CA IMMO

INTERIM REPORT
AS OF 30 SEPTEMBER 2007

PORTFOLIO PAGE 6

SUSTAINED EXPANSION:
124 %-GROWTH

RESULTS PAGE 10

RENTAL INCOME +60 %
CONSOLIDATED NET INCOME +50 %

SHARE PAGE 14

NAV +30 % HIGHER
THAN SHARE'S MARKET PRICE

KEY FINANCIAL FIGURES

FINANCIAL KEY FIGURES – PERIOD RELATED

				1.1.–30.9.2007		1.1.–30.9.2006
Rental income		€ m		90.9		56.9
EBITDA		€ m		72.2		43.7
Operating result (EBIT)		€ m		118.3		60.8
Net income before taxes (EBT)		€ m		86.6		54.8
Consolidated net income		€ m		70.1		46.7
Operating cash flow		€ m		65.7		38.1
Fund from Operation (FFO)		€ m		36.1		32.1
Capital expenditure (in property)	(thereof CA Immo International)	€ m	(97.6)	234.0	(39.9)	178.4

FINANCIAL KEY FIGURES – BALANCE SHEET RELATED

		30.9.2007	31.12.2006
Total assets	€ m	3,495.1	2,712.8
Shareholders' equity	€ m	2,230.8	1,485.2
Long-term and short-term bank liabilities	€ m	1,126.0	1,087.5
Net debt	€ m	133.1	598.3
Gearing	%	6	40
Equity ratio	%	64	55
Equity-to-fixed-assets ratio	%	91	68
Net asset value (NAV)	€ m	1,905.9	1,208.1
NNNAV	€ m	1,941.1	1,233.8
Staff at headoffice Vienna		39	35

PROPERTY PORTFOLIO DATA

				30.9.2007		30.9.2006
Number of properties	(thereof CA Immo International)	pcs.	(25)	211	(17)	153
Total usable space	(thereof CA Immo International)	sqm	(545,691)	1,930,169	(284,619)	861,231
Gross yield of properties	(at market values)	%		5.7		6.2
Market value of properties	(thereof CA Immo International)	€ m	(653.4)	2,353.0	(509.7)	1,308.7

SHARE RELATED KEY FIGURES

		1.1.–30.9.2007	1.1.–30.9.2006
Rental income per share	€	1.21	1.16
EBITDA per share	€	0.96	0.89
Operating cash flow per share	€	0.88	0.78
Consolidated net income per share	€	0.59	0.95
		30.09.2007	**31.12.2006**
NNNAV per share	€	22.25	21.21
NAV per share	€	21.84	20.77

DEAR SHAREHOLDERS, LADIES AND GENTLEMEN,

Management Board (left to right): Ing. Gerhard Engelsberger, Dr. Bruno Ettenauer, Mag. Wolfhard Fromwald

All Austrian and international real estate securities have inevitably suffered significant price downturns since the early summer and, like others, the shares of CA Immo have been unable to evade this trend. They were recently listed at a mark-down of more than 30 % compared with the current net asset value (NAV). The downturn is not substantiated by any fundamentals. Both the results of the current business year and the market value of the properties tell a different story. Why, therefore, is the price contracting?

In response to the sub-prime predicament in the USA, the financial sector finds itself in a serious liquidity squeeze and crisis of confidence. Accompanied by a massive increase in margins, this situation has brought lending between banks almost to a standstill. It has indirectly affected not only our own institutional investors, whose backers have been calling for them to sell, but also, as a further consequence, listed property investment companies in particular. In the view of the experts, the financial sector has not yet overcome the fall-out from the sub-prime crisis. Rather, they expect further write-downs in the fourth quarter. The markets are unlikely to return to normal before the first half of 2008, so that we must anticipate further fluctuation in the CA Immo share price as well.

On the property markets in which we engage, namely Austria, Germany and Eastern Europe (the segment overseen by our subsidiary, CA Immo International), we have not detected any material impact of the forenamed crisis thus far. Competition on the investment market has eased a little, however, so that the achievable ratio of net rental income to net purchase price has improved in favour of buyers. We have resolved to modify the pace of our investment activity in the light of this development and to focus on selective growth.

We signalled our intention in future not only to create property assets, but also to realise gains, when we sold properties in Austria and Eastern Europe. The purchase prices exceeded the published market valuation by 10 % on average, which indicates that our properties are realistically valued.

In mid-November we issued an ad hoc disclosure indicating that we are to raise our stake in the subsidiary, CA Immo International, from the current 51 % by up to 5 %. CA Immo International is currently listed at about 25 % below its intrinsic value, so that every share purchased at such a favourable price has a positive impact on the net asset value of the CA Immo share.

The results posted in the first nine months illustrate that the company is steering an appropriate course. Both the EBITDA and the operating result (EBIT) have increased by more than 70 % year on year. Consolidated net income was raised by more than 50 % even though the financial result fell short of expectations because of the weak performance of the liquid funds invested in near-money market securities (AA and AAA-rated).

A valuable asset of CA Immo – alongside the fact that it disposes of its own internal management team – is its constant endeavour to ensure transparent and clear reporting and deliver credible announcements and statements. The success of this policy was recently underscored by the bestowal of the small caps award of the Austrian Association for Financial Analysis and Asset Management (OVFA). Its expert jury thus singled out CA Immo, among all the companies listed in the Prime Segment of Vienna Stock Exchange (excepting the ATX securities), for its especially transparent and credible practices.

