CA IMMO

ANNUAL REPORT 2006
MANAGEMENT REPORT AND OUTLOOK

KEY FIGURES

INCOME STATEMENT

		2006	2005
Rental income	€ m	77.1	54.5
EBITDA	€ m	59.2	38.0
Operating result (EBIT)	€ m	90.2	73.6
Net income before taxes (EBT)	€ m	84.3	63.0
Consolidated net income	€ m	65.7	58.7
Operating cash flow	€ m	48.0	36.4

BALANCE SHEET

		2006	2005
Total assets	€ m	2,712.8	1,313.3
Shareholders' equity	€ m	1,493.6	851.3
Net debt	€ m	598.3	289.6

PROPERTY PORTFOLIO [1]

		2006	2005
Number of properties		181	147
Total usable space	sqm	1,529,870	862,942
Gross yield of properties (at market values)	%	6.6	6.8
Market value of properties	€ m	2,116.0	1,157.5
Capital expenditure	€ m	986.3	405.0

OTHER KEY DATA

		2006	2005
Staff as at 31 December		35	26
Gearing	%	40	34
Equity ratio	%	55	65
Equity-to-fixed-assets ratio	%	68	72
Net asset value (NNNAV)	€ m	1,233.8	857.9
ROE	%	5.6	8.0
ROCE	%	5.7	6.1
Going-concern value/EBITDA		28.8	28.0
PER		18.6	13.0

[1] including comitted project developments and „Hesse"-real estate portfolio

HIGHLIGHTS 2006

RESTRUCTURING OF CA IMMO
AS AN INVESTMENT GROUP WITHIN THE CA IMMO GROUP

NEW INVESTOR TARGET GROUPS
NEW INVESTMENT PRODUCTS

ALMOST DOUBLING OF PROPERTY ASSETS
WITHIN 12 MONTHS

ESTABLISHMENT
ON THE GERMAN MARKET

SUCCESSFUL INTRODUCTION OF CA IMMO INTERNATIONAL
ON THE STOCK MARKET

42 % INCREASE
IN RENTAL INCOME

23 % INCREASE
IN EBIT

SUCCESSFUL ISSUE
OF A CORPORATE BOND

SET-UP OF CA IMMO NEW EUROPE PROPERTY FUND
A PROJECT DEVELOPMENT FUND UNDER LUXEMBOURG LAW

KEY FIGURES – SHARE

KEY RATIOS PER SHARE

		2006	2005
Net sales/share	€	1.50	1.44
EBITDA/share	€	1.15	1.00
Operating cash flow/share	€	0.93	0.96
Net income/share (EPS)	€	1.16	1.55
EV/share	€	32.40	24.46
NNNAV/share	€	21.21	19.66
Price (31.12.)/NNNAV per share -1	%	4.25	7.07

MULTIPLIERS

	2006	2005
P/E ratio (PER)	19	13
Price/cash flow	23	21
EV/EBITDA	29	28

VALUATION

		2006	2005
Market capitalisation (as of 31.12.)	€ m	1,286.2	918.4
Market capitalisation (annual average)	€ m	1,108.0	777.6
Stated value (= equity)	€ m	1,493.6	851.3
Enterprise value (EV)	€ m	1,884.5	1,067.3
Net asset value (NNNAV)	€ m	1,233.8	857.9

SHARES

		2006	2005
Number of shares (31.12.)		58,172,400	43,629,300
Average number of shares		51,345,223	37,838,992
Average price/share	€	21.58	20.55
Highest price	€	22.11	21.71
Lowest price	€	21.01	20.00

DEAR SHAREHOLDERS AND BUSINESS ASSOCIATES,

In the last fiscal year, CA Immo underwent the biggest change in its 20-year history, evolving from a property investment company into an integrated real estate group. Although the assessment company that we hereby present has shared the basic values of CA Immo since early 2006 – in its attitude to shareholders, forward-looking stance and long-term vision – its general dimensions have altered radically. In just 12 months, the CA Immo Group has doubled in size, expanding its consolidated property assets from € 1.1 bn to € 2.1 bn over the year. The Group's market capitalisation had increased from € 918 m to around € 2 bn by the end of the year. The seeds of this spectacular growth were sown over a year ago. Following a wide-ranging analysis, we set ourselves highly ambitious targets, defined clear strategic tasks and went on the offensive. Our plan was to restructure the company, double our assets, reach out to new investor groups and gain a foothold in Germany. Looking back today, we can see that we have achieved all of these goals, as daunting as they may have been.

The road to the CA Immo Group

Foremost among the strategic measures was the restructuring of the company. Structural changes were necessary if we were to attract new investor groups (alongside the private shareholders who have been with us for years) without compromising our profile in the eyes of existing shareholders. This explains why we positioned the new stock corporation CA Immo International under the CA Immo umbrella, floating the company on the stock market with an IPO in the autumn. We also set up the CA Immo New Europe property fund, a fund for institutional investors under Luxembourg law.

These measures created a clear structure for the corporate group. The parent company CA Immo, remaining committed to the core values of stability and balanced yield, concentrates on the sound real estate markets of Austria and Germany. CA Immo International, meanwhile, focuses on the rapidly expanding markets of Eastern Europe, offering attractive returns to private and institutional shareholders alike – without leaving net asset value out of the equation. The CA Immo New Europe property fund is solely concerned with project development, principally targeting major institutional investors attracted by higher yield with greater risk.

Capital market offensive underpins expansion

The restructuring of the company went hand in hand with an offensive action on the capital market. Firstly, CA Immo placed a capital increase of about € 300 m in June, thereby raising its market capitalisation from € 918 m to € 1.3 bn. Secondly, in the autumn, CA Immo issued a corporate bond with a volume of € 200 m for the first time in its history. These measures were soon followed by the capital increase and the IPO of CA Immo International, which ensured additional issuing volume of € 288 m. The final step was to found the CA Immo New Europe property fund with an investment volume of € 1 bn and a shareholder equity of € 400 m. This fund has been extremly well received by the austrian and international capital markets, too.

The healthy level of capital enabled us to make the kind of investments that point the way ahead. In 2006, for example, we acquired a complete property package from the German federal state of Hesse for € 798 m, heralding our arrival on the market in Germany with a flourish. We also made our first incursion onto the Russian market through our involvement in an office project development in Moscow. A number of properties in the Czech Republic and Bulgaria were also added to the portfolio.

Best fiscal year in our history

The development of our business results has been equally remarkable. Rental income rose by 42 %, from € 54.5 m to € 77.1 m, whilst net operating income expanded by 45 % from € 45.9 m to € 66.6 m. The EBITDA grew by an impressive 56 % to stand at € 59.2 m; consolidated net income also reached the record level of € 65.7 m.

€ 5 bn in property assets within a year

The progress of the past fiscal year and the forward-looking realignment of the CA Immo Group has created an excellent foundation for even more dramatic development. Our targets for 2007 are no less ambitious: with the market environment remaining dynamic, we are planning to invest around € 3 bn before the end of this year. Provided we do so, we are likely to achieve our medium-term goal of € 5 bn in property assets by early 2008 – a target originally defined for the end of the same year.

Thank you

It is only the sheer dedication of our team that enables us to maintain this momentum. We would therefore like to extend our heartfelt thanks to our employees who took up the challenge and have pursued our common goals with seemingly tireless commitment. We would also like to offer special thanks to our shareholders and business partners – those who have been with CA Immo for years, and those who have recently placed their trust in us. We are well aware that this trust obliges us to fulfil our potential and bring even greater success to the CA Immo Group.

LAST YEAR WE COMPLETED THE MOST IMPORTANT RESTRUCTURING FEAT IN OUR INDUSTRY – REORGANISATION OF CA IMMO TO FORM THE CA IMMO GROUP

Ing. Gerhard Engelsberger (CTO)

Dr. Bruno Ettenauer (CEO)

Mag. Wolfhard Fromwald (CFO)

I USED TO WORK VERY HARD.

NOW I'M COMFORTABLE WITH THE FRUITS OF MY LABOUR. MY PROPERTY INVESTMENT WITH CA IMMO GIVES ME SECURITY IN THE FORM OF A DEPENDABLE, ENDURING RETURN. AND IT OFFERS GROWTH PROSPECTS THAT MAKE ME FEEL WARM INSIDE.

VISION, STRATEGY AND TARGETS – WITH THE INVESTOR AT HEART

ONLY AMBITIOUS GOALS SPUR ON TO THE GREATEST ACHIEVEMENTS – SO CA IMMO SETS THE BAR HIGH

SALZBURG AVA courtyard

In its ‘Offensive Programme 2006’, CA Immo set itself some ambitious targets. At the heart of the concept stood significant growth and a corporate structural realignment. The objectives in detail were:

- **Clear structuring of the company and its products** for private and institutional investors

- Successful positioning on the international capital market through **CA Immo International** shares and the **CA Immo New Europe property fund**

- **Market entry in Germany**

- **Doubling of assets**

One year on, it is clear that despite the ambitious nature of these aims, all of them were achieved. CA Immo has thereby established permanent added value and performed above and beyond the expectations of its shareholders.

On the basis of these achievements, our excellent earnings position and our sound financial footing, CA Immo finds itself better placed than ever before not only to maintain this level of growth, but to accelerate it.

THE STRATEGY

The stance of the CA Immo Group, now and into the future, is uncompromisingly customer-oriented: we are focused on the interests of our shareholders; they are central to our vision of evolving into a major Central European player that generates both revenue and value for the long term.

The strategy behind our future direction is as follows:

- The CA Immo Group will expand steadily on its core markets of Austria, Germany and Eastern Europe with the aim of assuming **internationally significant dimensions** on all sub-markets.

- To consolidate market position, CA Immo plans to acquire whole **packages of property**, particularly in Austria and Germany.

- In Eastern Europe in particular, the CA Immo Group will push ahead with regional diversification through its **51%-owned subsidiary company CA Immo International**. As a result, the focus of future investment will be on the higher-yielding markets of the **CEE, SEE and CIS (Russia and the constituent states of the former USSR) regions**.

- The CA Immo Group will generate added value by means of intensive project development (most notably through the special **CA Immo New Europe property fund** and the **H1 hotel fund**).

- The CA Immo Group utilises the **differing market cycles of different commercial property segments** through greater diversification; by exploiting different sectoral cycles, the Group will balance the level of risk.

- The **trust of our investors and business partners** – who raise the necessary own funds and outside funds and thus ensure a sound financing structure – is based on good results and transparent, timely information.

- Last but not least, the CA Immo Group will raise its profile as a corporate group so that it becomes **synonymous with high-quality, indirect investment products**

    - for different investor categories

    - with varying risk profiles

TARGETS AND MEASURES FOR 2007

On the basis of this strategy, our specific measures for 2007 are as follows:

- The principal objective of the CA Immo Group is to achieve positive results at all levels of the company and a **total shareholder** return corresponding to the revenue/risk profile in the two listed companies CA Immo and CA Immo International. CA Immo International will start to pay out dividends in 2008. The company plans to pay a dividend amounting to 2 % of the average net asset value in 2007. CA Immo will continue to reinvest its earnings. In 2006, the net asset value per share increased in value by 7.9 %.

- The CA Immo Group will aim for an **investment volume of up to € 3 bn**, around 50 % of which will be allotted to CA Immo International. The remaining 50 % is expected to be split between Austria (one third) and Germany (two third). Owing to a relatively high development proportion in both Austria and Eastern Europe, not all of the pledged investment will affect the balance sheet as per 31 December 2007. However, the medium-term goal defined last year (**property assets of € 5 bn** by the end of 2008) may be realised much earlier than anticipated.

- In **Austria**, CA Immo intends to participate more fully in sell-offs of large-scale property stocks owned by industrial concerns, banks, insurance companies and so on. (Property packages formerly owned by Brau Union in Austria were acquired in 2005 and 2006 respectively.) CA Immo will also be investing sums of about € 180 m in two major development projects (the Rennweg hotel/office building and the Muthgasse office block).

- Having acquired a package of properties from the federal German state of Hesse, CA Immo will aim to consolidate its market presence by acquiring one or more additional property packages of comparable magnitude; the market in **Germany** is attractively valued and can play a key part in balancing revenue and risk within the CA Immo portfolio as a whole.

- In **Eastern Europe**, CA Immo International will focus its investment activities on the regions of South East Europe (SEE) and the CIS. Of the potential acquisitions currently under negotiation, around 75 % are located in these areas; only 25 % of acquisition properties are in the CEE states. Given the fact that attractive ‘ready-made’ properties are in increasingly short supply, most planned investment takes the form of forward purchases or project developments. The aim of CA Immo International is to have invested own funds from the IPO in a maximum of 12 to 15 months. Along with a corresponding loan capital share of around 60 %, this produces an investment volume of up to € 1 bn.

- Projects with a value of around € 500 m are planned for the **CA Immo New Europe property fund** in 2007; preparations for the development of another special fund are under way. A project pipeline with a volume of over € 2.2 bn will form the basis for all of our ambitious investment targets in Eastern Europe (as of March 2007).

- The CA Immo Group’s **basic orientation towards commercial real estate** will be maintained in Austria and Germany (by CA Immo) and in Eastern Europe (by CA Immo International). Whilst CA Immo will stabilise its share of office properties at 50 %, CA Immo International will aim to cut its office proportion from the current level of 90 % in favour of other usage types; there will be a greater emphasis on commercial and logistical real estate in particular in order to construct a more balanced portfolio that tracks differing market cycles. Business hotels will also feature more strongly (an area in which the CA Immo Group will cooperate with third-party investors).
- In 2006, the CA Immo Group raised around € 800 m in own funds on the Austrian and international **capital markets**; this was supplemented by an effectively placed domestic bond of € 200 m. The Group will continue this productive pattern in 2007, with CA Immo implementing another capital increase during the first half of 2007.

THE CA IMMO BRAND

Over the past year, the transition of CA Immo from a property investment company to an investment group with multiple subsidiaries and a range of target groups and investment products prompted a repositioning on the market and the strategic revision and realignment of the company’s public image.

CA Immo communications now conform to an umbrella brand strategy: the robust and effectively marketed ‘CA Immo’ brand represents the entire corporate group and basically portrays the company as a single-minded pioneer championing the cause of investors.

In fact, the various investor groups targeted by CA Immo and CA Immo International have different investment needs. The interests of institutional investors differ from those of private shareholders, who tend to look for security and stable returns.

Common to both groups, however, is a reliance on our skilful balance between net asset value and capitalised earnings value, not to mention the expertise gained from 20 years’ experience on the market (CA Immo was founded in 1987).

“Your (investment)-goals are our mission” – this is our guiding principle, our promise to shareholders and the reason why the CA Immo Group leads the field when it comes to putting customers first.

I'VE GOT CERTAIN STANDARDS.

AND BECAUSE MY ASPIRATIONS ARE GROWING WITH TIME, MY PROPERTY INVESTMENT WITH CA IMMO SUITS ME EXACTLY. IT OFFERS TRANSPARENCY, A CLEAR STRATEGY AND A REGULAR RETURN.

RISK MANAGEMENT AT CA IMMO
ANALYSIS AND PREVENTION

MANAGING RISKS MEANS GAINING SECURITY

VIENNA Wiedner Hauptstraße

Growth implies risk – which is why astute risk management is essential in times of extraordinary expansion. In the course of its international business activities, the CA Immo Group encounters a range of risks: some threaten to impact on operational business results; others can jeopardise strategic corporate objectives. The task of the risk management system is to identify and evaluate these risks at an early stage and to define suitable countermeasures.

Systematic risk management is therefore an important element of the internal controlling process with a direct bearing on strategic and operational decision-making processes within the company. It affects strategy and business planning, the assessment of investment projects and decisions relating to interest rates and currency matters. Its principal purpose is to ensure value-oriented corporate management in order to strengthen the market position of CA Immo as precisely and flexibly as possible.

The Management Board of CA Immo is involved in all risk-relevant decisions and assumes the final responsibility. At all process levels, CA Immo believes in taking decisions on the principle that two heads are better than one. Business-related risks are monitored and managed by means of internal guidelines and continual reporting on the business developments of the various property companies; investment plans are subject to evaluation by the Supervisory Board or its investment committee. The Controlling area is responsible for the goal-focused coordination of planning, information gathering, monitoring and control; it also assists the company management as regards the provision of information on existing and potential risks.

RISK MANAGEMENT CORPORATE LEVEL

STRATEGIC RISKS
1. Capital market risk
2. Geopolitical risk

PROPERTY-SPECIFIC RISKS
1. Property valuation risk
2. Asset management risk

GENERAL BUSINESS RISKS
1. Financial risk
2. Interest rate risk
3. Currency risk
4. Business organisational risk

RISK MANAGEMENT PROPERTY LEVEL

STRATEGIC RISKS
3. Growth risk
4. Market and liquidation risk
5. Concentration (cluster) risk

PROPERTY-SPECIFIC RISKS
3. Location risk
4. Investment cost risk
5. Construction risk
6. Project development/ execution risk
7. Profit fluctuation risk
8. Market development risk
9. Vacancy risk
10. Reselling risk
11. Management risk
12. Legal risk
13. Environmental risk

GENERAL BUSINESS RISKS
5. Seller's risk
6. Insurance risk

RISK MANAGEMENT FROM PLANNING TO EXECUTION

CA Immo distinguishes between two types of risk management with regard to the content, type and magnitude of risk: strategic and operational risk management.

Strategic risk management essentially comprises compulsory principles relating to investment policy. The company concentrates on the strengths it has developed, limiting risk by coordinating investment in line with existing know-how. The medium-term investment strategy, along with an evaluation of the opportunities and threats that this poses, is presented to the Supervisory Board every year and discussed in partnership.

Operational risk management focuses on 'property-specific' risks and 'general business risks'; these include vacancy risks, poor levels of tenant creditworthiness and falling rent prices on the market. To monitor these risks, CA Immo deploys a range of early warning indicators. Rental projections, vacancy analyses, observance of rental contract terms/contract termination conditions, continual insurance checking and other measures aim to pinpoint potential risks and threats and create room for manoeuvre.

SPECIFIC RISKS

Geopolitical risks can be significant in the states of (South)eastern Europe in particular; in countries that have not yet joined the EU, the danger of a change of economic policy is ever-present. For this reason, we seek to insure our investment financing against expropriation, political upheaval and poor currency convertibility on a case-by-case basis.

Concentration risk (correlation risk) arises where an excessively high proportion of certain types of investment are represented in the portfolio. CA Immo counteracts this by purposely distributing property assets between various regions and countries and by investing in various usage types (offices, commercial, logistics, hotels and, in Austria, residential properties). Single investments are also limited to 20 % of the total portfolio, with specific instances also subjected to particularly stringent assessment criteria. In (South)eastern Europe, only mint-condition properties are acquired. Rental contracts, which are limited, run for an average term of 3–5 years.

Certain real estate is associated with **property-specific risks**. In these cases, the **location** of a property tends to present the main investment risk: this can determine how reliably (and for how long) a property is rented, or how easily it can be sold. For this reason, CA Immo continually reviews its external location analyses and carries out a thorough assessment of a location on the basis of a company checklist prior to any acquisition.

Properties that are not fully rented pose a risk to revenue: vacancy costs can accrue, and the value of the property as a whole can subsequently fall. To minimise this kind of **vacancy risk**, CA Immo subjects its properties to continual and systematic quality control: defects are rectified and measures aimed at cutting operating costs are implemented. Tenants are liable to careful selection and credit assessments in order to reduce default risk still further. CA Immo also maintains close contacts with estate agents to rent out vacant units as quickly as possible. The revenue generated from each property is recorded monthly and assessed by means of target/actual comparisons.

The area of **construction risk and project development/processing risk** includes imponderable factors such as construction deficiencies and cost/deadline overruns in the completion of a project. CA Immo has gained experience of project development on its domestic market; with rigorous reporting and other measures, the company knows how to put the necessary instruments in place for monitoring costs and deadlines. The risk on foreign markets is reduced thanks to collaborations with experienced local project partners.

CA Immo counteracts **resale risk** – the risk involved in failing to sell a property for an appropriate price – with carefully chosen locations, continual quality analyses, extensive market monitoring and critical assessment of the market values of all properties displayed on the balance sheet.

RISK MANAGEMENT

Market development risk refers to the dependence of CA Immo on external market factors such as the macroeconomic development of a country, sectoral trends, market prices, the competition posed by new properties and the development of returns associated with property acquisition and sale. The company is continually updating its available information on the basis of intensive market evaluations (generated by in-house employees, contacts with experts or partner companies on relevant markets and various market studies). This enables CA Immo to respond to market developments in timely fashion.

CA Immo counteracts cyclical risks through regional diversification; the effects of dependency on changes/reductions in rental prices are alleviated by long-term (and mostly limited-term) rental contracts.

Given the company's growing commitments on foreign markets, **legal risks** (particularly where these arise from legal disputes) must be very closely monitored; CA Immo collaborates with experienced local companies for this reason. An action for eviction was recently lodged against a major tenant of CA Immo International; no other legal/arbitration proceedings which could significantly affect the economic situation of the company are pending.

Environmental risks usually arise from existing ecological problems prior to acquisition, or through environmentally unsound construction procedures. Checks for residual waste are therefore carried out before a property is acquired; the seller is also obliged to provide relevant guarantees. CA Immo ensures that environmentally friendly materials and energy-efficient technologies are deployed on a range of projects.

GENERAL BUSINESS RISKS

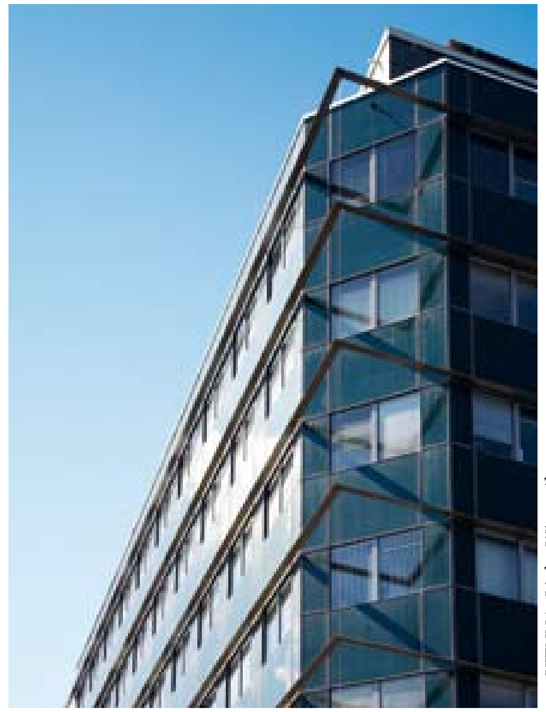
CA Immo is subject to the usual currency/interest rate risks in the course of its operational business. The company utilises systematic financial risk management to reduce fiscal risks (for more information, refer to the Notes).

Liquidity and financing risks can arise as a result of interest rate changes linked to ongoing financing with outside capital. Thanks to high equity capitalisation and high liquid assets, these risks are minor for CA Immo. Most loans are agreed on a long-term basis in keeping with the investment horizon for property investment.

The management of **currency risks** forms another key element of risk management owing to the company's investment activities abroad. CA Immo pegs rents to a hard currency when acquiring a property as a matter of policy. Most loans are taken out in the currency of the respective rental contract. Exchange rate fluctuation can affect earnings where rent is receivable in foreign currencies; the same applies where loans are raised in US dollars or Swiss francs. Non-cash effects on consolidated net income can result from the conversion into local currency of the financial statements of individual companies based outside the eurozone. To hedge against **currency fluctuation risk**, CA Immo has concluded foreign exchange forward contracts for around 50 % of a long-term loan in US dollars; this will ensure repayment at the end of the term is not affected by future rate fluctuations.

To minimise **interest rate fluctuation risk**, CA Immo relies on a blend of long-term fixed interest rates and loans bearing variable interest; in the latter case, derivative financial instruments (interest rate caps, interest rate swaps) are also utilised. Without exception, such instruments are only used to hedge against the risk of interest rate changes resulting from the underlying transactions.

At the present time, CA Immo believes there are no risks posing a serious or sustained threat to the Group. Provisions against identifiable risks are sufficient.



VIENNA Linke Wienzeile

I LOVE PLAYING
WITH MY MAGIC CUBE.

DAD SAYS I'LL STILL BE ABLE TO
WHEN I GROW UP. HE'S BOUGHT SO MANY
HOUSES THAT I WON'T HAVE TO WORRY
SO MUCH ABOUT EARNING MONEY.

CHRONOLOGY 2006

JANUARY
ACQUISITION OF AUSTRIAN PROPERTY PACKAGE:
BUILDINGS ON LAND OWNED BY A THIRD PARTY

STRENGTHENING OF THE MANAGEMENT BOARD TEAM

MAY
ANNUAL GENERAL MEETING WITH ATTENDANCE OF OVER 550

JUNE
SUCCESSFUL CAPITAL INCREASE WITH A VOLUME OF € 300 M

JULY
LUCRATIVE SALE OF CHARLES DE GAULLE OFFICE BUILDING, BUCHAREST

RUSSIAN MARKET ENTRY: JOINT VENTURE AGREEMENT
SIGNED FOR OFFICE BUILDING DEVELOPMENT IN MOSCOW

SEPTEMBER
ISSUE OF CORPORATE BOND: VOLUME OF € 200 M

OCTOBER
IPO CA IMMO INTERNATIONAL: VOLUME OF € 288 M

GERMAN MARKET ENTRANCE:
€ 798 M PROPERTY PACKAGE IN THE STATE OF HESSE

DECEMBER
CA IMMO NEW EUROPE PROPERTY FUND APPROVED

CA IMMO INTERNATIONAL: ESTABLISHMENT OF A FOURTH OFFICE IN BELGRADE
(ALONGSIDE BUDAPEST, WARSAW AND BUCHAREST)

COMPANY PROFILE
THE CA IMMO GROUP: PAVING THE WAY FOR PROPERTY INVESTORS

CA Immo is one of the oldest property companies in Austria with comprehensive expertise on the Austrian domestic market and the markets of Eastern and South East Europe. It was among the first Austrian property investors in these regions. In addition, in 2006 it also made a grand entrance on to the German market with the acquisition of a property package worth € 798 m from the German federal state of Hesse.

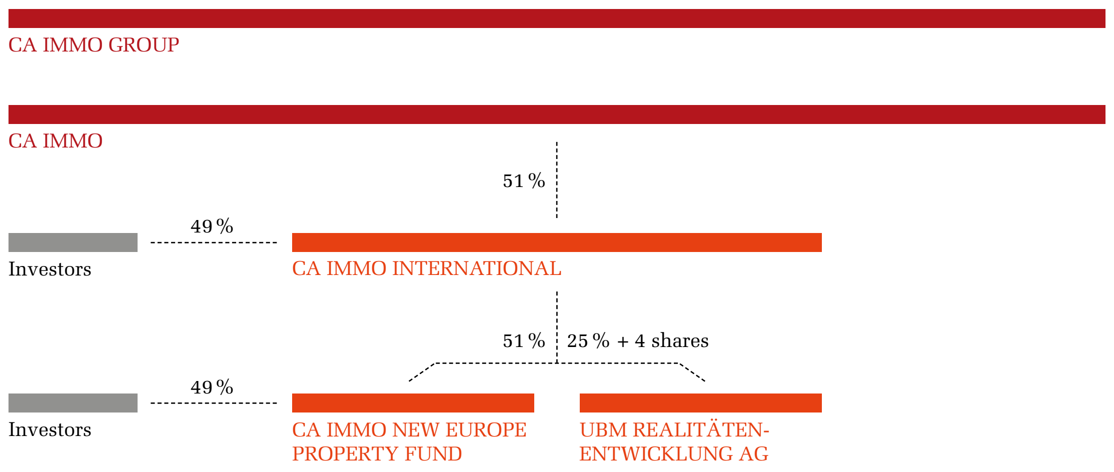
The market value of the property portfolio increased by 83 % in the past year and currently amounts to € 2.116 bn (including the figure for the property package in Hesse). CA Immo is one of the largest property investment companies in Austria and is also an acknowledged market player in international terms.

The CA Immo Group is structured according to regional spheres of activity in Austria, Germany and Eastern and South East Europe and underwent organisational restructuring in 2006. The parent company, CA Immobilien Anlagen AG (CA Immo for short), which is quoted on the stock market, bundled the entirety of its Eastern European assets into the new stock corporation CA Immo International in the course of a spin-off operation, and took this to the stock market in an IPO. All Western European assets – in other words, the properties in Austria and Germany – remained with CA Immo. CA Immo will retain a lasting 51 % holding in CA Immo International and thus keep its strategic lead.

The operational business is run along the lines of the Group structure. This means that all activities in Eastern and South East Europe are dealt with by CA Immo International, all commitments in Austria and Germany by CA Immo. Both companies perform the entire range of activities: the CA Immo Group purchases properties that are fully developed and leased, and is also active in project development business – both in the east and the west. The two business segments of Portfolio Management and Project Development are used by the CA Immo Group to cover the whole added-value chain, from the acquisition of properties and the development of high-yielding projects to the renovation of properties and the profitable sale of these.

In this context, the CA Immo Group primarily invests in commercial real estate, some 65 % of the portfolio being made up of office properties. The remainder is made up of retail and logistics properties and business hotels.

STRUCTURE UNDER COMPANY LAW



THE ECONOMIC ENVIRONMENT
WELL-PREPARED COMPANIES CATCH THE WIND OF CHANGE

The economic environment for CA Immo developed in a very gratifying manner in every respect in 2006: the global economy exhibited extremely favourable trends overall. Growth, which amounted to around 5 % for the third year in succession, included all the important economic areas. Following on from the USA and Southeast Asia, a revival was clearly apparent in Japan and the eurozone in 2006. Although the growth curve for the global economy will be somewhat flatter in 2007, according to the forecasts from economists, experts expect GDP to rise by 4.6 %.

Growth of 2.7 % in Europe over the past year was almost twice as high as in 2005. Export success and a high demand for investment were the main factors behind this. The Austrian economy even exceeded this figure, increasing by 3.2 %, the highest rate for six years. The economic boom is also in full swing in Germany again at last. Following years of extremely poor development in the German economy, there was a substantial acceleration in 2006, so that, after the modest increase of 0.9 % in 2005, German GDP increased by 2.5 % over the past year.

Inflation remained low in both Austria and Germany. “Second-round effects” resulting from price increases in crude oil products have remained absent. The upward trend in prices was also suppressed by the strength of the euro. After inflation rates of 1.7 % in Austria and 1.5 % in Germany in 2006, the rates are expected to accelerate in 2007 to 1.6 % and 1.9 % respectively.

The new EU member states also benefited from the positive developments in the eurozone. Economic growth in the new states reached 5.2 %, the highest level in recent years. However, the acceleration in economic growth failed to match the rest of the euro area, indicating a slowdown in the catching-up process.

Many central banks commenced or continued their cycle of interest rate rises in 2006. The American FED increased its key interest rate from 4.25 % to 5.25 %. The ECB increased from 2.25 % to 3.5 % and the Bank of Japan from 0 % to 0.25 %. In other words, the central banks swung from a course of economic support to a neutral course.

Exchange rates were consequently affected by relative interest rate expectations. Since the market anticipated the greatest interest rate increases in the eurozone, the euro became stronger against the US dollar, the Japanese yen and the Swiss franc (end of 2006: USD 1.32; JPY 154.82; CHF 1.59). Although both the yen and the Swiss franc were and are significantly undervalued, nothing occurred to trigger a reverse in this trend.

Economists predict a continuing dynamic economic trend for Europe in 2007. Growth for the Austrian economy will again exceed the average for the eurozone (predicted increase in GDP: 2.6 %). In Germany, on the other hand – despite a positive economic situation – a certain amount of suppression must be expected as a result of the increase in the VAT rate to 19 %.

DEVELOPMENT IN GROSS DOMESTIC PRODUCT, 2004 – 2008

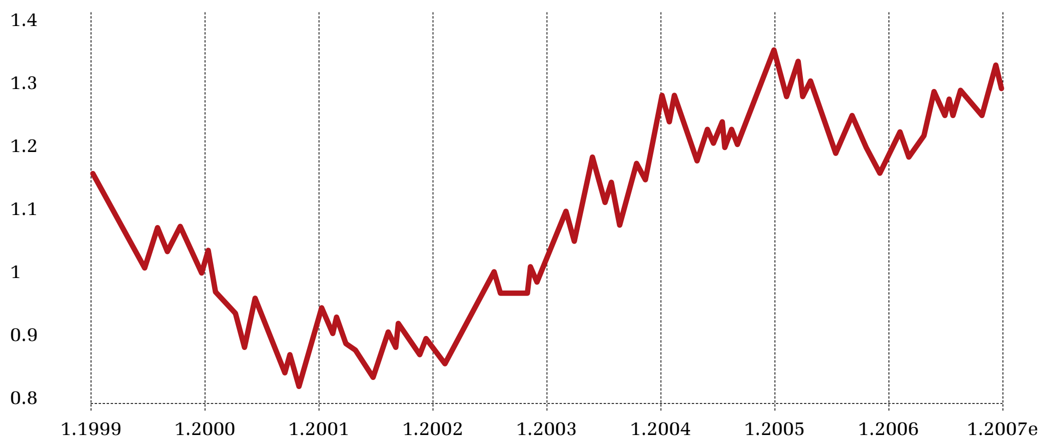
Austria Germany EU 25 USA

Source: Austrian Federal Economic Chamber, www.wko.at

* estimation on previous years’ GDPs

DEVELOPMENT IN EXCHANGE RATE OF THE US DOLLAR AGAINST THE EURO 1999 – 2007e

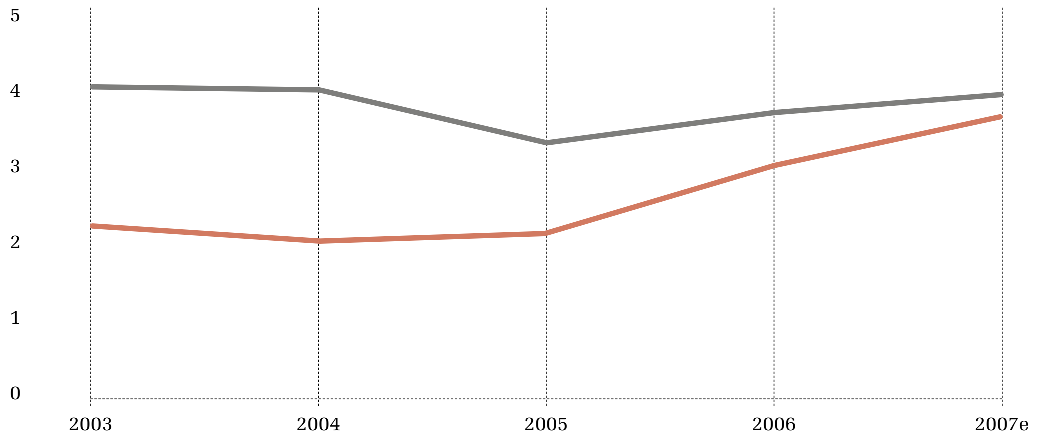
Annual average Source: European Central Bank, www.ecb.int



INTEREST RATES ON THE FINANCIAL MARKET 2003 – 2007e

3-month Euribor 10-year Austrian national bonds

Monthly average Source: Austrian National Bank, www.oenb.at



THE AUSTRIAN PROPERTY MARKET

The Austrian property market developed very well in 2006 in line with the generally favourable conditions. The interest of private individuals increased. Demand for office space was also brisk, particularly in the first half of the year. In consequence, the vacancy rate fell once more. However, office prices tended only to increase in newly adapted high-end premises in the centre of Vienna.

THE AUSTRIAN INVESTMENT MARKET

The good economic environment, the high quality of life and a modern infrastructure combined to make Austria attractive, both as a business location and a place to live. As a result, the demand for property has remained consistently high. Most investment has come from Austrian investors.

In regional terms, the focus has been on Vienna, Linz and Graz. Given the ongoing high demand, the investment market continued to be characterised by low returns. However, returns in Austria have decreased only slightly in comparison with most other Western and Central European cities. This attracted additional investors from abroad. In these circumstances, acquisition of attractive investment properties was a major challenge.

THE AUSTRIAN OFFICE MARKET

The total stock of office space in Vienna amounts to around 10 m sqm. 2006 saw very little in the way of new office construction and, at the same time, leasing increased with the result that the vacancy rate fell to around 6 %. The total leasing area was approximately 350,000 sqm, an increase of 10 % over 2005. The majority of leases, however, are not based on genuine increased demand. What often tends to happen is that older, poorly fitted offices are exchanged for new ones or newly renovated areas. These old properties are renovated and offered at lower prices in comparison with new premises and in this way they exert price pressure on new projects.

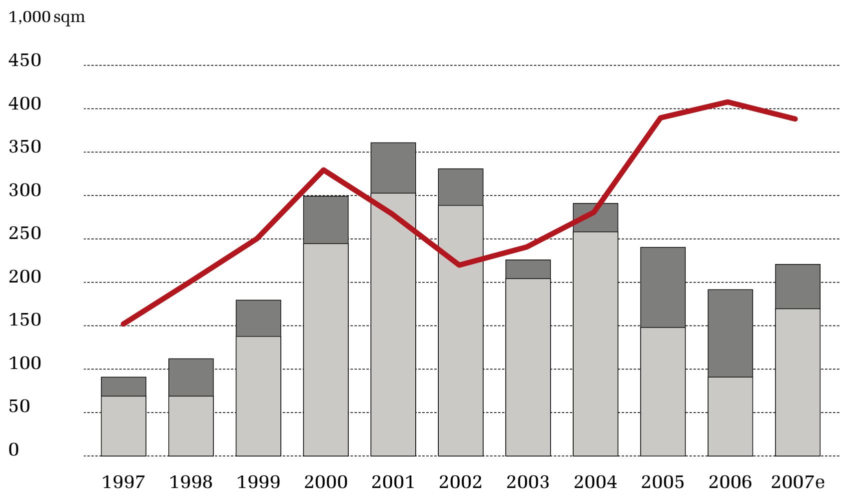
Higher prices can be demanded only in the centre of Vienna with newly renovated top-of-the-market premises. Strong pressure on prices continues to be present in average locations. In order to maintain a hold on the market in this competitive environment, many landlords have switched to agreeing contracts at extremely moderate prices whilst offering additional incentives such as longer rent-free periods, better fittings and the like. As the central, well-developed and very high-demand locations become scarcer, a trend will develop in neighbouring locations with good transport links. It is difficult to organise projects prior to the start of construction owing to the new areas that remain available.

The low construction rate anticipated for the coming year, in conjunction with continuing high demand for modern properties, means that the current upward trend is likely to continue.

PRODUCTION AND DEMAND IN VIENNA 1997 – 2007e

New buildings Renovated Demand

Source: CB Richard Ellis



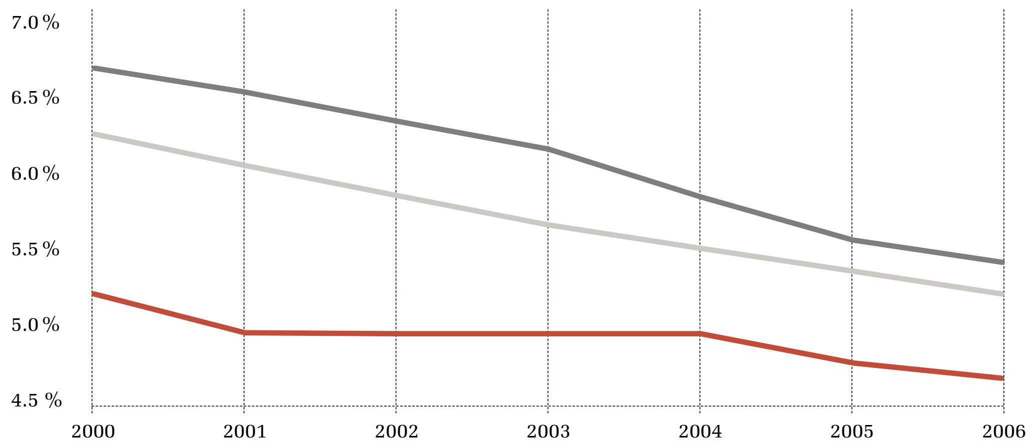
THE AUSTRIAN APARTMENT MARKET

Demand for well-fitted, modern apartments remains high in the residential segment. Location criteria play a major role here, particularly in Vienna. Properties in inner-city locations, in particular, can be leased quickly and at appropriate prices. The purchase prices for owner-occupied apartments and houses are increasing sharply, depending on location.

OFFICE REVENUES IN VIENNA 2000 – 2006

Top-level revenue Revenue in good locations Revenue in average locations

Source: CB Richard Ellis



THE AUSTRIAN COMMERCIAL AND RETAIL PROPERTY MARKET

In the retail premises segment, only the most prestigious situations in Vienna – Kohlmarkt, Graben, Kärntner Straße – saw an improvement in 2006 while the classic shopping streets (with the exception of Mariahilfer Straße) saw major losses. Here, again, the decisive criterion was location. Rents were also disproportionately higher in prime locations compared to less attractive areas.

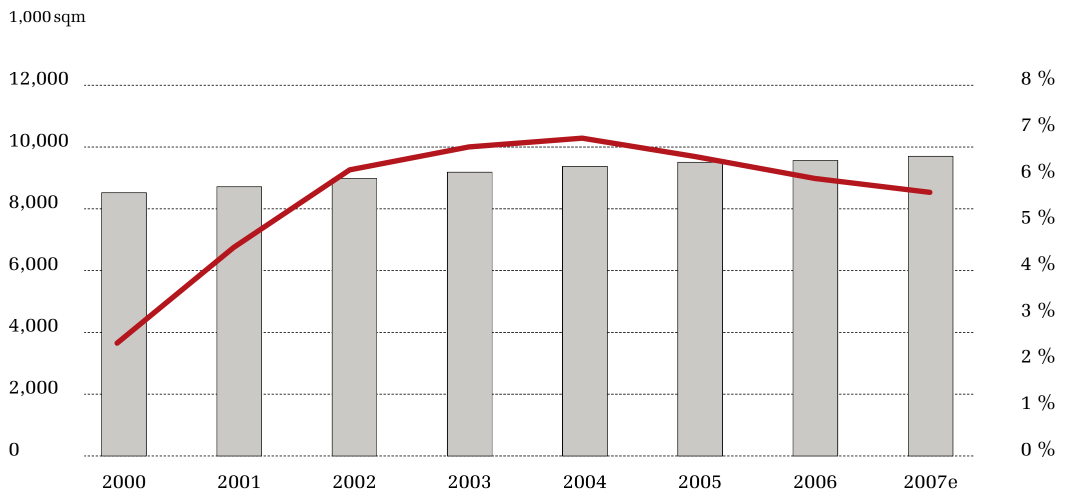
This trend is also apparent in the areas of commerce and retail premises leasing.

In general, small businesses have struggled, as can be seen in further changes to the face of the city. The number of international commercial chains in inner-city locations has increased in comparison with local retailers. Only shopping centres in top-class locations were able to record slight rental increases. Properties in regional shopping streets, on the other hand, were among the ‘losers’.

OFFICE AREAS, PRODUCTION AND VACANCY RATE IN VIENNA 2000 – 2007e

Total office area (1,000 sqm) Vacancy rate

Source: CB Richard Ellis



THE GERMAN PROPERTY MARKET

It is not only the German economy that has been developing in a positive direction again since 2006: the property market has also been flourishing for about two years now. This development is chiefly to be found in the five conurbations of Berlin, Hamburg, Munich, the Rhine-Main area and the Rhine-Ruhr area, which will continue to be the major drivers of the German economy in the future. The result will be a major concentration in these areas, the first signs of which are already visible. The number of tenants is increasing rapidly and the vacancy rate is decreasing fast.

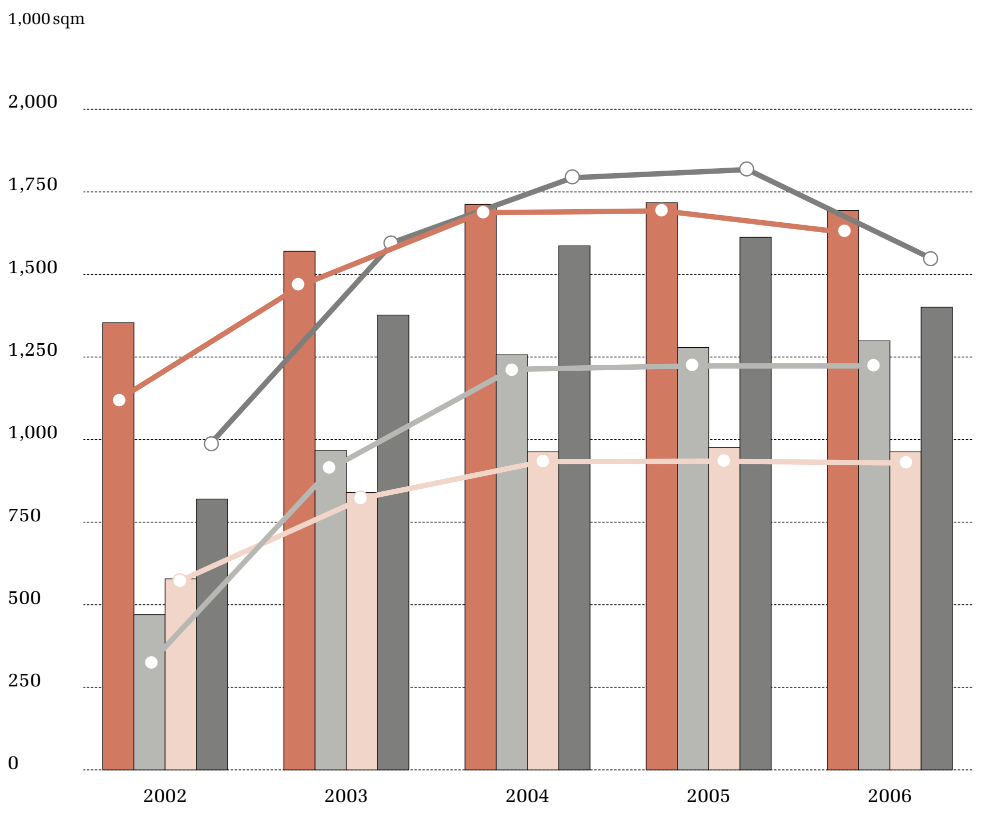
Germany currently has a great deal of catching up to do in the property sector. This is due to demographic change, the long-delayed renovation and modernisation of post-war buildings and the sluggish construction activity of the past five years owing to economic conditions. Against this backdrop, most metropolises have recognised the unique opportunity in the field of urban development of not only constructing new buildings, but allocating new uses to entire urban quarters or even creating entirely new areas within a town. Prominent examples of this are the Hafen-City development in Hamburg and the goods rail depot in Frankfurt.

OFFICE AREAS: PRODUCTION AND USAGE/VACANCY RATE

IN BERLIN, FRANKFURT/MAIN, HAMBURG, MUNICH 2002 – 2006

Berlin Frankfurt/Main Hamburg Munich

Source: CB Richard Ellis



THE GERMAN OFFICE MARKET

The herald of this change is the development in the German office market: demand has been increasing since 2005, slowly at first but nonetheless steadily. In Frankfurt, Munich and Hamburg in particular, rental prices for inner-city properties have increased and returned to normal levels. Admittedly, this trend has been restricted to city centre locations and sites close to the centre, while the satellite office towns of the nineties have been among the major losers. However, the situation of a gradually diverging market is likely to be transitional since all predictions point to those urban areas that have been disadvantaged undergoing rapid redevelopment.

THE GERMAN INVESTMENT MARKET

Investor interest has grown enormously in parallel with the upturn on the rental market. With a transaction volume of some € 41.2 bn, 2006 not only exceeded the record figure for 2005, the proportion of foreign investors also increased still further. Market observers estimate this proportion at 75 %. First place among the foreign investors is held by England, followed by the USA and the Netherlands. This development confirms that Germany's potential has been internationally recognised. Domestic investors – first and foremost the German open property funds – have tended to be quite restrained recently and have often found themselves in the position of vendor. This can be explained in part by the fact that open property funds are on the retreat in Germany.

The development also appears to anticipate the planned new 'REIT' legislation (see explanatory notes), which is expected to bring about a lasting change to the property market and investor structure in Germany. On the basis of experiences in other countries, it is expected that the market will become more competitive as a result of the REIT laws and profits will start to decrease.

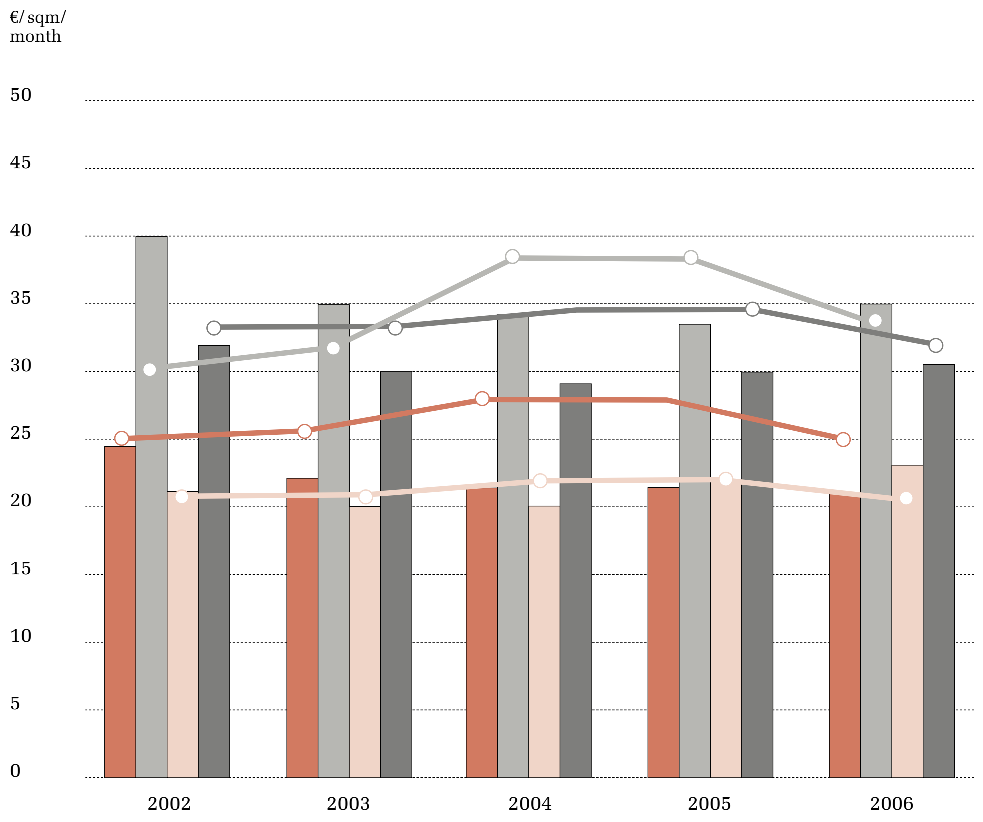
In overall terms, the property market in Germany is showing major potential, at least in the rental and the investor sectors.

OFFICE RENTALS

IN BERLIN, FRANKFURT/MAIN, HAMBURG, MUNICH 2002 – 2006

Berlin Frankfurt/Main Hamburg Munich

Soure: CB Richard Ellis



DEFINITION OF REIT

A REIT (Real Estate Investment Trust) is a property trust fund, usually quoted on the stock market, and benefiting from tax privileges. The prerequisite for granting REIT status is a clear investment focus on property and/or mortgages. The REIT itself is usually exempt from taxes on profits under national tax law ("tax transparency"); taxation is exclusively levied at shareholder level. In order to secure the taxation basis, the relevant national legislature demands disbursal of the major part of the profits of the REIT to its investors. REITs were first licensed in the USA in 1960 and were subsequently approved in the Netherlands, Australia, Canada and Japan, among other countries. France, Belgium, South Korea, Singapore, Hong Kong and Malaysia also have REIT structures. The introduction of REITs in Germany and Great Britain is planned for 2007.

