.0
Property intended for trading	2.3.6.	122,902.4	168,350.1
Receivables from joint ventures	2.3.7.	40,034.4	6,686.2
Receivables and other assets	2.3.7.	109,290.6	56,277.9
Securities	2.3.8.	6,948.2	11,251.2
Cash and cash equivalents	2.3.9.	497,199.3	321,380.3
Short-term assets		**782,395.0**	**563,945.7**
Total assets		**4,310,650.0**	**4,394,832.8**

€ 1,000	Notes	31.12.2009	31.12.2008
LIABILITIES AND SHAREHOLDERS' EQUITY			
Share capital	2.3.10.	634,370.0	634,370.0
Capital reserves	2.3.10.	1,013,988.3	995,109.5
Retained earnings (incl. valuation result from hedging and other reserves)		−89,353.3	−6,525.8
Non-controlling interests		170,155.1	231,700.4
Shareholders' equity		**1,729,160.1**	**1,854,654.1**
shareholders' equity as a % of statement of financial position total		40.1 %	42.2 %
Non-controlling interests held by limited partners		2,437.6	2,597.7
Provisions	2.3.11.	522.4	560.1
Liabilities from loans	2.3.12.	472,525.3	194,903.6
Financial liabilities	2.3.13.	1,379,668.4	1,639,961.3
Trade creditors		40,815.8	8,251.1
Other liabilities	2.3.14.	173,823.1	111,965.2
Deferred tax liabilities	2.3.4.	129,788.0	205,749.6
Long-term liabilities		**2,199,580.6**	**2,163,988.6**
Tax provisions	2.3.11.	82,292.0	46,340.4
Provisions	2.3.11.	57,082.6	89,723.4
Financial liabilities	2.3.13.	124,276.3	88,857.5
Payables to joint venture partners	2.5.5.	15,225.9	3,820.5
Trade creditors		24,901.0	61,100.4
Other liabilities	2.3.14.	78,131.5	86,347.9
Short-term liabilities		**381,909.3**	**376,190.1**
Total liabilities and shareholders' equity		**4,310,650.0**	**4,394,832.8**

D. CONSOLIDATED CASH FLOW STATEMENT FOR THE YEAR 2009

€ 1,000	Notes	2009	2008
Cash flow from operating activities			
Net income before taxes		–134,521.9	–295,399.0
Revaluation loss	2.1.12.	129,086.5	178,093.1
Depreciation and amortisation	2.1.10.	10,392.8	112,299.2
Reversal of write-down of properties intended for trading	2.1.11.	–544.5	0.0
Income from the sale of properties and office equipment	2.1.6.	–14,400.2	–16,050.0
Loss from asset disposal	2.1.6.	5,197.8	4,344.1
Taxes paid		–12,219.7	–11,481.4
Interest income/expense		99,608.5	100,680.2
Effect on valuation of interest swaps and caps	2.1.15.	30,123.2	15,874.5
Impairment of financial investments	2.1.17.	3,121.7	7,800.9
Result from investments in associated companies		7,248.4	14,959.5
Foreign currency gain/loss	2.1.14.	–2,573.5	3,467.6
Operating cash flow		**120,519.1**	**114,588.7**
Property intended for trading	2.3.6.	40,277.2	46,219.4
Receivables and other assets	2.3.7.	–56,067.6	10,442.9
Trade creditors		13,553.0	–7,908.2
Provisions	2.3.11.	2,176.0	–1,171.1
Other short-term liabilities	2.3.14.	10,300.6	7,488.6
Cash flow from change in net current assets		**10,239.1**	**55,071.6**
Cash flow from operating activities	**2.4.2.**	**130,758.2**	**169,660.3**
Cash flow from investment activities			
Acquisition of properties	2.4.3.	–260,283.4	–191,365.2
Acquisition of property companies, less cash and cash equivalents in the amount of € 35.0K (2008: € 174,534.5K)	2.4.3.	–1,257.2	–390,945.9
Acquisition of office equipment and intangible assets	2.3.1.	–578.8	–2,064.1
Prepayments made on investments in properties	2.3.3.	–110.4	–465.0
Prepayments in respect of properties	2.3.1.	–543.6	–20,482.5
Acquisition of financial assets	2.3.3.	–9,296.0	–22,077.8
Disposal/purchase of own shares (CA Immobilien Anlagen AG)	2.3.10.	14,268.4	–13,722.8
Purchase of shares in CAIIAG		–1,722.3	–28,586.2
Purchase of short term securities	2.3.8.	0.0	–65,804.8
Disposal of short term securities	2.3.8.	3,438.1	414,253.1
Financing from joint ventures		0.0	17,659.6
Disposal of properties, property companies and other assets, less cash and cash equivalents in the amount of € 49.2K (2008: € 2,286.6K)	2.4.3.	321,696.5	156,775.7
Dividend payments of associated companies and securities		997.1	1,465.5
Repayments of other loans		0.0	550.0
Interest received from financial investments		6,158.9	17,013.4
Cash flow from investment activities		**72,767.3**	**–127,797.0**
carry-forward		**203,525.5**	**41,863.3**

€ 1,000	Notes	2009	2008
carry-forward		**203,525.5**	**41,863.3**
Cash flow from financing activities			
Cash inflow from financing		132,770.1	951,636.5
Cash inflow from bond issue	2.4.4.	148,725.5	0.0
Cash inflow from convertible bond issue	2.4.4.	132,606.0	0.0
Dividend payments of subsidiaries to non-controlling interests	2.4.4.	–455.1	–6,477.4
Cash inflow from non-controlling interests	2.4.4.	8,798.7	736.2
Cash inflow from related companies		1,435.5	400.3
Repayment of derivative instruments	2.4.4.	–1,952.4	–1,251.6
Repayment of loans		–347,703.3	–753,478.4
Interest paid		–100,726.6	–102,498.1
Cash flow from financing activities		**–26,501.6**	**89,067.5**
Net change in cash and cash equivalents		**177,023.9**	**130,930.8**
Cash and cash equivalents as at 1.1.		321,380.3	192,468.5
Changes in the value of foreign currency		–1,204.9	–2,019.0
Net change in cash and cash equivalents		177,023.9	130,930.8
Cash and cash equivalents as at 31.12.	**2.3.9.**	**497,199.3**	**321,380.3**

Please refer to section 2.4. for further details on the cash flow statement.

E. CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31.12.2009

€ 1,000	Share capital	Capital reserves	Reserves for own shares
As at 1.1.2008	**634,370.0**	**984,959.2**	**0.0**
Total comprehensive income for the period	0.0	0.0	0.0
Dividend payments	0.0	0.0	0.0
Purchase of own shares	0.0	0.0	–11,861.3
Purchase of shares in CAIIAG [3)]	0.0	21,919.0	0.0
Acquisition of new companies	0.0	0.0	0.0
Payments from non-controlling interests	0.0	0.0	0.0
Purchase and disposal of non-controlling interests	0.0	92.6	0.0
As at 31.12.2008	**634,370.0**	**1,006,970.8**	**–11,861.3**
Total comprehensive income for the period	0.0	0.0	0.0
Dividend payments	0.0	0.0	0.0
Sale of own shares	0.0	409.2	11,861.3
Purchase of shares in CAIIAG [3)]	0.0	3,146.5	0.0
Issue of convertible bond	0.0	3,460.1	0.0
Payments from non-controlling interests	0.0	0.0	0.0
Purchase and disposal of non-controlling interests	0.0	1.7	0.0
As at 31.12.2009	**634,370.0**	**1,013,988.3**	**0.0**

1) Reserves from associates comprise the changes in equity with no effect on the income statement of one company consolidated at Equity, in which the valuation of cash flow hedges and the change in reserves from foreign exchange gains/losses are included.

2) Company in Switzerland with functional currency CHF – see 1.5.

3) CAIIAG = CA Immo International AG, Vienna.

Retained earnings	Valuation result (hedging)	Reserves from associates [1]	Reserves from foreign currency translation [2]	Shares held by the shareholders of the parent company	Non-controlling interests	Shareholders' equity (total)
282,945.1	**20,667.8**	**0.0**	**0.0**	**1,922,942.1**	**342,511.3**	**2,265,453.4**
−237,120.6	−72,801.0	−219.2	2.1	−310,138.7	−61,375.1	−371,513.8
0.0	0.0	0.0	0.0	0.0	−6,477.4	−6,477.4
0.0	0.0	0.0	0.0	−11,861.3	0.0	−11,861.3
0.0	0.0	0.0	0.0	21,919.0	−50,505.2	−28,586.2
0.0	0.0	0.0	0.0	0.0	6,995.6	6,995.6
0.0	0.0	0.0	0.0	0.0	645.2	645.2
0.0	0.0	0.0	0.0	92.6	−94.0	−1.4
45,824.5	**−52,133.2**	**−219.2**	**2.1**	**1,622,953.7**	**231,700.4**	**1,854,654.1**
−76,915.0	−6,158.4	246.0	−0.1	−82,827.5	−58,627.5	−141,455.0
0.0	0.0	0.0	0.0	0.0	−36.4	−36.4
0.0	0.0	0.0	0.0	12,270.5	0.0	12,270.5
0.0	0.0	0.0	0.0	3,146.5	−4,868.6	−1,722.1
0.0	0.0	0.0	0.0	3,460.1	0.0	3,460.1
0.0	0.0	0.0	0.0	0.0	8,798.7	8,798.7
0.0	0.0	0.0	0.0	1.7	−6,811.5	−6,809.8
−31,090.5	**−58,291.6**	**26.8**	**2.0**	**1,559,005.0**	**170,155.1**	**1,729,160.1**

F. CONSOLIDATED SEGMENT REPORTING FOR THE YEAR ENDED 31.12.2009

Segmentation by regions

	2009			
€ 1,000	Austria	Germany [1]	SEE/CEE/CIS	Total
Rental income	46,161.7	90,538.9	40,273.9	176,974.5
Income from the sale of properties intended for trading	0.0	78,025.5	0.0	78,025.5
Gross revenues from development services	0.0	4,518.9	0.0	4,518.9
Other gross revenues	0.0	0.0	0.0	0.0
Operating costs passed on to tenants	6,661.5	11,394.5	11,077.7	29,133.7
Gross revenues	**52,823.2**	**184,477.8**	**51,351.6**	**288,652.6**
Operating expenses	–8,347.3	–13,223.3	–13,445.3	–35,015.9
Other expenses directly related to properties	–4,981.2	–11,499.0	–3,215.9	–19,696.1
Book value of properties intended for trading	0.0	–68,161.2	0.0	–68,161.2
Expenditures on development services	0.0	–1,756.0	0.0	–1,756.0
Net operating income	**39,494.7**	**89,838.3**	**34,690.4**	**164,023.4**
NOI as a % of the gross revenues	74.8 %	48.7 %	67.6 %	56.8 %
Result from the sale of long-term properties	3,042.4	6,259.7	–84.3	9,217.7
Indirect expenditures	–6,734.8	–33,720.5	–11,256.8	–51,712.1
Capitalised services	0.0	12,148.8	0.0	12,148.8
Other operating income	1,578.7	5,094.8	1,589.9	8,263.4
EBITDA	**37,381.0**	**79,621.1**	**24,939.2**	**141,941.2**
EBITDA as a % of the gross revenues	70.8 %	43.2 %	48.6 %	49.2 %
Depreciation and amortisation of long-term properties	–870.0	–890.9	–76.4	–1,837.3
Impairment of properties intended for trading	0.0	–8,534.2	–21.3	–8,555.5
Reversal of write-down of properties intended for trading	0.0	544.5	0.0	544.5
Result from revaluation	–15,297.9	38,165.2	–151,953.8	–129,086.5
Operating result (EBIT)	**21,213.1**	**108,905.7**	**–127,112.3**	**3,006.4**
EBIT as a % of the gross revenues	40.2 %	59.0 %	–	1.0 %
Financing costs [2]	–60,542.8	–63,858.1	–30,904.0	–155,304.9
Foreign currency gain/loss	0.1	168.6	2,404.8	2,573.5
Result from derivative transactions	–9,209.8	–18,675.2	–2,238.2	–30,123.2
Result from financial investments [2]	32,428.7	4,945.8	18,321.9	55,696.4
Impairment of financial investments	0.0	0.0	–3,121.7	–3,121.7
Income from associated companies	0.0	13.2	–7,328.9	–7,315.7
Non-controlling interests held by limited partners	0.0	67.3	0.0	67.3
Net income before taxes (EBT)	**–16,110.7**	**31,567.3**	**–149,978.5**	**–134,521.9**
Income tax	2,697.7	–18,345.2	15,449.5	–198.0
Consolidated net income	**–13,413.0**	**13,222.1**	**–134,529.0**	**–134,719.9**
	31.12.2009			
Segment properties [3]	737,149.6	2,098,617.4	673,975.0	3,509,742.0
Assets held for sale	1,975.1	4,045.0	0.0	6,020.1
Other segment assets	303,582.6	263,626.1	164,830.8	732,039.5
Investments in associated companies	0.0	22.2	38,219.9	38,242.1
Deferred tax assets	0.0	24,580.0	26.3	24,606.3
Total assets	**1,042,707.3**	**2,390,890.7**	**877,052.0**	**4,310,650.0**
Segment liabilities	614,452.8	1,325,239.1	429,718.0	2,369,409.9
Deferred tax liabilities incl. tax provisions	27,881.0	161,518.1	22,680.9	212,080.0
Segment debts	**642,333.8**	**1,486,757.2**	**452,398.9**	**2,581,489.9**
Capital expenditures [4]	8,227.7	175,734.5	90,905.3	274,867.5
Employees [5]	49	193	90	332

2008			
Austria	Germany [1]	SEE/CEE/CIS	Total
45,153.6	91,470.4	38,659.6	175,283.6
0.0	88,269.2	0.0	88,269.2
0.0	3,700.4	0.0	3,700.4
0.0	0.0	1,258.5	1,258.5
6,689.7	11,512.9	12,075.9	30,278.5
51,843.3	**194,952.9**	**51,994.0**	**298,790.2**
–8,756.5	–15,982.4	–12,310.8	–37,049.7
–6,008.2	–20,843.5	–2,494.6	–29,346.3
0.0	–70,569.2	0.0	–70,569.2
0.0	–2,665.9	0.0	–2,665.9
37,078.6	**84,891.9**	**37,188.6**	**159,159.1**
71.5 %	43.5 %	71.5 %	53.3 %
–759.7	5,484.1	7,013.5	11,737.9
–8,579.3	–29,973.4	–13,654.3	–52,207.0
0.0	6,351.0	0.0	6,351.0
954.2	10,108.9	1,671.9	12,735.0
28,693.8	**76,862.5**	**32,219.7**	**137,776.0**
55.3 %	39.4 %	62.0 %	46.1 %
–17,715.9	–37,644.2	–42,493.1	–97,853.2
0.0	–9,367.0	–5,079.0	–14,446.0
0.0	0.0	0.0	0.0
–64,607.6	–66,819.5	–46,666.0	–178,093.1
–53,629.7	**–36,968.2**	**–62,018.4**	**–152,616.3**
–	–	–	–
–46,840.9	–80,531.9	–32,433.1	–159,805.9
–396.2	115.9	–3,187.3	–3,467.6
–11,154.3	–4,720.2	0.0	–15,874.5
17,994.6	15,341.9	25,789.2	59,125.7
0.0	0.0	–7,800.9	–7,800.9
0.0	–5.7	–15,065.4	–15,071.1
0.0	111.6	0.0	111.6
–94,026.5	**–106,656.6**	**–94,715.9**	**–295,399.0**
18,458.4	975.8	–18,924.1	510.2
–75,568.1	**–105,680.8**	**–113,640.0**	**–294,888.8**

31.12.2008			
820,585.3	2,236,521.5	751,670.8	3,808,777.6
0.0	0.0	0.0	0.0
80,218.8	210,622.2	193,682.6	484,523.6
0.0	0.0	45,978.4	45,978.4
0.0	54,142.9	1,410.3	55,553.2
900,804.1	**2,501,286.6**	**992,742.1**	**4,394,832.8**
453,279.5	1,442,275.1	392,534.1	2,288,088.7
31,933.8	179,094.2	41,062.0	252,090.0
485,213.3	**1,621,369.3**	**433,596.1**	**2,540,178.7**
40,747.7	1,629,553.5	188,847.6	1,859,148.8
56	182	90	328

In order to ensure the comparability of the segment information 2009 with 2008 the following reclassifications were made in the segment Germany for the business year 2008:

- Reclassification of expenses amounting to € 499.4K from operating expenses to other expenses directly related to properties.
- Reclassification of income from changes in properties intended for trading amounting to € 1,027.5K from book value of properties intended for trading to capitalised services.

1) Incl. a property in Switzerland.
2) Financing costs and result from financial investments are allocated to the segments before consolidating entries. Financing costs and result from financial investments are therefore comparable only in total with Consolidated Statement of Comprehensive Income"
3) Segment properties include investment properties, investment properties under development, own used properties, properties intended for trading and prepayments made on properties.
4) Capital expenditures include all acquisitions in property assets (long-term and short-term), office furniture, equipment, other assets and intangible assets.
5) Situation as at 31.12.2009 (31.12.2008), employees in companies consolidated on a proportional basis are included at 100 %.

Segmentation by sectors

€ 1,000	Income producing	Trading	Development [1]	Total
	2009			
Rental income	155,596.2	10,425.5	10,952.8	176,974.5
Income from the sale of properties intended for trading	0.0	78,025.5	0.0	78,025.5
Gross revenues from development services	0.0	0.0	4,518.9	4,518.9
Other gross revenues	0.0	0.0	0.0	0.0
Operating costs passed on to tenants	24,515.7	2,209.8	2,408.2	29,133.7
Gross revenues	**180,111.9**	**90,660.8**	**17,879.9**	**288,652.6**
Operating expenses	–29,490.8	–2,468.0	–3,057.1	–35,015.9
Other expenses directly related to properties	–13,157.9	–296.6	–6,241.6	–19,696.1
Book value of properties intended for trading	0.0	–68,161.2	0.0	–68,161.2
Expenditures on development services	0.0	0.0	–1,756.0	–1,756.0
Net operating income	**137,463.2**	**19,735.0**	**6,825.2**	**164,023.4**
NOI as a % of the gross revenues	76.3 %	21.8 %	38.2 %	56.8 %
Result from the sale of long-term properties	306.8	0.0	8,910.9	9,217.7
Indirect expenditures	–17,570.7	–3,042.4	–31,099.0	–51,712.1
Capitalised services	0.0	914.6	11,234.2	12,148.8
Other operating income	4,263.9	1,470.4	2,529.1	8,263.4
EBITDA	**124,463.2**	**19,077.6**	**–1,599.6**	**141,941.2**
EBITDA as a % of the gross revenues	69.1 %	21.0 %	–	49.2 %
Depreciation and amortisation of long-term properties	–1,229.9	0.0	–607.4	–1,837.3
Impairment of properties intended for trading	0.0	–8,555.5	0.0	–8,555.5
Reversal of write-down of properties intended for trading	0.0	544.5	0.0	544.5
Result from revaluation	–110,175.3	0.0	–18,911.2	–129,086.5
Operating result (EBIT)	**8,276.4**	**11,066.6**	**–16,336.6**	**3,006.4**
EBIT as a % of the gross revenues	7.2 %	12.2 %	–	1.0 %
Financing costs [2]	–114,846.9	–93.6	–40,364.4	–155,304.9
Foreign currency gain/loss	–63.7	–0.1	2,637.3	2,573.5
Result from derivative transactions	–16,310.4	0.0	–13,812.8	–30,123.2
Result from financial investments [2]	42,873.7	296.7	12,526.0	55,696.4
Impairment of financial investments	0.0	0.0	–3,121.7	–3,121.7
Income from associated companies	0.0	0.0	–7,315.7	–7,315.7
Non-controlling interests held by limited partners	–29.2	58.8	37.7	67.3
Net income before taxes (EBT)	**–75,318.5**	**11,328.4**	**–70,531.8**	**–134,521.9**
Income tax	10,073.9	–3,865.7	–6,406.2	–198.0
Consolidated net income	**–65,244.6**	**7,462.7**	**–76,938.0**	**–134,719.9**
	31.12.2009			
Segment properties [3]	2,424,380.5	122,902.4	962,459.1	3,509,742.0
Assets held for sale	2,155.0	0.0	3,865.1	6,020.1
Other segment assets	484,159.3	10,189.4	237,690.8	732,039.5
Investments in associated companies	0.0	0.0	38,242.1	38,242.1
Deferred tax assets	4,155.9	987.3	19,463.1	24,606.3
Total assets	**2,914,850.7**	**134,079.1**	**1,261,720.2**	**4,310,650.0**
Segment liabilities	1,763,634.6	44,133.1	561,633.2	2,369,409.9
Deferred tax liabilities incl. tax provisions	56,858.7	17,609.9	137,611.4	212,080.0
Segment debts	**1,820,502.3**	**61,743.0**	**699,244.6**	**2,581,489.9**
Capital expenditures [4]	20,808.7	24,477.4	229,581.4	274,867.5

		2008	
Income producing	**Trading**	**Development[1]**	**Total**
152,438.3	13,521.7	9,323.6	175,283.6
0.0	88,269.2	0.0	88,269.2
0.0	0.0	3,700.4	3,700.4
1,258.5	0.0	0.0	1,258.5
28,314.2	1,635.6	328.7	30,278.5
182,011.0	**103,426.5**	**13,352.7**	**298,790.2**
–29,610.8	–3,931.5	–3,507.4	–37,049.7
–16,890.6	–3,190.2	–9,265.5	–29,346.3
0.0	–70,569.2	0.0	–70,569.2
0.0	0.0	–2,665.9	–2,665.9
135,509.6	**25,735.6**	**–2,086.1**	**159,159.1**
74.5 %	24.9 %	–	53.3 %
10,715.2	0.0	1,022.7	11,737.9
–23,909.0	–8,562.5	–19,735.5	–52,207.0
0.0	1,027.5	5,323.5	6,351.0
7,148.2	5,394.7	192.1	12,735.0
129,464.0	**23,595.3**	**–15,283.3**	**137,776.0**
71.1 %	22.8 %	–	46.1 %
–4,852.4	0.0	–93,000.8	–97,853.2
0.0	–14,446.0	0.0	–14,446.0
0.0	0.0	0.0	0.0
–178,009.6	0.0	–83.5	–178,093.1
–53,398.0	**9,149.3**	**–108,367.6**	**–152,616.3**
–	8.8 %	–	–
–117,287.3	0.0	–42,518.6	–159,805.9
–2,656.3	–25.6	–785.7	–3,467.6
–10,547.2	0.0	–5,327.3	–15,874.5
46,594.6	989.6	–11,541.5	59,125.7
0.0	0.0	–7,800.9	–7,800.9
0.0	0.0	–15,071.1	–15,071.1
32.5	–43.2	122.3	111.6
–137,261.7	**10,070.1**	**–168,207.4**	**–295,399.0**
18,458.4	975.8	–18,924.1	510.2
–118,803.3	**11,045.9**	**–187,131.5**	**–294,888.8**
		31.12.2008	
2,560,606.1	168,350.0	1,079,821.5	3,808,777.6
0.0	0.0	0.0	0.0
243,115.0	7,153.4	234,255.2	484,523.6
0.0	0.0	45,978.4	45,978.4
23,760.4	8,220.4	23,572.4	55,553.2
2,827,481.5	**183,723.8**	**1,383,627.5**	**4,394,832.8**
1,588,994.8	76,898.7	622,195.2	2,288,088.7
91,877.7	24,784.7	135,427.6	252,090.0
1,680,872.5	**101,683.4**	**757,622.8**	**2,540,178.7**
481,627.0	250,339.3	1,127,182.5	1,859,148.8

In order to ensure the comparability of the segment information 2009 with 2008 the following reclassifications were made for the business year 2008:

- Reclassification of expenses amounting to € 499.4K from operating expenses to other expenses directly related to properties (segment development).
- Reclassification of income from changes in properties intended for trading amounting to € 1,027.5K from book value of properties intended for trading to capitalised services (segment trading).

Income and expenses until completion of properties under construction are allocated to the segment development. Assets and liabilities of properties under construction are solely allocated to the segment income producing.

1) Incl. a property in Switzerland
2) Financing costs and result from financial investments are allocated to the segments before consolidating entries. Financing costs and result from financial investments are therefore comparable only in total with Consolidated Statement of Comprehensive "
3) Segment properties include investment properties, investment properties under development, own used properties, properties intended for trading and prepayments made on properties
4) Capital expenditures include all acquisitions in property assets (long-term and short-term), office furniture, equipment, other assets and intangible assets.

G. NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS AS AT 31.12.2009

1. GENERAL NOTES

1.1. Operating activities

CA Immobilien Anlagen Aktiengesellschaft and its subsidiaries (the "CA Immo Group") is an internationally active property group. The parent company is CA Immobilien Anlagen Aktiengesellschaft ("CA Immo AG"), domiciled at 1030 Vienna, Mechelgasse 1. Subsidiaries exist in Austria, Germany, Switzerland, Bulgaria, Estonia, Croatia, Luxembourg, the Netherlands, Poland, Romania, Russia, Serbia, Slovakia, Slovenia, the Czech Republic, Hungary and Cyprus. As at 31.12.2009, the CA Immo Group held properties in all of the forenamed countries (except the Netherlands, Luxembourg, Croatia and Cyprus).

1.2. Accounting principles

The consolidated financial statements of CA Immo AG were prepared in accordance with the International Financial Reporting Standards (IFRS), to the extent these standards are applicable to companies within the European Union.

The balance sheet date of all companies is 31.12.2009. At the date of preparation of the consolidated balance sheet no published financial data were available for the listed company UBM Realitätenentwicklung AG, Vienna, therefore the half-yearly report dated 30.6.2009 of UBM Realitätenentwicklung AG, Vienna, was drawn on for the consolidated balance sheet.

The consolidated financial statements are presented in one thousand euros ("€K", rounded according to the commercial rounding method). The use of automatic data processing equipment may give rise to rounding differences in the addition of rounded amounts and percentage rates.

1.3. Scope of consolidation

The following companies are included in the consolidated financial statements in addition to CA Immobilien Anlagen Aktiengesellschaft:

Company	Registered office	Nominal capital	Currency	Interest in %	Consolidation method[1]
Betriebsobjekte Verwertung Gesellschaft m.b.H. & Co. Leasing OHG	Vienna	4,135,427	EUR	100	FC
BIL-S Superädifikatsverwaltungs GmbH	Vienna	70,000	EUR	100	FC
CA Immo Asset Management GmbH[2]	Vienna	100,000	EUR	100	FC
CA Immo BIP Liegenschaftsverwaltung GmbH	Vienna	3,738,127	EUR	100	FC
CA Immo Galleria Liegenschaftsverwaltung GmbH	Vienna	35,000	EUR	100	FC
CA Immo Germany Holding GmbH	Vienna	35,000	EUR	100	FC
CA Immo International AG	Vienna	315,959,907	EUR	62.8	FC
CA Immo International Holding GmbH	Vienna	35,000	EUR	100	FC
CA Immo LP GmbH	Vienna	146,000	EUR	100	FC
CA Immo ProjektentwicklungsgmbH	Vienna	72,500	EUR	100	FC
CA Immo Rennweg 16 GmbH	Vienna	35,000	EUR	100	FC
CA Immo-RI-Residential Property Holding GmbH	Vienna	35,000	EUR	100	FC

[1] FC = full consolidation
[2] With its entry in the commercial register as at 12.1.2010 the company was changed into omniCon Baumanagement GmbH

Company	Registered office	Nominal capital	Currency	Interest in %	Consolidation method[1]
CA Immobilien Anlagen Beteiligungs GmbH	Vienna	36,500	EUR	100	FC
CA Immobilien Anlagen Beteiligungs GmbH & Co Finanzierungs OEG	Vienna	7,000	EUR	100	FC
I.N.A. Handels GmbH	Vienna	37,000	EUR	100	FC
Parkring 10 Immobilien GmbH	Vienna	35,000	EUR	100	FC
SQUARE S Holding GmbH	Vienna	35,000	EUR	100	FC
Blitz F07-neunhundert-sechzig-acht GmbH	Frankfurt	25,000	EUR	100	FC
Blitz F07-neunhundert-sechzig-neun GmbH	Frankfurt	25,000	EUR	100	FC
CA Immo Null Verwaltungs GmbH	Frankfurt	25,000	EUR	100	FC
CA Immo Eins GmbH & Co. KG	Frankfurt	25,000	EUR	100	FC
CA Immo Zwei GmbH & Co. KG	Frankfurt	25,000	EUR	100	FC
CA Immo Drei GmbH & Co. KG	Frankfurt	25,000	EUR	100	FC
CA Immo Vier GmbH & Co. KG	Frankfurt	25,000	EUR	100	FC
CA Immo Fünf GmbH & Co. KG	Frankfurt	25,000	EUR	100	FC
CA Immo Sechs GmbH & Co. KG	Frankfurt	25,000	EUR	100	FC
CA Immo Sieben GmbH & Co. KG	Frankfurt	25,000	EUR	100	FC
CA Immo Acht GmbH & Co. KG	Frankfurt	25,000	EUR	100	FC
CA Immo Neun GmbH & Co. KG	Frankfurt	25,000	EUR	100	FC
CA Immo Zehn GmbH	Frankfurt	25,000	EUR	100	FC
CA Immo Elf GmbH	Frankfurt	25,000	EUR	100	FC
CA Immo GB GmbH	Frankfurt	25,000	EUR	100	FC
CA Immo GB Eins GmbH & Co. KG	Frankfurt	25,000	EUR	94.9	FC
CEREP Allermöhe GmbH	Frankfurt	25,000	EUR	99.7	FC
CM Komplementär F07-888 GmbH & Co. KG	Frankfurt	25,000	EUR	94.9	FC
Vivico AG	Frankfurt	50,000	EUR	100	FC
Vivico Real Estate GmbH	Frankfurt	5,000,000	EUR	99.7	FC

As at 31.12.2009, the CA Immo Group held 99.7 % of the shares in Vivico Real Estate GmbH, Frankfurt am Main ("Frankfurt"). The following subsidiaries, shares in joint ventures, and associated companies of Vivico Real Estate GmbH, Frankfurt, are therefore also included in the consolidated financial statements:

Company	Registered office	Nominal capital	Currency	Interest in %	Consolidation method[1]
Boulevard Süd 4 GmbH & Co. KG	Ulm	200,000	EUR	50	PC
Boulevard Süd 4 Verwaltungs-GmbH	Ulm	25,000	EUR	50	PC
Concept Bau Premier Vivico Isargärten GmbH & Co. KG	Grünwald	15,000	EUR	33.3	PC
Concept Bau Premier Isargärten Verwaltungs GmbH	Grünwald	25,000	EUR	33.3	PC
Dorotheenhöfe Grundstücks GmbH & Co. KG	Berlin	255,646	EUR	70	FC
Dorotheenhöfe Grundstücksverwaltungs-GmbH	Frankfurt	25,565	EUR	100	FC
EG Vivico MK 3 Arnulfpark Verwaltungs GmbH	Oberhaching	25,000	EUR	50	PC
EG Vivico MK 3 Arnulfpark GmbH & Co. KG (formerly: Vivico München MK 3 – Arnulfpark Grundstücksverwertungs GmbH)	Oberhaching	100,000	EUR	50	PC
Einkaufszentrum Erlenmatt AG	Basle	100,000	CHF	50	PC
Infraplan Vivico Isargärten GmbH & Co. KG	Grünwald	15,000	EUR	33.3	PC
Infraplan Vivico Isargärten Verwaltungs GmbH	Grünwald	25,000	EUR	33.3	PC

[1] FC = full consolidation, PC = proportional consolidation, EQ = At Equity consolidation

Company	Registered office	Nominal capital	Currency	Interest in %	Consolidation method[1)]
Isargärten Thalkirchen GmbH & Co. KG	Grünwald	30,000	EUR	33.3	EQ
Lokhalle München GmbH	Munich	25,000	EUR	50	PC
Lokhalle MünchenVerwaltungsgesellschaft mbH & Co. KG	Munich	20,000	EUR	50	PC
omniCon Verwaltungs GmbH	Frankfurt	100,000	EUR	100	FC
omniCon Gesellschaft für innovatives Bauen mbH	Frankfurt	100,000	EUR	100	FC
omniPro Gesellschaft für Projektmanagement mbH	Frankfurt	25,000	EUR	100	FC
REC Frankfurt Objekt KG	Hamburg	50,000	EUR	50	PC
REC Frankfurt Objekt Verwaltungsgesellschaft mbH	Hamburg	25,000	EUR	50	PC
SKYGARDEN Arnulfpark GmbH & Co. KG	Grünwald	100,000	EUR	50	PC
SKYGARDEN Arnulfpark Verwaltungs GmbH	Grünwald	25,000	EUR	50	PC
VIADOR GmbH	Frankfurt	100,000	EUR	70	FC
Vivico Berlin Europaplatz 01 GmbH & Co. KG	Frankfurt	5,000	EUR	100	FC
Vivico Berlin Europaplatz 01 Verwaltungs GmbH	Frankfurt	25,000	EUR	100	FC
Vivico Berlin Hallesches Ufer GmbH	Frankfurt	25,000	EUR	100	FC
Vivico Berlin Lehrter Stadtquartier Verwaltungs GmbH	Frankfurt	25,000	EUR	100	FC
Vivico Berlin Lehrter Stadtquartier 3 GmbH & Co. KG	Frankfurt	5,000	EUR	100	FC
Vivico Berlin Lehrter Stadtquartier 4 GmbH & Co. KG	Frankfurt	5,000	EUR	100	FC
Vivico Berlin Lehrter Stadtquartier 5 GmbH & Co. KG	Frankfurt	5,000	EUR	100	FC
Vivico Berlin Lehrter Stadtquartier 6 GmbH & Co. KG	Frankfurt	5,000	EUR	100	FC
Vivico Berlin Lehrter Stadtquartier 7 GmbH & Co. KG	Frankfurt	5,000	EUR	100	FC
Vivico Berlin Lehrter Stadtquartier 8 GmbH & Co. KG	Frankfurt	5,000	EUR	100	FC
Vivico Berlin Lehrter Stadtquartier 9 GmbH & Co. KG	Frankfurt	5,000	EUR	100	FC
Vivico Berlin Schöneberger Ufer Beteiligungs GmbH	Frankfurt	25,000	EUR	100	FC
Vivico Berlin Schöneberger Ufer GmbH & Co. KG	Frankfurt	25,000	EUR	100	FC
Vivico Berlin Schöneberger Ufer Verwaltungs GmbH	Frankfurt	25,000	EUR	100	FC
Vivico Berlin Unter den Linden Beteiligungs GmbH	Frankfurt	25,000	EUR	100	FC
Vivico Berlin Unter den Linden GmbH & Co. KG	Frankfurt	12,500	EUR	100	FC
Vivico Berlin Unter den Linden Verwaltungs GmbH	Frankfurt	25,000	EUR	100	FC
Vivico Frankfurt Bauphase I GmbH & Co. KG	Frankfurt	5,000	EUR	100	FC
Vivico Frankfurt Bauphase I Verwaltungs GmbH	Frankfurt	25,000	EUR	100	FC
Vivico Frankfurt Nord 1 Beteiligungs GmbH	Frankfurt	25,000	EUR	100	FC
Vivico Frankfurt Nord 1 Projekt GmbH & Co. KG	Frankfurt	5,000	EUR	100	FC
Vivico Frankfurt Nord 1 Verwaltungs GmbH	Frankfurt	25,000	EUR	100	FC
Vivico Frankfurt Nord 4 GmbH & Co. KG	Frankfurt	5,000	EUR	100	FC
Vivico Frankfurt Nord 4 Verwaltungs GmbH	Frankfurt	25,000	EUR	100	FC
Vivico Frankfurt Tower 185 Beteiligungs GmbH	Frankfurt	25,000	EUR	100	FC
Vivico Frankfurt Tower 185 Projekt GmbH & Co. KG	Frankfurt	5,000	EUR	100	FC
Vivico Frankfurt Tower 185 Verwaltungs GmbH	Frankfurt	25,000	EUR	100	FC
Vivico Frankfurt Tower-2-Besitz GmbH & Co. KG	Frankfurt	5,000	EUR	100	FC
Vivico Frankfurt Tower-2-Betriebsgesellschaft mbH	Frankfurt	25,000	EUR	100	FC
Vivico Frankfurt Tower-2-Geschäftsführungs GmbH	Frankfurt	25,000	EUR	100	FC
Vivico Frankfurt Tower-2-Verwaltungsgesellschaft mbH	Frankfurt	25,000	EUR	100	FC
Vivico Köln K1 GmbH	Frankfurt	25,000	EUR	100	FC
Vivico Köln K2 GmbH	Frankfurt	25,000	EUR	100	FC
Vivico Köln K3 GmbH	Frankfurt	25,000	EUR	100	FC
Vivico München Ambigon Nymphenburg GmbH & Co. KG	Frankfurt	5,000	EUR	100	FC
Vivico München Ambigon Nymphenburg Verwaltungs GmbH (formerly: Vivico Frankfurt TL Hotel Verwaltungs-GmbH)	Frankfurt	25,000	EUR	100	FC

[1)] FC = full consolidation, PC = proportional consolidation, EQ = At Equity consolidation

Company	Registered office	Nominal capital	Currency	Interest in %	Consolidation method[1]
Vivico München Lokhalle Beteiligungs GmbH	Frankfurt	25,000	EUR	100	FC
Vivico München MI 1 – Arnulfpark Grundstücksverwertungs GmbH	Frankfurt	25,000	EUR	100	FC
Vivico München MK 2 – Arnulfpark Grundstücksverwertungs GmbH	Frankfurt	25,000	EUR	100	FC
Vivico München MK 6 – Arnulfpark Grundstücksverwertungs GmbH	Frankfurt	25,000	EUR	100	FC
Vivico München Perlach Grundstücksverwertungs GmbH	Frankfurt	25,000	EUR	100	FC