We are confident of our ability, bolstered by the successful implementation of our strategic and investment programme, to sustain the growth in enterprise value. We will thus be making the significant contribution that you, as shareholders, are entitled to expect from the company and its management.

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

Vienna, November 2007

FAVOURABLE DEVELOPMENT IN ALL CA IMMO TARGET MARKETS

Experts expect the vigour of economic growth in Austria to moderate slightly in both 2007 and 2008. Despite this trend, the Austrian office property market – especially in Vienna – has developed steadily in 2007. Rentals reached a new record in the first half-year and, at the same time, investments in the office segment were higher than ever before. The general vacancy rate dropped to below 6 %* in Q3, while the top rents rose. By the end of the year they are expected to climb to €21/sqm*. An appreciable change is taking place in the structure of types of use. The share of typical office leases by the service sector is decreasing, while the portion of leases by commercial, retail and industrial enterprises is rising. The gap between the returns on properties in prime locations and those generated by premises in ordinary locations is getting smaller. On the investment market, international investors showed a growing interest in properties requiring renovation, especially in the residential and office segments. Strong demand from buyers from the English-speaking countries also became apparent.

In the first nine months of 2007, the German property markets were driven by similarly positive trends. Vacancies declined, especially in the key economic centres, including Berlin, Düsseldorf, Frankfurt, Hamburg and Munich. Available space in the prime segment is becoming scarcer, while rents in this category are either higher or on a par with last year's. Top rents in Frankfurt, for example, increased year on year from €33.50 to €36/sqm*, and office space turnover also advanced substantially. This favourable pattern is likely to be sustained in the forthcoming quarters as well. A genuine scarcity of supply of premium properties in prime locations is becoming manifest. The vacancy rate for the Frankfurt market as a whole is likely to contract further. The development outlook for Hamburg is similar. Increasing turnover and falling vacancy rates are anticipated here as well. On the Berlin office market the vacancy rate dropped to less than 10 %, and top rents currently stand at about €22/sqm*.


BUDAPEST Capital Square

Dynamic progress is being sustained on the Eastern European markets, in which CA Immo International, the 51 % subsidiary, operates:

- In the CEE region, the best returns lie just above 5 %*, while rents remain stable and more or less in line with those in Central Europe as a whole. As regards best-appointed modern premises, demand is clearly outstripping supply, so that considerable opportunities exist for carefully selected projects.
- In the SEE states, the best returns have already dropped to 6 %*. Rents are rising in some cases. Generally speaking, the demand for commercial properties remains high.
- In the CIS, especially in the Russian capital, Moscow, which is the principal market, the best returns currently stand at about 8 %*. Demand far exceeds the supply of space, as clearly illustrated by a vacancy rate in the prime segment of 1.5 %*.

* Source: CB Richard Ellis, Jones Lang LaSalle

SELECTIVITY AND GROWTH

BERLIN Administration Center at Spreebogen

As of the reporting date, 30 September 2007, the portfolio of the CA Immo Group encompassed 211 properties with a total useful area of 1,930,169 sqm. The 167 core properties of CA Immo in Austria and Germany made up 55 % of the total, and the 16 core properties of CA Immo International in CEE, SEE and the CIS made up 15 %. The 19 development projects of CA Immo accounted for 16 % and the 9 developments of CA Immo International for 13 %. The aggregate value of the portfolio reached €2,352,984m.

As regards types of use in the portfolio of the CA Immo Group, the share of office space stands at 47 %. Industrial and warehousing facilities occupy 15 % of the total useful area, retail premises 5 %, hotels 4 %, and residential units 4 %. Parking spaces tied to properties account for 23 % of the portfolio.

Some 32 % of the total useful area is attributable to the properties in Germany. The Austrian share is 40 %. Hungary and Poland account for 7 % and 4 % of the useful area respectively. Each of Bulgaria and Romania make up 4 % of the useful area, the Czech Republic 4 %, Slovakia 2 %, and Russia, Serbia and Slovenia about 1 % each.

As of 30.9.2007 the average vacancy rate in the portfolio stood at 5.7 %. The figure was distorted by a vacancy rate of 14 % in the Austrian portfolio on the reporting date, which stemmed from the departure of three major tenants. This ratio has since been reduced again by way of new leases. In Germany, on the other hand, the capacities are fully utilised. At 2.8 %, the vacancy rate in Eastern Europe is low.

In the third quarter the company posted several prominent additions to the portfolio in Austria and Germany:

- CA Immo has invested about €141m in a portfolio of **23 properties in Vienna**. The majority are situated in prime inner-city locations, where practically no more development opportunities exist. The package encompasses new buildings and older properties undergoing renovation, including a number of especially high-quality units, such as attic conversions. A good two-thirds of the space is contained in development projects with significant value-added potential. The residential portion is 70 % and the rest of the space is for office and retail use. The investment comprises a purchase price of €75m and a further €66m for completing the individual development projects; the scheduled end date is early 2009.

- At the beginning of July, a **development project in Hamburg** was acquired; the entire complex is to be rented by the Hennes & Mauritz (H&M) fashion chain for at least 15 years. A first-class logistics centre tailored to the needs of H&M is being built on a 146,000-sqm site in a prime location of Hamburg; it will offer a useful area of about 115,000 sqm and 104 truck docking stations. Once the project is handed over on 1 April 2008, it will initially supply 400 H&M outlets in Western Europe. The building has been designed from the outset, however, to supply 800 stores, so that it provides the tenant with considerable scope for expansion.