THE EASTERN EUROPEAN PROPERTY MARKET

Within the Eastern European property sector, a total of some € 7 bn was invested in 2006 on the established markets of Hungary, the Czech Republic, Poland, Slovakia, Bulgaria, Romania and Russia; the total volume stood at around € 18 bn. This corresponds to an increase of over 21 % in comparison to the previous year, with three CEE states (Hungary, Czech Republic and Poland) remaining the main investment countries with a share of around 75 %. 43 % of investment went into office properties, followed by 40 % in retail properties. The remainder was invested in industrial properties, hotels and mixed-use properties. These forms of utilisation hold major potential for the future. Some 75 % of investments are made in the capital cities of Eastern Europe. Transactions in regional capitals mainly involve shopping centres.

CENTRAL AND EASTERN EUROPE (CEE)

The countries of the CEE zone have adapted economically and politically to Western European standards over the past 15 years. The entry of all four countries into the European Union in 2005 underlined this process. The purchasing power of the population is therefore growing and is by now driving economic growth in the same way as demand from abroad. For the property market this means an increasing importance for relatively high quality retail and residential space. Both the wage level for skilled workers and the price level are already the same as the reference values for comparable urban centres in Western Europe, particularly in the capital cities of Prague and Budapest. Profits on property are tending to drop. With average values of 5.6 to 5.8 %, they are equal to or slightly higher than the levels in Austria and Germany. Poland and Slovakia are in the midst of a development phase and moving in the same direction.

SOUTH EAST EUROPE (SEE)

Economic and political development in South East Europe has progressed furthest in Slovenia, Romania and Bulgaria (EU member states since 1 January 2007). In Romania, in particular, the economy benefited from this move a year before entry into the EU, not least in expectation of the development funds the country will now attract. Bulgaria and Romania will continue to work on major legal reforms in the years ahead. Elsewhere, Slovenia and the other countries of the former Yugoslavia still have a long period of political and economical restructuring ahead.

The potential of these markets is therefore difficult to estimate. This uncertainty is reflected in the substantially higher gross profits on property in these countries.

BUDAPEST Capital Square

THE CIS STATES

The CIS countries represent widely divergent economic development and prospects. The Russian economy has seen extremely positive developments once more in 2006 given the enormous challenges facing the country. GDP rose by 6.8 %, above the European average. Inflation cooled from 12.7 % in 2005 to 9.8 %, thus also demonstrating a downward trend in comparisons over a number of years. Unemployment dropped slightly from 7.7 % to 7.4 %. Property investments in 2006 quadrupled compared to the previous year. Increased investment suppressed profits, which currently stand at around 10 % for office properties.

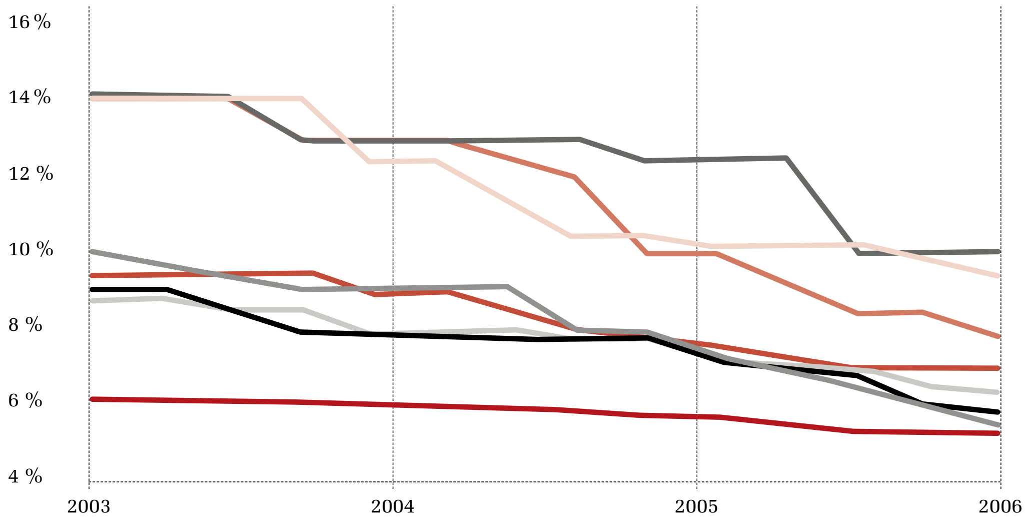
The Ukraine – the second largest European country in the CIS – was able to recover after the difficult economic year in 2005. This is most apparent in GDP growth, which achieved a figure of 6 % in 2006 (following 2.6 % in 2005). The rate of inflation fell from 13.5 % to 8.6 %, and unemployment also fell from 7.2 % to 7 %. However, economic prospects are very much dependent on relations with Russia, the predominant supplier of energy.

Property transactions in the Ukraine in 2006 achieved a value of around USD 500 m. International investors with an investment volume of over USD 5 bn are looking for suitable investments in the Ukraine, so that the pressure on gross profits (currently 10 – 12 %) is increasing. Half of incoming capital is being invested in office properties, followed by 35 % in retail and 10 % in hotels. Owing to the very limited supply of existing properties, 90 % of capital is being invested in development projects.

PROFIT DEVELOPMENT IN EASTERN AND SOUTH EAST EUROPE

Bratislava, Bucharest, Budapest, Moscow, Prague, Sofia, Warsaw, EU 15 Index

Source: CB Richard Ellis



COMPETITION ON EUROPEAN PROPERTY MARKETS

Competition increased considerably in the property sector in 2006. In global terms, investors put some € 490 bn into commercial properties, an increase of more than 30 % over the previous year. This growth was driven by international transactions, which already account for 29 % of the total volume.

Europe is one of the leaders among international investment regions, with a transaction volume totalling € 223 bn and an international component of some 50 %. The German property market underwent the most rapid development in this context, with total investment trebling. Eastern Europe quintupled its share of European volume in a single year. Transactions in Poland, Russia and Romania also increased particularly sharply.

Some € 2.4 bn was invested in property in **Austria** in 2006, corresponding to an increase of 26 %. British and American investors were also active here for the first time. Their share of the transaction volume increased sixfold in comparison with the previous year and now equals that of German property funds (each with 23 %). Domestic investors accounted for a 54 % share of the volume.

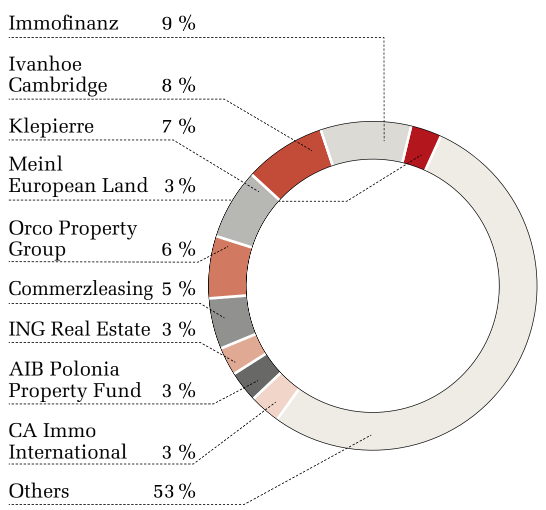
About € 7 bn was invested in property in **Eastern Europe** in 2006 (up 21 %). Some € 4.5 bn of this was accounted for by investors from Western Europe (€ 3.5 bn in 2005) with € 2.5 bn deriving from investment companies from other countries (including the USA, Canada and Australia). The flow of capital into Eastern European property thereby exceeded all expert forecasts significantly.

This international trend will continue in 2007: investors are putting large amounts of available liquid assets into investments all over the world in order to spread risk with regional diversification and achieve higher profits. Competition on property markets will therefore become increasingly acute.

This development was accompanied by major capital increases in companies quoted on the stock market, and these were supplemented by a large number of IPOs. In total, property companies investing in Eastern Europe raised equity of around € 10 bn on the capital market in 2006.

INVESTORS IN CEE

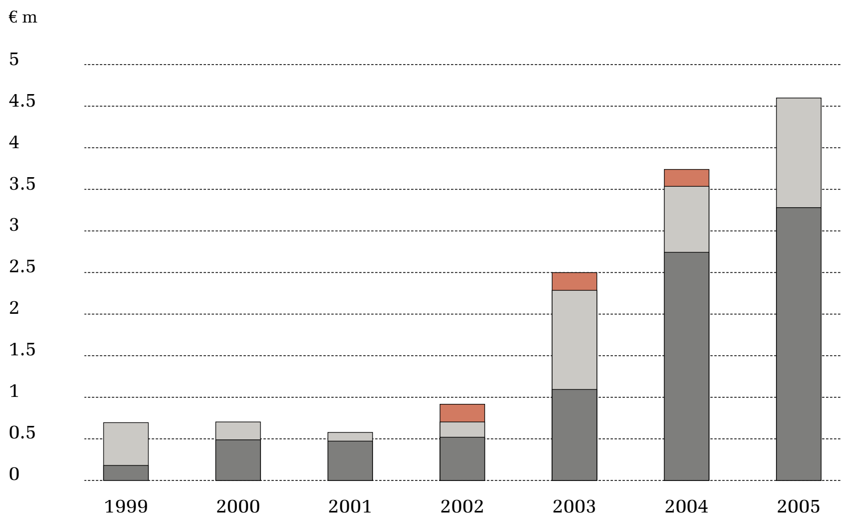
Source: CB Richard Ellis, Noble Gibbons



INSTITUTIONAL PROPERTY INVESTMENT INTO CEE FROM WESTERN EUROPE

Western Europe Other Unknown

Source: CB Richard Ellis, Noble Gibbons



PROPERTY ASSETS DOUBLE IN A SINGLE YEAR

At the end of December 2006, the property assets of the CA Immo Group totalled 181 properties in Austria, Germany and Eastern Europe with a total value of € 2.116 bn (including the prepayment on the property package in Hesse, Germany). This means that CA Immo succeeded in almost doubling its assets within a single year.

The most significant milestone in this context: with the purchase of an entire property package from the German federal state of Hesse (with a volume of € 798 m) it was possible to realise successfully the establishment of the company on the German market, which had been planned for a long time and was of great strategic importance. The purchase agreements were signed at the end of 2006 and the full purchase price paid; the purchase took effect as from 1 January 2007. Important investments also included the acquisition of a property package in Austria, several new purchases in Prague and Sofia, and a joint venture project for the construction of an office building in Moscow. The last project means that the CA Immo Group completed its first step on the Russian market in 2006 as well.

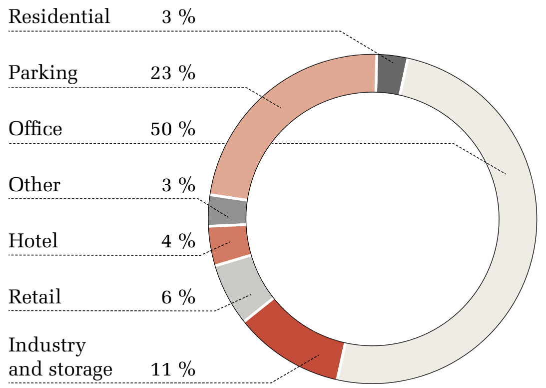
The project development field in Austria in 2006 was distinctive, in particular, for continuation of the work on the hotel/office property on Rennweg in Vienna, and for the commencement of preliminary work on the office project on Vienna's Muthgasse. CA Immo International is involved in hotel projects in Prague and Pilsen in the Czech Republic.

The CA Immo Group invested a total of about € 986.3 m in new acquisitions and development projects in 2006. The 50 % share of the office property on Charles de Gaulle Square in Bucharest, which was a model example of profitable project development, was sold for a high yield. Outstanding planning and construction of the property meant that it acquired sustainable added value and could be sold at a high profit. Several smaller individual properties in Austria, included in the Brau Union package taken on last year, were also resold.

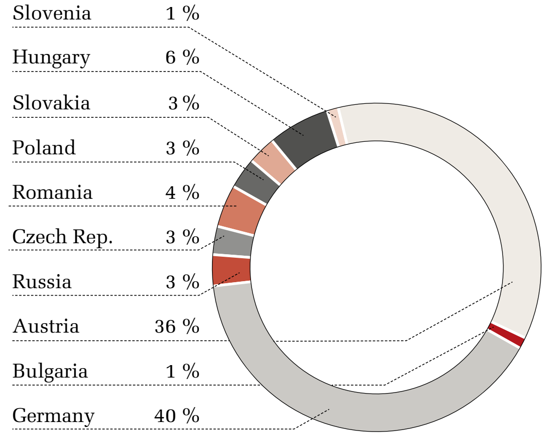
In total, the CA Immo Group has a total effective area at its disposal (including those projects already under development and the "Hesse package") of some 1.53 m sqm (2005: approx. 862,000 sqm). Office properties account for 50 % of the effective area available. Their revenue share was 69 %. The average vacancy rate was 7 %, calculated on the basis of annual expected rental income.

For further, more detailed information about the property portfolio, please refer to Annual Report's book "Portfolio".

TOTAL EFFECTIVE AREA BY SEGMENT [1)]



TOTAL EFFECTIVE AREA BY COUNTRY [1)]



[1)] Including existing and committed project developments, usable area of project developments refers to perspective usable area after completion.

BUSINESS DEVELOPMENT
A MILESTONE IN EVERY RESPECT

The 2006 fiscal year was marked for the CA Immo Group by strong growth, above-average development in its results, comprehensive reorganisation of the entire Group and extremely successful positioning on the national and international capital market with new capital market products, and in particular with the IPO from CA Immo International. In short, 2006 was a great year for CA Immo and – like the previous year – developed to become, in turn, the most successful fiscal year in the company's history.

This is also reflected in all the data regarding the balance-sheet and results: property assets increased (including the prepayments made for the "Hesse package" which will affect earnings as from 1 January 2007) from € 1,158 m to € 2,116 m, in other words almost doubling in value. Gross revenues increased by 44 % from € 64.3 m to € 92.6 m. Net operating income reached a figure of € 66.6 m – an improvement of 45 %. EBITDA rose in parallel with this by 56 % to € 59.2 m. The operating result (EBIT) increased by 23 % to reach € 90.2 m and consolidated net income also headed for a new record figure with € 65.7 m. Operative cash flow recorded a 32 % increase and amounted to € 48 m.

INCOME STATEMENT – SUMMARY

€ m	2006	2005	Change in %
Rental income	77.1	54.5	42
Gross revenues	**92.6**	**64.3**	**44**
Net operating income	**66.6**	**45.9**	**45**
NOI as % of gross revenues	72	71	
Result from the sale of properties	7.3	-0.1	
EBITDA	**59.2**	**38.0**	**56**
EBITDA as % of gross revenues	64	59	
Change from revaluation	32.5	36.7	-11
Operating result (EBIT)	**90.2**	**73.6**	**23**
EBIT as % of gross revenues	97	114	
Financial results	-5.9	-10.6	-44
Net income before taxes (EBT)	**84.3**	**63.0**	**34**
Consolidated net income	**65.7**	**58.6**	**12**

NET OPERATING INCOME BY REGION

€ m	2006	2005	Change in %
Austria			
Gross revenues	44.6	32.6	37
Rental income	38.6	28.6	35
Net operating income	32.3	23.4	38
NOI margin	72 %	72 %	
Germany			
Gross revenues	0.4	0.4	14
Rental income	0.3	0.3	14
Net operating income	0.3	0.2	36
NOI margin	71 %	59 %	
Eastern and South East Europe			
Gross revenues	47.6	31.3	52
Rental income	38.2	25.6	49
Net operating income	34.0	22.2	53
NOI margin	71 %	71 %	

Group revenues increased by 44 %

In addition to the new acquisitions made in the fiscal year, both in Austria and in Eastern and South East Europe, it was particularly those properties purchased in the course of 2005, which recorded a full year's earnings for the first time in 2006, that made a major contribution to the total increase in revenues of 44 %. Rental incomes – the most essential earnings component in the CA Immo Group – climbed from € 54.5 m to € 77.1 m thus recording an increase of 42 %. Operating costs that were passed on, which also affect gross revenue, amounted to € 15.4 m.

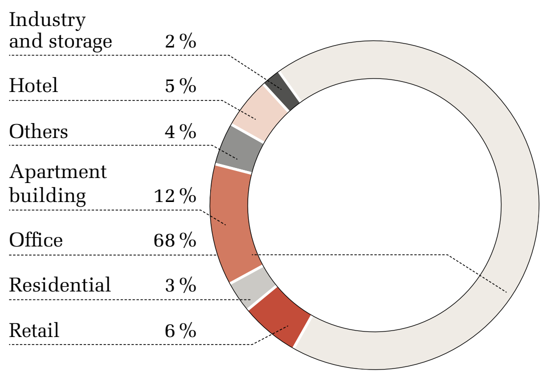
Looking at the figures on a regional basis, the CA Immo Group made about 49 % of its gross revenue in the 2006 fiscal year in Austria and some 51 % in Eastern and South East Europe. No significant revenues were achieved as yet in Germany in 2006, as the package purchased from the federal state of Hesse will not yield income until after 1 January 2007.

Yield potential used well

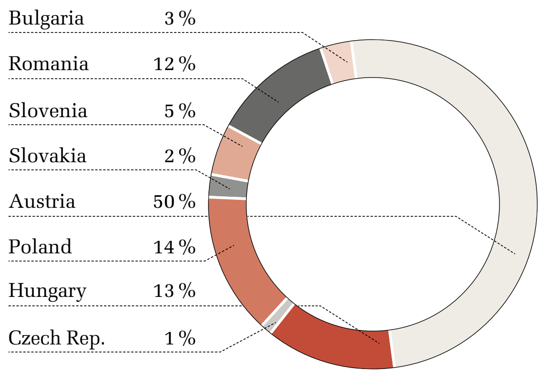
The net operating income of the CA Immo Group (NOI) reached € 66.6 m in 2006, which corresponds to an increase of € 20.7 m or 45 % over the previous year. As a result of high-yielding investments in Eastern Europe, net operating income was increased to 72 % (71 % in 2005) not only in absolute terms but also when measured against gross revenues. When measured against the market value of the property assets, NOI rose from 4 % to 5 %.

The yield potential of the eastern properties was very well utilised from today's perspective – i.e. in terms of the prevailing market situation and asset structure. In contrast, the Austrian portfolio has further potential available in the areas of re-letting of vacant space, rental level and optimisation of space in individual properties.

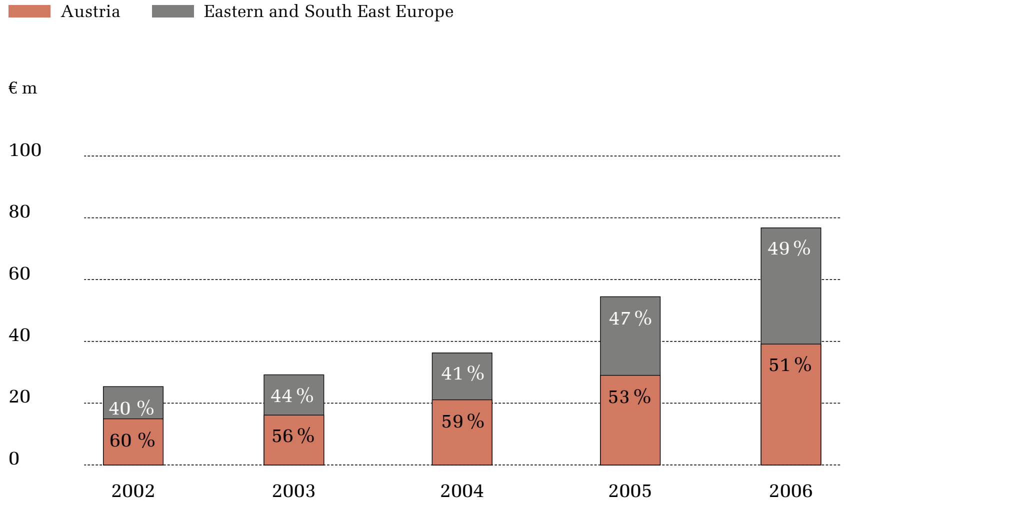
RENTAL INCOME BY TYPE OF USE



RENTAL INCOME BY REGION



DEVELOPMENT OF RENTAL INCOME, AUSTRIA AND EASTERN AND SOUTH EAST EUROPE 2002 – 2006



Significant increase in EBITDA margin
The EBITDA of the CA Immo Group increased by 56 % to € 59.2 m. The EBITDA margin thus rose from 59 % to 64 %, which can be attributed principally to profits from the sale of properties (sales earnings of 15 % above balance-sheet figure = estimated value). 24 smaller properties in Austria were sold (profit of some € 4 m) as was the holding in the Romanian property company for the Charles de Gaulle office building, achieving a profit of € 3 m, which was above the estimated value.

The directly chargeable property expenditure was € 26 m, of which € 15.4 m (operating costs) were passed on. The direct expenditure borne by the company amounted to € 10.6 m (14 % of rental income; previous year: 16 %). This figure includes internal operating costs of € 2.3 m, exposure value adjustments of € 2.1 m and maintenance costs of € 3.2 m (making up 3.5 % of gross revenue; previous year: 5.2 %). Some € 2.4 m of the maintenance costs were spent on Austrian properties, € 0.8 m on the Eastern European properties.

Indirect expenditure amounted to € 16.3 m (previous year: € 9.2 m). The increase is in line with the company's growth, the increase in personnel and greater expenditure on legal and advisory services contributing to the rise.

When broken down by region, the Austrian business segment recorded a 50 % increase in EBITDA to € 25 m. In the Eastern and South East Europe business segment, EBITDA grew by 62 % to € 33.7 m. The EBITDA margin accounts for a high 71 % of gross revenues as a result of the high-yielding properties purchased in 2005 and affecting earnings throughout the entire year.

Record operating result
The operating result (EBIT) increased owing to an extremely good course of business, profits from the sale of individual properties and the positive value development of property assets to € 90.2 m. Factors contributing to the success demonstrated by this extraordinary result were high-yielding properties, the ongoing optimisation of the portfolio and, last but by no means least, the continued increase in market values of Eastern and South East European properties as a result of the high market demand.

The profit from revaluation came to € 32.5 m and resulted entirely from the Eastern and South East European properties. In Austria, increases and decreases in property values balanced each other out for the majority of the properties. But important market value adjustments were undertaken in individual cases, owing to continuing insufficient utilisation.

Financial results
Financing costs increased to € 21.7 m (previous year: € 12.6 m), almost entirely as a result of interest costs. However, the interim investment of the revenue from the increase in share capital and the corporate bond meant that interest earnings were also considerably higher at € 10.7 m than in the previous year. Foreign currency gains amounting to € 5 m can be attributed to the weaker US Dollar (€ 4.7 m) and other foreign currency gains amounting to € 0.3 m. Thus, on balance, the financial result was minus € 5.9 m (previous year: minus € 10.6 m).

INCOME DEVELOPMENT / TRANSFER

€ m	2005	Sales	Purchases [1]	F/X [2]	Organic	2006
Gross revenues	64.3	-2.2	4.6	-0.04	26.0	92.6
Result from the sale of property	0.0	7.3	0.0	0.0	0.0	7.3
Operating EBITDA	**38.0**	**2.7**	**3.7**	**-0.03**	**14.8**	**59.2**
Revaluation	36.7	-13.8	6.8	-8.6	11.5	32.5
Operating EBIT	**73.6**	**-11.0**	**10.5**	**-8.6**	**25.8**	**90.2**
Financial results	-10.6	0.4	-0.3	4.7	-0.1	-5.9
Net income before tax	**63.0**	**-10.6**	**10.2**	**-3.9**	**25.6**	**84.3**
Net income after tax	**58.6**	**-10.6**	**7.7**	**-3.9**	**13.9**	**65.7**

[1] Effects of change in reporting entity structure
[2] Effects of foreign currency movements

Net income before tax (EBT)
Net income before tax rose by 34 % in 2006 to € 84.3 m, corresponding to 9.9 % on the equity capital at the start of the year and 7.2 % on the average tied equity capital in 2006.

Taxes
Taxes on earnings in 2006 amounted to € 18.6 m. However, only some € 3.9 m actually had to be paid. The rate of taxation was 5 %. The additional non-cash tax costs amounted to some € 14.6 m, of which another € 8.3 m resulted from equity capital entries that were recognised directly in equity in the course of the increase in share capital.

Consolidated profit at a new high
The consolidated profit is € 65.7 m (12 % more than last year); profit per share is € 1.16.

Appropriation of profits
As in previous years, CA Immo will recommend to the Annual General Meeting that the earnings be ploughed back.

Cash flows
High level of equity financing of acquisitions
Operating cash flow rose by 32 % from € 36.4 m to € 48 m, corresponding to 93 eurocent/share. **Cash flow from operational activities** (operating cash flow plus changes in working capital) was € 47.4 m, an increase of 27 %.

€ 1,232.5 m were accrued by CA Immo in 2006 from **financing activities** (increases in share capital, corporate bond plus balance from financing with outside capital). Cash flow from investment activities amounted to minus € 1,203 m, of which € 958 m were initial investments in property assets and the prepayment for the "Hesse package". A further € 297.3 m were invested on balance in securities. Sales of properties and property companies, amounting to € 47.9 m, had a positive effect on cash flow from investment activities.

The cash flow achieved, and a successfully placed increase in share capital, which brought in assets amounting to some € 291 m allowed CA Immo to continue its high level of equity financing of newly purchased properties and offer financial security for further acquisitions. In addition, a corporate bond in the sum of € 200 m was issued for the first time.

PROFITABILITY INDICES

%	2006	2005
NOI margin	72	71
EBITDA margin	64	59
EBIT margin	97	114
ROE	5.6	8.0

INCREASE IN NET INCOME BEFORE TAX

€ m	Net income before tax
EBT in the 2005 fiscal year	**63.0**
Rental income	22.7
Property costs	-7.6
Administrative costs	-7.2
Result from the sale of properties	7.4
Profit from revaluation	-4.1
Interest income result	-4.7
Foreign currency gains	9.3
Other	5.5
EBT in the 2006 fiscal year	**84.3**

CASH FLOW STATEMENT – SUMMARY

€ m	2006	2005	Change in %
Cash flow from			
- Operational activities	47.4	37.3	27
- Investment activities	-1,203.0	-251.7	378
- Financing activities	1,232.5	224.1	450
Change in liquid assets	**76.8**	**9.6**	
Liquid assets at			
- start of fiscal year	70.7	60.9	
- end of fiscal year	148.3	70.7	110

BALANCE-SHEET ANALYSIS

The balance-sheet total for the CA Immo Group increased by 107 % in the 2006 fiscal year to € 2,712.8 m, with long-term property assets, including down-payments shooting up particularly strikingly (+ € 958.5 m). The high investment intensity and long-term financing components are typical for the sector.

Short-term assets have risen by € 392.2 m, particularly as a result of the increase in liquid assets arising from increases in share capital in CA Immo and in the framework of the CA Immo International IPO, as well as the corporate bond. Liquidity (consisting of cash holdings, bank deposits and securities) grew to € 489.2 m (2005: € 110.7 m).

Net Asset Value
The net asset value increased by € 356.8 m to € 1,208.1 m. The reasons for this are the rise in the operating result, gains from revaluation and the accumulation of equity capital. NAV/share on 31 December 2006 was € 20.77; this is an increase of 6.5 % compared to the NAV/share on 31 December 2005 of € 19.51.

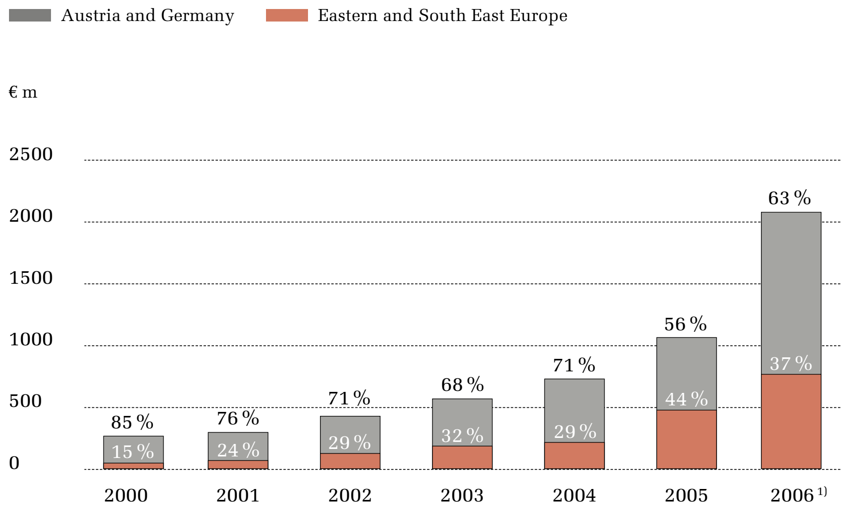
The NNNAV / share (according to the EPRA definition) rose by 7.9 % to € 21.21.

The **consolidated equity capital** (including shares held by outsiders) increased by 75 % with the expansive development of the CA Immo Group, reaching € 1,493.6 m. Measured against the balance-sheet total on the balance-sheet date, this corresponds to a figure of 55 % (2005: 65 %). A decisive contribution to this was made by the retained earnings of € 65.7 m and the increases in share capital adding up to € 574.6 m. A large portion of the long-term assets – 68 % – was once again covered by equity capital.

CONSOLIDATED BALANCE SHEET – SUMMARY

	2006		2005	
	€ m	%	€ m	%
Property assets	1,318.3	49	1,157.5	88
Prepayment on property	797.7	29	0.0	0
Intangible assets	30.4	1	15.6	1
Financial assets and others	44.7	2	10.2	1
Deferred tax assets	1.8	0	2.3	0
Long-term assets	**2,192.9**	**81**	**1,185.6**	**90**
Receivables	30.7	1	17.0	1
Liquid assets and securities	489.2	18	110.7	9
Short-term assets	**519.9**	**19**	**127.7**	**10**
Total assets	**2,712.8**	**100**	**1,313.3**	**100**
Equity capital	1,493.6	55	851.3	65
Liabilities from bond	193.9	7	0.0	
Long-term financial liabilities	842.4	31	294.8	22
Short-term financial liabilities	51.2	2	105.5	8
Other liabilities	71.5	3	31.5	3
Deferred tax	60.2	2	30.1	2
Total liabilities	**2,712.8**	**100**	**1,313.3**	**100**

PROPERTY ASSETS (Fair Value), Total: € 2,116 m in 2006 [1]



[1] incl. prepayment on "Hesse-portfolio"

As of 31 December 2006, the CA Immo Group reported **interest-bearing financial liabilities** of € 1,087.5 m, € 1,036.3 m (95 %) of these being long-term liabilities. The average interest rate on the loans (including the bond) rose to 4.75 % in the 2006 fiscal year (2005: 4.3 %), with the average € rate being 4.56 % and the average USD rate 6.89 %. Some 93 % of all loans were EUR loans.

KEY FIGURES

		31.12.2006	31.12.2005
Equity ratio	%	55	65
Gearing	%	40	34
Net debt	€ m	598.3	289.6
Equity-to-fixed-asset-ratio	%	68	72

NET ASSET VALUE (NAV and NNNAV according to the EPRA definition)

		31.12.2006	31.12.2005
Equity capital (NAV)	€ m	**1,208.1**	**851.3**
NAV/share	€	**20.77**	**19.51**
Transfer to NNNAV			
Exercising of options		0.0	0.0
NAV after exercising of options		**1,208.1**	**851.3**
Value adjustment for projects to IFRS Fair Value		11.9	0.8
Value adjustment for tenant leases held as finance leases		0.0	0.0
Value adjustment for properties in current assets		0.0	0.0
Value adjustment for financial instruments		-5.3	0.9
Deferred taxes		28.3	12.4
NAV after adjustments		**1,242.9**	**865.4**
Value adjustment for financial instruments		5.3	-0.9
Value adjustment for liabilities		0.0	-0.3
Deferred taxes		-14.4	-6.3
EPRA NNNAV		**1,233.8**	**857.9**
EPRA NNNAV per share		**21.2**	**19.7**
Change in NNNAV from previous year		7.9 %	7.0 %
Price (31.12.)/NNNAV per share -1		**4.2**	**6.2**

Financing strategy and financing structure
CA Immo's financing policy is geared to a conservative, sustainable financing structure with equity and loan capital at a ratio of about 40:60.
The currently fairly high proportion of equity capital provides sufficient scope for increased loan capital financing and – based on the current interest rate level – potential for increasing the profitability of the equity capital.

After the IPO of CA Immo International, the CA Immo Group (consolidated view) has an equity capital share of 55 % of the balance-sheet total. The loan-to-value ratio at the balance-sheet date was some 51 %, with gearing at 40 %. As a result of increased loan capital financing of the planned new investments of a total of up to € 3 bn, the targeted ratio of equity capital to loan capital of about 40:60 is achievable within 12 to 15 months despite the increase in equity capital planned for 2007.

The individual goals of the financing policy:

- **Minimising capital** costs by an optimum mix of equity and loan capital
- **Taking up loan capital** from various banks and with varying terms
- **Redemptions aligned to the cash flows** generated by the properties
- **Financing in USD** for those properties whose rental income is based on USD (natural hedge)
- **Active management** of financial risks, particularly the risks of interest rate changes, foreign currency movements, liquidity and loans

OVERVIEW OF LOANS

on reporting date 31 December 2006 € 1,000	Loan volume direct investment in property	in % of balance-sheet total	of which with fixed interest rate in %	of which with variable interest rate in %	of which SWAP arrangements in %
EUR loans	833,840	31	0	21	79
USD loans	51,979	2	47	33	20
SFR loans	5,015	0	0	100	0
	890,834	**33**	**3**	**22**	**75**

Financing indices

The CA Immo Group reported a net debt amounting to € 598.3 m as of the balance-sheet date.

Interest cover (ratio of EBIT to net interest income) reached 8.2 (previous year: 11.2).

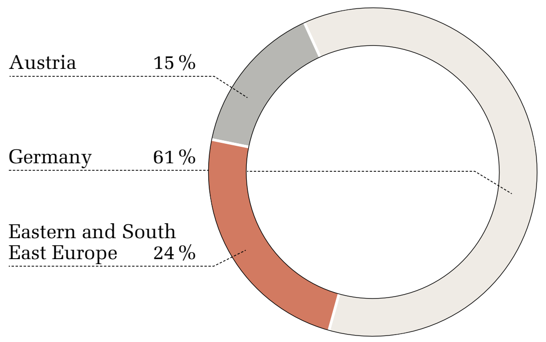
FINANCING INDICES

€ m	2006	2005
Equity capital	1,493.6	851.3
Short-term liabilities	51.2	105.5
Long-term liabilities	1,036.3	294.8
Liquid assets	-489.2	-110.7
Net debt	**598.3**	**289.6**
FFO [1]	44.3	30.7
Gearing	40 %	34 %
FFO / Net debt	7.4 %	10.6 %
EBITDA / net interest income (Factor)	5.4	5.8
EBIT / interest income (Factor)	8.2	11.2

[1] Funds from Operations (operational cash flow minus balance of interest)

You can find additional explanations of the income and balance-sheet figures in the Annex to the Consolidated Financial Statements.

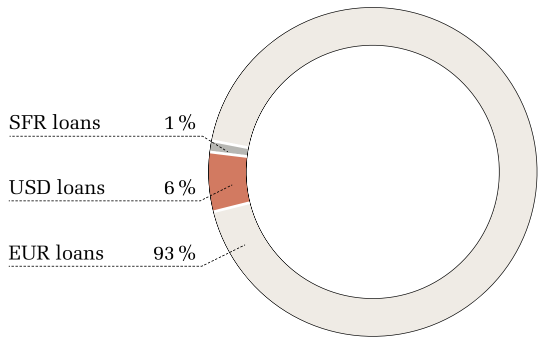
LOAN STRUCTURE BY REGION



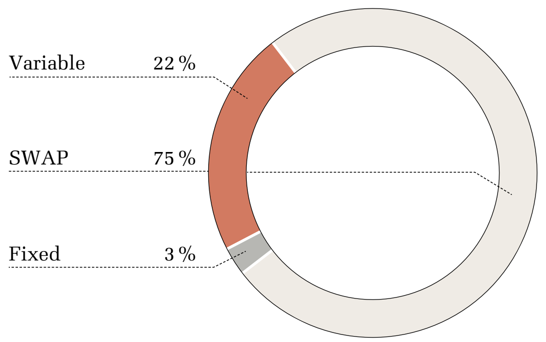
Rating

In 2006, CA Immo placed its first domestic bond with a volume of € 200 m. The ten-year, bullet bond pays 5.125 % and was in such high demand that the volume of € 150 m originally planned had to be increased. Care was taken to ensure a balanced, regional distribution in the allocation. No international rating was required for the bond; the accompanying bank of issue, BA-CA, classified CA Immo's credit profile as BBB at the time of issue.

LOAN STRUCTURE BY CURRENCY



LOAN STRUCTURE BY MATURITY TYPE



FINANCIAL RISK MANAGEMENT

The main financial risks connected with the CA Immo Group result are a consequence of developments in interest and exchange rates (particularly EUR to USD), financing and liquidity requirements and the general conditions on credit agreements.

RISK	EFFECT	COUNTERMEASURES
CHANGE IN INTEREST RATE Evaluating interest rate developments	Reduced Group success if interest rates rise	- Mix of long-term pegged interest rates and loans bearing variable interest - Use of derivative financial instruments
DEVELOPMENTS 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 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 planning - 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

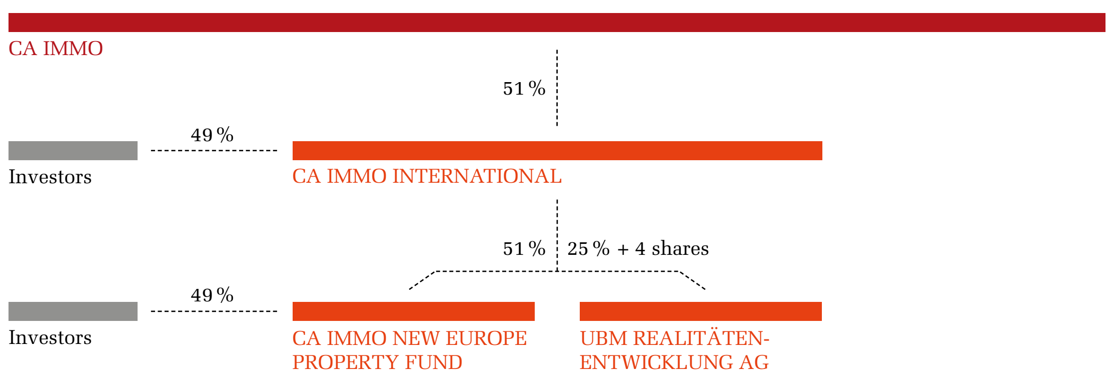
HOLDINGS AND FUNDS POOLING EXPERTISE

The **CA Immo Group** was restructured over the past year in order to allow us to address the needs of different investor groups whilst pursuing the various aspects of our operational business. Competences were specifically integrated within companies and/or holdings and funds.

The addition of CA Immo International means that another company in the Group – in addition to the parent company, **CA Immobilien Anlagen AG** – is now quoted on the Vienna Stock Exchange. **CA Immo International**, in turn, holds at least 51 % of the shares in the new project development fund **CA Immo New Europe property fund**, and also acquired a 25 % financial holding (plus four shares) in the property development and ownership company UBM Realitätenentwicklung AG, which is quoted in Vienna.

Apart from two joint-venture companies and UBM (at-equity), all the subsidiaries of the CA Immo Group – and particularly the numerous property ownership and intermediate holding companies – are wholly consolidated.

STRUCTURE OF CA IMMO GROUP



CA IMMO INTERNATIONAL

The portfolio of CA Immo International – a spin-off from CA Immo – brings together **all Eastern and South East European assets** of the Group. 51 % of the shares (43,460,785 shares) are held on a long-term basis by the parent company, CA Immobilien Anlagen AG. The remaining 49 % were offered on the stock market in an IPO. Since 25 October 2006, CA Immo International has been quoted in the prime segment of the Vienna Stock Exchange. The issue price of € 13.50/share was just under 4 % above the net asset value (NAV). After the successful stock market launch, the **price rose 17 % up to € 15.80/share** by the end of the year. Market capitalisation as at 31 December 2006 stood at around € 687 m.

CA Immo International currently owns **16 income-producing properties and four development projects in eight Eastern and South East European countries** (Poland, the Czech Republic, Hungary, Slovakia, Slovenia, Romania, Bulgaria and Russia) and 4 project developments. In future, the focus on the more profitable markets of South East Europe and Russia will increase. CA Immo International will concentrate more on project developments which it will complete through CA Immo New Europe property fund. The market value of the **property assets** on 31 December 2006 was around **€ 530 m**.

The organisation of CA Immo International is independent of outside parties; internal employees are responsible for the development of the company and the management of properties. Book-keeping and general administration are provided by the parent company, CA Immo, at cost price.

Unlike CA Immo, CA Immo International will pay out **dividends** to its shareholders with effect from 2008.

THE CA IMMO NEW EUROPE PROPERTY FUND

The CA Immo New Europe property fund allows major international investors to profit from the dynamics of the Eastern European property markets. The fund was set up under Luxembourg law as a SICAR (Société d'Investissement en Capital à Risque) and approved by the competent Luxembourg authorities with effect from 22 October 2006.

With CA Immo New Europe property fund, the company is targeting **large-scale institutional investors** who will take on holdings above the € 5 m limit. The volume stands at € 1 bn, € 400 m of which is made available by institutional investors as equity capital. A maximum of 49 % is being issued to investors, with CA Immo International retaining the controlling share of 51 %. The fund – with an **IRR of 15 %** or more – aims to deliver extremely attractive performance for investors.

The fund has a **term of seven years**, is unlisted and will focus exclusively on the **development of commercial properties in Eastern and South East Europe**. The investment strategy of the fund is specifically directed at the countries of Eastern and South East Europe as well as the CIS states. Fifteen years after the dissolution of the Soviet Union, there is potential here for very high returns that will be consistently exploited for institutional investors. 20 % of the fund portfolio will be located in CEE countries, while South East Europe and the CIS states will account for 40 % each. The focus will be on capital cities and national growth areas. In this context, on the one hand, existing properties will be purchased that offer an above-average risk/return profile, and on the other hand, the fund will develop its own property projects. The usage structure will maintain a healthy balance between office, retail and warehouse premises.

Management of the fund is in the hands of CA Immo International, which receives acquisition, performance and management fees for the task. 100 % of the set-up capital of CA Immo New Europe property fund has been included in the consolidated balance sheet as at 31 December 2006. Binding agreements amounting to € 160 m had been concluded with outside investors at that time. The fund commenced its operational activities at the start of 2007.

HOLDINGS IN UBM

Around the turn of the year (2006/2007), **CA Immo International** took up **a vetoing minority holding of 25 % plus four shares** in the Viennese property development company UBM Realitätenentwicklung AG. The thinking behind the decision was to position the CA Immo Group as a comprehensive property service provider and to offer the whole range of services in the property field – from development and realisation to investment – from a single source.

At the same time, UBM, with its proven development track record in the CEE zone, is the ideal addition to the CA Immo Group. UBM has developed and realised projects that include Andel City in Prague, the Hotel Intercontinental in Warsaw and the Warsaw Tower. The holding therefore has strategic importance with respect to the planned expansion campaign by CA Immo International and its CA Immo New Europe property fund, which is devoted to project development on the attractive property markets of Eastern and South East Europe. The principal shareholder in UBM (apart from CA Immo International with a 25 % holding) is the Porr Group with 41.27 % of the shares; the remaining 33.73 % are in free-float.

VALUE MANAGEMENT
THE TRUE VALUE OF THE COMPANY

The strategic core of the entrepreneurial activities of the CA Immo Group is a sustainable increase of the company's value. This value-oriented approach ranges from the management and leadership style to staff development and right up to a corporate structure that is geared to the demands of the capital market. But transparency and efficient control of the company, measurable against key indices, are also essential in this context.

The **central financial performance indicators (key figures)** for this value management are gross returns on purchases, net operating income (NOI) in relation to revenues and property assets, operating cash flow per share, net asset value per share, ROCE, EVA, ROE and the price-to-cash-flow multiple.

VALUE KEY FIGURES

		2006	2005
End of period share price	€	22.11	21.05
NAV/share [1]	€	20.8	19.5
operating CF/share	€	0.93	0.96
NOI in % of revenues [2]		72.0	71.3
NOI in % of property assets [3]		5.7	4.0
ROCE in % [4]		5.7	6.1
ROE in % [5]		5.6	8.0
EVA [6]	€ m	10.5	11.3
Price/Cash Flow Multiple		24	22

[1] For comparison: NNNAV according to EPRA definition = 21.21 (2006) [2] Net Operating Income = gross rental income – costs directly attributable to the properties [3] Net Operating Income, annualised [4] Return On Capital Employed; Net Operating Profit After Tax (NOPAT) / Capital Employed = Net returns on capital employed. [5] Return On Equity (equity capital profitability) = consolidated net income / average equity capital [6] EVA (Economic Value Added) is a registered trademark of Stern Stewart & Co EVA= Capital Employed * (ROCE – WACC); WACC = 4.9 % (previous year: 5.1 %); average capital costs of loan and equity capital that the company has to pay on the financial market.

But added-value indicators for CA Immo are also the distribution of the property portfolio over the various countries and the financing structure. Property assets were almost doubled in the past year as a result of a value-oriented acquisitions policy, bringing them up to € 2,116 m (including the "Hesse" portfolio). CA Immo has set itself the aim of enlarging its portfolio to € 5 bn by 2008. You can find indices regarding the asset and financing structures together with the cash flow statement in the Chapter headed "Business development".

In 2006, the IPD (Investment Property Database) Index was published for the first time for Austria. This index has already been a tradition for many years on Western European markets and is used as a benchmark for value development in property assets. Performance development of the domestic property portfolio of all property companies active on the market is compared in the IPD analysis. The most important indices are market value, capital growth, income return, market potential yield and gross income return. The costs and earnings per property and per type of use are also analysed and compared along with vacancy. This analysis is to be available for Eastern Europe as well with effect from 2007. As soon as CA Immo has more experience with the Index and the underlying data has been established, this Index will be used as a benchmark.

SHORT AND MEDIUM-TERM OBJECTIVES

Portfolio structure	
> Austria	30 %
> Germany	20 %
> Eastern and South East Europe	50 %
Financing structure (EC:LC)	40:60
Property portfolio (market value)	€ 5 bn
Return on equity capital (ROE)	7 - 9 %
Price/CF (Multiple)	~ 20

The CA Immo Group considers **non-financial performance** indicators to be, in particular, parameters relevant to property – for example, the development of the supply of and demand for space on the various sub-markets and the associated development of rental prices and vacancy rates. Developments on the property investment market have a major influence on market returns and hence the value movements of property. In the past few years in particular, property values have increased significantly; most property companies have made major contributions to their earnings by revaluating their assets. A reputable and, above all, realistic evaluation is therefore necessary to ensure values are sustained.

Experienced, well-trained staff are a fundamental asset in the property business. Loyalty to the company over many years strengthens trust on both sides in this capital-intensive business.

SUPPLEMENTARY REPORT

In the first months of the current fiscal year, new acquisitions were negotiated in all regions. In both Austria and Germany, CA Immo has been working towards the acquisition of large packages.

Purchases

A forward purchase agreement was concluded for the acquisition of the **Capital Square office building in Budapest**, which is being constructed by a major European construction company. The purchase price is € 71 m. The complex will realise a total gross area of 30,500 sqm office space and an additional 2,000 sqm for retail, catering and services. Construction work will commence in the second quarter of 2007. Completion is planned for 2009.

A joint venture agreement has been signed within the framework of the CA Immo New Europe property fund with our Austrian partner UBM concerning the development of the **Poleczki Business Park in Warsaw**. Over the next few years, a property complex will be built on a 14-hectare plot close to the airport and the planned Warsaw south ring road. It will comprise offices and commercial premises together with service installations and its own hotel. The contract for this project still requires formal consent from the Polish competition authorities before it is legally valid. The first phase will involve the development of office and warehouse properties with a gross floor area of approximately 50,000 sqm. The investment sum required amounts to approximately € 88 m.

An agreement has been reached in Serbia concerning participation in an **office development project in Belgrade**. Amongst other things, this project includes the development of some 20,000 sqm of office space. The total investment volume is around € 45 m.

Another joint venture agreement with an expected total investment volume of € 250 m is currently under negotiation in relation to the development of a **retail portfolio in Moscow**, a **shopping mall and logistics park in Belgrade** and an **office building in Timişoara**. The agreement is expected to be concluded before the end of the first quarter of 2007.

Funds

In addition, CA Immo International has formed a new **investment product for major institutional investors** from Austria and abroad with the **H1 Hotel Fund**. A strategic partnership with the UNIQA Group and Deloitte Austria was set up to this end. The shared network will play a major role in this undertaking. The fund is aimed at major investors who will bring in equity capital of over € 5 m. The goal is to raise € 275 m in investment capital. € 140 m of this has already been placed with institutional investors. With an equity ratio of 40 %, the planned total fund volume is € 700 m. The fund, which has a term set at seven years, has been designated a stock corporation under company law. CA Immo International and the UNIQA Group will be lead investors in the new hotel fund in equal proportions. The fund is intended to invest in hotel projects in Eastern and South East Europe and the CIS states. Framework agreements are being negotiated with international hotel chains for management of the hotels.

Sales

In the first quarter of 2007, CA Immo International was able to complete the sale of the **Jungmannova building in Prague**. CA Immo International held a 50 % share in the property. Development of the construction project in the heart of the Czech capital commenced in 2001, and floor space totalling 10,286 sqm was ready to hand over to the tenants in 2004. The company invested a total of around € 11 m in the property. By contrast, the profit from the sale was € 23.7 m, exceeding investment by 115 % and underlining the long-term value development of the project.

Increase in share capital

CA Immo is preparing a further increase in share capital of approximately **€ 700 m**, which is likely to be placed as early as spring 2007. With this increase, the company is utilising the full scope for increasing share capital approved by the 2006 Annual General Meeting. Up to 29 m new shares will be issued. The increase in share capital at a ratio of 1:2 means that the share capital will increase by up to € 211.5 m. CA Immo will use the new capital to further expand its market presence in Germany and Austria.

I DON'T LIKE INSTABILITY.

THE SAME APPLIES TO MY FINANCES.
MY SHARE INVESTMENT IN CA IMMO YIELDS
A STEADY RETURN, YEAR IN, YEAR OUT,
AND LETS ME SLEEP EASY AT NIGHT.

OUTLOOK

TAKING GIANT STEPS TOWARDS THE NEXT OBJECTIVE – THE 5 BILLION EURO MARK FOR THE PROPERTY ASSETS

BUDAPEST Víziváros Office Center

Prospects for 2007

In 2006, the CA Immo Group set its course for expansive growth, doubled its assets and successfully positioned itself on the capital market with new investment opportunities thanks to the stock market listing of CA Immo International, the corporate bond and a special fund. The goals for 2007 are no less ambitious: within a highly dynamic environment, the CA Immo Group is planning to invest some € 3 bn. In doing so, the company would achieve its medium-term goal of € 5 bn (originally set for the end of 2008) earlier.

Austria and Germany

In the Austrian and German business field, CA Immo will grow far more strongly in 2007/2008 than in previous years. At least € 500 m is earmarked for investment in Austria and a volume of up to € 1 bn is reserved in the budget for Germany. The focus in both countries is on large property packages, in concrete terms on office properties with long-term rental agreements and average gross earnings of between 5.2 % and 6.5 % – in other words on properties similar to the 'Hesse package' in Germany.

To fund the investment projects and increased expansion, CA Immo will carry out at least one more fairly large increase in share capital in 2007. In addition, CA Immo still has free liquidity at its disposal and – as a result of a conservative financing structure – sufficient scope for the increased deployment of loan capital.

Eastern and South East Europe

In this business field, CA Immo International plans to invest around € 1 bn to € 1.5 bn in 2007, thereby shifting its focus to South East Europe and the CIS states. At least two-thirds of the acquisitions will be forward purchase or project development contracts. In the case of completed properties that are already leased, the average purchase returns achievable will be below 7 %, significantly lower than in previous years.