As at 31.12.2009, the CA Immo Group held 62.8 % of the shares in CA Immo International AG, Vienna. The following subsidiaries, shares in joint ventures, and associated companies of CA Immo International AG, Vienna, are therefore also included in the consolidated financial statements:

Company	Registered office	Nominal capital	Currency	Interest in %	Consolidation method[1]
CA Immo International Beteiligungsverwaltungs GmbH	Vienna	35,000	EUR	100	FC
CA Immo Investment Management GmbH	Vienna	100,000	EUR	100	FC
CEE Hotel Development GmbH	Vienna	70,000	EUR	50	PC
CEE Hotel Management und Beteiligungs GmbH	Vienna	35,000	EUR	50	PC
H 1 Hotelentwicklungs GmbH	Vienna	35,000	EUR	50	PC
UBM Realitätenentwicklung AG	Vienna	5,450,463	EUR	25	EQ
CA Immo d.o.o.	Belgrade	390,500	EUR	100	FC
Log Center d.o.o.	Belgrade	500	EUR	50	PC
TM Immo d.o.o.	Belgrade	5,250,000	EUR	100	FC
BA Business Center a.s.	Bratislava	7,503,200	EUR	100	FC
Starohorska Development s.r.o.	Bratislava	6,639	EUR	50	PC
CA Immo Holding Hungary Kft.	Budapest	13,000,000	HUF	100	FC
Canada Square Kft.	Budapest	12,500,000	HUF	100	FC
Casa Property Kft.	Budapest	51,310,000	HUF	100	FC
Kapas Center Kft.	Budapest	772,560,000	HUF	100	FC
Kilb Kft.	Budapest	30,000,000	HUF	100	FC
R 70 Invest Budapest Kft.	Budapest	5,250,000	HUF	100	FC
Skogs Buda Business Center II. Kft.	Budapest	327,000,000	HUF	100	FC
Váci 76 Kft.	Budapest	3,100,000	HUF	100	FC
CA Immobilien S.R.L.	Bucharest	947,100	RON	100	FC
Opera Center One S.R.L.	Bucharest	2,531,150	RON	100	FC
Opera Center Two S.R.L.	Bucharest	4,700,400	RON	100	FC
S.C. BBP Leasing S.R.L.	Bucharest	14,637,711	RON	100	FC
CA Immo Holding B.V.	Hoofddorp	51,200,000	EUR	100	FC
CA Immobilien Anlagen d.o.o.	Ljubljana	50,199	EUR	100	FC
CA IMMO NEW EUROPE PROPERTY FUND S.C.A. SICAR	Luxembourg	136,550,000	EUR	60	FC
CA Immo S.á.r.l.	Luxembourg	33,000	EUR	100	FC
OOO BBM	Moscow	10,000	RUB	50	PC
OOO Business Center Maslovka	Moscow	23,500,000	RUB	50	PC
OOO Saimir	Moscow	10,000	RUB	100	FC
Larico Limited	Nicosia	1,438	EUR	50	PC

[1] FC = full consolidation, PC = proportional consolidation, EQ = At Equity consolidation

Company	Registered office	Nominal capital	Currency	Interest in %	Consolidation method[1]
Triastron Investments Limited	Nicosia	1,737	EUR	50	PC
2P s.r.o.	Pilzen	240,000	CZK	100	FC
Europort Airport Center a.s.	Prague	14,100,000	CZK	100	FC
FCL Property a.s.	Prague	2,000,000	CZK	100	FC
Officecenter Mladost EOOD	Sofia	5,000	BGN	100	FC
Officecenter Mladost 2 EOOD	Sofia	5,000	BGN	100	FC
Soravia Center OÜ	Tallinn	100,000	EEK	40	EQ
CA Betriebsobjekte Polska Sp. z.o.o.	Warsaw	228,404,000	PLN	50	PC
Doratus Sp. z.o.o.	Warsaw	2,000,000	PLN	100	FC
Mahler Property Services Sp. z.o.o.	Warsaw	50,000	PLN	50	PC
CA Immo Projekt d.o.o (in liquidation)	Zagreb	11,800,000	HRK	100	FC

As at 31.12.2009, CA Immo International AG for its part holds 60 % of the shares in CA Immo New Europe Property Fund S.C.A. SICAR, Luxembourg. The following subsidiaries, shares in joint ventures, and associated companies of CA IMMO NEW EUROPE PROPERTY FUND S.C.A. SICAR, Luxembourg, are therefore also included in the consolidated financial statements:

Company	Registered office	Nominal capital	Currency	Interest in %	Consolidation method[1]
CA Immo Office Park d.o.o.	Belgrade	500	EUR	100	FC
CA Immo Sava City d.o.o.	Belgrade	19,100,000	EUR	100	FC
TC Investments Arad S.R.L	Bucharest	4,018,560	RON	95.9	FC
TC Investments Turda S.R.L (in Liquidation)	Bucharest	200	RON	70	FC
Pannonia Shopping Center Kft.	Györ	380,000,000	HUF	50	PC
CAINE B.V.	Hoofddorp	18,151	EUR	100	FC
Pulkovo B.V.	Hoofddorp	25,000	EUR	100	FC
CAINE S.á.r.l.	Luxembourg	12,500	EUR	100	FC
K&K Investments S.R.L	Sibiu	21,609,000	RON	90	FC
OAO Avielen AG	St. Petersburg	370,000,000	RUB	25	EQ
Poleczki Business Park Sp. z.o.o.	Warsaw	3,936,000	PLN	50	PC

The number of consolidated companies developed as follows in the 2009 business year:

	Full consolidation	Proportional consolidation	At equity
As at 1.1.2009	**129**	**26**	**5**
Acquisitions	1	6	0
New establishments	4	1	0
Change to consolidated companies	–2	2	–1
Sales	0	–6	0
Restructurings	–10	–1	0
As at 31.12.2009	**122**	**28**	**4**
- of which foreign companies	102	25	3

[1] FC = full consolidation, PC = proportional consolidation, EQ = At Equity consolidation

In the 2009 business year, the CA Immo Group acquired the following companies:

Company name/domicile	Interest held [2] %	Purchase price € 1,000	First-time consolidation date
Lokhalle München Verwaltungsgesellschaft mbH & Co. KG, Munich	50.0	10.0	1.1.2009
- Lokhalle München GmbH, Munich	50.0	–	1.1.2009
Vivico Berlin Europaplatz 01 Verwaltungs GmbH, Frankfurt	100.0	27.5	4.5.2009
Concept Bau Premier Vivico Isargärten GmbH & Co. KG, Grünwald	33.3	5.0	30.6.2009
Concept Bau Premier Vivico Isargärten Verwaltungs GmbH, Grünwald	33.3	8.3	30.6.2009
Infraplan Vivico Isargärten GmbH& Co. KG, Munich	33.3	5.0	30.6.2009
Infraplan Vivico Isargärten Verwaltungs GmbH, Munich	33.3	8.3	30.6.2009

In the 2009 business year the CA Immo Group acquired three project companies and four management companies in Germany. The purchase price for the interest including incidental purchase expenses amounted to in total € 64.1K and was paid in full.

The earnings of the acquired companies are included in the Consolidated Financial Statements from the relevant date of acquisition. The acquisitions were carried in the consolidated financial statements according to the purchase method detailed under Point 1.4.

In addition, the following companies were established and consolidated for the first time in the 2009 business year:

- Vivico Berlin Europaplatz 01 GmbH & Co. KG, Frankfurt (project company)
- Vivico Frankfurt Tower 2-Betriebsgesellschaft mbH, Frankfurt (project company)
- Vivico München Ambigon Nymphenburg GmbH & Co. KG, Frankfurt (project company)
- EG Vivico MK 3 Arnulfpark Verwaltungs GmbH, Oberhaching (management company)
- OOO Saimir, Moscow (management company)

Capital contributions to the newly-established companies totalled € 60.2K.
The capital contribution amounting to € 50.0K from the joint venture partners in REC Frankfurt Objekt KG, Hamburg, led to the interest reducing to 50 %.

50.0 % of the shares in Vivico München MK 3 Arnulfpark Grundstücksverwertungs GmbH, Munich, were sold with effect from 1.10.2009 at a purchase price of € 9,503.4K to a joint venture partner. The purchase price was paid in full. Subsequent to the sale, the company’s form and name were changed to EG Vivico MK 3 Arnulfpark GmbH & Co. KG.

Effective 2.7.2009 the CA IMMO NEW EUROPE PROPERTY FUND S.C.A. SICAR, Luxembourg, in which the CA Immo Group holds 60.0 % via CA Immo International AG, Vienna, sold 50 % of its shares to Tavero Enterprises Limited (“Matryoshka” project), Nicosia, to the joint venture partner. With the sale of the shares to Tavero Enterprises Limited, Nicosia, shares in the following companies were also sold:

- Kornelco Holdings Limited, Nicosia
- OOO BBV, Moscow
- OOO BB Invest, Moscow

[2] The percentage interests shown relate to the valuations of interests in the relevant individual group companies.

The selling price of € 2 accompanied a settlement to the amount of € 3,545.7K for termination of the joint venture by the CA IMMO NEW EUROPE PROPERTY FUND S.C.A. SICAR, Luxembourg.

In addition, the CA Immo Group disposed CEE Development B.V., Hoofddorp (holding company), and Astrakhan Hotelinvest B.V., Hoofddorp (holding company). The aggregate purchase price of € 7.0K was paid in 2009.

Retroactively to 1.1.2009 MI Immobilienverwertungs GmbH, Vienna, merged with CA Immobilien Anlagen Aktiengesellschaft, Vienna.

Retroactively to 1.1.2009 the following companies merged with Vivico Real Estate GmbH, Frankfurt:
- Vivico München MI 3 Arnulfpark Grundstücksverwertungs GmbH, Frankfurt
- Vivico München MI 5 Arnulfpark Grundstücksverwertungs GmbH, Frankfurt
- Vivico München MI 6 Arnulfpark Grundstücksverwertungs GmbH, Frankfurt
- Vivico München MK 4 Arnulfpark Grundstücksverwertungs GmbH, Frankfurt
- Vivico München HKW – Arnulfpark Grundstücksverwertungs GmbH, Frankfurt
- Vivico Frankfurt Hotel Vermietungsgesellschaft mbH, Frankfurt
- Vivico Frankfurt Tower–2-Hotelbetriebsgesellschaft mbH, Frankfurt

Effective 31.10.2009, two mergers took place when CSB Vagyonkezel Kft., Budapest, merged with its subsidiary Canada Square Kft., Budapest, and Skogs Hungary Kft., Budapest, merged with its subsidiary Skogs Buda Business Center II. Kft., Budapest. Each of the new entities adopted the name of the former subsidiary.

Effective 31.12.2009 Warsaw Financial Center Sp.z.o.o., Warsaw, merged with CA Betriebsobjekte Polska Sp.z.o.o., Warsaw.

The acquisition and/or sale of these companies has had the following effect on the composition of the consolidated financial statements (values at the time of acquisition or final consolidation):

€ 1,000	**Acquisition at book values**	**Adjustment to market values**	**Acquisition at market values**	**Sales**	**Total**
Properties as per IAS 40	1,324.2	124.5	1,448.7	–12,894.0	–11,445.3
Properties intended for trading	911.7	0.0	911.7	–8,456.0	–7,544.3
Other assets	252.4	0.0	252.4	–10.5	241.9
Cash and cash equivalents	35.0	0.0	35.0	–49.2	–14.2
Deferred tax liabilities	39.5	–39.5	0.0	1,406.7	1,406.7
Financial liabilities	–878.4	0.0	–878.4	11,160.1	10,281.7
Provisions	0.0	0.0	0.0	69.5	69.5
Other liabilities	–235.5	0.0	–235.5	819.2	583.7
Non-controlling interests	0.0	0.0	0.0	6,498.1	6,498.1
Receivables/liabilities related companies	–1,472.3	0.0	–1,472.3	–6,348.9	–7,821.2
Net assets			**61.6**	**–7,805.0**	**–7,743.4**

In the 2009 business year the CA Immo Group acquired companies which consisted solely of a few assets and liabilities and did not therefore represent going businesses. Therefore, these company acquisitions do not qualify as mergers as defined by IFRS 3.

The 2009 gross revenues of the acquired companies from the date of acquisition amounted to € 0.0K (since 1.1.2009 € 0.0K), while income before taxes amounted to € –3,300.2K (since 1.1.2009 € –3,468.7K). The acquired companies are included in the Consolidated Statement of Financial Position as at 31.12.2009 as assets of € 3,527.7K and liabilities of € 5,941.8K.

The companies are included in the consolidated financial statements with the following proportional values (50 % and 33.3 % respectively). The key items are thus:

€ 1,000	**31.12.2009**	**31.12.2008**
Properties as per IAS 40	194,293.9	158,409.5
Properties intended for trading	19,748.6	3,379.5
Other short-term assets	44,609.7	11,008.5
Deferred tax assets	65.9	18.2
Total assets	**258,718.1**	**172,815.7**
Long-term liabilities	102,914.0	80,802.0
Short-term liabilities	47,653.9	17,504.3
Deferred tax liabilities	15,405.9	14,595.4
Debts	**165,973.8**	**112,901.7**
Rental income	7,463.1	7,547.4
Income from the sale of properties intended for trading	3,145.0	0.0
Other gross revenues	0.0	55.8
Depreciation and amortisation	–764.8	–29,895.3
Result from revaluation	–11,190.8	10,039.0
Other income	1,489.6	634.0
Other expenses	–6,578.0	–19,399.2
Financial result	–4,364.3	–5,922.1

For the companies included in the consolidated financial statements within the scope of the at equity consolidation

- OAO Avielen AG, St. Petersburg
- Soravia Center OÜ, Tallinn
- UBM Realitätenentwicklung AG, Vienna
- Isargärten Thalkirchen GmbH & Co. KG, Grünwald

the following information is available regarding assets, liabilities, rental income and results for the periods:

€ 1,000	**31.12.2009**	**31.12.2008**
Properties as per IAS 40	403,047.4	413,964.2
Short-term assets	166,799.8	156,398.2
Long-term liabilities	350,246.8	296,156.6
Short-term liabilities	92,324.5	152,906.4
Group's share in net assets	**31,747.6**	**30,567.7**
Rental income	108,209.1	87,858.7
Result for period	2,301.6	7,627.6
Group's share in consolidated net income	**565.8**	**1,893.5**

1.4. Consolidation methods

The first-time inclusion of a newly acquired subsidiary in the consolidated financial statements is done in accordance with the purchase method by allocating the acquisition costs to the revalued assets (especially properties) and liabilities of the subsidiary.

The acquisition of property companies generally concerns the acquisition of individual assets and liabilities and did not therefore represent going businesses. Therefore, these company acquisitions do not qualify as mergers as defined by IFRS 3.

All intragroup transactions between companies belonging to the scope of full and proportional consolidation, and the relevant income and expenses, receivables and payables as well as unrealised interim profits, are eliminated.

If a material influence can be exerted on the business and financial policy of companies (associated companies), these companies are carried at equity and the proportional annual surplus/loss of the company is entered under the book value of the shares. The value of any dividends is proportionally reduced.

1.5. Foreign currency translation

Business operations in foreign currency
The individual group companies record foreign currency transactions at the mean rate of exchange ruling on the day of the relevant transaction. Monetary assets and liabilities in foreign currency existing at the balance-sheet date are translated into the Group currency, the euro, at the applicable rate of exchange on that date. Any resulting foreign currency gains or losses are recognised in the income statement of the relevant business year.

Translation of individual financial statements denominated in foreign currency
The Group currency is the euro (EUR).

Since the euro is also the functional currency of the companies located outside the European Monetary Union in Eastern/South East Europe and included in the Consolidated Financial Statements, the financial statements prepared in foreign currency are translated in accordance with the re-measurement method. Under this method, investment property (investment properties and investment properties under development) as well as monetary assets and liabilities are translated at closing rates, whereas other non-monetary assets are translated at historical exchange rates. Items from the income statement are translated at the average exchange rates of the relevant reporting period. Any gains and losses resulting from foreign currency translation are recognised in the income statement.

For the subsidiary in Switzerland the functional currency is the Swiss Franc (CHF). Balance sheet values are translated at the valid closing rates. Only the shareholders' equity is translated at historical exchange rates. Items from the income statement are translated at the average exchange rates of the relevant reporting period. Any gains and losses resulting from the application of the closing rate method are not recognised in the income statement and are reported under shareholders' equity in the reserve from currency translation.

The foreign currency translation was based on the following rates of exchange:

	Croatia HRK	Hungary HUF	Slovakia [1] SKK	Czech Republic CZK	Poland PLN	Romania RON	Bulgaria BGN
Closing rate 31.12.09	7.3000	272.0000	–	26.4000	4.1225	4.2250	1.9558
Average exchange rate 2009	7.3543	281.5375	–	26.5179	4.3475	4.2438	1.9557
Closing rate 31.12.2008	7.3990	265.5500	30.1260	26.5000	4.1880	4.0300	1.9550
Average exchange rate 2008	7.2300	251.1000	31.1743	24.9875	3.5355	3.7075	1.9528

	Russia RUB	Serbia RSD	Switzerland CHF	CHF Selling	CHF Buying	USD Selling	USD Buying
Closing rate 31.12.09	43.4000	96.5000	1.4876	1.4940	1.4812	1.4410	1.4310
Average exchange rate 2009	44.3238	94.2500	1.5112				
Closing rate 31.12.2008	41.4500	89.3000	1.4932	1.4966	1.4868	1.4140	1.4040
Average exchange rate 2008	36.7831	81.7625	1.5810				

1.6. Accounting and valuation principles

All compulsory amendments to existing IAS and IFRS and IFRIC and SIC interpretations (previous standards and their amendments, and new standards) to be applied in the European Union (EU) as at 31.12.2009 were taken into account in the preparation of the consolidated financial statements. The consolidated financial statements of the CA Immo Group therefore complies with the International Financial Reporting Standards.

1.6.1. First-time application of new and revised standards and interpretations

The following standards and interpretations, already an integral part of EU law, were to be applied for the first time in 2009 business year:

- **Amended version of IAS 1 (Presentation of Financial Statements)**
  As a consequence of the amendments to IAS 1, some of the constituents of the financial statements have been restructured and renamed. One of the key changes to IAS 1 is the Statement of Comprehensive Income, which contains the earnings components of the Income Statement that are recognised in profit or loss, and the earnings components that are recognised directly in equity. The CA Immo Group adopts the two statement approach when disclosing its comprehensive income. One statement contains all the expenses and income that are recognised in profit or loss. The second statement contains all the earnings constituents that are recognised directly in equity. Starting with the result for the period as per the Income Statement, the Statement of Comprehensive Income thus gives rise to a general statement of performance during the accounting period. The statement of changes in shareholders' equity is therefore abridged. It now serves the purpose of separately depicting transactions with the owners of the company.

- **Amended version of IAS 23 (Borrowing Costs)**
  IAS 23 has been revised to change the way in which financing costs are recognised. These costs must now be capitalised if the property concerned is a qualifying asset. The application of IAS 23 is not obligatory, however, for assets recognised at market value. The amendment of IAS 23 does not trigger any change in the accounting and valuation methods because the CA Immo Group was already exercising the capitalisation option available in prior years. It will continue to capitalise the financing costs for properties under development as acquisition and production costs.

[1] Adopted the euro on 1.1.2009

- **Improvements to the IFRS issued in 2008 in various standards, in particular the amendment of IAS 40**
  The "Improvements to IFRS 2008" entailed the amendment of IAS 40. Investment properties under development that are to be used later as investment properties are no longer to be measured at amortised acquisition or production cost, but at fair value. The amendment of IAS 40 is to be applied prospectively from 1.1.2009.

- **Amendments to IFRS 7 "Financial instruments: Disclosures"**
  The amendments require additional disclosures about financial instruments in the Notes. In particular, the extent to which fair values of financial instruments are determined on the basis of published market prices or unobservable internal company data must be shown using a so-called "fair value hierarchy". Furthermore, the duties of disclosure are extended to include liquidity risks from financial instruments. The 2009 consolidated financial statements of the CA Immo Group have taken into consideration the amendments to IFRS 7.

- **IFRS 8 (Operating Segments)**
  This standard replaces IAS 14 and requires that external segment reporting exclusively reflects the control and reporting variables that are used internally ("management approach"). The presentation of segments is done for the CA Immo Group by region and division, and corresponds to the internal reporting system. Application of the IFRS 8 does not give rise to any change in segment reporting.

- **IFRIC 14/IAS 19 (The Limit on a Defined Benefit Asset, Minimum Funding Requirements and their Interaction)**
  IFRIC 14 provides general guidelines on determining the upper limits of the surplus amount of a pension fund, which under IAS 19 may be carried as an asset. The amendment is relevant if a company, which has to make minimum contributions in relation to its pension plans, makes advance payments towards this. The change in interpretation enables the company to carry the benefit from these advance payments as an asset. Application of the IFRIC 14 has already been taken into account in the consolidated financial statements of the CA Immo Group.

- **Amended version of IAS 27 (Consolidated and Separate Financial Statements)**
  The amendments contain simplified arrangements for the valuation of investments in an individual financial statement that is prepared under IFRS for the first time. There are no consequences for the consolidated financial statements.

- **Amendments to IAS 32 (Financial Instruments: Presentation)**
  In order to improve understanding of the final recipients of the financial instruments and their influence on the asset, financial and earnings position, specific issued instruments, which previously in spite of great similarities with ordinary shares were classified as liabilities, are now to be allocated to shareholders´equity. There are no consequences for the consolidated financial statements of the CA Immo Group.

- A**mendment of IAS 39 (Financial Instruments: Recognition and Measurement) concerning the reclassification of financial instruments and relating to embedded derivatives**
  The amendments contain transitional arrangements and a clarification regarding the date of application of the option introduced in 2008, of valuing certain non-derivative financial assets at amortised acquisition costs which previously had to be valued at fair value. See IFRIC 9 "Embedded Derivatives" for further details. The CA Immo Group does not make use of this option; therefore there are no consequences for the consolidated financial statements.

- **Amendments to IFRS 1 (First-time Adoption of International Financial Reporting Standards)**
  The amendments to IFRS 1 have the objective of avoiding unreasonably high costs during the transition to IFRS. The amendments have no effect on the consolidated financial statements of the CA Immo Group.

- **Revised version of IFRS 2 (Share-based Payment)**
  This lays down that terms of implementation are only terms of service and performance. Moreover the rules on premature termination apply regardless of which party terminates the pro-rated remuneration plan, i.e. the company or another party, which previously was not the case. This standard has no consequences for the consolidated financial statements of the CA Immo Group.

- **IFRIC 9 (Embedded Derivatives)**
  The amendments to IFRIC 9 and IAS 39 "Embedded Derivatives" clarify the arrangements under which, when reclassifying a financial instrument previously valued at fair value and recognised in profit or loss to the category "Valued at amortised acquisition costs", it must be examined whether the relevant embedded derivatives are liable to separation.
  The amendment was necessary to clarify that the scope of IFRIC 9 excludes contracts with embedded derivatives, which are acquired in a merger of companies under joint control or on formation of a joint venture. The revised definition of an operating activity in IFRS 3 (2008), shifts the formation of a joint venture into scope of IFRIC 9.
  The IASB (International Accounting Standards Board) has stipulated compulsory adoption already for business years that end on or after 30.6.2009. First-time adoption has no consequences for the consolidated financial statements of the CA Immo Group.

- **IFRIC 13 (Customer Loyalty Programmes)**
  IFRIC 13 deals with the accounting and valuation of bonus credits granted to customers on the purchase of goods and services. Application of IFRIC 13 has no effect on the CA Immo consolidated financial statements.

1.6.2. New and revised standards and interpretations that are not yet compulsory

The following amendments and new versions of standards and interpretations had already been endorsed by the EU as at the balance sheet date, but their application was not yet compulsory in the reporting period:

Standard/ Interpretation	Content	Effective date[1]
IAS 32	**Amendment about Classification of Rights Issues** The amendments concern the accounting by the issuer of subscription rights, options and warrants to acquire a fixed number of equity instruments denominated in a currency other than the issuer's functional currency.	1.2.2010
IAS 39	**Financial instruments: Recognition and Measurement** The amendments substantiate the principles of accounting hedge relations. The amendments concern the requirements for the qualification of inflation risks as underlying transaction of a hedge relation. Unresolved issues regarding the hedging of unilateral risks are also clarified.	1.7.2009
IFRS 1 (revised)	**First-time Adoption of International Financial Reporting Standards** Restructured version of IFRS 1, in which outdated transitional provisions were deleted and minor amendments were made to the text.	31.12.2009

[1] The standards and interpretations are to be applied to business years commencing on or after the effective date

Standard/ Interpretation	Content	Effective date[1]
IFRS 3 (revised) / IAS 27	**Business Combinations** Amended regulations on accounting of company acquisitions. Particular changes are to the scope of IFRS 3 and the accounting of gradual share acquisitions. Moreover IFRS 3 (revised) provides an option: the shares of non-controlling limited partners may be valued at their fair value or with the proportional net assets. In the revised version of IAS 27 the IASB has in particular amended the regulations on accounting of transactions with non-controlling shareholders of a group: Transactions used by a parent company to change the proportion of its interest in a subsidiary, without surrendering control, shall in future be recorded as equity transactions not recognised in profit or loss. New rules have also been introduced concerning accounting in the event of loss of a controlling position with regard to a subsidiary: The standard stipulates how a final consolidation result is calculated and any residual interest in a former subsidiary is valued after a partial sale	1.7.2009
IFRIC 12	**Service Concession Arrangements** Governs the accounting of agreements under which private companies conclude contracts with government bodies, intended to implement mandatory duties. The private company hereby makes use of infrastructure which remains under the authority of the government bodies.	1.4.2009
IFRIC 15	**Agreements for the Construction of Real Estate** Governs the accounting of real estate sales, whereby the contract is concluded with the buyer before completion of the construction work. The interpretation in particular clarifies the requirements under which IAS 11 or IAS 18 is applicable and the date on which the gross revenues should be realised.	1.1.2010
IFRIC 16	**Hedges of a Net Investment in a Foreign Operation** Dubious issues in relation to currency hedging a foreign business concern are clarified.	1.7.2009
IFRIC 17	**Distributions of Non-cash Assets to Owners** Governs the accounting for the distribution of non-cash assets to the owners of a company	31.10.2009
IFRIC 18	**Transfers of Assets from Customers** Governs the accounting of assets transferred by customers to a company, in order to be connected to a network or receive permanent access to a supply of goods or services	31.10.2009

The indicated new versions and interpretations are not being applied prematurely.

The amendments are not at present believed to have any material effects on the presentation of the asset, financial and earnings position of the CA Immo Group.

[1] The standards and interpretations are to be applied to business years commencing on or after the effective date.

1.6.3. Change of recognition, accounting and valuation methods

Change to IAS 40

The “Improvements to IFRS 2008” entailed the amendment of IAS 40. Investment properties under development that are to be used later as investment properties are no longer to be measured at amortised acquisition or production cost, but at fair value. The amendment of IAS 40 is to be applied prospectively from 1.1.2009. Since the CA Immo Group exercises the option afforded by IAS 40 and measures investment properties at market value, properties under development must be measured at market value from 1.1.2009.

The effect of this amendment of IAS 40 on the Consolidated Income Statement for 2009 is as follows: As at 31.12.2008, the properties under development in Germany contained undisclosed reserves not recognised in the consolidated financial statements according to IFRS in the amount of € 66,840.9K, and those in Eastern and South East Europe in the amount of € 130.8K; these reserves were revalued and recognised in profit and loss effective the start of 2009. There were no undisclosed reserves in the property under development in Austria as at 31.12.2008. The valuation of the property under development in 2009 is shown in Revaluation gains/losses. The Consolidated Income Statement for the 2009 business year includes revaluation gains/losses for property under development in Austria of € –3,048.7K, in Germany of € 15,181.0K, and in Eastern/South East Europe of € –26,261.9K. Until the previous year necessary impairment losses were shown in the Consolidated Income Statement under Depreciation and amortisation (see Point 2.1.10.) .

Reductions in market value were shown in 2008 as Impairment losses and in 2009 as Revaluation losses. The amendment of the IAS 40 therefore affects the Consolidated Income Statement only in the event of revaluation gains. For the property under development shown in the consolidated balance sheet as at 31.12.2009, the following revaluation gains less deferred taxes were accounted for in the 2009 business year:

€ 1,000	**Austria**	**Germany**	**Total**
Revaluation gain from properties under development	604.7	45,399.2	46,003.9
Deferred tax	–151.2	–14,430.2	–14,581.3
Increase of consolidated net income 2009 based on revaluation properties under development	**453.5**	**30,969.1**	**31,422.6**

The amendment of the IAS 40 thus increased the earnings per share in the current business year by € 0.36.

Reclassifications of Consolidated Income Statement 2008

In the 2008 business year the changes in stock of property intended for trading was offset with the book value or with direct material costs. As however the changes in stock concern the capitalisation of indirect expenditure on property intended for trading, changes in stock are now shown together with capitalised services according to the net operating income (NOI). For this reason and to ensure comparability as per IAS 1 the sum of € 1,027.5K was reclassified in 2008. The third comparison period lapses, as property intended for trading was included in the accounts for the first time in the 2008 business year on account of purchase by the Vivico Group.

The ongoing operating expenses for property under development, e. g. property tax, insurance fees, property management costs, are shown under real estate-related expenditure, unless charges can be passed on to a tenant on the basis of an ongoing construction project. Hereby, as per IAS 1 for comparability in 2008 an expenditure to the amount of € 499.4K was reclassified from operating expenses to other expenses directly related to properties.

1.6.4. Accounting and valuation methods in detail

Property valuation

The external valuations were carried out generally in accordance with the standards defined by the Royal Institution of Chartered Surveyors (RICS). The RICS defines the fair value as the amount for which a property could be exchanged between willing parties in an arm's length transaction in which both the buyer and the seller act knowledgeably, prudently and without compulsion. The crisis in the global financial system has triggered considerable uncertainty in commercial property markets. For a certain period, therefore, prices and values can be subject to significant fluctuations. The current lack of liquidity in the capital markets could make it more difficult to sell the investment properties in the short term.

As a general rule, the value appraisers also take into consideration future changes in contractual rents, anticipated vacancies and their duration, lease expiration profiles and an estimation of the market rent for vacant premises and premises becoming available in future. Especially in the case of properties with a low occupancy rate and vacancies anticipated at short notice, this factor can give rise to discrepant values if the market rent and rentability are incorrectly estimated.

The valuation methods are described in detail by region below.

Valuation in Austria:

99 % of the total investment properties in Austria were externally valued as at the reporting date 31.12.2009. In Austria valuation took place in accordance with national valuation standards, which comply with the latest professional principles. Austrian valuation law defines the market value as the value that is normally generated for such properties in a sales transaction between bona fide parties. This national Austrian standard corresponds with the capitalised earning value method, the asset value method, and the comparative method. For properties in commercial use, the capitalised earning value method is used. As with the cash flow method, future contracts and expenditure are also discounted on the valuation date. Relevant components in determining the discounting factor or the gross yield are not only estimation of the risks compared with a risk-free investment, but also the index and the estimated remaining life of the building.

Valuation in Germany:

Valuation of all properties (investment properties, investment properties under development and property intended for trading) in Germany was carried out as at the reporting date of 31.12.2009. About 94 % of the value of these investment properties was determined by external experts. Other investment properties were adjusted internally by a certified expert on the basis of valuation of the previous year or on the basis of binding purchase agreements.

Selection of valuation methods depends on the stage of development and the type of use of a property. The leased office properties, hall and logistics properties are valued using the capitalised earning value method or the investment method. For properties still under construction, the residual value method is used.

For undeveloped sites the comparative method and/or the liquidation, calculation and residual value method is used.

Parameters and factors determining the value include amongst other things location, quality of build and other aspects such as state of development, conservation of ancient monuments, and contamination, etc.

The parameters and other value-influencing factors are determined for each property derived from the market data during valuation or by qualified assessment by the surveyor.

Valuation of properties in Eastern Europe:

All the investment properties and a majority of the investment properties under development were valued effective 31.12.2009 by independent, international experts taking the current market situation into account. For property under development with a balance sheet value of € 5,420.0K, i. e. about 8 % of the balance sheet value of the total investment properties under development, no external valuation reports were obtained.

In Eastern Europe, the calculated fair values of the investment properties are based on discounted, expected future cash flows or capitalised rental income. The present value of the future cash flows is determined by discounting these cash flows as at the reporting date. The discount rate is established on the basis of yields arising from transactions with comparable properties. In view of the lack of liquidity, hardly any transactions took place in most Eastern European countries. This absence of liquidity is reflected in the increasing and strongly fluctuating yields.

In the case of investment properties under development, the calculated market value is based on the projected earnings value of the projects upon completion, with an appropriate developer profit and taking into consideration the outstanding cost to completion (residual value method). Any risks were considered either in the expected future cash flows, the estimated rent or in the capitalisation interest rates used. The interest rates vary, in particular depending on the different property locations, and were determined based on experts' empirical values. Land acquisitions on which no active developments are expected in the near future are valued on the basis of comparative transactions.

The most relevant components in the valuation of the investment properties in Eastern Europe are first, the estimated rental value, which reflects the sustainable rent that can be obtained for the property and, therefore, the estimation of the market rent for new and substitute tenancies, and second, the equivalent yields. Year on year, the equivalent yields have increased by around 0.5 % to 1.5 % and currently lie in a band from 7.65 % to 9 % for Hungary, 7.5 % to 8 % for Poland, and 9.25 % to 9.75 % for Serbia. In Romania, Slovakia and Bulgaria, the equivalent yields stand at just above 9 %. For the hotel properties in the Czech Republic and Slovenia, the recognised equivalent yields are between 8 % and 9 %.

Properties held as financial investments (investment properties and investment properties under development)

All properties held as financial investments are measured according to the fair value method specified as an option under IAS 40. Thus the property asset is carried at the fair value as at the balance sheet date. Changes to the current book value before revaluation (fair value from the previous year plus subsequent/additional acquisition or production costs minus subsequent reductions in the acquisition price) are recognised in the income statement in the "Result from revaluation" (see Point 2.3.1. or 2.1.12.).

Financing costs for investment properties under development are capitalised as production costs in accordance with requirements of IAS 23.

Own used properties and office furniture, equipment and other assets

The valuation of own used properties, office furniture, equipment and other assets takes place in accordance with the acquisition cost method, i.e. at purchase or production cost less regular amortisation and impairment losses. Investment grants are recognised as reductions of acquisition costs from point of binding agreement.

Regular depreciation of office furniture, equipment and other assets takes place across the board over the forecast remaining life, which essentially amounts to three to ten years. Regular depreciation of the own used properties, applying the component approach, is 10 to 80 years.

Intangible assets
Intangible assets are carried in the consolidated statement of financial position at acquisition cost less straight-line amortisation and impairment losses. For the amortisation of computer software, a useful life of three to five years was assumed.

The "Other intangible assets" item contained in the statement of financial position is the difference between the distribution of acquisition costs over the relevant fair values of the properties acquired and the relevant undiscounted deferred tax liabilities in accordance with IAS 12. This difference represents the benefit resulting from the later maturity of the deferred tax liabilities. It is amortised regularly in accordance with the maturity. Unscheduled amortisation takes place because of the fall in the properties' market value. The impairments are recognised in the tax expenses.

Impairment losses
If signs of a value impairment are evident, the CA Immo Group determines the recoverable amount for own used properties, office furniture, equipment and other assets and intangible assets. The recoverable amount is the higher of the fair value less the sales costs (net receivable value) and the value in use.

Fair value is the amount for which an asset could be exchanged between a knowledgeable, willing buyer and a knowledgeable, willing seller in an arm's length transaction.

The value in use is the cash value of the expected future cash flows that are likely to be generated by the continued use of an asset and its retirement at the end of its useful life.

If the recoverable amount is lower than the carrying value of the asset, the asset is written down to the lower value.

The calculated impairment loss is recognised in the income statement (see Point 2.3.1. or 2.1.10.).

If at a later date a value impairment ceases to exist, the impairment loss is reversed to profit or loss up to the carrying amount of the amortised original acquisition or production cost (see Point 2.1.11.).

Financial assets
Securities held as short-term assets are subject to common management and are assigned to the category "at fair value through profit and loss" as the portfolio is taxed on the basis of its relevant fair value. Securities from long-term and short-term assets are valued at fair value at the time of purchase and are recognised as income in subsequent periods at the relevant fair values resulting from the relevant stock market quotations. Value changes are recognised in profit or loss. The result of the market valuation is recognised in the income statement under the "Result from financial investments". Purchases and sales are recognised at the trading date.

Loans granted by the company and prepayments on investments in properties are carried at amortised cost.

Investments in associated companies are valued at equity. Changes in the shareholders' equity of associated companies are recognised in profit or loss under "Income from associated companies". Changes in shareholders' equity that are not recognised in profit or loss are recognised in the "Reserves for associates".

Assets held for sale
"Held for sale" under IFRS 5 denotes long-term assets which may be sold in their present state and which are highly likely to be sold. Requirements for classification as "Held for sale" are the existence of an actual intent to sell, the immediate disposability of the assets and – with certain exceptions – sale within twelve months.

As a general rule, these assets are no longer regularly depreciated, but valued at the lower of book value at the date of classification and fair value less sales costs. The CA Immo Group values properties held as financial investments as per IAS 40 in accordance with the model of fair value; the special valuation rules of the IFRS 5 do not apply in these cases.