- In Kassel in the German state of Hesse, the company acquired a **warehouse property**. Alongside the extensive portfolio of properties procured in 2006, it will enable CA Immo to consolidate its local presence in this state.

- The **hotel on Rennweg in Vienna** has entered the final pre-completion phase. It is to be handed over to the operator in December 2007 and will be officially opened in January 2008. CA Immo intends to move its head office into the building in spring 2008; besides the hotel, it accommodates extensive office premises.

Supplementary report:
New property in the heart of Berlin

In November, after the close of the interim reporting period on 30.9.2007, CA Immo acquired um rund 100 Mio. € a property comprising two buildings and a total useful area of 35,000 sqm in the German capital. Die Rendite beträgt rund 6 %. It is located on the site of the Spreebogen government complex that accommodates the interior ministry, among others. The property is almost entirely let to Berlin Administrative Court, Tiergarten Local Court, and the chief public prosecutor's office. The remaining space is to be occupied by retail, office and residential tenants. The leases with the principal tenant, the Berlin state government, run until 2013 and 2014, so that regular rental income is assured for the coming years.

NOT AT ALL QUIET ON THE EASTERN FRONT: EQUITY INVESTMENTS

Among other things, the company's first investment in **Estonia** marks its entry into a new market. It is to construct an office building in the capital, Tallinn, offering a useful area of 9,350 sqm. The investment cost is €30.8m.

In **Prague** CA Immo International acquired the English International School, a distinguished private school operated by the listed company Nord Anglia Education. With a useful area of about 7,000 sqm on a 2.5-hectare site, the property is ideally equipped for educational purposes. The lease with the operator spans the next 25 years and thus safeguards constant and secure rental income. The company is investing €12.6m in this addition to the portfolio.

In the context of a joint venture to build retail centres in **Romania**, CA Immo New Europe is to construct a shopping centre in Sibiu. The partner is a project developer with local experience. At a total investment cost of €100m, selling space of 80,150 sqm is to be created on a 220,000-sqm site in the coming 12 to 15 months.


VIENNA Mariahilfer Straße


VIENNA Handelskai

Ende November erwarb die CA Immo International 25 % der Anteile um 30 Mio. € an einem umfassenden Hotel- und Büroentwicklungsprojekt am **St. Petersburger Flughafen**. Das Gesamtprojektvolumen beträgt 390 Mio. €, die Fertigstellung erster Bauteile ist für 2009 geplant.

Since the beginning of the year, investments in the portfolio of **CA Immo International** in the total amount of €510m have been concluded or subject to final negotiation.

Since the start of the year, the **CA Immo New Europe** project development fund has engaged in investments worth a total of €840m. About €540m are attributable to the fund; local joint venture partners have underwritten the remainder. Negotiations concerning the first actual hotel projects in Russia are currently taking place on behalf of the hotel fund company, H1 Hotelfonds.

HAMBURG Hennes & Mauritz logistic center

FUNDAMENTAL DATA REMAIN POSITIVE

In the first nine months of the current business year, CA Immo generated consolidated net income after minority interests of €44m or €0.59/share. The net asset value increased by €697.8m to €1,905.9m. Compared with the start of the year, the NAV/share had risen by 5 % to €21.84 by 30.9.2007. The NNNAV/share stands at €22.25.

Rental income

The 60 % rise in rental income to €90.9m is largely attributable to the purchase of the Hesse portfolio and other acquisitions made in the second half of 2006.

Income from sale of a property

At the beginning of the year, the Jungmannova office building in Prague was sold for about 17 % more than the market value stated in the balance sheet at the turn of the year. In Austria the sale of an office property in Vienna also generated a price that was higher than the appraised value.

Revaluation gains

As of the reporting date, 30.9.2007, CB Richard Ellis performed the quarterly appraisal of all the Eastern European core investments' market values. The Austrian and German portfolios were not subject to an external revaluation. The revaluation gain since the start of the year totalled €47.7m or 2.3 % of the rented property assets. Measured against the anticipated rental income for 2007 of approximately €121m, the current gross yield on the existing portfolio is about 5.7 %. Annualising the rental income from properties acquired during the year adjusts the figure to about 6.3 %.

Increase in property and administrative expenses

The expenses directly related to the properties, including operating costs that cannot be passed on to tenants, increased year on year by €2.2m to close the period at some €10.4m. The rise was driven by budgeted higher maintenance costs and, because of the increased vacancy rate in Austria, an advance in non-chargeable operating costs.

The indirect (administrative) expenses rose from €9,9m in Q3 2006 to €16.8m in the corresponding period of 2007. Since the turn of the year, the number of employees in the Group's head office in Vienna has increased by 22 to 64. Of these, 22 people work for CA Immo International.

Due diligence expenses associated with the acquisition of new properties and development projects under the auspices of CA Immo International have climbed sharply. The expenses were also pushed up by the non-recurring costs arising from establishing the H1 Hotelfonds.

Financial result

Compared with the previous year, the financing costs rose considerably because of borrowing in the amount of €550m (10-year term; 4.4 % fixed interest rate) to finance the Hesse portfolio. Income from invested liquid funds and currency gains counterbalanced the financing costs to some extent, but the financial result fell short of expectations because of the weak performance of the liquid funds invested in AA and AAA-rated near-money market securities (no sub-prime securities). This form of investment is to be reduced successively over the remainder of the year. On balance, the financial result was negative, at €-32.0m.