From today's perspective, CA Immo International has sufficient liquidity to fund the planned projects. An increase in share capital in 2007 will be necessary only if extraordinary opportunities for acquisition arise which have not been taken into account in the current investment pipeline.

However, irrespective of this, a further special fund is planned during the first six months of the year.

On the assumption that this investment objective will also be met and that the major proportion of the targeted investment volume will already affect balance-sheet figures in 2007, CA Immo is working on the basis of being able to **increase its long-term assets to about € 4.5 bn** by the end of the year. Leaving aside short-term fluctuations, CA Immo anticipates relatively stable development of its short-term assets for 2007. **Equity capital** development in 2007 should be primarily characterised by the planned increase in share capital at a volume of up to **€ 700 m**.

On the basis of existing rental agreements and the investment activity aimed for, CA Immo expects **rental earnings to double** in 2007 in comparison with the previous year. As CA Immo is assuming that operating costs and the other expenses that can be attributed directly to the properties will continue to increase at about the same rate as rental earnings, the company expects the **NOI margin** to remain largely **unchanged** in comparison with last year.

EXPECTED DEVELOPMENT IN MARKET RETURNS (PRIME)

%	**2007e**	**2006**
Austria	4.8	5.0
Germany	5.2	5.5
CEE average	6.1	6.5
SEE average	7.6	8.2

ASSUMPTIONS FOR THE 2007 BUDGET

Factor	**Assumption 2007**	**Actual 31.12.2006**
Euribor 3m (EUR)	3.85	3.68
Libor 3m (USD)	4.81	5.36
Exchange rate EUR/USD	1.28	1.32
Real GDP growth in %		
Austria	2.4	3.2
Germany	1.1	2.5
Eurozone	2.0	2.7
EU-10*	5.1	6.0
Russia	6.0	6.8
Inflation (CPI) in %		
Austria	1.5	1.7
Germany	2.5	1.5
Eurozone	2.0	2.2
EU-10*	4.0	3.2
Russia	9.2	9.8

*Bulgaria, Czech Republic, Estonia, Hungary, Latvia, Lithuania, Poland, Romania, Slovakia, Slovenia
Source: BA-CA, Austrian National Bank

Positive economic data maintains momentum
Despite high energy prices and relatively high interest rates, the international economic trend offers a positive environment in which the CA Immo Group can develop. Economists are predicting average growth of 2.4 % across the EU. Experts believe that growth in the new EU member states of Central and Eastern Europe will be 5 %. The increase in interest rates also remains manageable for the property sector.

All European property markets (and in particular the fast-growing markets of Eastern Europe) should therefore continue to show positive development. The trend will be consolidated by the growth factor, which is playing a central role for investors alongside the profit aspect. Investor demand will continue to be very high, even if initial returns do not fall quite as much as in 2006. Once again, overall performance in 2007 will not be driven solely by rental price developments and active asset management, but also by yield compression.

Outlook on risks and uncertainties
With more than 15 years' experience and the specialist expertise of the CA Immo management team, reliable forecasts can be made for the future. These estimates are based on assumptions regarding general economic developments and those in the property business in particular. However, the increased pace of expansion means that investment volumes, times of acquisitions and the yield levels of targeted properties cannot be predicted with one hundred percent accuracy.

The following parameters may affect the planned course of business and/or growth in 2007:

- Political, (tax) law and economic risks, together with the transparency and development level of the relevant property markets, particularly in South East Europe and the CIS.

- The development in supply of leasable floor space and, directly linked to this, the rental price level in specific regions.

- The development of demand on the investment market and, linked to this, price movements. Falling purchase returns reduce sustainable operating income but also, on the other hand, increase the value of the existing portfolio.

- Uncertainty over the success of investment in 'package purchases' and the associated burden of costs.

- Cost developments for financing with outside capital.

- The relationship of the euro and the US dollar.

RESEARCH & DEVELOPMENT IMPULSES FOR BUSINESS

Research and development in the CA Immo Group is not carried out by an R&D department but takes place within actual operational business units according to immediate requirements. Most members of staff are dealing with new approaches, innovative concepts and changing conditions on an everyday basis – whether in the opening up of new markets, the acquisition of specific properties or the management of the asset portfolio. Against this backdrop, regular close observation of markets, expert discussions and systematic analyses are routine – yet critically important – facts of life. However, innovation activities extend beyond the core business of property management and encompass such areas as risk management (in which a new documentation system was implemented in 2006), communication with shareholders and collaborations with banks.

YOU CAN'T KEEP EVERYTHING
IN YOUR HEAD.

I'M GLAD THAT MY CA IMMO SHARES
LOOK AFTER MY INTERESTS
WITHOUT ANY EFFORT ON MY PART.
IF ONLY EVERYTHING IN MY LIFE
WERE SO WELL ORGANISED.

DEAR SHAREHOLDERS,

Dkfm. Gerhard Nidetzky

During fiscal year 2006, the Supervisory Board and the Management Board discussed the business situation of the company openly, regularly and in detail. Strategic measures, potential investments and critical events were considered. At all meetings held in the course of scheduled reporting, the Management Board provided verbal and written information to the Supervisory Board concerning the business and financial situations, personnel changes and investment and acquisition plans of CA Immo and its subsidiaries. The Supervisory Board chairman maintained regular contact with the Management Board spokesman in order to discuss strategy, business developments, risk management and other key issues.

The Supervisory Board performed all duties mandated by law and the Articles of Association whilst monitoring and advising the Management Board in the administration of its role. In addition to its seven regular meetings, the Supervisory Board came together in the form of committees which reported their decisions to the full Supervisory Board in detail. The investment committee and the financial committee each convened once during the reporting period. There was no occasion to convoke the presiding committee. All Supervisory Board members complied with the legal requirements on minimum attendance, with average attendance exceeding 90 %. There was full attendance at all committee meetings. The Corporate Governance report sets out in detail the scope of responsibility of individuals and the composition of the committees.

One issue that was central to the discussions between the Supervisory Board and the Management Board was the future strategic direction of CA Immo. Talks were held on the objectives of intensifying activities in Eastern and South East Europe and accelerating market entry in Serbia, Russia and Germany; alternative options for raising capital from institutional sources were also discussed and appropriate measures were decided. Discussions centred on the founding of CA Immo New Europe property fund (a project development fund under Luxembourg law), the introduction to the stock exchange of CA Immo International (a CA Immo subsidiary) and the issue of the first corporate bond. A capital increase in spring 2006 with a volume of around € 300 m was also resolved.

In order to bring the strategic objectives of CA Immo within reach, the full Supervisory Board, at its meeting of 9 January 2006, resolved to strengthen the Management Board by appointing Dr. Bruno Ettenauer as spokesman; the mandates of Ing. Gerhard Engelberger and Mag. Wolfhard Fromwald were also extended. Owing to his appointment to the Management Board, Dr. Bruno Ettenauer resigned from the Supervisory Board on 27 February 2006. At another Supervisory Board meeting, the presiding committee put forward Supervisory Board election candidates to the full Supervisory Board; these recommendations were subsequently approved by the Annual General Meeting held on 9 May 2006, which nominated Mag. DDr. Regina Prehofer and Detlef Bierbaum to the Supervisory Board. Mag. Ewald Nageler stepped down from the Supervisory Board on 7 February 2006.

Other resolutions passed by the Supervisory Board concerned the expansion and restructuring of the real estate portfolio. Measures approved in Austria included the sale of numerous small properties, the takeover of another BBAG property package, participation in a number of bidding processes linked to the acquisition of property packages and investment in existing real estate.

The Supervisory Board also reported regularly on business-related and structural changes affecting the target markets of CA Immo International. The opportunities and threats connected with rapid developments in Eastern and South East Europe and the CIS states in particular were once again discussed with the Management Board. These discussions included analysis of turnover and revenue trends as well as the financial position of the Group.

A number of resolutions were passed by means of circulated distribution.

The investment committee was also concerned with new acquisitions in Russia, Serbia, Hungary and the Czech Republic. The establishment of the company on the German market was accelerated by the committee's approval of the acquisition of the Leo II property package from the federal state of Hesse.

The annual financial statements for 2006 were reviewed at the meeting of the financial committee (henceforth the audit committee) on 19 March 2007. An auditing company was commissioned to audit the annual financial statements of CA Immo, the consolidated financial statements, the management report and the Management Board's proposal on the distribution of profit. A 'peer review' was obtained before the proposal on the appointment of auditor was approved; a management letter from the auditor was carefully examined in committee and the findings were reported to the Supervisory Board. Implementation of the risk management strategy within the CA Immo Group was also discussed and reported to the Supervisory Board.

CA Immo has committed itself to observing the regulations of the Austrian Corporate Governance Code. The Supervisory Board ensures compliance with the requirements and responsibilities defined therein; in one meeting, it carefully assessed the company's observance of the provisions of the Corporate Governance Code. The Articles of Association and rules of procedure are subject to continual adaptation to the Code. With regard to the Issuer Compliance Decree issued by the Austrian Financial Market Authority, the annual statement compiled by those responsible for compliance was presented to the Supervisory Board for discussion. The regular examinations conducted by the compliance officers did not lead to any objections in fiscal year 2006.

The annual financial statements and management report of CA Immobilien Anlagen AG, along with the consolidated financial statements for 2006 in accordance with IFRS, were audited by KPMG Wirtschaftsprüfungs- und Steuerberatungs GmbH and awarded an unqualified audit certificate. The annual financial statements compiled by the Management Board, the management report and the Group management report were discussed and examined by the audit committee in accordance with article 96 of the Austrian Stock Corporation Act in the presence of the auditor and the Management Board. The conclusions of the auditors and the internal examination by the audit committee did not produce any objections. The Supervisory Board has approved the annual financial statements, which are thereby adopted in accordance with article 125 section 2 of the Austrian Stock Corporation Act. The Supervisory Board agrees to the Management Board's proposal on the distribution of profit.

The Supervisory Board would like to thank the Management Board and the employees for their commitment during a year which was particularly challenging on account of the reorganisation of the CA Immo Group. We wish the company every success for the future.

Vienna, March 2007

On behalf of the Supervisory Board
Gerhard Nidetzky
Chairman

REPORT OF THE SUPERVISORY BOARD

EXECUTIVE BODIES

MANAGEMENT BOARD

Dr. Bruno Ettenauer (since 1 March 2006)
Spokesman of the Management Board;
responsible for the Foreign Business and
Special Funds business sectors

Ing. Gerhard Engelsberger
Member of the Management Board;
responsible for the Domestic Business and
Technology business sectors

Mag. Wolfhard Fromwald
Member of the Management Board;
responsible for the Accounting, Controlling and
Investor Relations business sectors

SUPERVISORY BOARD

Dkfm. Gerhard Nidetzky
Chairman of the Supervisory Board;
auditor and textbook author

Univ.-Prof. Dr. Christian Nowotny
Deputy Chairman of the Supervisory Board;
professor at the Vienna University of Economics
and Business Administration

Detlef Bierbaum (since 9 May 2006)
Member of the Supervisory Board; general partner
at Sal. Oppenheim

Dr. Bruno Ettenauer (until 27 February 2006)
Member of the Supervisory Board

August Wilhelm Jungmeister
Member of the Supervisory Board; member
of the management board of Bank Austria
Creditanstalt Wohnbaubank AG until 2004

Mag. Reinhard Madlencnik
Member of the Supervisory Board;
Head of property division at Bank Austria
Creditanstalt AG / UniCredit Group

Mag. Ewald Nageler (until 7 February 2006)
Member of the Supervisory Board

Mag. DDr. Regina Prehofer (since 9 May 2006)
Member of the Supervisory Board; member
of the management board of Bank Austria
Creditanstalt AG / UniCredit Group

CA IMMO

ANNUAL REPORT 2006
INVESTOR RELATIONS

KEY FIGURES – SHARE

KEY RATIOS PER SHARE		2006	2005
Net sales/share	€	1.50	1.44
EBITDA/share	€	1.15	1.00
Operating cash flow/share	€	0.93	0.96
Net income/share (EPS)	€	1.16	1.55
EV/share	€	32.40	24.46
NNNAV/share	€	21.21	19.66
Price (31.12.)/NNNAV per share -1	%	4.25	7.07

MULTIPLIERS	2006	2005
P/E ratio (PER)	19	13
Price/cash flow	23	21
EV/EBITDA	29	28

VALUATION		2006	2005
Market capitalisation (as of 31.12.)	€ m	1,286.2	918.4
Market capitalisation (annual average)	€ m	1,108.0	777.6
Stated value (= equity)	€ m	1,493.6	851.3
Enterprise value (EV)	€ m	1,884.5	1.067.3
Net asset value (NNNAV)	€ m	1,233.8	857.9

SHARES		2006	2005
Number of shares (31.12.)		58,172,400	43,629,300
Average number of shares		51,345,223	37,838,992
Average price/share	€	21.58	20.55
Highest price	€	22.11	21.71
Lowest price	€	21.01	20.00

ISIN: AT0000641352
REUTERS: CAIV.VI
BLOOMBERG: CAI AV

CA IMMO SHARES
INVESTMENT WITH A FUTURE

CA Immo shares flourished in an excellent environment in 2006 in which nearly all **international stock markets** reported double-digit growth rates. The Spanish share index led the European field with a 30 % increase, followed by the DAX in Germany, which posted a rate gain of 22 %. In Britain last year, the FTSE 100 benchmark index reached its highest level since early 2001. In the USA, meanwhile, the Dow Jones index closed up 16 %.

The **capital market in Austria** also kept pace with global developments: a 21.7 % increase for the ATX bears up well in any international comparison. The commercial sector was further invigorated by scores of flotations and capital increases which produced a capital inflow of € 11.87 bn (a new record, topping the € 6.6 bn generated in 2005). This led to a rise in market capitalisation of more than one third to a historic high of € 145.8 bn. Monthly trading turnover stood at around € 10.6 bn at the end of the year.

Real estate securities surpassed even this widespread dynamic development: their trading as 'secret' stars on virtually all capital markets was reflected in a 45 % rise in the EPRA global real estate index (from 2,047.2 points to 2,986.2 points). The continuous upward course for real estate shares was based on the economic recovery, the general development of interest rates and the rapid expansion of the service sector. The growing need for office space was expressed in rising demand, falling vacancy rates and higher rental prices.

In Austria, the trend manifested itself in a **flotations boom** during 2006. Domestic property companies alone were responsible for ten IPOs/capital increases generating € 5.3 bn of investor capital. Market capitalisation for all Austrian real estate securities amounted to approximately € 30 bn. Of this figure, property shares accounted for 71 %, property funds represented 27 % and real estate dividend coupons denoted 2 %. In proportion to overall market capitalisation on the Vienna Stock Exchange, real estate securities accounted for almost 20 %. Property shares represented around 14 % of the total trading volume. The IATX (the Austrian real estate securities index) rose by 23.6 % in 2006.

Sustained upward trend

CA Immo shares maintained their clear strategic line in 2006. With an orientation towards net asset values, steady, long-term value appreciation, constant liquidity and tax exemption, they are proving attractive to around 21,000 shareholders. Last year, the rate climbed steadily from € 21.05 in January to € 22.11 – the peak price – by the end of the year. Taken together with the value for subscription rights, performance was 5.04 % (equivalent to a return before tax of 6.7 %).

CA Immo carried through a capital increase in June 2006, achieving full placement for the volume and generating new capital of € 307,586,565 for the company. A total of 14,543,100 shares was issued, thereby raising the share capital by around € 105.7 m to the current level of € 422.9 m. The placement was split between four registered shares and 58,172,396 bearer shares. The registered shares are held by Bank Austria Creditanstalt AG, entitling it to nominate one Supervisory Board member for each share (a right that was not exercised: all Supervisory Board members are elected by the Annual General Meeting).

On 31 December 2006, authorised capital amounted to € 211,456,674; this will be utilised in 2007. Market capitalisation increased by 40.1 % in 2006 from € 918 m to € 1.286 m. An average of 29,015 shares (inclusive of double counts) changed hands on each trading day; this was equivalent to average stock exchange sales of € 2.705 m per day.

MARKET CAPITALISATION OF REAL ESTATE SECURITIES

(€ 3 bn) as of February 2007

	Volumina in €	%-Share
CA Immobilien Anlagen AG	1,358,325,447	5
CA Immo International AG	719,710,600	2
Conwert Immobilien Invest AG	1,055,147,310	4
ECO Business-Immobilien AG	350,250,000	1
Immoeast AG	5,383,279,708	18
Immofinanz AG	5,423,954,399	18
Meinl European Land	6,066,000,000	20
Property Funds	8,245,390,000	28
Real estate dividend coupons	600,808,675	2
Sparkassen Immobilien AG	824,917,675	2

CA IMMO SHARES

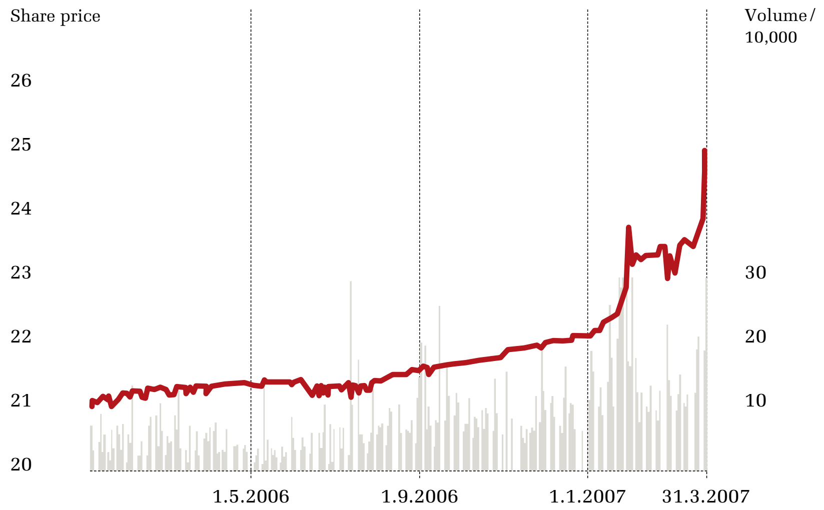
CA Immo is a public company with free float of approximately 95 % and around 21,000 shareholders. The largest single shareholder (and sales partner) is Bank Austria Creditanstalt, with a holding that fluctuates around 5 % throughout the year. In its capacity as market-maker, the bank ensures sufficient liquidity for CA Immo shares whilst promoting the expansion of the company. There are no cross-shareholdings.

CA Immo shares are represented in the sector's major indices (IATX, GPR 250 Europe). The IATX, the leading index for property investments in Austria, represents 15 property securities with a total capitalisation of around € 15.72 bn. Property shares account for 96.18 % of the IATX; CA Immo shares are weighted with 8.6 %.

TRADING VOLUME AND SHARE PRICE TREND 25 October 2006 to 31 March 2007, Vienna Stock Exchange

Share price 25 October 2006: € 13.52/share; Share price 31 March 2007: € 24.99/share

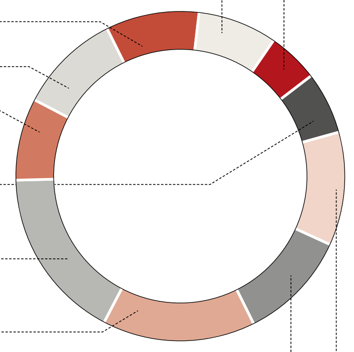
Daily average trading volume 2006: 299,407 shares, € 4.36 m turnover (double count)



SHAREHOLDER STRUCTURE

Basis: 58,172,400 shares (correct at end of 2006)

BA-CA/UniCredit Group	5 %
Banks	8 %
Retail	9 %
Securities investment plans	10 %
Commercial customers	8 %
Private customer securities accounts with up to 1,000 shares	6 %
Private customer securities accounts with up to 5,000 shares	17 %
Private customer securities accounts with up to 25,000 shares	15 %
Private customer securities accounts with over 25,000 shares	11 %
Other	11 %



PERFORMANCE RATIOS

as of 31 March 2007

1 year	17.8 %
3 years	9.1 %
5 years	7.7 %
10 years	6.5 %
since initial listing (net performance p.a.)	7.2 %

PERFORMANCE COMPARISON

Indices and CA Immo share 2005/2006

ATX	21.7 %
IATX	23.6 %
EPIX 50: (price index: 54.7 %)	50.9 %
EPRA/NAREIT Europe	45.9 %
CA Immo share	5.04 %

THE CA IMMO BOND
A TOWER OF STRENGTH

In order to give investors an investment product offering maximum security in a generally volatile time, CA Immo expanded its product portfolio last year. For the first time, the company issued a public corporate bond with an appealing interest rate of 5 1/8 % and a term of 10 years to track the cycles of the property industry. The corporate bond is an attractive coupon compared to other similar products on the market. Bond issue subscribers benefit from CA Immo's transparent reporting as a listed stock corporation.

With private and institutional investors alike expressing strong interest in the bond, CA Immo raised the issue volume from € 150 m to a nominal amount of € 200 m.

These measures have helped to accelerate the course of expansion initiated early in 2006. More specifically, CA Immo is continuing to expand its portfolio on the core markets of Austria and Germany. An excellent example of this strategy was the takeover of a property package worth € 798 m (incl. transaction costs) from the German federal state of Hesse in the final quarter of 2006, which will affect earnings as from 1 January 2007.

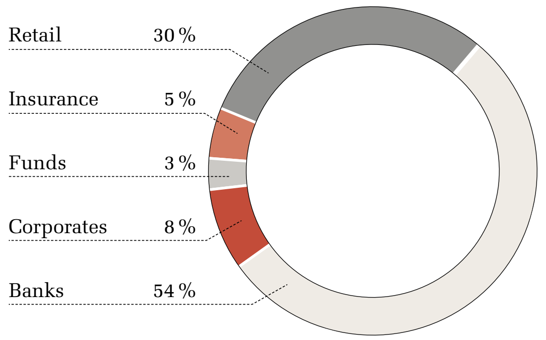
The CA Immo bond is the perfect partner to the CA Immo share and will enable the company to address a range of specific investor needs.

KEY DATA

Issuer	CA Immobilien Anlagen Aktiengesellschaft
Nominal amount	EUR 200,000,000
Denomination	EUR 500
Interest rate	5,125 % p.a.
Tenor	10 years
Issue rate	101.117 %
Redemption	22 September 2016 at 100 %
Listing	approved for OTC market on the Vienna Stock Exchange
Price on 28 March 2007	100.7
Disbursing agent	Bank Austria Creditanstalt AG
ISIN	AT0000A026P5

TYPES OF INVESTORS

Source: Bank Austria Creditanstalt (estimation)



INVESTOR RELATIONS & CORPORATE COMMUNICATIONS
TRUE TO OUR CORE VALUES

As the company continues to expand, CA Immo has consolidated its position as a corporate group whilst fine-tuning and focusing its public image. CA Immo is an umbrella brand that stands for clear values. Our beliefs can be summed up in the statement of principle, **"Your (investment)-goals are our mission"**. By sharing the investment interests of our shareholders, we can give them every possible support in realising their investment objectives.

We also believe in action, not words – as is clear from our communications with investors. CA Immo is committed to delivering fast, personal, reliable and, above all, **transparent information** that far exceeds the minimum legal requirements. We cast light on market developments and explain the context behind strategic decisions so that investors see the complete picture. In doing so, the management of CA Immo takes account of the differing needs of different investor groups and is also prepared to provide information in person. In other words, Management Board members have a sense of responsibility towards investors and seek to earn their trust.

In keeping with this approach, those staff members responsible for investor relations are always on hand to provide real, personal customer service. In addition to the publications it is obliged to make (such as quarterly and annual reports), CA Immo issues a steady stream of information in the form of personal mailings and electronic newsletters. A free hotline has also been set up for telephone enquiries. Other specially requested information materials are sent out within one working day.

Given its capacity for maximising the density of information, the **electronic media** has become the central tool of rapid information transfer.

As a result of a complete overhaul and relaunch last year, the website **www.caimmoag.com** is now even clearer, faster and more detailed. The CA Immo website also incorporates special instruments for calculating price trends and securities account volumes.

At the **institutional level**, numerous face-to-face meetings with analysts and research institutes took place in 2006. Reports were compiled by Bank Austria Creditanstalt, the Munich-based HVB Group, RCB Research and others. CA Immo was also analysed by Erste Bank in sectoral reports on 'CEE Real Estate Companies'.

CA Immo also ensured **personal contact** on a larger scale at the Annual General Meeting which took place at the Vienna Hofburg on 9 May 2006. Around 550 shareholders took the opportunity to ask questions and engage in dialogue. Elsewhere, CA Immo put in an appearance at the inaugural REAL VIENNA trade fair at the end of May, and the company made its annual presentation at the Gewinn fair. Dr. Bruno Ettenauer, Mag. Wolfhard Fromwald and Ing. Gerhard Engelsberger appeared as guest speakers at a number of conferences and conventions. In connection with the IPO of CA Immo International, the Management Board also organised a 'Road Show' in October 2006 in Germany, Switzerland, France, Scandinavia, Great Britain and the USA. The focus was not just on CA Immo International but the Group as a whole, and in particular the track record established by CA Immo over many years.

At home and abroad, the media exchanged information with CA Immo at numerous press conferences and one-to-one meetings. In line with its revised brand positioning, CA Immo presented its new face to the market. In April 2006, a fresh campaign was launched with the aim of communicating key messages straight to our target groups: 'Stable returns' and 'Is there a more relaxing way to make money?'

FINANCIAL CALENDAR 2007

22 MARCH
PUBLICATION OF ANNUAL RESULTS 2006

30 APRIL
ONLINE PUBLICATION OF ANNUAL REPORT 2006

29 MAY
ANNUAL GENERAL MEETING

29 MAY
REPORT ON 1st QUARTER

30 AUGUST
SEMI-ANNUAL REPORT

30 NOVEMBER
REPORT ON 3rd QUARTER

THE MOST IMPORTANT TECHNICAL TERMS

AD-HOC DISCLOSURES
Any corporate information with potential influence on the share price must be published by stock corporations in the form of ad-hoc notifications pursuant to Section 15 of the Austrian Securities Trading Act (Wertpapierhandels-Gesetz/WpHG). Issuers of securities admitted to trading at an Austrian stock exchange must disclose without delay any information which might affect the financial and earnings position of the company or might materially influence the stock exchange prices of securities. The company concerned is itself responsible for the content of such information. Ad-hoc disclosures are meant to ensure that all market participants are equally supplied with information.

ATX
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. They are stated separately by operating, investment and financing activities.

COMPLIANCE CODE, COMPLIANCE DECREE FOR ISSUERS
Binding rules of conduct for issuers of securities drawn up by the Austrian Financial Market Authority, which primarily refer to the avoidance of insider dealing (insider information).

CONSOLIDATED NET INCOME
Income after taxes.

CORPORATE GOVERNANCE
Compliance with the rules of proper and responsible management and control of a company.

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.

EBIT
Earnings before interest and taxes.

EBIT MARGIN
EBIT in relation to sales, operating sales return.

EBITDA
Earnings before interest, taxes, depreciation and amortisation.

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).

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.

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
Actual rent/acquisition value of the property.

IAS 40
IAS 40 is an 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.

INVESTMENT HORIZON
The period of time over which investors intend to invest their capital.

ISIN
International Security Identification Number.

INVESTMENT INCOME TAX
Interest and dividends earned from Austrian securities are subject to 25 % investment income tax (Kapitalertragsteuer/KESt.). Investment income tax can be netted against income tax.

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. The market prices of real estate securities in Austria are characterised by a relatively steady price trend and low volatility.

MARKET VALUE
See fair value.

NAV
Net asset value: equity capital plus undisclosed reserves in the property assets.

NNNAV
Calculation method according to EPRA; NAV adjusted for value adjustments (for financial instruments) and deferred taxes.

NET ASSET VALUE PER SHARE
Net asset value divided by the number of shares issued as at 31 December.

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.).

PRICE
Market price of exchange-traded securities.

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.

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).

RE-INVESTMENT OF PROFITS
Profits earned are fully re-invested into the company, thus increasing its intrinsic value. Investors do not benefit from current income resulting from dividend payments, but from the price gains of the respective share.

RETURN
Key ratio for the profit derived from an investment (property).Total return of an investment in relation to the capital employed; specified in per cent. In contrast to the performance, value adjustments are not taken into account.

RISK MANAGEMENT
Systematic approach for identifying and assessing potential risks as well as selecting and using measures for coping with risks.

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.

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 exchange loans in different currencies.

UNDISCLOSED RESERVES
Market value less stated value of the property assets.

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.

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. Property shares are characterised by relatively low volatility.

YIELD
See return.

GENERAL INFORMATION ON CA IMMO SHARE

Shareholder hotline	+43 800 01 01 50
E-mail	office@caimmoag.com
Website	www.caimmoag.com
Vienna Stock Exchange	CAI
Reuters	CAIV.VI
Bloomberg	CAI AV
ISIN	AT0000641352

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CA IMMO

ANNUAL REPORT 2006
CORPORATE GOVERNANCE

CORPORATE GOVERNANCE
TOTAL TRANSPARENCY

When it comes to corporate governance, CA Immo does more than go through the motions. In fact, the company aims to build trust by ensuring the actions of the Management Board and executive bodies are transparent.

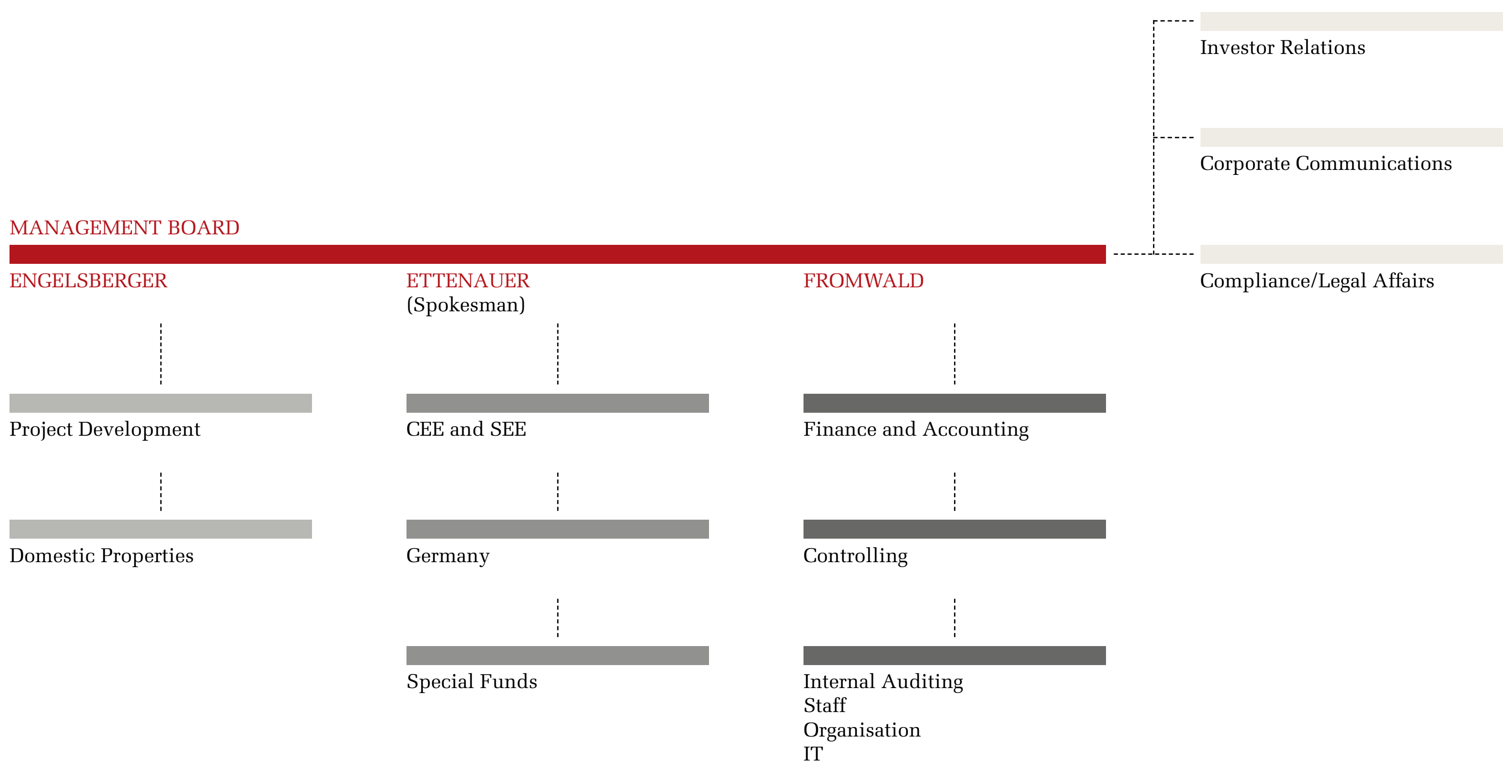
THE CORPORATE GOVERNANCE CODEX

The overall aim of the corporate governance dialogue is to ensure that companies and corporate groups are responsibly managed and monitored with a view to creating sustained value for the long term.

The legitimacy of the Corporate Governance Code, which seeks to ensure a high level of transparency for all stakeholders, is established through the voluntary and self-imposed commitment of companies. The Code is based on the Austrian legal regulations governing shares, the stock market and the capital market as well as the principles enshrined in the OECD guidelines on corporate governance.

An amended version of the Austrian Corporate Governance Code was drafted in 1 January 2006; this will apply to fiscal years from January 2006 onwards. The amendments principally take account of core EU recommendations concerning the duties of Supervisory Boards and the remuneration of directors whilst incorporating necessary adaptations in connection with the Austrian Company Law Amendments Act 2005. The Austrian Corporate Governance Code has thereby aligned itself with European and international standards.

ORGANISATION



MANAGEMENT BOARD

DR. BRUNO ETTENAUER

joined the management team in 2006 and acts as the spokesman for the Board. With over 15 years' experience in the field of real estate financing, he is responsible for the portfolio in **Germany** as well as **institutional investment products**. He is also a sworn real estate appraiser.

ING. GERHARD ENGELSBERGER

has been a member of the CA Immo Management Board **since the company was founded in 1987**. A real estate expert with over 40 years' experience in the property sector, he is responsible for **property acquisition and management as well as project development in Austria**.

MAG. WOLFHARD FROMWALD

joined the CA Immo **Management Board in 1990** and has played a key role in expanding the company. With over 15 years' experience in the property investment business, he is responsible for **finance and accounting, controlling, organisation, investor relations and corporate communications**.

SUPERVISORY BOARD

DKFM. GERHARD NIDETZKY

joined the **Supervisory Board in 1990 and now acts as chairman**. His areas of expertise include lease and rental contracts, property financing, leasing, company foundations, real estate and taxation along with open and closed funds. He also fulfils the role of auditor and textbook author.

Term of position ends in 2009

Other functions within listed companies at home and abroad
- Deputy chairman of CA Immo International

MAG. DDR. REGINA PREHOFER

has been a **Supervisory Board member since 2006**. Having started her career at Österreichische Kontrollbank AG, she moved to Creditanstalt in 1987. She was appointed head of the Division for Multinational Corporates, Corporate Finance and Trade Finance in 2000. She also assumed responsibility for corporate clients in April 2002. Mag. DDr. Regina Prehofer was appointed to the management board of BA-CA one year later.

Term of position ends in 2011

Other functions within listed companies at home and abroad
- Management board member at Bank Austria Creditanstalt AG / UniCredit Group, Vienna
- Supervisory Board chairwoman at CA Immo International

DETLEF BIERBAUM

has been a **Supervisory Board member since 2006** and a general partner at Sal. Oppenheim for Asset Management. He is responsible for securities and real estate, mutual funds, private equity and alternative investment.

Term of position ends in 2011

Other functions within listed companies at home and abroad
- Supervisory board chairman at IVG Immobilien AG, Bonn
- Supervisory board member at Douglas Holding AG
- Supervisory board member at Kölnische Rückversicherungs-Gesellschaft AG

Roles in similar monitoring committees
- Dundee REIT, Toronto
- Foreign Colonial Europe Trust, London
- The Central European and Russia Fund, Inc., New York
- The European Equity Fund, Inc., New York

UNIV.-PROF. DR. CHRISTIAN NOWOTNY

is a university professor for the Institute of Civil, Commercial and Securities Law at the Vienna University of Economics and Business Administration. He became a **Supervisory Board member in 1990** and has acted as deputy chairman since 2002.

Term of position ends in 2009

Other functions within listed companies at home and abroad
- Supervisory board member at Andritz AG, Graz

AUGUST WILHELM JUNGMEISTER

joined the **Supervisory Board in 2002**. He served on the management board of Bank Austria Creditanstalt Wohnbaubank AG until 2004.

Term of position ends in 2007

Other functions within listed companies at home and abroad
None

MAG. REINHARD MADLENCNIK

heads the real estate financing department at Bank Austria Creditanstalt AG / UniCredit Group. He became a **Supervisory Board member in 2002**.

Term of position ends in 2007

Other functions within listed companies at home and abroad
- Supervisory Board member at CA Immo International

CORPORATE GOVERNANCE REPORT

Commitment to 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. Their actions comply with the Code in its 2006 amendment; information stated in this report makes reference to the same Code. CA Immo implements the recommendations of the Code without reservation. CA Immo has also implemented an internal set of compliance guidelines aimed at preventing insider violations. This demonstrates the determination of the Management Board to uphold stakeholder interests and avoid conflicts of interest. The full annual declaration of compliance, including explanations for any deviation, is published at www.caimmoag.com. The declaration has been evaluated by KPMG Wirtschaftsprüfungs- und Steuerberatungs GmbH, with the results also published on the website.

Board and management

During the period under review, CA Immo was headed by three Management Board members. With effect from 1 March 2006, Dr. Bruno Ettenauer was elected to the Board and nominated Management Board spokesman. The operation of the Management Board is regulated by the rules of procedure and the associated schedule of responsibilities. Strategy, investment policy and corporate governance are matters for the entire Board. The Board also takes responsibility for communication tasks of critical importance. Board members openly discuss all pertinent issues at regular Board meetings.

Joint position of the Management Board and Supervisory Board on cooperation

As stipulated in the Code, the Management Board provides full, regular and timely reports to the Supervisory Board on all plans, business developments, current risks and risk management. Company strategy is also agreed with the Supervisory Board in discussions that may be intensive and exceed the usual framework of Supervisory Board meetings. Depending on the significance of particular issues, the Supervisory Board also performs its monitoring function through committees. The financial committee has accordingly been renamed the 'audit committee' and the Supervisory Board presiding committee has been set up as a 'pseudo' remuneration and nomination committee; duties and responsibilities have remained largely unchanged.

During the reporting period, the full Supervisory Board comprised a total of six members, with all members elected by the Annual General Meeting. The Board rules on matters of fundamental importance and the strategic direction of CA Immo. The **presiding committee** is responsible for all Management Board matters as well as succession planning, which includes the holders of Supervisory Board mandates; the aim is to ensure the independence of members. The presiding committee nominates election candidates to the Supervisory Board; these are then presented to the Annual General Meeting for approval. In the year under review, the succession procedure led to an extension of the executive mandates held by Ing. Gerhard Engelsberger and Mag. Wolfhard Fromwald. Dr. Bruno Ettenauer was also elected to the Management Board and nominated spokesman of the CA Immo Management Board. In the Supervisory Board, the mandates of Mag. DDr. Regina Prehofer and Detlef Bierbaum were reconfirmed. Having been appointed to the Management Board, Dr. Bruno Ettenauer resigned his Supervisory Board mandate on 27 February 2006. Mag. Ewald Nageler stepped down from the Supervisory Board on 7 February 2006. The task of the **investment committee** is to approve transactions and measures not falling within the jurisdiction of the full Supervisory Board and to take decisions in urgent cases. The **audit committee** carries out preparatory work for the full Supervisory Board on all issues connected with the annual financial statements, the auditing of the Group and the rendering of accounts. The audit committee also reviews company risk management as well as the independence and competence of the auditing company as assessed by 'peer reviews'. A financial expert sits on the audit committee in compliance with the Code.

COMPOSITION OF COMMITTEES

Investment committee
Dkfm. Gerhard Nidetzky
Univ.-Prof. Dr. Christian Nowotny
Mag. Reinhard Madlencnik

Audit committee
Dkfm. Gerhard Nidetzky
Univ.-Prof. Dr. Christian Nowotny
Mag. Reinhard Madlencnik

CORPORATE GOVERNANCE

ATTENDANCE AT SUPERVISORY BOARD MEETINGS

	Supervisory Board (7 meetings)	Financial committee (1 meeting)	Investment committee (1 meeting)
Detlef Bierbaum (since 9 May 2006)	3		
Dr. Bruno Ettenauer (until 27 February 2006)	1		
August Jungmeister	5		
Mag. Reinhard Madlencnik	6	1	1
Mag. Ewald Nageler (until 7 February 2006)	1		
Dkfm. Gerhard Nidetzky	7	1	1
Univ.-Prof. Dr. Christian Nowotny	7	1	1
Mag. DDr. Regina Prehofer (since 9 May 2006)	4		

Agreements with associated companies and the prevention of conflicts of interest

The members of the CA Immo Management Board are also members of the Management Board of CA Immo International, in which CA Immo holds the largest share of 51 %. Mag. DDr. Regina Prehofer, Dkfm. Gerhard Nidetzky and Mag. Reinhard Madlencnik are members of the CA Immo International Supervisory Board.

Mag. DDr. Regina Prehofer also sits on the management board of Bank Austria Creditanstalt AG / UniCredit Group (BA-CA), the bank used by the CA Immo Group. CA Immo processes many of its payment transactions and much of its credit financing through BA-CA; the Group also assesses most financial investment and arranges most of outstanding debt financing with BA-CA. A marketing and distribution agreement governing the sale of CA Immo shares has also been concluded. In 2006, issue expenses stood at € 12,922,000 (€ 4,995,000 in 2005) and marketing and distribution fees total-led € 3,042,000 (€ 2,177,000 in 2005). Issue expenses of the IPO of CA Immo International stood at € 4,973,000. Net interest payments to BA-CA amounted to € 3,057,800 (2005: € 5,144,000).

BA-CA also holds four registered shares, entitling it to nominate one Supervisory Board member for each share; the bank has not so far exercised this right.

The head of the BA-CA real estate financing department is Mag. Reinhard Madlencnik. Detlef Bierbaum is a general partner at Sal. Oppenheim, which was involved in the flotation of CA Immo International as joint lead manager and joint bookrunner. Other members of the Supervisory Board perform executive functions for similar companies within the sector. There are no direct agreements, and in particular no consultancy contracts between CA Immo and Supervisory Board members; there are no cross-links.

Ing. Gerhard Engelsberger is also a member of the Supervisory Board of ÖRAG (Österreichische Realitäten AG), with wich a framework agreement has been signed for the provision of various services. This framework agreement yielded a total fee to ÖRAG in 2006 of € 1,438,00 (2005: € 3,365,00).

To prevent conflicts of interest arising, all members of the Management Board are obliged to report potential conflicts of interest to the Supervisory Board without delay and to inform the other Management Board members of the situation. Management Board members may only enter into secondary activities (particularly accepting Supervisory Board mandates with companies not connected to the Group) with the approval of the Supervisory Board's presiding committee. Similarly, senior executives from outside the CA Immo Group may only take up executive functions with the approval of the Management Board. The provision prohibiting competition has not been rescinded. Supervisory Board members are also obliged to report without delay any conflicts of interest to the Supervisory Board; in such cases, they may be required to abstain from taking part in voting procedures. Neither Supervisory Board members nor Management Board members have reported any conflicts of interest.

Auditing company

Auditing of accounts has been entrusted to KPMG Wirtschaftsprüfungs- und Steuerberatungs GmbH since fiscal year 2003. In line with legal regulations, the mandate is awarded by resolution of the Annual General Meeting. In the countries of central and eastern Europe, it is mostly local KPMG accountants who are charged with reviewing and auditing the semi-annual and annual financial statements and for overseeing the conversion to IFRS. KPMG has made a declaration on the independence of auditors and supplied evidence of 'peer reviews'. During the reporting period, no consulting services which could compromise independence (particularly legal/tax consultancy services) were rendered for CA Immo.

Risk management

CA Immo defines risk management as deliberate planning to deal with risks. A carefully implemented strategy of risk management helps the company identify and manage threats at an early stage whilst pinpointing opportunities. To the Management Board and employees of CA Immo, the implemented risk management system is an integral element of any business process, and therefore a part of business operations in general. The system is consequently subject to continual enhancement. Measures are put in place aimed at minimising risks still further and raising awareness amongst staff.

One share – one vote principle

CA Immo is a genuinely public company with free float of 95 %. BA-CA holds a share package that varies around 5 % over the course of the year. Four of the shares held by BA-CA are registered shares which entitle the bank to nominate one Supervisory Board member for each share; this right has not been exercised. All Supervisory Board members are elected by the Annual General Meeting. All CA Immo shareholders are entitled and invited to attend Annual General Meetings, where they may speak on agenda items and request information on company-related matters (provided this is necessary to ensure proper evaluation of subjects on the agenda).

CA Immo shares entitle the bearer to exercise voting rights. There are neither voting caps to limit the number of votes a shareholder may cast nor special voting rights. The 'one share – one vote' principle is fully upheld. To ensure equal treatment for all shareholders, the 15 % discount on the price in case of mandatory offers (which is allowed under article 26 paragraph 1 of the Austrian Takeovers Act) shall not apply. All shareholders will receive the same price for CA Immo shares in the event of a takeover bid.

Directors' dealings

The remuneration report that follows sets out the principles of remuneration policy, a breakdown of the emoluments of individual Management Board and Supervisory Board members and an overview of share ownership. Purchases and sales of personal shares by executive staff members are reported at **www.caimmoag.com/investor_relations/directors_dealings** on an ongoing basis.

REMUNERATION REPORT

The remuneration report sets out the principles for determining the emoluments of CA Immo Management Board and Supervisory Board members and explains the respective extent and structure of such emoluments. It also provides details of shares held by Management Board and Supervisory Board members. The presiding committee (acting as a remuneration committee) determines the remuneration for CA Immo Management Board members.

Management Board

CA Immo has been headed by three Management Board members since 1 March 2006. The operation of the Management Board is regulated by the rules of procedure and the associated schedule of responsibilities. The employment contracts of the individual Board members were redefined over the past year, along with the amount and structure of their emoluments and the proportionate charging of CA Immo International. In accordance with the recommendations of the Code, Board member remuneration now comprises a fixed salary element and a performance-related element which is based on the degree of responsibility, the progress towards corporate targets and the business position of CA Immo.

Fixed salary elements will be proportionately charged to CA Immo International:
Ing. Gerhard Engelsberger: 20 %
Dr. Bruno Ettenauer: 80 %
Mag. Wolfhard Fromwald: 50 %

Including 2006 the performance-related remuneration is determined by the remuneration committee at the conclusion of each fiscal year. The criterion applied is the annual budget (growth, operating result, relevant indicators). There is no share option plan.

As from the 2007 fiscal year, performance-related payment for CA Immo was redefined as follows: the consolidated EBT of CA Immo and CA Immo International will be used as the criterion. Members of the Management Board will receive a percentage of this EBT paid out as a performance bonus from CA Immo. CA Immo International will be charged proportionally on the basis of its EBT in relation to consolidated EBT. A proportion of this performance bonus must be invested by the Management Board members in shares in the two companies, at a ratio in accordance with the respective EBTs. The required period of retention of the shares is one year. The performance bonus will be certified by the auditor together with the consolidated EBT and determined by the remuneration committee. These regulations will apply as of the end of 2008 fiscal year.

Total remuneration drawn by the Management Board in fiscal year 2006 stood at around € 911,000 (compared to approximately € 617,000 in the previous year). Of this amount, fixed salaries accounted for € 711,000 and the variable element amounted to € 200,000. There is no separate remuneration for assuming mandates in group companies, with the exception of management functions at CA Immo International. The annual report of CA Immo International contains full details of remuneration for Management Board and Supervisory Board members at CA Immo International.

MANAGEMENT BOARD REMUNERATION

			2006			2005
€ 1,000	**Fixed**	**Performance-related**	**Total**	**Fixed**	**Performance-related**	**Total**
Ing. Gerhard Engelsberger	267	100	367	235	70	305
Dr. Bruno Ettenauer [1)]	179	-	179	-	-	-
Mag. Wolfhard Fromwald	265	100	365	232	80	312
Total	**711**	**200**	**911**	**467**	**150**	**617**

[1)] from 1 March to 30 June 50 % of remuneration; from 1 July to 31 December 2006 regular remuneration, performance-related remuneration will firstly be paid in 2007, proportionate to 2006.

In addition to legally stipulated severance payment claims, all Management Board members are entitled to a pension fund settlement into which the company has committed itself to paying annually agreed contributions. This is the extent of the obligation on the part of CA Immo. During the fiscal year, a total of approximately € 124,000 (compared to around € 28,000 in the previous year) was paid out as contributions to pension funds (defined contribution plan) and to form pension provisions (defined benefit plan) for Management Board members.

Supervisory Board

The remuneration for Supervisory Board members is resolved annually by the Annual General Meeting. In addition, Board members received an attendance fee and reimbursement of cash expenses in fiscal year 2006. For 2005 (payment in 2006), Supervisory Board remuneration amounted to roughly € 41,000; for 2004 (payment in 2005), the total was close to € 33,000. The figures break down as belows.

Onward charging of the expenses incurred for this was in accordance with the CA Immo Internationa key for fixed emoluments.

No remuneration for services other than those described above (and in particular for consultancy and brokerage activities) was paid. No loans or advances were paid to members of either the Management Board or the Supervisory Board.

In line with the requirements of the Code, the acquisition and sale of shares in CA Immo by Management Board and Supervisory Board members must be declared ("Directors' dealings"). At the end of 2006, 41,053 shares were held by members of either Board. Since Mag. Ewald Nageler stepped down in February 2006, his share ownership has not been published.

For the executive bodies of CA Immo, D&O manager liability insurance with a scope of cover of € 5 m was taken out. The insurance does not provide for any excess.

SUPERVISORY BOARD REMUNERATION

€	**2006 payments for 2005**	**2005 payments for 2004**
Dkfm. Gerhard Nidetzky, Chairman	12,450,–	9,750,–
Univ.-Prof. Dr. Christian Nowotny, Deputy chairman	9,400,–	7,500,–
Detlef Bierbaum	-	-
Dr. Bruno Ettenauer [1)]	6,250,–	-
August Wilhelm Jungmeister	-	5,100,–
Mag. Reinhard Madlencnik	6,400,–	5,150,–
Mag. Ewald Nageler [2)]	6,250,–	5,000,–
Mag. DDr. Regina Prehofer	-	-
Total	**40,750,–**	**32,500,–**

[1)] Stepped down on 27 February 2006
[2)] Stepped down on 7 February 2006

No other fees were paid to Supervisory Board members.

NUMBER OF SHARES HELD

	as of 31 December 2006
Ing. Gerhard Engelsberger	35,400
Dr. Bruno Ettenauer	-
Mag. Wolfhard Fromwald	1,773
Dkfm. Gerhard Nidetzky	-
Univ.-Prof. Dr. Christian Nowotny	-
Detlef Bierbaum	-
August Wilhelm Jungmeister	3,880
Mag. Reinhard Madlencnik	-
Mag. DDr. Regina Prehofer	-
Total	**41,053**

STAFF
OUR INTELLECTUAL CAPITAL

Given the rapid transformation of CA Immo from a straightforward investment company into an international investment group, organisational changes were necessary over the past year. Employee numbers have increased significantly and our internal structures have been realigned. All members of staff primarily working for the new subsidiary CA Immo International were absorbed into this company. The staff expansion affected virtually all departments and hierarchy levels, although there was a particular impact on the areas of Finance and Accounting, Investment and Asset Management.

Alongside the Management Board, Real Estate Management for Austria and Germany and Participation Management in particular are henceforth incorporated into CA Immo. The functional areas of Investor Relations, Corporate Communications, Finance and Accounting, Controlling, Asset Management and Investment Management – also subordinate to CA Immo – constitute Group functions for both CA Immo and CA Immo International.