The valuation rules applicable in 2009 under IAS 40 (see Point 1.6.4.) therefore also apply to the assets classified under IFRS 5. However the special disclosure rules under IFRS 5 do apply.

If the conditions for classification as "Held for sale" no longer apply, the assets are reclassified in the appropriate balance sheet item.

Properties intended for trading

Properties intended for trading in the ordinary course of business, or in the process of development or construction for such sale, are recognised as inventories in compliance with IAS 2.

In contrast to the classification of investment properties in accordance with IAS 40, properties are shown as being intended for trading if the relevant property is intended to be sold during the ordinary course of business or is being constructed with a view to selling it at a later date during the ordinary course of business.

The properties are first valued at acquisition or production cost. Thereafter the properties intended for trading are measured at the lower of acquisition or production costs and net realisable value as at the relevant balance sheet date.

The net realisable value is the estimated sales proceeds obtainable in the ordinary course of business less the estimated cost to completion and the estimated necessary selling costs.

The necessity of writing inventories down below cost to net realisable value is examined separately for each property. Estimates of the net realisable value of the properties classified as inventories are based on market value reports and/or internal valuations.

If the conditions that previously caused write-downs to the net receivable value no longer exist due to changes in circumstances, then the write-down is reversed up to the historic acquisition and production cost as a maximum (see Point 2.3.6.).

Financing costs arising during the construction phase are also capitalised as acquisition or production costs in the case of properties intended for trading if the criteria of IAS 23 are satisfied. Here again, the amendment of IAS 23 does not trigger any change in the accounting and valuation methods because the CA Immo Group was already exercising the capitalisation option available in prior years.

Receivables and other assets

Trade debtors and other assets are initially recognised at fair value and subsequently measured at amortised cost, applying the effective interest-rate method and allowing for impairments.

An impairment for trade debtors is formed depending on the status of the dunning procedure and individual credit rating of the relevant debtor, taking into account securities received, and is recognised if there is an objective indication that the due receivables cannot be collected in full. If a receivable has ceased to be collectable, it is charged off against the impairment losses account for trade debtors. Subsequent payment receipts from receivables that have already been adjusted are recognised in profit or loss and shown under "Other operating income".

Receivables are original financial instruments, which are not listed on an active market and not intended for sale.

Cash and cash equivalents with drawing restrictions and a remaining term of more than three months are shown under "Receivables and other assets".

Order completion

Contracts for the provision of services directly connected with the completion of an asset are carried in accordance with IAS 11 and – if requirements apply – under trade debtors.

Within the context of the profit realisation method to be used ("percentage of completion method"), order income and order costs in connection with order completion are recognised according to the progress of performance as at the balance-sheet date. The ratio of the order costs incurred up to reporting date regarding the total order costs estimated on the balance-sheet date (cost-to-cost-method) is hereby determined. Losses expected in connection with the completion order are included immediately as expenditure (see Point 2.1.4.).

Cash and cash equivalents

Cash and cash equivalents include cash, sight deposits with banks as well as other short-term, highly liquid financial assets with an original term of up to three months. This item also encompasses bank balances subject to drawing restrictions of not more than three months.

Payment obligations to employees

In accordance with legal requirements, CA Immo Group is obliged to pay employees taken on in Austria before 1.1.2003 a one-off severance payment in the event of termination or on reaching retirement age. This will depend on the number of years of service and the definitive salary in respect of severance and will be between two and twelve months' salary. A provision has been made to cover this obligation. The reserve carried is calculated in the same way as it was calculated last year in accordance with IAS 19 using the Projected Unit Credit method based on an interest rate of 5.0 % (2008: 5.75 %), salary increases of 2.0 % expected in the future (2008: 2.0 %), expected inflation of 2.0 % (2008: 2.0 %) and an accumulation period of 25 years (2008: 25 years). All actuarial gains and losses are recognised in the income statement in the year they occur.

The CA Immo Group has the legal obligation to pay 1.53 % of the monthly salary of all domestic staff employed after 31.12.2002 into a staff provision fund. There are no other obligations. This means that the pension scheme is a defined contribution plan (see Point 2.1.7.).

Based on an agreement with a pension fund in Austria and with a support fund for medium-sized companies in Germany, there is a defined contribution pension obligation in respect of employees in Austria and Germany who have worked a certain number of years of service (see Point 2.1.7.).

Four directors of the Vivico Group also have obligations from performance-based pension plans. The commitments involve four future pensions, three of which are for directors who have already resigned. For the performance-based pension plans the pension obligations are determined using the projected unit credit method in accordance with IAS 19. External actuarial reports are obtained for this annually. Pension plan reinsurance was concluded for these pension obligations in 2005. In the 2009 business year plan assets were disclosed in accordance with IAS 19.59 for the first time under "Receivables and other assets" in the consolidated statement of financial position, insofar as the plan assets exceed the cash value of future obligations and the CA Immo Group holds the entitlements. All actuarial gains and losses are recognised in the income statement in the year they occur.

Other provisions

Other provisions are stated if the CA Immo Group has legal or actual payment obligations towards third parties due to a past event and if this obligation is likely to lead to an outflow of funds. Such provisions are stated at the value which can be determined through the best possible estimate at the time the consolidated financial statements are prepared. If a reasonable estimate of the amount is not possible, a provision is not set up and an explanation of the facts must be given in the Notes. If the cash value of the provisions determined on the basis of prevailing market interest rates differs substantially from the nominal value, the cash value of the obligation is stated.

Taxes

The income tax expense reported for the business year contains the income tax of the individual subsidiaries calculated from their taxable income and the tax rate applicable in the relevant country ("actual tax") and the change in deferred tax items recognised in the income statement as well as the amortisation of the item "Other intangible assets" and the fiscal effect from equity entries not recognised in profit or loss, which do not lead to temporary differences (e.g. tax on issue costs for capital increases and options based on convertible bonds, valuation and sales of own shares and – in some cases – on the valuation of derivative transactions) and depreciation of the item "Other intangible assets" (see Point 2.3.2.).

In accordance with IAS 12, all temporary differences between tax accounts and consolidated statement of financial position are considered in the calculation of deferred taxes. Deferred taxes on losses carried forward are capitalised to the extent that such losses carried forward are likely to be netted against future tax profits within the next five to seven years.

For the calculation of deferred taxes, the tax rates expected to apply at the time of reversing the temporary difference are used. The calculation of deferred tax was based on the following tax rates: Austria 25 % (2008: 25 %), Bulgaria 10 % (2008: 10 %), Germany 15.825 % to 31.79 % (2008: 15.825 % to 31.925 %), Croatia 20 % (2008: 20 %), Luxembourg 28.59 % (2008: 29.63 %), the Netherlands 20 % (2008: 20 %), Poland 19 % (2008: 19 %), Romania 16 % (2008: 16 %), Russia 20 % (2008: 24 %), Serbia 10 % (2008: 10 %), Slovakia 19 % (2008: 19 %), Slovenia 20 % (2008: 20 %), the Czech Republic 19 % (2008: 19 %), Hungary 19 % (2008: 16 %), Cyprus 10 % (2008: 10 %) and Switzerland 31.925 % (2008: 29.92 %).

Estimates are to be made for the purpose of forming tax provisions. An examination must also be performed to establish whether an adjustment has to be made for the deferred tax assets. The probability that deferred tax assets arising from temporal differences and losses carried forward can be offset against taxable profits is to be assessed. Uncertainties exist concerning the interpretation of complex tax regulations and regarding the amount and effective date of future taxable income. The impairment test applied to deferred tax assets depends on enterprise-specific forecasts concerning, among other things, the future earnings situation in the relevant group company. In particular against the background of an existing web of diverse international alliances, differences between the actual results and the assumptions on the one hand, and future changes to these assumptions on the other, can influence future tax expenses and refunds. The CA Immo Group forms appropriate provisions for probable charges arising from current tax audits by the relevant national revenue authorities.

Income tax is basically payable in respect of property on both the rental income from the relevant property and profits from the sale of the property. Income from the sale of investments in companies in Germany, Switzerland and Eastern/South East Europe is wholly or partly exempt from income tax if certain requirements are met. Even if these conditions are met in individual cases, the deferred taxes are carried in full for property assets.

Since the 2005 business year, the CA Immo Group in Austria has had a group and tax compensation agreement for the formation of a group of companies as defined by Paragraph 9 of the Austria Corporate Tax Act (KStG). The head of the group is CA Immobilien Anlagen Aktiengesellschaft, Vienna. The following companies are members of the group in 2009:

- CA Immo Anlagen Beteiligungs GmbH, Vienna
- CA Immo Asset Management GmbH, Vienna
- CA Immo BIP Liegenschaftsverwaltung GmbH, Vienna
- CA Immo Galleria Liegenschaftsverwaltung GmbH, Vienna
- CA Immo Germany Holding GmbH, Vienna
- CA Immo International AG, Vienna
- CA Immo International Beteiligungsverwaltungs GmbH, Vienna

- CA Immo International Holding GmbH, Vienna
- CA Immo Investment Management GmbH, Vienna
- CA Immo LP GmbH, Vienna
- CA Immo Projektentwicklungsgmbh, Vienna
- CA Immo Rennweg 16 GmbH, Vienna
- CA Immo – RI – Residential Property Holding GmbH, Vienna
- BIL-S Superädifikatsverwaltungs GmbH, Vienna
- Parkring 10 Immobilien GmbH, Vienna
- SQUARE S Holding GmbH, Vienna

Within the Vivico Group corporation tax and commercial tax is consolidated in accordance with German tax law between Vivico Real Estate GmbH, Frankfurt, as controlling company and the subsidiaries below as consolidated companies:

- Vivico München Ambigon Nymphenburg Verwaltungs GmbH, Frankfurt
- Vivico Bauphase I Verwaltungs GmbH, Frankfurt
- Vivico Köln K1 GmbH, Frankfurt
- Vivico Köln K2 GmbH, Frankfurt
- Vivico Köln K3 GmbH, Frankfurt
- Vivico München MK 2 Arnulfpark Grundstücksverwertungs GmbH, Frankfurt
- Vivico München MK 6 Arnulfpark Grundstücksverwertungs GmbH, Frankfurt
- Vivico Schöneberger Ufer Beteiligungs GmbH, Frankfurt
- Vivico Schöneberger Ufer Verwaltungs GmbH, Frankfurt
- Vivico Unter den Linden Beteiligungs GmbH, Frankfurt
- Vivico Unter den Linden Verwaltungs GmbH, Frankfurt

Under the profit-pooling contracts effective since the 2005 business year, the subsidiaries are obliged to pay over all their profits (the profit for the business year before profit-pooling less any loss carried forward from the previous year – subject to the formation or release of reserves – to the parent company. Vivico Real Estate GmbH, Frankfurt is obliged to compensate for any other annual deficits incurred during the term of the contract as long as this is not done by taking amounts put in during the term of the contract from the other appropriated reserves.

Financial liabilities

Financial liabilities are stated at the amount actually received. Any difference between the amount received and the repayment amount is allocated over the term of the financing according to the effective interest rate method and recognised under financing costs.

Trade creditors and other liabilities

Trade creditors and other liabilities are measured at amortised acquisition cost.

Derivative financial instruments

The CA Immo Group uses derivative financial instruments, such as interest rate swaps, forward exchange transactions and time options in order to hedge against interest and currency risks. These derivative financial instruments are recognised at fair value at the time the contract is concluded and remeasured at fair value in the following periods. Derivative financial instruments are recognised as financial assets if their fair value is positive, and as financial liabilities if their fair value is negative. The fair value of the derivative financial instruments corresponds to the amount that would be payable by the CA Immo Group if the position were closed on the balance sheet date. The method applied to recognise gains and losses depends on the classification of the derivative financial instrument, as either a cash flow hedge (safeguard against future cash flows) or a fair value hedge (safeguarding the fair value of assets and liabilities), and on the satisfaction of the criteria for hedge accounting.

As at balance sheet date there are swaps without underlying transactions (see Point 2.5.1.).

Cash flow hedges
In the case of derivatives serving the purpose of hedging cash flows and thus qualifying as cash flow hedges, the effective portion of the change in fair value is recognised directly in equity (see Point 2.2.). The ineffective portion is immediately recognised as an expense under the item “Result from derivative transactions”. The measurement gains or losses from cash flow hedges recognised in equity are reclassified into profit or loss in the period in which the conditions for (cash flow) hedge accounting are no longer satisfied.

In order to satisfy the conditions governing classification as a cash flow hedge, when concluding the derivative or other transaction, the CA Immo Group records the hedging relation between the hedging instrument and the underlying transaction, the aim of its risk management, and the underlying strategy pursued when concluding hedging transactions. The effectiveness of the hedging relation is regularly assessed by measuring the prospective and retrospective effectiveness.

The CA Immo Group holds interest rate swaps as a hedging instrument for the interest rate risk arising from variable interest payments.

Fair value derivatives
Derivatives transactions that do not or no longer meet the criteria of cash flow hedge accounting are identified as fair value derivatives. The amendment of the fair value of these derivative hedging instruments is recorded in the consolidated statement of comprehensive income under “Result from derivative transactions”.

To hedge derivative transactions which no longer meet the requirements of a cash flow hedge relation, interest rate swaps are adopted for the first time, and likewise classified as fair value derivatives.

The CA Immo Group primarily uses interest rate swaps, forward exchange transactions and time options in order to hedge against interest and currency risks.

Recognition of revenues
Rental income is recognised on the basis of the lease contracts.

With regard to the entry of gross revenues for property transactions, it is obligatory in accordance with IAS 18 to break down contracts into individual services if significantly different services have been agreed within a contract (multi-component activity). A multi-component activity exists if a contract contains a number of complementary but different individual services, e.g. a service-related activity as well as a sales-related activity. The various components of a contract lead to the realisation of separate income if it is possible to separate them in terms of both content and value. In such cases, the contractually agreed purchase price will be broken down into the purchase price for the property and the purchase price for the services still to be provided. The purchase price for the property is recognised according to the criteria for income realisation in connection with sales. Income for services (development services or other services) is realised based on the progress of performance. The share of the purchase price which is attributable to the income not yet realised is shown on the liabilities side under “Other liabilities” (prepayment received) until the time of realisation.

Income from completion orders is entered – under consideration of IAS 11 – according to the extent of the services provided as at the balance sheet date using the “percentage of completion method” based on the relevant progress of performance. In order to determine the progress of performance of the individual completion order, the ratio between the order costs incurred up to the value date and the estimated total order costs as at the value date is determined.

Income from service contracts is entered – under consideration of IAS 18 – according to the extent of the services provided as at the balance sheet date based on the relevant progress of performance.

Financial result

Financing costs comprise interest payable for external funds, expenses similar to interest as well as results from hedging transactions. Interest is deferred over time.

Foreign currency gains/losses which primarily arise in connection with financing and investment are shown separately in the financial result.

The result from derivative transactions include profits and losses from the sale and valuation of interest rate swaps and interest rate caps unless these transactions are effective cash flow hedges which are recognised under equity with no effect on profit or loss.

The fair values of the interest rate swaps and the interest rate cap are calculated by discounting the future cash flows from variable payments on the basis of generally recognised models of financial mathematics. A cash flow hedge relationship does not exist in the case of interest rate swaps without a concurrent loan agreement, so that changes from the valuation of the interest rate swaps are shown in the "Result from derivative transactions" (see Point 2.1.15.).

The result from financial investments includes the interest, dividends and similar income from the investment of funds and investments in financial assets, profits and losses from the sale of securities and the valuation of securities shown on balance sheet date as well as income and actuarial profits and losses from reinsurance for pension obligations (see Point 2.3.7.).

Impairment of financial investments refers to the valuation of loans and prepayments made on investments in properties.

The income from associated companies encompasses the individual results of companies valued at equity.

2. NOTES TO THE CONSOLIDATED INCOME STATEMENT, CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME, CONSOLIDATED STATEMENT OF FINANCIAL POSITION AND CONSOLIDATED CASH FLOW STATEMENT

2.1. Consolidated Income Statement

2.1.1. Gross revenues and segment reporting

The Consolidated Income Statement adopts the type of expenditure format and follows the recommendation of EPRA (European Public Real Estate Association).

The segments subject to mandatory reporting were identified on the basis of the information regularly used by the company's principal decision maker when deliberating on the allocation of resources and assessing earning power.

The presentation of segments is done for the CA Immo Group by region and sector, and corresponds to the internal reporting system.

The segments subject to mandatory reporting generate gross revenues from rental activity. The gross revenues are allocated to the country in which the investment property is situated. The majority of gross revenues are earned in Austria and Germany. In the Eastern/South East Europe segment there is no country in which more than 10.0 % of the total rental income is generated.

The CA Immo Group obtains rental income from a large number of tenants. There is one lessee in Germany (Fed. State Hessen) from which the CA Immo Group earns more than 10.0 % of its entire rental income.

€ 1,000	2009	2008
Rental income Fed. State Hessen	41,818.1	41,847.4
Rental income total	**176,974.5**	**175,283.6**
Principal tenant as a % of the rental income total	23.6 %	23.9 %
Market value properties leased to Fed. State Hessen	768,203.0	740,887.0
Market value investment properties	**2,409,589.1**	**2,520,674.0**
Principal tenant as a % of the investment properties	31.9 %	29.4 %

As a result of the acquisition of the Vivico Group and its main activity in the field of development, allocation of operating segments is also carried out by sector. This is then sub-categorised by properties or management companies' activities. The subdivision is as follows:

- Income producing: let investment properties and own used properties, and investment properties in acc. with IFRS 5
- Development: investment properties under development and land reserves, development services for third parties and investment properties under development in acc. with IFRS 5
- Trading: properties intended for trading

The accounting and valuation principles of segments subject to mandatory reporting correspond with the accounting and valuation principles given in Point 1.6.

The segment reporting by region allocates transactions between the operating segments as follows:

- Management expenses are allocated to the individual operating segments on the basis of actual costs.
- Interest expenses and income are allocated according to the corresponding contracts.
- In addition, the Germany segment is allocated financial liabilities to the amount of € 261,950.5K and related interest expenses and derivative transactions which are based on the acquisition of the Vivico Group. The Austria segment is credited to the same amount.

The segment reporting by sector allocates transactions between the operating segments as follows:

- Management expenses are allocated in proportion to the properties on the balance sheet date.
- Interest expenses and income are allocated according to the corresponding contracts.
- In addition, the Development segment is allocated financial liabilities to the amount of € 261,950.5K and related interest expenses and derivative transactions which are based on the acquisition of the Vivico Group. The Income-producing segment is credited to the same amount.

2.1.2. Rental income/other gross revenues

The rental segment comprises the following:

€ 1,000	2009	2008
Rental		
Rental income	176,974.5	175,283.6
Operating costs passed on to tenants	29,133.7	30,278.5
Gross rental income	**206,108.2**	**205,562.1**
Operating expenses	–35,015.9	–37,049.7
Other expenses directly related to properties	–19,696.1	–29,346.3
Net rental income	**151,396.2**	**139,166.1**
Net rental income as a % of the gross rental income	73.5 %	67.7 %
Other gross revenues	**0.0**	**1,258.5**

The prior year's other gross revenues relate to the income from the hotel business in Ljubljana. The hotel management company was sold with effect from 1.4.2008.

In 2008 expenses to the amount of € 499.4K was reclassified from operating expenses to other expenses directly related to properties (see Point 1.6.3.).

2.1.3. Result from the sale of properties

In accordance with IAS 2, subsequent valuation of properties intended for trading takes place on the quarterly reporting date with the lower of acquisition or production cost and net realisable value. The resultant impairment losses are shown under impairment costs. The annual profits on a property sold within the business year is therefore – in the event of change in the net realisable value during the period – shown under depreciation and amortisation or in the result from the sale of properties.

The total economic result therefore shows the following:

€ 1,000	2009	2008
Trading		
Income from sales	78,025.5	88,269.2
Book value of properties intended for trading	–63,072.2	–69,768.9
Other development expenses/ materials expenses	–5,089.0	–800.3
Result from property transactions	**9,864.3**	**17,700.0**
Result from property transactions as a % of the income from sales	12.6 %	20.1 %
Impairment loss on sold properties	–734.9	0.0
Economic result from property transactions	**9,129.4**	**17,700.0**

As the changes in stock concern the capitalisation of indirect expenditure on properties intended for trading, changes in stock are now shown together with the capitalised services. In the 2008 business year the amount of € 1,027.5K was reclassified (see Point 2.1.8.).

Details on calculated impairment loss – see Point 2.1.10.

The result from the sale of properties likewise contains multi-component activity, which exist if a contract contains a number of complementary but different individual services, e.g. a service-related activity as well as a sales-related activity. The various components of a contract lead to the realisation of separate income if it is possible to separate them in terms of both content and value.

€ 1,000	2009	2008
Result from sales in the current business year	8,634.8	16,481.5
Result from multi-component transactions and realisation of prepayments received	3,238.5	2,018.8
Other development expenses/ materials expenses	–2,009.1	–800.3
Result from property transactions	**9,864.3**	**17,700.0**

2.1.4. Result from development services

€ 1,000	2009	2008
Development services[1]		
Gross revenues from commissioned work as per IAS 11	4,152.4	3,700.4
Gross revenues from service contracts	366.5	0.0
Other material costs	–1,756.0	–2,665.9
Result from development services	**2,762.9**	**1,034.5**
Result from services as a % of the development revenues	61.1 %	28.0 %
Staff expenses [2]	–1,156.3	–1,316.7
Economic result from development services	**1,606.6**	**–282.2**

[1] Previous year's figures not comparable, as commenced 1.7.2008
[2] Staff expenses contained in indirect expenditure

The incurred costs of commissioned work as per IAS 11 for projects ongoing as at balance-sheet date amount to € 1,240.0K (2008: € 1,137.3K). Prepayments have been received to the amount of € 1,938.1K (31.12.2008: € 1,137.3K). Profits registered according to progress of performance in 2009 amount to € 206.3K (2008: € 18.9K).

In the 2009 business year the changes to standards of performance (degree of completion) of projects accounted for within the scope of commissioned work using the percentage-of-completion-method (PoC) are shown as receivables from PoC (under "Trade debtors" – see Point 2.3.7.).

2.1.5. Operating expenses and other expenses directly related to properties

The expenses listed here are expenses in connection with let investment properties and expenses for investment properties under development that are not capable of capitalisation.

€ 1,000	**2009**	**2008**
Operating costs passed on to tenants	–28,414.8	–27,719.5
Own operating costs (vacancy costs)	–6,601.1	–9,330.2
Operating expenses	**–35,015.9**	**–37,049.7**
Maintenance costs	–7,960.0	–14,823.8
Bad debt losses and reserves for bad debts	–3,412.3	–1,724.8
Project development and project execution	–1,708.1	–2,794.9
Operating expenses properties under development (without rental)	–1,653.0	–499.4
Property tax	–983.4	–670.9
Agency fees	–950.8	–4,575.5
Administrative fees	–722.2	–2,099.7
Non-deductible property-related pretax	–346.4	–124.3
Insurance fees	–321.5	–490.4
Claims	–181.1	–449.4
Usufruct	–21.4	–154.0
Rental expense (buildings on 3rd party land)	0.0	–104.5
Other directly related expenses	–1,435.9	–834.7
Other expenses directly related to properties	**–19,696.1**	**–29,346.3**
Total	**–54,712.0**	**–66,396.0**

The revenue from operating costs passed on to tenants amounts to € 29,133.7K (2008: € 30,278.5K). The difference to operating cost expenses result from profits arising from flat-rate fees for operating costs and from subsequent charging of operating costs for previous years.

The maintenance costs for the current business year chiefly concerns properties in Germany and Austria. In the previous year the maintenance costs were still relatively high on account of work required in relation to acquisition of the "Hessen portfolio" in 2007. Because of the sale of properties and the normal fluctuations in the area of necessary maintenance work, the Vivico Group was able to reduce the costs of maintenance significantly in comparison to the previous year.

Bad debt expenses and valuation adjustments are mainly due to receivables value adjustments in respect of tenants in Germany, Slovenia, the Czech Republic and Austria.

The expenses relating to project development and project implementation relate to non-capitalised expenditure for investment properties under development.

Operating costs for investment properties under development primarily involves property taxes, insurance fees and current property costs such as water charges and cleaning costs for ongoing developments. These properties are not yet let, being incomplete.

Other expenses directly related to properties involve current property costs for let investment properties, e.g. water, electricity, caretaker costs, which are not however categorised as operating costs on the basis of the leases that have been concluded, especially in Germany.

2.1.6. Result from the sale of long-term properties

This item contains earnings from sales of long-term investment properties and investment properties under development.

Under IAS 40 investment properties are valued on the quarterly reporting date exercising the option for investment properties held as financial investment at market value. The annual profits on a property sold within the business year is therefore – in the event of change in the market value – shown in both the result from revaluation and in result from sales. The total economic result consists of the following:

€ 1,000	**2009**	**2008**
Result from sale of investment properties	429.2	10,715.2
Result from sale of properties under development	7,299.1	1,022.7
Result from multi-component transactions and realisation of prepayments received	1,489.3	0.0
Result from the sale of long-term properties	**9,217.7**	**11,737.9**
plus revaluation gains/losses from sold		
- investment properties in Austria	–4,310.0	0.0
- investment properties in Germany	5,429.2	0.0
- properties under development in Germany	2,890.5	0.0
- properties under development in Eastern/South East Europe	4,478.8	0.0
Result from revaluation of sold properties	**8,488.5**	**0.0**
Economic result from property sales	**17,706.2**	**11,737.9**

The revaluation loss in Austria results from the valuation in the period of a property sold within the business year (industrial park in Klagenfurt).

The revaluation gain in Eastern/South East Europe is connected with termination of the joint venture for the “Matryoshka” project (see Point 1.3.).

In 2008 there were no revaluation gains/losses for investment properties sold in the period (primarily sale of RTW Sp. z.o.o., Warsaw, on 1.1.2008). For investment properties under development no valuations at market value could be shown in 2008 and thus no revaluation gains (amendment of IAS 40 only on 1.1.2009).

2.1.7. Indirect expenditure

Indirect expenditure consists of the following:

€ 1,000	2009	2008
Internal management		
Staff expenses (excl. for hotel in Ljubljana)	–25,610.8	–22,510.4
Office rent	–2,332.9	–2,200.4
Travel expenses and transportation costs	–1,075.7	–1,360.4
Administrative and management fees	–1,007.0	–1,225.7
Membership fees and licences	–901.9	–462.2
Telephone fees	–611.2	–569.5
Vehicle costs	–562.9	–549.6
Office expenses and other leasing costs	–499.6	–570.0
Seminar and training costs	–41.2	–254.4
Other	–1,004.9	–1,048.8
	–33,648.1	**–30,751.4**
Legal, auditing and consultancy fees		
Solicitor's fee	–2,509.1	–3,101.7
Auditing costs	–1,575.4	–1,905.6
Reports	–1,197.1	–2,727.5
Tax consulting and accounting fees	–975.9	–1,517.6
Group reorganisation	–836.0	0.0
Other fees	–634.4	–733.0
Notary's fee	–215.4	–224.5
Technical consulting fees	–208.4	–297.4
Staff recruitment and appointment	–79.0	–519.8
	–8,230.7	**–11,027.1**
Other indirect expenses		
Taxes and duties	–2,602.7	–759.4
Bank charges and bank guarantee fees	–2,112.9	–668.7
Non-deductible value-added tax	–1,724.5	–2,197.7
Advertising and representation	–1,169.0	–3,421.1
Penalties and cases of damage	–1,025.1	–704.9
Insurance fees	–389.4	–264.3
External project management	–369.0	–376.1
Remuneration of the Supervisory Board	–235.5	–116.8
Publication costs	–196.2	–416.9
Marketing and sales fees	–9.0	–614.8
Hotel expenses (Ljubljana) including hotel staff expenses	0.0	–887.8
	–9,833.3	**–10,428.5**
Total	**–51,712.1**	**–52,207.0**

Staff expenses have increased on account of the rise in average employees (white-collar and blue-collar) from 299 in the 2008 business year to an average 312 employees in the 2009 business year. Staff expenses record amongst other things payments to the staff provision fund to the amount of € 62.9K (2008: € 75.0K) and payments to pension funds to the amount of € 284.4K (2008: € 235.5K).

The administrative and management fees primarily contain management services in Austria, in particular for the EDP network, software packages, internet portals and payroll, and administration of CA IMMO NEW EUROPE PROPERTY FUND S.C.A. SICAR, Luxembourg.

Membership fees principally contain subscriptions to Chambers of Commerce.

From legal, auditing and consultancy fees to the amount of in total € 8,230.7K (2008: € 11,027.1K) €2,320.9K (2008: € 4,001.6K) falls to the Vivico Group, €2,308.7K (2008: € 2,897.4K) to Eastern/South East Europe and € 3,601.1K (2008: € 4,128.1K) to other companies.

Taxes and duties essentially include conveyance duty and VAT.

The rise in bank charges at € 1,582.7K results above all from compensation for prepayment on account of unscheduled repayment of loans in Austria and Germany.

Non-deductible pretax mainly relates to Germany which accounts for € 945.5K (2008: € 1,801.2K) and Eastern/South East Europe which accounts for € 777.1K (2008: € 396.5K).

Cost savings meant it was possible to reduce advertising and representation fees significantly compared to the previous year.

Penalties and cases of damage include value adjustments in relation to claims for reimbursement of pretax and unpaid purchase price claims.

The hotel expenses of the previous year concerns the costs for management of the hotel in Ljubljana, which was transferred to an Austrian hotel operator effective 1.4.2008.

2.1.8. Capitalised services and changes to stock

This item shows the indirect expenditure – primarily staff expenses – that is capable of capitalisation, which can be proportionately allocated to investment properties under development and properties intended for trading.

€ 1,000	**2009**	**2008**
Capitalised services on properties under development	11,234.3	5,323.5
Changes to stock properties intended for trading	914.5	1,027.5
	12,148.8	**6,351.0**

In the previous year the changes in stock of investment properties intended for trading was offset with the book value or with direct material costs. The changes in stock however concern capitalisation of indirect expenditure, which is allocated to investment properties intended for trading. Therefore changes in stock are now shown jointly with the capitalised services according to net operating income (NOI). As per IAS 1, to ensure comparability, the 2008 sums to the amount of € 1,027.5K were thereby also reclassified.

2.1.9. Other gross revenues

Other gross revenues consist of the following:

€ 1,000	**2009**	**2008**
Agency	1,979.0	111.7
Release of provisions	1,549.6	4,009.0
Settlements from cancellation of rent agreements and compensation	1,517.2	1,867.5
Operating costs passed on to tenants	1,030.7	4,063.8
Insurance compensation	500.8	286.9
Release of value adjustments	295.5	868.8
Discharge of lapsed liabilities	166.5	470.4
Property management revenue	147.2	154.9

€ 1,000	2009	2008
Capital profit from sale of office furniture and equipment	0.8	61.4
Other	1,076.1	840.6
Total	**8,263.4**	**12,735.0**

Income from agency work contains Vivico Group management services to joint ventures in Germany, which it was possible to increase on account of greater activities in project developments.

Income from release of provisions to the amount of € 1,549.6K (2008: € 4,009.0K) largely concern release of contractual obligations in Germany at € 1,147.6K (2008: € 3,842.6K).

The revenue from operating costs passed on to tenants concerns expenses from the previous year, where it was still uncertain how much could be passed on in the year that it arose.

The settlements – as in the 2008 business year – concern premature terminations of rent agreements and changes to settlement agreements in Poland, Romania and Germany.

2.1.10. Depreciation and amortisation

Depreciation and amortisation consist of the following:

€ 1,000	2009	2008
Impairment charges for investment properties under development	0.0	–91,384.9
Impairment charges for other long-term assets	–113.7	–1,638.4
Impairment charges for properties intended for trading	–8,555.5	–14,446.0
Scheduled depreciation	–1,723.6	–4,829.9
	–10,392.8	**–112,299.2**

In view of the amendment of IAS 40, impairment charges for investment properties under development are recognised under the result from revaluation from 1.1.2009.

Impairment charges for other long-term assets concern properties in own use.

Impairment charges for properties intended for trading consist of the following:

€ 1,000	2009	2008
Impairment loss of properties stated on balance-sheet date	–7,820.6	–14,446.0
Impairment loss of properties sold during financial year	–734.9	0.0
Impairment loss of properties intended for trading	**–8,555.5**	**–14,446.0**

2.1.11. Reversal of write-down

In the 2009 business year for the properties intended for trading there was a reversal of write-down of up to maximum of the historic acquisition and production costs to the amount of € 544.5K (2008: € 0.0K). The cause of this was largely risen market values in Berlin.

Reversal of write-down is only possible for long-term properties for the own use, as changes in the market values of investment properties and from 1.1.2009 also in investment properties under development as per IAS 40 are shown in the result from revaluation. For long-term properties there was no reversal of write-down in either 2009 or 2008.

2.1.12. Result from revaluation

€ 1,000	2009	2008
Revaluation loss for investment properties under development [1]	–18,911.2	–83.5
Revaluation loss for investment properties	–110,175.3	–178,009.6
Revaluation loss	–129,086.5	–178,093.1
Impairment charges for investment properties under development	0.0	–91,384.9
	–129,086.5	**–269,478.0**

The revaluation gains/losses arising from investment properties under development and investment properties are shown as a netted amount in the consolidated income statement. In detail, the result from revaluation consists of the following:

€ 1,000	2009	2008
Revaluation gain as at 1.1.2009/amendments IAS 40	66,971.7	0.0
Revaluation gain	58,995.2	16,650.7
Revaluation loss	–255,053.4	–194,743.8
	–129,086.5	**–178,093.1**

As at 31.12.2008, the investment properties under development in Germany contained undisclosed reserves not recognised in the consolidated financial statements according to IFRS in the amount of € 66.840.9K, and those in Eastern and South East Europe in the amount of € 130.8K; these reserves were revalued and recognised in profit and loss effective the start of 2009.

The 2009 revaluation gains of € 7,087.0K (2008: € 1,638.5K) result from revaluations of investment properties in Austria, of € 47,427.1K (2008: € 1,227.9K) of properties in Germany and of € 4,481.1K (2008: € 13,784.3K) of properties in Eastern/South East Europe.

The 2009 revaluation losses of € 22,384.9K (2008: € 66,246.1K) result from revaluations of investment properties in Austria, of € 76,102.8K (2008: € 60,047.4K) of properties in Germany and of €156,565.7K (2008: € 60,450.3K) of properties in Eastern/South East Europe.

See the explanations in Point 2.3.1 Long-term properties and office furniture, equipment and other assets.

2.1.13. Financing costs

Financing costs consist of the following:

€ 1,000	2009	2008
Bank interest	–85,216.3	–86,969.6
Bond interest	–11,836.1	–10,768.2
Convertible bonds interest	–1,103.9	0.0
Interest expenses of joint ventures	–2,175.0	–2,622.0
Interest expenses of joint ventures	–10.7	–25.3
Other interest and financing costs	–8,088.2	–4,728.7
	–108,430.2	**–105,113.8**

[1] 2008: concerns the valuation or measurement of investment properties under development reclassified as investment properties upon completion (see segment reporting by division).

Other interest and financing costs to the amount of in total € 8,088.2K (2008: € 4,728.7K) largely contain the accumulated long-term liabilities, of which € 4,310.5K (2008: € 780.4K) was due to Austria, € 3,192.0K (2008: € 3,764.1K) to Germany and € 585.6K (2008: € 184.2K) to Eastern/South East Europe.

2.1.14. Foreign currency gain/loss

Foreign currency gain/loss consist of the following:

€ 1,000	**2009**	**2008**
Value change forward foreign exchange transactions	2,138.5	0.0
Other foreign currency gains/losses	435.0	–3,467.6
	2,573.5	**–3,467.6**

Other foreign currency gain/loss largely result from unrealised (non-cash-effective) profits and losses from end-of-period valuation of the foreign currency loans taken out in USD and CZK.

2.1.15. Result from derivative transactions

This item contains the valuation results for fair value derivatives.

€ 1,000	**Category [1]**	**2009**	**2008**
Valuation derivative transactions (not realised)	FV/P&L	–8,870.6	–9,908.3
Reclassification as at 31.12.2008 of valuations recorded in shareholders' equity	FV/P&L	–19,090.1	0.0
Ineffectiveness of swaps	FV/P&L	–210.1	0.0
Realised result from derivatives transactions	HFT	–1,952.4	–5,966.2
Result from derivative transactions		**–30,123.2**	**–15,874.5**

At € –17,766.6K valuation results contain the valuation of cash flow hedges on account of premature repayment of the underlying loans. In total € –12,824.4K of this is owing to the valuation on 31.12.2008 (reclassification).

In addition the unrealised valuation result includes the "frozen" valuation in the shareholders' equity of cash flow hedges as at 3.12.2008 resp. 23.12.2008 to the amount of € –6,265.7K, which are recognised in profit or loss in the absence of follow-on funding in the 2009 business year. As at 31.12.2009 the fair value of these interest rate swaps amounted to € –6,837.3K. The value change for these interest rate swaps in the 2009 business year was € –571.6K.

Moreover interest rate swaps without cash flow hedge relation of € –3,356.8K were recognised in the result. In order to neutralise the interest rate risk connected with these swaps, additional counter-swaps with a nominal value of € 105,350.0K were concluded in the 2009 business year, also classified as fair value derivatives.

The item "Ineffectiveness of swaps" contains the differences identified as at balance sheet date in effectiveness tests, whereby the effectiveness of the cash flow hedges significantly exceeded 100 %.