Taxes on income

The significant year-on-year rise in the income tax expenses, from €8.0m to €16.6m, stems above all from the tax expenses resulting from equity capital postings not recognised in the income statement, the formation of deferred taxes on higher market values, and the change from valuation at cost to the market value method for the completed project in Prague. The actual taxes total only about €-1.3m, which corresponds to a tax ratio of 1 %.

Sharp rise in operating profit and consolidated net income

The operating result (EBIT) was raised from €60.8m in the corresponding period of 2006 to €118.3m, or by 94 %. The earnings before taxes climbed from €54.8m to €86.6m, which represents an increase of 58 %. Consolidated net income rose by 50 %, from €46.7m to €70.1m. The operating cash flow increased year on year, from €38.1m to €65.7m. The FFO improved by 12 %, from €32.1m to €36.1m.

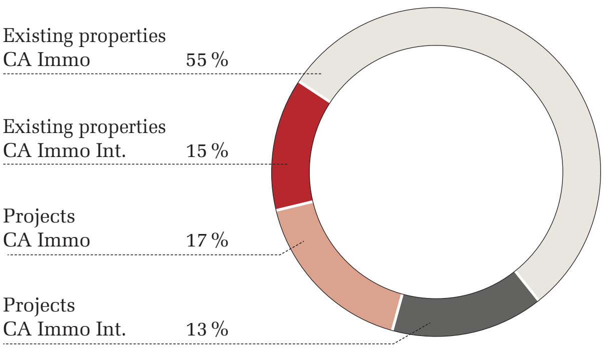
Consolidated balance sheet

As of 30.9.2007, the assets of CA Immo totalled €3,495.1m. The long-term assets accounted for €2,459.9m

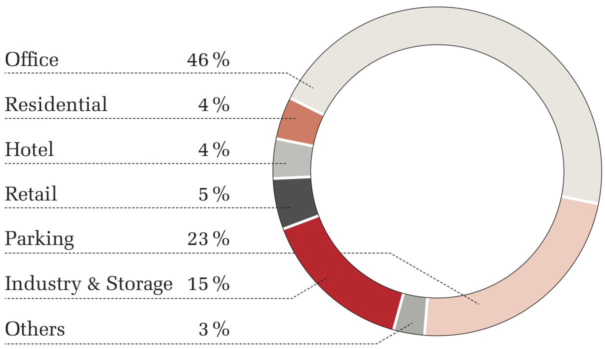
VIENNA Döblinger Hauptstraße

or 70 % of the balance sheet total. The short-term assets came to €1,035.2m (including securities, cash and cash equivalents of €992.8m). The shareholders' equity increased to €2,230.8m (64 % of the balance sheet total). The interest-bearing financial liabilities totalled approximately €1,126.0m as of 30.9.2007. Some 86 % are covered by fixed-rate agreements or, in the case of floating-rate loans, interest-rate swaps. About 79 % of the loan volume has a remaining term of more than 5 years.

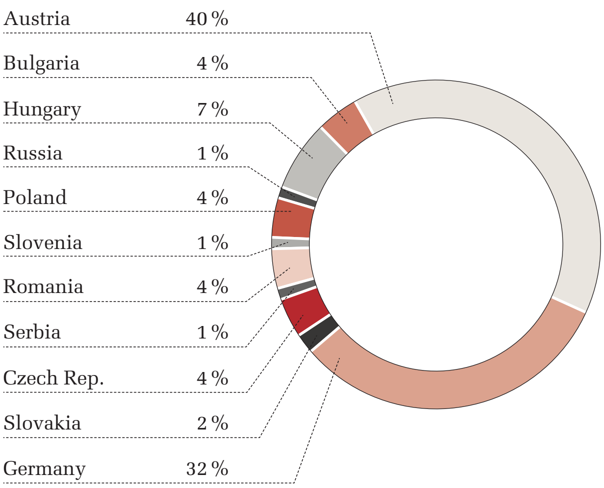
TOTAL USABLE SPACE 1,930,169 sqm



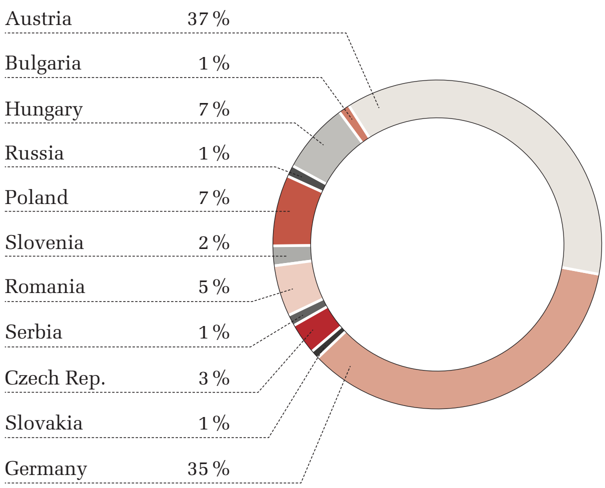
TOTAL USABLE SPACE by segment: 1,930,169 sqm



TOTAL USABLE SPACE by countries: 1,930,169 sqm



TOTAL FAIR VALUE by countries: € 2,352,984 m



NUANCED VIEW OF 2007 – POTENTIAL FOR 2008

BELGRADE Belgrade Business Park

KASSEL Gerichtsgebäude

After the first nine months, a favourable general forecast is justified for the 2007 business year, as regards the overall development of both the CA Immo Group and the individual companies. Whether the Group target of placing investments in the amount of some €3m, set for mid-2008, can be met sooner depends largely on the outcome of current negotiations concerning a large property portfolio in Germany.