The expansion also made it necessary to create a more rigid framework for the interconnected groups of employees which had previously worked together on a highly informal basis; structures and responsibilities have been defined. Despite the wide-ranging changes, challenging demands and highly ambitious performance targets, our team of employees performed with great motivation and efficiency during 2006. By retaining the flexibility and rapidity inherent in our organisation, CA Immo was still able to make the critical first move on the market.

At the end of 2006, CA Immo had a total of 40 employees, of which 11 were employed by CA Immo International. This amounts to an increase of 14 employees. In 2006, CA Immo Group employed an average of 26 white collar workers and 31 blue collar workers, including the CEE and SEE countries. Fluctuation levels are low; sick leave stood at 1.61 % of target hours, down on the 2005 value of 2.17 %. This figure provides firm evidence of a stimulating working environment. CA Immo also strives to reconcile family life with professional life by offering flexible working hours and part-time arrangements; in particular, the company is aiming to make it easier for women to return to work after maternity leave.

CA Immo invests heavily in further education and training in order to enhance the expertise of its staff members, which is central to the success of the company. Although targets are defined in relation to specific departments, CA Immo attaches particular importance to legal and financial proficiency. Language courses and personal development seminars are also offered.

The salaries paid by CA Immo are broadly representative of the sector. The company also pays profit-related bonuses: where annual targets agreed with the Supervisory Board are met, employees receive a pro-rata remuneration linked to the progress made towards defined targets; this amounts to as much as 10 % of the annual salary. A bonus scheme linked to company growth and revenue is also in place for managerial staff. Finally, for employees with a certain length of service, CA Immo pays 2.5 % of their annual salary into a pension fund.

In 2006, total staff expenditure stood at € 5.8 m (€ 3.1 m in 2005); the performance-related element of this amounted to € 1.7 m (€ 0.4 m in 2005).

Since the growth of CA Immo has not reached its end, the reorganisation is set to continue. A number of operational functions are due to be expanded in 2007. Under the terms of a programme of organisational redevelopment, organisational efficiency, the issue of an expanded interface and the communications structures will be reviewed and clearly defined. A set of guidelines and a positioning statement were compiled in 2006; these are already informing the actions and attitudes of our employees.

CORPORATE RESPONSIBILITY
OUR GUIDING PHILOSOPHY

As a corporate entity, the CA Immo Group bears a considerable responsibility – to investors, to our staff members, to our local surroundings and to the wider environment. CA Immo is aware of its responsibilities and tailors its policies and corporate activities accordingly.

Sustainability in the investment and management of assets

For CA Immo, sustainability is a core value that runs through our corporate management, our investment activities and the composition of our investment products. As it organises and develops the company, the management of CA Immo often eschews short-term benefits in favour of a focus on long-term success. Decisions are driven by considerations of enduring asset accumulation, rarely by quick-fix increases in shareholder value. To this extent, CA Immo regards itself as something of a pioneer, advancing into new territory armed only with expertise, targeting new business fields and deploying new approaches. In doing so, CA Immo pays no heed to here-today-gone-tomorrow trends, basing its actions instead on far-sighted, pragmatic market evaluations.

What this actually means in terms of CA Immo's **investment strategy** and selection of real estate is that the company invests only in properties likely to generate long-term returns. CA Immo analyses the risk/return profile, critically assesses the properties in question, evaluates the yield level and determines the potential for long-term value appreciation. The company also assesses real estate according to age, generally giving priority to modern properties. A strong emphasis is accorded to the condition and the fittings of a building. Rental agreements are concluded for long periods and – critically – properties are rented out at sustainable rent levels. In all of these considerations, CA Immo never loses sight of the likely development of a property's market value.

Precise **evaluation of our property stock** has a significant influence on the trust of investors, and thus on the long-term development of shares. For this reason, careful, thorough and honest evaluations form part of our definition of sustainability. In terms of the CA Immo portfolio, this means firstly that the company focuses exclusively on actual values: on the basis of current market values and (annualised) rents generated in 2006, the domestic real estate portfolio is appreciating by 5.9 %; the foreign real estate portfolio is appreciating by 7.5 %. Comparable portfolios held by competitor companies are returning much lower yields. Secondly, CA Immo believes in total transparency: since 1990, the company has published annually all values relating to specific properties, thereby enabling shareholders to track value development.

Our responsibility to investors and employees

Responsible and consistent corporate management is evident not only in our operational business dealings, but also in our attitude towards investors and employees. Ultimately, our sense of responsibility is reflected in the performance of CA Immo investment products.

The management of CA Immo aims to provide its employees with a stimulating working environment geared towards personal development and high achievement.

As far as our stance towards investors is concerned, sustainability primarily means taking the widely divergent needs of different investor groups into account. Small private shareholders expect different things from their financial outlay than major institutional investors, especially with regard to the longevity of their investment. Small investors tend to make conservative plans aimed at value retention over the long term with minimal risk. Many institutional investors, by contrast, decide between investment options at short notice, are strongly bound by benchmarks and take a more performance-based outlook. Depending on the magnitude of their share – and thus their authority – either investor group can influence the price development of a security.

The company offers different investment products for different groups:

- CA Immo shares and bonds for small private investors,
- shares in CA Immo International
- and investments in the CA Immo New Europe property fund for institutional investors.

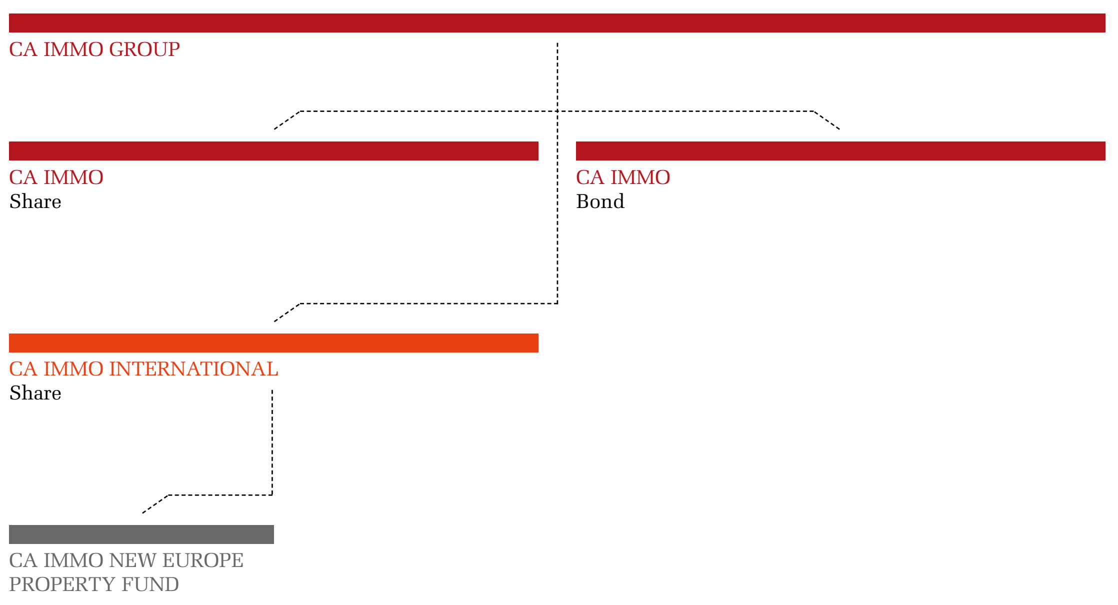
In this way, the company sure-footedly meets the needs and wishes of all investors.

The performance of CA Immo shares is closely linked to the cash flow generated per share and not to revaluation gains. This is the optimal way in which to meet our shareholders' expectations of sound performance over many years.

Corporate eco-friendliness that counts

Looking beyond its established sphere of influence, CA Immo is also aware of the impact of its activity on the local area and the wider environment. In its capacity as project sponsor, CA Immo finds itself confronted with many sensitive issues linked to environmental and nature conservation, town planning and urban heritage conservation. CA Immo addresses its ecological responsibilities by placing a strong emphasis on a wide-ranging policy of corporate eco-friendliness; the company even brings in facility managers from outside. In the field of building management, the focus is on technological measures aimed at ensuring efficient energy management (including the thermal insulation of building envelopes, the overhaul of heating systems and improved use of energy resources in office buildings). The main priority in construction and building alteration projects is providing a high-quality workplace. CA Immo also utilises low-emission and hard-wearing building materials.

INVESTMENT PRODUCTS 2006 OF CA IMMO GROUP



CA IMMO

ANNUAL REPORT 2006
CA IMMO INTERNATIONAL

KEY FIGURES

INCOME STATEMENT

		2006	2005
Rental income	€ m	38.2	25.6
EBITDA	€ m	32.0	20.7
Operating result (EBIT)	€ m	63.8	60.2
Net income before taxes (EBT)	€ m	59.1	47.6
Consolidated net income	€ m	47.8	46.6
Operating cash flow	€ m	26.9	18.9

BALANCE SHEET

		2006	2005
Total assets	€ m	826.9	527.3
Shareholders' equity	€ m	582.7	243.1
Net debt	€ m	-24.5	204.5

PROPERTY PORTFOLIO

		2006	2005
Number of properties [1]		20	18
Total usable space	sqm	364,609	294,204
Gross yield of properties (at market values)	%	7.5	7.8
Market value of properties	€ m	530.0	489.3
Capital expenditure	€ m	46.2	254.6

OTHER KEY DATA

		2006	2005
Staff as at 31 December		11	0
Gearing	%	n.a.	84
Equity ratio	%	70	46
Equity-to-fixed-assets ratio	%	102	49
Net asset value (NNNAV)	€ m	593.5	260.3
ROE	%	11.6	25.7
ROCE	%	10.1	12.1
Going-concern value/EBITDA		11.2	n.a.
PER		8.6	n.a.

[1] incl. contracted projects of 2006

CA IMMO INTERNATIONAL
GENERATING INCOME IN EASTERN EUROPE

CA IMMO INTERNATIONAL AT A GLANCE

CA Immo International forms **part of the CA Immo Group**, one of the oldest Austrian property investment corporations. Since the IPO in October 2006, 49 % of the shares have been independently held. The parent company of the consolidated Group, CA Immobilien Anlagen AG, holds a 51 % interest. The extended Group's Eastern European portfolio is overseen by CA Immo International; it seeks to exploit the earning power of the property markets in the Central and Eastern European (CEE) and South East European (SEE) states, as well as the CIS, on behalf of institutional investors in particular.

As of 31 December 2006, the portfolio encompassed a total of 16 income producing properties and 4 development projects in 8 countries (including contracted development projects). Their aggregate market value was about **€ 530 m**. The total surface area of **364,600 sqm** is divided between core segments, namely office space, retail, logistics and hotels. The medium-term strategic objective is to achieve a balanced mix of interests in these segments.

Specifically for project development purposes, the CA Immo Group has established the **CA Immo New Europe property fund**, in which CA Immo International holds a 51 % share. The remainder is held by institutional wholesale investors wishing to benefit from the greater earning opportunities on the Eastern European property development market, while sharing in the elevated risk associated with such projects.

CA Immo International also holds a blocking minority interest of 25 % plus four shares in the Vienna property developer, UBM. It is thus extending its representation and operating radius in the lucrative target markets and systematically pursuing a position as an integrated real estate service provider.

Shareholder structure

The shares of CA Immo International are listed in the Prime Segment of the Vienna Stock Exchange. A total of 43,460,785 bearer shares are in circulation, of which CA Immo, as the Group's parent company, holds 51 %. The remaining 49 % are independently held, predominantly by institutional investors. This group of investors focuses on a long-term investment strategy geared towards capital growth. The shares in CA Immo International proved especially appealing to institutional investors in the Anglo-American countries, so that 21.3 % of the free float were held by investors in the United Kingdom and 20.5 % by US investors at the time of the IPO.

BELGRADE Savograd Office Center

VISION, STRATEGY AND GOALS
FOCUS ON HARNESSING POTENTIAL IN THE EAST

CA Immo International focuses specifically on giving institutional investors access to the earning power of the property markets in Eastern and South East Europe. In the context of restructuring the CA Immo Group, the properties in these regions were therefore transferred to CA Immo International. Its shares were quoted on the Vienna Stock Exchange for the first time on 25 October 2006.

CORPORATE STRATEGY

The company deliberately seeks to participate in medium and long-term developments in the CEE, SEE and CIS regions. Based on its extensive know-how and comprehensive analyses, it is building a portfolio of highly lucrative and sustainedly managed properties. Alongside its income producing properties, it also engages in project development. In each of these activities, it invests exclusively in commercial properties, in the office, retail and logistics segments, in compliance with clear strategic objectives.

- **Expansion in SEE and the CIS:** the future focus is being directed towards the high-yield markets in these regions.
- **Greater emphasis of project development:** the CA Immo New Europe property fund was established for this purpose in 2006. Other special funds are expected to be launched in the near future.
- **Balanced portfolio:** each of the types of commercial use is to make up a more or less equal share of the portfolio in the medium term.
- **Local presence in target markets:** besides headquarters in Vienna, offices also exist in Warsaw, Budapest, Bucharest and Belgrade. Others are in the pipeline.
- **Active portfolio management:** this approach increases the net asset value, typically by optimising the tenant base and duration of leases, and through focused acquisitions and carefully timed property disposals.
- **Generating additional income:** a steady flow of additional revenue is to be generated by managing the CA Immo New Europe property fund and other funds that are currently being planned.
- **Leveraging the portfolio:** the gearing target is 60 %, with an associated further increase in the return to investors (natural hedge).

UNAMBIGUOUS PORTFOLIO STRATEGY

While maintaining an interest in the capital cities in the **CEE states**, CA Immo International is shifting its focus towards regional metropolises. Office space is to remain the priority, alongside logistics properties and hotels. The **SEE region** is characterised by sustained yield compression and, therefore, potential. Activities here are concentrating on high-quality office and retail space, as well as logistics premises. Here again, the interest in capital cities is to be complemented by a commitment to other economic centres and international transportation hubs. In the **CIS** the portfolio strategy focuses on Moscow and St. Petersburg. CA Immo International is also examining potential projects in its core segments in Kiev.

TARGETS FOR 2007: INVESTMENT BOOST AND DIVIDEND PAYOUT

Investments of € 1.5 bn are earmarked for 2007. Of this amount, about € 1 bn have been budgeted for additions to the property portfolio, and € 500 m for development projects within the CA Immo New Europe property fund. The strategic investment focus lies clearly on South East Europe and the CIS and, in the second case, on Moscow in particular. About one quarter of the investment volume is to be directed towards the CEE states, including Poland, the Czech Republic and Hungary. As regards types of use, the goal is to achieve a uniform distribution among office properties, retail and logistics space, and business hotels. It is intended to invest or commit the proceeds of the IPO within 12 to 15 months. The investment decisions are being guided by a project pipeline with a volume in excess of € 2.2 bn (as of March 2007).

CA Immo International intends to pay out a dividend for 2007, its first full year of business. The currently envisaged amount is 2 % of the average net asset value.

STRENGTHS OF CA IMMO INTERNATIONAL

INVESTOR CONFIDENCE IS BASED ON THE STRENGTHS OF CA IMMO INTERNATIONAL:

INTERNAL MANAGEMENT
WITH RECOGNISED EXPERTISE IN THE RELEVANT MARKETS AND SECTORS

FUNDAMENTAL UNDERSTANDING
OF REGIONAL MARKET OPPORTUNITIES

DIVIDEND POLICY
THAT ENVISAGES A PAYOUT FOR 2007,
THE FIRST FULL YEAR OF BUSINESS

BALANCED PORTFOLIO
THAT GENERATES CONSISTENT CASH FLOW

ENTREPRENEURIAL ACTIVITY
THAT IS WELL FOUNDED, TAKES A LONG-TERM VIEW
AND IS GEARED TOWARDS GROWTH

CORPORATE RESPONSIBILITY
TRANSLATED INTO PRACTICE THROUGH A COMMITMENT
TO INVESTOR RELATIONS AND CORPORATE GOVERNANCE

MAXIMUM COMPETENCE IN CLEAR STRUCTURES

An experienced labour force able to draw on proven expertise has ranked among the key strengths of CA Immo International from the outset. Its internal management is driven by professionals with a long and successful track record in the industry. The company thus embraces all the key resources required for investment decisions, due diligence processes, purchasing negotiations and asset management. While the IPO was being prepared, the internal structures were already being defined from the perspective of planned growth.

DR. BRUNO ETTENAUER

Chief Executive Officer

ING. GERHARD ENGELSBERGER

Chief Technical Officer

MAG. WOLFHARD FROMWALD

Chief Financial Officer

SUPERVISORY BOARD

Mag. DDr. Regina Prehofer
Chairwoman

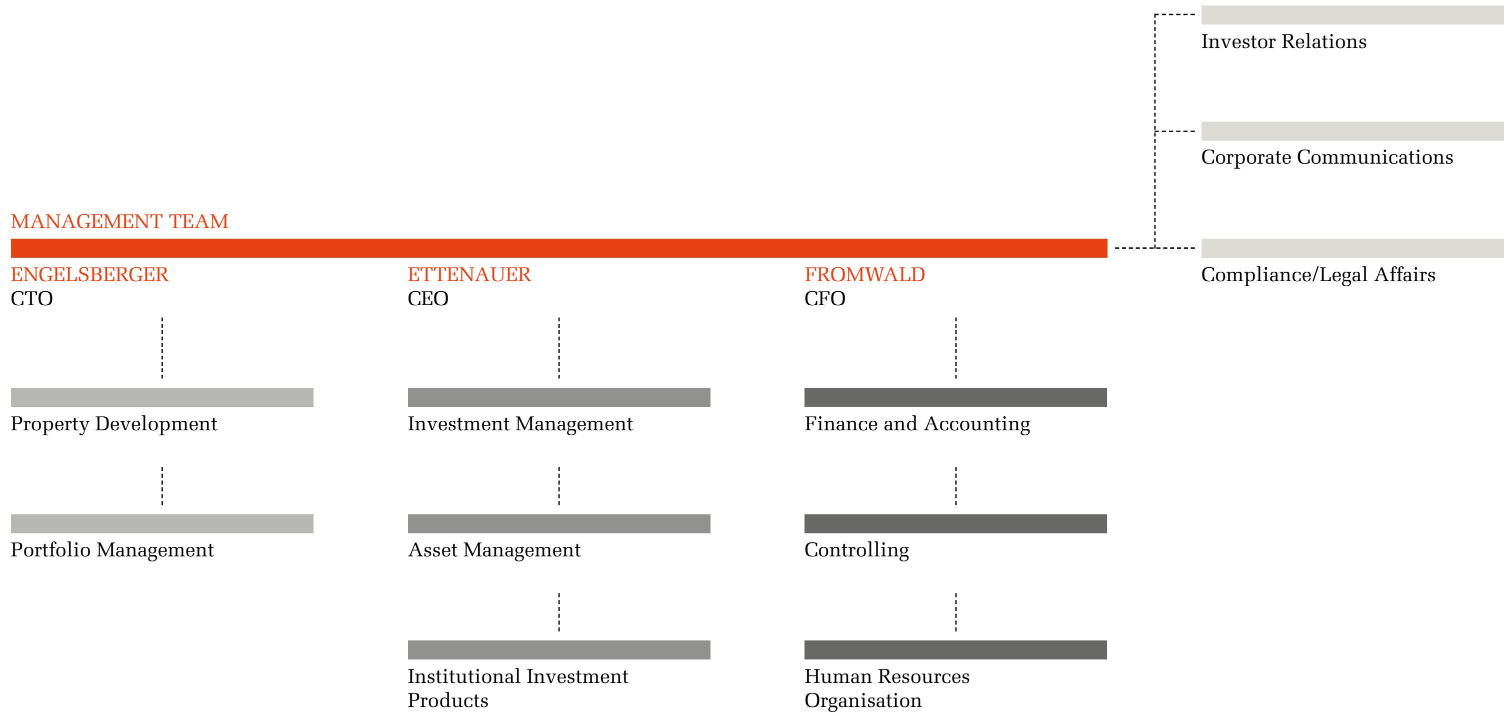
Dkfm. Gerhard Nidetzky
Deputy Chairman

Dr. Alarich Fenyves
Member

Mag. Reinhard Madlencnik
Member

Dr. Ernst Nonhoff
Member

ORGANISATION



A FASCINATING ENVIRONMENT

CA Immo International has clearly defined the property markets in CEE, SEE and the CIS as its targets. The different maturities of these regions' national economies and the various positions occupied within individual segments' business cycles give rise to a diversity of attractive opportunities and potential.

The gross return on properties in all market segments and regions has decreased significantly in recent years. This yield compression has its origin in several factors:

- **Inflow of non-domestic capital** driven by surplus cash resources in investor countries
- **Domestic investment**, especially in the CIS countries
- **Enhanced infrastructure**
- **Improved legal and fiscal climate** as well as alignment with EU standards
- **Increasing domestic demand** fuelled by growing spending power at home
- **Integration** of principal metropolises in the **international transportation network**
- **Accelerated approval procedures** for real estate acquisitions

With an aggregate transaction volume of € 223 bn and a foreign portion of about 50 %, Europe ranks among the foremost international investment regions. Within one year, Eastern Europe has increased its share of the European volume by a factor of five. About € 7 bn were invested in property in Eastern Europe in 2006, which represents an increase of 21 %. Of this amount, some € 4.5 bn were attributable to Western European investors (2005: € 3.5 bn) and € 2.5 bn to investment companies from countries outside this region. The majority of the investments were channelled into the CEE states. As regards types of use, the properties belong primarily to the office (43 %) and retail (40 %) categories. The resources are otherwise divided between industry, hotels and mixed-use properties.

Especially good opportunities exist in Romania and Russia. The promise harboured by these markets is reinforcing the desire of CA Immo International to focus new investment activity on the SEE region and the CIS. In the first half of 2006 more than 30 % of the investment volume in these regions stemmed from Austrian investors.

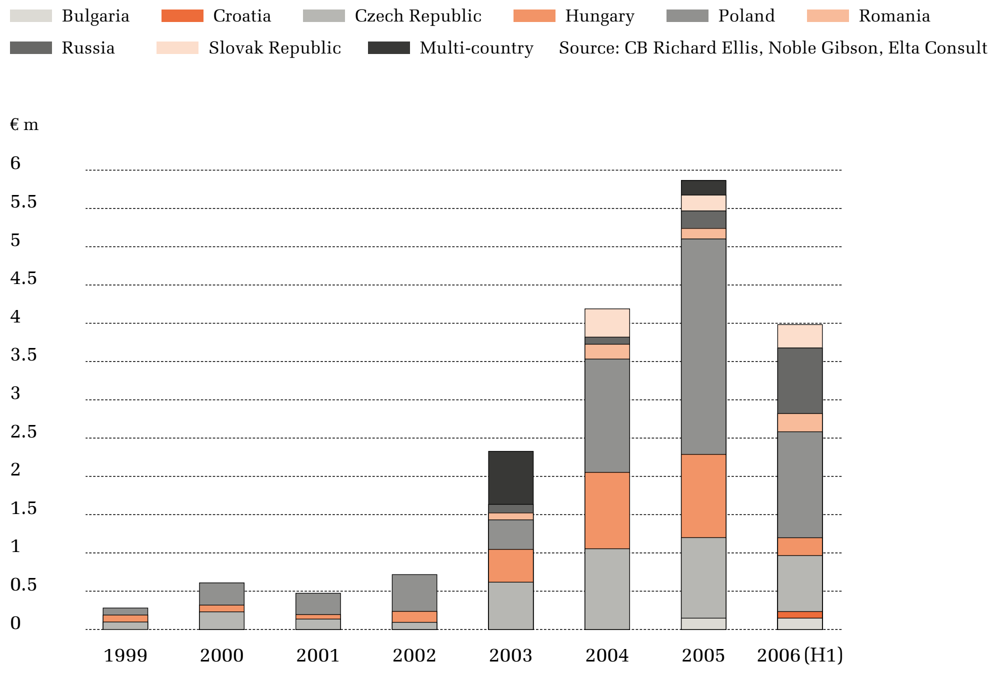
CURRENT AND PROSPECTIVE MARKETS OF CA IMMO INTERNATIONAL

As at December 2006

Countries with existing investments

Countries in which CA Immo International intends to invest

ANNUAL CEE INVESTMENT VOLUME BY COUNTRY



STRONG 1ST YEAR AFTER IPO

CONSOLIDATED INCOME STATEMENT

€ m	2006	2005	Change
Rental income	38.2	25.6	12.6
Revenues	47.6	31.3	16.3
Net operating income (NOI)	**34.0**	**22.2**	**11.8**
NOI in % of revenues	71.4	71.0	
Income from sale of properties	3.0	0.0	3.0
EBITDA	**32.0**	**20.7**	**11.3**
EBITDA in % of revenues	67.2	66.0	
Change from revaluation	32.8	40.4	-7.6
Operating result (EBIT)	**63.8**	**60.2**	**3.6**
EBIT in % of revenues	134	193	
Financial results	-4.7	-12.6	7.8
Earnings before taxes (EBT)	**59.1**	**47.6**	**11.4**
Consolidated net income	**47.8**	**46.6**	**1.2**

CONSOLIDATED BALANCE SHEET – SHORT VERSION

	2006		2005	
	€ m	%	€ m	%
Property assets	530.0	64	489.3	93
Intangible assets	0.5	0	0.0	0
Financial and other assets	42.7	5	3.1	1
Deferred tax assets	5.1	1	1.2	0
Long-term assets	**578.5**	**70**	**493.6**	**94**
Receivables	13.6	2	13.1	2
Cash equivalents and securities	234.9	28	20.6	4
Short-term assets	**248.4**	**30**	**33.7**	**6**
Total assets	**826.9**	**100**	**527.3**	**100**
Shareholders' equity	582.7	70	243.1	47
Long-term financial liabilities	197.5	24	186.1	35
Short-term financial liabilities	12.8	2	39.0	7
Other liabilities	24.0	3	57.0	11
Deferred tax liabilities	9.8	1	2.0	0
Total liabilities and shareholders' equity	**826.9**	**100**	**527.3**	**100**

The vigorous growth strategy pursued by CA Immo International was already reflected in the first business year following the IPO.

Key performance indicators at a glance

The property assets rose by 8 % to € 530 m (net of disposals, acquisitions, project development investments and appreciation). Gross revenues also increased, by 52 %, from € 31.3 m to € 47.6 m. The NOI reached € 34 m, which corresponds to 71 % of gross revenues or 6.7 % of the portfolio's market value. The EBITDA advanced by 55 % to € 32 m. The operating result (EBIT) climbed by 6 % to € 63.8 m, and the consolidated net income increased to € 47.8 m despite appreciably higher deferred taxes. The operating cash flow increased by 42 % to € 26.9 m.

Assets, liabilities and financial position

The balance sheet total of CA Immo International increased by 57 % in 2006, to € 826.9 m. The long-term property assets advanced by € 40.7 m on balance (property acquisitions in Prague and Sofia, sale of an office property in Bucharest, and appreciation arising from revaluation). The change in intangible assets is negligible. The current assets were significantly increased by the proceeds of the capital increase (plus € 270.8 m). The liquidity (cash in hand, bank balances and securities) rose to € 234.9 m (2005: € 20.6 m).

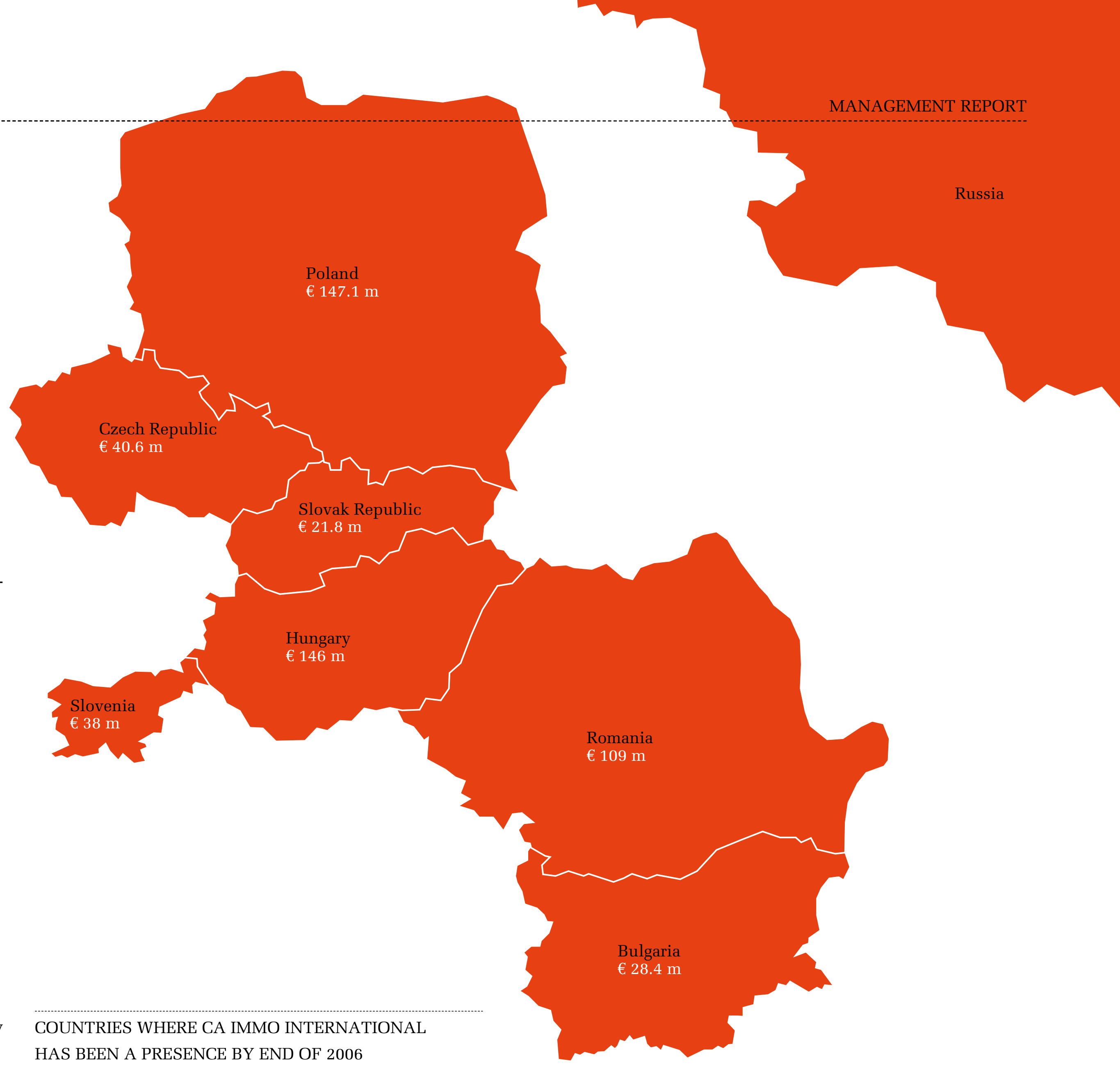
The shareholders' equity (including minority interests) was pushed up by the IPO by 140 % to € 582.7 m. Measured against the balance sheet total as of the balance sheet date, this corresponds to a ratio of 70 % (2005: 46 %). As of 31 December 2006 the equity-to-fixed-assets ratio thus stood at 102 %.

As of 31 December 2006 CA Immo International had interest-bearing financial liabilities in the amount of € 210.4 m, of which € 197.5 m were long-term. The average interest rate payable on the long-term loans in the 2006 business year was 5.36 % (2005: 4.77 %); the EUR average rate was 4.87 %, and the USD average rate was 6.89 %. About 75 % of all loans were denominated in EUR.

PORTFOLIO SOUND BASIS FOR STRONG RETURNS

CA Immo International attaches high priority to a balanced portfolio policy. A long-term outlook, reliable returns and continuously rising, high earnings are equally important in this context.

As of the balance sheet date, 31 December 2006, the portfolio of CA Immo International encompassed a total of 20 properties, comprising 16 income producing properties and 4 development projects. The total useful area (including projects and car parking spaces) is approx. 364,600 sqm, and the market value € 530 m. The average vacancy rate was 7 % calculated on annual expected rental income basis. From a geographical perspective, the portfolio clearly focuses on the CEE countries. The strategic course for the coming months and years points clearly towards the SEE states and the CIS, however, where the property markets still offer tremendous development potential and accordingly high returns.



COUNTRIES WHERE CA IMMO INTERNATIONAL HAS BEEN A PRESENCE BY END OF 2006

PROPERTY PORTFOLIO IN INDIVIDUAL COUNTRIES

CEE COUNTRIES

Poland

CA Immo International owns three properties in Poland with a total market value of € 147.1 m and a lettable surface area (incl. car parking spaces) of 62,200 sqm. The average economic vacancy rate in this portfolio in 2006 was 8.6 %, which is significantly better than the rate for the market as a whole. The vacancies exist above all in the Warsaw Financial Center, which was acquired in 2005. New tenants are being recruited following the departure of a large tenant. In view of the premises' high quality and outstanding location, utilisation is expected to improve further and the increase in rental income is likely to exceed the index figure in 2007.

Czech Republic

In the Czech Republic at the end of 2006 CA Immo International held a 50 %-interest in Jungmannova Plaza, a property in the immediate centre of Prague. The market value of the building, which was completed in 2004 and is now almost entirely let, was € 40.6 m (100 %) at the end of 2006.

The 50 % share in the ECM Airport Center development project at Prague airport also forms part of the portfolio. This represents a forward purchase for a hotel project with 235 rooms. The hotel operator is the Marriott Group. The overall project also includes retail space and car parking. Once the project is completed early in 2007, CA Immo International is to acquire ownership of the second 50 % share as well.

The Diplomat hotel project in Pilsen represents CA Immo International's first investment in a regional capital. This 195-room hotel is also to be operated by the international Marriott Group; together with office and retail space the usable area will be about 17,100 sqm. CA Immo International acquired the property as a forward purchase. It is scheduled for completion in summer 2007.

Slovakia
CA Immo International owns one property in Slovakia. It is the Bratislava Business Center, which has a usable area of about 17,700 sqm and a market value of € 21.8 m. Several fixed-term leases in this property recently expired, which temporarily raised the vacancy rate to more than 20 %. The utilisation rate has since returned to about 90 %. It is planned to extend the building complex by about 22,000 sqm on a spare piece of land, for which purpose an older part of the building with a usable area of 2,200 sqm is being demolished. Building work is scheduled to start in mid-2007; the total investment cost is estimated at € 32 m.

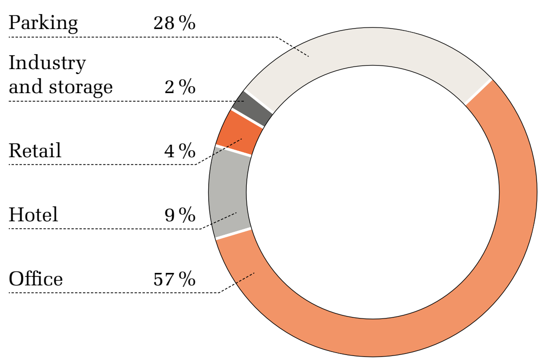
Hungary
With five properties having a total usable area of some 93,900 sqm and a market value of approx. € 146 m, the Hungarian portfolio is the largest one of CA Immo International. At the end of the year the utilisation rate was high, at 92 %. Three of the office buildings – the Víziváros Office Center, Buda Business Center and Canada Square – are situated in the Buda district, in which the demand for office space is high because of its vicinity to attractive residential areas.

SEE COUNTRIES

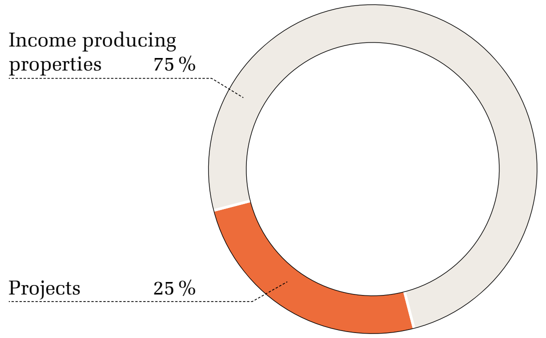
Romania
The portfolio of CA Immo International in Romania comprises a total usable area (incl. car parking spaces) of 58,300 sqm and a market value of € 109 m. The properties there are the Opera Center 1 and 2 (acquired in 2003 and 2004 respectively) and the Bucharest Business Park, which was purchased in 2005. Section D of this property, with a usable area of just under 6,000 sqm, was completed in mid-2006. At the end of 2006 all the space in the portfolio was let.

Generally speaking, the strategy pursued by CA Immo International seeks to grow the portfolio. In view of a very attractive offer, however, the office on Charles de Gaulle Square in Bucharest, which was developed in a 50 % joint venture, was sold in mid-2006. The total investment cost of the 50 % share of CA Immo was € 23 m; the selling price exceeded € 40 m.

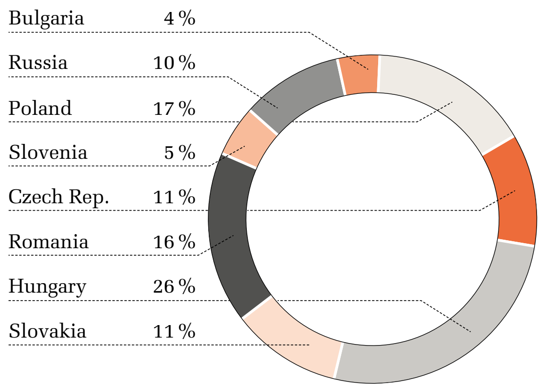
BREAKDOWN OF USABLE AREA
BY TYPE OF USE, TOTAL: 364,600 sqm



SHARE OF EXISTING PROPERTIES AND PROJECTS
IN USEFUL AREA, TOTAL: 364,600 sqm



BREAKDOWN OF USABLE AREA
BY REGION, TOTAL: 364,600 sqm



STRATEGIC SALE

CA Immo International regards project development as a means of leveraging yields. The creation of value added during the property's construction permanently augments the company's portfolio. The option of selling a developed property is considered if it makes good strategic sense and will generate a favourable return. Above a certain yield, which depends on the property and the outline conditions, selling the property can achieve the best return and therefore represents a more lucrative option than retaining the property in the portfolio. The property on Charles de Gaulle Square in Bucharest is a landmark in the cityscape and has won several awards. In view of the yield and the impact on the profitability of the portfolio as a whole, it was nonetheless decided to dispose of the property – in full compliance with the strategy of offering investors the best possible return on their investment.

Bulgaria
In May 2006 the Mladost 2 Europe Center office building was added to a portfolio that has contained a sister property, Mladost 1, since the beginning of 2003. This increased the usable area from 5,600 sqm to about 15,300 sqm. The market value of the two properties totals € 28.4 m. At the end of the year some 91 % of the total space was let.

Slovenia
In Slovenia CA Immo International has held the Grand Media Hotel in the capital, Ljubljana, in its portfolio since 2005. The usable area is approx. 17,900 sqm and the property has a market value of about € 38 m.

CIS

Russia
Back in August 2006 CA Immo International signed an agreement concerning a development project in Moscow. It relates to the Maslov Tower project, a new office building with a usable area of 38,600 sqm. The investment volume totals € 130 m. CA Immo International has a 50 % stake in the joint venture with a local partner. The conditions precedent envisaged by the purchase agreement have been fulfilled and building permission has been granted, so that the closing and the transfer of ownership of the property company will take place before the end of March 2007. Construction work is scheduled to start in mid-2007.

SUPPLEMENTARY REPORT

In the early months of 2007 CA Immo International has sustained the pace of growth posted in 2006. New acquisitions are being negotiated continuously in all regions. The following transactions had been finalised:

- **Budapest:** forward purchase agreement for the **Capital Square office building**. CA Immo International is to construct this property in a joint venture with a major European building company. Purchase price € 71 m, gross floor area about 30,500 sqm, plus a further 2,000 sqm for retail, catering and services, scheduled for completion in spring 2009.

- Development of the **Poleczki Business Park in Warsaw** (joint venture of the CA Immo New Europe property fund and UBM); property complex for offices, commercial use and a hotel in the vicinity of the airport and motorway; first-phase investment about € 88 m, gross floor area approx. 50,000 sqm. Total usable area – 14 hectares.

- In Serbia an agreement was concluded to obtain an interest in the **Savograd office development in Belgrade**; investment of about € 45 m, including the construction of some 20,000 sqm of office space.

- Other development projects under negotiation: a **retail portfolio in Moscow**, a shopping mall and **logistics centre in Belgrade**, and an **office building in Timişoara** (Romania) with an anticipated total investment volume of € 250 m.

- **Strategic disposal of Jungmannova Plaza in Prague generates value increase of 115 %**
In Q1 2007 CA Immo International took the strategic decision to sell its 50 % interest in the Jungmannova building in Prague. The company invested an aggregate amount of € 11 m in the property. The proceeds from the sale totalled € 23.7 m, which exceeded the investment by 115 % and highlights the project's sustained growth pattern.

- **New fund focused on hotels**
The H1 hotel fund is a new investment product launched in Q1 2007 by CA Immo International for domestic and foreign institutional wholesale investors. CA Immo International and the UNIQA Group are the fund's lead investors. The fund is targeted at large-scale investors able to contribute more than € 5 m. The aim is to attract € 275 m of investors' capital. Of this total, € 140 m have already been taken up by institutional investors. Given a 40 % equity ratio, **the fund volume is to total € 700 m**. The fund has a fixed term of 7 years. Its investment targets are **hotel projects in Eastern and South East Europe as well as the CIS**. Outline operating agreements for the hotels are to be negotiated with international hotel chains.

LEVERAGING SUCCESS

CA Immo International uses strategic investments to reinforce its business and broaden its access to attractive returns. As of 31 December 2006 it held interests in two entities, namely the CA Immo New Europe property fund (51 %) and the Vienna property developer, UBM Realitätenentwicklung AG (25 % plus 4 shares).

CA Immo New Europe property fund

This fund was established in autumn 2006 by CA Immo International. For a minimum investment of € 5 m, it offers institutional wholesale investors specifically the opportunity to share in the especially generous earning opportunities that exist in the property development business in Eastern and South East Europe. It was approved by the Luxembourg authorities on 5 December 2006 and is not listed on any stock exchange. The fund has a **total volume of € 1 bn**, of which € 400 m are attributable to institutional investors. CA Immo International holds a share of 51 % and manages the fund, for which it receives income from acquisition, management and performance fees. The fund has a fixed term of seven years. Its investment strategy is oriented exclusively towards the development of commercial properties in Eastern Europe. As regards geography, it is to focus on the SEE states and the CIS; the envisaged **regional structure is CEE 20 %, and SEE and the CIS 40 % each**. Investments are to be concentrated on the especially lucrative markets in Romania, Russia, Serbia and Ukraine. The targeted average project size is € 40 m to € 70 m.

The fund is included in the consolidated balance sheet for 2006 of the CA Immo Group with 100 % of its start-up capital. As of the balance sheet date, investors had pledged € 165 m. The fund's operating business commenced at the start of 2007.

Investment in UBM

CA Immo International took a further step in the context of its expansion strategy at the end of 2006. The **acquisition of a 25 % interest plus four shares in UBM**, the Vienna property developer – the Porr Group holds a 41.27 % share, and 33.73 % is in free float – enables the CA Immo Group to push ahead with establishing itself as an **integrated real estate service provider**. Among the major projects developed and realised by UBM in recent years are Andel City in Prague and the Hotel Intercontinental in Warsaw. The investment in UBM is therefore highly significant for both the growth offensive of CA Immo International and the CA Immo New Europe property fund. The goal is to operate as a one-stop shop offering the entire performance spectrum of the real estate business – from development and realisation to investment. Against this backdrop, the UBM investment constitutes a further key component of the CA Immo Group.

WARSAW Poleczki Business Park

NEW SECURITY WITH UNEQUIVOCAL STRENGTHS

Since **25 October 2006** the shares of CA Immo International have been listed in the Prime Segment of the Vienna Stock Exchange. The IPO took place at a time when the capital market was developing vigorously. The shares were offered publicly to private and institutional investors in Austria, and in a private placement with international institutional investors. Before the IPO the sole shareholder was CA Immo.

The offering period ran from 9 until 23 October 2006. The bookbuilding process gave rise to an issue price of € 13.50/share. The issue was many times oversubscribed. Trading opened at € 13.52, and the price had climbed to € 13.95 by the end of the first trading day. This very auspicious start was sustained during the following days and weeks, so that analysts and the media proclaimed the flotation a great success. On 31 October 2006 the syndicate of underwriting banks exercised the greenshoe option in full, which corresponded to 2,777,711 shares. CA Immo's interest thus declined, as envisaged, to 51 %. The gross issue volume of the IPO totalled about € 288 m. In the first ten weeks after the first listing, **the share price climbed by 17 %** to close the year at € 15.80.

International shareholder base

CA Immo International is listed on the Vienna Stock Exchange with 43,460,785 bearer shares. As of the balance sheet date the company's market capitalisation was about € 687 m. The core shareholder, with a 51 % stake, is the Group's parent company, CA Immo. The free float of 49 % is distributed chiefly among institutional investors seeking growth with a long-term outlook.

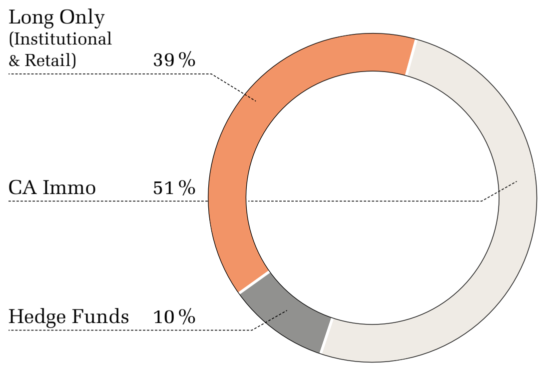
First Austrian property company to pay a dividend

The envisaged payout is **2 % of the average net asset value**. The first dividend is to be paid in 2008 for the 2007 business year, the company's first full year after the IPO.

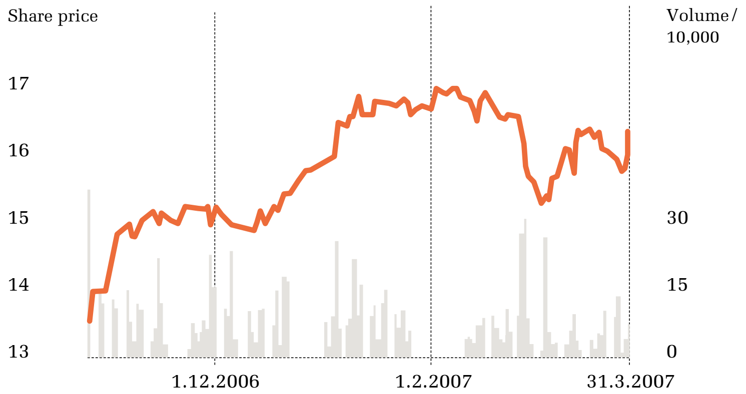
CA Immo International and share price indices

CA Immo International has been a component of the IATX index since the end of 2006 (weighting 4.58 %). The IATX is the leading property investment index in Austria and represents 15 property securities with a total market capitalisation of € 15.72 bn. Property shares account for 96.2 % of the IATX. After an observation period of six months, CA Immo International expects to be included in the EPRA index as well.

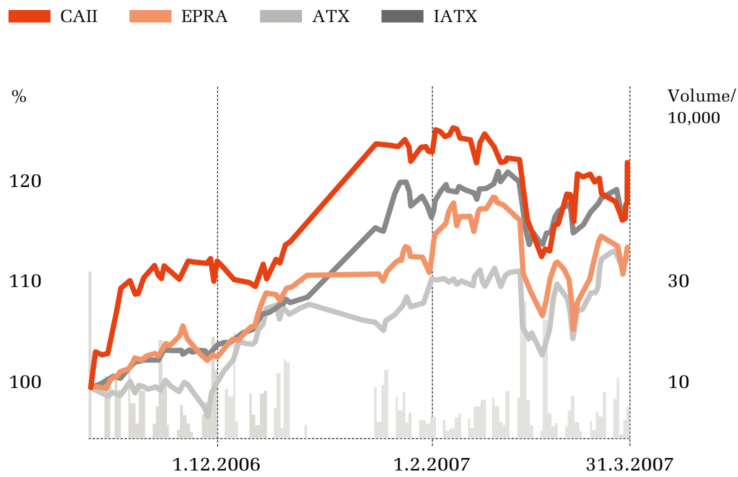
SHAREHOLDERS BY INVESTOR TYPE



TRADING VOLUME AND SHARE PRICE TREND 25 October 2006 to 31 March 2007,
Vienna Stock Exchange, Share price 25.10.2006: € 13.52/share, Share price 31.3.2007: € 16.58/share
Average trading volume 2006, per day: 299,407 shares, € 4.36 m (double count)



COMPARISON OF SHARE PRICE AND INDEX TRENDS
25 October 2006 to 31 March 2007



KEY FIGURES – SHARE

KEY RATIOS PER SHARE

		2006	2005
Net sales/share	€	1.47	n.a.
EBITDA/share	€	1.23	n.a.
Operating cash flow/share	€	1.03	0.85
Net income/share (EPS)	€	1.84	n.a.
EV/share	€	15.24	n.a.
NNNAV/share	€	13.66	11.74
Price (31.12.)/NNNAV per share	%	15.70	n.a.

MULTIPLIERS

	2006	2005
P/E ratio (PER)	8.6	n.a.
Price/cash flow	15.3	n.a.
Ø EV/EBITDA	11.2	n.a.

VALUATION

		2006	2005
Market capitalisation (as of 31.12.)	€ m	686.7	n.a.
Market capitalisation (annual average)	€ m	381.9	n.a.
Stated value (= equity)	€ m	582.7	243.1
Enterprise value (EV)	€ m	662.2	n.a.
Net asset value (NNNAV)	€ m	593.5	260.3

SHARES

		2006	2005
Number of shares (31.12.)		43,460,785	22,165,000
Average number of shares		26,047,324	n.a.
Average price/share	€	14.66	n.a.
Highest price	€	15.80	n.a.
Lowest price	€	13.52	n.a.