[1] FV/P&L At fair value through profit or loss, HFT Held for trading, L&R Loans and Receivables, HTM Held to maturity, CFH Cash flow hedge

2.1.16. Result from financial investments (without impairment)
Result from financial investments consists of the following:

€ 1,000	Category[1)]	2009	2008
Result from securities	FV/P&L	–692.8	–15,244.8
Income from bank interest	L&R	3,609.7	13,951.8
Income from interest from loans to associated companies and joint ventures	HTM	3,550.9	3,074.3
Other interest income	L&R	2,353.9	2,652.3
		8,821.7	**4,433.6**

Details on investment in securities see Point 2.3.8.

The result from securities to the amount of € –692.8K (2008: € –15,244.8K) consists of the following:

€ 1,000	2009	2008
Realised income from securities	–370.1	–9,844.4
Valuation securities (not realised)	–322.7	–5,400.4
Result from securities	**–692.8**	**–15,244.8**

In accordance with the categories from IAS 39, financing expenses and income (financing costs, result from financial investments and result from derivative transactions) are broken down as follows:

€ 1,000	Category[1)]	2009	2008
Net profits and net losses			
Valuation securities	FV/P&L	–322.7	–5,400.4
Total from instruments designated FV/P&L		**–322.7**	**–5,400.4**
Changes in the value of interest rate swaps (CFH frozen)[2)]	HFT	–6,837.3	1,066.9
Changes in the value of interest rate swaps (CFH relation terminated)	HFT	–17,766.6	–4,909.1
Changes in the value of other ineffective interest rate swaps	CFH	–210.1	0.0
Changes in the value of interest rate swaps (fair value derivative)[3)]	HFT	–3,356.8	–6,064.8
Changes in the value of interest rate caps	HFT	0.0	–1.3
Total HFT/CFH		**–28,170.8**	**–9,908.3**
Total net profits and net losses		**–28,493.5**	**–15,308.7**

1) FV/P&L At fair value through profit or loss, HFT Held for trading, L&R Loans and Receivables, HTM Held to maturity, CFH Cash flow hedge

2) The item contains the valuation of frozen cash flow hedges in shareholders’ equity as at 31.12.2008, which are recorded in the Consolidated Income Statement in the absence of suitable follow-up funding . The valuation consists of the frozen value in shareholders’ equity as at 31.12.2008 to the amount of € –6,265.7K and the 2009 valuation to the amount of € –571.6K.

3) The item contains interest rate swaps with valuation to the amount of € –2,751.2K, which on account of lack of follow-up funding does not meet the requirements of a cash flow hedge. For two of these swaps interest rate swap transactions with a valuation to the amount of € 605.6K were concluded as offset entries for security.

€ 1,000	Category [1)]	2009	2008
Interest income and interest expenses			
Other interest income	L&R	5,963.7	16,604.1
Interest income from loans	HTM	3,550.9	3,074.3
Interest income from financial instruments not valued at FV/P&L		**9,514.6**	**19,678.4**
Interest other bonds	HTM	–11,836.1	–10,768.2
Interest from convertible bonds	HTM	–1,103.9	0.0
Interest expenses from liabilities	L&R	–95,490.2	–94,345.6
Interest expenses from financial instruments not valued at FV/P&L		**–108,430.2**	**–105,113.8**
Realised result from derivative transactions	HFT	–1,952.4	–5,966.2
Expenditure from securities	FV/P&L	–370.2	–9,844.4
Total interest expenses		**–110,752.7**	**–120,924.4**

2.1.17. Impairment of financial investments

Impairment of financial investments, in the amount of € 3,121.7K (2008: 2008: € 7,800.9K), arises from a value adjustment for loans to joint ventures in the amount of € 3,011.3K (2008: € 2,797.4K) and a value adjustment of a prepayment on investments in properties in the amount of € 110.4K (2008: € 5,003.5K).

2.1.18. Income from associated companies

Income from associated companies consists of the following:

€ 1,000	2009	2008
UBM Realitätenentwicklung AG, Vienna	1,760.0	1,999.1
OAO Avielen AG, St. Petersburg	–9,088.9	–17,064.4
Isargärten Thalkirchen GmbH & Co. KG, Grünwald	13.2	–5.8
	–7,315.7	**–15,071.1**

2.1.19. Income tax

Tax expenses consist of the following:

€ 1,000	2009	2008
Corporation tax (actual tax)	–25,194.4	–25,733.3
Trade tax (actual tax)	–13,532.1	–22,506.4
Corporation tax and trade tax (actual tax)	**–38,726.5**	**–48,239.7**
Tax expense in relation to issue costs for convertible bonds	–21.5	0.0
Tax income/expense in relation to sale and valuation of own shares	1,997.9	–1,861.5
Tax income/expense on valuation of derivative transactions	1,454.9	–6,937.7
Amortisation of adjustment items from intangible assets	–14,341.0	–11,515.1
Change in deferred tax liabilities (deferred taxes)	49,438.2	69,064.2
Tax expense/tax income	**–198.0**	**510.2**

[*)] FV/P&L At fair value through profit or loss, HFT Held for trading, L&R Loans and Receivables, HTM Held to maturity, CFH Cash flow hedge

Taxes on income, € –2,172.0K of which relate to previous years, are shown under actual taxes to the amount of € –38,726.5K.

The reasons for the difference between the expected tax credit and the stated income tax expenses (tax credit) are as follows:

€ 1,000	2009	2008
Net income before taxes	–134,521.9	–295,399.0
Forecast tax income (25 % / previous year 25 %)	**33,630.5**	**73,849.8**
Non-usable losses carried forward and adjustment of preceding periods	–15,245.2	–25,932.6
Amortisation of other intangible items [1)]	–14,341.0	–11,515.1
Differing tax rates abroad	–9,674.8	–10,789.3
Amortisation of investment affecting tax	7,487.8	9,735.6
Non-tax deductible expense and permanent differences	–4,872.7	–5,822.3
Tax-exempt income	3,519.9	3,216.0
Change in tax rate	–796.7	–58.6
Exchange rate differences not affecting tax	531.8	8,659.8
Trade tax effects	62.9	–4,453.6
Assessment changes in holding period for properties	0.0	–36,923.3
Other	–500.5	543.9
Effective tax expense / effective tax income	**–198.0**	**510.2**

The utilisation of losses carried forward that have not been recognised to date reduces the tax expenses by € 2,395.0K (shown under item “Non-usable losses carried forward and adjustment of preceding periods”).

Because of the change in the accounting methods in the sector “investment properties under development” (accounting as of market value instead of amortised acquisition costs) there was in the 2009 business year a revaluation gain for investment properties under development to the amount of € 46,003.9K (see Point 1.6.3.). The deferred taxes formed from this amount to € –14,581.3K and increase the deferred tax expense by this amount.

2.1.20. Non-controlling interests held by limited partners

This item includes the proportional earnings for German minority shareholders, whose investments have been recognised in the balance sheet as liabilities under the item “Non-controlling interests held by limited partners”.

2.2. Other total result

Presentation of the result was partly restructured as a result of the amendments to IAS 1. The Statement of Comprehensive Income goes from result after taxes to the total result as per IAS 1, containing the elements of profit recorded directly in equity. These include the change of the cash flow hedges recorded in equity, the elements that are not recognised in profit or loss in the equity of associated companies (cash flow hedges and foreign currency translation) and the difference from foreign currency translation in Switzerland.

1) see Point 2.3.2.

The CA Immo Group has in the 2009 business year recorded the following items directly in shareholders' equity:

€ 1,000	Valuation result (hedging))	Reserves from associates	Reserves from foreign currency translation	Total 2009	Total 2008
Other income before taxes	–5,540.5	433.9	–0.1	–5,106.7	–96,898.6
Taxes on income on other result	–1,589.8	–38.6	0.0	–1,628.4	20,273.6
Other result	**–7,130.3**	**395.3**	**–0.1**	**–6,735.1**	**–76,625.0**
- thereof: attributable to the owners of the parent	–6,158.4	246.0	–0.1	–5,912.5	–73,018.1
- thereof: non-controlling interests	–971.9	149.3	0.0	–822.6	–3,606.9

The reasons for the difference between the expected tax credit and the stated income tax expenses (tax credit) on the valuation results (hedging) are as follows:

€ 1,000	2009	2008
Valuation results (hedging)	–5,540.5	–96,358.3
Forecast tax income (25 %/previous year 25 %)	1,385.1	24,089.6
Differing tax rates abroad	–1,969.8	–3,971.4
Impaired deferred tax	–1,067.9	0.0
Tax rate changes	62.8	0.0
Effective tax expense / tax income	**–1,589.8**	**20,118.2**

The valuation result (hedging) contains the reclassification to the amount of € 19,090.1K, the differences determined as at balance-sheet date in the effectiveness tests (ineffectiveness) to the amount of € 210.1K and other changes to cash flow hedges.

The reclassifications to the amount of € 19,090.1K concern the market values of the cash flow hedges recorded in shareholders' equity on the balance-sheet date of the previous year, for which premature repayment of the underlying loan took place in the current business year. Moreover, the valuation of cash flow hedges "frozen" on 3.12.2008 resp. 23.12.2008 must now, in the absence of an underlying loan transaction, be recognised in profit or loss. The item "Reclassification" consists of the following:

€ 1,000	2009	2008
Early repayment cash flow hedges	12,824.4	0.0
Cash flow hedges frozen in previous year's shareholders' equity	6,265.7	0.0
Reclassification	**19,090.1**	**0.0**

2.3. Consolidated balance sheet

2.3.1. Long-term properties and office furniture, equipment and other assets

€ 1,000	Investment properties	Under development	Long-term properties Own used	Pre-payments	Office furniture and equipmt.	Total
Market values/acquisition costs						
As at 1.1.2008	**2,319,631.3**	**218,398.7**	**0.0**	**0.0**	**10,564.8**	**2,548,594.8**
Additions from property acquisitions	0.0	39,250.3	0.0	20,482.5	0.0	59,732.8
Additions from company acquisitions	426,246.7	897,618.6	8,052.5	0.0	2,369.6	1,334,287.4
Regular additions	17,472.4	159,049.4	4,910.8	0.0	1,992.0	183,424.6
Disposals	–122,914.9	–76,356.6	0.0	0.0	–8,045.9	–207,317.4
Reclassification	58,331.6	–61,051.8	9,139.7	0.0	–3,545.5	2,873.9
Revaluation	–178,093.1	0.0	0.0	0.0	0.0	–178,093.1
As at 31.12.2008 = 1.1.2009	**2,520,674.0**	**1,176,908.5**	**22,103.0**	**20,482.5**	**3,334.9**	**3,743,502.9**
Additions from property acquisitions	229.9	7,278.5	0.0	0.0	0.0	7,508.4
Additions from company acquisitions	0.0	1,448.7	0.0	0.0	0.0	1,448.7
Regular additions	15,621.7	220,849.3	480.0	543.6	313.6	237,808.2
Disposals	–179,347.4	–175,894.5	–6,532.4	0.0	–83.3	–361,857.6
Reclassification	164,741.2	–242,514.7	621.6	–20,482.5	–1.1	–97,635.5
Reclassification of properties intended for trading	0.0	–2,840.5	0.0	0.0	0.0	–2,840.5
Reclassification of assets held for sale	–2,155.0	–3,865.1	0.0	0.0	0.0	–6,020.1
Revaluation	–110,175.3	–18,911.2	0.0	0.0	0.0	–129,086.5
As at 31.12.2009	**2,409,589.1**	**962,459.0**	**16,672.2**	**543.6**	**3,564.1**	**3,392,828.0**
Accumulated depreciation						
As at 1.1.2008	**0.0**	**–2,690.8**	**0.0**	**0.0**	**–4,849.0**	**–7,539.8**
Disposals	0.0	0.0	0.0	0.0	7,130.1	7,130.1
Depreciation	0.0	–92,269.8	–2,082.7	0.0	–3,182.3	–97,534.8
Reclassification	0.0	–2,126.5	–570.7	0.0	0.0	–2,697.2
As at 31.12.2008 = 1.1.2009	**0.0**	**–97,087.1**	**–2,653.4**	**0.0**	**–901.2**	**–100,641.7**
Disposals	0.0	0.0	569.5	0.0	43.9	613.4
Depreciation	0.0	0.0	–888.7	0.0	–767.5	–1,656.2
Reclassification	0.0	97,087.1	548.3	0.0	0.1	97,635.5
As at 31.12.2009	**0.0**	**0.0**	**–2,424.3**	**0.0**	**–1,624.7**	**–4,049.0**
Book value as at 1.1.2008	**2,319,631.3**	**215,707.9**	**0.0**	**0.0**	**5,715.8**	**2,541,055.0**
Book value as at 31.12.2008 = 1.1.2009	**2,520,674.0**	**1,079,821.4**	**19,449.6**	**20,482.5**	**2,433.7**	**3,642,861.2**
Book value as at 31.12.2009	**2,409,589.1**	**962,459.0**	**14,247.9**	**543.6**	**1,939.4**	**3,388,779.0**

Ongoing capital expenditure in existing investment properties under development mainly concerns “Tower 185” and “Nord 1” in Frankfurt and one project each in Moscow, Warsaw and Sibiu. The capital expenditure in investement properties largely derives from the redevelopment of a shopping centre in Vienna, from the construction of a multi-storey car park in Cologne, from the revitalisation of a property in Budapest and from tenants fit outs in Warsaw.

The disposals chiefly concern various sales in Austria with a book value to the amount of € 72,838.1K, the sale of several properties in Germany with a book value to the amount of € 254,719.5K and the sale of the "Matryoshka" project in Moscow.

The amendment of the IAS 40 means that from 1.1.2009 the investment properties under development also have to be valued and carried at the fair value. See Point 2.1.10. resp. 2.1.12. for explanatory notes on depreciation and amortisation and revaluation gains/losses.

During 2009 the CA Immo Group launched two project developments in the Munich area with joint venture partners. Taking IAS 40.57 into account, reallocation took place in connection with the start of the joint development, and the properties were allocated to Property intended for trading (IAS 39 2).

As at 31.12.2009 the CA Immo Group has long-term assets that are classified as Held for sale in accordance with IFRS 5.6ff. Sales agreements were signed for these properties in the Development and Income-producing segments in the 2009 business year or are under negotiation with a sale in 2010 regarded as highly probable. Three properties in Germany and one property in Austria were reclassified in accordance with IFRS 5 from long-term properties to the item "Properties held for sale" (see Point 2.3.5.).

The book value of the properties pledged as collateral for long-term loans amounts to € 2,280,464.9K (31.12.2008: € 2,503,755.8K). Of which, joint ventures represented € 145,974.2K (31.12.2008: € 120,935.5K).

In the 2009 business year total financing costs to the amount of € 4,142.5K (2008: € 4,434.8K) were capitalised in the construction of properties at production costs with a weighted average interest rate of 2.55 % (2008: 4.80 %).

2.3.2. Intangible assets

€ 1,000	Software	Others	Total
Acquisition costs			
As at 1.1.2008	**441.7**	**37,641.0**	**38,082.7**
Additions	397.0	30,967.7	31,364.7
Disposals	–119.9	0.0	–119.9
Reclassification	–176.5	0.0	–176.5
As at 31.12.2008 = 1.1.2009	**542.3**	**68,608.7**	**69,151.0**
Additions	303.9	3,320.7	3,624.6
Disposals	0.0	–3,565.9	–3,565.9
As at 31.12.2009	**846.2**	**68,363.5**	**69,209.7**
Accumulated depreciation			
As at 1.1.2008	**–118.2**	**–3,927.4**	**–4,045.6**
Depreciation	–318.4	–11,515.1	–11,833.5
Disposals	119.6	0.0	119.6
As at 31.12.2008 = 1.1.2009	**–317.0**	**–15,442.5**	**–15,759.5**
Depreciation	–181.4	–14,341.0	–14,522.3
Disposals	0.0	601.3	601.3
As at 31.12.2009	**–498.4**	**–29,182.2**	**–29,680.6**
Book value as at 1.1.2008	**323.5**	**33,713.6**	**34,037.1**
Book value as at 31.12.2008 = 1.1.2009	**225.3**	**53,166.2**	**53,391.5**
Book value as at 31.12.2009	**347.8**	**39,181.3**	**39,529.1**

The balance sheet item “Other intangible assets” is the difference between the distribution of acquisition costs over the relevant fair values of the properties acquired and the relevant undiscounted deferred tax liabilities in accordance with IAS 12. In terms of content, it represents the benefit resulting from the subsequent maturity of the deferred tax liabilities and is carried in the tax expense subject to maturity. Owing to the fallen market values of the properties there was also an extraordinary writing-off of these tax adjustment items in 2009 to the amount of € 5,542.0K (2008: € 5,015.2K).

2.3.3. Financial assets

€ 1,000	Category IAS 39	Acquisition costs	Changes in value recognised in profit or loss			Repayment/ Repatriation	Changes in value not recognised in profit or loss	Fair value 31.12.2009	Book value 31.12.2009	Book value 31.12.2008
			2009	thereof: impairments 2009	accumulated					
Loans to joint ventures	HTM	24,006.2	2,031.4	0.0	5,752.1	–4,774.9	0.0	24,983.4	24,983.4	25,389.4
Loans to associated companies	HTM	15,258.2	–1,597.6	–2,614.5	–3,390.4	0.0	0.0	11,867.8	11,867.8	6,499.8
Other loans	HTM	930.0	–36.3	–41.9	40.0	–930.0	0.0	40.0	40.0	1,006.3
Total HTM		**40,194.4**	**397.5**	**–2,656.4**	**2,401.7**	**–5,704.9**	**0.0**	**36,891.2**	**36,891.2**	**32,895.5**
Investments in associated companies	AE	60,673.2	–7,315.7	–10,204.1	–22,001.4	–825.0	395.3	38,242.1	38,242.1	45,978.4
Other financial assets	AE	7.3	0.0	0.0	0.0	0.0	0.0	7.3	7.3	7.3
Total AE		**60,680.5**	**–7,315.7**	**–10,204.1**	**–22,001.4**	**–825.0**	**395.3**	**38,249.4**	**38,249.4**	**45,985.7**
Prepayments on investments in properties	**L&R**	**7,313.9**	**–110.4**	**–110.4**	**–7,113.9**	**0.0**	**0.0**	**200.0**	**200.0**	**200.0**
Interest rate caps	**HFT**	**812.7**	**0.0**	**0.0**	**–812.7**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**
Total		**109,001.5**	**–7,028.6**	**–12,970.9**	**–27,526.3**	**–6,529.9**	**395.3**	**75,340.6**	**75,340.6**	**79,081.2**

HTM Held to maturity, AE At Equity, L&R Loans and Receivables, HFT Held for trading

The item “Prepayments on investments in properties” concerns contracts which will close at a later date. As in the previous year, this item refers as at 31.12.2009 to the prepayment for a project development company in Prague (Forward Purchase). The performance of the contract by the partner is uncertain at present.

The investments in associated companies comprise the following:

€ 1,000	31.12.2009	31.12.2008
UBM Realitätenentwicklung AG, Vienna	31,805.6	30,475.3
OAO Avielen AG, St. Petersburg	6,414.3	15,503.2
Isargärten Thalkirchen GmbH & Co. KG, Grünwald	22.2	0.0
	38,242.1	**45,978.5**

As at 31.12.2009, the share price of UBM Realitätenentwicklung AG, Vienna, was € 29.90 (2008: € 30.00). Therefore, the stock market value of 750,004 shares at a price of € 29.90 was € 22,425.1K (2008: € 22,500.1K).

The fair value of the remaining financial assets corresponds to the discounted future repayments on the basis of a current market interest rate.

Interest rate caps relate to two contractually-agreed interest rate ceilings which will be valid until 31.1.2010. The fair value corresponds to the amount which the CA Immo Group would receive upon liquidation of the transactions on the balance-sheet date.

2.3.4. Deferred tax

The deferred tax on temporary differences between the carrying values in the Consolidated Statement of Financial Position and the relevant tax base has the following effect in the individual financial items:

€ 1,000	**31.12.2009**	**31.12.2008**
Deferred tax assets		
Intangible assets	24.4	21.8
Office furniture and equipment	901.9	0.0
Receivables and other assets	1,388.9	2,908.7
Cash and cash equivalents	11.9	116.3
Liabilities	25,453.8	20,538.5
	27,780.9	**23,585.3**
Deferred tax liabilities		
Long-term properties	147,378.0	189,468.0
Assets held for sale	1,079.0	0.0
Short-term properties (properties intended for trading)	2,877.9	12,573.9
Office furniture and equipment	0.0	1.6
Provisions	14,509.5	11,280.8
	165,844.4	**195,160.8**
Value adjustment for deferred tax assets	**–5,977.0**	**–2,508.8**
Losses carried forward deferred tax assets	**38,858.8**	**42,051.4**
Tax deferral (net)	**–105,181.7**	**–150,196.4**
thereof: deferred tax assets	**24,606.3**	**55,553.2**
thereof: deferred tax liabilities	**129,788.0**	**205,749.6**

In the previous year, the value adjustments for deferred tax (excluding losses carried forward) were not recognised separately and reduced the amount of the relevant item in the accounts. The value adjustment on deferred tax as at 31.12.2008 to the amount of € 2,508.8K results from € 789.2K to trade creditors, € 1,702.8K to long-term properties and € 16.8K to provisions.

Deferred tax developed as follows:

€ 1,000	**2009**	**2008**
Deferred taxes as at 1 January (net)	–150,196.4	–92,077.8
Change due to company acquisitions purchase price arrears	–4,388.1	–142,175.8
Change due to sale of companies	1,406.7	1,617.7
Change due to exchange rate fluctuations	–150.4	208.7
Changes recognised in equity	–1,291.7	13,166.6
Changes recognised in the income statement	49,438.2	69,064.2
Deferred taxes as at 31 December (net)	**–105,181.7**	**–150,196.4**

Deferred taxes on losses carried forward are capitalised if they are likely to be used within the next five to seven years. The basis of deferred taxes carried on losses carried forward amounts to € 158,172.6K (31.12.2008: € 169,271.7K). The deferred tax entitlement approach arises firstly from available budgets, which show a realisation of tax losses carried forward in the near future, and on the other hand from the existence of sufficient taxable temporary differences from property assets.

Deferred taxes on losses carried forward which have not been capitalised amount to € 60,522.7K (31.12.2008: € 29,435.1K). Losses carried forward, for which no deferred taxes were carried, amount to € 247,087.9K and expire after subsequent years:

Year	**€ 1,000**
2010	169.0
2011	13,903.5
2012	2,600.6
2013	4,998.6
2014	1,487.6
2015	2,885.4
2016	816.4
2017	276.2
2018	9,894.9
2019	2.9
Without limitation in time	210,052.9
Sum total unrecorded losses carried forward	**247,087.9**
thereof: non-capitalised deferred taxes	60,522.7

The temporary differences in relation to shares in affiliated companies, joint ventures and associated companies, for which no deferred tax entitlement was carried under IAS 12.39, appear as follows:

There is a far smaller quantity of temporary differences in relation to shares in Austrian affiliated companies, joint ventures and associated companies, for which no deferred taxes were carried under IAS 12.39, than unrecorded losses carried forward in Austria. Unrecorded losses carried forward of the Austrian companies amount to € 100,023.7K.

There were no temporary differences in relation to shares in foreign affiliated companies, joint ventures and associated companies, for which no deferred taxes were carried under IAS 12.39, at the CA Immo Group on the reporting date. If certain requirements are met, contracts from the sale of investments in foreign companies are fully or partly exempted from income tax.

2.3.5. Assets held for sale

As at 31.12.2009 properties with a market value of € 6,020.1K (31.12.2008: € 0.0K) were classified as held for sale. These were one property in Vienna and three properties in Germany. The actual transfer of entitlements and obligations to the buyer will take place in 2010. Purchase agreements have already been concluded or are under negotiation and as at 31.12.2009 a sale in 2010 is regarded as highly probable.

The book values are determined using the fair value model (see Point 1.6.4.). Valuation of the properties remains subject to regulations of the IAS 40 at fair value. In the consolidated balance sheet it is however shown under a separate item. No value impairment costs or write-ups have been recorded since reclassification to assets held for sale.

In the segment report the property in Vienna is shown under Austria and the three German properties under Germany. In the operating segments by sector, the properties in Vienna and Frankfurt are shown under Development; the other two German properties are shown under Income-producing.

€ 1,000	31.12.2009	31.12.2008
Vienna, Praterstraße 10/Ferdinandstraße 1	1,975.1	0.0
Frankfurt, Süd 7 Europaallee	1,890.0	0.0
Münster, Ämtergebäude Bahnhof	1,815.0	0.0
Berlin, Hallesches Ufer	340.0	0.0
Assets held for sale	**6,020.1**	**0.0**

2.3.6. Properties intended for trading

	€ 1,000
Acquisition costs	
As at 1.1.2008	**0.0**
Additions	182,796.1
As at 31.12.2008 = 1.1.2009	**182,796.1**
Additions	24,477.5
Disposals	–66,263.5
Reclassification	2,840.5
As at 31.12.2009	**143,850.6**
Accumulated depreciation	
As at 1.1.2008	**0.0**
Depreciation	–14,446.0
As at 31.12.2008 = 1.1.2009	**–14,446.0**
Reversal of write-down of properties	544.5
Depreciation[1)]	–8,555.4
Disposals	1,508.8
As at 31.12.2009	**–20,948.2**
Book value as at 1.1.2008	**0.0**
Book value as at 31.12.2008 = 1.1.2009	**168,350.1**
Book value as at 31.12.2009	**122,902.4**

The item contains properties from the Vivico Group in Germany and the planned development of residential units intended for sale in Slovakia.

In the 2009 business year for the short-term investment properties there was a write-up to the amount of € 544.5K (2008: € 0.0K). For Details see Point 2.1.11.

€ 1,250.0K (2008: € 38,440.8K) from the properties intended for trading is mortgaged as security for loan liabilities.

The change in the security results from the sale of a property in Germany.

For one property in the 2009 business year financing costs to the amount of € 141.8K (2008: € 178.5K) were capitalised with a weighted average interest rate of 1.49 % (2008: 3.96 %).

[1)] of which € –734.9K from property intended for trading that was valued during the period and already sold (see Point 2.1.3.).

The division of the properties intended for trading breaks down by valuation method as follows:

€ 1,000	Production costs	Depreciation/Reversal of write-down of properties	Book value 31.12.2009
At production costs	60,598.4	0.0	60,598.4
At realisable value	83,252.2	–20,948.2	62,304.0
Total properties intended for trading	**143,850.6**	**–20,948.2**	**122,902.4**

Properties intended for trading which are recorded at production costs contain undisclosed reserves to the amount of € 23,422.6K. Under IAS 2 appreciation may only take place up to historic production costs.

2.3.7. Receivables and other assets

Receivables and other assets consist of the following:

€ 1,000	IAS 39 category	Classes	Book value = Fair value 31.12.2009	Book value = Fair value 31.12.2008
Receivables from joint ventures (50 % interest)	**L&R**	**Trade debtors**	**40,034.4**	**6,686.2**
Trade deptors	L&R	Trade debtors	8,905.1	9,981.9
Trade debtors (Other)	L&R	Trade debtors	8,078.9	4,373.3
Receivables from property sales	L&R	Other receivables	26,503.8	13,031.0
Fixed deposits with restrictions on disposal	L&R	Other receivables	24,374.7	7,465.6
Receivables from accounts warranty	L&R	Other receivables	18,040.2	0.0
Receivables from fiscal authorities	L&R	Other receivables	12,213.0	9,116.8
Loans granted	L&R	Other receivables	3,234.5	3,779.3
Net position plan assets from pension obligations	L&R	Other receivables	2,933.1	0.0
Deferred income	L&R	Other receivables	1,579.5	1,491.8
Positive market value of derivative financial instruments (hedge accounting)	FVD	Derivatives	807.1	0.0
Receivables from accrued interest	L&R	Other receivables	3.2	1,381.9
Other receivables and assets	L&R	Other receivables	2,617.5	5,656.3
Receivables and other assets			**109,290.6**	**56,277.9**
			149,325.0	**62,964.1**
- of which: L&R			148,517.9	62,964.1
- of which: FVD			807.1	0.0

L&R Loans and Receivables, FVD Fair value derivatives

Trade debtors contain receivables from sales of properties intended for trading and receivables from commissioned work (PoC) accounted for in accordance with IAS 11 using the percentage of completion method (see Point 1.6.4. and 2.1.4.) and development consulting.

Receivables from property sales concern receivables for the sales of long-term properties.

Receivables from accounts warranty contain receivables that are not yet due from sellers of property companies in Germany. Receivables to the amount of € 18,040.2K (31.12.2008: € 0.0K) are also counterbalanced by payables from these accounts warranty (see Point 2.3.14.).

Cash and cash equivalents with drawing restrictions and a remaining term of more than three months are shown within other receivables.

Aging of receivables and other assets:

31.12.2009

	not due	overdue				Total
€ 1,000		< 30 days	31–180 days	181–360 days	> 1 year	
Nominal values of receivables						
Receivables from joint ventures	40,034.4	0.0	0.0	0.0	0.0	40,034.4
Trade debtors	4,995.2	2,770.8	2,447.8	1,023.9	1,497.8	12,735.5
Trade debtors (Other)	8,074.9	4.3	114.7	0.0	0.1	8,194.0
Receivables from property sales	26,494.4	0.0	0.0	0.0	925.2	27,419.6
Fixed deposits with restrictions on disposal	24,374.7	0.0	0.0	0.0	0.0	24,374.7
Receivables from accounts warranty	18,040.2	0.0	0.0	0.0	0.0	18,040.2
Receivables from fiscal authorities	12,739.7	9.8	20.3	50.3	0.4	12,820.5
Prepaid Expenses	3,589.4	0.0	0.0	0.0	0.0	3,589.4
Other receivables and assets	7,472.9	186.2	72.9	159.7	57.5	7,949.2
As at 31.12.2009	**145,815.8**	**2,971.1**	**2,655.7**	**1,233.9**	**2,481.0**	**155,157.5**
Value adjustment for receivables						
Trade debtors	–108.1	–942.2	–666.1	–671.0	–1,443.0	–3,830.4
Trade debtors (Other)	–40.1	0.0	–75.0	0.0	0.0	–115.1
Receivables from property sales	–0.3	0.0	0.0	0.0	–915.5	–915.8
Receivables from fiscal authorities	–590.2	0.0	–4.8	–12.5	0.0	–607.5
Loans granted	–354.9	0.0	0.0	0.0	0.0	–354.9
Other receivables and assets	0.0	0.0	0.0	0.0	–8.8	–8.8
As at 31.12.2009	**–1,093.6**	**–942.2**	**–745.9**	**–683.5**	**–2,367.3**	**–5,832.5**
Book values of receivables						
Receivables from joint ventures	40,034.4	0.0	0.0	0.0	0.0	40,034.4
Trade debtors	4,887.1	1,828.6	1,781.7	352.9	54.8	8,905.1
Trade debtors (Other)	8,034.8	4.3	39.7	0.0	0.1	8,078.9
Receivables from property sales	26,494.1	0.0	0.0	0.0	9.7	26,503.8
Fixed deposits with restrictions on disposal	24,374.7	0.0	0.0	0.0	0.0	24,374.7
Receivables from accounts warranty	18,040.2	0.0	0.0	0.0	0.0	18,040.2
Receivables from fiscal authorities	12,149.5	9.8	15.5	37.8	0.4	12,213.0
Prepaid expenses	3,234.5	0.0	0.0	0.0	0.0	3,234.5
Other receivables and assets	7,472.9	186.2	72.9	159.7	48.7	7,940.4
As at 31.12.2009	**144,722.2**	**2,028.9**	**1,909.8**	**550.4**	**113.7**	**149,325.0**

31.12.2008

€ 1,000	not due	overdue				Total
		< 30 days	31–180 days	181–360 days	> 1 year	
Nominal values of receivables						
Receivables from joint ventures	6,686.2	0.0	0.0	0.0	0.0	6,686.2
Trade debtors	7,495.4	1,618.9	349.6	672.9	1,595.9	11,732.7
Trade debtors (Other)	4,413.4	0.0	0.0	0.0	0.0	4,413.4
Receivables from property sales	11,771.3	1,250.0	0.0	0.0	457.3	13,478.6
Fixed deposits with restrictions on disposal	7,465.6	0.0	0.0	0.0	0.0	7,465.6
Receivables from fiscal authorities	7,924.5	737.1	411.2	10.0	34.0	9,116.8
Loans granted	3,779.3	0.0	0.0	0.0	0.0	3,779.3
Prepaid expenses	1,491.8	0.0	0.0	0.0	0.0	1,491.8
Other receivables and assets	6,457.5	255.9	329.8	1.6	63.0	7,107.8
As at 31.12.2008	**57,485.1**	**3,861.9**	**1,090.6**	**684.5**	**2,150.2**	**65,272.3**
Value adjustment for receivables						
Trade debtors	0.0	–4.2	–41.6	–288.9	–1,416.1	–1,750.8
Trade debtors (Other)	–40.1	0.0	0.0	0.0	0.0	–40.1
Receivables from property sales	0.0	0.0	0.0	0.0	–447.6	–447.6
Other receivables and assets	–13.9	–43.5	–12.2	0.0	0.0	–69.6
As at 31.12.2008	**–54.0**	**–47.7**	**–53.8**	**–288.9**	**–1,863.7**	**–2,308.1**
Book values of receivables						
Receivables from joint ventures	6,686.2	0.0	0.0	0.0	0.0	6,686.2
Trade debtors	7,495.4	1,614.7	308.0	384.0	179.8	9,981.9
Trade debtors (Other)	4,373.3	0.0	0.0	0.0	0.0	4,373.3
Receivables from property sales	11,771.3	1,250.0	0.0	0.0	9.7	13,031.0
Fixed deposits with restrictions on disposal	7,465.6	0.0	0.0	0.0	0.0	7,465.6
Receivables from fiscal authorities	7,924.5	737.1	411.2	10.0	34.0	9,116.8
Loans granted	3,779.3	0.0	0.0	0.0	0.0	3,779.3
Prepaid expenses	1,491.8	0.0	0.0	0.0	0.0	1,491.8
Other receivables and assets	6,443.6	212.4	317.6	1.6	63.0	7,038.2
As at 31.12.2008	**57,431.0**	**3,814.2**	**1,036.8**	**395.6**	**286.5**	**62,964.1**

Change in value adjustments:

€ 1,000	2009	2008
As at 1.1.	**2,308.1**	**4,363.0**
Appropriation (value adjustment expenses)	4,130.7	2,031.3
Additions from first-time consolidation	0.0	3,547.7
Use	–307.1	–6,750.6
Release	–283.1	–868.8
Interest income from impaired financial assets	–11.4	–7.1
Foreign currency gains/losses	–4.8	–7.4
As at 31.12.	**5,832.5**	**2,308.1**

Receivables and other assets, which are already more than one year overdue, to the amount of € 113.7K (31.12.2008: € 286.4K) were not adjusted. These are primarily receivables from one lessee, with which a rent reduction was agreed for 2010, and the VAT for value adjusted receivables which are reimbursed on reversal of receivables from the fiscal authorities.

Net position of pension obligations

For four directors of the Vivico Group there are obligations from performance-based pension plans, involving four future pensions, three of which are for directors who have already resigned/retired. Pension plan reinsurance was concluded for these pension obligations in 2005.

As at 31.12.2008 there was no balance sheet disclosure of the pension obligations or plan assets, since according to an actuarial pension evaluation report they counterbalance one another.

On account of amendments to parameter the plan assets exceed the obligation as at 31.12.2009 in the amount of € 2,877.5K.

€ 1,000	2009
Adjustment to obligation	–328.6
Adjustment to plan assets	3,206.1
Adjustment to net assets from pension obligation	**2,877.5**

In the 2009 business year plan assets were disclosed for the first time in the consolidated balance sheet under receivables and other assets, insofar as the plan assets exceed the cash value of the future obligations of the CA Immo Group and it thus has future entitlements.

€ 1,000	2009	2008
Cash value of obligation	–3,032.8	–2,343.2
Fair value of plan asset	5,965.9	2,343.2
Net position recorded in consolidated statement of financial position	**2,933.1**	**0.0**

In the 2009 business year there was a contribution to the plan assets, in order to balance an underfunding of entitlements of future beneficiaries. No additional payments are planned for the following business years.

The development of the pension obligations and of the plan assets is as follows:

€ 1,000	2009	2008
Scope of obligation as at 1.1.	2,343.2	2,715.7
Adjustment to obligation	328.6	0.0
Service cost	65.9	65.9
Interest expenses (5.87 %, 2008: 5.32 %)	156.8	144.5
Actuarial gains/losses	138.3	–582.9
Scope of obligation as at 31.12.	**3,032.8**	**2,343.2**
Plan asset as at 1.1.	2,343.2	2,715.7
Adjustment to plan asset	3,206.1	0.0
Forecast income from plan asset	160.3	210.4
Actuarial gains/losses	12.6	–582.9
Payments received	243.7	0.0
Plan asset as at 31.12.	**5,965.9**	**2,343.2**

The following expenditure was recorded in the Consolidated Income Statement:

€ 1,000	2009	2008
Service cost	–65.9	–65.9
Interest expenses	–156.8	–144.5
Forecast income from plan asset	160.3	210.4
Actuarial gains/losses from pension obligation	–138.3	582.9
Actuarial gains/losses from plan asset	12.6	–582.9
Pensions costs	**–188.1**	**0.0**

The service cost and the actuarial profits and losses in relation to the pension obligations are recorded in staff expenses, and therefore in indirect expenditure. The interest expenses, the actuarial profits and losses in relation to the plan assets and the forecast income from the plan assets are contained in the financial result.

2.3.8. Securities

As at 31.12.2009 and as at 31.12.2008 the ABS fund represents the CA Immo Group's sole investment in securities. In the current business year parts of the ABS fund were sold, thereby realising a loss of € 370.1K.