CA Immo is focusing its portfolio policy more acutely on forward purchases, especially in SEE and the CIS by way of its subsidiary, CA Immo International. These transactions not only facilitate attractive returns, but also defer both the payment cutoff date and the reporting of the properties in the balance sheet, so that an effect on income does not arise until 12 to 24 months later.

Despite the current turbulence on the capital markets, no material impact on the property markets in which CA Immo engages is anticipated in the short to medium term. With rents edging up on average, the demand for rented space remains lively. Although construction activity has increased in individual countries, the properties are likely to remain well occupied in the forthcoming 12 months. CA Immo disposes of sufficient own funds to finance the investment plans; securing the necessary additional external funds has not proved difficult thus far. A potential rise in the cost of capital (increase in margins) is to be taken into account in the project costings.

In Germany, CA Immo intends to exploit the available legal opportunities to create a real estate investment trust or REIT. The IPO of the German subsidiary adopting this legal form is to take place in Frankfurt. Depending on capital market developments and the availability of an attractive start-up portfolio in the region of about €2bn, the timetable envisages a flotation date in the first half of 2008.

ANALYSTS CONFIRM PRICE POTENTIAL

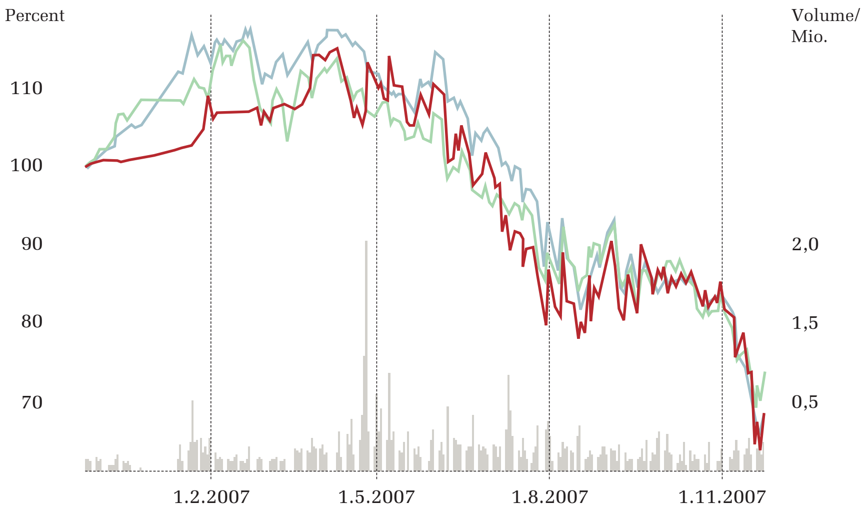
The crisis in the sub-prime market and the ensuing liquidity squeeze on the international capital markets have given rise to a difficult trading sentiment worldwide. Its impact has also been felt by the market place in Vienna. In the period from 1.7.2007 to mid-August, the ATX index in Vienna slipped by 14 % from 4,883.38 points. After a brief recovery towards the end of the third quarter, the ATX came under renewed pressure during the fourth quarter.

In the reporting period the CA Immo share price more or less mirrored the downward pattern traced by the capital markets and, therefore, the performance of the IATX real estate and EPRA indices. Measured against the start of the year, the share's market value has declined by about 35 %. After stabilising in October, the price dropped again in November in response to further significant loss announcements by major international banks. The development of the price certainly does not reflect the share's intrinsic value. By the reporting date, the NAV per share was already almost 15 % higher than the share's market price.

Current analyses are consistently acknowledging the high potential harboured by CA Immo's shares and recommending their purchase by investors. Analysts have been forecasting an NAV/share of up to €23 for 2007 in the summer and have indicated a much higher price target for 2008. At the time of reporting in mid-November, the CA Immo share price was below €15 and therefore stood at about 30 % less than the current NNNAV/share of €22.25. Significant potential therefore exists for an upsurge in the share price.

TRADING VOLUME AND SHARE PRICE TREND 25.11.2006 to 25.11.2007

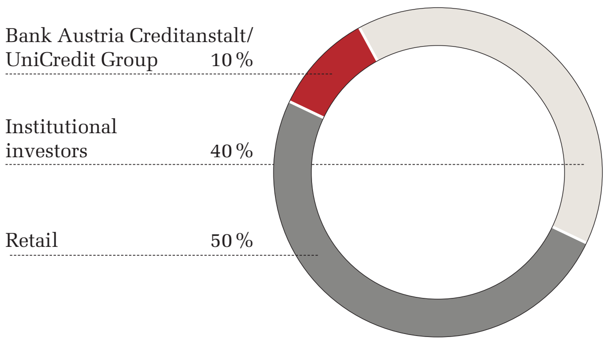
CA Immo IATX EPRA



KEY DATA OF SHARE

Key data per share in €		1.1.–30.9.2007	1.1.–30.9.2006
Rental income per share	€	1.21	1.16
EBITDA per share	€	0.96	0.89
Operating cash flow per share	€	0.88	0.78
Consolidated net income per share	€	0.59	0.95
Average number of shares	pcs.	74,854,191	49,015,633
		30.9.2007	**31.12.2006**
NNNAV per share	€	22.25	21.21
NAV per share	€	21.84	20.77
Market capitalisation	€ m	1,622.1	1,286.2
Number of shares	pcs.	87,258,600	58,172,400
Average performance	€	21.80	21.58
High	€	25.15	22.11
Low	€	17.00	21.01
Performance as at 30 June 2007	€	18.59	22.11