FINANCIAL CALENDAR OF
CA IMMO INTERNATIONAL

21.3.
Publication of annual results 2006

27.4.
Publication of annual report 2006

22.5.
General Meeting

29.5.
Report on Q1

30.8.
Report on HY1

30.11.
Report on Q3

INVESTOR RELATIONS

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CORPORATE COMMUNICATIONS

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CONSOLIDATED FINANCIAL STATEMENTS

CONSOLIDATED INCOME STATEMENT FOR THE YEAR ENDED 31 DECEMBER 2006

€ 1,000	2006	2005
Rental income	38,168.5	25,562.9
Operating costs passed on to tenants	9,443.1	5,712.7
Gross revenues (gross rental income)	**47,611.6**	**31,275.6**
Operating expenses	-10,050.3	-6,042.7
Other expenses directly related to the properties	-3,556.5	-3,025.5
Net result (net operating income)	**34,004.8**	**22,207.4**
Profit from the sale of properties	28,265.7	0.0
Drop in book value	-25,288.8	0.0
Result from the sale of properties	**2,976.9**	**0.0**
Administrative expenses	-5,625.9	-2,238.3
Other operating income	629.9	685.3
EBITDA	**31,985.7**	**20,654.4**
Depreciation and amortisation of other assets	**-996.7**	**-826.9**
Revaluation gain	38,673.8	42,802.3
Revaluation loss	-5,879.2	-2,412.7
Change from revaluation	**32,794.6**	**40,389.6**
Operating result (EBIT)	**63,783.6**	**60,217.1**
Financing costs	-12,212.3	-8,050.3
Foreign currency gains/losses	4,890.8	-4,881.3
Result of financial investments	2,589.6	362.4
Financial result	**-4,731.9**	**-12,569.2**
Net income before taxes (EBT)	**59,051.7**	**47,647.9**
Taxes on income	-11,241.3	-1,069.7
Consolidated net income	**47,810.4**	**46,578.2**
of which: minority interests	116.7	152.5
of which: parent company interests	47,693.7	46,425.7
Earnings per share in € (undiluted equals diluted)	1.84	
Operating cash flow per share in €	1.03	
Cash flow from business activities per share in €	1.06	

CONSOLIDATED BALANCE SHEET AS AT 31 DECEMBER 2006

€ 1,000	**31.12.2006**	**31.12.2005**
ASSETS		
Property assets let	510,613.0	477,909.0
Property assets under development	19,433.8	11,418.4
Office furniture and equipment	2,521.7	3,084.9
Intangible assets	537.6	8.7
Prepayments on of investments in properties	2,000.0	0.0
Investments in associates	30,047.6	0.0
Financial assets	8,159.5	0.0
Deferred tax assets	5,139.8	1,178.1
Long-term assets	**578,453.0**	**493,599.1**
Receivables from related companies and joint venture partners	2,510.8	2,389.0
Other receivables and assets	11,042.9	10,711.4
Securities held	200,890.0	0.0
Cash and cash equivalents	33,971.0	20,550.5
Short-term assets	**248,414.7**	**33,650.9**
Total assets	**826,867.7**	**527,250.0**
LIABILITIES AND SHAREHOLDERS' EQUITY		
Share capital	315,959.9	36.5
Capital reserves	147,257.2	167,977.2
Retained earnings	119,493.1	74,782.1
Minority interests	0.0	338.0
Shareholders' equity	**582,710.2**	**243,133.8**
Payables to related companies and joint venture partners	0.0	40,886.1
Financial liabilities	197,549.4	186,102.8
Trade creditors	1,193.8	650.4
Other liabilities	5,897.5	3,416.0
Deferred tax liabilities	9,772.6	2,030.0
Long-term liabilities	**214,413.2**	**233,085.3**
Provisions for taxation	122.7	20.0
Other provisions	2,278.2	1,121.3
Payables to related companies and joint venture partners	3,034.9	143.9
Financial liabilities	12,805.3	38,985.5
Trade creditors	7,454.6	3,948.1
Other liabilities	4,048.6	6,812.1
Short-term liabilities	**29,744.3**	**51,030.9**
Total liabilities and shareholders' equity	**826,867.7**	**527,250.0**

CA IMMO

ANNUAL REPORT 2006
PORTFOLIO

THE CA IMMO PORTFOLIO
VALUE ON A SOLID FOUNDATION

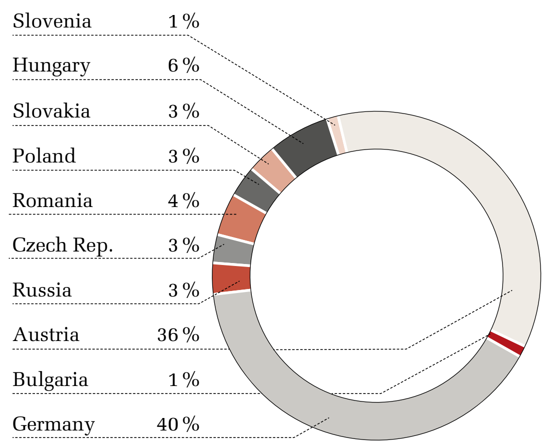
The portfolio of the CA Immo Group is more than a random collection of buildings. It is a holistic entity made up of carefully selected real estate: everything from high-tech office buildings and lovingly restored 19th century houses to symbolic German ministry buildings and traditional 'brewery inns' in Salzburg. It is the enduring value of such a portfolio in which risk-aware investors can invest their trust.

As of 31 December 2006, the total portfolio of the Group consisted of 172 income-generating properties and nine properties subject to project development. Of these, 119 revenue-generating properties and five projects in Austria and 37 German revenue-generating properties were assigned to the portfolio of CA Immo. Sixteen income-generating properties and four projects under development which are located in Poland, the Czech Republic, Hungary, Slovakia, Slovenia, Romania, Bulgaria and Russia were allocated to CA Immo International. The total effective area of the Group portfolio stood at 1.53 m sqm (incl. "Hesse"-portfolio).

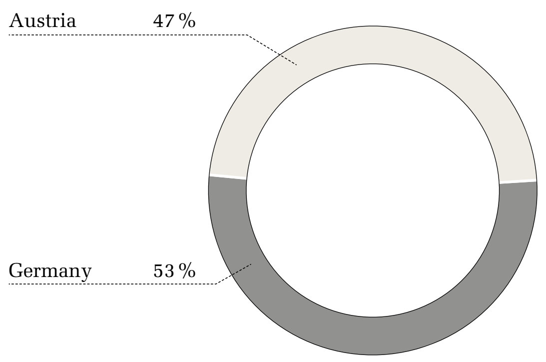
CA Immo scored a significant hit during the fourth quarter of 2006 when it acquired a property package valued at € 798 m (incl. transaction costs) from the German federal state of Hesse, which will affect earnings as from 1 January 2007. The company thereby established a foothold on the German market with the largest acquisition in its history. Since the package (which comprises 36 properties with 170 buildings) only impacts on net income with effect from 1 January 2007, it has not been taken into consideration in the revenue portfolio for the past fiscal year.

The property assets of the CA Immo Group currently comprise 181 properties worth € 2,116 m (incl. down payment of "Hesse"-portfolio), a 83 % expansion compared to the previous year.
CA Immo focuses on commercial real estate, with a particular emphasis on usage types such as offices, retail premises and hotels. This ensures a greater distribution of risk. The average vacancy rate was 7 %, calculated on expected annual rental income.

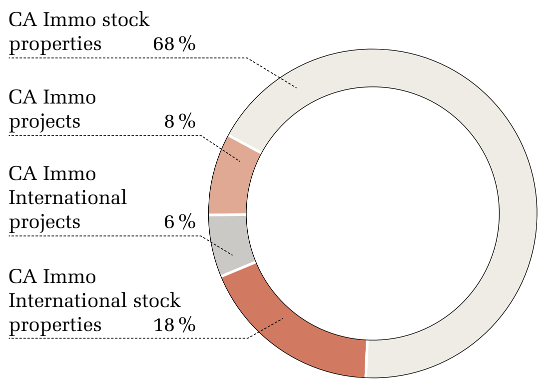
TOTAL EFFECTIVE AREA CA IMMO GROUP
BY REGION: 1,529,870 sqm



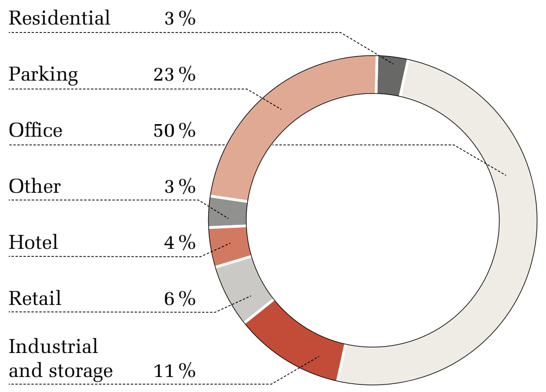
EFFECTIVE AREA IN AUSTRIA / GERMANY
1,165,260 sqm



TOTAL EFFECTIVE AREA CA IMMO GROUP BY
INCOME-GENERATING PROPERTIES AND PROJECTS



TOTAL EFFECTIVE AREA CA IMMO GROUP
BY USAGE TYPE: 1,529,870 sqm



THE CA IMMO PORTFOLIO

As of the balance sheet date, the CA Immo portfolio in Austria and Germany comprised 156 income-generating properties with an effective rentable area of 1,036 m sqm (including parking space) and five project-related properties with an effective area of approximately 129,200 sqm. The rental income generated amounted to € 39 m (up 35 % on 2005); the value stood at € 1,586 m.

Income-generating properties in Austria
During 2006, a second package of Brau Union properties was acquired along with additional shares in the Galleria shopping centre in Landstraße in Vienna.

Having taken over an initial package from Brau Union with a surface area of 96,000 sqm in 2005, CA Immo acquired another 24 properties last year with a total area of 375,000 sqm. These properties are distributed around Styria, Lower Austria, Upper Austria and Carinthia. The plots acquired are occupied on a long-term basis by buildings belonging to renowned third-party retail companies including IKEA, BILLA and BP. As the owner, CA Immo keeps administration and upkeep costs to a minimum. The average remaining term on the rental contracts is 35 years.

Elsewhere, the shareholding in the Galleria shopping centre in Landstraße in Vienna was raised from 42 % to 60 % in 2006. As a result, CA Immo now controls a rentable effective area of 21,000 sqm in this property.

Aside from its acquisition activities, CA Immo continues to tend its portfolio carefully; properties not meeting the company's criteria are sold for the biggest possible profit. Last year, 25 undeveloped plots and small buildings (mostly acquired through the Brau Union takeover) were sold off.

Projects under development in Austria
In the field of project development, renewed success for CA Immo revolved around three major projects in Austria. The flagship project is the construction of a hotel/office building on the site of the state printing office on Rennweg in Vienna. The company also proceeded in 2006 with the construction of an office building offering around 45,000 sqm of effective office space and 600 parking spaces on the Muthgasse site in Vienna's 19th municipal district. Work on this project, which is expected to entail total costs of around € 107 m, is scheduled to commence in March 2007. Alternative usage concepts are currently being investigated for the ECO Park industrial estate in Graz.

Three properties exemplifying the strategy of project development were completed in 2006. An 1,800-sqm office/commercial building on Pestalozzigasse in Vienna's 1st district was thoroughly renovated and fitted with top quality fixtures before being fully rented out and sold at a book profit. A residential property on Kenyongasse in Vienna's 7th district with 1,200 sqm of floor space, 27 living units and an underground car park was also sold at a profit. Thirdly, an office block in Wels was successfully rented following the completion of renovation work.

The portfolio in Germany
The portfolio acquired from the state of Hesse, which has been generating rental income since the start of 2007, comprises 36 properties grouped around the cities of Wiesbaden, Kassel, Marburg and Gießen. The largest concentration of properties is in and around the state capital of Wiesbaden.

The portfolio, which constitutes a rentable area of approximately 450,000 sqm, will be expanded by 2010 with the addition of two new buildings offering around 10,000 sqm. As of key date 1 January 2007, the state of Hesse will rent back this rentable space for a term of 30 years. The buildings will serve as administrative and tax offices, courthouses, ministries, libraries, police stations and police training schools.

HESSE

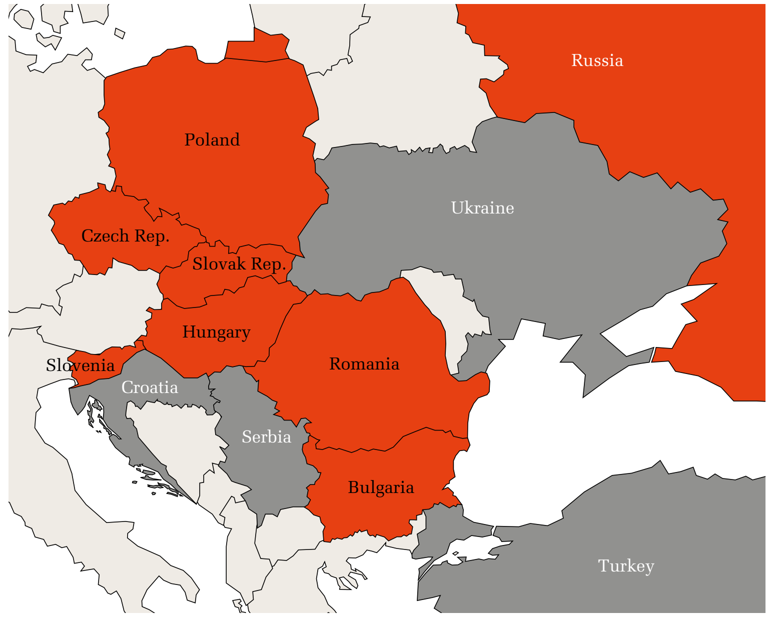
The German federal state of Hesse has around six million inhabitants and borders Bavaria to the south. Wiesbaden, the state capital, is very close to the largest airport in continental Europe and the financial capital of Frankfurt am Main. Only the Rhine stands between Mainz, the state capital of Rhineland-Palatinate, and Wiesbaden. It is this concentration of trade, industry and commerce that makes the Rhine-Main region one of the biggest conurbations not just in Germany, but anywhere in Europe. Kassel, the northernmost city in Hesse, has gained global recognition not just from DOCUMENTA (which takes place every four years) but also as a centre of business with international dimensions. Other focal points in Hesse include the university towns of Marburg and Gießen, both of which have around 78,000 inhabitants.

THE PORTFOLIO OF CA IMMO INTERNATIONAL IN EASTERN EUROPE

At the end of 2006, the CA Immo International portfolio was distributed throughout eight countries in Eastern and South East Europe: Poland, the Czech Republic, Hungary, Slovakia, Slovenia, Romania, Bulgaria and Russia. Negotiations are also taking place on other target markets.
CA Immo International operates in three main regions: the CEE countries (Poland, the Czech Republic, Hungary and Slovakia), the SEE countries (Slovenia, Croatia, Serbia, Bulgaria and Romania) and the large CIS states of Russia and the Ukraine. The investment focus is on exclusively high-quality properties in excellent locations: office premises, shopping centres and logistics parks ideally situated in national capitals and major regional cities or close to important cross-continental transport connections.

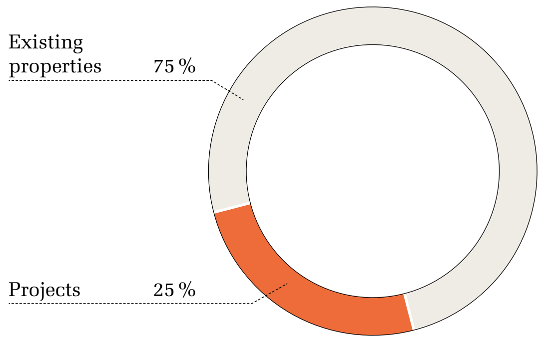
The portfolio of CA Immo International comprised 16 income-producing properties and four development projects by the end of 2006. The total effective area of these properties amounted to 364,600 sqm; the combined value stood at € 530 m. Total rental income of € 38.2 m was generated in 2006; the average yield for the overall portfolio was 7.5 %.

Income-generating properties in the CEE region
The 10 revenue-generating properties in central and eastern Europe (CEE) include first-rate assets such as the Warsaw Financial Center, one of the largest and most modern office buildings in the Polish capital. In Budapest, the portfolio includes the Bartók-ház, Canada Square, Buda Business Center and R70 office buildings. The portfolio represents a market value of € 336 m with a yield of 6.9 %. Rental income amounted to € 23,2 m in 2006.

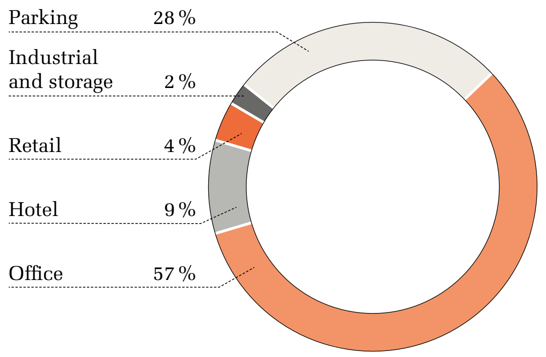


CURRENT AND PROSPECTIVE MARKETS OF CA IMMO INTERNATIONAL
as of December 2006
Current markets
Prospective markets

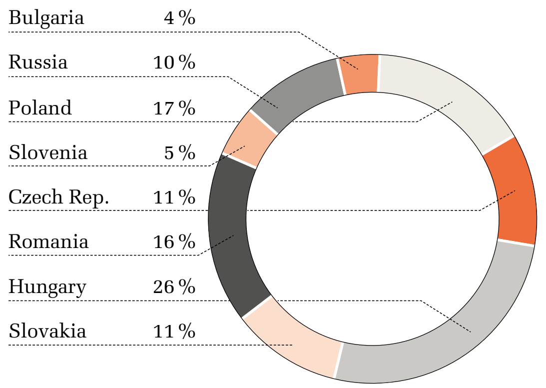
EFFECTIVE AREA OF CA IMMO INTERNATIONAL BY INCOME-GENERATING PROPERTIES AND PROJECTS
TOTAL: 364,600 sqm



EFFECTIVE AREA OF CA IMMO INTERNATIONAL BY USAGE TYPE
TOTAL: 364,600 sqm



EFFECTIVE AREA OF CA IMMO INTERNATIONAL BY REGION
TOTAL: 364,600 sqm



Income-generating properties in the SEE region
CA Immo International has six properties, mostly office premises, in the South East Europe (SEE) region. This portfolio, which has a market value of € 175 m, produced a gross yield of 8.7 % and rental income of € 14.2 m.

The acquisition in 2006 of the Mladost 2 Europe Center in Sofia increased the total effective area in Bulgaria from 5,600 to 15,300 sqm.

Projects under development in the CEE, SEE and CIS regions
CA Immo International is developing three projects in eastern Europe as a whole. The ECM Airportcenter, under construction at Prague Airport, will be a 235-room hotel operated by Marriott, the international hotel group. CA Immo International currently holds a 50 % shareholding in the development corporation; it is set to take ownership of the other 50 % following completion in spring 2007. The company is building another business hotel in Pilsen, the fourth-largest city in the Czech Republic. When completed in autumn 2007, this business hotel in the historic heart of Pilsen – also run by the Marriott Group – will have 195 rooms, a restaurant and conference centre along with office facilities and retail units. The effective area will amount to 14,300 sqm.

The third project – the Maslov Tower in Moscow – introduced CA Immo International to Russia last year, giving the company a foothold in one of the most vibrant and high-yielding markets of eastern Europe. Working with a joint venture partner, CA Immo International is building an office property with the highest-quality fittings in the Russian capital. The aim is to create a rentable effective area of 38,600 sqm. CA Immo International will be liable for half of the total investment of around € 130 m. The property is located in central Moscow close to Belorussky Station, one of the capital's fastest emerging office districts.

MARKET VALUES AS OF 31 DECEMBER 2006 (Fair Value)

€ m	2006	2005	Change	Additions/ sell-offs	Project development	Revaluation 2006
Austria	781.7	661.0	+120.7	108.3	12.1	0.3
Germany [1)]	804.3	7.2	+797.1	797.7	0.0	-0.6
CEE/SEE	530.0	489.3	+40.7	-0.1	8.0	32.8
Total	**2,116.0**	**1,157.3**				

[1)] incl. "Hesse"-portfolio

PROPERTY VALUATION

Given its keen awareness of its responsibility to investors, CA Immo subjects its properties to thorough valuation by recognised external appraisers. The value of properties in Austria has been determined by CB Richard Ellis and by the Metzger Real Estate Group. The property portfolio in Germany was valued by Colliers Property Partners Valuation GmbH; this portfolio switched to the ownership of CA Immo on 1 January 2007 and appeared on the balance sheet for 31 December 2006 under 'Advance payments on property acquisition'. Valuation of the CA Immo International portfolio was recently performed by CB Richard Ellis.

Performance for stock property in Austria has varied. The two Brau Union property packages acquired in 2005 and 2006 respectively have increased in value. In view of current utilisation rates, anticipated market prices and higher investment demands for the future, a small number of properties from old stock was adjusted to comply with the current market level.

The property portfolio in the CEE and SEE regions continues to benefit from healthy market situations and sustained high demand for high-quality floor space in the new EU states. CA Immo International profited significantly from a completed section of a business park in Bucharest. Rising price levels in Warsaw and Budapest also produced a clear revaluation gain.

OVERVIEW: INCOME-PRODUCING PROPERTIES & PROJECTS CA IMMO

Properties Austria			Additions Month/Year	Plot sqm	Total usable space sqm	Type of use
1010	Vienna	Franz-Josefs-Kai 31–33	10/91	WE	1,083	Retail
1010	Vienna	Gonzagagasse 16	12/87	1,483	7,645	Office, Retail, Residential, Storage
1030	Vienna	Erdberger Lände 26–32	09/04	66,440	82,130	Office, Retail, Industry, Storage
1030	Vienna	Landstraßer Hauptstraße 97–101/Hainburger Straße 34-36	12/05	WE	20,853	Office, Retail, Residential, Storage
1030	Vienna	Landstraßer Hauptstraße 33	12/05	4,332	6,530	Office, Retail, Residential, Storage
1030	Vienna	Rüdengasse 11	05/03	1,092	4,660	Office
1040	Vienna	Große Neugasse 36	12/89	1,041	3,868	Office, Retail, Residential
1040	Vienna	Prinz-Eugen-Straße 72	11/88	1,542	2,855	Office, Storage
1040	Vienna	Rilkeplatz 5	05/03	519	2,670	Office
1040	Vienna	Wiedner Hauptstraße 23–25	07/89	1,233	5,811	Office, Retail, Hotel, Residential, Storage
1070	Vienna	Kaiserstraße 119	12/05	316	998	Office, Residential, Storage
1070	Vienna	Siebensterngasse 20	08/87	652	2,306	Retail, Residential
1090	Vienna	Liechtensteinstraße 97	01/02	342	1,497	Residential, Storage
1090	Vienna	Mariannengasse 14	12/89	863	3,852	Office, Retail
1100	Vienna	Erlachgasse 92b	11/03	2,650	6,851	Retail
1110	Vienna	Simmeringer Hauptstraße 99	12/05	7,461	3,453	Office, Retail, Residential
1120	Vienna	Schönbrunner Straße 247	12/05	985	2,927	Office, Storage
1120	Vienna	Wolfganggasse 58–60	11/00	7,344	22,222	Office, Retail, Storage
1130	Vienna	Fleschgasse 34	03/95	796	1,324	Office, Residential, Storage
1150	Vienna	Hütteldorfer Straße 26	12/05	405	1,312	Office, Retail, Residential
1150	Vienna	Hütteldorfer Straße 39–41	05/03	3,329	1,966	Retail, Storage
1150	Vienna	Linke Wienzeile 234	03/95	4,012	17,210	Office, Retail, Residential, Storage
1150	Vienna	Markgraf-Rüdiger-Straße 6–8	01/02	2,580	5,451	Office, Retail, Residential, Storage
1150	Vienna	Sparkassaplatz 6	05/03	751	2,424	Office, Retail
1170	Vienna	Comeniusgasse 9	05/03	473	1,688	Residential
1170	Vienna	Geblergasse 22–26	12/05	2,337	3,568	Retail, Residential
1190	Vienna	Döblinger Hauptstraße 66	05/89	4,214	2,264	Office, Retail, Residential, Storage
1190	Vienna	Heiligenstädter Straße 51–53	05/89	1,097	3,048	Office, Retail, Storage
1200	Vienna	Klosterneuburger Straße 23–27	05/03	489	3,519	Office, Retail, Residential
1210	Vienna	Felmayergasse 2	12/05	6,909	3,436	Industry
1220	Vienna	Lexergasse 3	12/05	3,165	668	Industry
1230	Vienna	Breitenfurter Straße 142–144	08/87	6,824	4,536	Industry
1230	Vienna	Zetschegasse 17	11/03	12,202	7,245	Retail
3300	Amstetten	Preinsbacher Straße 37	12/05	2,388	682	Industry
8010	Graz	Jakoministraße 3–5	12/05	1,346	2,595	Office
8010	Graz	Jakoministraße 7, 7a	12/05	642	1,275	Retail, Residential
8010	Graz	Münzgrabenstraße 8	12/05	565	655	Retail, Residential
8055	Graz	Puntigamer Straße 123	12/05	3,610	1,332	Industry
8010	Graz	Schießstattgasse 10	12/05	3,350	4,324	Retail, Residential
5400	Hallein	Thunstraße 1	03/90	399	981	Retail, Residential
6020	Innsbruck	Bürgerstraße 2	12/05	WE	1,408	Industry, Storage
6020	Innsbruck	Graßmayerstraße 23	12/05	2,887	1,102	Residential, Industry
6020	Innsbruck	Wilten	06/87	WE	549	Retail

WE Apartments

Properties Austria			Additions Month/Year	Plot sqm	Total usable space sqm	Type of use
9020	Klagenfurt	Fallegasse 7	12/05	9,694	3,800	Industry
9020	Klagenfurt	Völkermarkter Straße 140	12/90	11,178	7,318	Retail
4020	Linz	Altstadt 16	03/95	235	648	Retail, Residential
4020	Linz	Goethestraße 7	01/02	1,442	2,567	Office, Retail, Residential, Storage
4020	Linz	Herrenstraße 29	12/05	915	1,845	Office, Retail, Residential
4020	Linz	Promenade 22	12/05	824	1,734	Office, Retail, Residential
4020	Linz	Schubertstraße 16–18	02/90	3,135	3,262	Office, Retail, Residential, Storage
4614	Marchtrenk	Freilinger Straße 44	01/88	SÄ	8,400	Industry
5230	Mattighofen	Brauereistraße 8	12/05	1,946	1,793	Industry
3020	Preßbaum	Hauptstraße 74d	12/05	3,164	718	Industry
3002	Purkersdorf	Linzer Straße 39–43	12/87	6,466	2,158	Residential
5020	Salzburg	Fürbergstraße 18–20	12/05	WE	6,561	Office, Retail, Storage
5020	Salzburg	Getreidegasse 34–36/Grießgasse	12/05	4,071	5,490	Office, Retail, Residential
5020	Salzburg	Hanuschplatz 1/AVA-Hof	01/02	3,648	8,918	Office, Retail, Residential, Storage
5020	Salzburg	Ignaz-Harrer-Straße 59	01/90	435	1,228	Office, Retail, Residential
5020	Salzburg	Innsbrucker Bundesstraße 47	12/05	WE	2,449	Office, Storage
5020	Salzburg	Julius-Welser-Straße 15	05/03	2,749	3,318	Office, Storage
5020	Salzburg	Linzer Gasse 9	12/05	1,114	2,977	Retail, Hotel
5020	Salzburg	Rathausplatz 2	05/03	392	1,806	Retail
5020	Salzburg	Sigmund-Haffner-Gasse	12/05	434	1,339	Office, Retail, Residential
2320	Schwechat	Pechhüttenstraße 7, 9–11	12/05	8,274	600	Retail
2201	Seyring	Brünner Straße 160	11/04	17,413	8,848	Office, Retail, Storage
3100	St. Pölten	Wiener Straße 47	12/05	748	789	Retail, Residential
4600	Wels	Kaiser-Josef-Platz 49	12/05	1,688	1,363	Office, Retail
2700	Wr. Neustadt	Waldschulgasse 3	12/05	3,902	1,973	Retail
2700	Wr. Neustadt	Zehnergürtel 63–67	12/05	6,206	1,891	Retail
9150	Bleiburg	Nelkenweg/Bleiburger Straße	12/05	11,981	0	
8055	Graz	Triester Straße	12/05	2,685	0	
8020	Graz	Eckertstraße 7a	12/05	34,165	0	
8020	Graz	Gaswerkstraße, Wetzelsdorfer Straße	12/05	2,257	0	
8020	Graz	Friedhofgasse	12/05	30	0	
8230	Hartberg	Teich–ESV Flugrad	12/05	7,873	0	
8720	Knittelfeld	Landschacher Gasse	12/05	4,606	0	
8430	Leibnitz	Südbahnstraße	12/05	12,633	0	
8700	Leoben	Göss–Wiese, Garten	12/05	10,946	0	
9900	Lienz	Falkenstein	12/05	6,317	0	
9900	Lienz	Falkenstein–Drauweg	12/05	6,321	0	
9900	Lienz	Falkenstein–Drauweg, Wiese	12/05	3,414	0	
3390	Melk	Linzer Straße	12/05	289	0	
9800	Spittal/Drau	Villacher Straße 9	12/05	4,552	0	
14	**unimproved real estates**			**108,069**	**0**	
9372	Eberstein	Unterer Platz 18	0	840	485	Residential, Storage
8055	Graz	Triester Straße 360	12/05	2,279	190	Industry
8045	Graz-Andritz	Radegunder Straße 4	12/05	1,449	460	Industry
5400	Hallein	Steglandweg 1	12/05	300	127	Industry
5400	Hallein	Kahlspergweg 7+9	12/05	WE	178	Residential

SÄ building on third-party land WE Apartments

Properties Austria			Additions Month/Year	Plot sqm	Total usable space sqm	Type of use
8700	Leoben	Ferdinand-Hanusch-Straße 51	12/05	WE	255	Residential
5020	Salzburg	Königsgäßchen 4	12/05	130	424	Retail, Residential
1040	Vienna	Rechte Wienzeile 15	0	0	98	Residential
1180	Vienna	Herbeckstraße 94	05/89	WE	132	Office
1090	Vienna	Zimmermannplatz 1	03/90	WE	231	Residential
1030	Vienna	Krieglergasse 2	12/88	WE	252	Retail
1160	Vienna	Koppstraße 5	12/05	809	351	Industry
12	**small properties under 500 sqm usable area**			**5,807**	**3,183**	
7350	Oberpullendorf	Hauptstraße 65	04/06	2,541	0	
4020	Linz	Poschacher Straße 37/Heizhausstraße 30	04/06	12,950	0	
8045	Graz	Weblinger Gürtel 20	04/06	31,084	0	
8700	Leoben	Josef-Heißl-Straße 40	04/06	4,183	0	
8020	Graz	Südbahnstraße 11	04/06	17,150	0	
8020	Graz	Südbahnstraße 29	04/06	5,301	0	
8020	Graz	Südbahnstraße 60	04/06	14,014	0	
8055	Graz	Schwarzer Weg 105	04/06	18,382	0	
8054	Graz	Weblinger Gürtel 22	04/06	15,917	0	
8055	Graz	Triester Straße 371	04/06	19,317	0	
8055	Graz	Puntigamer Straße 124	04/06	11,182	0	
8443	Gleinstätten	Nummer 249	04/06	3,111	0	
8054	Graz	Weblinger Gürtel 31	04/06	81,515	0	
8054	Graz	Weblinger Gürtel 29	04/06	25,407	0	
8055	Graz	Puntigamer Straße 130	04/06	7,041	0	
8020	Graz	Friedhofgasse 51	04/06	6,888	0	
8055	Graz	Puntigamer Straße 128	04/06	4,000	0	
8055	Graz	Alte Poststraße 470	04/06	35,608	0	
8020	Graz	Alte Poststraße 234	04/06	3,088	0	
8020	Graz	Wetzelsdorfer Straße 34	04/06	10,339	0	
9900	Lienz	Dolomitenstraße 49	04/06	10,417	0	
9500	Villach	Ringmauergasse 9/11	04/06	9,425	0	
2320	Schwechat	Mautner-Markhof-Straße 8	04/06	15,274	0	
5400	Hallein	Salzachtal, Bundesstraße–Nord 41	04/06	10,600	0	
24	**Buildings on third-party land**			**374,734**	**0**	
Income-producing properties Austria				**741,748**	**343,749**	

Properties Germany						
D	Düsseldorf	Neuss	05/03	11,984	7,573	Office, Industry
D	Bad Hersfeld	Hubertusweg 19	01/07	7,768	7,526	Office, Residential, Storage
D	Bad Hersfeld	Kleine Industriestraße 3	01/07	6,867	4,567	Office, Storage
D	Bad Homburg	Auf der Steinkaut 10–12	01/07	6,361	5,336	Office, Residential, Storage
D	Bensheim	Berliner Ring 35	01/07	12,325	7,352	Office, Storage
D	Darmstadt	Steubenplatz 14	01/07	5,553	6,707	Office, Storage
D	Friedberg	Homburger Straße 18	01/07	8,176	4,616	Office, Storage
D	Fulda	Washingtonallee 1–6/Severingstraße 1–5	01/07	48,021	27,235	Office, Storage

WE Apartments

Properties Germany			Additions Month/Year	Plot sqm	Total usable space sqm	Type of use
D	Gießen	Ferniestraße 8	01/07	29,885	18,776	Office, Storage
D	Gießen	Gutfleischstraße 1/Marburger Straße 2–4/Ostanlage 7, 15, 17, 19	01/07	20,709	25,040	Office, Storage
D	Gießen	Leihgesterner Weg 52	01/07	5,394	3,701	Office, Storage
D	Gießen	Schubertstraße 60	01/07	74,553	32,164	Office, Storage
D	Hofgeismar	Neue Straße 21	01/07	8,902	4,286	Office, Storage
D	Hofheim	Nordring 4–10	01/07	11,994	9,319	Office, Residential, Storage
D	Hofheim	Zeilsheimer Straße 59	01/07	11,196	2,904	Office, Storage
D	Homberg/Efze	August-Vilmar-Straße 20	01/07	13,224	3,920	Office, Storage
D	Idstein	Gerichtsstraße 1+3	01/07	4,353	3,772	Office, Storage
D	Kassel	Friedrich-Ebert-Straße 104–106	01/07	6,154	8,083	Office, Storage
D	Kassel	Frankfurter Straße 9+11	01/07	12,712	34,872	Office, Residential, Storage
D	Kassel	Knorrstraße 32, 34	01/07	13,253	3,550	Office, Storage
D	Korbach	Medebacher Landstraße 29	01/07	8,552	4,872	Office, Storage
D	Mainz-Kastel	Wiesbadener Straße 99–103	01/07	52,808	36,699	Office, Storage
D	Marburg	Raiffeisenstraße 1+7	01/07	20,660	10,528	Office, Residential, Storage
D	Marburg	Robert-Koch-Straße 5–17	01/07	27,606	26,954	Office, Residential, Storage
D	Marburg	Universitätsstraße 48–50	01/07	10,046	9,156	Office, Residential, Storage
D	Michelstadt	Erbacher Straße 46, 47, 48	01/07	15,608	6,725	Office, Storage
D	Rüsselsheim	Eisenstraße 60	01/07	10,000	5,058	Office, Storage
D	Rüsselsheim	Johann-Sebastian-Bach-Straße 45	01/07	6,700	4,931	Office, Storage
D	Wetzlar	Schanzenfeldstraße 8	01/07	21,119	10,886	Office, Storage
D	Wiesbaden	Kaiser-Friedrich-Ring 75	01/07	12,292	16,421	Office, Storage
D	Wiesbaden	Luisenplatz 5+10	01/07	4,361	6,605	Office, Storage
D	Wiesbaden	Mosbacher Straße 55	01/07	10,765	15,318	Office, Storage
D	Wiesbaden	Rheinstraße 35–37	01/07	4,166	8,407	Office, Residential, Storage
D	Wiesbaden	Schaperstraße 16, 19	01/07	9,715	11,521	Office, Storage
D	Wiesbaden	Schönbergstraße 100	01/07	109,594	45,499	Office, Residential, Storage
D	Wiesbaden	Willy-Brandt-Allee 2	01/07	2,056	1,657	Office, Storage
D	Wiesbaden	Willy-Brandt-Allee 20–22	01/07	26,347	12,560	Office, Storage
Income-producing properties Germany				**671,779**	**455,096**	
Income-producing properties–total				**1,413,527**	**798,845**	
Projects						
1020	Vienna	Handelskai 388/DBC	09/00	9,381	23,249	Office, Retail, Industry, Storage
1030	Vienna	Rennweg	09/04	5,453	32,960	Office, Hotel
1190	Vienna	Muthgasse	04/02	14,509	45,000	Office
8055	Graz	Otto-Baumgartner-Straße 9/ECO-Park	05/03	20,941	8,488	Industry
1180	Wien	Theresiengasse 36	12/05	442	1,119	Residential
Projects Austria				**50,726**	**110,816**	
CA Immo 10,224 car parking spaces à 25 sqm					**255,600**	
CA Immo usable space–total				**1,464,253**	**1,165,261**	

OVERVIEW: INCOME PRODUCING PROPERTIES & PROJECTS CA IMMO INTERNATIONAL

Existing Properties			**Additions Month/Year**	**Plot sqm**	**Total usable space sqm**	**Type of use**
SK	Bratislava	BBC	01/00	7,850	12,634	Office, Retail, Storage
H	Budapest	R70 Office Complex	06/03	3,923	17,816	Office, Retail, Storage
H	Budapest	Canada Square	07/05	1,435	5,312	Office, Storage
H	Budapest	Bartók-ház	08/05	3,651	17,036	Office, Retail, Storage
H	Budapest	Buda Business Center	09/05	1,785	5,794	Office, Retail, Storage
H	Budapest	Víziváros Office Center	09/05	4,022	13,366	Office, Retail, Storage
RO	Bucharest	Opera Center 1	09/03	2,550	11,578	Office, Retail, Storage
RO	Bucharest	Opera Center 2	03/04	767	3,317	Office, Retail, Storage
RO	Bucharest	Bucharest Business Park	10/05	15,625	25,800	Office, Retail, Storage
SI	Ljubljana	Grand Media Hotel	04/05	2,902	17,931	Retail, Hotel
CZ	Prague	Jungmannova [1]	03/01	1,231	5,242	Office, Retail, Storage
BG	Sofia	Mladost Office Building	03/03	5,745	4,004	Office, Storage
BG	Sofia	Mladost II	05/06	2,936	7,227	Office, Retail, Storage
PL	Warsaw	Warsaw Financial Center [1]	09/05	1,251	24,892	Office, Retail, Storage
PL	Warsaw	Renaissance Tower	05/02	HU	17,476	Office, Retail, Storage
PL	Warsaw	Wspólna	11/01	HU	7,169	Office, Storage
Income-producing properties CA Immo International				**55,673**	**196,593**	
Projects/Forward Purchases						
CZ	Prague	ECM Airport Center [1]	07/05	8,600	8,592	Retail, Hotel, Storage
SK	Bratislava	BBC	01/00	7,850	10,873	Office, Retail
CZ	Pilsen	Hotel Diplomat	11/06	8,000	14,292	Office, Retail, Hotel
RU	Moscow	Maslov Tower [1]	12/06	4,000	30,900	Office, Storage
Projects CA Immo International				**28,450**	**64,657**	
CA Immo International 4,043 car parking spaces à 25 sqm					**103,360**	
CA Immo International usable space–total				**84,123**	**364,609**	
CA Immo Group usable space–total				**1,548,377**	**1,529,870**	

HU Hereditary usufruct
[1] 50%-share

VISUALS

VIENNA Linke Wienzeile

AUSTRIA

PORTFOLIO


VIENNA Döblinger Hauptstraße


VIENNA Heiligenstädter Straße


SALZBURG Ignaz-Harrer-Straße


VIENNA Franz-Josefs-Kai


VIENNA Wiedner Hauptstraße


VIENNA Project development Muthgasse


VIENNA Landstraßer Hauptstraße


LINZ Altstadt


HALLEIN Thunstraße


SALZBURG AVA-Hof


INNSBRUCK Wilten


VIENNA Project development Handelskai

GERMANY

WIESBADEN Ministry of Culture

WIESBADEN Ministry of Culture

KASSEL Courthouse

WIESBASDEN Ministry of Economics

GIESSEN Police headquarter

EASTERN AND SOUTH EAST EUROPE

WARSAW Financial Center

WARSAW Renaissance Tower

MOSCOW Project development Maslov Tower

EASTERN AND SOUTH EAST EUROPE


SOFIA Mladost 2 Europe Center


WARSAW Wspólna


PRAGUE Jungmannova


BUCHAREST Opera Center

BUCHAREST Bucharest Business Park


PILSEN Project development Hotel Diplomat


BUDAPEST Víziváros Office Center


BUDAPEST Canada Square

CA IMMO

ANNUAL REPORT 2006
FINANCIAL STATEMENTS

A. CONSOLIDATED FINANCIAL STATEMENTS DUE TO IFRS

B. FINANCIAL STATEMENTS

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CONSOLIDATED FINANCIAL STATEMENTS

CONSOLIDATED INCOME STATEMENT FOR THE YEAR ENDED 31 DECEMBER 2006

€ 1,000	Notes	2006	2005
Rental income	2.1.1.	77,145.6	54,493.2
Operating costs passed on to tenants		15,444.3	9,790.7
Gross rental income		**92,589.9**	**64,283.9**
Operating expenses	2.1.3.	-17,757.5	-11,429.4
Other expenses directly related to the properties	2.1.3.	-8,278.4	-6,996.3
Net operating income		**66,554.0**	**45,858.2**
Profit from the sale of properties		54,901.4	1,160.0
Book value of properties sold		-47,590.2	-1,270.0
Result from the sale of properties	**2.1.2.**	**7,311.2**	**-110.0**
Administrative expenses	2.1.4.	-16,384.5	-9,157.0
Other operating income	2.1.5.	1,697.8	1,406.7
EBITDA		**59,178.5**	**37,997.9**
Depreciation and amortisation of other assets		**-1,493.9**	**-1,092.9**
Revaluation gain		48,743.6	57,953.1
Revaluation loss		-16,220.7	-21,296.4
Change from revaluation		**32,522.9**	**36,656.7**
Operating result (EBIT)		**90,207.5**	**73,561.7**
Financing costs	2.1.6.	-21,658.2	-12,623.9
Foreign currency gains/losses	2.1.7.	5,033.2	-4,300.9
Result of financial investments	2.1.8.	10,696.1	6,342.7
Financial result		**-5,928.9**	**-10,582.1**
Net income before taxes (EBT)		**84,278.6**	**62,979.6**
Taxes on income	2.2.12.	-18,568.3	-4,392.2
Consolidated net income		**65,710.3**	**58,587.4**
of which: attributable to minority shareholders		6,050.6	-86.7
of which: attributable to the parent company		59,659.7	58,674.1
Earnings per share in € (undiluted equals diluted)	2.3.5.	1.16	1.55
Operating Cash flow per share in €	2.3.5.	0.93	0.96
Cash-flow from business activities per share in €	2.3.5.	0.92	0.98

CONSOLIDATED BALANCE SHEET AS AT 31 DECEMBER 2006

€ 1,000	Notes	31 December 2006	31 December 2005
ASSETS			
Property assets let	2.2.1.	1,227,758.6	1,078,279.0
Property assets under development	2.2.1.	90,532.6	79,203.5
Prepayments on property assets let	2.2.1.	797,709.6	0.0
Office furniture and equipment	2.2.1.	4,482.8	5,111.4
Intangible assets	2.2.2.	30,378.7	15,636.8
Prepayments for investments in properties	2.2.3.	2,000.0	0.0
Investments in associates	2.2.4.	30,047.6	0.0
Loans to joint ventures	2.2.4.	5,795.0	4,997.9
Other loans	2.2.4.	2,364.8	26.5
Financial assets	2.2.4.	9.4	37.5
Deferred tax assets	2.2.12.	1,833.8	2,305.5
Long-term assets		**2,192,912.9**	**1,185,598.1**
Receivables from joint ventures	2.2.5.	2,504.9	2,433.0
Receivables and other assets	2.2.5.	28,170.1	14,556.3
Securities held	2.2.6.	340,916.8	39,963.3
Cash and cash equivalents	2.2.7.	148,295.1	70,748.0
Short-term assets		**519,886.9**	**127,700.6**
Total Assets		**2,712,799.8**	**1,313,298.7**
LIABILITIES AND SHAREHOLDERS' EQUITY			
Share capital	2.2.8.	422,913.3	317,185.0
Capital reserves	2.2.8.	540,628.7	355,407.2
Retained earnings (incl. valuation result from hedging)		244,511.1	178,688.3
Minority interests		285,528.0	0.0
Shareholders' equity		**1,493,581.1**	**851,280.5**
Provisions	2.2.9.	370.9	271.4
Loans	2.2.10.	193,894.5	0.0
Financial liabilities	2.2.11.	842,422.1	294,829.5
Trade creditors		1,308.1	650.4
Other liabilities	2.2.13.	6,919.7	5,136.7
Deferred tax liabilities	2.2.12.	60,217.5	30,144.4
Long-term liabilities		**1,105,132.8**	**331,032.4**
Provisions for taxation	2.2.9.	973.8	2,211.1
Provisions	2.2.9.	9,368.6	6,609.0
Financial liabilities	2.2.11.	51,225.4	105,500.5
Payables to joint venture partners		378.7	0.0
Trade creditors		19,002.3	7,677.1
Other liabilities	2.2.13.	33,137.1	8,988.1
Short-term liabilities		**114,085.9**	**130,985.8**
Total liabilities and shareholders' equity		**2,712,799.8**	**1,313,298.7**

CONSOLIDATED CASH FLOW STATEMENT FOR THE YEAR ENDED 31 DECEMBER 2006

€ 1,000	2006	2005
Cash flow from operating activities		
Net income before taxes	84,278.6	62,979.6
Revaluation gains/losses	-32,522.9	-36,656.7
Depreciation and amortisation	1,493.9	1,092.9
Revaluation of interest rate caps	10.1	19.5
Income from the sale of properties, office furniture and equipment	-7,311.2	-7.1
Loss from asset disposal	5.5	110.1
Taxes paid	-3,887.0	-1,751.4
Interest income/expense	10,951.9	6,281.2
Foreign currency gains/losses	-5,033.2	4,300.9
Operating Cash-flow	**47,985.7**	**36,369.0**
Receivables and other assets	520.1	2,113.5
Trade creditors	2,864.4	-735.5
Provisions	-1,365.1	201.0
Deferred tax assets/liabilities	954.9	1,765.8
Other short-term liabilities	-3,605.9	-2,453.9
Cash flow from change in net current assets	**-631.6**	**890.9**
Cash flow from operating activities	**47,354.1**	**37,259.9**
Cash flow from investment activities		
Acquisition of property assets	-54,288.3	-79,722.6
Acquisition of property companies, less cash and cash equivalents in the amount of T€ 1,473.2 (2005: T€ 11,779.3)	-134,902.3	-214,945.9
Acquisition of office equipment and intangible assets	-960.0	-4,745.7
Prepayments on investments in properties	-2,000.0	0.0
Prepayments in respect of properties (Germany)	-768,829.6	0.0
Acquisition of financial assets	-2,332.3	-4,997.9
Acquistion of securities	-549,968.2	-167,780.9
Sale of securities	252,666.8	213,319.7
Disposal of properties, property companies and other assets	47,934.5	1,201.3
Repayment of lendings	26.0	37.5
Interest received from financial investments	9,721.4	5,981.1
Financing of joint ventures	-71.9	-93.5
Cash flow from investment activities	**-1,203,003.9**	**-251,746.9**

CONSOLIDATED CASH FLOW STATEMENT FOR THE YEAR ENDED 31 DECEMBER 2006

€ 1,000	2006	2005
Cash flow from financing activities		
Cash inflow from financing	632,869.5	95,089.3
Cash inflow from capital increases	291,114.4	161,317.6
Cash inflow from issuing of loans	193,894.5	0.0
Cash inflow from IPO	266,289.5	0.0
Cash inflow from joint ventures	375.0	0.0
Repayment of loans	-129,602.6	-19,167.2
Interest paid	-22,488.9	-13,125.5
Cash flow from financing activities	**1,232,451.4**	**224,114.2**
Net change in cash and cash equivalents	**76,801.6**	**9,627.2**
Cash and cash equivalents as at 1 January	70,748.0	60,944.6
Changes in the value of foreign currency	745.5	176.2
Net change in cash and cash equivalents	76,801.6	9,627.2
Cash and cash equivalents as at 31 December	**148,295.1**	**70,748.0**

[1] For composition of cash and cash equivalents, see 2.2.7.

SEGMENT REPORTING FOR THE YEAR ENDED 31 DECEMBER 2006

Segmentation by regions				2006				2005
€ 1,000	Austria	Germany	Eastern/South-East Europe	Total	Austria	Germany	Eastern/South-East Europe	Total
Rental income (net sales)	38,628.2	348.9	38,168.5	77,145.6	28,631.6	298.7	25,562.9	54,493.2
Operating costs passed on to tenants	5,937.3	63.9	9,443.1	15,444.3	4,015.6	62.4	5,712.7	9,790.7
Gross revenues	**44,565.5**	**412.8**	**47,611.6**	**92,589.9**	**32,647.2**	**361.1**	**31,275.6**	**64,283.9**
Operating expenses	-7,624.2	-83.0	-10,050.3	-17,757.5	-4,942.8	-94.1	-6,392.5	-11,429.4
Other expenses directly related to the properties	-4,684.7	-37.2	-3,556.5	-8,278.4	-4,265.0	-53.5	-2,677.8	-6,996.3
Net Operating Income	**32,256.6**	**292.6**	**34,004.8**	**66,554.0**	**23,439.4**	**213.5**	**22,205.3**	**45,858.2**
NOI as a % of the gross revenues	***72.4***	***70.9***	***71.4***	***71.9***	***71.8***	***0.0***	***71.0***	***71.3***
Result from the sale of properties	4,334.3	0.0	2,976.9	7,311.2	-110.0	0.0	0.0	-110.0
Administrative expenses	-12,151.4	-291.6	-3,941.5	-16,384.5	-7,057.0	-4.8	-2,095.2	-9,157.0
Other operating income	1,051.1	22.4	624.3	1,697.8	716.0	9.3	681.4	1,406.7
EBITDA	**25,490.6**	**23.4**	**33,664.5**	**59,178.5**	**16,988.4**	**218.0**	**20,791.5**	**37,997.9**
EBITDA as a % of the gross revenues	***57.2***	***5.7***	***70.7***	***63.9***	***52.0***	***0.0***	***66.5***	***59.1***
Depreciation and amortisation	-497.2	0.0	-996.7	-1,493.9	-265.9	0.0	-827.0	-1,092.9
Revaluation gains/losses	374.3	-646.0	32,794.6	32,522.9	-3,732.9	0.0	40,389.6	36,656.7
Operating result (EBIT)	**25,367.7**	**-622.6**	**65,462.4**	**90,207.5**	**12,989.6**	**218.0**	**60,354.1**	**73,561.7**
EBIT as a % of the gross revenues	***56.9***	***-150.8***	***137.5***	***97.4***	***39.8***	***0.0***	***193.0***	***114.4***
Financial result without foreign currency gains/losses	-1,883.9	-613.9	-8,464.3	-10,962.1	283.7	0.0	-6,564.9	-6,281.2
Foreign currency gains/losses	142.2	0.0	4,890.8	5,033.2	580.4	0.0	-4,881.3	-4,300.9
Net income before taxes (EBT)	**23,626.2**	**-1,236.5**	**61,888.9**	**84,278.6**	**13,853.7**	**218.0**	**48,907.9**	**62,979.6**
Segment assets	1,077,238.2	812,030.8	821,697.0	2,710,966.0	777,712.9	7,246.0	526,034.3	1,310,993.2
Deferred tax assets	995.0	115.5	723.3	1,833.8	1,123.2	4.1	1,178.2	2,305.5
Balance sheet total	**1,078,233.2**	**812,146.3**	**822,420.3**	**2,712,799.8**	**778,836.1**	**7,250.1**	**527,212.5**	**1,313,298.7**
Segment liabilities	348,410.7	578,010.6	231,606.1	1,158,027.4	193,606.1	18.3	236,038.3	429,662.7
Deferred tax liabilities	49,351.5	1,944.5	9,895.3	61,191.3	30,182.4	123.1	2,050.0	32,355.5
Segment debts	**397,762.2**	**579,955.1**	**241,501.4**	**1,219,218.7**	**223,788.5**	**141.4**	**238,088.3**	**462,018.2**
Capital expenditure	158,381.9	797,709.7	47,170.9	1,003,262.5	172,537.8	0.0	258,208.5	430,746.3
Employees [1]	37	0	68	105	40	0	50	90

The capital expenditure relates to all inflows relating to property assets, office furniture and equipment and intangible assets.
[1] As at 31 December 2006 (2005), all companies consolidated on a proportional basis are included.

SEGMENT REPORTING FOR THE YEAR ENDED 31 DECEMBER 2006

Segmentation by sectors			2006			2005
€ 1,000	Rental income	Book value	Capital expenditure	Rental income	Book value	Capital expenditure
Offices	52,982.7	798,981.7	34,446.5	40,756.2	774,083.0	224,550.5
Retail	4,418.2	65,199.0	28.1	3,897.0	69,065.0	10,495.4
Leasehold properties	9,021.4	185,653.0	27,758.1	4,904.8	153,686.0	59,833.5
Residential	2,252.4	34,629.8	556.4	963.7	42,847.9	24,028.9
Industrial and warehousing	1,527.0	19,680.0	0.0	825.9	21,674.0	10,780.0
Hotels	4,134.5	108,448.7	26,945.4	2,790.5	85,966.3	69,510.9
Others	2,809.4	105,699.0	98,833.1	355.1	10,160.3	5,772.5
Prepayments for properties	0.0	797,709.6	797,709.6	0.0	0.0	0.0
Property assets	**77,145.6**	**2,116,000.8**	**986,277.2**	**54,493.2**	**1,157,482.5**	**404,971.7**
Other assets	**0.0**	**596,799.0**	**50,299.5** [1]	**0.0**	**155,816.2**	**25,774.6** [2]
	77,145.6	**2,712,799.8**	**1,036,576.7**	**54,493.2**	**1,313,298.7**	**430,746.3**

[1] Of which other tangible assets and intangible assets account for T€ 16,924.8
[2] Of which other tangible assets and intangible assets account for T€ 20,776.7
For further details, see Notes 2.1.1.