The acquisition costs for the securities as at 31.12.2009 amounted to € 10,760.7K (31.12.2008: € 16,651.7K). For securities available as at 31.12.2009 a loss from the valuation on the reporting date to the amount of € 322.7K was recognised in the result.

The following securities are held by the CA Immo Group:

	31.12.2009		31.12.2008	
	Unit.	€ 1,000	Unit.	€ 1,000
ABS Dynamic Cash	1,180	6,948.2	1,826	11,251.2

As at 31.12.2008 securities were pledged in favour of a loan from Bank Austria/UniCredit Group. As at the reporting date at 31.12.2009 there were no more pledged securities.

2.3.9. Cash and cash equivalents

€ 1,000	31.12.2009	31.12.2008
Credit balances with banks	485,104.8	306,895.3
Bank balances subject to drawing restrictions	12,062.5	14,462.2
Cash on hand	32.0	22.8
	497,199.3	**321,380.3**

Cash and cash equivalents with drawing restrictions includes bank credits to which the CA Immo Group has only limited access. Their remaining term is however less than three months. These balances serve the purpose of securing current loan repayments.

2.3.10. Shareholders' equity

The fully paid-in nominal capital of CA Immobilien Anlagen Aktiengesellschaft in the amount of EUR 634,370,022 is stated as share capital. It is subdivided into 87,258,596 registered shares of no par value, and four registered bearer shares of no par value. The registered shares are held by Bank Austria/UniCredit Group and carry the right to nominate one Supervisory Board member each. This right has not been exercised. All Supervisory Board members were elected by the General Meeting.

At the 21st Ordinary General Meeting of shareholders held on 13 May 2008, the Management Board was authorised to buy back the company's own shares by other means than via the stock exchange or by a public offer up to the statutory maximum permissible extent of 10 % of the share capital for the duration of 30 months from date of resolution in accordance with Section 65 para. 1 sentence 8 of the Austrian Stock Corporation Act (AktG). The Management Board made use of this authority with consent from the Supervisory Board between July and October 2008. In October 2009 all company's own shares, i.e. 1,494,076 units, were sold again at a price of € 9.55.

The company's own share reserve in the individual financial statement of CA Immo AG as at 31.12.2008 amounted to € 6,276.9K and was reclassified on sale of the own shares in the 2009 business year to the free reserve.

Likewise at the 21st Ordinary General Meeting on 13.5.2008, the Management Board was authorised with the consent of the Supervisory Board once or repeatedly to issue convertible bonds with a total nominal value of up to € 317,185.0K, otherwise with the option to exclude subscription rights of the shareholders, and granting the bearers of convertible bonds conversion rights on up to 43,629,300 units of registered ordinary shares in CA Immo AG, until 12.5.2013. Based on this authorisation, in November 2009 a five-year convertible bond was issued with a volume of € 135,000.0K. The coupon of the convertible bond was fixed at 4.125 % the conversion price at € 11.5802 (equal to a premium of 27.5 % above the reference price). Hence in the event the conversion rights are exercised a maximum 11,657,829 shares of no par value may be issued.

The convertible bond is shown to the amount of € 4,699.4K (3.5 %) in shareholders' equity and € 130,300.6K (96.5 %) in liabilities. The increase in the capital reserves in relation to the convertible bond consists of the following:

	€ 1,000
Conversion right (3.5 %)	4,699.4
- less deferred taxes	–1,175.0
- less proportional issue costs	–85.8
- plus tax expense for issue costs	21.5
increase in capital reserves re. convertible bonds	**3,460.1**

Pursuant to section 229 para. 7 of the Austrian Commercial Code (UGB), the appropriated capital reserves to the amount of € 868,545.0K (31.12.2008: € 868,545.0K) stated in the individual financial statements of CA Immo AG may only be released to cover a net loss which would otherwise be shown. Basically, a distribution of profits may according to the Austrian Commercial Code be carried out only up to the amount of the net profit as stated in the individual financial statements of the parent company. The net profit as stated in the financial statements of CA Immo AG as at 31.12.2009 to the amount of € 5,896.7K is however according to Section 235 Z 1 of the Austrian Commercial Code barred from dividend distribution on account of a revaluation in the 2009 business year.

As at the reporting date of 31.12.2009 there is an unused authorised capital to the amount of € 317,185.0K, which may be made use of until 8.8.2012 at the latest, and a conditional capital to the same amount.

2.3.11. Provisions

€ 1,000	Actual Taxes	Staff	Other	Total
As at 1.1.2009	**46,340.4**	**3,656.5**	**86,627.0**	**136,623.9**
Exchange rate differences	2.3	–0.3	–1,999.5	–1,997.5
Disposals from final consolidation	–39.5	0.0	–30.0	–69.5
Use	–1,930.7	–1,583.9	–62,706.4	–66,221.0
Release	–2,556.7	–1,082.5	–6,586.9	–10,226.1
Set-up	40,476.2	2,782.1	38,528.9	81,787.2
As at 31.12.2009	**82,292.0**	**3,771.9**	**53,833.1**	**139,897.0**
- of which: short-term	82,292.0	3,249.5	53,833.1	139,374.6
- of which: long-term	0.0	522.4	0.0	522.4

€ 79,705.1K of the provision for current taxes concerns the Vivico Group and includes corporation tax and trade tax for the years 2007 to 2009, which have not yet been assessed by the fiscal authorities, and possible risks from an ongoing audit for the years 2001 to 2003 in Germany.

Staff provisions largely concern the cash value of long-term obligations for settlement payments to employees to the amount of € 522.4K (31.12.2008: € 560.1K), premiums exclusively for employees of the Vivico Group on account of individually agreed arrangements to the amount of € 1,413.8K (31.12.2008: € 2,139.4K), still unused holiday entitlement to the amount of € 953.0K (31.12.2008: € 822.0K) and expenses on account of the group reorganisation to the amount of € 500.0 (31.12.2008: € 0.0).

The cash value of severance payment obligations developed as follows:

€ 1,000	2009	2008
Provisions for severance payments		
Cash value of severance payment obligations as at 1.1	560.1	598.7
Appropriation of reserve	–99.1	–325.0
Interest expenses	22.4	23.9
Service cost	39.0	262.5
Cash value of severance payment obligations as at 31.12	**522.4**	**560.1**

Interest expenses and service cost are included in staff expenses and thus in indirect expenditure.

For the directors of the Vivico Group (three of whom have already resigned/retired) there are performance-based pension plans, for which reinsurance was concluded to meet the pension entitlements. As the cash value of the pension obligations exceeded the plan assets at balance-sheet date, the net position to the amount of € 2,933.1K (31.12.2008: € 0.0K) was shown under receivables and other assets (see Point 2.3.7.).

The table below shows the composition of other significant provisions:

€ 1,000	31.12.2009	31.12.2008
Construction services	25,475.1	59,139.2
Subsequent costs of sold properties	9,519.9	2,356.7
Conveyance duty and registration fees	4,686.9	10,345.9
Warranty and technical risks from sales	4,614.5	4,095.6
Operating costs and outstanding purchas invoices	1,620.5	1,321.8
Auditing costs	1,089.7	1,324.8
Legal consultancy fees	1,089.0	1,548.4
Export opinions	780.8	1,258.5
Tax consultancy fees	543.8	813.9
Group reorganisation	500.0	0.0
Property tax	338.5	670.3
Annual reports	203.3	215.8
Fees	83.7	1,476.9
Other	3,287.4	2,059.2
	53,833.1	**86,627.0**

The foregoing costs concern interest expenditure and services to be defined in relation to already-sold properties, which are not assessed as multi-component transactions (essentially guarantees).

2.3.12. Bonds

€ 1,000				31.12.2009	31.12.2008
		Maturity		Book value	Book value
	up to 1 year	1–5 years	more than 5 years	Total	Total
Convertible bonds	0.0	128,302.9	0.0	128,302.9	0.0
Other bonds	0.0	148,771.9	195,450.5	344,222.4	194,903.6
	0.0	**277,074.8**	**195,450.5**	**472,525.3**	**194,903.6**

2.3.12.1. Convertible bond

	Nominal value in € 1,000	Book value 31.12.2009 in € 1,000	Nominal interest rate	Effective interest rate	Issue	Repayment	Price as at 31.12.2009 in €	Price as at 31.12.2008 in €
Convertible bond	135,000.0	128,302.9	4.125 %	6.146 %	9.11.2009	9.11.2014	91.79	–

The coupon of the convertible bond was fixed at € 11.5802, equal to a premium of 27.5 % above the reference price.

In accordance with IAS 39.43, the transaction costs directly attributable to the issue of the convertible bond have been deducted and distributed over the term of the bond in the form of an effective interest rate. The transaction costs incurred in the 2009 business year amount to in total € 2,394.0K, € 85.8K of which concern the conversion rights recorded in equity and € 2,308.2K recorded in long-term liabilities.

2.3.12.2. Other bonds

	Nominal value in € 1,000	Book value 31.12.2009 in € 1,000	Nominal interest rate	Effective interest rate	Issue	Repayment	Price as at 31.12.2009 in €	Price as at 31.12.2008 in €
Bonds 2006-2016	200,000.0	195,450.5	5.125 %	5.530 %	22.9.2006	22.9.2016	94.89	91.00
Bonds 2009-2014	150,000.0	148,771.9	6.125 %	6.329 %	16.10.2009	16.10.2014	103.23	–
Total	**350,000.0**	**344,222.4**						

In accordance with IAS 39.43, the transaction costs directly attributable to the bond have been deducted and distributed over the term of the bond in the form of an effective interest rate. The costs of issue of the bonds in 2009 amounted to € 1,274.5K.

2.3.13. Financial liabilities

€ 1,000				31.12.2009	31.12.2008
		Maturity		Book value	Book value
	up to 1 year	1–5 years	more than 5 years	Total	Total
Investment credit	103,216.2	387,826.1	985,389.5	1,476,431.8	1,693,831.1
Credit from joint venture partners	15,556.1	0.0	6,452.8	22,008.9	32,174.5
Deferred interest on convertible bond	793.4	0.0	0.0	793.4	0.0
Deferred interest on other bonds	4,710.6	0.0	0.0	4,710.6	2,813.2
	124,276.3	**387,826.1**	**991,842.3**	**1,503,944.7**	**1,728,818.8**

The terms of the major financial liabilities are as follows as at 31.12.2009:

Type of financing and currency	Effective interest rate as at 31.12.2009 %	Interest variable/fixed	Maturity	Book value € 1,000	Fair value € 1,000
Investment credit/EUR	6.700	variable	02/2010	7,828.6	7,828.6
Investment credit/EUR	2.450	variable	10/2010	18,175.8	18,175.8
Investment credit/EUR	2.500	variable	12/2010	5,344.5	5,344.5
Investment credit/EUR	2.200	variable	12/2010	14,160.7	14,160.7
Investment credit/EUR	3.827	variable	07/2011	14,213.9	14,213.9
Investment credit/EUR	5.631	variable	07/2011	20,828.0	20,828.0
Investment credit/EUR	4.310	variable	12/2011	15,054.0	15,054.0
Investment credit/EUR	5.855	variable	12/2011	23,215.2	23,215.2
Investment credit/EUR	1.328	variable	05/2012	5,180.0	5,180.0
Investment credit/EUR	4.610	variable	06/2012	51,212.8	51,212.8
Investment credit/EUR	5.161	fixed	12/2013	12,652.4	14,275.9
Investment credit/EUR	5.937	variable	12/2014	23,664.1	23,664.1
Investment credit/EUR	4.750	variable	11/2015	29,637.8	29,637.8
Investment credit/EUR	4.930	variable	12/2015	12,505.4	12,505.4
Investment credit/EUR	1.770	variable	12/2015	18,548.0	18,548.0
Investment credit/EUR	7.667	variable	03/2016	27,420.9	27,420.9
Investment credit/EUR	5.980	variable	12/2016	27,563.4	27,563.4
Investment credit/EUR	4.409	variable	01/2017	530,098.6	530,098.6
Investment credit/EUR	4.913	variable	10/2017	7,666.2	7,666.2
Investment credit/EUR	5.029	variable	12/2017	46,333.2	46,333.2
Investment credit/EUR	3.913	variable	06/2018	78,413.3	78,413.3
Investment credit/EUR	5.755	variable	11/2018	26,626.3	26,626.3
Investment credit/EUR	5.981	variable	12/2018	16,538.0	16,538.0
Investment credit/EUR	5.845	variable	12/2018	90,819.8	90,819.8
Investment credit/EUR	2.394	variable	06/2019	5,252.7	5,252.7
Investment credit/EUR	4.753	variable	06/2019	29,462.0	29,462.0
Investment credit/EUR	7.296	variable	09/2019	11,586.5	11,586.5
Investment credit/EUR	4.859	variable	09/2020	6,616.9	6,616.9

Type of financing and currency	Effective interest rate as at 31.12.2009	Interest variable/fixed	Maturity	Book value	Fair value
	%			€ 1,000	€ 1,000
Investment credit/EUR	1.470	variable	12/2020	20,217.6	20,217.6
Investment credit/EUR	3.086	variable	03/2021	59,196.1	59,196.1
Investment credit/EUR	5.877	variable	12/2021	10,596.0	10,596.0
Investment credit/EUR	5.855	variable	12/2021	48,542.4	48,542.4
Investment credit/EUR	6.200	variable	06/2022	27,550.3	27,550.3
Investment credit/EUR	5.144	variable	12/2023	15,065.8	15,065.8
Investment credit/EUR	6.528	variable	03/2024	28,631.1	28,631.1
Investment credit/EUR	4.930	variable	12/2024	6,412.0	6,412.0
Investment credit/EUR	2.250	variable	08/2030	5,501.4	5,501.4
Investment credit/EUR	2.279	variable	12/2030	43,646.0	43,646.0
Investment credit/CZK	5.720	variable	10/2026	7,522.0	7,522.0
Credit from joint venture partners/EUR	14.900	fixed	03/2010	14,386.4	14,533.6
Credit from joint venture partners/EUR	3.200	variable	12/2016	6,451.2	6,451.2
Other financial liabilities each with a nominal value below € 5,000.0K				33,607.4	34,718.5
				1,503,944.7	**1,506,826.5**

Other financial liabilities include amongst others USD credits with a book value of € 3,069.0K.

The average weighted interest rate, considering the hedging transactions concluded in each case, amounts to about 4.61 % for all EUR investment credits, about 2.20 % for all USD investment credits, and about 5.72 % for the CZK investment credit.

The fair values of the fixed rate investment credits correspond to the book values due to the market situation.

In order to hedge the interest rate risk, interest rate caps were concluded in the year 2000 for two long-term loans equal to the amount outstanding. These derivative financial instruments are basically shown to the amount of the long-term financial assets, however the book value as at 31.12.2009 amounts to € 0.0K (see Point 2.5.1.).

The CA Immo Group uses interest rate swaps to hedge the interest rate risk. Insofar as these hedge transactions meet the requirements for hedge accounting, the effective part of the value changes of the fair values on the relevant recording date is not recognised in profit or loss (see Point 2.5.1.). The ineffective portion is immediately recognised as an expense under the item "Result from derivatives transactions". The remaining swaps which do not meet these requirements are recognised in profit or loss and are entered under the item "Result from derivative transactions". In total, the nominal value of all interest rate swaps concluded at the balance sheet date amounted to about 78.8 % of the floating rate EUR investment credits and 100.0 % of the variable rate CZK investment credit. For the variable rate USD investment credits no interest rate swaps were concluded.

2.3.14. Other liabilities

€ 1,000				31.12.2009	31.12.2008
		Maturity		Book value	Book value
	up to 1 year	1–5 years	more than 5 years	Total	Total
Fair value					
Derivative transactions	299.9	14,642.4	100,015.8	114,958.1	81,265.9
Prepayments received	29,726.1	43,512.5	0.0	73,238.6	56,899.5
Outstanding purchase invoices	24,005.3	0.0	0.0	24,005.3	19,329.7
Fiscal authorities	15,503.4	0.0	0.0	15,503.4	15,196.2
Deferred income	2,657.6	2,780.9	9,026.6	14,465.1	16,128.6
Rent deposits	527.0	3,770.4	60.6	4,358.0	3,712.9
Other	5,412.2	13.9	0.0	5,426.1	5,780.3
	78,131.5	**64,720.1**	**109,103.0**	**251,954.6**	**198,313.1**

The division of the maturities of the fair values of the derivative transactions was carried out on the basis of the term end of the derivative transactions.

Prepayments received include purchase payments received for sales of properties (both long-term and intended for trading) incl. services provided for which due to the separation of services, income realisation in connection with services is not shown until services have been provided by the Vivico Group in subsequent years (multi-component activity).

The liabilities in respect of outstanding purchase invoices relate to property acquisitions in Germany and to assets and property acquisitions in Eastern/South East Europe, as well as to liabilities for accounts warranty (see Point 2.3.7.).

Deferred income mainly relates to rent paid in advance where an amount of € 12,831.1K (31.12.2008: € 14,465.9K) is attributable to Germany, € 953.9K (31.12.2008: € 1,015.8K) to Austria and € 680.1K (2008: € 646.9K) to Eastern/South East Europe.

2.4. Cash flow

The consolidated cash flow statement shows how the cash position has changed in the business year because of cash inflows and outflows.

2.4.1. Fund of cash and cash equivalents

The cash fund (fund of cash and cash equivalents) consists of cash and bank balances. Securities and short-term liabilities to banks do not form part of the cash fund.

The balances also include credits to the amount of € 12,062.5K (31.12.2008: € 14,462.2K), over which the CA Immo Group has only restricted access. These balances serve the purpose of securing current loan repayments (amortisation and interest). They cannot be used otherwise without the consent of the lender.

Restricted credit balances with a term of more than three months are on the other hand shown under receivables and other assets and amount to € 24,374.7K as at 31.12.2009 (31.12.2008: € 7,465.6K).

2.4.2. Cash flow from operating activities

The reduction of the cash flow from operating activities is largely due to the increase in unpaid trade debtors (sales of properties intended for trading) and fallen gross revenues from property dealing of € 10,243.7K. The sale of leased properties during the period of the 2009 business year and in the previous year (included in cash flow from investment activities) has caused related rental income to fall in 2009 in comparison to the previous year by € 2,366.0K in Austria and by € 3,560.8K in Germany.

2.4.3. Cash flow from investment activities

Outpayments for acquisition of properties (asset deal) consist of the following:

€ 1,000	2009	2008
Additions resulting from investments in properties and projects	–236,951.0	–181,432.6
Additions resulting from property acquisitions	–7,508.4	–39,250.3
Change in provisions for outstanding construction services	–21,046.4	25,295.2
Change in trade creditors and other liabilities	5,222.4	4,022.5
Acquisition of long-term properties	**–260,283.4**	**–191,365.2**

In addition there were prepayments made on properties to the amount of € 543.6K (2008: € 20,482.5K) for which the transfer of ownership only takes place in the subsequent year.

The acquisition of companies (share deal) led to an increase in consolidated statement of financial position item (see Point 1.3.). However these were non-cash item transactions, which are not part of the cash flow statement. Cash flow from investment activities thus presents the actual payment of purchase prices for property companies acquired during the current or previous business years. In detail the item “Acquisition of property companies, less cash and cash equivalents” is as follows:

€ 1,000	2009	2008
Purchase price for acquired companies	–64.1	–1,108,570.0
Less prepayments made in previous years	0.0	540,033.4
Purchase price retentions (payment in following years)	0.0	9,842.9
Payments for companies acquired in previous years	–1,228.1	–6,786.7
Inflow of funds from first-time consolidations	35.0	174,534.5
Acquisition of property companies, less cash and cash equivalents	**–1,257.2**	**–390,945.9**

The payment receipts from the sale of properties and holding companies consist of the following:

€ 1,000	2009	2008
Income from the sale of long-term properties	357,308.8	175,433.3
Change in prepayments received	–18,076.5	–6,666.9
Change to outstanding purchase prices	–13,940.9	–9,704.1
Settlement for project exit	–3,545.7	0.0
Retirement of cash and cash equivalents from final consolidation	–49.2	–2,286.6
Sale of long-term properties and other assets less cash and cash equivalents	**321,696.5**	**156,775.7**

2.4.4. Cash flow from financing activities
The cash inflow from the issue of bonds and the convertible bond are each shown after deduction of transaction costs.

The dividends from subsidiaries to non-controlling shareholders include € 36.4K distributed to non-controlling shareholders in equity and € 418.7K distributed to non-controlling shareholders of limited partners.

In addition to bank finance, subsidiaries of the CA Immo Group are equipped with own resources to implement project developments. Other limited partners also hold an interest in some group companies, which are fully consolidated by the CA Immo Group (more than 50 % interest), however do not exert significant influence on the business of the CA Immo Group (non-controlling shareholders). Capital increases in these companies lead to a higher liquidity in the CA Immo Group and to an increase in the non-controlling interests shown in equity.

The repayment of derivative transactions to the amount of € 1,952.4K concerns premature release of interest swap contracts.

2.5. Other information

2.5.1. Financial instruments
Financial instruments include both primary and derivative financial instruments.

Primary financial instruments held within the Group mainly comprise financial assets, loans, securities, other receivables, credit balances with banks, bonds and financial liabilities, trade creditors and other liabilities.

Derivative financial instruments consist of the following:

			31.12.2009			31.12.2008
	Book value	Fair value	Nominal value	Book value	Fair value	Nominal value
	€ 1,000	€ 1,000	€ 1,000	€ 1,000	€ 1,000	€ 1,000
Interest rate caps	0.0	0.0	5,784.9	0.0	0.0	6,837.6
Forward exchange transactions	629.4	629.4	6,848.3	0.0	0.0	0.0
Time options	177.7	177.7	1,250.0	0.0	0.0	0.0
Interest rate swaps	–114,958.1	–114,958.1	1,699,973.1	–81,265.9	–81,265.9	1,582,509.4
- of which cash flow hedges	–76,183.1	–76,183.1	1,164,427.7	–64,185.9	–64,185.9	1,378,914.4
- of which fair value derivatives	–38,775.0	–38,775.0	535,545.4	–17,080.0	–17,080.0	203,595.0

Interest rate caps are used exclusively to hedge the interest rate risk related to loans. The forward exchange transactions and time options concern two EUR loans in Poland to hedge against future rate fluctuations. The CA Immo Group uses interest rate swaps (variable into fixed) to protect against the risk of interest rate fluctuation.

In regard to accounting, the CA Immo Group divides interest rate swaps into two categories:

The cash flow hedges include interest rate swaps, that were concluded to secure the interest rate risk resulting from variable interest payments. The hedge relationship between hedging instrument and underlying transaction is documented formally on conclusion. The effectiveness of the hedge relationship is regularly examined using effectiveness measurements. In 2009 ineffective parts of the interest rate swaps with a nominal value of in total € 2,282.4K and a market value to the amount of € –210.1K (2008: € 0.0K) was recognised as an expense.

Swaps with a nominal value of in total € 229,324.2K and a market value of € –17,766.6K are shown under fair value derivatives. As at 31.12.2008 they were qualified as cash flow hedges and were reclassified on account of premature repayments of the underlying loan transactions in 2009. As at 31.12.2008 these swaps were valued at € –12,824.4K. The value change for these interest rate swaps in the 2009 business year was € –4,942.2K.

Furthermore fair value derivatives also include interest rate swaps with a nominal value of € 59,346.3K which qualified as a cash flow hedge until 3.12.2008 or 23.12.2008 respectively. As at 31.12.2008 follow-up funding was expected, therefore there was no reclassification from equity in the consolidated income statement. In the absence of an underlying transaction concluded in the business year 2009, the valuation frozen on 3.12.2008 resp. 23.12.2008 to the amount of in total € –6,265.7K and the value change that took place in 2009 to the amount of € –571.6K must be recognised in profit or loss. As at 31.12.2009 the fair value of these interest rate swaps amounted to € –5,770.3K (31.12.2008: € –5,198.7K).

Swaps with a nominal value of € 141,525.0K and an underlying valuation of € –2,751.2K already in 2008 did not meet the requirements of cash flow hedges and are likewise shown under the category "Fair value derivatives". For two of these swaps with a nominal value of in total € 105,350.0K interest rate swap transactions were concluded as atf-set entries for security in the 2009 business year, and these were also classified as fair value derivatives and show a market value as at 31.12.2009 of € –605.6K (31.12.2008: € 0.0K).

On 31.12.2009 the market values and conditions of the existing interest rate swaps as at 31.12.2009 are as follows:

Currency	Nominal value in € 1,000	Start	End	Fixed interest rate as at 31.12.2009	Reference interest rate	Fair value 31.12.2009	Allocation
EUR	6,604.8	03/2003	03/2010	3.960 %	3M-Euribor	–49.4	cfh
EUR	16,650.0	03/2009	12/2010	2.020 %	1M-Euribor	–250.5	cfh
EUR	15,300.0	07/2007	07/2011	4.720 %	3M Euribor	–729.9	cfh
EUR	7,720.0	03/2009	12/2011	2.425 %	3M-Euribor	–126.4	cfh
EUR	888.0	07/2007	12/2011	4.695 %	3M-Euribor	–33.8	cfh
EUR	15,216.5	09/2004	12/2011	3.870 %	3M-Euribor	–670.7	cfh
EUR	7,608.3	07/2005	12/2011	2.895 %	3M-Euribor	–189.6	cfh
EUR	15,216.5	09/2004	12/2011	2.990 %	3M-Euribor	–511.0	cfh
EUR	7,541.6	02/2005	04/2012	3.510 %	3M-Euribor	–294.4	cfh
EUR	3,770.8	07/2005	04/2012	3.045 %	3M-Euribor	–108.3	cfh
EUR	51,610.0	06/2009	06/2012	2.310 %	3M Euribor	–558.8	cfh
EUR	9,441.0	09/2007	12/2012	4.500 %	3M-Euribor	–611.8	cfh
EUR	60,937.5	01/2008	12/2012	4.250 %	3M-Euribor	–3,919.0	fvd
EUR	14,334.5	07/2007	06/2014	4.755 %	3M Euribor	–1,266.4	cfh
EUR	12,810.7	07/2007	06/2014	4.750 %	3M Euribor	–1,181.1	cfh
EUR	5,515.4	07/2007	06/2014	4.755 %	3M-Euribor	–508.1	cfh
EUR	5,276.4	07/2007	06/2014	4.760 %	3M-Euribor	–447.4	cfh
EUR	22,865.0	05/2006	12/2014	4.200 %	6M-Euribor	–1,509.6	cfh
EUR	14,750.0	03/2006	12/2014	3.670 %	3M-Euribor	–719.3	cfh
EUR	14,750.0	03/2006	12/2014	3.300 %	3M-Euribor	–693.9	cfh
EUR	29,394.0	12/2008	11/2015	4.000 %	3M-Euribor	–1,951.3	cfh
EUR	16,401.5	12/2008	12/2015	4.010 %	3M-Euribor	–1,100.1	fvd
EUR	44,100.0	10/2009	12/2015	2.730 %	3M-Euribor	–63.1	fvd
EUR	30,346.0	06/2008	03/2016	4.505 %	3M-Euribor	–2,753.9	cfh/fvd
EUR	30,400.0	12/2008	09/2016	4.070 %	3M-Euribor	–2,213.7	fvd

Currency	Nominal value in € 1,000	Start	End	Fixed interest rate as at 31.12.2009	Reference interest rate	Fair value 31.12.2009	Allocation
EUR	464,461.3	12/2006	01/2017	3.905 %	3M-Euribor	–27,169.3	cfh
EUR	63,281.6	12/2006	01/2017	3.940 %	3M-Euribor	–3,048.6	cfh
EUR	64,350.0	09/2008	03/2017	4.348 %	3M-Euribor	–5,457.3	fvd
EUR	17,696.3	10/2007	07/2017	4.613 %	3M-Euribor	–1,780.5	fvd
EUR	12,825.0	07/2007	10/2017	4.173 %	3M-Euribor	–938.9	fvd
EUR	14,016.0	12/2007	10/2017	4.378 %	3M-Euribor	–1,207.3	fvd
EUR	7,605.0	11/2008	12/2017	4.373 %	3M-Euribor	–648.0	cfh
EUR	65,000.0	12/2007	12/2017	4.820 %	3M-Euribor	–7,871.8	fvd
EUR	45,955.0	11/2007	12/2017	4.495 %	3M-Euribor	–4,109.4	cfh
EUR	23,402.4	12/2008	12/2017	4.405 %	3M-Euribor	–2,054.9	cfh
EUR	121,875.0	01/2008	12/2017	4.410 %	3M-Euribor	–10,740.6	cfh/fvd
EUR	54,997.6	12/2008	12/2017	4.405 %	3M-Euribor	–4,829.2	cfh
EUR	44,100.0	01/2008	12/2017	4.405 %	3M-Euribor	–3,944.2	fvd
EUR	50,000.0	07/2008	07/2018	4.789 %	3M-Euribor	–6,026.1	cfh
EUR	61,250.0	10/2009	12/2020	3.290 %	3M-Euribor	–542.5	fvd
EUR	60,937.5	01/2008	12/2022	4.550 %	3M-Euribor	–5,760.7	cfh/fvd
EUR	61,250.0	01/2008	12/2022	4.550 %	3M-Euribor	–5,867.4	fvd
CZK	7,522.0	06/2008	06/2013	4.620 %	3M-Pribor	–499.6	cfh
	1,699,973.1					**–114,958.1**	

cfh Cash flow hedge, fvd Fair value derivative

Both the cash flow hedges and the fair value derivatives belong in the category HFT – held for trading.

The average weighted interest rate is about 4.05 % for all EUR interest rate swaps, and about 4.62 % for the CZK interest rate swap.

The fair value corresponds to the value which the relevant company would receive or pay upon liquidation of the deal on the balance sheet date. This value was determined by the relevant bank with which these transactions had been concluded.

The fair values were calculated by discounting the future cash flows from variable payments on the basis of generally recognised models of financial mathematics. The valuation was based on interbank middle rates of exchange.

Changes recognised directly in equity

€ 1,000	2009	2008
As at 1.1.	**–55,350.0**	**20,890.1**
Change in valuation of cash flow hedges	–24,840.7	–96,358.3
Ineffectiveness cash flow hedges	210.1	0.0
Reclassification cash flow hedges	19,090.1	0.0
Taxes on income on cash flow hedges	–1,589.8	20,118.2
As at 31.12.	**–62,480.3**	**–55,350.0**
- of which: parent company's share	–58,291.6	–52,133.2
- of which: non-controlling interests	–4,188.7	–3,216.8

On account of premature termination of the underlying transaction, interest rate swaps originally shown as cash flow hedges no longer meet the requirements of a hedge relation and have had to be reclassified as fair value derivatives. Details for taxes on income on cash flow hedges see Point 2.2.

The table below shows the financial instruments that are subsequently measured at fair value. They are assigned to one of levels 1 to 3, depending on the extent to which the fair value is observable in the market.

- Level-1 measurements at fair value are those arising from listed prices (unadjusted) on active markets for identical financial assets or liabilities.

- Level-2 measurements at fair value are those based on parameters not corresponding to listed prices for assets or liabilities as in level 1 (data), but deduced either directly (as prices) or indirectly (deduced from prices).

- Level-3 measurements at fair value are those arising from models using parameters to measure assets or liabilities, whereas such parameters are not based on observable market data (unobservable parameters, assumptions).

	31.12.2009			
€ 1,000	Level 1	Level 2	Level 3	Total
Financial assets from category "Valued at fair value in income statement"				
Forward exchange transaction	0.0	807.1	0.0	807.1
Financial liabilities from category "Derivative/Hedge-Accounting"				
Interest rate swaps	0.0	–76,183.1	0.0	–76,183.1
Financial liabilities from category "Valued at fair value in income statement"				
Interest rate swaps	0.0	–38,775.0	0.0	–38,775.0
Total	**0.0**	**–114,151.0**	**0.0**	**–114,151.0**

No transfers between the levels were made during the reporting period.

Capital market risk

The CA Immo Group manages the risks arising from the capital markets in a variety of ways: It takes extensive liquidity planning and safeguarding measures, for example, in order to avoid tight positions. It also protects itself by entering into capital partnerships (joint ventures) for project development purposes. This policy serves as an alternative to and extension of the customary sources of equity. Outside capital is procured by the CA Immo Group not only from its principal bank, Bank Austria/UniCredit Group, but also and to a growing extent through new or developing business relations with other domestic and foreign banks.

Interest rate risk

Risks resulting from changes in interest rates basically concern long-term loans. In order to reduce the interest rate risk, a mix of long-term fixed interest rate and variable interest rate loans is used. The variable interest rate loans concluded also include derivative financial instruments (interest rate caps, interest rate swaps). However, the purpose of all of these is just to hedge against interest rate risks from underlying transactions.

A list of all major interest rate liabilities and swaps concluded as well as details on maturities is given under Points 2.3.13. and 2.5.1.. There are currently no risks which represent a major and permanent danger to the CA Immo Group.

A change in interest rates of 100 basis points would have the following effect on the consolidated income statement and the equity. This analysis is based on the assumption that all other variables, especially exchange rates, will remain constant:

€ 1,000	Recognised in profit or loss		Recognised directly in equity	
	100 bp increase	**100 bp decrease**	**100 bp increase**	**100 bp decrease**
31.12.2009				
Variable rate instruments	–14,612.8	14,612.8	0.0	0.0
Interest rate swaps (interest)	16,999.7	–16,999.7	0.0	0.0
Interest rate swaps (valuation)	25,736.5	–26,903.5	48,246.0	–49,646.4
	28,123.4	**–29,290.4**	**48,246.0**	**–49,646.4**
31.12.2008				
Variable rate instruments	–18,732.7	18,732.7	0.0	0.0
Interest rate swaps (interest)	15,825.1	–15,825.1	0.0	0.0
Interest rate swaps (valuation)	12,020.9	–13,189.6	63,904.3	–68,749.7
	9,113.3	**–10,282.0**	**63,904.3**	**–68,749.7**

The sensitivity analysis is based on the consolidated statement of financial position values as at 31.12.2009 assuming an interest rate change of 100 basis points. The variable rate instruments include interest rate-dependent financial liabilities and loans, disregarding hedge relations. In the case of the financial derivatives, an interest rate change gives rise to a component that is recognised in profit and loss (interest and valuation of fair value swaps) and to the change in value of the cash flow hedges recognised in equity.

Currency risk

Currency risks result from rental income and receivables in foreign currency, especially in SKK[1)], BGN, CZK, HUF, PLN, RON and RSD. These foreign currency inflows from rents are secured through a linkage of rents to EUR and USD so that on balance no major risk exists. On the liabilities side, risks may result from loans taken out in CHF, CZK and USD (see Point 2.3.13.). This risk mainly relates to rental income in CZK and USD. Loans are taken out in the same currency as the one on which the rental agreement in question is based. The translation of individual financial statements denominated in local currency relating to companies located outside the Euro zone may result in non-cash related effects on the consolidated net income.

An assumed USD exchange rate increase by 10 % (from 1.4310 to 1.5741) as at the balance sheet date would have resulted in a currency gain of € 279.0K. An assumed USD exchange rate decrease by 10 % (from 1.4310 to 1.2879) as at the balance sheet date would have resulted in a currency loss of € 341.0K.

An assumed CZK exchange rate increase by 10 % (from 26.4000 to 29.0400) as at the balance sheet date would have resulted in a currency gain of € 683.8K. An assumed CZK exchange rate decrease by 10 % (from 26.4000 to 23.7600) as at the balance sheet date would have resulted in a currency loss of € 835.8K.

The group company in Switzerland can proportionally dispose of balances to the amount of CHF 1,139.2K (Book value: € 765.8K). An assumed CHF exchange rate increase by 10 % (from 1.4876 to 1.6364) as at the balance sheet date would have resulted in a currency loss of € 69.6K. An assumed CHF exchange rate decrease by 10 % (from 1.4876 to 1.3388) as at the balance sheet date would have resulted in a currency gain of € 85.1K.

Credit risk

On the assets side, the amounts stated represent the maximum default risk as no major set-off agreements exist. The trade debtors are counterbalanced by rent deposits received in the amount of € 4,358.0K and by bank guarantees. Where recognisable, the risk resulting from rent receivables and receivables from property sales is considered by carrying out value adjustments. If there are objective indications of a value adjustment (such as e.g. late payment, litigation, insolvency), an impairment is recognised. The same applies to financing obtained by joint ventures or associated companies if, in view of the relevant company's business development, full repayment is not to be expected. The impairment loss is the difference between the current book value of the asset and the cash value of the expected future cash flow from the receivable. The default risk of other financial instruments stated on the assets side may be considered as low since the transactions were mainly concluded with blue-chip financial institutions. For risks from securities and other guarantees see Point 2.5.3.

Fair values

The fair values of the financial assets and financial liabilities are stated together with the relevant items. The fair value of the other primary financial instruments corresponds to the book value due to day-to-day maturity or very short maturities.

2.5.2. Liquidity risk

The liquidity risk is the risk of being unable to settle financial liabilities at the time of maturity. The CA Immo Group controls liquidity by ensuring the availability of sufficient financial resources to settle due liabilities, while avoiding unnecessary potential losses and risks. In keeping with the investment horizon for real estate, most of the loans raised are long-term loans.

The table below shows the contractually agreed (non-discounted) interest payments and repayments relating to primary financial liabilities and derivative financial instruments.

[1)] Slovakia adopted the euro on 1.1.2009. Therefore the currency risk for SKK will no longer exist in future.