SHAREHOLDER STRUCTURE



PERFORMANCE p.a., cutoff date 30.9.2007

	CA Immo	IATX
1 year:	-11.9 %	-13.0 %
3 years:	-1.0 %	5.2 %
5 years:	1.8 %	6.1 %
10 years:	2.9 %	5.3 %
Since first listing in 1988:	5.4 %	–

2008 FINANCIAL CALENDAR

WEEK ENDING 23.1.: PUBLICATION OF 2007 ANNUAL RESULTS

14. APRIL: PUBLICATION OF 2007 ANNUAL REPORT

13. MAY: GENERAL MEETING

30. MAY: REPORT ON Q1 2008

29. AUGUST: REPORT ON HY1 2008

28. NOVEMBER: REPORT ON Q3 2008

CONSOLIDATED INCOME STATEMENT

€ 1,000	Q1–Q3 2007	Q1–Q3 2006	3rd Quarter 2007	3rd Quarter 2006
Rental income	90,902.5	56,852.3	30,557.0	19,806.3
Other turnover	1,195.4	0.0	1,195.4	0.0
Operating costs passed on tenants	13,367.8	11,233.8	4,808.3	3,931.4
Gross revenues	**105,465.7**	**68,086.1**	**36,560.7**	**23,737.7**
Operating expenses	-15,060.2	-12,777.4	-5,200.9	-4,680.1
Other expenses directly related to the properties	-8,474.2	-6,436.5	-1,816.8	-2,410.1
Net operating income	**81,931.3**	**48,872.2**	**29,543.0**	**16,647.5**
NOI as a % of the gross revenues	78 %	73 %	81 %	70 %
Profit from the sale of properties	39,608.5	36,963.8	2,101.1	7,662.2
Book value	-33,941.0	-33,446.5	-1,716.8	-7,213.5
Result from the sale of properties	**5,667.5**	**3,517.3**	**384.3**	**448.7**
Administrative expenses	-16,832.2	-9,987.6	-6,498.6	-3,450.2
Other operating income	1,456.4	1,254.1	343.8	686.1
EBITDA	**72,223.0**	**43,656.0**	**23,772.5**	**14,332.1**
EBITDA as a % of the gross revenues	68 %	64 %	65 %	60 %
Depreciation and amortisation of other assets	**-1,627.4**	**-1,099.2**	**-595.8**	**-358.2**
Revaluation gain	49,467.5	24,598.2	14,996.6	4,231.4
Revaluation loss	-1,788.6	-6,319.8	602.6	231.3
Change from revaluation	**47,678.9**	**18,278.4**	**15,599.2**	**4,462.7**
			0.0	
Operating result	**118,274.5**	**60,835.2**	**38,775.9**	**18,436.6**
EBIT as a % of the gross revenues	112 %	89 %	106 %	78 %
Financing costs	-42,614.4	-14,414.8	-15,582.1	-5,043.3
Foreign currency gains/losses	3,253.6	3,302.4	1,918.9	483.9
Result of financial investments	7,349.1	5,047.4	-5,540.3	3,015.7
Financial result	**-32,011.7**	**-6,065.0**	**-19,203.5**	**-1,543.7**
Income from investments	**385.6**	**0.0**	**385.6**	**0.0**
Net income before taxes (EBT)	**86,648.4**	**54,770.2**	**19,958.0**	**16,892.9**
Taxes on income	-16,570.9	-8,033.3	-2,598.6	-4,440.4
Consolidated net income	**70,077.5**	**46,736.9**	**17,359.4**	**12,452.5**
of which: attributable to minority shareholders	26,067.6	0.0	8,457.1	0.0
of which: attributable to the parent company	**44,009.9**	**46,736.9**	**8,902.3**	**12,452.5**
Earnings per share	**€ 0.59**	**€ 0.95**		