STATEMENT OF CHANGES IN CONSOLIDATED SHAREHOLDERS' EQUITY FOR THE YEAR ENDED 31 DECEMBER 2006

€ 1,000	Share capital	Capital reserves	Minority interests	Retained earnings	Valuation result (hedging)	Shareholders' equity (total)
As at 1 January 2005	**258,447.0**	**252,827.6**	**-101.5**	**120,907.0**	**-959.4**	**631,120.7**
Valuation of Cash flow hedge	0.0	0.0	0.0	0.0	66.6	66.6
Consolidated net income 2005	0.0	0.0	-86.7	58,674.1	0.0	58,587.4
Total result for the period	**0.0**	**0.0**	**-86.7**	**58,674.1**	**66.6**	**58,654.0**
Capital increase May/June 2005	23,495.2	39,808.5	0.0	0.0	0.0	63,303.7
Capital increase October/November 2005	35,242.8	62,771.1	0.0	0.0	0.0	98,013.9
Purchase of minority interests	0.0	0.0	188.2	0.0	0.0	188.2
As at 31 December 2005	**317,185.0**	**355,407.2**	**0.0**	**179,581.1**	**-892.8**	**851,280.5**
Valuation of Cash flow hedge	0.0	0.0	236.3	0.0	6,163.1	6,399.4
Consolidated net income 2006	0.0	0.0	6,050.6	59,659.7	0.0	65,710.3
Total result for the period	**0.0**	**0.0**	**6,286.9**	**59,659.7**	**6,163.1**	**72,109.7**
Capital increase June 2006	105,728.3	189,504.1	0.0	0.0	0.0	295,232.4
IPO CA Immo International AG	0.0	-4,282.6	279,241.1	0.0	0.0	274,958.5
As at 31 December 2006	**422,913.3**	**540,628.7**	**285,528.0**	**239,240.8**	**5,270.3**	**1,493,581.1**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS AS AT 31 DECEMBER 2006

1. GENERAL NOTES

1.1. Scope of business

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 1010 Vienna, Freyung 3/2/11. Subsidiaries exist in Austria, the Netherlands, Germany, Luxemburg, Slovakia, the Czech Republic, Poland, Romania, Bulgaria, Hungary, Slovenia and Croatia. As at 31 December 2006, the CA Immo Group held properties in all of the aforementioned countries (except the Netherlands, Luxemburg and Croatia).

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 accounts of the companies included in the Consolidated Financial Statements are based on the uniform accounting principles of the CA Immo Group. The balance sheet date of all companies is 31 December 2006. The Consolidated Financial Statements are presented in one thousand Euro ("€ 1,000", rounded according to the commercial rounding method). The use of automatic data processing equipment may lead to rounding differences in the addition of rounded amounts and percentage rates.

1.3. List of consolidated companies

The following companies are included in the Consolidated Financial Statements in addition to CA Immobilien Anlagen Aktiengesellschaft:

Company	Domicile	Nominal capital	Currency	Interest held %	Consolidation method [1]
CA Immobilien Anlagen Beteiligungs GmbH	Vienna	36,500	EUR	100	FC
Betriebsobjekte Verwertung Gesellschaft m.b.H. & Co. Leasing OHG	Vienna	4,135,427	EUR	100	FC
MI Immobilienverwertungs-Gesellschaft m.b.H.	Vienna	109,500	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
CA Immo International Holding GmbH [2]	Vienna	35,000	EUR	100	FC
CA Immobilien Anlagen Beteiligungs GmbH & Co Finanzierungs OEG	Vienna	7,000	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 Asset Management GmbH	Vienna	100,000	EUR	100	FC
SQUARE ONE Liegenschaftsverwertungs AG	Graz	74,538	EUR	100	FC
SQUARE S Holding GmbH	Vienna	35,000	EUR	100	FC
BIL-S Superädifikatsverwaltungs GmbH	Vienna	70,000	EUR	100	FC
CA Immo Germany Holding GmbH	Vienna	35,000	EUR	100	FC
CA Immo Eins GmbH	Frankfurt	25,000	EUR	100	FC
CA Immo Zwei GmbH	Frankfurt	25,000	EUR	100	FC
CA Immo Drei GmbH	Frankfurt	25,000	EUR	100	FC
CA Immo Vier GmbH	Frankfurt	25,000	EUR	100	FC
CA Immo Fünf GmbH	Frankfurt	25,000	EUR	100	FC
CA Immo Sechs GmbH	Frankfurt	25,000	EUR	100	FC
CA Immo Sieben GmbH	Frankfurt	25,000	EUR	100	FC
CA Immo Acht GmbH	Frankfurt	25,000	EUR	100	FC
CA Immo Neun GmbH	Frankfurt	25,000	EUR	100	FC

[1] FC = full consolidation, PC = proportional consolidation, EQ = At Equity consolidation
[2] formerly: CA Immo Wohnbauholding GmbH

The CA Immo Group holds a 51 % stake in CA Immo International AG, Vienna. Therefore the following companies for which minority stakes of 49 % have been taken into account are also included in the Consolidated Financial Statements:

Company	Domicile	Nominal capital	Currency	Interest held %	Consolidation method [1]
CA Immo International AG [2]	Vienna	315,959,907	EUR	51	FC
CA Immo Investment Management GmbH	Vienna	100,000	EUR	51	FC
Ol Eins Beteiligungs GmbH	Vienna	35,000	EUR	51	FC
UBM Realitätenentwicklung AG	Vienna	5,450,463	EUR	12.75	EQ
CA Immo Holding Hungary Kft.	Budapest	13,000,000	HUF	51	FC
Kapas Center Kft.	Budapest	772,560,000	HUF	51	FC
Casa Property Kft.	Budapest	3,000,000	HUF	51	FC
R 70 Invest Budapest Kft.	Budapest	5,250,000	HUF	51	FC
CSB Vagyonkezelő Kft.	Budapest	12,500,000	HUF	51	FC
Skogs Hungary Kft.	Budapest	327,000,000	HUF	51	FC
Skogs Buda Business Center II. Kft.	Budapest	327,100,000	HUF	51	FC
Canada Square Kft.	Budapest	113,500,000	HUF	51	FC
Kilb Kft.	Budapest	30,000,000	HUF	51	FC
BA Business Center a.s.	Bratislava	226,000,000	SKK	51	FC
Opera Center One S.R.L.	Bucharest	2,531,150	RON	51	FC
Opera Center Two S.R.L.	Bucharest	4,700,400	RON	51	FC
S.C. BBP Leasing S.R.L.	Bucharest	14,637,711	RON	51	FC
S.C. Centrul International CDG S.R.L. [3]	Bucharest	36,311,971	RON	25.5	PC
CA Immobilien S.R.L.	Bucharest	541,500	RON	51	FC
Delta Park a.s.	Prague	1,000,000	CZK	25.5	PC
ECM Airport Center a.s.	Prague	14,100,000	CZK	25.5	PC
Doratus Sp. z o.o.	Warsaw	2,000,000	PLN	51	FC
RTW Sp.z o.o.	Warsaw	50,000	PLN	51	FC
Warsaw Financial Center Sp. z o.o.	Warsaw	100,218,381	PLN	25.5	PC
CA Betriebsobjekte Polska Sp. z o.o.	Warsaw	50,000	PLN	25.5	PC
Mahler Property Services Sp. z o.o.	Warsaw	50,000	PLN	25.5	PC
Officecenter Mladost EOOD	Sofia	5,000	BGN	51	FC
Officecenter Mladost 2 EOOD	Sofia	5,000	BGN	51	FC
CA Immobilien Anlagen d.o.o.	Ljubljana	12,000,000	SIT	51	FC
CA Immo Projekt d.o.o.	Zagreb	11,800,000	HRK	51	FC
CA Immo Holding B.V.	Hoofddorp	19,200,000	EUR	51	FC
CA Immo S.à.r.l.	Luxembourg	13,000	EUR	51	FC
CA Immo New Europe Property Fund S.C.A. SICAR	Luxembourg	31,000	EUR	51	FC

[1] FC = full consolidation, PC = proportional consolidation, EQ = At Equity consolidation
[2] formerly: CA Immo Immobilien Invest AG, as the transferee company merged with CA Immobilien Anlagen Finanzierungsberatung GmbH, Vienna as the transferor company
[3] The company was sold in the business year 2006.

A CONSOLIDATED FINANCIAL STATEMENTS

The number of consolidated companies developed as follows in the business year 2006:

	Full consolidation	Proportional consolidation	At Equity
As at 1 January 2006	**33**	**6**	**0**
Sales	0	-1	0
Acquisition and establishment	18	0	1
As at 31 December 2006	**51**	**5**	**1**
of which: foreign companies	32	5	0

In the business year 2006, CA Immo AG issued 49 % of the shares in CA Immo International AG, which contains a combination of properties in Central and Eastern Europe, at the Vienna Stock Exchange by means of an Initial Public Offering (IPO). In the course of the flotation, 21,295,785 shares in CA Immo International AG were issued at an issue price of EUR 13.50. The whole transaction (including transaction costs) resulted in a book loss of T€ 4,282.6 which was netted against the capital reserves. After the flotation, the CA Immo Gruppe continued to hold a 51 % stake in CA Immo International AG.

In the business year 2006, the CA Immo Group acquired:
- 100 % in BIL-S Superädifikatsverwaltungs GmbH, Vienna (acquisition date 30 June 2006),
- 100 % in Square S Holding GmbH, Vienna (acquisition date 30 June 2006),
- 100 % in CA Immo Germany Holding GmbH, Vienna (acquisition date 24 October 2006) as well as via CA Immo International AG
- 100 % in Officecenter Mladost 2 EOOD, Sofia (acquisition date 31 May 2006),
- 100 % in Ol Eins Beteiligungs GmbH, Vienna (acquisition date 31 December 2006) which in turn holds a 25 % stake in UBM Realitätenentwicklung AG, Vienna.

Two of these companies are property companies, three are intermediate holding companies and one is a property development company. The results 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 1.4.

The purchase price amounted to T€ 92,274.7 for Square S Holding GmbH and BIL-S Superädifikatsverwaltungs GmbH, T€ 5,526.7 for Officecenter Mladost 2 EOOD, T€ 20.5 for CA Immo Germany Holding GmbH and T€ 30,041.3 for Ol Eins Beteiligungs GmbH, of which T€ 127,691.2 were paid up to the balance sheet date. The first-time consolidation of the newly acquired companies was carried out at the relevant date of acquisition. As the acquisition took place just before the balance sheet date, the first-time consolidation of Ol Eins Beteiligungs GmbH was carried according to IFRS 3.62 with provisional values.

S.C. Centrul International CDG S.R.L., Bucharest, was sold using 31 March 2006 as the value date. The selling price amounted to T€ 28,265.7 and up to T€ 593.7 were paid.

The acquisition and sale of these companies has had the following effect on the composition of the Consolidated Financial Statements:

€ 1,000	
Property assets	77,159.8
Intangible assets	15,755.9
Office furniture and equipment	10.8
Stakes in associated companies	30,047.6
Other assets	-361.4
Cash and cash equivalents	1,162.4
Deferred taxes	-23,336.0
Financial liabilities	2,959.9
Other liabilities	-827.6
Net assets	**102,571.4**

For 2006, gross revenues of the acquired companies amounted to T€ 3,520.1 from the date of acquisition (since 1 January 2006 T€ 6,448.9) while income before taxes amounted to T€ 5,772.4 (since 1 January 2006 T€ 6,731.6).

In addition, the following companies were established in the business year 2006:
CA Immo Asset Management GmbH, Vienna,
CA Immo Galleria Liegenschaftsverwaltung GmbH, Vienna
which purchased additional shares in the Galleria shopping centre in Vienna,
CA Immo Eins GmbH, Frankfurt am Main,
CA Immo Zwei GmbH, Frankfurt am Main,
CA Immo Drei GmbH, Frankfurt am Main,
CA Immo Vier GmbH, Frankfurt am Main,
CA Immo Fünf GmbH, Frankfurt am Main,
CA Immo Sechs GmbH, Frankfurt am Main,
CA Immo Sieben GmbH, Frankfurt am Main,
CA Immo Acht GmbH, Frankfurt am Main,
CA Immo Neun GmbH, Frankfurt am Main,
as 100 % subsidiaries
while the following were established as 100 % subsidiaries of CA Immo International AG:
CA Immo S.à.r.l., Luxembourg,
CA Immo New Europe Property Fund S.C.A. SICAR, Luxembourg, and
CA Immo Investment Management GmbH, Vienna.

Capital contributions to the established companies totalled T€ 504.0.

The companies Delta Park a.s., Prague, Mahler Property Services Sp. z o.o., Warsaw, S.C. Centrul International CDG S.R.L., Bucharest (until 31 March 2006), Kapas Center Kft., Budapest (until 30 September 2005), ECM Airport a.s., Prague (from 1 July 2005), Warsaw Financial Center Sp. z o.o., Warsaw (from 1 August 2005) and CA Betriebsobjekte Polska Sp. z o.o., Warsaw (from 1 October 2005) were included in the Consolidated Financial Statements by means of proportional consolidation with the following proportional values (50 % each):

€ 1,000	31 December 2006	31 December 2005
Long-term assets	116,162.6	129,364.5
Short-term assets	5,730.1	7,445.6
Long-term liabilities	55,753.5	33,050.9
Short-term liabilities	4,737.1	28,960.8
Gross revenues	8,885.9	6,857.7
Other income	2,482.7	345.6
Result from the sale of properties	-15,499.3	0.0
Revaluation result according to IAS 40	10,790.6	16,395.6
Depreciation and amortisation	-18.2	-11.1
Other expenses	-6,115.9	-5,845.0

1.4. Consolidation methods

The first-time inclusion of a newly acquired subsidiary in the Consolidated Financial Statements is undertaken in accordance with the purchase method by allocating the acquisition costs to the revalued assets (especially properties) and liabilities of the subsidiary. All group-internal transactions and the relevant income and expenses, receivables and payables as well as unrealised interim profits were eliminated.

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 mean rates of exchange ruling at 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 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 as well as monetary assets and liabilities are translated at closing rates whereas non-monetary assets are translated at historical exchange rates. Items from the income statements 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. The foreign currency translation was based on the following rates of exchange:

	Croatia	Slovenia	Hungary	Slovakia	Czech Rep.	Poland	Romania	Bulgaria		USD
	HRK	SIT	HUF	SKK	CZK	PLN	RON	BGN	Ask	Bid
Closing rate 31 December 2006	7.3850	239.6400	250.2000	34.6700	27.3500	3.8560	3.3950	1.9558	1.3210	1.3110
Average exchange rate 2006	7.3292	239.7325	264.0375	37.1069	28.2704	3.9019	3.5176	1.9573		
Closing rate 31 December 2005	7.3755	239.6000	252.4500	37.9000	29.0500	3.8550	3.6850	1.9500	1.1897	1.1797
Average exchange rate 2005	7.3930	239.8083	248.7375	38.5833	29.8771	4.0307	3.6262	1.9566		

1.6. Accounting and valuation principles

Application of new accounting and valuation methods

All compulsory amendments to existing IASs as well as new IFRSs and IFRIC and SIC interpretations as at 31 December 2006 to be applied in the European Union (EU) were taken into account in the preparation of the Consolidated Financial Statements.

Amendments to existing, or new, standards and interpretations which were issued prior to 31 December 2006 for application within the EU but have not yet become effective, were not applied earlier on a voluntary basis. Such amendments apply to: IFRIC 7 (Applying the Restatement approach under IAS 29 – Financial Reporting in Hyperinflationary Economies); IFRIC 8 (Scope of IFRS 2); IFRIC 9 (Reassessment of Embedded Derivatives); IFRIC 10 (Interim Financial Reporting and Impairment); IFRIC 11 (Group and Treasury Share Transactions according to IFRS 2); IFRIC 12 (Service Concession Arrangements); IFRS 8 (Operating Segments); amendments to IAS 1 (Presentation of Financial Statements: Disclosures relating to Capital) and IFRS 7 (Financial Instruments: Disclosures). The amendments listed are unlikely to have any material consequences on the presentation of the Group's asset, financial and earnings position.

Investment properties

Properties held as financial investments are carried as investment properties in accordance with 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 costs minus subsequent reductions in the acquisition price) are recognised in the income statement in the revaluation result. For further details, see under point 2.2.1.

Other tangible assets

All other tangible assets (including development projects) are valued in accordance with the acquisition cost method, i.e. at acquisition or production costs less depreciation and impairment losses. Investment grants are recognised as reductions of acquisition costs if a binding agreement exists. Financing costs in the development of properties are capitalised at acquisition and production costs if the financing can be attributed directly to the property. In the business year 2006, total financing costs in the amount of T€ 267.2 (weighted average interest rate of 5.84 %) were capitalised while in the business year 2005, total financing costs in the amount of T€ 969.6 (weighted average interest rate of 5.88 %) were capitalised.

Regular depreciation of other tangible assets is done on a straight-line basis over their estimated useful lives of 5 to 10 years.

Intangible assets

Intangible assets are carried in the balance sheet at acquisition cost less straight-line amortisation and impairment losses for their estimated useful life. For the amortisation of computer software, a useful life of 3 to 5 years was assumed.

The balance sheet item "Other intangible assets" equals the difference between the distribution of acquisition costs over the relevant fair value of the acquired properties and the relevant deferred tax liabilities not discounted in line with IAS 12. It represents the benefit resulting from the later maturity of the deferred tax liabilities and amortised in the tax expense subject to maturity.

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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". Securities from long-term and short-term assets are valued at cost 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. The result of the market valuation is recognised in the income statement under the result from financial investments. Securities purchases and sales are recognised at the trading date.

Loans granted by the company (held-to-maturity) are carried at amortised cost. Other interests are valued at fair value.

Impairment losses

All assets are tested for impairment at the balance sheet date. If signs of a value impairment are evident, the CA Immo Group determines the recoverable amount from the utility value or the relevant fair value less costs of sale for the relevant asset. If this value is lower than the carrying value of the asset, a special write-off of this asset is made.

The fair value corresponds to the proceeds to be achieved by selling the asset in a transaction under market conditions between competent, willing and independent parties.

The calculated impairment loss is recognised in the income statement. There were no impairment losses in the business year 2006 (2005: T€ 52.2 on office furniture and equipment which is included in "Depreciation of other assets" in the consolidated income statement).

If at a later date a value impairment ceases to exist, the impairment loss is reversed up to the carrying amount of the amortised original acquisition or production cost. In the business year 2006, no reversal of an impairment loss was made.

Receivables and other assets

Receivables and other assets are stated at acquisition costs. Recognisable individual risks are considered by means of appropriate value adjustments.

Cash and cash equivalents

Cash and cash equivalents include cash, sight deposits with banks as well as investments with banks with a term of up to three months at the time of investment.

Payment obligations to employees

In accordance with legal requirements, CA Immo AG is obliged to pay employees taken on before 1 January 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 using the Projected Unit Credit method based on an interest rate of 4.0 %, salary increases of 2.0 % expected in the future, 2.0 % inflation expected and an accumulation period of 25 years. All actuarial gains and losses are recognised in the income statement in the year they occur.

CA Immo AG has the legal obligation to pay 1.53 % of the monthly salary of staff employed after 31 December 2002 into a staff pension fund. There are no other obligations. This means that the pension scheme is a defined contribution plan. In 2006, an amount of T€ 34.2 (2005: T€ 15.0) was paid in and recognised immediately in the income statement.

Based on an agreement with a pension fund, there is a defined contribution pension obligation in respect of employees in Austria who have worked a certain number of years of service. In the year under report, an amount of T€ 106.6 (2005: T€ 117.3) was paid in.

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 of preparation of this Annual Report. If a reasonable estimate of the amount is not possible, a provision is not set up and an explanation of the facts is given in the Notes. If the cash value of the provision 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 ("current tax") and the change in deferred taxes recognised in the income statement as well as tax expenses resulting from equity capital postings not recognised in the income statement (e.g. taxes concerning issuing costs of capital increases) and the amortisation of the item "Other intangible assets" (cf. 2.2.2.).

In line with IAS 12, all temporary differences between tax accounts and consolidated balance sheet 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 taxes was based on the following tax rates: Austria 25 % (2005: 25 %), Slovakia 19 % (2005: 19 %), the Czech Republic 24 % (2005: 24 %), Poland 19 % (2005: 19 %), Romania 16 % (2005: 16 %), Bulgaria 10 % (2005: 15 %), Hungary 16 % (2005: 16 %), Slovenia 20 % (2005: 25 %), Croatia 20 % (2005: 20 %), Germany 26.37 % (2005: 26.37 %), the Netherlands 20 % to 25.5 % (2005: 25.5 % to 29.5 %) and Luxemburg 22.88 %.

The following applies to property: tax on profits is basically payable in respect of property in Austria on both the rental income from the relevant property and profits from the sale of the property (as an individual asset or if the property company is sold). Therefore deferred taxes are carried in full for properties in Austria. Deferred taxes relating to the properties of foreign companies are only carried to the extent of the tax expenses associated with the letting and sale of these properties. While tax on profits is basically payable on the rental income from foreign properties in the relevant country, profits from the sale of stakes in foreign companies are exempt from corporation tax if certain requirements are met. It is the intention of the CA Immo Group to meet these requirements. Therefore with regard to properties abroad, the extent of the deferred taxes carried is oriented towards the average period of time during which the properties are expected to be held and also the ratio between taxable and tax-exempt refluxes from investments in properties. The expected value is brought up-to-date at each balance sheet date. Up to 31 December 2005, this tax expense was classified as insignificant and so only low tax deferrals were made for this. In the business year 2006, the provision for deferred tax liabilities for properties abroad was adjusted in line with the current estimated period of time for holding properties in view of the increasing number of properties and the continued increase in fair values (value as of 31 December 2006: T€ 8,538.2; previous year: T€ 471.0). As at 31 December 2006, the deferred tax liabilities relating to properties located in Austria and abroad amount to a total of T€ 79,053.0 (31 December 2005: T€ 47,324.9).

In the business year 2005, a group and tax compensation agreement was concluded in Austria for the formation of a group of companies within the meaning of Section 9 of the Austrian Corporation Tax Act (KStG) with effectiveness from the business year 2005. The head of the group is CA Immobilien Anlagen Aktiengesellschaft, Vienna. The following companies are members of the group:
CA Immo Anlagen Beteiligungs GmbH, Vienna
CA Immo ProjektentwicklungsgmbH, Vienna
CA Immo Rennweg 16 GmbH, Vienna
CA Immo International Holding GmbH, Vienna

CA Immo-RI-Residential Property Holding GmbH, Vienna
MI Immobilienverwertungs-Gesellschaft m.b.H, Vienna
CA Immo International AG, Vienna
CA Immo BIP Liegenschaftsverwaltung GmbH, Vienna (from 2006)
CA Immo Galleria Liegenschaftsverwaltung GmbH, Vienna (from 2006)
CA Immo Investment Management GmbH, Vienna (from 2006)
CA Immo Asset Management GmbH, Vienna (from 2006)
SQUARE ONE Liegenschaftsverwertungs AG, Graz (from 2006)
SQUARE S Holding GmbH, Vienna (from 2006)

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 stated at the relevant fair value at the time they arise which is the value of the goods and services received and – if the repayment amount is different – adjusted to the payment amount in the future. If the liabilities have not resulted from an exchange of services, they will be stated at the payment amount.

Derivative financial instruments
The CA Immo Group uses interest rate caps in order to reduce risks which may result from interest rate hikes. In addition, the CA Immo Group concluded interest rate swaps in order to secure the currently positive interest rate structure in the future too. Forward foreign exchange transactions were concluded for a long-term loan in USD and for a long-term loan in EUR of a 50 % subsidiary in order to decouple the loan repayment at the end of the term from future exchange rate fluctuations. The Group does not use any financial instruments for trading purposes. Interest rate caps, interest rate swaps and forward foreign exchange transactions are stated in the balance sheet at the relevant fair values. The fair value is the value which the Group would receive or pay upon liquidation of the deal at the balance sheet date.

Realised and unrealised valuation results from derivative financial instruments are recognised under financing costs or foreign currency gains/losses unless the financial instruments are Cash flow hedges. Valuation results of Cash flow hedges are recognised under equity capital with no effect on the income statement.

Recognition of revenues
Rental income is recognised on a straight-line basis over the term of the lease contract. One-off payments or rent-free periods are allocated over the entire term.

Income on services is recognised to the extent of the services rendered up to the balance sheet date.

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 and losses in connection with financing transactions are shown separately in the financial result.

Results from financial investments include interest, dividends and other income from the investment of funds and investments in financial assets as well as profits and losses from the sale and valuation of financial assets.

2. NOTES TO THE CONSOLIDATED INCOME STATEMENT AND TO THE CONSOLIDATED BALANCE SHEET

2.1. Consolidated Income Statement

2.1.1. Gross revenues and segment reporting

The Consolidated Income Statement is structured in line with the recommendation of EPRA (European Public Real Estate Association). The presentation of segments is done by regions (primary segmentation) and property sectors (secondary segmentation). The segmentation by regions complies with the Group's internal reporting system.

The primary segmentation comprises the following regions:

Austria	119 properties and 5 development projects in 15 companies
Germany	37 properties (of which 36 as down payments in respect of investments in properties) in 10 companies
Central/Eastern Europe	16 properties and 2 development projects in 32 companies

In the segmentation by sectors (offices, shops, leasehold properties, residential, industrial and warehousing, hotels, superstructures and vacant buildings as well as car parks), rental income of the individual properties is allocated to the individual segments on the basis of the type of use underlying the lease contract. The carrying values were allocated in relation to the relevant type of use.

2.1.2. Result from the sale of properties

€ 1,000	**2006**	**2005**
Profit from sales	54,901.4	1,160.0
Book value	-47,590.2	-1,270.0
	7,311.2	**-110.0**

The profit from the sale of properties relates to the sale of 28 properties in Austria and the sale of shares in S.C. Centrul International CDG S.R.L., Bucharest.

2.1.3. Operating expenses and other expenses directly related to the properties

€ 1,000	**2006**	**2005**
Operating costs passed on to tenants	15,444.3	9,790.7
Own operating costs (vacancy costs)	2,313.2	1,638.7
Total Operating costs	***17,757.5***	***11,429.4***
Maintenance costs	3,222.6	3,308.0
Agency fees	954.6	494.8
Insurance fees	376.7	327.1
Staff expenses for caretakers	277.2	275.5
Administrative fees	182.7	313.7
Property tax	485.1	439.8
Rental expenses	92.1	136.4
Uncollectable receivables and reserves made for bad debts	2,094.8	430.7
Claims	338.7	153.4
Other expenses directly related to the properties	253.9	1,116.9
Total other expenses directly related to the properties	***8,278.4***	***6,996.3***
	26,035.9	**18,425.7**

Own operating costs have risen, mainly due to the larger stake in properties which have been shown for the whole year compared to the previous year. Uncollectable receivables and revenues made for bad debts are mainly attributable to reserves made for bad debts in respect of tenants in Ljubljana and in Austria.

2.1.4. Administrative expenses

€ 1,000	**2006**	**2005**
Staff expenses	5,827.0	3,111.6
Marketing and distribution fees	3,041.6	2,176.6
Legal, auditing and consultancy fees	3,265.4	1,552.3
Administrative and management fees	466.0	238.8
Advertising and representation fees	1,252.5	298.3
Project development and project execution	473.0	0.0
Publication costs	334.5	133.9
Taxes and duties	107.9	134.2
Remuneration of the Supervisory Board	101.8	37.7
Other administrative expenses	1,514.8	1,473.6
	16,384.5	**9,157.0**

In the business year 2006, legal, auditing and consultancy fees have increased, mainly due to the formation of the Luxembourg Fund and the acquisition of the property portfolio in Germany as well as the increase in current consultancy costs. Advertising and representation fees have increased due to the flotation of CA Immo International AG and an increase in public relations work.

2.1.5. Other operating income

€ 1,000	2006	2005
Project management and assessment	258.8	171.8
Insurance compensation	183.2	99.4
Writing back of value adjustment	111.2	91.4
Costs passed on to tenants	60.0	145.9
Other operating income	1,084.6	898.2
	1,697.8	**1,406.7**

The other items under Other operating income mainly comprise adjustments passed on to tenants and the writing back of provisions.

2.1.6. Financing costs

€ 1,000	2006	2005
Interest expenses	-21,648.0	-12,866.2
Interest income from temporary balances	0.0	261.7
Change in value of interest rate caps	-10.2	-19.4
	-21,658.2	**-12,623.9**

From 2006, interest income from temporary balances will be carried under Other interest income in the result of financial investments.

2.1.7. Foreign currency gains/losses

The foreign currency gains totalling T€ 5,033.2 (2005: foreign currency losses: T€ 4,300.9) are mainly due to the balance of unrealised losses from the end-of-period valuation of foreign currency loans taken out in USD and changes in the value of the related forward foreign exchange transactions.

2.1.8. Result of financial investments

€ 1,000	2006	2005
Interest income from securities	3,652.1	71.9
Interest income from fixed deposits	4,517.7	4,623.3
Other interest income	2,526.3	1,647.5
	10,696.1	**6,342.7**

2.2. Consolidated Balance Sheet

2.2.1. Property assets and other tangible assets

			Properties	Office	Total
€ 1,000	rented out	under	Prepayments	furniture	
		development		and equipment	
Market values [1] /acquisition costs					
As at 1 January 2005	**650,950.0**	**66,500.3**	**0.0**	**1,665.4**	**719,115.7**
Additions resulting from property acquisitions	42,351.1	0.0	0.0	3,319.1	45,670.2
Additions resulting from company acquisitions	300,116.0	25,133.2	0.0	550.8	325,800.0
Additions resulting from investment in properties and projects	4,502.5	32,869.0	0.0	1,417.4	38,788.9
Disposals	-1,270.0	0.0	0.0	-178.9	-1,448.9
Reclassifications	44,972.7	-44,954.9	0.0	-17.8	0.0
Revaluation	36,656.7	0.0	0.0	0.0	36,656.7
As at 31 December 2005 = 1 January 2006	**1,078,279.0**	**79,547.6**	**0.0**	**6,756.0**	**1,164,582.6**
Additions resulting from property acquisitions	27,000.3	0.0	797,709.6	0.0	824,709.9
Additions resulting from company acquisitions	115,264.7	0.0	0.0	10.8	115,275.5
Additions resulting from investment in properties and projects	8,338.6	37,964.0	0.0	910.4	47,213.0
Disposals	-57,131.5	-3,149.6	0.0	-217.2	-60,498.3
Reclassifications	23,484.6	-23,485.3	0.0	0.7	0.0
Revaluation	32,522.9	0.0	0.0	0.0	32,522.9
As at 31 December 2006	**1,227,758.6**	**90,876.7**	**797,709.6**	**7,460.7**	**2,123,805.6**
Accumulated depreciation					
As at 1 January 2005	**0.0**	**344.1**	**0.0**	**703.5**	**1,047.6**
Disposals	0.0	0.0	0.0	-144.5	-144.5
Depreciation	0.0	0.0	0.0	1,085.6	1,085.6
As at 31 December 2005 = 1 January 2006	**0.0**	**344.1**	**0.0**	**1,644.6**	**1,988.7**
Disposals	0.0	0.0	0.0	-135.0	-135.0
Depreciation	0.0	0.0	0.0	1,468.3	1,468.3
As at 31 December 2006	**0.0**	**344.1**	**0.0**	**2,977.9**	**3,322.0**
Book value as at 1 January 2005	**650,950.0**	**66,156.2**	**0.0**	**961.9**	**718,068.1**
Book value as at 31 December 2005 = 1 January 2006	**1,078,279.0**	**79,203.5**	**0.0**	**5,111.4**	**1,162,593.9**
Book value as at 31 December 2006	**1,227,758.6**	**90,532.6**	**797,709.6**	**4,482.8**	**2,120,483.6**

[1] Rented properties are carried at market values in accordance with IAS 40; properties under development are carried at cost in accordance with IAS 16.

Additions as a result of property acquisitions relate to the acquisition of a property in Austria and 36 properties in Germany which were acquired as part of the "Leo II" development project and are shown as prepayments made. Additions as a result of company acquisitions relate to a property in Sofia as well as 24 properties in Austria. Additions as a result of investment in existing properties and projects relate mainly to investments in the project completed in 2006 in Bucharest, in a current project in Prague and in the Rennweg 16 and Muthgasse projects in Austria.

Disposals relate mainly to the sale of the Charles de Gaulle property in Bucharest and the sale of 28 properties in Austria.

All properties were valued as at 31 December 2006 by independent experts operating internationally under consideration of the current market situation. Valuation was basically carried out in accordance with the standards defined by the "Royal Institution of Chartered Surveyors" (RICS), standards for properties abroad and national valuation regulations (Property Valuation Act, ÖNORM B1802, etc.) for properties in Austria. The calculated market value is based on discounted Cash flows expected in the future (DCF method). Any risks were considered either in the future Cash flows expected or in the discount rates used. The discount factors vary, especially depending on the different property locations, and were determined based on experts' empirical values.

The book value of the tangible assets pledged as collateral for long-term loans amounts to T€ 1,382,761.6 (2005: T€ 518,938.5).

2.2.2. Intangible assets

€ 1,000	Goodwill	Software	Other	Total
Acquisition costs				
As at 1 January 2005	**601.2**	**22.2**	**0.0**	**623.4**
Additions	0.0	17.6	15,471.8	15,489.4
Reclassifications	-601.2	0.0	601.2	0.0
As at 31 December 2005 = 1 January 2006	**0.0**	**39.8**	**16,073.0**	**16,112.8**
Additions	0.0	120.0	15,944.1	16,064.1
Disposals	0.0	-0.1	0.0	-0.1
As at 31 December 2006	**0.0**	**159.7**	**32,017.1**	**32,176.8**
Accumulated depreciation				
As at 1 January 2005	**415.7**	**11.0**	**0.0**	**426.7**
Regular amortisation	0.0	7.3	42.0	49.3
Reclassifications	-415.7	0.0	415.7	0.0
As at 31 December 2005 = 1 January 2006	**0.0**	**18.3**	**457.7**	**476.0**
Regular amortisation	0.0	25.2	1,296.9	1,322.1
As at 31 December 2006	**0.0**	**43.5**	**1,754.6**	**1,798.1**
Book value as at 1 January 2005	**185.5**	**11.2**	**0.0**	**196.7**
Book value as at 31 December 2005 = 1 January 2006	**0.0**	**21.5**	**15,615.3**	**15,636.8**
Book value as at 31 December 2006	**0.0**	**116.2**	**30,262.5**	**30,378.7**

"Other intangible assets" is the difference between the distribution of acquisition costs over the relevant fair values of the properties acquired and the relevant deferred tax liabilities not discounted in accordance with IAS 12 and represents "goodwill" in accordance with the system from IFRS 3. In terms of content, it represents the benefit resulting from the subsequent maturity of the deferred tax liabilities. It is subjected to an amortisation test at each balance sheet date. Any amortisation (including reductions due to sales of the underlying properties) is carried under tax expenses.

2.2.3. Prepayments for investments in properties

This item in the amount of T€ 2,000.0 relates to a prepayment for a project in Pilsen.

2.2.4. Financial assets

€ 1,000	Acquisition cost	Changes in value recognised in the income statement 2006	Changes in value recognised in the income statement accumulated	Fair value 31 December 2006	Book value 31 December 2006	Book value 31 December 2006
Securities	0.0	0.0	0.0	0.0	0.0	18.0
Lendings	6,832.7	1,327.1	1,327.1	8,159.8	8,159.7	5,024.3
Interest rate caps	812.7	-10.1	-810.6	2.1	2.1	12.2
Stakes in associated companies	30,047.6	0.0	0.0	30,047.6	30,047.6	0.0
Other investments	7.4	0.0	0.0	7.4	7.4	7.4
	37,700.3	**1,317.0**	**516.5**	**38,216.8**	**38,216.8**	**5,061.9**

T€ 0.4 of the lendings relate to purchase price instalments for the sale of flats at the property Vienna 9, Zimmermannplatz 1; T€ 5,795.0 relate to an interest-bearing loan to a company in which a 50 % stake is held and T€ 2,364.4 relate to another interest-bearing loan. The fair value corresponds to the discounted future repayments based on the current market interest rate.

The stakes in associated companies contain the 25 % stake plus 4 shares in UBM Realitätenentwicklung AG, Vienna which is valued at equity (acquisition date: 31 December 2006). As at 28 December 2006, the share price for UBM Realitätenentwicklung AG was € 43.5. Therefore the stock exchange value of 750,004 shares at a price of € 43.5 amounted to T€ 32,625.2.

Interest rate caps relate to premiums paid for the agreement on two interest rate ceilings which will be valid until 31 January 2010. The fair value corresponds to the amount which CA Immo AG would receive upon liquidation of the deals at the balance sheet date.

2.2.5. Receivables and other assets

€ 1,000	31 December 2006	31 December 2005
Receivables from fiscal authorities	4,298.2	4,882.2
Receivables from joint venture partners (50 % stake)	2,504.9	2,433.0
Trade debtors	5,110.1	5,608.2
Positive market value of derivative financial instruments	8,132.7	110.4
Receivables from sales	6,578.7	61.3
Accruals	2,172.3	2,248.2
Other receivables and assets	1,878.1	1,646.0
	30,675.0	**16,989.3**

2.2.6. Securities

This item relates to units in near-money market growth funds which are kept for short-term investment. The acquisition costs amounted to T€ 339,395.7 (2005: T€ 40,004.2). In the business year 2006, an interest yield in the amount of T€ 1,521.1 (2005: T€ 71.9) was recognised in the income statement for securities as at 31 December 2006.

2.2.7. Cash and cash equivalents

€ 1,000	31 December 2006	31 December 2005
Credit balances with banks	148,265.9	70,697.9
Cash on hand	29.2	50.1
	148,295.1	**70,748.0**

2.2.8. Shareholders' equity

The fully paid-in nominal capital of CA Immobilien Anlagen Aktiengesellschaft in the amount of € 422,913,348 is stated as share capital. It is subdivided into 58,172,400 shares of no par value, of which 4 shares are registered shares and 58,172,396 are bearer shares. The registered shares are held by Bank Austria Creditanstalt AG 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.

In June 2006, CA Immobilien Anlagen Aktiengesellschaft issued 14,543,100 bearer shares in the nominal amount of € 105,728,337 at the price of € 21.15. As a result, the number of shares issued and in circulation increased from 43,629,300 to 58,172,400. These issues resulted in a net inflow of funds (after deduction of issuing costs in the amount of T€ 16,472.2) totalling T€ 291,114.4. The positive difference between the issuing price and the nominal value, in the amount of T€ 189,504.1 (after deduction of issuing costs less profit tax-related benefits) is stated under capital reserves.

Pursuant to Section 130 para 4 of the Austrian Stock Corporation Act, the appropriated reserves stated in the individual financial statements of the parent company (31 December 2006: T€ 565,578.9) may only be released, just like the statutory reserve (31 December 2006: T€ 23.3), to cover a net loss which would otherwise be shown in the individual financial statements of the parent company. A distribution of profits may be carried out only up to the amount of the net profit as stated in the individual financial statements of the parent company in accordance with the Austrian Commercial Code (31 December 2006: T€ 4,942.9). As planned in the previous year, profits are to be retained. As at 31 December 2006, the authorised capital which can be used for capital increases until 19 June 2011 at the latest amounts to T€ 211,456.7.

2.2.9. Provisions

€ 1,000	Current taxes	Employees	Other	Total
As at 1 January 2006	**2,211.1**	**942.6**	**5,937.8**	**9,091.5**
Exchange rate differences	0.1	0.0	8.4	8.5
Additions from first-time consolidation	1.8	0.0	10.5	12.3
Use	-1,578.7	-467.8	-5,384.6	-7,431.1
Release	-22.8	-21.8	-146.9	-191.5
Set-up	362.4	1,597.7	7,263.6	9,223.6
As at 31 December 2006	**973.8**	**2,050.8**	**7,688.7**	**10,713.3**
of which: short-term	973.8	1,679.9	7,688.7	10,342.4
of which: long-term	0.0	370.9	0.0	370.9

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Staff provisions mainly relate to the cash value of the liabilities resulting from severance payments to employees in the amount of T€ 370.9 (2005: T€ 271.4), premiums in the amount of T€ 1,380.6 (2005: T€ 409.4) and unused holiday in the amount of T€ 289.6 (2005: T€ 203.5). The cash value of severance payment obligations developed as follows:

€ 1,000	2006	2005
Provisions for severance payments		
Cash value of severance payment obligations as at 1.1.	271.4	190.2
Interest expense	10.9	7.6
Service cost	88.6	73.6
Cash value of severance payment obligations as at 31.12.	**370.9**	**271.4**

Interest expense and service cost are included in staff expenses and thus in administrative expenses.

Other provisions were set up mainly for auditing costs in the amount of T€ 306.7 (2005: T€ 172.0), for legal consultancy and proceeding costs in the amount of T€ 902.6 (2005: T€ 1,212.3), for tax consultancy fees in the amount of T€ 340.7 (2005: T€ 98.1), for construction services in the amount of T€ 1,197.9 (2005: T€ 3,245.6), for the Annual Report in the amount of T€ 248.9 (2005: T€ 111.0), for property tax and registration fees in the amount of T€ 719.7 (2005: T€ 19.7), for commission in the amount of T€ 2,136.6 (2005: T€ 0.0), for property tax in the amount of T€ 520.0 (2005: T€ 169.4), for expert opinions in the amount of T€ 285.0 (2005: T€ 0.0), for insurance in the course of the IPO in respect of CA Immo International AG in the amount of T€ 217.0 (2005: T€ 0.0) and for operating costs and outstanding purchase invoices in the amount of T€ 419.4 (2005: T€ 228.1).

2.2.10. Bond

In the business year 2006, CA Immo AG issued a bond with a nominal value of T€ 200,000.0 with a term of 10 years up to 22 September 2016 at a nominal interest rate of 5.125 %.

In accordance with IAS 39.43, the transaction costs directly attributable to the acquisition have been deducted and distributed over the term of the loan in the form of an effective interest rate. The effective interest rate is 5.53 %. As at 31 December 2006, the loan rate was € 100.75.

2.2.11. Financial liabilities

€ 1,000				31 December 2006	31 December 2005
				Maturity	
	Up to 1 year	1–5 years	more than 5 years	Total	Total
Interests for bond	2,813.2	0.0	0.0	2,813.2	0.0
Investment credit	47,697.1	189,190.3	653,231.8	890,119.2	399,570.2
Other	715.1	0.0	0.0	715.1	759.8
	51,225.4	**189,190.3**	**653,231.8**	**893,647.5**	**400,330.0**

The terms of the major financial liabilities are as follows:

Type of financing and currency	Effective interest rate as at 31 Dec. 2006 %	Floating/ fixed interest	Maturity	Book values € 1,000	Fair values € 1,000
Investment credit/EUR	3.710	floating	01/2007	20,000.0	20,000.0
Investment credit/EUR	6.125	floating	03/2007	11.1	11.1
Investment credit/EUR	4.350	floating	06/2007	620.0	620.0
Investment credit/EUR	3.417	floating	07/2007	443.1	443.1
Investment credit/EUR	5.548	floating	10/2007	457.4	457.4
Investment credit/EUR	4.750	floating	03/2008	1,000.0	1,000.0
Investment credit/EUR	4.850	floating	06/2008	8,500.0	8,500.0
Investment credit/EUR	4.775	floating	04/2010	7,222.3	7,222.3
Investment credit/EUR	4.554	floating	01/2011	15,713.5	15,713.5
Investment credit/EUR	4.450	floating	02/2011	18.3	18.3
Investment credit/EUR	3.615	floating	05/2011	98.1	98.1
Investment credit/EUR	5.504	floating	07/2011	29,088.4	29,088.4
Investment credit/EUR	4.188	floating	12/2011	2,220.0	2,220.0
Investment credit/EUR	3.500	floating	11/2012	643.4	643.4
Investment credit/EUR	5.176	floating	12/2013	6,821.9	6,821.9
Investment credit/EUR	5.479	floating	12/2014	4,330.4	4,330.4
Investment credit/EUR	5.479	floating	12/2014	4,691.3	4,691.3
Investment credit/EUR	4.545	floating	01/2017	547,602.5	547,602.5
Investment credit/EUR	3.710	floating	12/2020	37,937.0	37,937.0
Investment credit/EUR	3.729	floating	03/2021	68,729.3	68,729.2
Investment credit/EUR	4.450	floating	12/2022	16,865.1	16,865.1
Investment credit/EUR	4.750	floating	03/2024	32,654.1	32,654.1
Investment credit/EUR	4.500	floating	09/2025	19,699.1	19,699.1
Investment credit/EUR	4.375	floating	03/2026	7,759.0	7,759.0
Investment credit/USD	7.388	floating	07/2011	2,378.8	2,378.8
Investment credit/USD	6.475	floating	03/2007	225.4	225.4
Investment credit/USD	7.388	floating	12/2010	6,136.9	6,136.9
Investment credit/USD	6.270	floating	02/2011	18,920.7	18,920.6
Investment credit/USD	7.045	fixed	11/2008	24,317.1	24,330.9
Investment credit/CHF	1.871	floating	02/2015	5,015.0	5,015.0
				890,119.2	**890,132.8**

The fair value of the fixed rate investment credit in USD due to mature in 2008 was determined by discounting the future payments to be made on the assumption of a current market interest rate. The fair values of the other financing transactions largely correspond to the book values due to the floating interest rate, the short term or the statement of the fair values during purchase price accounting.

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 stated under long-term financial assets in the amount of the relevant fair value (cf. 2.3.1.).

In order to hedge the interest rate risk, the CA Immo Group concluded interest rate swaps (floating into fixed) for long-term loans in order to maintain the currently low interest rate level over the entire term of the loans. These derivative financial instruments qualify for Cash flow hedges and are considered under equity capital at the fair value without recognition in the income statement (see 2.3.1.). In total, the nominal value of all interest rate swaps concluded at the balance sheet date amounted to about 80.5 % of the floating rate EUR investment credits and about 37.8 % of the floating rate USD investment credits.

In order to hedge the exchange rate risk, the CA Immo Group concluded forward foreign exchange transactions for about 50 % of a long-term USD credit in order to decouple the loan repayment at the end of the term in 2008 from future exchange rate fluctuations. Forward foreign exchange transactions were also concluded in a company consolidated on a proportional basis for the production period.

2.2.12. Taxes on income

Tax expenses are composed as follows:

€ 1,000	2006	2005
Corporation tax (current tax)	-3,607.8	-879.4
Trade tax (current tax)	-318.2	-147.2
Corporation tax and trade tax (current tax)	**-3,926.0**	**-1,026.6**
Per capita tax expense – current tax	***-5 %***	***-2 %***
Deferred taxes on changes in equity capital	-8,296.2	-1,541.4
Amortisation of adjustment items from intangible assets	-1,296.9	-42.0
Change in deferred tax liabilities (deferred taxes)	-5,049.2	-1,782.2
	-18,568.3	**-4,392.2**

Temporary differences between the carrying values in the Consolidated Financial Statements and the relevant tax base have the following effect on tax deferrals as stated in the balance sheet:

€ 1,000	31 December 2006	31 December 2005
Deferred tax assets		
Intangible assets	8,363.0	9,002.3
Receivables and other assets	0.0	49.5
Accruals/deferrals	820.3	0.0
Provisions	31.5	17.0
Other	0.0	10.1
	9,214.8	**9,078.9**
Deferred tax liabilities		
Property assets	79,053.0	47,324.9
Receivables and other assets	2.336.4	0.0
Payables	3.026.5	2,088.9
	84,415.9	**49,413.8**
Losses carried forward	**16,817.4**	**12,496.0**
Tax deferral (net)	**-58,383.7**	**-27,838.9**
Deferred tax assets	1,833.8	2,305.5
Deferred tax liabilities	60,217.5	30,144.4

Based on the current tax regulations, it may be assumed that differences resulting from retained earnings between the valuation of equity investments for tax purposes and the pro rata equity capital of the subsidiaries included in the Consolidated Financial Statements basically remain tax-free.

Deferred taxes on losses carried forward were capitalised if they are likely to be used within the next 5–7 years. The basis of deferred taxes on losses carried forward amounts to T€ 68,770.9 (2005: T€ 52,697.5). The majority of this amount is attributable to the Austrian portfolio and may be carried forward without time limitation. Deferred taxes on losses carried forward which have not been capitalised amount to T€ 1,404.4 (2005: T€ 1,264.2).

The reasons for the differences between the expected tax expense and the stated income tax expenses are as follows:

€ 1,000	2006	2005
Net income before taxes	**84,278.6**	**62,979.6**
Expected tax expense (25%)	**21,069.7**	**15,744.9**
Differing tax rates abroad	-1,512.2	-534.0
Tax-exempt income	-2,142.1	-26.7
Non-tax deductible expense	77.5	135.9
Exchange rate differences not affecting income tax	1,710.1	1,211.9
Changes in the tax rate	96.8	0.0
Non-usable losses carried forward	658.6	77.8
Fair value adjustments for property companies abroad (incl. reorganisation of deferred tax liabilities)	-308.1	-11,514.3
Amortisation of other property assets	-1,296.9	-42.0
Trade tax	150.7	112.8
Other	64.2	-774.1
Effective tax expense	**18,568.3**	**4,392.2**

Tax deferrals developed as follows:

€ 1,000	
Deferred taxes as at 1 January 2006 (net)	**-27,838.9**
Change due to company acquisitions	-23,566.3
Change due to sales of companies	230.3
Change due to exchange rate fluctuations	42.6
Change stated under equity capital	-2,202.2
Change recognised in the income statement	-5,049.2
Deferred taxes as at 31 December 2006 (net)	**-58,383.7**

2.2.13. Other liabilities

€ 1,000			31 December 2006	31 December 2005
			Maturity	
	Up to 1 year	1–5 years	Total	Total
Fiscal authorities	29,760.1	0.0	29,760.1	588.2
Property management firms	213.5	0.0	213.5	167.6
Rent deposits	361.5	766.2	1,127.7	747.3
Fair value of derivatives	0.0	3,480.7	3,480.7	3,074.5
Deferred income	997.5	1,271.3	2,268.8	2,840.1
Other	1,804.5	1,401.5	3,206.0	6,707.1
	33,137.1	**6,919.7**	**40,056.8**	**14,124.8**

The liabilities in respect of the fiscal authorities as at 31 December 2006 mainly relate to property tax liabilities relating to the acquisition of the property portfolio in Germany.

2.3. Other information

2.3.1. Financial instruments
Financial instruments include both primary and derivative financial instruments.

Primary financial instruments held within the Group mainly comprise financial assets, lendings, securities, other receivables, credit balances with banks, financial liabilities, trade debtors and other liabilities.

Derivative financial instruments are composed as follows:

€ 1,000			31 December 2006			31 December 2005
	Book value	Fair value	Nominal value	Book value	Fair value	Nominal value
Interest rate caps	2.0	2.0	8,584.3	12.2	12.2	9,793.7
Forward foreign exchange transactions	-2,795.7	-2,795.7	16,825.9	-1,940.8	-1,940.8	12,715.1
Interest rate swaps	7,447.8	7,447.8	682,991.3	-1,153.7	-1,153.7	62,818.5

Interest rate caps are used exclusively to hedge the interest rate risk related to loans. Interest rate swaps (floating into fixed) are used to secure the currently low interest rate level. A forward foreign exchange transaction was concluded in connection with loans taken out abroad in USD in order to decouple the loan repayment at the end of the term from future exchange rate fluctuations. Forward foreign exchange transactions were also concluded in a company consolidated on a proportional basis for the production period for a loan taken out in EUR.