31.12.2009 € 1,000	**Book value 2009**	**Contractually agreed cash flows**	**Cash flow 2010**	**Cash flow 2011–2014**	**Cash flow 2015 ff**
Primary financial liabilities:					
Liabilities from convertible bond	128,302.9	–162,843.8	–5,568.8	–157,275.0	0.0
Liabilities from other bonds	344,222.4	–467,687.5	–19,437.5	–227,750.0	–220,500.0
Financial liabilities	1,503,944.7	–1,898,016.3	–145,129.5	–585,599.6	–1,167,287.2
Trade creditors	65,716.8	–65,716.8	–24,901.0	–40,815.8	0.0
Non-controlling interests held by limited partners	2,437.6	–2,437.6	0.0	0.0	–2,437.6
Liabilities to joint ventures (interest-bearing)	626.3	–638.9	–638.9	0.0	0.0
Liabilities to joint ventures (interest-free)	14,599.6	–14,599.6	–14,599.6	0.0	0.0
Other interest-free liabilities	136,996.5	–136,996.5	–77,831.6	–50,077.8	–9,087.1
Derivative financial liabilities: [1]					
Interest rate derivatives in connection with cash flow hedges	76,183.1	–82,559.3	–35,326.8	–46,610.4	–622.1
Interest rate derivatives not connected with hedges	38,775.0	–39,718.1	–17,275.5	–23,844.0	1,401.4
	2,311,804.9	**–2,871,214.4**	**–340,709.2**	**–1,131,972.6**	**–1,398,532.6**

31.12.2008 € 1,000	**Book value 2008**	**Contractually agreed cash flows**	**Cash flow 2009**	**Cash flow 2010–2013**	**Cash flow 2014 ff**
Primary financial liabilities:					
Liabilities from other bonds	194,903.6	–282,000.0	–10,250.0	–41,000.0	–230,750.0
Financial liabilities	1,728,818.8	–2,188,706.8	–138,860.5	–802,331.2	–1,247,515.1
Trade creditors	69,351.5	–69,351.5	–61,100.4	–8,251.1	0.0
Non-controlling interests held by limited partners	2,597.7	–2,597.7	0.0	0.0	–2,597.7
Liabilities to joint ventures (interest-bearing)	799.2	–818.0	–818.0	0.0	0.0
Liabilities to joint ventures (interest-free)	3,021.3	–3,021.3	–3,021.3	0.0	0.0
Other interest-free liabilities	117,047.2	–117,047.2	–86,347.9	–30,699.3	0.0
Derivative financial liabilities: [1]					
Interest rate derivatives in connection with cash flow hedges	64,185.9	–90,806.8	–24,956.7	–56,831.5	–9,018.6
Interest rate derivatives not connected with hedges	17,080.0	–22,221.0	–4,564.5	–12,259.0	–5,397.5
	2,197,805.2	**–2,776,570.3**	**–329,919.3**	**–951,372.1**	**–1,495,278.9**

2.5.3. Other liabilities and contingent liabilities

Guarantees

As at 31.12.2009, there are guarantees within the Vivico Group in the amount of € 22,033.0K (31.12.2008: € 32,178.0K) from urban development contracts as well as from purchase contracts concluded with regard to the payment of costs in respect of contaminated sites and war damage in the amount of € 4,765.3K (31.12.2008: € 3,706.0K). There are also rent guarantees in the amount of € 211.0K (31.12.2008: € 211.0K) which have been provided. (In addition, letters of in-

[1] The cash flows for interest rate derivatives are assumed values based on the forward rates.

tent have been issued for two companies in Germany consolidated on a proportional basis to the amount of € 2.285.0K (31.12.2008: € 6,098.5K) and one surety to the amount of € 800.0K (31.12.2008: € 0.0K).

Tax audits are currently underway both in Austria and in Germany. Provisions have been formed for the tax risks insofar as an enforcement of claims is expected.

As at 31.12.2009 there are for Eastern/South East Europe guarantees to the amount of € 1,905.0K (31.12.2008: € 7,182.0K) for a proportionally consolidated company in Slovakia.

The proportional contingent liabilities of associated companies, which the CA Immo Group has assumed jointly with the other owners, amount to € 3,360.0K (31.12.2008: € 3,360.0K) and relate to the mortgage security of a long-term loan.

Pending lawsuits
In the reporting period, an out-of-court compensation claim in the amount of around € 22,000.0K, considered unjustified by the CA Immo Group, was asserted against the Group. Since an actual demand currently appears unlikely, no provisions were formed in this connection.

Significant liabilities in respect of outstanding purchase invoices
Besides the liabilities and provisions already contained in the statement of financial position as at 31.12.2009, the acquisition of a property company in Hungary is no longer associated with a purchase commitment arising from the forward purchase (31.12.2008: € 51,000.0K).

The prepayments made on investments in properties to be closed at a later date refer to City Deco in Prague. The performance of the contract by the partner is uncertain at present.

2.5.4. Leases

CA Immo Group as lessor
The rent agreements concluded by the CA Immo Group as the landlord or lessor are classified as operating leases according to IFRS. They generally contain the following material provisions:

- linkage to EUR or USD, CHF
- value maintenance through linkage to international indices
- medium-term to long-term maturities or waiver of termination

As at 31.12.2009, the future minimum rental income from existing lease contracts that are either limited in time or subject to a termination waiver comprises the following elements:

€ 1,000	2009	2008
In following year	140,422.2	149,997.6
Thereafter 4 years	434,910.8	440,249.1
More than 5 years	1,071,136.2	1,096,843.3
	1,646,469.2	**1,687,090.0**

All of the other lease contracts can be terminated at short notice.

The minimum lease payments (rents) consist of the net rents payable until the agreed end of the contract or until the earliest possible termination date available to the lessee (tenant).

CA Immo Group as lessee
All the rental or lease obligations accepted by the CA Immo Group are to be classified as operating leases.

The lease contracts concluded by the Vivico Group as lessee relate principally to leased properties in Frankfurt (until 2011), Cologne (until 2011), Munich (until 2017) and Berlin (until 2018).

The remaining operating lease agreements of CA Immo Group concern office furniture, equipment and other assets and motor vehicles. No call options have been agreed.

The following minimum lease payments fall due in the forthcoming periods:

€ 1,000	**2009**	**2008**
In following year	1,668.5	1,446.0
Thereafter 4 years	1,900.1	3,414.0
More than 5 years	634.0	165.0
	4,202.6	**5,025.0**

2.5.5. Business relationships with related companies and parties
Related companies and parties of the CA Immo Group are:

- joint ventures, in which CA Immo Group holds interests
- associated companies, in which CA Immo Group holds interests
- the executive bodies of CA Immobilien Anlagen Aktiengesellschaft
- the Bank Austria/UniCredit Group

As of the indicated balance-sheet dates, the following significant receivables from/payables to joint ventures and associated companies in which the CA Immo Group held an interest existed:

€ 1,000	**31.12.2009**	**31.12.2008**
Loans to joint ventures		
Triastron Investments Limited, Nicosia	16,156.5	14,506.8
Poleczki Business Park Sp.z.o.o., Warsaw	6,481.6	6,479.2
Pannonia Shopping Center Kft., Györ	1,180.3	0.0
Log Center d.o.o., Belgrade	1,165.0	0.0
Starohorska Development s.r.o., Bratislava	0.0	1,493.4
Kornelco Holdings Limited, Nicosia	0.0	2,656.5
H1 Hotelentwicklungs GmbH, Vienna	0.0	253.5
Total	**24,983.4**	**25,389.4**
Loans to associated companies		
OAO Avielen AG, St. Petersburg	11,867.8	4,599.8
Soravia Center OÜ, Tallinn	0.0	1,900.0
Total	**11,867.8**	**6,499.8**

€ 1,000	31.12.2009	31.12.2008
Receivables from joint ventures		
REC Frankfurt Objekt GmbH & Co. KG, Frankfurt	27,701.5	0.0
SKYGARDEN Arnulfpark GmbH & Co. KG, Grünwald	8,483.8	4,624.9
Boulevard Süd 4 GmbH & Co. KG, Ulm	2,060.1	1,523.9
Einkaufszentrum Erlenmatt AG, Basle	822.7	458.9
Lokhalle München Verwaltungsgesellschaft mbH & Co. KG, Munich	781.1	0.0
Concept Bau Premier Vivico Isargärten GmbH & Co. KG, Munich	157.4	0.0
Poleczki Business Park Sp.z.o.o., Warsaw	22.8	68.3
Other	5.0	10.2
Total	**40,034.4**	**6,686.2**
Payables to joint ventures		
SKYGARDEN Arnulfpark GmbH & Co. KG, Grünwald	7,612.0	0.0
REC Frankfurt Objekt GmbH & Co. KG, Frankfurt	2,846.8	0.0
Concept Bau Premier Vivico Isargärten GmbH & Co. KG, Munich	1,523.6	0.0
Lokhalle München Verwaltungsgesellschaft mbH & Co. KG, Munich	1,228.9	0.0
Infraplan Vivico Isargärten GmbH & Co. KG, Munich	941.5	0.0
CA Betriebsobjekte Polska Sp.z.o.o., Warsaw [1)]	626.3	799.2
Einkaufszentrum Erlenmatt AG, Basle	319.5	0.0
Boulevard Süd 4 GmbH & Co. KG, Ulm	106.3	2,970.1
Other	21.0	51.2
Total	**15,225.9**	**3,820.5**

The loans to joint ventures were granted for the purpose of follow-up funding of the ongoing project. No guarantees were issued for the loans and receivables. The loan to Soravia Center OÜ, Tallinn, was completely impaired (see Point 2.1.16.).

There were no other impairments or value adjustments recognised in profit or loss.

The liability to CA Betriebsobjekte Polska Sp. z.o.o., Warsaw, is a loan liability. All other liabilities derive from services in Germany and Switzerland.

The terms and conditions (in particular interest) of the above mentioned transactions are in line with those prevailing in the market.

[1)] Effective 31.12.2009 Warsaw Financial Center Sp.z.o.o., Warsaw, merged to become CA Betriebsobjekte Polska Sp.z.o.o., Warsaw.

The executive bodies of CA Immobilien Anlagen Aktiengesellschaft, Vienna:

Management Board
Bruno Ettenauer
Wolfhard Fromwald
Bernhard H. Hansen (since 1.10.2009)

Supervisory Board
Wolfgang Ruttenstorfer, Chairman
Helmut Bernkopf, Chairman's Deputy
Detlef Bierbaum
Reinhard Madlencnik
Horst Pöchhacker
Regina Prehofer
Gerhard Nidetzky (until 13.5.2009)
Christian Nowotny (until 13.5.2009)

The Management Board of CA Immobilien Anlagen Aktiengesellschaft is also the Management Board of CA Immo International AG, Vienna, and Managing Director of Vivico Real Estate GmbH, Frankfurt. The Management Board members Bruno Ettenauer and Wolfhard Fromwald are remunerated for their work in all three companies solely within the scope of their contracts of employment with CA Immobilien Anlagen Aktiengesellschaft. The remuneration of Bernhard H. Hansen is borne in full by Vivico Real Estate GmbH, Frankfurt; no costs are passed on to CA Immobilien Anlagen Aktiengesellschaft or to CA Immo International AG.

As at 31.12.2009, all members of the Supervisory Board had been elected by the General Meeting.

The total costs of the Management Board comprise as follows:

€ 1,000	2009	2008
Payments due at short notice (inc. staff incidentals)	766.3	1,651.3
Endowments to severance payments/contributions to pensions funds	72.9	27.6
Payments for termination of employment [1]	0.0	375.6
Total costs	**839.2**	**2,054.5**

The management fees passed on to CA Immo International AG (inc. staff incidentals, benefits in kind and pension provisions) in 2009 totalled € 243.4K (2008: € 250.7K), equal to about 29.0 % of the total costs of the Management Board and was allocated according to the time/work contributed by the individual Management Board members. There is no Stock Option Plan.

CA Immobilien Anlagen Aktiengesellschaft paid out in total € 56.0K in 2009 (for the 2008 business year) as remuneration of the Supervisory Board (2008 for the 2007 business year: € 73.3K). No fees, in particular for consultancy and agency work, were paid beside that to members of the Supervisory Board. No loans or advances were granted to members of the Management Board or of the Supervisory Board.

Besides their function in CA Immobilien Anlagen Aktiengesellschaft Helmut Bernkopf and Reinhard Madlencnik also act on the Supervisory Board of CA Immo International AG. In addition, Helmut Bernkopf is responsible on the Management Board of UniCredit Bank Austria AG for corporate customers and the "Investment Banking" sector, and Reinhard Madlencnik is divisional managing director of the "Properties" department at UniCredit Bank Austria AG.

The UniCredit Bank Austria AG/UniCredit Group is the principal bank of the CA Immo Group. The CA Immo Group transacted the majority of its payments and part of its credit financing with this bank and made most of its financial investments with this bank. In addition, CA Immo AG issued a corporate bond in October 2009 and a convertible bond in November 2009. Both issues were handled by UniCredit CAIB AG as lead manager (corporate bond) or jointly with Deutsche Bank as joint bookrunner (convertible bond).

[1] Gerhard Engelsberger retired from the Management Board with effect from 31.1.2008.

The tables below illustrate the relationships that exist with UniCredit Bank Austria AG/UniCredit Group:

- Consolidated statement of financial position:

€ 1,000	31.12.2009	31.12.2008
Share of financial liabilities recognised in consolidated statement of financial position	26.8 %	32.6 %
Outstanding receivables/liabilities	–149,966.8	–453,747.5
Market value of interest rate swaps	–79,405.5	–54,058.8

- Consolidated income statement:

€ 1,000	2009	2008
Net interest expenses of CA Immo AG (incl. interest income, swap expenses and income and loan processing charges)		
- CA Immo AG	–16,762.8	–1,205.0
- CA Immo AG subsidiaries	–30,740.9	–6,264.5
Marketing and sales fees	–9.0	–614.8
Issue costs	–1,105.5	0.0

Liabilities to banks were assumed for follow-up funding of group activities and are secured by pledges of company shares, mortgages and similar guarantees. There were no impairments recognised in profit or loss for bank receivables. The terms and conditions of the business relationship with the Bank Austria/UniCredit Group are in line with those prevailing in the market.

2.5.6. Net profit effect on the income statement of the settlement of transactions within the CA Immo Group and the CAINE Group

The CA Immo Group has a majority (62.8 %) stake in CA Immo International AG, Vienna, alongside other investors. CA Immo International AG for its part has a majority (60.0 %) stake in CA IMMO NEW EUROPE PROPERTY FUND S.C.A. SICAR, Luxembourg. The individual financial statements of CA IMMO NEW EUROPE PROPERTY FUND S.C.A. SICAR, Luxembourg and the individual financial statements of CA Immo International AG are shown as fully consolidated in the consolidated financial statements of the CA Immo Group so that business transactions with CA Immo International AG and CA IMMO NEW EUROPE PROPERTY FUND S.C.A. SICAR and its subsidiaries (the CA Immo International Group and the CAINE Group for short) are not taken into consideration in the individual items from the annual financial statements but reflected only in the share of net income attributable to non-controlling interests.

Reconcilation of the non-controlling interest in the subgroup CA IMMO NEW EUROPE PROPERTY FUND S.C.A. SICAR, Luxembourg (CAINE) based on group-internal settlements:

€ 1,000	31.12.2009	31.12.2008
Result of subgroup CAINE after consolidation of CA Immo Group	–24,349.9	–46,228.4
- of which 39.97 % expected non-controlling interest	–9,732.0	–18,476.2
Actual non-controlling interest	–11,166.0	–20,819.9
Difference	**1,434.0**	**2,343.7**

€ 1,000	31.12.2009	31.12.2008
Composition of the difference		
Non-controlling interest in respect of asset management fee	1,358.9	1,766.5
Non-controlling interest in respect of interest income	38.6	558.5
Non-controlling interest in respect of management fees	36.5	39.7
Non-controlling in respect of marketing expenses	0.0	–21.0
Total	**1,434.0**	**2,343.7**

2.5.7. Capital management

The objective of the CA Immo Group's capital management is, firstly, to make the necessary resources for the continuation of the company available at all times, and secondly, to optimise the costs for the capital required for this.

A key parameter set for management of capital, is the ratio of shareholders' equity to net debt within the total capital structure. The objective is not to exceed a gearing ratio of about 100 %. There is no external rating or explicit requirements set by third parties regarding parameters for management of the group capital. In determining the target values, consideration is given firstly to the normal market conditions under which capital providers are willing to provide financing, and on maximising the return on the shareholders' equity used. If the gearing ratio is too low, inadequate leverage would cause the shareholders' equity returns to suffer, whereas if the debt is too high, access to financing would become harder and/or far higher interest would be demanded. Derived from this overall goal, a suitable ratio of equity to outside capital is determined for each individual investment decision, depending on the real estate or development project. If, in particular on account of unscheduled write-downs, the gearing ratio rises for a sustained period above the target value, action may be taken in particular by real estate sales and by capital increases. If the target value is not met, it is possible to respond by repatriation of equity to the shareholders, and this may take place in the form of dividends or share repurchase.

The net financial liability and the gearing ratio are definitive key figures for presenting the capital structure of the CA Immo Group and show the following development:

€ 1,000	2009	2008
Interest-bearing liabilities		
Loans	472,525.3	194,903.6
Financial liabilities	1,503,944.7	1,728,818.8
Interest-bearing assets		
Securities	–6,948.2	–11,251.2
Cash and cash equivalents	–497,199.3	–321,380.3
Net financial liability	**1,472,322.5**	**1,591,090.9**
Shareholders' equity	**1,729,160.1**	**1,854,654.1**
Gearing ratio (Net debt/equity)	**85.1 %**	**85.8 %**

2.5.8. Key figures per share

Earnings per share

The undiluted earnings per share (as shown in the Consolidated Income Statement) is calculated by division of the group result allocatable to the owners of ordinary shares in the parent company by the weighted average number of ordinary shares that were in circulation during the business year.

In calculating the diluted earnings per share the result allocatable to the owners of the parent company divided by the weighted average number of ordinary shares that were in circulation during the business year, plus the weighted average number of ordinary shares that would arise from the conversion of all financial instruments with a dilution effect into ordinary shares.

The share capital of CA Immo AG as at 31.12.2009 is € 634,370,022 and is broken down into 87,258,600 shares of no par value. In the 2009 business year 1,494,076 units of own shares acquired in the previous year were resold, therefore as at balance-sheet date there were again 87,258,600 units in circulation. As a result at the sale in October 2009 there were on average 86,141,113 shares in circulation in the 2009 business year.

In 2009 a convertible bond was issued. The interest expenditure since issue amounted to € 1,103.9K. The consolidated net income apportionable to the owners of the parent company adjusted by interest expenditure for the convertible bond is € –75,811.1K. On account of the negative consolidated net income the diluted earnings per share in accordance with IAS 33.43 equals the undiluted earnings per share. In the event of a future positive consolidated net income the convertible bond would however have a dilution effect, i.e. earnings per share fall on account of the potential additional shares in the event of conversion.

The undiluted earnings per share and the diluted earnings per share work out as follows:

		2009	2008
Weighted number of shares in circulation		86,141,113	86,739,128
Consolidated net income attributable to the owners of the parent	€ 1,000	–76,915.0	–237,120.6
Cash and cash equivalents	€	–0.89	–2.73

Cash flow per share

The cash flow per share is calculated by dividing the operating cash flow and the cash flow from operating activities by the weighted number of ordinary shares in circulation during the business year.

		2009	2008
Weighted number of shares in circulation		86,141,113	86,739,128
Operating cash flow	€ 1,000	120,519.1	114,588.7
Operating cash flow per share	€	1.40	1.32
Cash flow from business activities	€ 1,000	130,758.2	169,660.3
Cash flow per share	€	1.52	1.96

2.5.9. Payroll

The CA Immo Group employed in the 2009 business year on average 277 employees (2008: 263) and 20 workers (2008: 19), of which on average 189 (2008: 157) employees were engaged by the Vivico Group. In addition, an average of 11 white-collar workers (2008: 14) and 19 blue-collar workers (2008: 20) were employed by companies consolidated on a proportional basis.

2.5.10. Costs for the auditor

In accordance with Section 266 Z 11 Austrian Commercial Code the costs for the auditor of CA Immo AG, Vienna, incurred in the business year are to be disclosed. These are as follows:

€ 1,000	**2009**	**2008**
Audit services	289.8	315.5
Other advisory services	132.0	132.0
Tax consultancy services	22.0	81.0
Other services	44.0	154.0
	487.8	**682.5**

2.5.11. Events after the close of the business year

In January 2010 the properties were sold that are shown under section 2.3.5. as being held for sale.

On 14.1.2010 the Joint Venture contracts for the development of Mainz custom harbour were notarised.

Moreover construction started on the AMBIGON project in the Nymphenburg "Schlossviertel" of Munich; the volume of the construction is expected to be in the amount of EUR 40.1m.

Also in January 2010 the Vivico Group extended the head lease for a Berlin property of 15,000 sqm by six years.

Vienna, 8.3.2010

The Managing Board

Bruno Ettenauer Bernhard H. Hansen Wolfhard Fromwald

DECLARATION OF THE MANAGING BOARD DUE TO SECTION 82 (4) OF THE AUSTRIAN STOCK EXCHANGE ACT

The managing board confirms to the best of their knowledge that the consolidated financial statements of CA Immobilien Anlagen Aktiengesellschaft, which were prepared in accordance with International Financial Reporting Standards (IFRS) as adopted by the EU, give a true and fair view of the assets, liabilities, financial position and profit or loss of the CA Immo Group and that the group management report gives a true and fair view of the development and performance of the business and position of the CA Immo Group, together with a description of the principal risks and uncertainties the CA Immo Group faces.

Vienna, 8.3.2010

The Managing Board

Bruno Ettenauer	Bernhard H. Hansen	Wolfhard Fromwald

AUDITOR'S REPORT

Report on the Consolidated Financial Statements

We have audited the accompanying consolidated financial statements of

CA Immobilien Anlagen Aktiengesellchaft,
Vienna,

for the fiscal year from 1 January 2009 to 31 December 2009. These consolidated financial statements comprise the consolidated statement of financial position as at 31 December 2009, the consolidated income statement, the consolidated statement of comprehensive income, the consolidated statement of cash flows and the consolidated statement of changes in equity for the fiscal year ended 31 December 2009 and notes, comprising a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Consolidated Financial Statements and for the Accounting System

The Company's management is responsible for the group accounting system and for the preparation and fair presentation of these consolidated financial statements in accordance with International Financial Reporting Standards (IFRSs) as adopted by the EU. This responsibility includes: designing, implementing and maintaining internal control relevant to the preparation and fair presentation of the consolidated financial statements that are free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

Auditor's Responsibility and Description of Type and Scope of the Statutory Audit

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted our audit in accordance with laws and regulations applicable in Austria and with International Standards on Auditing, issued by the International Auditing and Assurance Standards Board (IAASB) of the International Federation of Accountants (IFAC). Those standards require that we comply with professional guidelines and that we plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Group's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

Our audit did not give rise to any objections. In our opinion, which is based on the results of our audit, the consolidated financial statements comply with legal requirements and give a true and fair view of the financial position of the Group as at 31 December 2009 and of its financial performance and its cash flows for the year from 1 January to 31 December 2009 in accordance with International Financial Reporting Standards (IFRSs) as adopted by the EU.

Report on the Management Report for the Group

Pursuant to statutory provisions, the management report for the Group is to be audited as to whether it is consistent with the consolidated financial statements and as to whether the other disclosures are not misleading with respect to the Company's position. The auditor's report also has to contain a statement as to whether the management report for the Group is consistent with the consolidated financial statements and whether the disclosures pursuant to Section 243a UGB (Austrian Commercial Code) are appropriate.

In our opinion, the management report for the Group is consistent with the consolidated financial statements. The disclosures pursuant to Section 243a UGB (Austrian Commercial Code) are appropriate.

Vienna, 8 March 2010

KPMG
Wirtschaftsprüfungs- und Steuerberatungs GmbH

Mag. Walter Reiffenstuhl	ppa Mag. Nikolaus Urschler
Wirtschaftsprüfer	Wirtschaftsprüfer

(Austrian Chartered Accountants)

This report is a translation of the original report in German, which is solely valid.

Publication of the consolidated financial statements together with our auditor's opinion may only be made if the consolidated financial statements and the management report are identical with the audited version. The Auditor's Report only refers to the complete German version of the consolidated financial statements and the management report. Section 281 paragraph 2 UGB (Austrian Commercial Code) applies.

FINANCIAL STATEMENTS

PROFIT AND LOSS ACCOUNT FOR THE BUSINESS YEAR ENDED 31.12.2009

		2009		2008
	€	€	Tsd. €	Tsd. €
1. Gross Revenues		**28,434,625.82**		**28,161.7**
2. Other operating income				
a) Income from the sale of fixed assets with the exception of financial assets	9,680,483.46		19.3	
b) Income from the reduction of provisions	348,703.59		105.0	
c) Other	3,222,993.89	13,252,180.94	2,841.8	2,966.1
3. Staff expense				
a) Wages	–13,340.00		–16.8	
b) Salaries	–3,317,513.95		–3,549.9	
c) Expenses relating to dispatching and payments into staff welfare funds	–20,773.63		–333.4	
d) Expenses in connection with pensions	–108,234.41		–100.1	
e) Payments relating to statutory social security contributions as well as payments dependent on remuneration and compulsory contributions	–699,757.39		–701.8	
f) Other social expenses	–36,082.27	–4,195,701.65	–82.4	–4,784.4
4. Depreciation on intangible assets, fixed assets and tangible assets		**–8,833,904.00**		**–31,974.3**
of which unscheduled depreciation in accordance with § 204 para 2 UGB: € 0,00; previous year: € 22.511,4K				
5. Other operating expenses				
a) Taxes	–389,100.26		–350.5	
b) Other expenses	–13,774,837.94	–14,163,938.20	–19,640.1	–19,990.6
6. Subtotal from S 1 to 5 (operating result)		**14,493,262.91**		**–25,621.5**
7. Income from interests		**435,400,000.00**		**976.1**
of which from related companies € 435.400.000,0; previois year: € 976,1K				
8. Income from loans from financial investments		**5,772,796.44**		**8,436.7**
of which from related companies € 5.772.796,44; previous year: € 8.436,7K				
9. Other interest and similar income		**10,413,473.5**		**5,447.8**
of which from related companies € 9.621.431,55; previous year: € 2.646,0k				

		2009		2008
	€	€	Tsd. €	Tsd. €
10. Income from the sale of financial assets and short-term securities from current assets		**23,729,355.18**		**41.3**
of which from the disposal of own shares € 7.991.555,18; previous year: € 0,0K				
11. Expenses for financial assets and for short-term securities		**–440,357,224.63**		**–78,697.5**
of which: a) Depreciation: € 438.940.686,71; previous year: € 68.811,8K				
b) Expenses from affiliated companies € 439.664.386,71; previous year: € 55.965,5k				
12. Interest and similar expense		**–54,684,415.32**		**–99,042.7**
Expenses from affiliated companies: € 10.468.079,38; previous year: € 18.513,9K				
13. Subtotal from S 7 to 12 (financial result)		**–19,726,014.82**		**–162,838.3**
14. Result from usual business activity		**–5,232,751.91**		**–188,459.8**
15. Extraordinary income		**–899,691.91**		**0.0**
16. Taxes on income		**11,900,573.44**		**6,799.1**
17. Annual income/deficit		**5,768,129.62**		**–181,660.7**
18. Reduction of untaxed reserves				
of which: a) Valuation reserve based on special depreciation in accordance with § 10 a para. 3 of the Income Tax Law		126,202.60		0.0
b) Special items for investment grants		2,333.16		2.3
19. Reduction of capital reserves		**0.00**		**161,831.3**
20. Reduction of retained profits		**0.00**		**19,826.8**
21. Profit carried forward		**0.00**		**0.3**
22. Profit as shown in the balance sheet		**5,896,665.38**		**0.0**

BALANCE SHEET AS AT 31.12.2009

	31.12.2009	31.12.2008
	€	Tsd. €
ASSETS		
A. Fixed assets		
I. Intangible fixed assets		
1. Rights	294.29	0.9
2. EDP software	56,225.98	73.7
3. Goodwill	428,959.57	643.4
	485,479.84	**718.0**
II. Tangible fixed assets		
1. Property and buildings	283,349,092.25	308,500.6
of which land value: € 57.567.080,03; previous year: € 65.092,5K		
2. Other assets, office furniture and equipment	1,259,959.19	1,562.5
3. Down-payments made and construction in progress	255,204.79	2,808.1
	284,864,256.23	**312,871.2**
III. Financial assets		
1. Stakes in related companies	1,629,444,795.71	2,046,091.0
2. Loans to related parties	111,093,500.00	104,030.6
3. Equity investments	7,332.69	7.3
	1,740,545,628.40	**2,150,128.9**
	2,025,895,364.47	**2,463,718.1**
B. Current assets		
I. Claims		
1. Trade debtors	122,155.35	237.3
2. Claims on related companies	31,995,575.50	26,633.2
3. Other receivables	9,502,272.94	1,797.5
	41,620,003.79	**28,668.0**
II. Other securities		
1. Own shares	0.00	6,276.9
2. Other securities	6,948,170.40	11,251.3
	6,948,170.40	**17,528.2**
III. Cash on hand, credit balances with banks	**231,752,561.87**	**24,240.2**
	280,320,736.06	**70,436.4**
C. Deferred expenses	**1,667,254.72**	**888.7**
ASSETS	**2,307,883,355.25**	**2,535,043.2**

	31.12.2009 €	31.12.2008 Tsd. €
LIABILITIES		
A. Shareholder' equity		
I. Share capital	**634,370,022.00**	**634,370.0**
II. Capital reserves	**868,545,036.43**	**868,545.0**
III. Retained earnings		
1. Other reserves (free reserves)	6,276,870.62	0.0
2. Reserves for own shares	0.00	6,276.9
	6,276,870.62	**6,276.9**
IV. Net profit	**5,896,665.38**	**0.0**
of which profit carried forward: € 0.00, previous year: € 0.3K		
	1,515,088,594.43	**1,509,191.9**
B. Untaxed reserves		
I. Valuation reserve based on special depreciation in accordance with § 10 a para. 3 of the Income Tax Law	**0.00**	**126.2**
II. Other untaxed reserves		
Special item for investment grants	80,960.16	83.3
	80,960.16	**209.5**
C. Provisions		
1. Provision for severance payment	489,014.00	510.5
2. Tax provision	283,758.99	731.4
2. Other provisions	49,266,561.85	37,552.7
	50,039,334.84	**38,794.6**
D. Liabilities		
1. Bonds	485,000,000.00	200,000.0
of which convertible: € 135,000,000.00; previous year: € 0.0K		
2. Liabilities to banks	152,544,381.18	191,693.2
3. Trade creditors	496,471.00	790.5
4. Payables to related companies	95,653,184.31	587,822.3
5. Other liabilities	7,702,118.38	5,204.7
of which from taxes: € 2,107,799.75; previous year: € 623.1K		
of which in connection with social security: € 64,350.02; previous year: € 73.9K		
	741,396,154.87	**985,510.7**
E. Deferred income	**1,278,310.95**	**1,336.5**
LIABILITIES	**2,307,883,355.25**	**2,535,043.2**
Contingent liabilities from guarantees	144,087,000.00	217,365.0

OTHER INFORMATION

The annual financial statements of CA Immobilien Anlagen AG for the 2009 business year, prepared according to the Austrian accounting principles and for which an unqualified auditors' opinion was expressed by KPMG Wirtschafts-prüfungs- und Steuerberatungs GmbH, will be submitted together with the relevant documents to the Austrian Register of Companies of the Commerical Court of Vienna, no. 75895k These financial statements can be ordered free of charge from CA Immobilien Anlagen AG, 1030 Vienna.

Vienna, 2.3.2010

Der Vorstand

Bruno Ettenauer	Bernhard H. Hansen	Wolfhard Fromwald

TABLES AND ANALYSES

I. CA IMMO SHARE

1. REVIEW OF SHARE RATIOS

		2009	2008	2007	2006	2005
Key ratios per share in €						
Rental income/share		2.05	2.02	1.58	1.50	1.44
EBITDA/share		1.65	1.59	1.16	1.15	1.00
Operating cash flow/share		1.40	1.32	1.07	0.93	0.96
Net income/share (EPS)		–0.89	–2.73	0.67	1.17	1.55
EV/share (31 December)		24.77	22.75	27.96	32.40	24.46
NNNAV/share		18.47	20.50	22.51	21.13	19.66
Price (31 December)/NNNAV per share –1	%	–57.24	–79.51	–31.92	4.62	7.07
Multipliers						
Price/earnings ratio (PER)		–8.7	–1.5	23.0	18.0	13.0
Price/cash flow		5.6	3.2	14.3	23.0	21.0
Ø EV/EBITDA		14.2	18.6	26.9	29.1	28.0
Valuation in €m						
Market capitalisation (31 December)		689.3	360.2	1,335.1	1,286.2	918.4
Market capitalisation (annual average)		555.4	968.9	1,600.0	1,108.0	777.6
Shareholders' equity		1,729.2	1,854.7	2,265.5	1,485.2	851.3
Ø Enterprise Value (EV)		2,020.5	2,560.0	2,439.6	1,721.4	1,084.7
Net asset value (NNNAV)		1,612.1	1,758.4	1,964.4	1,229.4	857.9
Shares						
Number of shares (31 December)		87,258,600	85,764,524	87,258,600	58,172,400	43,629,300
Ø number of shares		86,141,113	86,739,128	77,935,078	51,345,223	37,838,992
Ø price/share	€	6.45	11.17	20.53	21.58	20.55
High	€	11.88	15.88	25.15	22.11	21.71
Low	€	2.35	3.15	13.20	21.01	20.00

2. DEVELOPMENT OF SHARE CAPITAL

Year		Capital increase Nominal value	Number	Price	Status share capital
1987	ATS	200,000,000		100 %	200,000,000
1988	ATS	100,000,000		110 %	300,000,000
1989	ATS	100,000,000		113 %	400,000,000
	ATS	100,000,000		125 %	500,000,000
	ATS	100,000,000		129 %	600,000,000
	ATS	200,000,000		135 %	800,000,000
1990	ATS	200,000,000		138 %	1,000,000,000
1991	ATS	250,000,000		140 %	1,250,000,000
1996		100,000,000		165 %	1,350,000,000
			13,500,000		**98,145,000**
1999	€	10,905,000	1,500,000	14.4 €/share	109,050,000
2001	€	10,905,000	1,500,000	16.2 €/share	119,955,000
	€	11,995,500	1,650,000	16.6 €/share	131,950,500
2002	€	13,195,050	1,815,000	17.1 €/share	145,145,550
	€	14,514,555	1,996,500	17.3 €/share	159,660,105
2003	€	14,514,555	1,996,500	18.2 €/share	174,174,660
	€	18,058,680	2,484,000	18.8 €/share	192,233,340
	€	21,359,260	2,938,000	18.7 €/share	213,592,600
2004	€	21,359,260	2,938,000	19.45 €/share	234,951,860
	€	23,495,186	3,231,800	19.7 €/share	258,447,046
2005	€	23,495,186	3,231,800	20.2 €/share	281,942,232
	€	35,242,779	4,847,700	20.85 €/share	317,185,011
2006	€	105,728,337	14,543,100	21.15 €/share	422,913,348
2007	€	211,456,674	29,086,200	23.25 €/share	634,370,022
2008	€	0	0	0	634,370,022
2009	€	0	0	0	634,370,022
			87,258,600		

II. PORTFOLIO ANALYSIS

1. OVERALL PORTFOLIO

For the presentation of the overall portfolio, see chapter „Property assets“ on page 56.

2. CHANGE OF RENTAL INCOME (2009 VS. 2008)

€ m	Austria	Germany	Eastern- and Southeastern Europe	Total
From indexing	0.2	0.5	0.2	0.9
From currency translation	0.0	0.0	0.0	0.0
From change of vacancy rate or rent reduction	0.9	–2.2	–2.0	–3.4
From additions of new properties	1.1	0.0	0.0	1.1
From first-time lease on whole-year basis	1.2	4.4	2.6	8.1
From completed projects	0.0	0.0	1.0	1.0
From property disposals	–2.4	–3.6	0.0	–5.9
Total change in rental income	**1.0**	**–0.9**	**1.6**	**1.7**

3. SEGMENT ANALYSIS – USABLE SPACE BY TYPE OF USE (INVESTMENT PROPERTIES AND PROPERTIES INTENDED FOR TRADING)

	Austria		Germany		Eastern- and South-eastern Europe		Total	
	sqm	% share	sqm	% share	sqm	% share	sqm	% share
Office	185,102	49	470,054	56	203,491	69	858,647	57
Hotel	32,287	9	0	0	39,122	13	71,409	5
Retail	74,736	20	1,692	0	22,337	8	98,764	7
Industrial and storage	44,572	12	314,315	37	4,070	1	362,957	24
Residential	40,739	11	2,266	0	7,984	3	50,989	3
Other	160	0	57,148	7	19,150	6	76,458	5
Useful area	**377,596**	**100**	**845,475**	**100**	**296,153**	**100**	**1,519,224**	**100**
No. of parking spaces	4,397		8,060		5,048		17,505	

4. SEGMENT ANALYSIS – RENTAL INCOMES BY MAIN TYPE OF USE
(INVESTMENT PROPERTIES AND PROPERTIES INTENDED FOR TRADING)

	Austria		Germany		Eastern- and South-eastern Europe		Total	
	sqm	% share	sqm	% share	sqm	% share	sqm	% share
Office	19,710	43	64,197	81	31,701	79	115,608	70
Hotel	4,013	9	0	0	7,742	19	11,755	7
Retail	3,160	7	0	0	54	0	3,214	2
Commercial and storage	2,564	6	11,199	14	0	0	13,763	8
Residential	11,552	25	512	1	0	0	12,065	7
Other	5,043	11	3,683	5	762	2	9,488	6
Rental income	**46,042**	**100**	**79,592**	**100**	**40,258**	**100**	**165,892**	**100**

5. LARGEST TENANTS

	Industry sector	Region	Share in % [1]
Hesse (state of Germany)	Public administration	Germany	24 %
Siemens AG Österreich	IT, Telecommunications	Austria	6 %
H & M Hennes & Mauritz GmbH	Fashion retail	Germany	4 %
BIM Berliner Immobilienmanagement GmbH	Property administration	Germany	4 %
Deutsche Bahn AG	Public transportation	Germany	3 %
Verkehrsbüro Hotellerie GmbH	Hotel trade	Austria	2 %
ECM Hotel operations, Europort, s.r.o. (end user Marriott)	Hotel operator	Eastern Europe/CEE	2 %
ECM Hotel operations Plzen s.r.o. (end user Marriott)	Hotel operator	Eastern Europe/CEE	1 %
Bombardier Transportation GmbH	Transportation Systems	Germany	1 %
Austria Trend Hotel	Hotel operator	Eastern Europe/SEE	1 %

[1] by rental income

6. LEASE ANALYSIS BASED ON EFFECTIVE RENTAL INCOME OF THE EXPIRING LEASE CONTRACTS

For the presentation of the lease analyses, see chapter „Property assets“ on page 55.