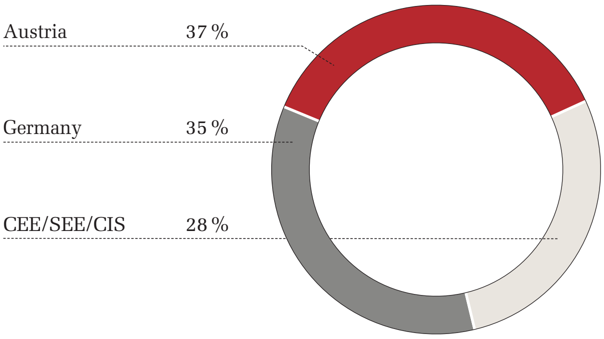
CONSOLIDATED BALANCE SHEET

€ 1,000	30.09.2007	31.12.2006	Change	
ASSETS				
Property assets let	2,118,078.6	1,227,758.6		
Property assets under development	234,905.1	90,532.6		
Prepayments on property assets let	4,768.6	797,709.6		
Office furniture and equipment	5,492.5	4,482.8		
Intangible assets	34,663.3	30,378.7		
Prepayments on investments in properties	12,283.9	2,000.0		
Investments in associates	29,683.2	30,047.6		
Loans to joint ventures	13,194.2	5,795.0		
Other loans	5,759.1	2,364.8		
Financial assets	8.9	9.4		
Deferred tax assets	1,027.9	1,833.8		
Long-term assets	**2,459,865.4**	**2,192,912.9**	**266,952.5**	**12 %**
long-term assets as a % of balance sheet total	70 %	81 %		
Receivables from joint venture partners	110.9	2,504.9		
Receivables and other assets	42,289.5	28,170.1		
Securities held	804,598.7	340,916.8		
Cash and cash equivalents	188,247.8	148,295.1		
Short-term assets	**1,035,246.9**	**519,886.9**	**515,360.0**	**99 %**
Total assets	**3,495,112.3**	**2,712,799.8**	**782,312.5**	**29 %**
LIABILITIES AND SHAREHOLDERS' EQUITY				
Share capital	634,370.0	422,913.3		
Capital reserves	976,272.5	540,628.7		
Retained earnings	295,241.1	236,163.4		
Minority interests	324,941.3	285,528.0		
Shareholders' equity	**2,230,824.9**	**1,485,233.4**	**745,591.5**	**50 %**
Shareholders' equity as a % of balance sheet total	64 %	55 %		
Provisions	636.6	370.9		
Loans	194,262.7	193,894.5		
Financial liabilities	891,428.2	842,422.1		
Trade creditors	145.5	1,308.1		
Other liabilites	9,400.0	6,919.7		
Deferred tax liabilities	87,779.6	68,565.2		
Long-term liabilities	**1,183,652.6**	**1,113,480.5**	**70,172.1**	**6 %**
Provisions for taxation	1,266.7	973.8		
Provisions	15,594.6	9,368.6		
Financial liabilities	40,281.9	51,225.4		
Payables to joint venture partners	393.1	378.7		
Trade creditors	14,193.4	19,002.3		
Other liabilities	8,905.1	33,137.1		
Short-term liabilities	**80,634.8**	**114,085.9**	**-33,451.1**	**-29 %**
Total liabilities and shareholders' equity	**3,495,112.3**	**2,712,799.8**	**782,312.5**	**29 %**

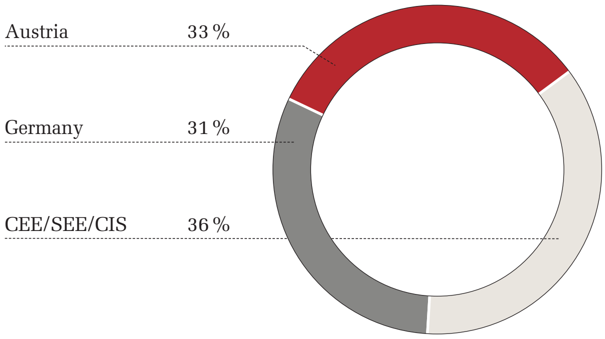
STATEMENT OF CHANGES IN CONSOLIDATED SHAREHOLDERS' EQUITY

€ 1,000	Share capital	Capital reserves	Minority interests	Retained earnings	Valuation result (hedging)	Shareholders' equity (total)
As at 31 December 2005	**317,185.0**	**355,407.2**	**0.0**	**179,581.1**	**-892.8**	**851,280.5**
Adjustment deferred taxes on tax good will	0.0	0.0	0.0	-8,989.8	0.0	-8,989.8
As at 1 January 2006	**317,185.0**	**355,407.2**	**0.0**	**170,591.3**	**-892.8**	**842,290.7**
Valuation of cash flow hedge	0.0	0.0	0.0	0.0	694.6	694.6
Consolidated net income Q1–Q3 2006	0.0	0.0	0.0	46,736.9	0.0	46,736.9
Total result for the period	**0.0**	**0.0**	**0.0**	**46,736.9**	**694.6**	**47,431.5**
Capital increase	105,728.3	189,504.1	0.0	0.0	0.0	295,232.4
As at 30 September 2006	**422,913.3**	**544,911.3**	**0.0**	**217,328.2**	**-198.2**	**1,184,954.6**
As at 1 January 2007	**422,913.3**	**540,628.7**	**285,528.0**	**230,893.2**	**5,270.3**	**1,485,233.5**
Valuation of cash flow hedge	0.0	0.0	-52.6	0.0	15,072.3	15,019.7
Consolidated net income Q1–Q3 2007	0.0	0.0	26,067.6	44,009.9	0.0	70,077.5
Total result for the period	**0.0**	**0.0**	**26,015.0**	**44,009.9**	**15,072.3**	**85,097.2**
Capital increase	211,456.7	440,581.8	-1,005.6	0.0	0.0	651,032.9
Capital increase through minorities and purchase of minority interests	0.0	-4,938.0	14,399.3	0.0	0.0	9,461.3
Group disposal of companies	0.0	0.0	4.6	-4.6	0.0	0.0
As at 30 September 2007	**634,370.0**	**976,272.5**	**324,941.3**	**274,898.5**	**20,342.6**	**2,230,824.9**