The market values and conditions of the existing interest rate swaps as at 31 December 2006 are as follows:

Currency	Nominal value	Start	End	Fixed interest rate as at 31 Dec. 2006	Reference interest rate	Market value 31 Dec. 2006
	€ 1,000			%		€ 1,000
EUR	467,500.0	12/2006	01/2017	3.905	3M-EURIBOR	5,909.9
EUR	82,500.0	12/2006	01/2017	3.940	3M-EURIBOR	362.7
EUR	17,641.3	09/2004	12/2011	3.870	3M-EURIBOR	88.3
EUR	17,641.3	09/2004	12/2011	2.990	3M-EURIBOR	392.3
EUR	8,820.6	07/2005	12/2011	2.895	3M-EURIBOR	399.1
EUR	14,098.9	03/2006	12/2014	3.670	3M-EURIBOR	336.3
EUR	14,098.9	03/2006	12/2014	3.300	3M-EURIBOR	149.3
EUR	8,500.0	03/2003	03/2010	3.960	3M-EURIBOR	7.9
EUR	8,287.9	02/2005	04/2012	3.510	3M-EURIBOR	178.0
EUR	4,143.9	07/2005	04/2012	3.045	3M-EURIBOR	196.0
EUR	12,500.0	05/2006	12/2014	4.200	6M-EURIBOR	-137.6
EUR	16,850.0	07/2006	02/2011	3.380	1M-EURIBOR	-154.3
USD	295.5	03/2003	03/2007	2.430	3M-LIBOR	1.6
USD	13,350.0	07/2006	02/2011	5.715	1M-LIBOR	-281.8

The fair value corresponds to the value which CA Immo AG would receive or pay upon liquidation of the deal on the balance sheet date. This value was determined by the bank with which the relevant 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.

Interest rate risk
Risks resulting from changes in interest rates basically only concern long-term loans. A list of all major interest rate liabilities and details on maturities is given in 2.2.11. in these Notes.

Currency risk
Currency risks result from rental income and receivables in foreign currency, especially in SKK, CZK, HUF, RON, BGN, SIT and PLN. These foreign currency inflows from rents are secured through a linkage of rents to hard currencies, above all to EUR, CHF and USD so that on balance no major risk exists. On the liabilities side, risks may result from loans taken out in CHF and USD (cf. Notes 2.2.11.).

Credit risk
On the assets side, the amounts stated represent the maximum default risk since no major set-off agreements exist. Where recognisable, the risk resulting from rent receivables is considered by carrying out value adjustments. The default risk of other primary and derivative financial instruments stated on the assets side may be considered as low since the transactions were mainly concluded with financial institutions of high credit standing.

A CONSOLIDATED FINANCIAL STATEMENTS

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 fundamentally corresponds to the book value due to day-to-day maturity or very short maturities.

2.3.2. Other liabilities and contingent liabilities

Guarantees
Guarantees exist for the planned acquisition of a company in Russia to be consolidated on a proportional basis in the future in the amount of T€ 17,900.0. The guarantees which existed as at 31 December 2005 for a loan to a company consolidated on a proportional basis in the amount of T€ 7,437.5 (relates to the non-consolidated share of 50 %) have expired.

Open lawsuits
CA Immo AG is involved in several lawsuits resulting from the ordinary course of business. Whenever the probability of the enforcement of claims was higher than 50 %, provisions were set up for this purpose. The Management Board has assumed that these lawsuits are unlikely to have any material consequences on the asset, financial and earnings position of the CA Immo Group, either individually or together.

2.3.3. Lease contracts
The lease contracts concluded by the CA Immo Group usually contain the following major contract provisions:
- linkage to EUR, USD or CHF
- value maintenance through linkage to international indices
- medium-term to long-term maturities or waiver of termination

Future minimum rental income from lease contracts existing as at 31 December 2006 which are either limited or subject to termination waiver amounts to T€ 279,969.8. Of this, T€ 56,396.0 is attributable to the year 2007, T€ 148,051.7 to the years 2008 to 2011 and T€ 72,522.0 to subsequent years. The remaining lease contracts may be terminated at short notice.

2.3.4. Business relationships with related companies and parties
Companies and parties related to the CA Immo Group are:
- the executive bodies of CA Immobilien Anlagen Aktiengesellschaft
- Bank Austria Creditanstalt AG (BA-CA)

The executive bodies of the CA Immo Group are:

Management Board of CA Immobilien Anlagen Aktiengesellschaft, Vienna
Gerhard Engelsberger
Bruno Ettenauer (since 1 March 2006)
Wolfhard Fromwald

Supervisory Board of CA Immobilien Anlagen Aktiengesellschaft, Vienna [1)]
Gerhard Nidetzky, Chairman
Christian Nowotny, Deputy Chairman
Bruno Ettenauer (until 28 February 2006)
August Jungmeister
Reinhard Madlencnik
Ewald Nageler (until 7 February 2006)
Regina Prehofer (since 9 May 2006)
Detlef Bierbaum (since 9 May 2006)

[1)] As at 31.12.2006, all members of the Supervisory Board had been elected by the General Meeting.

In the business year 2006, the members of the Management Board received remuneration totalling T€ 912.0 (2005: T€ 616.9) of which T€ 200.0 (2005: T€ 150.0) was performance-related. Neither loans nor advances were granted to Group management executive bodies. In the year under report, the remuneration of the members of the Supervisory Board amounted to T€ 101.8 (2005: T€ 37.7).

The BA-CA/UniCredit Group is the principal bank of the CA Immo Group. The company handles most of its payment transactions via the BA-CA, transacts a major part of its financial investments with the BA-CA and has taken out many of its loans with the BA-CA. In addition, the capital increases were placed in the market via the BA-CA. In the business year 2006, the net interest of CA Immobilien Anlagen AG in respect of the BA-CA amounted to about T€ 706.4 (2005: about T€ 4,106.6 net interest payments), issuing costs to T€ 12,921.6 (2005: T€ 4,995.2) and marketing and distribution fees to T€ 3,041.6 (2005: T€ 2,176.6). In the business year 2006, net interest payments made by CA Immo subsidiaries to the BA-CA/UniCredit Group amounted to about T€ 3,764.2 (2005: about T€ 1,037.8) and issuing costs to T€ 4,973.0 (2005: T€ 0.0).

As at 31 December 2006, the balance of outstanding receivables from and liabilities to the BA-CA/UniCredit Group amounts to T€ -86,645.4 (31 December 2005: T€ -349,730.2).

2.3.5. Key figures per share

Earnings per share
Earnings per share are calculated by dividing consolidated net income by the weighted number of ordinary shares in circulation during the business year.

		2006	2005
Weighted number of shares in circulation		51,345,223	37,838,992
Consolidated net income	€ 1,000	59,659.7	58,674.1
Earnings per share	EUR	1.16	1.55

Diluted earnings per share equal earnings per share since no financial instruments with dilution effect were issued.

Cash flow per share
Cash flow per share is calculated by dividing the operating Cash flow and the Cash flow from business activities by the weighted number of ordinary shares in circulation during the business year

		2006	2005
Weighted number of shares in circulation		51,345,223	37,838,992
Operating Cash flow	€ 1,000	47,985.7	36,369.0
Operating Cash flow per share	EUR	0.93	0.96
Cash flow from business activities	€ 1,000	47,354.1	37,259.9
Cash flow per share	EUR	0.92	0.98

A CONSOLIDATED FINANCIAL STATEMENTS

2.3.6. Payroll
In the business year 2006, the CA Immo Group employed an average of 47 white collar (2005: 31) as well as 21 blue collar employees (2005: 15). In addition, one company consolidated on a proportional basis employed 11 white collar (2005: 10) and 21 blue collar employees (2005: 14).

2.3.7. Events after the close of the business year
In spring 2007, the company is planning to increase the share capital by € 211,456,674.

In the first quarter of 2007, a new company was acquired in Budapest which is constructing an office building of about 34,000 sqm. Completion is planned for Spring 2009.

In addition, the 50 % stake in the Czech company Delta Park a.s. was sold in the first quarter of 2007. The selling price is above the book value shown in the Consolidated Financial Statements as at 31 December 2006.

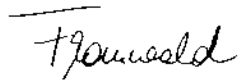
Within the framework of the CA Immo New Europe property fund, a joint venture agreement has already been signed with the associated company UBM for the development of a mixed-use business park in Warsaw.

An administrative company was set up in Serbia in February 2007. In addition, a property company was set up to construct an office development in Belgrade

Vienna, 9 March 2007

The Management Board





Ing. Gerhard Engelsberger | Dr. Bruno Ettenauer | Mag. Wolfhard Fromwald

UNQUALIFIED INDEPENDENT AUDITOR'S REPORT

We have audited the accompanying consolidated financial statements of CA Immobilien Anlagen Aktiengesellschaft, Vienna, which comprise the balance sheet as at 31 December 2006, and the income statement, Cash flow statement and statement of changes in equity for the year then ended, and a summary of significant accounting policies and other explanatory notes.

Management's Responsibility for the Consolidated Financial Statements
Management is responsible 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 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

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 International Standards on Auditing (ISAs). Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance 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 judgement, 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 entity'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 entity'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 financial statements.

We believe that the evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Opinion

Our audit did not give rise to any objections. In our opinion the consolidated financial statements are in accordance with legal requirements and present fairly, in all material respects, the financial position of the group as of 31 December 2006 and of its financial performance and its Cash flows for the year then ended in accordance with International Financial Reporting Standards (IFRSs) as adopted by the EU.

Report on the Management Report

Austrian Commercial Law requires that the Management Report, which has to be prepared by the Management in accordance with Austrian Commercial Law, has to be audited whether it is consistent with the consolidated financial statements.

In our opinion, the Management Report for the group is consistent with the consolidated financial statements.

Vienna, 9 March 2007

KPMG
Wirtschaftsprüfungs- und Steuerberatungs GmbH

Mag. Walter Reiffenstuhl ppa Mag. Nikolaus Urschler
(Austrian Chartered Accountants)

FINANCIAL STATEMENTS OF CA IMMO

INCOME STATEMENT

€ 1,000		**2006**		**2005**
	EUR	**EUR**	**EUR x 1000**	**EUR x 1000**
1. Gross revenues		29,456,994.41		29,009.4
2. Other operating income				
a) Income from the sale of fixed assets				
with the exception of financial assets	3,056,522.75		218.2	
b) Income from the reduction of				
provisions	1,937.54		16.6	
c) Other	2,553,355.57	5,611,815.86	777.5	1,012.3
3. Staff expenses				
a) Wages	-53,936.87		-55.3	
b) Salaries	-4,308,174.79		-2,132.4	
c) Payments relating to dispatching and				
payments into staff welfare funds	-128,799.95		-86.2	
d) Expenses in connection with pensions	-106,614.41		-117.3	
e) Payments relating to statutory social security contributions				
as well as payments dependent on remuneration and compulsory contributions	-625,752.05		-348.4	
f) Other social expenses	-66,820.95	-5,290,099.02	-4.6	-2,744.2
4. Depreciation on intangible assets. fixed assets and tangible assets		-10,814,627.87		-21,528.1
in accordance with § 204 para. 2 UGB: EUR 1,017,278.34; previous year: EUR 11,760,600				
5. Other operating expenses				
a) taxes	-3,449,551.51		-2,073.8	
b) Other	-29,296,806.18	-32,746,357.69	-16,033.4	-18,107.2
6, Subtotal from S 1 to 5 (operating result)		**-13,782,274.31**		**-12,357.8**
7. Income from interests				
of which from related companies:		13,329,886.04		3,141.0
EUR 13,329,886.04; previous year: EUR 3,141,000				
8. Income from other securities and loans from financial investments		4,763,965.56		3,839.3
of which from related companies: EUR 3,243,530.29; previous year: EUR 2,841,100				
9. Other interest and similar income		8,663,118.59		5,700.2
of which from related companies: EUR 1,987,648.04; previous year: EUR 2,934,000				
10. Income from the sale of financial assets		319,415.50		0.0
11. Interest and similar expenses		-12,581,507.94		-5,397.1
of which in connection with related companies: EUR 1,728,947.66; previous year: EUR 123,200				
12. Subtotal from S 7 to 11 (financial result)		**14,494,877.75**		**7,283.4**
13. Result from usual business activity		**712,603.44**		**-5,074.4**
14. Taxes on income		3,020,768.53		230.0
15. Net earnings for the year/annual deficit		**3,733,371.97**		**-4,844.4**
16. Reduction of untaxed reserves				
a) Special items for investment grants	2,333.16		2.3	
b) Investment allowances in accordance with § 10 of the Income Tax Law	0.00	2,333.16	5.0	7.3
17. Reduction of retained profit		0.00		6,000.0
18. Profit carried forward from the previous year		1,207,163.71		44.3
19. Profit as shown in the balance sheet		**4,942,868.84**		**1,207.2**

BALANCE SHEET AS AT 31 DECEMBER 2006

€ 1,000	31.12.2006 EUR	31.12.2005 EUR x 1000
ASSETS		
A. Fixed assets		
I. Intangible fixed assets		
1. Rights	2,060.00	12.2
2. EDP software	79,434.24	7.5
3. Goodwill	1,072,399.03	1,286.9
	1,153,893.27	**1,306.6**
II. Tangible fixed assets		
1. Property and buildings	359,898,238.52	370,166.2
of which land value: EUR 77,079,946.35; previous year: EUR 78,418,700		
2. Other assets, office furniture and equipment	1,508,484.03	1,552.1
3. Down payments made and construction in progress	144,912.16	5,650.3
	361,551,634.71	**377,368.6**
III. Financial assets		
1. Stakes in related companies	543,777,388.75	259,876.1
2. Loans to related companies	102,210,000.00	80,155.0
3. Equity investments	7,332.69	7.3
4. Securities from fixed assets	0.00	10.2
5. Other loans	431.32	9,026.5
	645,995,152.76	**349,075.1**
	1,008,700,680.74	**727,750.3**
B. Current assets		
I. Claims		
1. Trade debtors	387,054.03	536.4
2. Claims on related companies	121,865,520.51	93,453.0
3. Other receivables	137,264.97	1,162.8
	122,389,839.51	**95,152.2**
II. Other securities	**140,026,832.86**	**39,958.9**
II. Cash on hand, credit balances with banks	**89,485,957.35**	**44,217.9**
	351,902,629.72	**179,329.0**
C. Deferred expenses	**1,521,197.21**	**748.7**
	1,362,124,507.67	**907,828.0**

BALANCE SHEET AS AT 31 DECEMBER 2006

€ 1,000	31.12.2006 EUR	31.12.2005 EUR x 1000
LIABILITIES AND SHAREHOLDERS' EQUITY		
A. Shareholders' equity		
I. Share capital	422,913,348.00	317,185.0
II. Capital reserves	565,578,852.30	363,720.6
III. Retained earnings		
1. Statutory reserve	23,345.42	23.3
2. Other reserves (free reserves)	45,670,281.86	45,670.3
	45,693,627.28	45,693.6
IV. Net profit	**4,942,868.84**	**1,207.2**
of which profit carried forward: EUR 1,207,163.71; previous year: EUR 44,300		
	1,039,128,696.42	**727,806.4**
B. Untaxed reserves		
I. Valuation reserve based on special depreciation in accordance with § 10 a para, 3 of the Income Tax Law	**126,202.60**	**126.2**
II. Other untaxed reserves Special items for investment grants	**87,959.64**	**90.3**
	214,162.24	**216.5**
C. Provisions		
1. Provisions for dispatching	323,954.00	225.8
2. Tax provisions	644,433.29	588.1
3. Other provisions	2,665,431.66	3,752.6
	3,633,818.95	**4,566.5**
D. Liabilities		
1. Loans	200,000,000.00	0.0
of which convertible: EUR 0.00 previous year: EUR 0.00		
2. Liabilities to banks	74,711,492.92	132,192.2
3. Trade creditors	869,579.43	871.8
4. Payables to related companies	37,947,000.00	40,010.0
5. Other liabilities	4,156,643.60	637.9
of which from taxes: EUR 1,119,872.17; previous year: EUR 529,800		
of which in connection with social security: EUR 41,772.02; previous year: EUR 36,700		
	317,684,715.95	**173,711.9**
E. Deferred assets	**1,463,114.11**	**1,526.7**
	1,362,124,507.67	**907,828.0**
Contingent liabilities from guarantees	61,660,000.00	46,037.0

The financial statements of CA Immobilien Anlagen Aktiengesellschaft for the business year ended 31 December 2006 prepared according to the Austrian accounting principles and for which an unqualified auditors' opinion was expressed by KPMG Wirtschaftsprüfungs- und Steuerberatungs GmbH will be submitted together with the relevant documents to the Austrian Register of Companies of the Commercial Court of Vienna, no. 75895k. These financial statements can be ordered free of charge from CA Immobilien Anlagen Aktiengesellschaft, 1010 Vienna.

Proposal on the distribution of profits
It is proposed to appropriate EUR 4,900,000.00 to the non-statutory capital reserve and to carry forward the remaining amount of EUR 42,868.84 to new account from the net profit of EUR 4,942,868.84.

Vienna, 2 March 2007

The Management Board

Ing. Gerhard Engelsberger   Dr. Bruno Ettenauer   Mag. Wolfhard Fromwald

TABLES AND ANALYSES

I. CA IMMO SHARE

1. KEY RATIOS OF THE SHARE IN A MULTI-YEAR COMPARISON [1]

			IFRS 40 Fair value method		IFRS 40 Fair value method	
		2006	2005	2004	2003	2002
Key ratios per share in €						
Net sales/share		1.50	1.44	1.19	1.14	1.27
EBITDA/share		1.15	1.00	0.86	0.94	0.95
Operating Cash flow/share		0.93	0.96	0.80	0.81	0.88
Net income/share (EPS)		1.16	1.55	-0.07	0.46	0.62
EV/share		32.40	24.46	18.89	18.10	18.76
NNNAV/share		21.21	19.66	18.37	18.37	17.47
Price (31 Dec)/NNNAV per share -1	%	4.24	7.07	9.10	4.00	3.20
Multipliers						
Price/earnings ratio (PER)		19	13	–	41	28
Price/Cash flow		23	21	25	24	20
EV/EBITDA		29	28	25	22	21
Valuation in € m						
Market capitalisation (31 Dec)		1,286.2	918.4	712.8	561.2	396
Market capitalisation (annual average)		1,108.0	777.6	604.1	473.5	355.7
Stated value (= shareholders' equity)		1,493.6	851.3	631.1	466.6	320.7
Enterprise value (EV)		1,884.5	1,067.3	671.5	531.7	412.0
Net asset value (NNNAV)		1,233.8	857.9	653.1	539.7	383.7
Shares						
Number of shares (31 Dec)		58,172,400	43,629,300	35,549,800	29,380,000	21,961,500
Average number of shares		51,345,223	37,838,992	30,947,736	25,513,833	20,191,875
Average price/share	€	21.58	20.55	19.52	18.56	17.62
High	€	22.11	21.71	20.05	19.10	18.03
Low	€	21.01	20.00	19.07	18.01	17.19

[1] from 2004 according to IAS 40 (fair value method)

2. DEVELOPMENT OF SHARE CAPITAL

Year		Capital increase Nominal value	No. of shares	Price	Level of nominal value
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
	EUR		**13,500,000**		**98,145,000**
1999	EUR	10,905,000	1,500,000	14.4 EUR/share	109,050,000
2001	EUR	10,905,000	1,500,000	16.2 EUR/share	119,955,000
	EUR	11,995,500	1,650,000	16.6 EUR/share	131,950,500
2002	EUR	13,195,050	1,815,000	17.1 EUR/share	145,145,550
	EUR	14,514,555	1,996,500	17.3 EUR/share	159,660,105
2003	EUR	14,514,555	1,996,500	18.2 EUR/share	174,174,660
	EUR	18,058,680	2,484,000	18.8 EUR/share	192,233,340
	EUR	21,359,260	2,938,000	18.7 EUR/share	213,592,600
2004	EUR	21,359,260	2,938,000	19.45 EUR/share	234,951,860
	EUR	23,495,186	3,231,800	19.7 EUR/share	258,447,046
2005	EUR	23,495,186	3,231,800	20.2 EUR/share	281,942,232
	EUR	35,242,779	4,847,700	20.85 EUR/share	317,185,011
2006	EUR	105,728,337	14,543,100	21.15 EUR/share	422,913,348
			58,172,400		

II. PROPERTY PORTFOLIO

1. SURVEY OF PROPERTIES

			Addition month/year	Plot of land sqm	Office sqm	Shops sqm	Hotel sqm	Residential sqm	Industrial sqm	Warehousing sqm	Other sqm	Total sqm
Income-producing properties Austria												
1010 Vienna	Franz-Josefs-Kai 31–33		10/91	WE	0	1,083	0	0	0	0	0	1,083
1010 Vienna	Gonzagagasse 16		12/87	1,483	5,586	838	0	825	0	396	0	7,645
1030 Vienna	Erdberger Lände 26–32		09/04	66,440	60,926	2,738	0	0	13,857	4,610	0	82,130
1030 Vienna	Landstraßer Hauptstraße 97–101/ Hainburgerstraße 34–36	Z	12/05	WE	5,817	13,143	0	1,747	0	146	0	20,853
1030 Vienna	Landstraßer Hauptstraße 33		12/05	4,332	552	439	0	5,483	0	56	0	6,530
1030 Vienna	Rüdengasse 11		05/03	1,092	4,660	0	0	0	0	0	0	4,660
1040 Vienna	Große Neugasse 36		12/89	1,041	552	629	0	2,688	0	0	0	3,868
1040 Vienna	Prinz-Eugen-Straße 72		11/88	1,542	2,725	0	0	0	0	130	0	2,855
1040 Vienna	Rilkeplatz 5		05/03	519	2,670	0	0	0	0	0	0	2,670
1040 Vienna	Wiedner Hauptstraße 23–25		07/89	1,233	1,855	888	1,511	1,551	0	7	0	5,811
1070 Vienna	Kaiserstraße 119		12/05	316	539	0	0	356	0	103	0	998
1070 Vienna	Siebensterngasse 20		08/87	652	0	477	0	1,829	0	0	0	2,306
1090 Vienna	Liechtensteinstraße 97		01/02	342	0	0	0	1,460	0	37	0	1,497
1090 Vienna	Mariannengasse 14		12/89	863	3,456	396	0	0	0	0	0	3,852
1100 Vienna	Erlachgasse 92b		11/03	2,650	0	6,851	0	0	0	0	0	6,851
1110 Vienna	Simmeringer Hauptstraße 99		12/05	7,461	186	1,184	0	2,083	0	0	0	3,453
1120 Vienna	Schönbrunner Straße 247		12/05	985	2,895	0	0	0	0	32	0	2,927
1120 Vienna	Wolfganggasse 58–60		11/00	7,344	20,424	412	0	0	0	1,387	0	22,222
1130 Vienna	Fleschgasse 34		03/95	796	1,142	0	0	155	0	27	0	1,324
1150 Vienna	Hütteldorfer Straße 26		12/05	405	254	447	0	611	0	0	0	1,312
1150 Vienna	Hütteldorfer Straße 39–41		05/03	3,329	0	1,917	0	0	0	49	0	1,966
1150 Vienna	Linke Wienzeile 234		03/95	4,012	14,816	755	0	75	0	1,564	0	17,210
1150 Vienna	Markgraf-Rüdiger-Straße 6–8		01/02	2,580	4,049	361	0	893	0	148	0	5,451
1150 Vienna	Sparkassaplatz 6		05/03	751	2,244	180	0	0	0	0	0	2,424
1170 Vienna	Comeniusgasse 9		05/03	473	0	0	0	1,688	0	0	0	1,688
1170 Vienna	Geblergasse 22-26		12/05	2,337	0	59	0	3,509	0	0	0	3,568
1190 Vienna	Döblinger Hauptstraße 66		05/89	4,214	821	114	0	1,271	0	59	0	2,264
1190 Vienna	Heiligenstädter Straße 51–53		05/89	1,097	1,660	1,343	0	0	0	46	0	3,048
1200 Vienna	Klosterneuburger Straße 23–27		05/03	489	2,303	768	0	448	0	0	0	3,519
1210 Vienna	Felmayergasse 2		12/05	6,909	0	0	0	0	3,436	0	0	3,436
1220 Vienna	Lexergasse 3		12/05	3,165	0	0	0	0	668	0	0	668
1230 Vienna	Breitenfurter Straße 142–144		08/87	6,824	0	0	0	0	4,536	0	0	4,536
1230 Vienna	Zetschegasse 17		11/03	12,202	0	7,245	0	0	0	0	0	7,245
3300 Amstetten	Preinsbacherstraße 37		12/05	2,388	0	0	0	0	682	0	0	682
8010 Graz	Jakoministraße 3–5		12/05	1,346	2,595	0	0	0	0	0	0	2,595
8010 Graz	Jakoministraße 7, 7a		12/05	642	0	89	0	1,186	0	0	0	1,275
8010 Graz	Münzgrabenstraße 8		12/05	565	0	179	0	476	0	0	0	655

WE Residential property Z partly new acquisition in 2006

				Addition month/year	Plot of land	Office	Shops	Hotel	Residential	Industrial	Warehousing	Other	Total
					sqm	sqm	sqm	sqm	sqm	sqm	sqm	sqm	sqm
8055	Graz	Puntigamer Straße 123		12/05	3,610	0	0	0	0	1,332	0	0	1,332
8010	Graz	Schießstattgasse 10		12/05	3,350	0	185	0	4,139	0	0	0	4,324
5400	Hallein	Thunstraße 1		03/90	399	0	379	0	603	0	0	0	981
6020	Innsbruck	Bürgerstraße 2		12/05	WE	0	0	0	0	1,382	25	0	1,408
6020	Innsbruck	Graßmayrstraße 23		12/05	2,887	0	0	0	242	860	0	0	1,102
6020	Innsbruck	Wilten		06/87	WE	0	549	0	0	0	0	0	549
9020	Klagenfurt	Fallegasse 7		12/05	9,694	0	0	0	0	3,800	0	0	3,800
9020	Klagenfurt	Völkermarkter Straße 140		12/90	11,178	0	7,318	0	0	0	0	0	7,318
4020	Linz	Altstadt 16		03/95	235	0	219	0	429	0	0	0	648
4020	Linz	Goethestraße 7		01/02	1,442	1,684	657	0	85	0	140	0	2,567
4020	Linz	Herrenstraße 29		12/05	915	230	1,222	0	393	0	0	0	1,845
4020	Linz	Promenade 22		12/05	824	505	533	0	696	0	0	0	1,734
4020	Linz	Schubertstraße 16–18		02/90	3,135	705	687	0	1,781	0	89	0	3,262
4614	Marchtrenk	Freilinger Straße 44		01/88	SÄ	0	0	0	0	8,400	0	0	8,400
5230	Mattighofen	Brauereistraße 8		12/05	1,946	0	0	0	0	1,793	0	0	1,793
3020	Preßbaum	Hauptstraße 74d		12/05	3,164	0	0	0	0	718	0	0	718
3002	Purkersdorf	Linzer Straße 39–43		12/87	6,466	0	0	0	2,158	0	0	0	2,158
5020	Salzburg	Fürbergstraße 18–20		12/05	WE	2,932	3,013	0	0	0	616	0	6,561
5020	Salzburg	Getreidegasse 34–36 / Grießgasse		12/05	4,071	232	3,448	0	1,810	0	0	0	5,490
5020	Salzburg	Hanuschplatz 1 / AVA Hof		01/02	3,648	5,618	2,999	0	188	0	114	0	8,918
5020	Salzburg	Ignaz-Harrer-Straße 59		01/90	435	350	349	0	529	0	0	0	1,228
5020	Salzburg	Innsbrucker Bundesstraße 47		12/05	WE	2,399	0	0	0	0	50	0	2,449
5020	Salzburg	Julius-Welser-Straße 15		05/03	2,749	3,017	0	0	0	0	301	0	3,318
5020	Salzburg	Linzer Gasse 9		12/05	1,114	0	296	2,681	0	0	0	0	2,977
5020	Salzburg	Rathausplatz 2		05/03	392	0	1,806	0	0	0	0	0	1,806
5020	Salzburg	Sigmund-Haffner-Gasse		12/05	434	286	351	0	702	0	0	0	1,339
2320	Schwechat	Pechhüttenstraße 7, 9–11		12/05	8,274	0	600	0	0	0	0	0	600
2201	Seyring	Brünner Straße 160		11/04	17,413	1,000	4,324	0	0	0	3,524	0	8,848
3100	St, Pölten	Wiener Straße 47		12/05	748	0	455	0	334	0	0	0	789
4600	Wels	Kaiser-Josef-Platz 49		12/05	1,688	1,208	155	0	0	0	0	0	1,363
2700	Wr. Neustadt	Waldschulgasse 3		12/05	3,902	0	0	0	0	1,973	0	0	1,973
2700	Wr. Neustadt	Zehnergürtel 63-67		12/05	6,206	0	0	0	0	1,891	0	0	1,891
14	**undeveloped plots of land**				**108,069**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
12	**small properties of less than 500 sqm size**				**5,807**	**132**	**419**	**0**	**1,388**	**1,128**	**115**	**0**	**3,183**
24	**Buildings on third-party land**				**374,734**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Income-producing properties Austria					**741,748**	**163,023**	**72,498**	**4,192**	**43,809**	**46,456**	**13,770**	**0**	**343,749**
Income-producing properties Germany													
D	Düsseldorf	Neuss		05/03	11,984	3,141	0	0	0	4,432	0	0	7,573
D	Bad Hersfeld	Hubertusweg 19	A	01/07	7,768	5,817	0	0	132	0	1,193	384	7,526
D	Bad Hersfeld	Kleine Industriestraße 3	A	01/07	6,867	3,559	0	0	0	0	554	454	4,567
D	Bad Homburg	Auf der Steinkaut 10–12	A	01/07	6,361	3,607	0	0	197	0	1,216	316	5,336
D	Bensheim	Berliner Ring 35	A	01/07	12,325	5,905	0	0	0	0	1,115	331	7,352
D	Darmstadt	Steubenplatz 14	A	01/07	5,553	5,422	0	0	0	0	1,014	271	6,707

WE Residential Property SÄ building on third-party land A as at 31 December 2006 as prepayment for properties in the consolidated balance sheet

				Addition month/year	Plot of land	Office	Shops	Hotel	Residential	Industrial	Warehousing	Other	Total
					sqm	sqm	sqm	sqm	sqm	sqm	sqm	sqm	sqm
D	Friedberg	Homburger Straße 18	A	01/07	8,176	2,693	0	0	0	0	1,626	297	4,616
D	Fulda	Washingtonallee 1–6 / Severingstraße 1–5	A	01/07	48,021	18,161	0	0	0	0	5,507	3,566	27,235
D	Gießen	Ferniestraße 8	A	01/07	29,885	13,208	0	0	0	0	3,064	2,504	18,776
D	Gießen	Gutfleischstraße 1 / Marburger Straße 2–4 / Ostanlage 7, 15, 17, 19	A	01/07	20,709	18,212	0	0	0	0	4,879	1,949	25,040
D	Gießen	Leihgesterner Weg 52	A	01/07	5,394	2,579	0	0	0	0	978	144	3,701
D	Gießen	Schubertstraße 60	A	01/07	74,553	20,333	0	0	0	0	5,587	6,244	32,164
D	Hofgeismar	Neue Straße 21	A	01/07	8,902	2,872	0	0	0	0	1,063	350	4,286
D	Hofheim	Nordring 4–10	A	01/07	11,994	6,720	0	0	110	0	2,027	463	9,319
D	Hofheim	Zeilsheimer Straße 59	A	01/07	11,196	2,193	0	0	0	0	314	396	2,904
D	Homberg/Efze	August-Vilmar-Straße 20	A	01/07	13,224	2,676	0	0	0	0	573	671	3,920
D	Idstein	Gerichtstraße 1+3	A	01/07	4,353	2,527	0	0	0	0	868	378	3,772
D	Kassel	Friedrich-Ebert-Straße 104–106	A	01/07	6,154	6,334	0	0	0	0	945	805	8,083
D	Kassel	Frankfurter Straße 9+11	A	01/07	12,712	28,291	0	0	188	0	4,057	2,336	34,872
D	Kassel	Knorrstraße 32, 34	A	01/07	13,253	2,627	0	0	0	0	20	903	3,550
D	Korbach	Medebacher Landstraße 29	A	01/07	8,552	3,621	0	0	174	0	717	360	4,872
D	Mainz-Kastel	Wiesbadener Straße 99–103	A	01/07	52,808	23,568	0	0	84	0	6,670	6,378	36,699
D	Marburg	Raiffeisenstraße 1+7	A	01/07	20,660	8,167	0	0	0	0	1,287	1,074	10,528
D	Marburg	Robert Koch Straße 5–17	A	01/07	27,606	19,678	0	0	242	0	4,059	2,975	26,954
D	Marburg	Universitätsstraße 48–50	A	01/07	10,046	6,712	0	0	285	0	1,295	865	9,156
D	Michelstadt	Erbacher Straße 46, 47, 48	A	01/07	15,608	4,756	0	0	0	0	1,389	580	6,725
D	Rüsselsheim	Eisenstraße 60	A	01/07	10,000	3,830	0	0	0	0	794	433	5,058
D	Rüsselsheim	Johann-Sebastian-Bach-Straße 45	A	01/07	6,700	3,517	0	0	0	0	1,123	291	4,931
D	Wetzlar	Schanzenfeldstraße 8	A	01/07	21,119	7,063	0	0	0	0	1,224	2,599	10,886
D	Wiesbaden	Kaiser-Friedrich-Ring 75	A	01/07	12,292	12,408	0	0	0	0	2,977	1,036	16,421
D	Wiesbaden	Luisenplatz 5+10	A	01/07	4,361	5,151	0	0	0	0	997	457	6,605
D	Wiesbaden	Mosbacher Straße 55	A	01/07	10,765	3,473	0	0	0	0	11,502	343	15,318
D	Wiesbaden	Rheinstraße 35–37	A	01/07	4,166	6,503	0	0	103	0	1,023	778	8,407
D	Wiesbaden	Schaperstraße 16, 19	A	01/07	9,715	8,820	0	0	0	0	1,917	783	11,521
D	Wiesbaden	Schönbergstraße 100	A	01/07	109,594	33,819	0	0	189	0	5,564	5,928	45,499
D	Wiesbaden	Willy-Brandt-Allee 2	A	01/07	2,056	835	0	0	0	0	161	661	1,657
D	Wiesbaden	Willy-Brandt-Allee 20–22	A	01/07	26,347	6,611	0	0	0	0	4,023	1,927	12,560
Income-producing properties Germany					**671,779**	**315,407**	**0**	**0**	**1,703**	**4,432**	**83,323**	**50,231**	**455,096**
Total – Income-producing properties					**1,413,527**	**478,431**	**72,498**	**4,192**	**45,513**	**50,888**	**97,092**	**50,231**	**798,845**
Projects													
1020	Wien	Handelskai 388 / DBC		09/00	9,381	20,315	1,503	0	0	455	976	0	23,249
1030	Wien	Rennweg		09/04	5,453	7,950	0	25,010	0	0	0	0	32,960
1190	Wien	Muthgasse		04/02	14,509	45,000	0	0	0	0	0	0	45,000
8055	Graz	Otto-Baumgartner-Straße 9 / ECO Park		05/03	20,941	0	0	0	0	8,488	0	0	8,488
1180	Wien	Theresiengasse 36		12/05	442	0	0	0	1,119	0	0	0	1,119
Projects Austria					**50,726**	**73,265**	**1,503**	**25,010**	**1,119**	**8,943**	**976**	**0**	**110,816**
CA Immo 10,224 car-parking spaces of 25 sqm each													**255,600**
CA Immo – total usable space					**1,464,253**	**551,696**	**74,001**	**29,202**	**46,632**	**59,831**	**98,068**	**50,231**	**1,165,261**

A as at 31 December 2006 as prepayment for properties in the consolidated balance sheet

1. SURVEY OF PROPERTIES CA IMMO INTERNATIONAL

				Addition month/year	Plot of land	Office	Shops	Hotel	Residential	Industrial	Warehousing	Other	Total
					sqm	sqm	sqm	sqm	sqm	sqm	sqm	sqm	sqm
Income-producing properties													
SK	Bratislava	BBC		01/00	7,850	10,321	1,719	0	0	0	594	0	12,634
H	Budapest	R70 Office Complex		06/03	3,923	15,932	1,522	0	0	0	362	0	17,816
H	Budapest	Canada Square		07/05	1,435	4,953	0	0	0	0	359	0	5,312
H	Budapest	Bartók-ház		08/05	3,651	14,281	2,420	0	0	0	335	0	17,036
H	Budapest	Buda Business Center		09/05	1,785	5,315	180	0	0	0	299	0	5,794
H	Budapest	Víziváros Office Center		09/05	4,022	11,354	1,289	0	0	0	723	0	13,366
RO	Bucharest	Opera Center 1		09/03	2,550	10,798	484	0	0	0	296	0	11,578
RO	Bucharest	Opera Center 2		03/04	767	3,191	0	0	0	41	85	0	3,317
RO	Bucharest	Bucharest Business Park		10/05	15,625	23,825	677	0	0	0	1,298	0	25,800
SI	Ljubljana	Grand Media Hotel		04/05	2,902	0	2,555	15,376	0	0	0	0	17,931
CZ	Prague	Jungmannova [1]		03/01	1,231	4,619	273	0	0	0	350	0	5,242
BG	Sofia	Mladost Office Building		03/03	5,745	3,850	0	0	0	0	154	0	4,004
BG	Sofia	Mladost II	N	05/06	2,936	6,897	166	0	0	0	164	0	7,227
PL	Warsaw	Warsaw Financial Center [1]		09/05	1,251	23,822	644	0	0	0	427	0	24,892
PL	Warsaw	Renaissance Tower Warsaw		05/02	HU	16,849	467	0	0	0	160	0	17,476
PL	Warsaw	Wspólna		1/01	HU	6,896	0	0	0	0	273	0	7,169
Income-producing properties CA Immo International					**55,673**	**162,903**	**12,396**	**15,376**	**0**	**41**	**5,877**	**0**	**196,593**
Projects/Forward Purchase													
CZ	Prague	ECM Airport Center [1]		07/05	8,600	0	1,645	6,825	0	0	122	0	8,592
SK	Bratislava	BBC		01/00	7,850	10,498	375	0	0	0	0	0	10,873
CZ	Pilsen	Hotel Diplomat	A	11/06	8,000	3,592	725	9,975	0	0	0	0	14,292
RU	Moskow	Maslov Tower [1]	C	12/06	4,000	30,000	0	0	0	0	900	0	30,900
Projects CA Immo International					**28,450**	**44,090**	**2,745**	**16,800**	**0**	**0**	**1,022**	**0**	**64,657**
CA Immo International 4,043 car-parking spaces of 25 sqm each													**103,360**
CA Immo International – total					**84,123**	**206,993**	**15,141**	**32,176**	**0**	**41**	**6,899**	**0**	**364,609**
CA Immo Group – total					**1,548,377**	**758,688**	**89,141**	**61,378**	**46,632**	**59,872**	**104,967**	**50,231**	**1,529,870**
CA Immo Group income-producing properties – total					**1,469,201**	**641,333**	**84,893**	**19,568**	**45,513**	**50,929**	**102,970**	**50,231**	**995,437**
CA Immo Group projects – total					**79,176**	**117,355**	**4,248**	**41,810**	**1,119**	**8,943**	**1,998**	**0**	**175,473**
CA Immo Group car-parking spaces – total													**358,960**
Properties sold in 2006													
CA Immo					**557,432**	**3,653**	**1,494**	**0**	**9,693**	**2,241**	**193**	**0**	**17,275**
CA Immo International					**1,561**	**11,945**	**0**	**0**	**0**	**0**	**0**	**0**	**11,945**

[1] corresponds to 50 % stake
A as at 31 December 2006 as prepayment for properties in the consolidated balance sheet N denotes newly acquired properties C committed HU hereditary usufruct

C TABLES AND ANALYSES

2. ANALYSIS OF THE PORTFOLIO

2.1. Overall portfolio

2.1.1. Survey

		Austria/ Germany [1]	Eastern and South-East Europe	Total 2006	Total 2005
Market value	€ m	1,585.90	530	2,116.00	1,157.50
Property assets					
Acquisition of new properties	€ m	923.5	16.4	940	363.3
Investments in current projects	€ m	15.2	22.7	38	34.7
Investments in the portfolio stock	€ m	1.3	7	8.3	7
Total additions	**€ m**	**940.1**	**46.2**	**986.3**	**405**
Disposals	€ m	22	38.3	60.3	-1.3
Number of properties		161	20	181	147
of which: projects		5	4	9	9
Rentable space	sqm	798,845	196,593	995,437	566,468
Rentable car-parking space	sqm	237,225	75,425	312,650	168,325
Total usable space	**sqm**	**1,036,070**	**272,018**	**1,308,087**	**734,793**
Space under construction	sqm	110,816	64,657	175,473	107,125
Car-parking space under construction	sqm	18,375	27,935	46,310	21,025
Total space under construction	**sqm**	**129,191**	**92,592**	**221,783**	**128,150**
Total space	**sqm**	**1,165,261**	**364,609**	**1,529,870**	**862,942**
Total car-parking		**10,224**	**4,043**	**14,267**	**7,574**
Annual rental income (net sales)	€ m	39	38.2	77.1	54.5
Vacancy rate	%	7.1	7	7.1	11.9

[1] incl. prepayment for Hesse-Portfolio

2.1.2. Survey of car-parking space

	Stock		Projects		Total	
	No. of spaces	sqm	No. of spaces	sqm	No. of spaces	sqm
Austria/Germany	9,489	237,225	735	18,375	10,224	255,600
Eastern and South-East Europe	3,017	75,425	1,026	27,935	4,043	103,360
	12,506	312,650	1,761	46,310	14,267	358,960

2.1.3. Survey of properties by number and value (excluding development projects)

Properties worth from – to € m	Number of existing properties	Share in total portfolio value %
0 – 1.99	57	3
2 – 4.99	30	8
5 – 9.99	23	14
10 – 19.99	10	11
20 – 29.99	5	9
30 – 49.99	9	28
more than 50	4	27
Total	**138**	**100**

excl. Hesse-Portfolio

2.1.4. Average rents

€/sqm	Average rent	Average ERV [1]
Offices		
Austria	10.2	10.3
Eastern and South-East Europe	16.4	15.2

[1] The ERV denotes the currently expected market rent. A comparison with the average rent shows whether the current rents are in line with the market or whether an "over-rent" or "under-rent" exists.

2.1.5. Change of rental income (2006 compared with 2005)

€ m	Austria/ Germany	Eastern and South-East Europe	Total
From indexing	0.3	0.3	0.5
From currency translation	0	-0.2	-0.2
From change of vacancy rate or rent reductions	-0.1	0.8	0.7
From additions of new properties	3.2	0.8	4
From first-time lease on whole-year basis	6.8	10.6	17.3
From finished development projects	0	2.4	2.4
From property disposals	-0.1	-2	-2
Total change in rental income	**10.1**	**12.6**	**22.7**

C TABLES AND ANALYSES

2.2. Segment analysis Austria/Germany

2.2.1. Austria/Germany – Usable space by sector

	sqm	%
Office	551,696	47
Hotel	29,202	3
Retail	74,001	6
Industrial and warehousing	157,899	14
Residential	46,632	4
Car-parking	255,600	22
Other	50,231	4
Usable space	**1,165,261**	**100**

incl. Hesse-Portfolio

2.2.2. Austria/Germany – Rental income by sector

	€ 1,000	Share %
Office	18,714	48
Retail	4,418	11
Apartment building	9,021	23
Residential	2,252	6
Industrial and warehousing	1,527	4
Hotel	234	1
Other	2,809	7
Rental income	**38,977**	**100**

excl. Hesse-Portfolio (affecting payment beginning 1 January 2007)

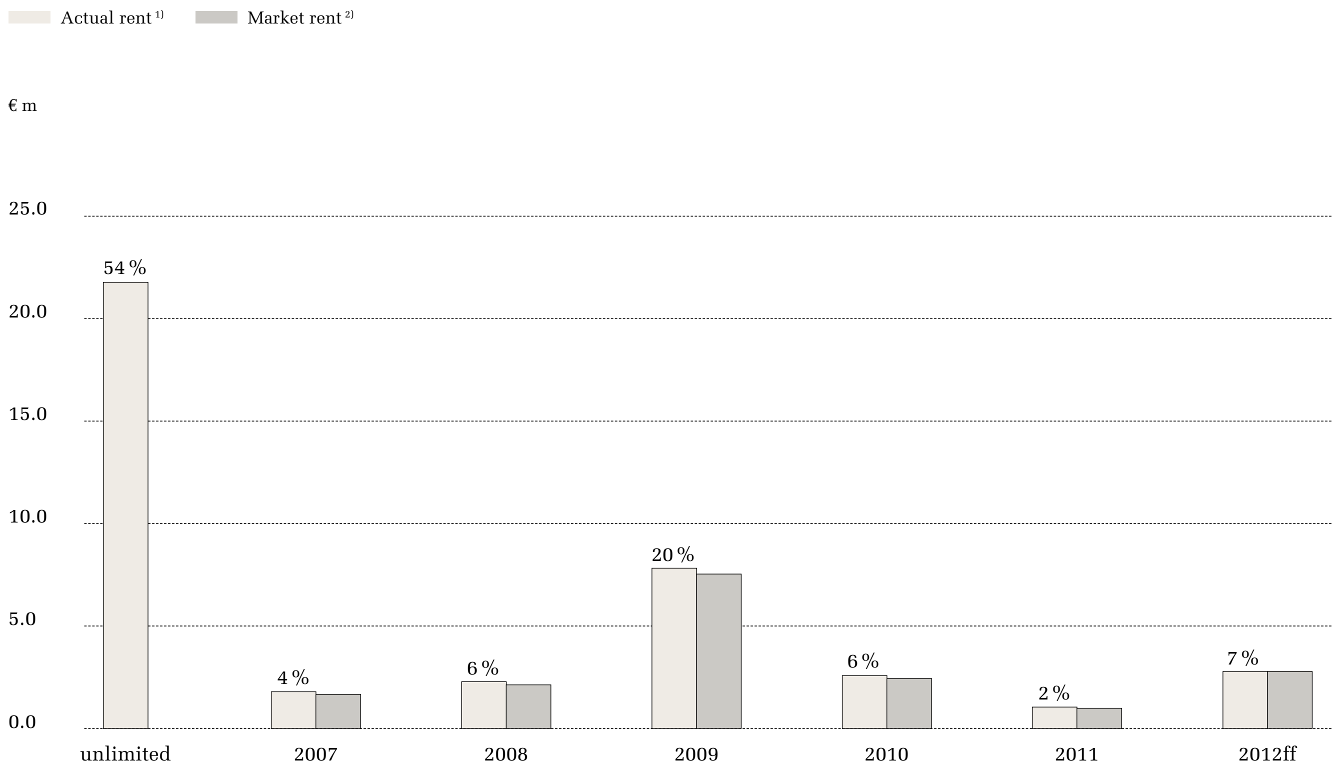
2.2.3. Austria/Germany – Largest tenants

	Industry	Share % [1]
Siemens AG Österreich	IT, telecommunications	24
IKEA EINRICHTUNGEN Handelsgesellschaft m.b.H.	fashion retailer	3
UPC Telekabel Wien GmbH	telecommunications	3
HAAS Elektro GmbH & Co KG	electronics retailer	2
C&A Mode Gesmbh & Co KG	fashion retailer	2
AC Austro Car HandelsgmbH & Co OHG	automobile industry	2
Media Markt TV-Hifi-Elektro GesmbH	electronics retailer	1
MA 34 Bau-u.Gebäudemanagement	public service	1
KBS Kleider-Bauer Betriebs-GmbH	fashion retailer	1
Sternbräu GmbH	gastronomy	1

[1] Share of rental income in annual rental income Austria/Germany (excl. Hesse-Portfolio)

2.2.4. Lease contract analysis Austria and Germany

This chart shows that 54 % of rental income (excl. Hesse-Portfolio) results from unlimited lease contracts. Of the remaining rental income, 26 % is attributable to lease contracts limited until 2009 or 2010.



[1] Actual rent: based on effective rental income of the expiring lease contracts
[2] Market rent: based on the assumption that the expiring lease contracts will be extended or renewed at current market rents

2.3. Segment analysis Eastern and South-East Europe

2.3.1. Eastern and South-East Europe – Usable space by sector

	sqm	%
Office	206,993	57
Hotel	32,176	9
Retail	15,141	4
Industrial and warehousing	6,940	2
Car-parking	103,360	27
Usable space	**364,609**	**100**

2.3.2. Eastern and South-East Europe – Rental income by sector

	€ 1,000	Share %
Office	34,271	90
Hotel	3,897	10
Rental income	**38,168**	**100**

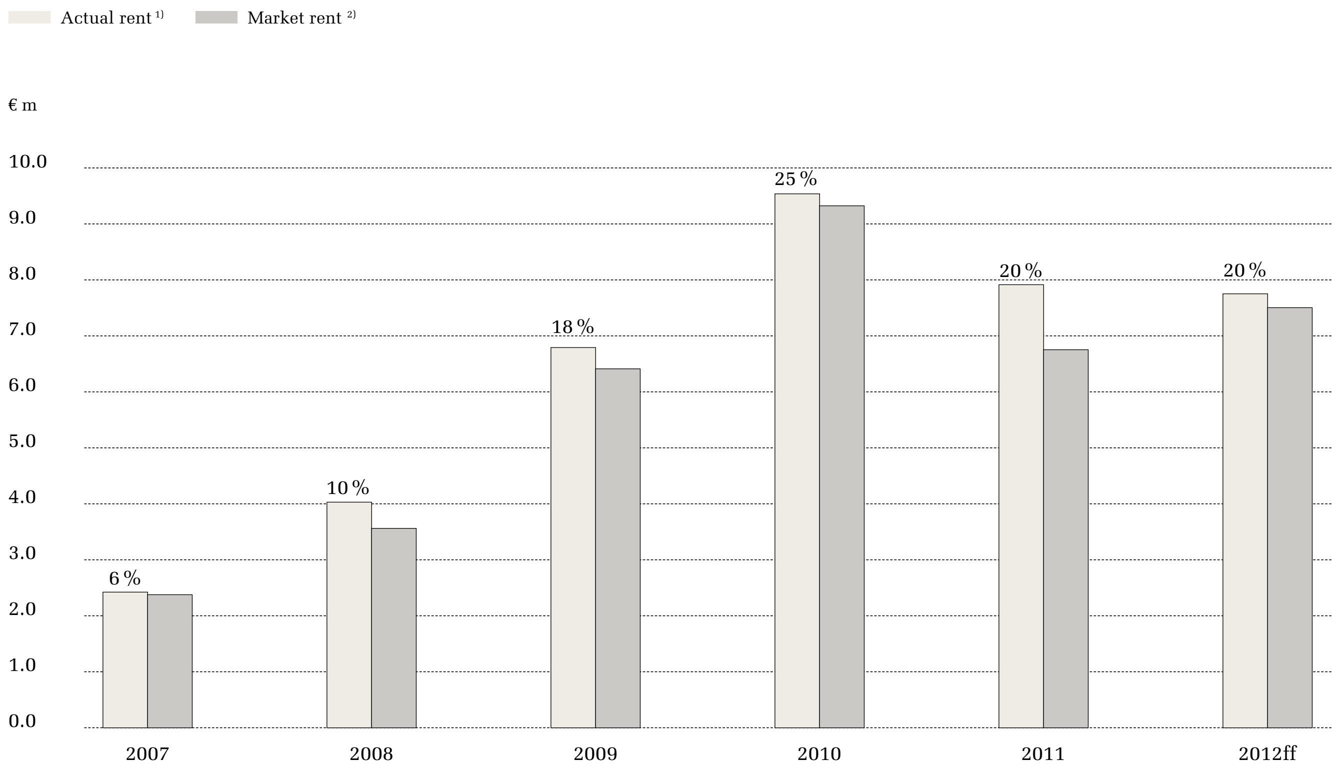
2.3.3. Eastern and South-East Europe – Largest tenants

	Industry	City	Share % [1]
PTK Centertel	telecommunications	Warsaw	10
PBK Property	bank	Warsaw	4
EDS Magyarország Kft.	IT	Budapest	3
Cosmo Bulgaria Mobile	telecommunications	Sofia	3
Price Waterhouse Coopers	auditing	Bucharest	3
Cemex Üzleti Központ Kft.	construction	Budapest	2
NN LEASE SRL - ING GROUP	insurance	Bucharest	2
Johnson controls	automobile industry	Sofia	2
IBM Romania SRL	IT	Bucharest	2
British American Tobacco Trading SRL	tobacco	Bucharest	2

[1] Share of rental income in annual rental income Eastern and South-East Europe

2.3.4. Analysis of lease contracts Eastern and South-East Europe

This chart shows that 65 % of rental income in Eastern and South-East Europe results from lease contracts with a remaining duration of at least four years.