7. BOOK VALUES BY PROPERTY AREA AND SEGMENTS

€ m	**31.12.2009**	**31.12.2009 before revaluation/ impairment**	**Change from revaluation/ impairments**
Investment properties			
Austria	702.0	714.2	–12.2
Germany	1,103.1	1,080.8	22.4
Eastern/South East Europe	605.0	725.9	–120.9
Investment properties	**2,410.1**	**2,520.9**	**–110.8**
Investment properties under development			
Austria	24.2	27.7	–3.5
Germany	870.5	855.4	15.1
Eastern/South East Europe	67.7	98.8	–31.0
Investment properties under development	**962.5**	**981.9**	**–19.4**
Properties intended for trading			
Austria	0.0	0.0	0.0
Germany	121.7	129.6	–8.0
Eastern/South East Europe	1.3	1.3	0.0
Properties intended for trading	**122.9**	**130.9**	**–8.0**
Assets held for sale			
Austria	2.0	1.5	0.4
Germany	4.0	3.3	0.7
Eastern/South East Europe	0.0	0.0	0.0
Assets held for sale	**6.0**	**4.9**	**1.1**
Own used properties			
Austria	11.0	11.0	0.0
Germany	3.3	3.4	–0.1
Eastern/South East Europe	0.0	0.0	0.0
Own used properties	**14.2**	**14.3**	**–0.1**
Total portfolio	**3,515.8**	**3,653.0**	**–137.2**
Austria	739.1	754.4	–15.3
Germany	2,102.7	2,072.6	30.1
Eastern/South East Europe	674.0	826.0	–152.0

III. BALANCE-SHEET AND INCOME ANALYSIS (5-YEAR COMPARISON)

1. CORPORATE DATA /KEY FIGURES

		2009	2008	2007	2006	2005
Income Statement						
Rental Income	€ m	177.0	175.3	123.3	77.1	54.5
EBITDA	€ m	141.9	137.8	90.7	59.2	38.0
Operating Result (EBIT)	€ m	3.0	–152.6	151.5	90.2	73.6
Net income before taxes (EBT)	€ m	–134.5	–295.4	106.2	84.3	63.0
Consolidated net income	€ m	–134.7	–294.9	84.0	66.4	58.6
Attributable to the owners of the parent	€ m	–76.9	–237.1	52.1	60.3	58.7
Operating cash flow	€ m	120.5	114.6	83.4	48.0	36.4
Balance sheet						
Book value of properties	€ m	3,515.8	3,788.3	2,535.3	2,116.0	1,157.5
Total assets	€ m	4,310.6	4,394.8	3,823.4	2,712.8	1,313.3
Shareholders' equity	€ m	1,729.2	1,854.7	2,265.5	1,485.2	851.3
Long-term and short-term liabilities to banks	€ m	1,976.5	1,923.7	1,407.6	1,087.5	400.3
Net debt	€ m	1,472.3	1,591.1	839.6	598.3	289.6
Property assets						
Total usable space (excl. parking, excl.projects)	sqm	1,518,180	1,528,837	1,118,778	995,437	566,467
Gross yield of properties (in relation to book values) [1)]	%	6.5	6.3	5.8	6.6	6.8
Vacancy rate [1)]	%	5.9	5.1	3.8	7.1	11.9
Capital expenditures	€ m	274.9	1,859.1	411.0	986.3	405.0
Other key data						
Staff as at 31.12.		332	330	62	35	26
Gearing	%	85	86	37	40	34
Equity ratio	%	40	42	59	55	65
Equity-to-fixed assets ratio	%	49	49	71	68	72
Ø Enterprise Value (EV)	€ m	2,020.5	2,560.0	2,439.6	1,721.4	1,084.7
Ø Enterprise value/EBITDA		14	19	27	29	
Net asset value (NNNAV)	€ m	1,612.1	1,758.4	1,964.4	1,229.4	857.9
ROE	%	–4.8	–13.4	4.5	5.7	8.0
ROCE	%	0.1	–4.9	5.2	5.8	6.1

[1)] excluding the Capital Square, Dunacenter and Sava Business Center project completions that have been newly incorporated in the porfolio

2. CONSOLIDATED INCOME STATEMENT

€ m	**2009**	**2008**	**2007**	**2006**	**2005**
Rental Income/Net sales	177.0	175.3	123.3	77.1	54.5
- Austria	46.2	45.2	41.1	38.6	28.6
- Germany	90.5	91.5	44.0	0.3	0.3
- Eastern/South East Europe	40.3	38.7	38.1	38.2	25.6
Gross revenues	287.6	298.8	144.6	92.6	64.3
Net operating income	164.0	160.2	108.7	66.6	45.9
Result from the sale of properties	9.2	11.7	5.7	7.3	–0.1
EBITDA	141.9	137.8	90.7	59.2	38.0
Operating result/EBIT	3.0	–152.6	151.5	90.2	73.6
Change from revaluation	–129.1	–178.1	65.4	32.5	36.7
Net income before taxes/EBT	–134.5	–295.4	106.2	84.3	63.0
Current taxes	–38.7	–48.2	–2.3	–3.9	–1.0
Deferred taxes	38.5	48.7	–19.9	–14.0	–3.4
Taxes on income	–0.2	0.5	–22.2	–17.9	–4.4
Net Income	**–134.7**	**–294.9**	**84.0**	**66.4**	**58.6**

3. CONSOLIDATED BALANCE SHEET

	2009		2008		2007		2006		2005	
	€ m	%	€ m	%	€ m	%	€ m	%	€ m	%
Property assets	3,386.3	79	3,619.9	82	2,535.3	66	1,318.3	49	1,157.5	88
Long-term assets	**3,528.3**	**82**	**3,830.9**	**87**	**3,207.8**	**84**	**2,192.9**	**81**	**1,185.6**	**90**
Short-term assets	**782.4**	**18**	**563.9**	**13**	**615.6**	**16**	**519.9**	**19**	**127.7**	**10**
Total assets	**4,310.6**	**100**	**4,394.8**	**100**	**3,823.4**	**100**	**2,712.8**	**100**	**1,313.3**	**100**
Shareholders' equity	1,729.2	40	1,854.7	42	2,265.5	59	1,485.2	55	851.3	65
Long-term financial liabilities	1,852.2	43	1,834.9	42	1,156.6	30	1,036.3	38	294.8	22
Short-term financial liabilities	124.3	3	88.9	2	251.1	7	51.2	2	105.5	8
Other liabilities	605.0	14	616.5	14	150.3	4	140.7	5	61.7	5
Total liabilities and shareholders' equity	**4,310.6**	**100**	**4,394.8**	**100**	**3,823.4**	**100**	**2,712.8**	**100**	**1,313.3**	**100**

4. LIKE-FOR-LIKE ANALYSIS OF PROPERTIES THAT WERE ALREADY CORE AS AT 31 DECEMBER 2008

€ m	Book value		Annualised rental income		Gross Yield		Tenancy rate	
	2009	2008	2009	2008	2009	2008	2009	2008
Austria	681.4	683	43.3	42.0	6.4 %	6.1 %	92 %	90 %
Germany	1,103.1	1,075	63.9	64.7	5.8 %	6.0 %	98 %	99 %
Eastern/South East Europe	458.9	561.6	39.5	40.9	8.6 %	7.3 %	92 %	94 %
Total	**2,243.5**	**2,319.4**	**146.7**	**147.6**	**6.5 %**	**6.4 %**	**94 %**	**95 %**

5. CASH FLOW STATEMENT

€ m	2009	2008	2007	2006	2005
Cash Flow from					
- operating activities	130.8	169.7	47.4	37.3	25.1
- investment activities	72.8	–127.8	–1,203.0	–251.7	–221.5
- financing activities	–26.5	89.1	1,232.5	224.1	190.0
Change in cash and cash equivalents	**177.0**	**130.9**	**76.8**	**9.6**	**–6.4**
Cash and cash equivalents					
- beginning of business year	321.4	192.5	70.7	60.9	67.4
- changes in the value of foreign currency	–1.2	–2.0	0.7	0.2	0.0
- end of business year	497.2	321.4	148.3	70.7	60.9

IV. GENERAL OVERVIEW OF PROPERTIES

Plot size in 1,000 sqm Values in € 1,000

Country	City	Property	Share	Additions Month/Year	Plot 1)	Office space	Retail space	Hotel space
Investment properties					**1,724.1**	**812.4**	**97.9**	**71.4**
Investment properties Austria								
1020	Vienna	Handelskai 388 /DBC	100 %	09/00	9.4	20.8	1.5	0.0
1030	Vienna	Erdberger Lände 26-32	100 %	09/04	66.4	60.9	2.7	0.0
1030	Vienna	Rennweg 16 (Hotel, Office)	100 %	09/04	5.5	3.7	0.0	30.8
1030	Vienna	Landstraßer Hauptstraße 33/Czapkagasse 18	100 %	12/05	4.3	0.6	0.4	0.0
1030	Vienna	Rüdengasse 11	100 %	05/03	1.1	4.7	0.0	0.0
1030	Vienna	Galleria	100 %	12/05 – 05/08	WE	13.5	13.7	0.0
1040	Vienna	Wiedner Hauptstraße 23-25	100 %	07/89	1.2	1.9	0.9	1.5
1040	Vienna	Grosse Neugasse 36/Schäffergasse 18-20	100 %	12/89	1.0	0.0	0.6	0.0
1040	Vienna	Rilkeplatz 5	100 %	05/03	0.5	2.7	0.0	0.0
1040	Vienna	Prinz-Eugen-Straße 72	100 %	11/88	1.5	2.7	0.0	0.0
1040	Vienna	Viktorgasse 26	100 %	07/07	0.3	0.0	0.1	0.0
1060	Vienna	Mariahilferstraße 17	100 %	07/07	0.7	2.6	0.5	0.0
1090	Vienna	Mariannengasse 14	100 %	12/89	0.9	3.5	0.4	0.0
1090	Vienna	Stroheckgasse 6	100 %	07/07	0.2	0.0	0.0	0.0
1090	Vienna	Garnisongasse 22	100 %	07/07	0.4	0.0	0.2	0.0
1090	Vienna	Brünnlbadgasse 3	100 %	07/07	0.6	0.0	0.0	0.0
1100	Vienna	Erlachgasse 92b	100 %	11/03	2.7	0.0	6.9	0.0
1110	Vienna	Simmeringer Hauptstraße 99	100 %	12/05	7.5	0.2	1.2	0.0
1120	Vienna	Wolfganggasse 58-60	100 %	11/00	7.3	18.4	0.4	0.0
1120	Vienna	Schönbrunnerstraße 247	100 %	12/05	1.0	2.9	0.0	0.0
1150	Vienna	Linke Wienzeile 234/Storchengasse 1	100 %	03/95	4.0	14.9	0.8	0.0
1150	Vienna	Markgraf-Rüdiger-Str. 6-8	100 %	01/02	2.6	3.3	0.4	0.0
1150	Vienna	Sparkassaplatz 6	100 %	05/03	0.8	2.2	0.2	0.0
1150	Vienna	Hütteldorfer Straße 39-41	100 %	05/03	3.3	0.0	1.9	0.0
1170	Vienna	Geblergasse 22-26	100 %	12/05	2.3	0.0	0.1	0.0
1190	Vienna	Döblinger Hauptstraße 66	100 %	05/89	4.2	0.7	0.1	0.0
1190	Vienna	Heiligenstädter Straße 51-53	100 %	05/89	1.1	1.7	1.3	0.0
1200	Vienna	Klosterneuburgerstraße 23-27	100 %	05/03	0.5	2.3	0.8	0.0
1200	Vienna	Klosterneuburgerstraße 76	100 %	07/07	WE	0.0	0.8	0.0
1210	Vienna	Felmayergasse 2	100 %	12/05	6.9	0.0	3.4	0.0
1230	Vienna	Zetschegasse 17	100 %	11/03	12.2	3.0	5.2	0.0
1230	Vienna	Breitenfurter Straße 142-144	100 %	08/87	6.8	0.0	0.0	0.0
2201	Seyring	Brünner Straße 160	100 %	11/04	17.4	0.0	8.8	0.0
4020	Linz	Schubertstraße 16-18	100 %	02/90	3.1	0.4	0.2	0.0
4600	Wels	Kaiser-Josef-Platz 49	100 %	12/05	1.7	1.2	0.2	0.0
4614	Marchtrenk	Freilinger Straße 44	100 %	10/08	16.0	0.0	0.0	0.0
5020	Salzburg	AVA Hof – Ferdinand Hanusch Platz 1	100 %	01/02	3.6	5.4	3.0	0.0

Residental space	Industrial space	Storage space	Others	Total space 3)	Acquisition costs as at 31.12.2009	IFRS-Book value as at 31.12.2009 2)	IFRS-Book value as at 31.12.2008	Rental income 2009 - annualised	Level of commercial rental in %	Yield in % 4) 2009
42.7	**26.8**	**295.2**	**35.9**	**1,382.3**	**2,618,005**	**2,410,133**	**2,347,150**	**153,355**	**91 %**	**6.4 %**
0.0	0.0	1.0	0.0	23.3	52,368	37,431	33,600	1,784	75 %	4.8 %
0.0	13.9	4.6	0.0	82.1	125,773	104,100	109,500	9,738	100 %	9.4 %
0.0	0.0	0.7	0.0	35.1	83,015	76,037	76,124	4,259	93 %	5.6 %
5.5	0.0	0.1	0.0	6.5	7,067	9,348	9,164	449	98 %	4.8 %
0.0	0.0	0.0	0.0	4.7	9,032	7,900	8,000	559	100 %	7.1 %
1.9	0.0	1.1	0.0	30.2	81,172	76,477	56,537	3,849	79 %	5.0 %
1.6	0.0	0.0	0.0	5.8	8,029	9,900	9,800	498	100 %	5.0 %
3.2	0.0	0.0	0.0	3.8	7,333	7,400	7,400	408	96 %	5.5 %
0.0	0.0	0.0	0.0	2.7	6,638	6,700	6,700	469	100 %	7.0 %
0.0	0.0	0.1	0.0	2.8	7,969	5,900	6,200	259	67 %	4.4 %
1.1	0.0	0.2	0.0	1.4	3,045	2,414	2,371	118	86 %	4.9 %
0.2	0.0	0.2	0.0	3.5	17,092	16,680	16,234	829	99 %	5.0 %
0.0	0.0	0.0	0.0	3.9	8,839	8,500	8,500	586	96 %	6.9 %
1.2	0.0	0.0	0.0	1.2	3,238	3,417	3,343	171	100 %	5.0 %
1.3	0.0	0.0	0.0	1.5	3,501	3,340	3,307	143	83 %	4.3 %
1.0	0.0	0.0	0.0	1.0	3,451	3,371	3,305	170	93 %	5.0 %
0.0	0.0	0.0	0.0	6.9	12,200	10,900	11,000	886	100 %	8.1 %
2.1	0.0	0.0	0.0	3.5	3,696	3,269	3,200	231	91 %	7.1 %
0.0	0.0	2.0	0.0	20.8	40,684	25,860	25,730	1,820	87 %	7.0 %
0.0	0.0	0.0	0.0	2.9	7,770	8,155	8,182	574	97 %	7.0 %
0.0	0.0	1.6	0.0	17.3	43,097	30,300	30,300	1,950	84 %	6.4 %
1.7	0.0	0.1	0.0	5.4	6,672	6,900	6,900	497	92 %	7.2 %
0.0	0.0	0.0	0.0	2.4	4,211	3,570	3,710	297	100 %	8.3 %
0.0	0.0	0.0	0.0	2.0	2,802	2,220	2,240	185	99 %	8.3 %
3.6	0.0	0.0	0.0	3.6	7,343	7,692	7,653	412	83 %	5.4 %
1.5	0.0	0.0	0.0	2.3	3,245	5,300	5,200	232	86 %	4.4 %
0.0	0.0	0.0	0.0	3.0	5,036	3,660	4,100	185	63 %	5.1 %
0.4	0.0	0.0	0.0	3.5	6,155	5,800	5,800	434	93 %	7.5 %
0.8	0.0	0.0	0.0	1.6	3,004	3,086	3,066	170	84 %	5.5 %
0.0	0.0	0.0	0.0	3.4	2,156	2,176	2,175	159	100 %	7.3 %
0.0	0.0	0.0	0.0	8.2	10,044	8,500	8,750	713	93 %	8.4 %
0.0	4.5	0.0	0.0	4.5	4,585	4,200	4,200	375	100 %	8.9 %
0.0	0.0	4.3	0.0	13.1	14,346	16,900	17,100	1,226	100 %	7.3 %
2.4	0.0	0.0	0.0	3.0	5,964	5,400	5,200	287	87 %	5.3 %
0.0	0.0	0.0	0.0	1.4	2,218	2,326	2,325	128	82 %	5.5 %
0.0	8.4	0.0	0.0	8.4	5,133	3,260	4,240	174	100 %	5.3 %
0.2	0.0	0.1	0.2	8.9	21,624	23,100	23,000	1,343	99 %	5.8 %

TABLES AND ANALYSES

Plot size in 1,000 sqm Values in € 1,000

Country	City	Property	Share	Additions Month/ Year	Plot 1)	Office space	Retail space	Hotel space
5020	Salzburg	Fürbergstraße 18-20	100 %	12/05	WE	2.9	3.0	0.0
5020	Salzburg	Innsbrucker Bundesstraße 47	100 %	12/05	WE	2.9	0.0	0.0
5020	Salzburg	Julius-Welser-Straße 15	100 %	05/03	2.7	3.1	0.0	0.0
5020	Salzburg	Ignaz-Harrer-Straße 59	100 %	01/90	0.4	0.2	0.3	0.0
8010	Graz	Schießstattgasse 10	100 %	12/05	3.4	0.0	0.2	0.0
9020	Klagenfurt	Fallegasse 7	100 %	12/05	9.7	0.0	3.8	0.0
22 realties with properties built on third land					**333.1**	**0.0**	**0.0**	**0.0**
33 properties with an IFRS Book value < 2 m Euro					**95.3**	**2.0**	**10.7**	**0.0**
Investment properties Austria total					**643.8**	**185.1**	**74.7**	**32.3**
Investment properties Germany								
10115	Berlin	Ämtergebäude Invalidenstraße 130/131	100 %	01/08	1.4	3.1	0.0	0.0
10559	Berlin	Spreebogen	100 %	10/07	7.9	32.7	0.8	0.0
10719	Berlin	Joachimstaler Strasse 20	100 %	03/07	1.4	3.7	0.0	0.0
10785	Berlin	Kreuzberg, Königliche Direktion	100 %	01/08	13.1	23.1	0.0	0.0
10963	Berlin	Projektgesellschaft Hallesches Ufer	100 %	01/08	13.9	11.3	0.0	0.0
12277	Berlin	Marienfelde, Buckower Chaussee 43-58	100 %	01/08	53.0	1.8	0.0	0.0
21035	Hamburg	H&M Logistikcenter	100 %	07/08	146.5	0.0	0.0	0.0
34117	Kassel	Frankfurter Strasse 9 + 11	100 %	01/07	13.3	28.3	0.0	0.0
34119	Kassel	Friedrich-Ebert-Straße 104 – 106	100 %	01/07	18.7	6.3	0.0	0.0
34121	Kassel	Knorrstrasse 32, 34	100 %	01/07	11.3	2.6	0.0	0.0
34123	Kassel	Vor dem Osterholz 10-14 (Logistikpark)	100 %	07/07	19.9	7.7	0.0	0.0
34369	Hofgeißmar	Neue Straße 21	100 %	01/07	8.9	2.9	0.0	0.0
34497	Korbach	Medebacher Landstrasse 29	100 %	01/07	8.6	3.6	0.0	0.0
34576	Homberg/Efze	August-Vilmar-Strasse 20	100 %	01/07	13.0	2.7	0.0	0.0
35037	Marburg	Robert Koch Strasse 5-17	100 %	01/07	27.9	19.7	0.0	0.0
35037	Marburg	Universitätsstrasse 48-50	100 %	01/07	10.0	6.7	0.0	0.0
35043	Marburg	Raiffeisenstrasse 1 + 7	100 %	01/07	20.7	8.2	0.0	0.0
35390	Gießen	Gutfleischstr. 1/Marburger Str. 2-4/ Ostanlage 7, 15, 17, 19	100 %	01/07	20.6	18.2	0.0	0.0
35392	Gießen	Schubertstrasse 60	100 %	01/07	74.4	20.3	0.0	0.0
35392	Gießen	Leihgesterner Weg 52	100 %	01/07	5.1	2.6	0.0	0.0
35394	Gießen	Ferniestrasse 8	100 %	01/07	29.9	10.8	0.0	0.0
35578	Wetzlar	Schanzenfeldstrasse 8	100 %	01/07	20.4	7.1	0.0	0.0
36041	Fulda	Washingtonallee 1-6/Severingstrasse 1-5	100 %	01/07	48.0	18.2	0.0	0.0
36251	Bad Hersfeld	Hubertusweg 19	100 %	01/07	7.8	5.8	0.0	0.0
36251	Bad Hersfeld	Kleine Industriestraße 3	100 %	01/07	6.9	3.6	0.0	0.0
41460	Düsseldorf	Neuss Sperberweg 6	100 %	05/03	12.0	3.2	0.0	0.0
48143	Münster	Ämtergebäude	100 %	01/08				
50668	Cologne	Parkhaus RheinTriadem	100 %	01/08	3.2	0.0	0.0	0.0
50668	Cologne	Johannisstraße 60 und 64	100 %	01/08	2.2	3.7	0.0	0.0
55252	Mainz-Kastel	Wiesbadener Strasse 99-103	100 %	01/07	52.8	23.6	0.0	0.0
61169	Friedberg	Homburger Str. 18	100 %	01/07	8.2	2.7	0.0	0.0
61325	Bad Homburg	Auf der Steinkaut 10-12	100 %	01/07	6.4	3.6	0.0	0.0
64293	Darmstadt	Steubenplatz 14	100 %	01/07	5.6	5.4	0.0	0.0

Residental space	Industrial space	Storage space	Others	Total space [3]	Acquisition costs as at 31.12.2009	IFRS-Book value as at 31.12.2009 [2]	IFRS-Book value as at 31.12.2008	Rental income 2009 - annualised	Level of commercial rental in %	Yield in % [4] 2009
0.1	0.0	0.6	0.0	6.7	9,438	7,719	7,869	267	47 %	3.5 %
0.0	0.0	0.4	0.0	3.3	4,512	3,890	4,037	205	65 %	5.3 %
0.0	0.0	0.3	0.0	3.3	3,623	3,120	3,120	256	100 %	8.2 %
0.6	0.0	0.0	0.0	1.2	3,624	2,000	2,000	122	87 %	6.1 %
4.1	0.0	0.1	0.0	4.3	6,608	7,106	7,009	457	96 %	6.4 %
0.0	0.0	0.0	0.0	3.8	2,900	2,900	2,900	353	100 %	12.2 %
0.0	**0.0**	**0.0**	**0.0**	**0.0**	**89,953**	**92,682**	**90,540**	**4,912**	**100 %**	**5.3 %**
6.2	**0.0**	**0.4**	**0.0**	**19.3**	**22,460**	**21,084**	**21,623**	**1,223**	**88 %**	**5.8 %**
40.7	**26.8**	**17.8**	**0.2**	**377.6**	**782,667**	**701,990**	**683,254**	**44,361**	**92 %**	**6.3 %**
0.0	0.0	0.0	0.0	3.1	5,300	4,440	5,280	425	100 %	9.6 %
0.3	0.0	1.0	0.0	34.8	104,229	96,400	99,796	6,258	95 %	6.5 %
0.0	0.0	0.1	0.0	3.7	11,216	9,611	11,070	202	29 %	2.1 %
0.0	0.0	0.6	0.6	24.2	36,375	37,000	33,000	2,641	100 %	7.1 %
0.0	0.0	0.0	0.1	11.4	16,393	14,660	15,000	1,193	99 %	8.1 %
0.0	0.0	17.2	8.8	27.8	6,933	6,790	6,000	754	75 %	11.1 %
0.0	0.0	114.8	0.0	114.8	116,532	111,000	112,000	6,960	100 %	6.3 %
0.2	0.0	6.4	0.0	34.9	83,752	83,750	82,400	4,373	100 %	5.2 %
0.0	0.0	1.7	0.0	8.1	9,887	10,700	10,600	561	100 %	5.2 %
0.0	0.0	0.9	0.0	3.6	2,911	2,900	2,800	228	100 %	7.9 %
0.0	0.0	3.8	0.0	11.5	8,004	7,700	7,740	484	100 %	6.3 %
0.0	0.0	1.4	0.0	4.3	3,484	2,750	2,500	222	100 %	8.1 %
0.2	0.0	1.1	0.0	4.9	4,148	3,750	3,650	245	100 %	6.5 %
0.0	0.0	1.2	0.0	3.9	3,924	3,250	2,950	211	100 %	6.5 %
0.2	0.0	7.0	0.0	27.0	30,927	32,700	31,500	1,930	97 %	5.9 %
0.3	0.0	2.2	0.0	9.2	13,744	13,050	12,600	728	100 %	5.6 %
0.0	0.0	2.4	0.0	10.5	11,972	12,750	12,000	695	100 %	5.5 %
0.0	0.0	6.8	0.0	25.0	44,911	43,150	42,400	2,246	100 %	5.2 %
0.0	0.0	11.8	0.0	32.2	61,435	57,050	55,100	3,020	100 %	5.3 %
0.0	0.0	1.1	0.0	3.7	4,436	5,250	5,000	273	100 %	5.2 %
0.0	0.0	4.1	0.0	14.8	46,234	41,003	43,480	2,070	100 %	5.0 %
0.0	0.0	3.8	0.0	10.9	13,872	12,650	10,700	720	100 %	5.7 %
0.0	0.0	9.1	0.0	27.2	53,242	51,150	38,757	2,331	100 %	4.6 %
0.1	0.0	1.6	0.0	7.5	7,846	7,450	6,900	472	100 %	6.3 %
0.0	0.0	1.0	0.0	4.6	4,612	4,300	4,050	264	100 %	6.1 %
0.0	0.0	3.3	0.0	6.5	8,317	6,500	6,504	316	72 %	4.9 %
							1,200			
0.0	0.0	0.0	0.0	0.0	5,658	7,800	4,060	418	100 %	5.4 %
0.0	0.0	0.3	0.0	4.1	12,374	12,900	11,800	654	87 %	5.1 %
0.1	0.0	13.0	0.0	36.7	51,134	49,650	48,900	3,197	100 %	6.4 %
0.0	0.0	1.9	0.0	4.6	5,312	4,950	4,900	320	100 %	6.5 %
0.2	0.0	1.5	0.0	5.3	12,293	11,450	11,000	636	100 %	5.6 %
0.0	0.0	1.3	0.0	6.7	15,869	17,000	16,800	854	100 %	5.0 %

Plot size in 1,000 sqm   Values in € 1,000

Country	City	Property	Share	Additions Month/Year	Plot [1]	Office space	Retail space	Hotel space
64625	Bensheim	Berliner Ring 35	100 %	01/07	12.3	5.9	0.0	0.0
64720	Michelstadt	Erbacher Strasse 46,47,48	100 %	01/07	15.5	4.8	0.0	0.0
65185	Wiesbaden	Kaiser-Friedrich-Ring 75	100 %	01/07	12.3	12.4	0.0	0.0
65185	Wiesbaden	Rheinstrasse 35-37	100 %	01/07	4.2	6.5	0.0	0.0
65185	Wiesbaden	Luisenplatz 5 + 10	100 %	01/07	4.4	5.2	0.0	0.0
65187	Wiesbaden	Mosbacher Strasse 55	100 %	01/07	11.0	3.5	0.0	0.0
65195	Wiesbaden	Schaperstrasse 16,19	100 %	01/07	9.7	8.8	0.0	0.0
65197	Wiesbaden	Willy-Brandt-Allee 20-22	100 %	01/07	26.2	6.6	0.0	0.0
65197	Wiesbaden	Willy-Brandt-Allee 2	100 %	01/07	2.1	0.8	0.0	0.0
65201	Wiesbaden	Schönbergstrasse 100	100 %	01/07	110.2	33.8	0.0	0.0
65428	Rüsselsheim	Eisenstrasse 60	100 %	01/07	10.0	3.8	0.0	0.0
65428	Rüsselsheim	Johann-Sebastian-Bach-Strasse 45	100 %	01/07	6.7	3.5	0.0	0.0
65510	Idstein	Gerichtstrasse 1 + 3	100 %	01/07	4.4	2.5	0.0	0.0
65719	Hofheim	Nordring 4-10	100 %	01/07	12.0	6.7	0.0	0.0
65719	Hofheim	Zeilsheimer Strasse 59	100 %	01/07	11.2	2.2	0.0	0.0
70174	Stuttgart	Heilbronner Straße 7/Jägerstraße 17 (ehem. BD)	100 %	01/08	13.4	23.8	0.0	0.0
81243	Munich	Erbbaurecht Berga, Bodenseestraße 229	100 %	01/08	7.1	0.0	0.0	0.0
Investment properties Germany total					**965.4**	**423.8**	**0.8**	**0.0**
Investment properties Eastern and South East Europe								
BG	Sofia	IBC	100 %	03/03	5.7	3.9	0.0	0.0
BG	Sofia	Europark Office Building	100 %	05/06	2.9	6.9	0.0	0.0
CZ	Prague	Europort	100 %	07/05	E	0.0	3.1	13.8
CZ	Prague	English International School Prague	100 %	10/07	24.0	0.0	0.0	0.0
HU	Budapest	Víziváros Office Center	100 %	09/05	4.0	11.7	0.4	0.0
HU	Budapest	R70 Office Complex	100 %	06/03	3.9	15.9	0.5	0.0
HU	Budapest	Buda Business Center	100 %	09/05	1.8	5.6	0.1	0.0
HU	Budapest	Canada Square	100 %	07/05	1.4	5.0	0.0	0.0
HU	Budapest	Bártok Ház	100 %	08/05	3.7	14.3	2.2	0.0
PL	Warsaw	Wspolna	100 %	11/01	E	6.2	0.7	0.0
PL	Warsaw	Warschau Financial Center	50 %	09/05	0.6	23.3	0.7	0.0
CZ	Plzen	Diplomat Center Pilsen	100 %	08/08	2.9	3.9	0.0	10.0
RO	Bucharest	Opera Center 1	100 %	09/03	2.6	10.3	0.7	0.0
RO	Bucharest	Opera Center 2	100 %	03/04	0.8	3.2	0.0	0.0
RO	Bucharest	Bukarest Business Park	100 %	10/05	15.7	23.8	0.1	0.0
SRB	Belgrade	Belgrad Office Park	100 %	12/07	E	18.1	0.0	0.0
SK	Bratislava	Bratislava Business Center	100 %	01/00	1.6	7.3	0.8	0.0
SI	Ljubljana	Austria Trend Hotel Ljubljana	100 %	04/05	2.9	0.0	2.6	15.4
Investment properties Eastern and South East Europe total					**74.5**	**159.3**	**11.9**	**39.1**
Investment properties Eastern and South East Europe new								
HU	Budapest	Capital Square	100 %	01/07	8.5	27.7	1.9	0.0
HU	Györ	Duna Center	50 %	09/08	21.3	0.0	8.2	0.0
SRB	Belgrade	Sava Business Center	100 %	02/07	10.6	16.5	0.4	0.0
Investment properties Eastern and South East Europe new total					**40.4**	**44.2**	**10.5**	**0.0**

Residental space	Industrial space	Storage space	Others	Total space [3]	Acquisition costs as at 31.12.2009	IFRS-Book value as at 31.12.2009 [2]	IFRS-Book value as at 31.12.2008	Rental income 2009 - annualised	Level of commercial rental in %	Yield in % [4] 2009
0.0	0.0	1.4	0.0	7.4	11,270	11,900	11,600	649	100 %	5,5 %
0.0	0.0	2.0	0.0	6.7	7,493	7,000	6,200	425	100 %	6,1 %
0.0	0.0	4.0	0.0	16.4	44,635	43,900	43,600	2,178	100 %	5,0 %
0.1	0.0	1.8	0.0	8.4	18,426	19,050	18,800	1,028	100 %	5,4 %
0.0	0.0	1.5	0.0	6.6	18,234	17,100	16,900	810	100 %	4,7 %
0.0	0.0	11.8	0.0	15.3	24,567	25,100	25,000	1,319	100 %	5,3 %
0.0	0.0	2.7	0.0	11.5	23,543	22,400	22,100	1,244	100 %	5,6 %
0.0	0.0	5.9	0.0	12.6	22,522	21,000	20,400	1,197	100 %	5,7 %
0.0	0.0	0.8	0.0	1.7	3,583	3,050	2,950	179	100 %	5,9 %
0.2	0.0	11.5	0.0	45.5	80,441	78,350	77,700	4,573	100 %	5,8 %
0.0	0.0	1.2	0.0	5.1	12,206	9,300	8,650	518	100 %	5,6 %
0.0	0.0	1.4	0.0	4.9	7,768	9,100	8,850	405	100 %	4,5 %
0.0	0.0	1.2	0.0	3.8	8,619	8,300	8,250	457	100 %	5,5 %
0.1	0.0	2.5	0.0	9.3	15,569	16,700	16,400	932	100 %	5,6 %
0.0	0.0	0.7	0.0	2.9	5,634	5,300	4,500	310	100 %	5,8 %
0.0	0.0	0.2	0.0	23.9	18,488	17,000	18,232	1,582	95 %	9,3 %
0.0	0.0	0.0	7.1	7.1	3,140	3,140	3,140	226	100 %	7,2 %
2.0	**0.0**	**273.3**	**16.6**	**716.6**	**1,143,459**	**1,103,144**	**1,075,709**	**63,933**	**98 %**	**5,8 %**
0.0	0.0	0.2	0.0	4.0	9,331	8,687	9,085	900	100 %	10,4 %
0.0	0.0	0.1	0.2	7.2	16,421	13,420	16,120	1,463	100 %	10,9 %
0.0	0.0	0.0	0.4	17.4	43,735	42,510	51,660	3,769	97 %	8,9 %
0.0	0.0	0.0	6.8	6.8	13,372	9,510	11,580	791	100 %	8,3 %
0.0	0.0	0.0	1.3	13.4	25,912	28,170	33,770	2,350	95 %	8,3 %
0.0	0.0	0.0	1.6	18.0	29,486	27,180	33,780	2,168	73 %	8,0 %
0.0	0.0	0.0	0.3	6.0	12,918	8,600	9,870	512	47 %	6,0 %
0.0	0.0	0.4	0.0	5.3	12,186	11,470	13,700	1,115	98 %	9,7 %
0.0	0.0	0.0	0.6	17.1	44,030	37,930	47,690	3,227	100 %	8,5 %
0.0	0.0	0.0	0.2	7.1	20,569	20,500	22,520	1,451	85 %	7,1 %
0.0	0.0	0.0	1.0	24.9	71,486	81,005	96,260	5,260	85 %	6,5 %
0.0	0.0	0.1	0.2	14.3	30,324	24,100	27,980	2,494	100 %	10,3 %
0.0	0.0	0.0	0.5	11.5	18,297	24,902	37,678	2,827	100 %	11,4 %
0.0	0.0	0.0	0.1	3.3	4,860	6,875	10,344	807	100 %	11,7 %
0.0	0.0	0.0	1.9	25.8	61,696	58,110	67,630	5,275	98 %	9,1 %
0.0	0.0	2.3	0.0	20.4	56,240	46,120	52,540	3,470	82 %	7,5 %
0.0	0.0	0.5	0.7	9.3	19,707	9,510	12,870	819	76 %	8,6 %
0.0	0.0	0.0	0.0	17.9	46,069	24,050	33,110	2,204	100 %	9,2 %
0.0	**0.0**	**3.5**	**15.8**	**229.6**	**536,638**	**482,649**	**588,187**	**40,900**	**91 %**	**8,5 %**
0.0	0.0	0.0	2.2	31.8	81,403	70,000	0	2,109	38 %	3,0 %
0.0	0.0	0.0	0.0	8.2	11,685	7,140	0	319	51 %	4,5 %
0.0	0.0	0.6	1.1	18.5	58,647	45,210	0	1,733	46 %	3,8 %
0.0	**0.0**	**0.6**	**3.3**	**58.5**	**151,735**	**122,350**	**0**	**4,161**	**42 %**	**3,4 %**

TABLES AND ANALYSES

Plot size in 1,000 sqm Values in € 1,000

Country	City	Property	Share	Additions Month/Year	Plot [1]	Office space	Retail space	Hotel space
Investment properties Eastern and South East Europe total					**114.9**	**203.5**	**22.3**	**39.1**
Investment properties under development					**4,155.4**	**212.4**	**98.4**	**15.5**
Land reserve Austria								
1020	Vienna	Praterstraße 10/Ferdinandstraße 1	100 %	07/07				
1120	Vienna	Altmannsdorferstrasse 80-84	100 %	07/07	3.9			
1190	Vienna	Muthgasse 42-48	100 %	04/02	14.5			
Land reserve Austria total					**18.4**			
Actual projects Austria								
1020	Vienna	Rembrandtstraße 21	100 %	07/07	0.7	0.0	0.0	5.0
1180	Vienna	Theresiengasse 36	100 %	12/05	0.4	0.0	0.0	0.0
Actual projects Austria total					**1.2**	**0.0**	**0.0**	**5.0**
Land reserve Germany								
10557	Berlin	Tiergarten, Lehrter Stadtquartier 4	100 %	01/08	3.2			
10557	Berlin	Tiergarten, Lehrter Stadtquartier 5	100 %	01/08	3.3			
10557	Berlin	Tiergarten, Lehrter Stadtquartier 6	100 %	01/08	3.0			
10557	Berlin	Tiergarten, Lehrter Stadtquartier 7	100 %	01/08	3.6			
10557	Berlin	Tiergarten, Lehrter Stadtquartier 8	100 %	01/08	1.6			
10557	Berlin	Tiergarten, Lehrter Stadtquartier 9	100 %	01/08	1.8			
10557	Berlin	Tiergarten, Invalidenstraße 51/52 am Kanal	100 %	01/08	19.3			
10963	Berlin	Kreuzberg, Baufeld Urbane Mitte	100 %	01/08	35.6			
12207	Berlin	Lichterfelde, Landweg, Osdorfer Straße, Reaumurstraße	100 %	01/08	965.2			
13589	Berlin	Tiergarten, Lehrter Gbf	100 %	01/08	46.8			
60327	Frankfurt	Mannheimer Straße 35 (Khasana-Gelände)	100 %	01/08	8.3			
60327	Frankfurt	Europaallee Nord 2	100 %	01/08	6.1			
60327	Frankfurt	Europaallee Nord 3	100 %	01/08	5.7			
60327	Frankfurt	Europaallee Süd 1	100 %	01/08	7.9			
60327	Frankfurt	UEC Tower 1	100 %	01/08	3.7			
80335	Munich	Laim Landsberger Straße (ehemaliges Teil-projekt 7)	100 %	01/08	15.9			
80939	Munich	Bf Freimann I	100 %	01/08	37.9			
35394	Gießen	Ferniestrasse 8	100 %	01/07	0.0			
properties with an IFRS Book value < 2 m Euro					**337.9**			
Land reserve Germany total					**1,506.9**			
Projects in advanced preparation Germany								
50668	Cologne	RheinForum (ehemaliges K1)	100 %	01/08	5.2			
60327	Frankfurt	Europaviertel, Skyline Plaza	100 %	01/08	41.4			
60327	Frankfurt	HYATT Tower	100 %	01/08	4.1			
4031	Basel (CH)	Erlenmatt – Shoppingcenter Multidevelopment	100 %	01/08	10.9			
Projects in advanced preparation Germany total					**61.6**			

Residental space	Industrial space	Storage space	Others	Total space [3]	Acquisition costs as at 31.12.2009	IFRS-Book value as at 31.12.2009 [2]	IFRS-Book value as at 31.12.2008	Rental income 2009 - annualised	Level of commercial rental in %	Yield in % [4] 2009
0.0	**0.0**	**4.1**	**19.1**	**288.2**	**688,373**	**604,999**	**588,187**	**45,062**	**82%**	**7,4%**
1.1	**1.8**	**7.8**	**5.9**	**342.9**	**1,050,103**	**962,459**	**953,992**	**8,701**		
							1,547			
					12,606	5,017	5,316	24		
					23,703	15,394	17,900	12		
					36,309	**20,411**	**24,763**	**36**		
0.0	0.0	0.0	0.0	5.0	4,117	2,419	2,646	0		
1.1	0.0	0.0	0.0	1.1	1,198	1,371	1,185	77		
1.1	**0.0**	**0.0**	**0.0**	**6.2**	**5,315**	**3,790**	**3,831**	**77**		
					9,838	11,100	12,500	23		
					14,995	12,700	14,200	7		
					10,010	8,600	9,000	3		
					24,332	22,500	27,200	1		
					35,597	21,500	32,822	42		
					15,889	15,800	17,598	10		
					4,680	4,680	4,676	0		
					10,894	13,000	0	212		
					4,374	4,600	4,361	322		
					3,112	3,200	2,970	83		
					8,870	20,300	8,870	1,144		
					8,831	8,100	8,000	0		
					10,775	8,800	8,500	0		
					16,020	13,100	13,000	2		
					26,118	23,900	26,000	0		
					9,266	10,300	8,050	339		
					4,290	3,900	4,290	459		
					7,520	10,347	7,520	0		
					3,242	**3,730**	**14,679**	**129**		
					228,653	**220,157**	**224,236**	**2,776**		
					5,058	5,200	4,320	1		
					26,996	25,000	45,000	4		
					10,838	11,400	10,204	0		
					18,577	12,800	39,026	0		
					61,469	**54,400**	**98,550**	**5**		

Plot size in 1,000 sqm   Values in € 1,000

Country	City	Property	Share	Additions Month/ Year	Plot 1)	Office space	Retail space	Hotel space
Land development Germany								
40210	Düsseldorf	Harkortstraße	100 %	01/08	13.1			
10963	Berlin	Kreuzberg, Baufeld Möckernkiez	100 %	01/08	30.0			
10963	Berlin	Kreuzberg, Baufeld Yorckdreieck	100 %	01/08	32.0			
10963	Berlin	Kreuzberg, Baufeld Flottwellpromenade	100 %	01/08	25.0			
10557	Berlin	Europacity	100 %	01/08	187.7			
13355	Berlin	Wedding, Brunnenstraße, Gbhf. Nordend, S-Bhf. Gesundbrunnen	100 %	01/08	105.7			
40211	Düsseldorf	Schirmerstraße	100 %	01/08	5.9			
40227	Düsseldorf	Mindener Straße	100 %	01/08	54.1			
40545	Düsseldorf	BelsenPark Oberkassel	100 %	01/08	81.7			
60327	Frankfurt	Idsteiner Straße	100 %	01/08	56.9			
60327	Frankfurt	Frankfurt am Main, Millenium Tower	100 %	01/08	8.7			
80335	Munich	Schlossviertel Nymphenburg (ehemaliges Teilprojekt 4)	100 %	01/08	80.1			
80939	Munich	AW Freimann	50 %	01/08	86.2			
80993	Munich	Eggartensiedlung	100 %	01/08	146.6			
80993	Munich	Ladehof Moosach	100 %	01/08	37.0			
81241	Munich	Gleisdreieck Pasing	100 %	01/08	211.2			
81673	Munich	Bw München 4	100 %	01/08	124.5			
85622	Feldkirchen b. Munich	Naherholungsgebiet "Heimstettener See"	100 %	01/08	452.0			
4031	Basel (CH)	Erlenmatt Baufeld C-N	100 %	01/08	117.9			
properties with an IFRS Book value < 2 m Euro					**63.0**			
Land development Germany total					**1,919.5**			
Actual projects Germany								
10557	Berlin	TOTAL Tower	100 %	01/08	4.1	13.9	7.4	0.0
80335	Munich	Schlossviertel Nymphenburg, Ambigon	100 %	01/08	6.2	5.2	4.2	0.0
60327	Frankfurt	Europaallee Nord 4	100 %	01/08	0.9	0.0	0.0	4.5
60327	Frankfurt	Europaviertel, Tower 185	100 %	01/08	17.8	96.8	1.2	0.0
60327	Frankfurt	Europaallee Nord 1	100 %	01/08	5.6	18.7	2.7	0.0
80335	Munich	Arnulfpark, Skygarden	50 %	01/08	6.1	15.8	0.0	0.0
Actual projects Germany total					**40.7**	**150.4**	**15.5**	**4.5**
Land reserve Eastern and South East Europe								
RO	Arad	Specialist retail center Arad	100 %	12/07	31.7			
SRB	Belgrade	LogCenter Novi Banovci	50 %	09/08	249.2			
CZ	Prague	City Deco	100 %	06/07	6.3			
Land reserve Eastern and South East Europe total					**287.2**			
Actual projects Eastern and South East Europe								
PL	Warsaw	Poleczki Business Park	50 %	03/07	72.6	18.2	0.0	0.0
RO	Sibiu	Retail Park Sibiu	100 %	12/07	218.9	0.0	80.5	0.0
RU	Moscow	Maslov Tower	50 %	12/06	3.1	14.8	0.0	0.0

Residental space	Industrial space	Storage space	Others	Total space 3)	Acquisition costs as at 31.12.2009	IFRS-Book value as at 31.12.2009 2)	IFRS-Book value as at 31.12.2008	Rental income 2009 - annualised	Level of commercial rental in %	Yield in % 4) 2009
					6,054	6,200	5,944	181		
					8,451	8,000	0	70		
					4,546	5,000	0	178		
					11,747	12,000	0	2		
					41,289	50,000	44,638	1,565		
					8,810	8,940	8,650	354		
					2,636	2,800	2,634	7		
					3,469	3,300	3,392	137		
					19,863	17,700	17,000	76		
					9,113	8,880	8,819	0		
					75,607	74,100	73,600	101		
					18,774	19,200	36,344	27		
					31,432	22,500	27,500	662		
					13,685	13,700	13,685	5		
					10,792	9,700	9,500	17		
					12,255	14,200	12,239	368		
					12,028	12,100	11,869	70		
					2,486	2,500	2,248	260		
					28,882	19,900	0	1,675		
					1,107	**1,120**	**38,277**	**52**		
					323,025	**311,840**	**316,339**	**5,806**		
0.0	0.0	0.5	0.0	21.8	14,261	15,700	0	0		
0.0	0.0	0.3	5.9	15.6	15,076	16,300	0	0		
0.0	0.0	0.0	0.0	4.5	8,683	8,800	2,284	0		
0.0	0.0	2.6	0.0	100.5	161,782	162,900	91,523	0		
0.0	0.0	1.5	0.0	22.9	44,212	46,935	18,128	0		
0.0	0.0	0.7	0.0	16.5	30,354	33,500	20,387	0		
0.0	**0.0**	**5.6**	**5.9**	**181.9**	**274,368**	**284,135**	**132,321**	**0**		
					2,890	2,100	2,890	0		
					2,249	2,070	1,780	0		
					0	0	0	0		
					5,139	**4,170**	**4,670**	**0**		
0.0	1.8	1.5	0.0	21.4	40,376	37,767	21,499	0		
0.0	0.0	0.0	0.0	80.5	31,574	19,500	23,519	0		
0.0	0.0	0.1	0.0	14.9	30,656	5,039	18,087	0		

Plot size in 1,000 sqm   Values in € 1,000

Country	City	Property	Share	Additions Month/ Year	Plot [1]	Office space	Retail space	Hotel space
RU	St. Petersburg	Airport City St. Petersburg [5]	25 %	12/07	15.6	6.5	0.8	6.0
SRB	Belgrade	Sava Business Center	100 %	02/07				
HU	Györ	Dunacenter	50 %	09/08				
HU	Budapest	Capital Square	100 %	01/07				
SK	Bratislava	BBC 1 Plus	100 %	01/00	6.3	14.5	0.3	0.0
SK	Bratislava	Sekyra Tower	50 %	09/08	3.7	8.0	1.3	0.0
Actual projects Eastern and South East Europe total					**320.1**	**62.0**	**82.9**	**6.0**
Own used properties					**0.0**	**4.1**	**0.0**	**0.0**
Own used properties Austria								
1030	Vienna	Rennweg 16 (office)	100 %	09/04	0.0	2.9	0.0	0.0
Own used properties Austria total					**0.0**	**2.9**	**0.0**	**0.0**
Own used properties Germany								
10719	Berlin	Joachimstaler Strasse 20	100 %	03/07	0.0	1.3	0.0	0.0
Own used properties Germany total					**0.0**	**1.3**	**0.0**	**0.0**
Properties intended for trading					**1,397.3**	**46.2**	**0.9**	**0.0**
Properties intended for trading Germany								
10771	Berlin	Am Güterbahnhof Halensee 1-29 u.a.	100 %	01/08	28.2	0.0	0.1	0.0
10829	Berlin	Werdauer Weg 20 – 39	100 %	01/08	34.4	0.3	0.0	0.0
10829	Berlin	Werdauer Weg 4 – 23	100 %	01/08	41.6	0.0	0.0	0.0
10829	Berlin	Kolonnenstraße 30k, 30l	100 %	01/08	6.0	0.0	0.0	0.0
12247	Berlin	Wunsiedler Weg 26	100 %	01/08	67.2	0.0	0.0	0.0
12277	Berlin	Motzener Straße 36 – 38	100 %	01/08	38.4	1.4	0.0	0.0
12277	Berlin	Schwechtenstraße 5 – 8	100 %	01/08	135.1	0.0	0.0	0.0
14059	Berlin	Sophie – Charlotten – Straße 4, 4a – d	100 %	01/08	33.4	2.1	0.8	0.0
22765	Hamburg	Museumstraße 39	100 %	01/08	12.1	32.9	0.0	0.0
60327	Frankfurt	Europaallee Süd 4	50 %	01/08	2.9	0.0	0.0	0.0
76133	Karlsruhe	Lammstraße 19	100 %	01/08	4.0	5.9	0.0	0.0
80335	Munich	Arnulfpark Baufeld MK 3	100 %	01/08	7.9	0.0	0.0	0.0
80995	Munich	Ratoldstraße (Bf Feldmoching)	100 %	01/08	73.8	0.0	0.0	0.0
81245	Munich	Hellensteinstraße	100 %	01/08	119.2	0.0	0.0	0.0
81379	Munich	Isargärten Thalkirchen – Infraplan	33 %	06/09	1.7	0.0	0.0	0.0
89306	Munich	Perlach Umlegung	100 %	01/08	18.7	0.0	0.0	0.0
Properties with an IFRS Book value < 2 m Euro					**772.8**	**3.7**	**0.0**	**0.0**
Properties intended for trading Germany total					**1,397.3**	**46.2**	**0.9**	**0.0**
Properties intended for trading Eastern and South East Europe								
SK	Bratislava	Sekyra Tower	50 %	09/08	0.0	0.0	0.0	0.0
Properties intended for trading Eastern and South East Europe total					**0.0**	**0.0**	**0.0**	**0.0**
Assets held for sale					**6.0**	**2.3**	**0.0**	**0.0**

Residental space	Industrial space	Storage space	Others	Total space [3]	Acquisition costs as at 31.12.2009	IFRS-Book value as at 31.12.2009 [2]	IFRS-Book value as at 31.12.2008	Rental income 2009 - annualised	Level of commercial rental in %	Yield in % [4] 2009
0.0	0.0	0.0	0.0	13.3	0	0	0	0		
							38,650			
							3,177			
							41,008			
0.0	0.0	0.5	0.0	15.4	11,010	0	2,095	0		
0.0	0.0	0.0	0.0	9.3	2,207	1,250	1,247	0		
0.0	**1.8**	**2.2**	**0.0**	**154.8**	**115,824**	**63,556**	**149,282**	**0**		
0.0	**0.0**	**0.1**	**0.0**	**4.2**	**12,078**	**14,248**	**13,747**	**0**		
0.0	0.0	0.0	0.0	2.9	11,584	10,959	11,517	0		
0.0	**0.0**	**0.0**	**0.0**	**2.9**	**11,584**	**10,959**	**11,517**	**0**		
0.0	0.0	0.1	0.0	1.4	4,001	3,289	2,230	0		
0.0	**0.0**	**0.1**	**0.0**	**1.4**	**4,001**	**3,289**	**2,230**	**0**		
8.3	**0.0**	**41.0**	**40.5**	**136.9**	**143,851**	**122,902**	**125,593**	**9,320**		
0.0	0.0	0.0	2.7	2.8	4,504	4,504	3,539	77	69 %	1.7 %
0.0	0.0	4.0	0.0	4.3	5,539	4,860	5,372	643	95 %	13.2 %
0.0	0.0	0.2	0.0	0.2	4,100	3,970	4,100	422	98 %	10.6 %
0.0	0.0	0.0	6.0	6.0	3,930	3,930	3,930	291	100 %	7.4 %
0.0	0.0	0.0	0.0	0.0	6,360	5,500	5,000	594	100 %	10.8 %
0.2	0.0	17.3	0.0	18.8	7,035	6,480	6,900	332	58 %	5.1 %
0.0	0.0	0.0	0.0	0.0	2,293	2,293	2,270	92	49 %	4.0 %
0.0	0.0	9.4	0.0	12.3	13,994	11,025	12,500	1,016	96 %	9.2 %
0.0	0.0	0.0	0.0	32.9	24,107	24,107	24,107	4,534	100 %	18.8 %
0.0	0.0	0.0	0.0	0.0	16,255	11,650	7,243	0		0.0 %
0.0	0.0	0.0	0.0	5.9	3,902	3,810	3,900	377	100 %	9.9 %
0.0	0.0	0.0	0.0	0.0	9,097	9,097	17,086	0		0.0 %
0.0	0.0	0.0	0.0	0.0	5,000	5,000	5,000	28	100 %	0.6 %
0.0	0.0	0.0	0.0	0.0	2,410	2,000	2,000	65	100 %	3.2 %
0.0	0.0	0.0	0.0	0.0	2,422	2,422	0	0		0.0 %
0.0	0.0	0.0	0.0	0.0	3,320	2,000	2,000	0		0.0 %
0.1	**0.0**	**10.0**	**31.8**	**45.6**	**23,232**	**19,004**	**19,398**	**850**	**26 %**	**4.5 %**
0.3	**0.0**	**41.0**	**40.5**	**128.9**	**137,500**	**121,652**	**124,346**	**9,320**	**76 %**	**7.7 %**
8.0	0.0	0.0	0.0	8.0	6,350	1,250	1,247	0		
8.0	**0.0**	**0.0**	**0.0**	**8.0**	**6,350**	**1,250**	**1,247**	**0**		
0.0	**0.0**	**0.4**	**0.0**	**2.7**	**6,233**	**6,020**	**0**	**166**		

TABLES AND ANALYSES

Plot size in 1,000 sqm Values in € 1,000

Country	City	Property	Share	Additions Month/Year	Plot [1]	Office space	Retail space	Hotel space
Assets held for sale Austria								
1020	Vienna	Praterstraße 10/Ferdinandstraße 1	100 %	07/07	0.3	0.0	0.0	0.0
Assets held for sale Austria total					**0.3**	**0.0**	**0.0**	**0.0**
Assets held for sale Germany								
48143	Münster	Ämtergebäude	100 %	01/08	1.1	2.3	0.0	0.0
10963	Berlin	Projektgesellschaft Hallesches Ufer	100 %	01/08	3.1	0.0	0.0	0.0
60327	Frankfurt	Europaallee Süd 7	100 %	01/08	1.6	0.0	0.0	0.0
Assets held for sale Germany total					**5.7**	**2.3**	**0.0**	**0.0**
Properties sold in 2009								
Austria					44.1	5.5	17.3	2.7
Germany					162.3	57.1	1.8	0.6
Eastern and South East Europe					7.5	0.0	0.0	0.0
Total properties sold in 2009					**213.9**	**62.6**	**19.1**	**3.3**
Investment properties					**1,724.1**	**812.4**	**97.9**	**71.4**
Investment properties Austria					643.8	185.1	74.7	32.3
Investment properties Germany					965.4	423.8	0.8	0.0
Investment properties Eastern and South East Europe					114.9	203.5	22.3	39.1
Investment properties Eastern and South East Europe					74.5	159.3	11.9	39.1
Investment properties Eastern and South East Europe new					40.4	44.2	10.5	0.0
Investment properties under development					**4,155.4**	**212.4**	**98.4**	**15.5**
Land reserve Austria					18.4	0.0	0.0	0.0
Actual projects Austria					1.2	0.0	0.0	5.0
Land reserve Germany					1,506.9	0.0	0.0	0.0
Projects in advanced preparation Germany					61.6	0.0	0.0	0.0
Land development Germany					1,919.5	0.0	0.0	0.0
Actual projects Germany					40.7	150.4	15.5	4.5
Land reserve Eastern and South East Europe					287.2	0.0	0.0	0.0
Actual projects Eastern and South East Europe					320.1	62.0	82.9	6.0
Own used properties					**0.0**	**4.1**	**0.0**	**0.0**
Own used properties Austria					0.0	2.9	0.0	0.0
Own used properties Germany					0.0	1.3	0.0	0.0
Properties intended for trading					**1,397.3**	**46.2**	**0.9**	**0.0**
Properties intended for trading Germany					1,397.3	46.2	0.9	0.0
Properties intended for trading Eastern and South East Europe					0.0	0.0	0.0	0.0
Assets held for sale					**6.0**	**2.3**	**0.0**	**0.0**
Assets held for sale Austria					0.3	0.0	0.0	0.0
Assets held for sale Germany					5.7	2.3	0.0	0.0
Properties sold in 2009					**213.9**	**62.6**	**19.1**	**3.3**
Total					**7,282.8**	**1,077.5**	**197.2**	**86.9**
Total (incl. properties sold)					**7,496.7**	**1,140.1**	**216.2**	**90.2**

[1] Residental ownership (WE), perpetual lease (E).
[2] Change IFRS 40: 2008: Property under development AT COST, 2009: AT FAIR MARKET VALUE.

Residental space	Industrial space	Storage space	Others	Total space 3)	Acquisition costs as at 31.12.2009	IFRS-Book value as at 31.12.2009 2)	IFRS-Book value as at 31.12.2008	Rental income 2009 - annualised	Level of commercial rental in %	Yield in % 4) 2009
0.0	0.0	0.0	0.0	0.0	2,069	1,975	0	0		0.0 %
0.0	**0.0**	**0.0**	**0.0**	**0.0**	**2,069**	**1,975**	**0**	**0**		
0.0	0.0	0.4	0.0	2.7	2,020	1,815	0	127	76 %	7.0 %
0.0	0.0	0.0	0.0	0.0	340	340	0	39	100 %	11.4 %
0.0	0.0	0.0	0.0	0.0	1,804	1,890	0	0	0 %	0.0 %
0.0	**0.0**	**0.4**	**0.0**	**2.7**	**4,164**	**4,045**	**0**	**166**		
11.2	0.1	0.1	0.1	37.0	0	0	76,738	0		
2.1	0.0	7.6	5.8	74.9	0	0	262,790	0		
0.0	0.0	0.0	0.0	0.0	0	0	8,285	0		
13.4	**0.1**	**7.6**	**5.9**	**112.0**	**0**	**0**	**347,813**	**0**		
42.7	**26.8**	**295.2**	**35.9**	**1,382.3**	**2,614,499**	**2,410,133**	**2,347,150**	**153,355**	**91 %**	**6.4 %**
40.7	26.8	17.8	0.2	377.6	782,667	701,990	683,254	44,361	92 %	6.3 %
2.0	0.0	273.3	16.6	716.6	1,143,459	1,103,144	1,075,709	63,933	98 %	5.8 %
0.0	0.0	4.1	19.1	288.2	688,373	604,999	588,187	45,062	82 %	7.4 %
0.0	0.0	3.5	15.8	229.6	536,638	482,649	588,187	40,900	91 %	8.5 %
0.0	0.0	0.6	3.3	58.5	151,735	122,350	0	4,161	42 %	3.4 %
1.1	**1.8**	**7.8**	**5.9**	**342.9**	**1,050,103**	**962,459**	**953,992**	**8,701**		
0.0	0.0	0.0	0.0	0.0	36,309	20,411	24,763	36		
1.1	0.0	0.0	0.0	6.2	5,315	3,790	3,831	77		
0.0	0.0	0.0	0.0	0.0	228,653	220,157	224,236	2,776		
0.0	0.0	0.0	0.0	0.0	61,469	54,400	98,550	5		
0.0	0.0	0.0	0.0	0.0	323,025	311,840	316,339	5,806		
0.0	0.0	5.6	5.9	181.9	274,368	284,135	132,321	0		
0.0	0.0	0.0	0.0	0.0	5,139	4,170	4,670	0		
0.0	1.8	2.2	0.0	154.8	115,824	63,556	149,282	0		
0.0	**0.0**	**0.1**	**0.0**	**4.2**	**15,585**	**14,248**	**13,747**	**0**		
0.0	0.0	0.0	0.0	2.9	11,584	10,959	11,517	0		
0.0	0.0	0.1	0.0	1.4	4,001	3,289	2,230	0		
8.3	**0.0**	**41.0**	**40.5**	**136.9**	**143,851**	**122,902**	**125,593**	**9,320**		
0.3	0.0	41.0	40.5	128.9	137,500	121,652	124,346	9,320		
8.0	0.0	0.0	0.0	8.0	6,350	1,250	1,247	0		
0.0	**0.0**	**0.4**	**0.0**	**2.7**	**6,233**	**6,020**	**0**	**166**		
0.0	0.0	0.0	0.0	0.0	2,069	1,975	0	0		
0.0	0.0	0.4	0.0	2.7	4,164	4,045	0	166		
13.4	**0.1**	**7.6**	**5.9**	**112.0**	**0**	**0**	**347,813**	**0**		
52.1	**28.5**	**344.4**	**82.4**	**1,869.0**	**3,830,270**	**3,515,762**	**3,440,482**	**171,542**		
65.5	**28.7**	**352.1**	**88.2**	**1,981.0**	**3,830,270**	**3,515,762**	**3,788,295**	**171,542**		

3) All plot sizes relate to the share held by CA Immo, CA Immo International or the CA Immo New Europe Property Fund in the property companies as shown in the column headed "Share".

4) Calculation Yield (gross yield): Rental income annualised/Book value IFRS 40.

5) At equity interest.

IMPORTANT FINANCIAL VOCABULARY

AD-HOC REPORT
Corporate information with a potential influence on the share price must be published by stock corporations in the form of ad-hoc reports pursuant to Article 48d of the Stock Exchange Act. Issuers of financial instruments quoted in official trading or registered for trading on the unlisted securities market must disclose without delay any information which might affect the financial and earnings position of the company or materially influence the stock exchange prices of securities. The company concerned is itself responsible for the content of such reports. Ad-hoc reports are meant to ensure that all market participants are equally well informed.

ATX (AUSTRIAN TRADED INDEX)
The Austrian Traded Index covers all blue chips listed on the Vienna Stock Exchange. It is the underlying value for options and futures. The ATX comprises 20 shares of the prime segment (Prime Market) with the highest liquidity and market capitalisation.

AUTHORISED CAPITAL
Authorisation granted by resolution of the General Meeting to the Management Board for a maximum period of five years to increase the share capital by the issue of new shares up to a certain extent without further consultation of the General Meeting.

BENCHMARK
External comparative value used to measure various operating ratios, also used to measure the performance of various investment instruments.

BUILDING ON THIRD-PARTY LAND
Building erected by a tenant or leaseholder on third-party property and owned by the tenant or leaseholder.

CAPITALISATION RATE
Is used to determine the reselling price at the end of a planning period and is oriented towards the discount rate determined for each project.

CASH-FLOW
The cash flow calculation provides an overview of the liquid funds which have flowed into and out of a company during the reporting period.

CEE
Abbreviation for Central and Eastern Europe, an area comprising the following states: Estonia, Latvia, Lithuania, Hungary, Czech Republic, Slovakia, Poland, Slovenia, Croatia, Bosnia and Herzegovina, Serbia, Montenegro, Albania, Macedonia, Bulgaria, Romania, Moldova, Ukraine, Belarus and Russia. At CA Immo Group the following states belong to CEE: Poland, Czech Republic, Slovakia and Hungary.

CIS
Abbreviation for Commonwealth of Independent States. This CIS comprises the former Soviet Republics of Armenia, Azerbaijan, Belarus, Georgia, Kazakhstan, Kyrgyzstan, Moldova, the Russian Federation, Tajikistan, Turkmenistan, Ukraine and Uzbekistan. The Commonwealth was established in 1991 in order to strengthen economic, ecological, social and cultural cooperation, (re) create a common economic zone and promote the coordination of foreign policy.

COMPLIANCE CODE
Binding rules of conduct for issuers of securities which primarily refer to the avoidance of conflicts of interests.

CONSOLIDATED NET INCOME
Income after taxes.

CONVERTIBLE
See reverse convertible bond.

CORPORATE GOVERNANCE
Compliance with the rules of proper and responsible management and control of a company.

COUNTRY SPREADS
Refers to the spread of risk in relation to national bonds. Can be assessed either in direct comparison with the interest on government securities from another country (Germany is usually chosen on account of the good credit rating and high liquidity of bonds) or in terms of the costs of insurance against failure (credit default swap). The higher a country spread, the greater the probability of failure of the government bonds in question from the viewpoint of investors.

COUPON
A coupon is that part of a security that generally entitles the bearer to redemption of a dividend (“dividend coupon”) or interest (“interest coupon”). In stock market jargon, the term is also a synonym for the nominal interest rate of a bond. A coupon of 6 % signifies that 6 % of the face value will be paid as interest on the relevant coupon date.

CSR (CORPORATE SOCIAL RESPONSIBILITY)
Corporate social responsibility refers to a company's voluntary contribution towards sustainable development that goes beyond legal compliance obligations. CSR involves responsible commercial dealings in respect of actual business activity, the environment, employees and relevant interest groups.

DEFERRED TAXES
The IFRS apply the "temporary concept" by using the balance sheet liability method. According to this method, deferred tax assets and liabilities are to be calculated for all differences between the carrying values of assets or liabilities recognised in the balance sheet and its respective tax base. This difference is expected to increase or decrease the income tax charge in the future (temporary differences). Deferred tax assets and liabilities are not discounted. Deferred tax assets in relation to loss carry-forwards must be recognised and treated like any other asset with respect to its realisation.

DISCOUNT RATE
The discount rate is determined on the basis of the net initial returns of comparable property transactions in the market.

DIVERSIFICATION
In the context of asset management, the spreading of investments over various types of investment with the aim of minimising risks. In real estate investments, the spreading of the portfolio over various regions and sectors.

DIVIDEND
Distribution of profit e.g. of a stock corporation to its shareholders. The amount of the dividend is dependent on the profit of a company.

EBIT
Earnings before interest and taxes.

EBITDA
Earnings before interest, taxes, depreciation and amortisation.

EBIT MARGIN
EBIT in relation to sales, operating sales return.

EBT
Earnings before taxes.

EPRA
European Public Real Estate Association.

EPS (EARNINGS PER SHARE)
Net income divided by the weighted number of shares.

EQUITY CAPITAL
Money raised by the owner of a company for financing the business or kept in retained earnings (reinvestment of profits). (Share capital plus reserves plus net profit/loss). The equity capital on the balance sheet comprises also minority interests.

EQUITY-TO-FIXED-ASSETS RATIO
Equity capital in relation to fixed assets; indicates the extent to which the property assets and other fixed assets are covered by the equity capital.

EQUIVALENT YIELD
The interest rate on which the capitalisation of rent is based.

ERV (ESTIMATED RENTAL VALUE)
Reflects the long-term rent attainable for a property and, accordingly, the assessed market rent for new lettings and re-letting.

EUROSOX
EuroSOX essentially refers to measures aimed at standardising annual auditing requirements and thus enhancing the quality and authority of annual reporting in European countries. It comprises two directives adopted by the European Parliament and European Council in response to a series of international financial scandals (the Statutory Audit and Company Reporting directives); in Austria, these were enshrined in national law through the Company Law Amendment Act 2008.

EV (ENTERPRISE VALUE)
Defined as market capitalisation plus net debt.

FAIR VALUE
Price at which an asset is exchanged, or an obligation settled, between knowledgeable, willing parties in an arm's length transaction (market value).

GEARING
Relation between net debt and equity capital.

GROSS YIELD OF PROPERTIES
Annualised actual rents related to book values.

IAS 40
IAS 40 is an international accounting standard for companies. It regulates a sub-section of the International Financial Reporting System (IFRS), the carrying of investment property and the relevant reporting rules.

IATX
The most important real estate securities listed on the Vienna Stock Exchange are covered by the
IATX (Immobilien-ATX), a benchmark index for Austrian property securities.

IFRS
International Financial Reporting Standards.

INSIDER INFORMATION
Information about confidential facts relating to securities or issues which is liable to influence considerably the price of a security if such information becomes known to the public. The use of insider information e.g. for the purchase and sale of securities is forbidden and punishable under the Austrian Stock Exchange Act.

INTEREST-RATE CAP
Contractually agreed ceiling for floating-rate liabilities protecting borrowers against a rise in interest rates. A lower limit to interest rates is an interest rate floor.

IMS (INTERNAL MONITORING SYSTEM)
A company's internal monitoring system comprises systematic organisational measures and controls that promote compliance with guidelines and guard against damage that could be caused by a company's own staff or malicious third parties. Such measures are based on technical and organisational principles and include activities and devices aimed at internal monitoring (written instructions, reporting, dual verification principle, release provisions, etc.).

INVESTMENT HORIZON
The period of time over which investors intend to invest their capital.

INVESTMENT INCOME TAX
Interest and dividends earned from Austrian securities are subject to 25 % investment income tax (Kapitalertragsteuer/KESt).

ISCR (INTEREST SERVICE COVERAGE RATIO)
Earnings before interest and taxes divided by the financing cost.

ISIN
International Security Identification Number.

MARKET CAPITALISATION
Number of shares issued multiplied by the market price = value of a company measured by the market value of its shares.

MARKET PRICE (QUOTATION)
Price of securities traded on the stock exchange.

MARKET VALUE
See fair value.

NAV (NET ASSET VALUE)
Equates to the equity capital on the balance sheet without minority interests.

NNNAV
Calculation method according to EPRA; NAV adjusted for value adjustments (for financial instruments and development projects) and deferred taxes.

NAV/SHARE
Net asset value of the company divided by the number of shares.

NET DEBT
Balance of financial liabilities less liquid funds.

PER
The price/earnings ratio indicates how often the earnings per share go into the price of a stock. The PER is an important ratio for the valuation of shares. It is especially meaningful in comparisons (historical, with competitors, with the overall market, etc.).

PERFORMANCE
Total return of an investment. Considers changes in the value of the capital employed, but also distributions and their re-investment.

PERPETUAL LEASE
Right applied in Poland that allows the use and management of property belonging to the state for a specified period of time (40 to 99 years).

PRICE
See market price.

PRICE/CASH FLOW RATIO
The price/cash flow ratio (PCR) is an important performance ratio in which the current stock price is divided by the cash flow per share. The lower the PCR, the more attractive the respective securities.

PRICE GAIN
The positive difference between the price at which securities were purchased and the price at which they are currently quoted or have been sold.

PRICE/NAV RATIO
The current market price of a share divided by the net asset value per share.

RE-INVESTMENT OF PROFITS
Profits earned are fully re-invested into the company, thus increasing its intrinsic value.

RETURN
Key ratio for the profit derived from an investment (property).Total return of an investment in relation to the capital employed; specified in percent. In contrast to the performance, value adjustments are not taken into account.

REVERSE CONVERTIBLE BOND
A reverse convertible bond (or equity-linked bond) is a structured product whereby the issuer is entitled at the end of the term either to repay 100 % of the face value or supply a certain (predetermined) number of shares. The investor also receives one or more coupon payments during the term.

RISK MANAGEMENT
Systematic approach for identifying and assessing potential risks and chances as well as selecting and using measures for coping with risks.

SEE
Abbreviation for South Eastern Europe, an area comprising the following states: Albania, Bosnia and Herzegovina, Bulgaria, Greece, Croatia, Macedonia, Moldova, Montenegro, Romania, Serbia, Slovenia, Hungary and Turkey. At CA Immo Group the following states belong to SEE: Romania, Bulgaria, Slovenia and Serbia.

SHARE CAPITAL
Share capital of a stock corporation corresponding to the nominal value of all shares issued (minimum of € 70,000).

SHAREHOLDER VALUE
Orientation towards shareholder value implies the consistent focus of managerial action on increasing the enterprise value for shareholders.

SOX DOCUMENTATION
See EUROSOX.

STAKEHOLDER VALUE
In contrast to the shareholder value principle, which regards the needs and expectations of stockholders in a company (e. g. the shareholders in a stock corporation) as the central concern, the stakeholder principle aims to encompass the company in its overall socio-economic context and reconcile the needs of various stakeholder groups.

SWAP
Exchange of one security for another. There are three basic categories of swaps: interest-rate swaps, currency swaps and combined interest rate and currency swaps. The swap partners may e. g. exchange fixed for floating-rate obligations or loans in different currencies.

TSR (TOTAL SHAREHOLDER RETURN)
Formula for evaluating the performance of a share investment.

UNDISCLOSED RESERVES
Market value less stated value of the property assets.

VOLATILITY
A measure of the average fluctuation margin of a price within a certain period of time. The higher the (historical) volatility of an investment instrument, the higher the risk involved.

VOTING RIGHT
Right of the shareholder to vote for or against motions presented at the General Meeting. Ownership of a share usually carries the right to vote.

YIELD
See return.

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This Annual Report contains statements and forecasts which refer to the future development of CA Immobilien Anlagen AG and their companies. The forecasts represent assessments and targets which the Company has formulated on the basis of any and all information available to the Company at present. Should the assumptions on which the forecasts have been based fail to occur, the targets not be met or the risks set out in the risk management report materialise, then the actual results may deviate from the results currently anticipated. This Annual Report does not constitute an invitation to buy or sell the shares of CA Immobilien Anlagen AG.

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We ask for your understanding that gender-conscious notation in the texts of this Annual Report largely had to be abandoned for the sake of undisturbed readability of complex economic matters.

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