1) Actual rent: based on effective rental income of the expiring lease contracts
2) Market rent: based on the assumption that the expiring lease contracts will be extended or renewed at current market rents

2.4. Development projects

2.4.1. Current projects

Place	Project	Use	Share in %	Joint venture partner	Project leader-ship	Usable space in sqm	Project volume in € m	Expected completion	Project status	Rented out in %
Austria										
Vienna 3	Rennweg	Hotel/Office	100	no	CA Immo	32.960	86	2007	under const.	75
Vienna 19	Muthgasse	Office	100	no	CA Immo	45.000	90	2008	planning	0
Graz	ECO-Park	Industrial	100	no	CA Immo	8.488	2	2007	planning	56
Vienna 18	Theresiengasse	Residential	100	no	CA Immo	1.120	1	2007	under const.	55
Vienna 3	Handelskai DBC	Office	100	no	CA Immo	23.249	15	2009	planning	50
Eastern and South-East Europe										
Prague	ECM Airport Center	Hotel/Retail	50	ECM	ECM	17.200	49	2007	under const.	95
Bratislava	BBC	Office	100	no	CA Immo International	10.870	32	2009	planning	0
Pilsen	Hotel Diplomat	Hotel/Office	100	ECM	ECM	14.290	30	2007	under const.	70
Moscow	Maslov Tower	Office	50	Katrinco	Katrinco	30.900	130	2010	planning	0
Total usable space / project volume							**184.077**	**435**		
Share of CA Immo										
In usable space/total investment volume						**160.027**	**346**			
of which: already invested							**aprox. 90**			
Project exposure in relation to portfolio stock							**16 %**			

2.4.2. Information about project partners

City	Project	Partner	Represented by	Address
Prague	ECM Airport Center	ECM Real Estate Investments k.s.	Milan Janku	Prague 4, Na Strži 65
Pilsen	Hotel Diplomat	ECM Real Estate Investments k.s.	Milan Janku	Prague 4, Na Strži 65
Moscow	Maslov Tower	Katrinco Ltd.	Raimund Förster	Nicosia, Florinis 11

3. PROPERTY VALUATION

The property portfolio as at 31 December 2006 was valued almost completely by external appraisers:

Austria:
Metzger Realitäten Gruppe
CB Richard Ellis

Eastern and South East Europe:
CB Richard Ellis

CA Immo's German properties were appraised by Colliers Property Partners.

3.1. Valuation method

a) Appraiser: Metzger Realitäten Gruppe

The Valuer has been commissioned by CA Immobilien Anlagen AG with the valuation of 74 properties, 49 of which have been subsequent valuations of the market value and 25 of which have been new valuations of the market value (24 Superädifikate, i.e. buildings on third-party property and referred to hereinafter as superstructures) and acquisition of Galleria. The purpose of such valuation is to determine the market values of the properties. The valuations have been carried out as of 31 December 2006.

Bases and documents
To carry out the valuations, the following bases and documents have been used:
- Extracts from the land register by the Valuer
- Provisions on zoning and suitability for construction and development
- Research on property prices with the local brokers, Valuer colleagues as well as by means of the internal real-estate database
- Comprehensive comparisons and experience from professional practice
- Abstracts of landscape and city maps
- The principal provided the Valuer with the following documents: lists of rent, as of December 2006; copies of contract documents

Basis, extent, content of valuations
Special remarks on the basis, the extent, the content and the validity of the valuations:

1. The generally accessible areas of the properties have been inspected and visited.

2. The Valuer requested the data and documents required for the valuation, which were then provided by the principal. The contained data has been checked for validity. Information provided by the principal as well as the submitted documents have been included in the valuations.

3. The valuations have been made assuming the suitability of the objects, unless otherwise arising from the documents provided by the principal.

4. The structural condition and the state of maintenance of the objects have been determined by the qualified Valuer according to his commission by visual inspection on the occasion of taking of evidence. Detailed checks have not been the subject matter of the commission and have, thus, not been carried out. The valuation of the repair lag and/or any costs for reorganisation has been carried out by the qualified Valuer by means of percentage deductions.

5. The valuation by the qualified Valuer only refers to buildings and parts of buildings as well as the exterior facility areas. Neither technical facilities and equipment nor the entire area of interior equipment form the subject matter of this valuation report. The technical facilities and equipment are only considered by the qualified Valuer's valuation if they have to be assigned to the building as direct parts of it.

6. The Valuer did not check the permits of the building authority or legal uses, this not being the subject matter of his commission. Should any new knowledge arise in this context which changes the value, a relevant subsequent valuation must be carried out. Any non-fulfilled public impositions, in particular works contracts, have not been communicated to the Valuer.

7. The useful surfaces have been taken from the documents provided by the principal and checked for validity. To what extent this information corresponds to the latest state of consent has not been checked since measurements on the objects have not been part of the qualified Valuer's commission and have, thus, not been carried out.

8. No reductions in value due to any contaminations, such as soil contaminations or others, or contaminations reducing the property's value are known. No investigations of the foundation soil or other structural or chemical investigations have been carried out. Enquiries have been made to the register of suspected contaminated sites. The registration of the properties, if any, will be stated separately in the relevant valuation report.

9. No rights and encumbrances not contained in the registers have been communicated by the principal to the Valuer.

10. The valuations have been made without any monetary encumbrances.

11. Should new facts or circumstances arise, the Valuer expressly reserves the right of amending or complementing these valuations. The present valuations are based upon the documents and information listed in the valuation reports. This means that new documents or information may lead to an amendment of the result of the valuations.

12. Due to the uncertainty of individual factors included in the valuation, especially due to the necessity of relying on experiences, the result of the valuation cannot constitute a variable with mathematical accuracy.

13. Aspects of value added tax as well as the relevant effects in the meaning of the Complementary Budget Act (Budgetbegleitgesetzes) from 1998 are no subject matter of the commission and will not be taken into account for the purpose of valuations.

14. The publication and reproduction of the valuations or its distribution to the media in part or in whole shall only be al lowed after having obtained the Valuer's written consent.

15. The valuations shall only be valid in whole, whereas abstracts of the valuations shall not be valid.

16. The Valuer informs that liability shall exclusively be restricted to the amount stated in the property damage liability insurance policy.

The valuations have been prepared on commission of and for CA Immobilien Anlagen AG. Any liability of the Valuer towards third parties shall be excluded.

Valuation procedures
The valuations have been carried out according to the principles of the Property Valuation Statute (Liegenschaftsbewertungsgesetzes) from 1992, published in the Official Journal (Bundesgesetzblatt) of 19 March 1992, OJ (BGBl.) 150. This means that the market value has been determined on the basis of the comparative value or the real value or the capitalised value given in the above-mentioned act and/or a combination of them, depending on the type of object.

The subsequent valuations are based upon the valuations prepared by the Valuer in 2005. The facts and data having changed in comparison to the initial valuations and influencing the value will be provided in the subsequent valuations.

The purpose of the valuations is to determine the market value of the property described. The market value is determined by the price which could be normally achieved in arm's-length transaction. In this context, all actual, legal and economic circumstances influencing the price must be taken into account. However, any extra-ordinary or personal relationships must not be considered.

Beside the already described bases and/or documents, the present valuations take the following information into account:
1. all information received by the Valuer from the principal in the written and/or oral form,
2. the results from the taking of evidence
3. the structural condition and the state of maintenance of the objects,
4. the general situation on the real-estate market.

The initial basis of the capitalisation value determination is the net profit of the object to be valued. The net profit is determined from the sustainable achievable gross profit less the costs for maintenance and management that cannot be apportioned to the tenants. Such net profit annually devolves upon the property owner until the end of the remaining useful life. The question remains of how high is the value of the net profit, determined on the basis of the remaining useful life that annually devolves upon the property owner at the valuation date. To determine this value, the net profit will by multiplied by a certain factor. This factor depends on the remaining useful life and the capitalisation interest rate.

The economic remaining useful life is the period
for which the building structures can probably still be used economically, provided that they are properly maintained and managed. According to the Austrian valuation standard, the Valuer assumes that the real-estate will not be used any further without being comprehensively reorganised and invested into and that the amount of the reorganisation costs will level the costs for new erection after expiration of the economic remaining useful life. A criterion for the selection of the capitalisation interest rate is the risk that the profit from the property is subject to.

In the framework of determining the capitalized value it is assumed that profits and costs will remain unchanged during the useful life used as a basis. The reference point of the valuation is the relevant valuation date and the profits have to be valued as being achievable in a sustainable way at the time of valuation. Any change in the profit situation or of the market relationships at a later point in time requires a new valuation with a new valuation date. As a matter of principle, depreciation has already been accounted for by the factor for multiplication.

In the procedure of determining the real value, the value of the property is determined by adding the soil value, the construction market value and the value of other components as well as of any accessories of the property. The soil value will be determined as a comparative value using the purchase prices of comparable empty sites. For the construction market value of the building itself, the building costs according to the statistics and research by the qualified Valuer will be used as a basis. The structural condition and the state of maintenance as well as the age of the object will be taken into account by means of a reduction of the construction costs.

The market value of the properties on which superstructures have been erected arises from the real value of the soil, while taking the current lease of the property into account. The profit from the lease will be calculated as the cash value of an annuity due at the end of the relevant period, constituting the difference between appropriate and currently paid property rent. If the currently paid property rent does not correspond to the interest rate of the soil value which can be achieved in a sustainable way and which is customary in the industry, the cash value is calculated as follows: an appropriate interest rate of the soil value less the current property rent corresponds to the excessive / insufficient performance of the tenant. Such excessive / insufficient performance will be multiplied by a factor in order to calculate the cash value of a perpetual annuity at an interest rate which can be achieved in a sustainable way and which is customary in the industry.

Result of the valuation
On the basis of the information and documents provided by the principal as well as due to the descriptions and explanations in the individual valuations as of 31 December 2006, the market value of the 74 properties at hand has been determined by the qualified Valuer to amount to the rounded value

€ 246,269,000.--

The generally sworn and judicially certified Valuer
Chartered Surveyor, Counselor of Real Estate
Vienna, in February 2007

1. Valuation CA Immo Portfolio (BBAG) / as at 31 December 2006

No	PNo	Code	City	Street	No	Summary of usage	Appraisement MRG as at 31 Dec. 2006 in €
1	2	1070	Vienna	Kaiserstraße	119	Retail, office, car parking, residential	1,716,000
2	5	3020	Preßbaum	Hauptstraße	74d	Industry	401,000
3	11	2320	Schwechat	Pechhüttenstraße	7	Industry	1,236,000
4	15	1120	Vienna	Schönbrunnerstraße	247	Office U6	8,108,000
5	17	1180	Vienna	Theresiengasse	36	Residential (§12 Investment)	1,329,000
6	19	1110	Vienna	Simmeringer Hauptstraße	99	Residential, retail	3,734,000
7	20	1160	Vienna	Koppstraße	5	Industry	340,000
8	21	1170	Vienna	Geblergasse	22-26	Residential, car parking	7,579,000
9	22	1210	Vienna	Felmayergasse	2	Industry	2,178,000
10	23	1210	Vienna	Lexergasse	3	Industry	707,000
11	26	2700	Wr. Neustadt	Zehnergürtel	63-67	Industry (Chrysler Jeep Dealer)	779,000
12	27	3300	Amstetten	Preinsbacherstraße	37	Industry	322,000
13	29	3390	Melk	Linzerstraße	-	Unimproved property	19,000
14	35	3100	St. Pölten	Wienerstraße	47	Residential, restaurant	560,000
15	44	5230	Mattighofen	Brauereistraße	8	Retail, sports center	479,000
16	49	4020	Linz	Promenade	22	Residential, office, restaurant	2,034,000
17	50	4600	Wels	Kaiser-Josef-Platz	49	Residential, office, restaurant (after completition)	2,244,000
18	53	5400	Hallein	Kahlspergweg	7 + 9	5 apartments	110,000
19	58	5020	Salzburg	Königsgäßchen	4	Retail, residential	618,000
20	59	5400	Hallein	Steglandweg	1	Reiterhäusl restaurant	135,000
21	60	5020	Salzburg	Sigmund-Haffner-Gasse	12	Zipfer restaurant	2,946,000
22	61	5020	Salzburg	Linzergasse	9	Gablerbräu (restaurant/hotel/retail)	4,227,000
23	62	5020	Salzburg	Getreidegasse	34/36	Sternbräu	14,618,000
24	63	8055	Graz	Triester Straße	360	Gas station - A1	1,562,000
25	72	8010	Graz	Jakoministraße	3-5	Office, university	1,468,000
26	73	8010	Graz	Jakoministraße	7, 7a	Retail, residential, restaurant	1,172,000
27	74	8010	Graz	Münzgrabenstraße	8	Retail, residential	653,000
28	75	8010	Graz	Schießstattgasse	10	Residential	6,558,000
29	77	8020	Graz	Friedhofgasse	85	former building on third-party land- Pichler; vacancy	19,000
30	79	8020	Graz	Eckertstraße	7a	Heimgarten - garden club	404,000
31	80	8020	Graz	neben Gaswerkstraße	103	Letting Jöbstl	314,000
32	81	8055	Graz	Triester Straße	o.Nr.	Car parking Brauhaus - BUÖ	349,000
33	88	8230	Hartberg	Eisteich KG Habersdorf	o.Nr.	Pond - ESV Flugrad	10,000
34	91	8430	Leibnitz	Südbahnstraße	o.Nr.	Grassland	430,000
35	92	8720	Knittelfeld	Landschachergasse	o.Nr.	Grassland , building land	230,000
36	94	8700	Leoben	Kudlichstraße	o.Nr.	Göss (grassland, garden)	363,000
37	96	8055	Graz	Puntigamerstraße	123	Retail – ATU	1,372,000
38	109	9150	Bleiburg	Nelkenweg / Bleiburgerstraße	o.Nr.	Wiesen – Blazej	84,000
39	110	9800	Spittal / Drau	Villacherstraße	9	Car parking BUÖ	263,000
40	111	9900	Lienz	Falkensteiner Weg	o.Nr.	Grassland – Debon	13,000
41	112	9900	Lienz	Falkensteiner Weg	o.Nr.	Grassland	272,000
42	113	1030	Vienna	Landstr. Hauptstraße	33	Residential, retail	6,500,000
43	114	1150	Vienna	Hütteldorfer Straße	26	Residential, retail	1,300,000
44	115	6020	Innsbruck	Bürgerstraße	2	Hentschelhof (retail)	1,536,000
45	116	6020	Innsbruck	Graßmayerstraße	23	Wilten (retail, office, residential)	900,000
46	117	5020	Salzburg	Fürbergstraße	18-20	ZIB (retail, office, fitness)	8,308,000
47	118	5020	Salzburg	Innsbrucker Bundesstraße	47	Am Stölzlpark (retail, office)	3,537,000
48	119	4020	Linz	Herrenstraße	29	Retail, dancing school, residential, office	2,064,000
49	120	1030	Vienna	Landstraßer Hauptstraße	97-101	Galleria	17,881,000
49	120	1030	Vienna	Landstraßer Hauptstraße	97-101	Galleria (purchase)	30,893,000
Total							**144,874,000**

Revaluation buildings on third-party land CA Immo portfolio (BIL S)/as at 31 December 2006

No	PNo	Code	City	Street	No	Summary of usage	Appraisement MRG as at 31 Dec. 2006 in €
1	6	7350	Oberpullendorf	Hauptstraße	65	Superädifikat Merkur	319.000
2	38	4020	Linz	Poschacherstraße/	37		
				Heizhausstraße	30	Superädifikat Kwizda	2.525.000
3	64	8054	Graz	Weblinger Gürtel	20	Superädifikat Mögra	7.860.000
4	66	8700	Leoben	Josef-Heißl-Straße	40	Superädifikat Beta	403.000
5	67	8020	Graz	Südbahnstraße	11	Superädifikat Marienhütte	3.696.000
6	68	8020	Graz	Südbahnstraße	29	Superädifikat Pilkington	1.492.000
7	69	8020	Graz	Südbahnstraße	60	Superädifikat Linde	3.639.000
8	70	8055	Graz	Schwarzer Weg	105	Superädifikat MAN-Steyr N.	5.233.000
9	71	8054	Graz	Weblinger Gürtel	22	Superädifikat Schömer	3.266.000
10	78	8055	Graz	Triester Straße	371	Superädifikat Zentrum Ptgm	4.602.000
11	85	8055	Graz	Puntigamer Straße	124	Superädifikat Tarbuk	3.089.000
12	87	8443	Gleinstätten		249	Superädifikat Billa	387.000
13	97	8443	Graz	Weblinger Gürtel	31	Superädifikat IKEA	24.760.000
14	98	8054	Graz	Weblinger Gürtel	29	Superädifikat IMO	9.620.000
15	99	8055	Graz	Puntigamer Straße	130	Superädifikat BP- ARAL	3.087.000
16	100	8020	Graz	Friedhofgasse	51	Superädifikat Seca-L	1.833.000
17	101	8055	Graz	Puntigamer Straße	128	Superädifikat Billa	974.000
18	102	8055	Graz	Alte Poststraße	470	Superädifikat Cineplexx	12.221.000
19	103	8020	Graz	Alte Poststraße	234	Superädifikat OMV	1.497.000
20	104	8020	Graz	Wetzelsdorferstraße	35	Superädifikat Denzel	2.455.000
21	108	9900	Lienz	Dolomitenstraße	49	Superädifikat Hofer	1.878.000
22	133	9500	Villach	Ringmauergasse	9/11	Superädifikat Interspar	1.968.000
23	137	2320	Schwechat	Mautner Markhof Straße	8	Superädifikat Bellaflora	2.988.000
24	138	5400	Hallein	Salzachtal Bundesstr.-Nord	41	Superädifikat Jakoby	1.603.000
Total							**101.076.000**
Sum total							**246.269.000**

b) Auditor: CB Richard Ellis

As instructed, we have valued for the purposes of your company's annual accounts the following properties held as at 31 December 2006

Austria

1010 Vienna, Franz-Josefs-Kai 31-33	1010 Vienna, Gonzagagasse 16	1020 Vienna, Handelskai 388
1030 Vienna, Erdberger Lände 28	1030 Vienna, Krieglergasse 2	1030 Vienna, Rüdengasse 11
1040 Vienna, Grosse Neugasse 36	1040 Vienna, Prinz-Eugen-Straße 72	1040 Vienna, Rilkeplatz 5
1040 Vienna, Wiedner Hauptstraße 23-25	1070 Vienna, Siebensterngasse 20	1090 Vienna, Liechtensteinstraße 97
1090 Vienna, Mariannengasse 14	1100 Vienna, Erlachgasse 92B+C	1120 Vienna, Wolfganggasse 58-60
1130 Vienna, Fleschgasse 34	1150 Vienna, Hütteldorfer Straße 39-41	1150 Vienna, Linke Wienzeile 234
1150 Vienna, Markgraf-Rüdiger-Strasse 6-10	1150 Vienna, Sparkassaplatz 6	1170 Vienna, Comeniusgasse 9
1190 Vienna, Döblinger Hauptstraße 66	1190 Vienna, Heiligenstädter Straße 51-53	1200 Vienna, Klosterneuburger Straße 23-27
1230 Vienna, Breitenfurter Straße 142-144	1230 Vienna, Zetschegasse 17	2201 Seyring, Brünner Bundesstraße 160
5400 Hallein, Thunstraße 1	9020 Klagenfurt, Völkermarkter Straße 140	4020 Linz, Altstadt 16
4020 Linz, Goethestraße 7	4020 Linz, Schubertstraße 16-18	4614 Marchtrenk, Freilinger Straße 42
3002 Purkersdorf, Linzer Straße 39	5020 Salzburg, Ferdinand-Hanusch-Platz 1	5020 Salzburg, Ignaz-Harrer-Straße 59
5020 Salzburg, Julius-Welser-Straße 15	5020 Salzburg, Rathausplatz 2	1030 Vienna, Rennweg 16
1190 Vienna, Muthgasse 42-46	8055 Seiersberg, Otto-Baumgartner-Straße 9	

The properties are known to us, and inspections have been made of all properties in the framework of initial valuation as of 31 December 2005. We have made relevant local enquiries and obtained such further information as we considered necessary for our purposes.

We confirm that the valuations have been carried out by us as External Val-uers qualified for the purposes in accordance with the standards defined by the "Royal Institution of Chartered Surveyors" (RICS). The valuation repre-sents our opinion of the Market Values as at 31 December 2006 of the above-mentioned properties. No allowance has been made for any ex-penses of realisation, Value Added Tax nor other taxation or legal and agency costs arising from disposal of the properties.

Our valuations are made on the basis of Market Value as defined by the Royal Institution of Chartered Surveyors. The Market Value is defined as:

"The Market Value is the estimated amount for which a property should ex-change on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgably, prudently and without compulsion."

No account has been taken of any inter-company leases and arrangements, or for any mortgages, debentures or other charges.

No account has been taken of the availability or otherwise capital-based Government or European Community grants.

The above definitions concur with those of the Fair Value as defined under IFRS 40, revision dated December 2004.

Furthermore, all property is considered free and clear of all encumbrances, i.e. easement, pre-emption clauses, liens or any other restriction on title. We do note take into account any liability of the property owner regarding taxes, single or recurring public or private contributions, charges, local community taxes and other costs.

The Market Valuations of buildings in the course of development / refurbish-ment are made on the assumption that the development / refurbishment works have been completed (with the benefit of any contracted lettings) less the estimated cost required to complete the development / refurbish-ment works.

The Market Valuations of properties which are completely / partially vacant are made on the assumption that the vacant accommodation will take a certain period of time to re-let. Suitable incentives for new tenants custom-ary in the market, such as rent free periods, have been considered in the valuation exercise.

Consequently, the capitalisation rates have been adjusted to provide the necessary net initial yield and running yields that the market place will ac-cept for each property.

Having regard to the foregoing, we are of the opinion that the total Gross Mar-ket Value of the above-mentioned properties, as at 31 December 2006, was:

Austria **€ 536,346,000**

In accordance with our standard practice, we must state that this formal certification is only for use of the parties to whom it is addressed and no re-sponsibility is accepted towards third parties for the whole or any part of the certificate.

Vienna, on 13th February 2007
CB Richard Ellis GmbH

Georg Fichtinger
Head of Valuations

c) Auditor: CB Richard Ellis

as instructed, we have valued for the purposes of your company's annual accounts, and in connection with the Company's pending capital increase (the "Capital Increase") the following properties held as at 31 December 2006.

CEE

BBC, Bratislava	R70, Budapest	Víziváros, Budapest
Canada Square, Budapest	Budapest Business Center 1	Bartók-ház, Budapest
Opera 1, Bucharest	Opera 2, Bucharest	BBP, Bucharest A, B and C & D
Jungmannova, Prague	Europort site, Prague	Mladost, Sofia
Europark, Sofia	Domina, Ljubljana	Renaissance Tower, Warsaw
Wspólna, Warsaw		

The properties are known to us, and inspections have been made of all properties in accordance with your requirements. We have made relevant local enquiries and obtained such further information as we considered necessary for our purposes.

We confirm that the valuations have been carried out by us as External Valuers, qualified for the purposes of providing valuations in accordance with the RICS Appraisal and Valuation Standards, and that they represent our opinion of the Market Values as at 31 December 2006 of the relevant interest in each of the above properties. No allowance has been made for any expenses of realisation, Value Added Tax or for taxation which might arise in the event of a disposal nor costs of disposal such as legal and agency fees.

Our valuations are made on the basis of Market Value as defined by the Royal Institution of Chartered Surveyors. Market Value is defined as;

"The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgably, prudently and without compulsion."

No allowances have been made for any expenses of realisation nor for taxation which might arise in the event of a disposal.

No account has been taken of any inter-company leases or arrangements, nor of any mortgages, debentures or other charges.

No account has been taken of the availability or otherwise of capital based Government or European Community grants.

The above definitions concur with those of Fair Value as defined under IFRS 40, revision dated December 2004.

Furthermore, all property is considered as if free and clear of all encumbrances, i.e. easements, pre-emption clauses, liens or any other restriction on title. We do not take into account any liability of the property owner regarding taxes, single or recurring public or private contributions, charges, local community taxes and costs.

We have not been provided with the specific maintenance budget for the buildings, however, we have made a valuation judgement of the likely non recoverable maintenance and repair work by allowing for a percentage reduction in the passing rent. This non recoverable cost allowance varies from 1 % to 7 % of the total rent and the amount deducted depends on the perceived maintenance liability the property will be to the landlord/owner.

The Market Valuations of buildings in the course of development/refurbishment are made on the assumption that the development/refurbishment works have been completed (with the benefit of any contracted lettings) less the estimated cost required to complete the development/refurbishment works.

The Market Valuations of properties which are completely/partially vacant are made on the assumption that the vacant accommodation will take a certain period of time to re-let. Suitable rental voids, rent free periods and other incentives offered to the ingoing tenants, in accordance with common practices in the market as at the valuation date, have been considered in the valuation exercise.

Consequently, the capitalisation rates are adjusted to provide the necessary net initial yield and running yields that the market place will accept for each property.

CA Immo International have a 50 % ownership share in three properties in the CEE region. These shared ownership properties are WFC Warsaw, Jungmannova and Europort Prague. We have valued these properties as a whole (100 % ownership) and then apportioned the value in accordance with CA Immo International's ownership which is 50 % for each property. The figure reported in this certificate is the apportioned value reflecting CA Immo International's actual ownership share in the properties

Having regard to the foregoing, we are of the opinion that the total Gross Market Value of the above-mentioned properties, as at 31 December 2006, was:

CEEE
EUR 416,785,000 (excl. interest in Eurosport, Prague)

exclusive of the 50 % interest in Europort, Prague – Development site – 50 % interest
EUR: 27,850,000

CEE (Poland only)
USD 123,945,000

Confidentiality

Our Valuations and Reports are strictly confidential to the party to whom they are addressed, or their other professional advisors, for the specific purpose to which they refer and no responsibility whatsoever is accepted to any third parties for the whole or part of their contents, except that this report may be included in the prospectus for the pending Capital Increase. Before this valuation report or any part of its contents are reproduced or referred to in any other document, circular or statement or disclosed orally to a third party, our written approval of the form and content of such publication or disclosure must first be obtained.

Except as stated above, in accordance with our standard practice, we must state that this formal certification of value is for the use only of the parties to whom it is addressed and no responsibility is accepted to any third party for the whole or any part of its contents.

Budapest, 13 February 2007
CB Richard Ellis kft

Margareta Meszaros
Managing Director

3.2. Market values (IFRS) by sectors and segments

	31 December 2006	31 December 2005		Revaluation result
	€ m	€ m	€ m	%
Portfolio stock (IFRS/fair value-method)				
Austria/Germany	584.9	591.6	-6.7	-1.1
Eastern and South-East Europe	493.9	461.9	32.0	6.9
Like-to-like Portfolio [1]	**1,078.8**	**1,053.5**	**25.2**	**2.4**
	Additions 2006 fair value	**Additions 2006 at cost**		
Acquisitions (IFRS/fair value-method)				
Austria/Germany	930.0	923.5	6.5	0.7
Eastern and South-East Europe	16.7	16.4	0.3	2.0
Acquisitions [2]	**946.7**	**939.9**	**6.8**	**0.7**
Total 31 December 2006	**2,025.5**	**1,993.4**		
Projects (IFRS/fair value-method)				
Austria/Germany	71.1	56.4		
Eastern and South-East Europe	19.4	6.4		
Projects	**90.5**	**62.8**		
Total portfolio	**2,116.0**	**2,056.3**		
of which:				
Austria/Germany	1,585.9	1,571.6		
Eastern and Sout-East Europe	530.0	484.7		
	Disposals 2006 fair value	**31 December 2005 € m**		
Disposals (IFRS/fair value-method)				
Austria/Germany	0.0	0.0	0.0	0.0
Eastern and South-East Europe	38.3	37.8	0.5	1.3
Disposals	**38.3**	**37.8**	**0.5**	**1.3**
Change from revaluation as at 31 December 2006 – total			**32.5**	

[1] The like-to-like portfolio contains all portfolio stock held at 31 December 2005 and the reclassification of one finished project
[2] incl. prepayment for Hesse-Portfolio

3.3. Stated values and appraised values as at 31 December 2006

			Acquisition value 2006	IFRS fair value 2006	IFRS fair value 2005	Rental [1] income 2006	Tenancy rate in %	Yield [2] in %
Income-producing properties Austria								
1010 Vienna	Franz-Josefs-Kai 31–33		2,711	2,670	2,670	151	96	5.6
1010 Vienna	Gonzagagasse 16		13,086	22,000	22,100	993	87	4.5
1030 Vienna	Erdberger Lände 26–32		126,140	133,500	133,500	9,081	100	6.8
1030 Vienna	Landstraße Hauptstraße 97–101 Hainburgerstraße 34–36	Z	43,916	48,774	16,916	2,571	94	5.3
1030 Vienna	Landstraßer Hauptstraße 33		7,048	6,500	6,705	354	90	5.5
1030 Vienna	Rüdengasse 11		9,032	8,600	8,700	585	99	6.8
1040 Vienna	Große Neugasse 36		6,805	7,700	7,800	392	96	5.1
1040 Vienna	Prinz-Eugen-Straße 72		7,956	6,300	6,400	263	64	4.2
1040 Vienna	Rilkeplatz 5		6,397	6,700	6,700	469	100	7.0
1040 Vienna	Wiedner Hauptstraße 23–25		7,877	9,800	9,600	455	94	4.6
1070 Vienna	Kaiserstraße 119		1,766	1,716	1,766	61	56	3.5
1070 Vienna	Siebensterngasse 20		1,707	3,700	3,610	114	85	3.1
1090 Vienna	Liechtensteinstraße 97		1,388	2,380	2,220	119	100	5.0
1090 Vienna	Mariannengasse 14		8,266	8,700	8,500	290	53	3.3
1100 Vienna	Erlachgasse 92b		12,200	12,100	12,200	830	100	6.9
1110 Vienna	Simmeringer Hauptstraße 99		3,673	3,734	3,673	212	90	5.7
1120 Vienna	Schönbrunner Straße 247		7,770	8,108	7,770	541	100	6.7
1120 Vienna	Wolfganggasse 58–60		40,309	34,300	34,700	2,492	99	7.3
1130 Vienna	Fleschgasse 34		986	1,680	1,650	88	80	5.2
1150 Vienna	Hütteldorfer Straße 26		1,293	1,300	1,282	73	89	5.6
1150 Vienna	Hütteldorfer Straße 39–41		2,802	2,810	2,830	106	57	3.8
1150 Vienna	Linke Wienzeile 234		42,930	35,700	35,700	1,747	81	4.9
1150 Vienna	Markgraf-Rüdiger-Straße 6–8		6,364	6,700	6,700	329	64	4.9
1150 Vienna	Sparkassaplatz 6		4,211	3,970	4,040	279	100	7.0
1170 Vienna	Comeniusgasse 9		2,729	2,200	2,630	171	100	7.8
1170 Vienna	Geblergasse 22–26		7,321	7,579	7,321	411	95	5.4
1190 Vienna	Döblinger Hauptstraße 66		3,196	5,000	5,100	233	85	4.7
1190 Vienna	Heiligenstädter Straße 51–53		5,036	4,220	4,190	255	97	6.0
1200 Vienna	Klosterneuburger Straße 23–27		6,136	5,600	5,600	340	86	6.1
1210 Vienna	Felmayergasse 2		2,156	2,178	2,156	159	100	7.3
1220 Vienna	Lexergasse 3		687	707	687	66	100	9.3
1230 Vienna	Breitenfurter Straße 142–144		4,585	4,500	4,600	467	100	10.4
1230 Vienna	Zetschegasse 17		8,483	8,200	8,300	652	99	7.9
3300 Amstetten	Preinsbacher Straße 37		320	322	320	23	100	7.1
8010 Graz	Jakoministraße 3–5		1,464	1,468	1,464	133	100	9.1

[1] Actual rent 2006, with rents of properties acquired during the reporting year projected for a full year
[2] Gross yield 31 December 2006 = actual rent 2006 (newly acquired properties projected for one year) in relation to IFRS fair value
Z partly new acquisition in 2006

			Acquisition value 2006	IFRS fair value 2006	IFRS fair value 2005	Rental [1] income 2006	Tenancy rate in%	Yield [2] in%
8010	Graz	Jakoministraße 7, 7a	1,184	1,172	1,184	63	89	5.4
8010	Graz	Münzgrabenstraße 8	640	653	640	39	89	5.9
8055	Graz	Puntigamer Straße 123	1,382	1,372	1,382	152	100	11.1
8010	Graz	Schießstattgasse 10	6,592	6,558	6,592	410	97	6.2
5400	Hallein	Thunstraße 1	2,382	1,570	1,520	88	98	5.6
6020	Innsbruck	Bürgerstraße 2	1,546	1,536	1,546	96	63	6.2
6020	Innsbruck	Graßmayrstraße 23	969	900	969	23	100	2.6
6020	Innsbruck	Wilten	738	450	450	31	100	6.9
9020	Klagenfurt	Fallegasse 7	2,900	2,900	2,900	335	100	11.6
9020	Klagenfurt	Völkermarkter Straße 140	10,816	12,500	12,500	797	95	6.4
4020	Linz	Altstadt 16	1,131	1,020	1,140	43	95	4.2
4020	Linz	Goethestraße 7	2,656	3,110	3,080	185	84	5.9
4020	Linz	Herrenstraße 29	2,031	2,064	2,031	143	98	6.9
4020	Linz	Promenade 22	2,013	2,034	2,013	129	91	6.4
4020	Linz	Schubertstraße 16–18	5,770	5,200	5,300	218	71	4.2
4614	Marchtrenk	Freilinger Straße 44	3,461	2,590	3,980	222	65	8.6
5230	Mattighofen	Brauereistraße 8	518	479	518	34	80	7.0
3020	Preßbaum	Hauptstraße 74d	400	401	400	30	100	7.6
3002	Purkersdorf	Linzer Straße 39–43	1,327	1,680	1,700	138	94	8.2
5020	Salzburg	Fürbergstraße 18–20	8,356	8,308	8,356	322	55	3.9
5020	Salzburg	Getreidegasse 34–36 / Griesgasse	14,959	14,618	14,959	965	82	6.6
5020	Salzburg	Hanuschplatz 1 / AVA Hof	21,410	22,900	22,300	1,237	96	5.4
5020	Salzburg	Ignaz-Harrer-Straße 59	3,613	2,600	2,600	179	98	6.9
5020	Salzburg	Innsbrucker Bundesstraße 47	3,485	3,537	3,485	255	84	7.2
5020	Salzburg	Julius-Welser-Straße 15	3,623	3,200	3,250	168	72	5.2
5020	Salzburg	Linzer Gasse 9	4,172	4,227	4,172	234	88	5.5
5020	Salzburg	Rathausplatz 2	10,000	8,100	11,100	566	100	7.0
5020	Salzburg	Sigmund-Haffner-Gasse	2,816	2,946	2,816	161	87	5.5
2320	Schwechat	Pechhüttenstraße 7, 9–11	1,227	1,236	1,227	12	97	1.0
2201	Seyring	Brünner Straße 160	11,629	12,900	13,000	888	100	6.9
3100	St. Pölten	Wiener Straße 47	530	560	530	42	95	7.5
4600	Wels	Kaiser-Josef-Platz 49	2,213	2,244	2,177	136	85	6.1
2700	Wr. Neustadt	Waldschulgasse 3	400	400	400	39	100	9.7
2700	Wr. Neustadt	Zehnergürtel 63–67	770	779	770	47	100	6.1
14	**undeveloped plots of land**		**2,862**	**3,110**	**3,050**	**194**	**89**	**6.2**
12	**small properties CAI AG of less then 500 sqm size**		**4,515**	**4,526**	**4,520**	**175**	**83**	**3.9**
24	**Buildings in third-party land**		**98,833**	**101,395**	**0**	**4,980**	**100**	**4.9**
Income-producing properties Austria			**652,615**	**667,191**	**538,657**	**39,283**	**93**	**5.9**

[1] Actual rent 2006, with rents of properties acquired during the reporting year projected for a full year
[2] Gross yield 31 December 2006 = actual rent 2006 (newly acquired properties projected for one year) in relation to IFRS fair value

C TABLES AND ANALYSES

				Acquisition value 2006	IFRS fair value 2006	IFRS fair value 2005	Rental [1] income 2006	Tenancy rate in%	Yield [2] in%
Income-producing properties Geermany									
D	Düsseldorf	Neuss		8,317	6,554	7,200.0	349	77	5.3
D	Bad Hersfeld	Hubertusweg 19	A						
D	Bad Hersfeld	Kleine Industriestraße 3	A						
D	Bad Homburg	Auf der Steinkaut 10–12	A						
D	Bensheim	Berliner Ring 35	A						
D	Darmstadt	Steubenplatz 14	A						
D	Friedberg	Homburger Straße 18	A						
D	Fulda	Washingtonallee 1–6 / Severingstraße 1–5	A						
D	Gießen	Ferniestraße 8	A						
D	Gießen	Gutfleischstraße 1 / Marburger Straße 2–4 / Ostanlage 7, 15, 17, 19	A						
D	Gießen	Leihgesterner Weg 52	A						
D	Gießen	Schubertstraße 60	A						
D	Hofgeismar	Neue Straße 21	A						
D	Hofheim	Nordring 4–10	A						
D	Hofheim	Zeilsheimer Straße 59	A						
D	Homberg/Efze	August-Vilmar-Straße 20	A						
D	Idstein	Gerichtstraße 1+3	A						
D	Kassel	Friedrich-Ebert-Straße 104–106	A						
D	Kassel	Frankfurter Straße 9+11	A						
D	Kassel	Knorrstraße 32, 34	A						
D	Korbach	Medebacher Landstraße 29	A						
D	Mainz-Kastel	Wiesbadener Straße 99–103	A						
D	Marburg	Raiffeisenstraße 1+7	A						
D	Marburg	Robert-Koch-Strasse 5–17	A						
D	Marburg	Universitätsstraße 48–50	A						
D	Michelstadt	Erbacher Straße 46, 47, 48	A						
D	Rüsselsheim	Eisenstraße 60	A						
D	Rüsselsheim	Johann-Sebastian-Bach-Straße 45	A						
D	Wetzlar	Schanzenfeldstraße 8	A						
D	Wiesbaden	Kaiser-Friedrich-Ring 75	A						
D	Wiesbaden	Luisenplatz 5+10	A						
D	Wiesbaden	Mosbacher Straße 55	A						
D	Wiesbaden	Rheinstraße 35–37	A						
D	Wiesbaden	Schaperstraße 16, 19	A						
D	Wiesbaden	Schönbergstraße 100	A						

[1] Actual rent 2006, with rents of properties acquired during the reporting year projected for a full year
[2] Gross yield 31 December 2006 = actual rent 2006 (newly acquired properties projected for one year) in relation to IFRS fair value
A as at 31 December 2006 as prepayment for properties in the consolidated balance sheet

				Acquisition value 2006	IFRS fair value 2006	IFRS fair value 2005	Rental [1] income 2006	Tenancy rate in %	Yield [2] in %
D	Wiesbaden	Willy-Brandt-Allee 2	A						
D	Wiesbaden	Willy-Brandt-Allee 20–22	A						
Income-producing properties Germany [3]				**8,317**	**804,254**	**7,200**	**349**	**77**	**5.3**
Income-producing properties – total				**660,932**	**1,471,445**	**545,857**	**39,632**	**93**	**5.9**
Projects									
1020	Vienna	Handelskai 388/DBC		51,427	38,000	38,700.0	1,483		
1030	Vienna	Rennweg		46,970	46,921	32,905	3		
1190	Vienna	Muthgasse		23,321	23,025	22,582.0	22		
8055	Graz	Otto-Baumgartner-Straße 9/ECO-Park		7,720	5,400	5,900	397		
1180	Vienna	Theresiengasse 36		1,153	1,153	954.9	50		
Projects Austria				**130,590**	**114,499**	**101,042**	**1,955**		
CA Immo – total				**791,522**	**1,585,944**	**646,899**	**41,587**	**93**	**5.9**

[1] Actual rent 2006, with rents of properties acquired during the reporting year projected for a full year
[2] Gross yield 31 December 2006 = actual rent 2006 (newly acquired properties projected for one year) in relation to IFRS fair value
[3] corresponds to 50 % stake
A as at 31 December 2006 as prepayment for properties in the consolidated balance sheet

3.3. Stated values and appraised values as at 31 December 2006 CA Immo International

				Acquisition value 2006	IFRS fair value 2006	IFRS fair value 2005	Rental [1] income 2006	Tenancy rate in %	Yield [2] in %
Income-producing properties									
SK	Bratislava	BBC		22,165	21,821	19,080.0	1,481	82	6.8
H	Budapest	R70 Office Complex		28,662	37,240	32,300.0	2,717	85	7.3
H	Budapest	Canada Square		12,174	13,916	12,780.0	938	100	6.7
H	Budapest	Bartók-ház		43,816	49,360	44,190.0	3,485	100	7.1
H	Budapest	Buda Business Center		10,696	11,450	10,700.0	882	85	7.7
H	Budapest	Víziváros Office Center		25,801	34,377	30,120.0	2,101	90	6.1
RO	Bucharest	Opera Center 1		23,376	32,360	32,200.0	2,838	100	8.8
RO	Bucharest	Opera Center 2		6,345	8,515	8,400.0	827	100	9.7
RO	Bucharest	Bucharest Business Park		57,134	67,770	51,329.5	5,172	96	7.6
SI	Ljubljana	Grand Media Hotel		42,351	37,982	42,500	3,897	100	10.3
CZ	Prague	Jungmannova [3]		10,431	20,330	16,250.0	996	78	4.9
BG	Sofia	Mladost Office Building		9,028	11,660	10,580.0	1,231	100	10.6
BG	Sofia	Mladost II	N	16,383	16,715	0.0	1,297	84	7.8
PL	Warsaw	Warsaw Financial Center [3]		70,815	76,060	68,600.0	5,256	86	6.9
PL	Warsaw	Renaissance Tower Warsaw		54,770	53,290	47,221.0	3,969	100	7.4
PL	Warsaw	Wspólna		20,409	17,767	19,187.0	1,403	91	7.9
Income-producing properties CA Immo International				**454,355**	**510,613**	**445,437**	**38,491**	**93**	**7.5**
Projects/Forward Purchase									
CZ	Prague	ECM Airport Center [3]		19,319	19,319	6,389	0		
SK	Bratislava	BBC		115	115	0	0		
CZ	Pilsen	Hotel Diplomat	A	0	0	0	0		
RU	Moscow	Maslov Tower [3]	C	0	0	0	0		
Projects CA Immo International				**19,434**	**19,434**	**6,389**	**0**		
CA Immo International – total				**473,789**	**530,046**	**451,826**	**38,491**	**93**	**7.5**
CA Immo Group – total				**1,265,311**	**2,115,990**	**1,098,725**	**80,078**		
CA Immo Group Income-producing properties – total				**1,115,287**	**1,982,058**	**991,294**	**78,123**	**93**	**6.6**
CA Immo Group Projects – total				**150,024**	**133,933**	**107,431**	**1,955**		
Properties sold in 2006									
CA Immo							**598**		
CA Immo International							**783**		

[1] Actual rent 2006, with rents of properties acquired during the reporting year projected for a full year
[2] Gross yield 31 December 2006 = actual rent 2006 (newly acquired properties projected for one year) in relation to IFRS fair value
[3] corresponds to 50 % stake
A as at 31 December 2006 as prepayment for properties in the consolidated balance sheet

III. BALANCE SHEET AND INCOME ANALYSIS (5-YEAR COMPARISON)

1. KEY FIGURES

				IFRS 40 Fair-value method		IFRS 40 Cost method
		2006	2005	2004	2003	2002
Income statement						
Rental income	€ m	77.1	54.5	36.7	29	25.6
Amortisation and depreciation	€ m	-1.5	-1.1	-0.3	10.6	7.1
EBITDA	€ m	59.2	38	26.7	23.9	19.3
Operating result (EBIT)	€ m	90.2	73.6	-2.3	13.3	11.9
Net income before taxes (EBT)	€ m	84.3	63	-4.5	13.5	14
Consolidated net income	€ m	65.7	58.6	-2.2	11.7	12.5
Operating Cash flow	€ m	48	36.4	24.6	20.7	17.7
Balance sheet						
Stated value of properties	€ m	–	–	–	497.3	374.2
Total assets	€ m	2,712.8	1,313.3	875.6	604.4	450.9
Shareholders' equity	€ m	1,493.6	851.3	631.1	466.6	320.7
Long-term and short-term liabilities to banks	€ m	1,087.5	400.3	212.8	125.5	121.3
Net debt	€ m	598.3	289.6	67.4	38.2	56.3
Property portfolio						
Number of properties		181	147	57	54	38
Total usable space	sqm	1,529,87	862,942	560,891	386,626	271,493
Gross yield of properties (in relation to market values)	%	6.6	6.8	7.4	7.4	7.5
Vacancy rate	%	7.1	11.9	8.4	13	10
Market value of properties	€ m	2,116.00	1,157.5	717.1	570.4	437.2
Capital expenditure	€ m	986.3	405	177.7	152	127.6
Other key data						
Staff as at 31 December		35	26	20	18	10
Gearing	%	40	34	11	8	18
Equity ratio	%	55	65	72	77	71
Equity-to-fixed-assets ratio	%	68	72	88	92	84
Enterprise value (EV)	€ m	1,884.5	1,067.3	671.5	531.2	412
Enterprise value/EBITDA		29	28	25	22	21
Net asset value (NNNAV)	€ m	1,233.8	857.9	653.1	539.7	383.3
ROE	%	5.6	8	-0.4	4.7	6.5
ROCE	%	5.7	6.1	-0.3	5.1	6.3

2. CONSOLIDATED BALANCE SHEET

						IFRS 40 Fair-value method				IFRS 40 Cost method
		2006		2005		2004		2003		2002
	€ m	%*)	€ m	%*)	€ m	%*)	€ m	%*)	€ m	%*)
Property assets	1,318.3	49	1,157.5	88	717.1	82	497.3	82	374.2	82
Long-term assets	**2,192.9**	**81**	**1,185.6**	**90**	**721.2**	**82**	**505.3**	**83**	**377.9**	**84**
Short-term assets	**519.9**	**19**	**127.7**	**10**	**154.4**	**18**	**99.1**	**17**	**70.4**	**16**
Total assets	**2,712.8**	**100**	**1,313.3**	**100**	**875.6**	**100**	**604.4**	**100**	**450.9**	**100**
Shareholders' equity	1,493.6	55	851.3	65	631.1	72	466.6	77	320.7	71
Long-term financial liabilities	1,036.3	38	294.8	22	149.8	17	118.9	20	110.4	24
Short-term financial liabilities	51.2	2	105.5	8	63	7	6.6	1	10.9	3
Other liabilities	131.7	5	61.7	5	31.6	4	12.3	2	8.9	2
Total liabilities and shareholders' equity	**2,712.8**	**100**	**1,313.3**	**100**	**875.6**	**100**	**604.4**	**100**	**450.9**	**100**

*) share in balance sheet total

3. CONSOLIDATED INCOME STATEMENT

			IFRS 40 Fair-value method		IFRS 40 Cost method
€ m	2006	2005	2004	2003	2002
Rental income	**77.1**	**54.5**	**36.7**	**29**	**25.6**
Gross revenues	**92.6**	**64.3**	**43.6**	**35.3**	**31.5**
Net operating income	**66.6**	**45.9**	**31.2**	**27**	**21.3**
EBITDA	**59.2**	**38**	**26.7**	**23.9**	**19.3**
Operating result (EBIT)	**90.2**	**73.6**	**-2.3**	**13.3**	**11.9**
Net income before taxes (EBT)	**84.3**	**63**	**-4.5**	**13.5**	**14**
current taxes	-3.9	-1	-0.8	-1.9	-0.8
deferred taxes	-14.6	-3.4	2.9	0	-0.7
Taxes on income	**-18.6**	**-4.4**	**2.1**	**-1.9**	**-1.5**
Net income	**65.7**	**58.6**	**-2.2**	**11.7**	**12.6**

3.1. Development of adjusted income before taxes

€ m	2006	2005	IFRS 40 Fair-value method 2004	2003	IFRS 40 Cost method 2002
Austria/Germany	39.0	28.9	21.7	16.4	15.3
Eastern and South-East Europe	38.2	25.6	15.1	12.6	10.3
Group	**77.1**	**54.5**	**36.7**	**29.0**	**25.6**

4. ANALYSIS OF RENTAL INCOME BY SEGMENTS AUSTRIA/GERMANY

€ m	2006	2005	IFRS 40 Fair-value method 2004	2003	IFRS 40 Cost method 2002
Gross revenues	**45**	**33**	**25.4**	**20.2**	**19.3**
Net operating income	**32.5**	**23.7**	**17.5**	**12.8**	**12**
Income from the sale of properties	4.3	-0.1	0	0.1	0
Depreciation and amortisation	-0.5	-0.3	-0.2	-7.2	-5.2
Operating result (EBIT)	**24.7**	**13.2**	**-3.4**	**3.1**	**5.2**
Net income before taxes (EBT)	**22.4**	**14.1**	**-5.3**	**1.9**	**3.4**
Segment assets	1,890.40	786.1	656.3	407.8	317.6
Segment liabilities	977.7	223.9	158	65.3	73
Capital expenditure	956.1	172.5	148.5	76.7	70.8

5. ANALYSIS OF RENTAL INCOME BY SEGMENTS EASTERN AND SOUTH-EAST EUROPE

€ m	2006	2005	IFRS 40 Fair-value method 2004	2003	IFRS 40 Cost method 2002
Gross revenues	**47.6**	**31.3**	**18.2**	**15.1**	**12.2**
Net operating income	**34**	**22.2**	**13.7**	**11.8**	**9.3**
Income from the sale of properties	3	0	0	2.3	0
Depreciation and amortisation	-1	-0.8	-0.1	-3.4	-2.2
Operating result (EBIT)	**65.5**	**60.4**	**1.1**	**10.2**	**6.7**
Net income before taxes (EBT)	**61.9**	**48.9**	**0.8**	**11.6**	**10.6**
Segment assets	826.9	527.2	219.3	196.6	133.4
Segment liabilities	244.2	238.1	86.5	72.4	57.2
Capital expenditure	47.2	258.2	30.1	75.9	57.1

6. CASH FLOW ANALYSIS

€ m	2006	2005	IFRS 40 Fair-value method 2004	2003	IFRS 40 Cost method 2002
Cash flow from					
- operating activities	47.4	37.3	25.1	17.5	17.8
- investment activities	-1,203.0	-251.7	-221.5	-40.4	-97.6
- financing activities	1,232.5	224.1	190,0	25.3	85.9
Change in liquid funds	**76.8**	**9.6**	**-6.4**	**2.4**	**6.1**
Liquid funds					
- at the beginning of the business year	70.7	60.9	67.4	65	58.8
- at the end of the business year	148.3	70.7	60.9	67.4	65

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GENERAL INFORMATION ON CA IMMO SHARE

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DISCLAIMER:

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.