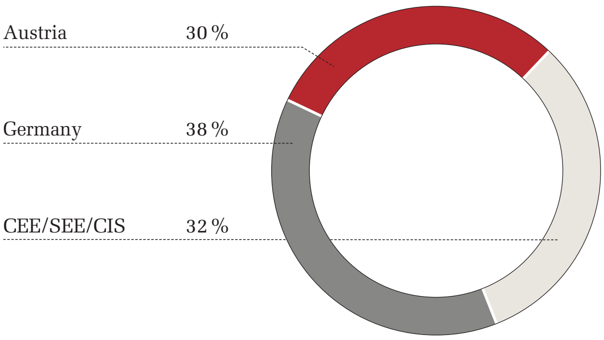
PROPERTIES



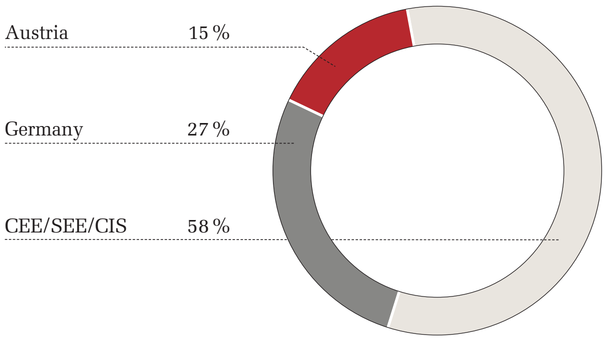
GROSS REVENUES



NET INCOME (NOI)



EBIT



SEGMENTATION BY REGIONS

€ 1,000	Austria	Germany	CEE/SEE/CIS	Total	Austria	Germany	CEE/SEE	Total
	1st–3rd Quarter 2007				1st–3rd Quarter 2006			
Rental Income	30,461.1	32,106.2	28,335.2	90,902.5	28,604.0	266.1	27,982.2	56,852.3
Other turnover	0.0	0.0	1,195.4	1,195.4	0.0	0.0	0.0	0.0
Operating costs passed on to tenants	4,167.9	1,001.2	8,198.7	13,367.8	4,203.7	53.9	6,976.2	11,233.8
Gross revenues	**34,629.0**	**33,107.4**	**37,729.3**	**105,465.7**	**32,807.7**	**320.0**	**34,958.4**	**68,086.1**
Operating costs	-5,565.4	-1,012.1	-8,482.7	-15,060.2	-5,350.1	-61.3	-7,366.0	-12,777.4
Expenses directly related to the properties	-4,724.4	-775.7	-2,974.1	-8,474.2	-3,477.3	-43.2	-2,916.0	-6,436.5
Net operating income	**24,339.2**	**31,319.6**	**26,272.5**	**81,931.3**	**23,980.3**	**215.5**	**24,676.4**	**48,872.2**
NOI as a % of the gross revenues	70.3 %	94.6 %	69.6 %	77.7 %	73.1 %	67.3 %	70.6 %	71.8 %
Result from the sale of properties	1,728.1	0.0	3,939.4	5,667.5	540.4	0.0	2,976.9	3,517.3
Administrative expenses	-6,863.3	-1,375.7	-8,593.2	-16,832.2	-8,161.2	-0.8	-1,825.6	-9,987.6
Other operating income	618.5	22.7	815.2	1,456.4	514.7	20.4	719.0	1,254.1
EBITDA	**19,822.5**	**29,966.6**	**22,433.9**	**72,223.0**	**16,874.2**	**235.1**	**26,546.7**	**43,656.0**
EBITDA as a % of the gross revenues	57.2 %	90.5 %	59.5 %	68.5 %	51.4 %	73.5 %	75.9 %	64.1 %
Depreciation and amortisation	-379.9	0.0	-1,247.5	-1,627.4	-348.9	0.0	-750.3	-1,099.2
Revaluation gains/losses	-1,224.2	2,369.4	46,533.7	47,678.9	-362.8	0.0	18,641.2	18,278.4
Operating result (EBIT)	**18,218.4**	**32,336.0**	**67,720.1**	**118,274.5**	**16,162.5**	**235.1**	**44,437.6**	**60,835.2**
EBIT as a % of the gross revenues	52.6 %	97.7 %	179.5 %	112.1 %	49.3 %	73.5 %	127.1 %	89.4 %
Financial result without foreign currency gains/losses	-11,661.8	-19,210.0	-4,393.5	-35,265.3	-623.6	0.0	-8,743.8	-9,367.4
Income from investments	0.0	0.0	385.6	385.6	0.0	0.0	0.0	0.0
Foreign currency gains/losses	137.9	-0.1	3,115.8	3,253.6	85.4	0.0	3,217.0	3,302.4
Net income before taxes (EBT)	**6,694.5**	**13,125.9**	**66,828.0**	**86,648.4**	**15,624.3**	**235.1**	**38,910.8**	**54,770.2**
	30.09.2007				31.12.2006			
Segment property assets	870,957.0	833,399.6	653,395.8	2,357,752.4	781,690.4	804,263.6	530,046.8	2,116,000.8
Other segment assets	835,892.4	37,500.3	262,939.3	1,136,332.0	295,547.8	7,767.2	291,650.2	594,965.2
Deferred tax assets	513.3	39.0	475.6	1,027.9	995.0	115.5	723.3	1,833.8
Balance sheet total	**1,707,362.7**	**870,938.9**	**916,810.7**	**3,495,112.3**	**1,078,233.2**	**812,146.3**	**822,420.3**	**2,712,799.8**
Segment liabilities	369,063.4	556,960.8	249,216.9	1,175,241.1	348,410.7	578,010.6	231,606.1	1,158,027.4
Deferred tax liabilities incl. tax provisions	62,552.0	6,038.5	20,455.8	89,046.3	57,699.2	1,944.5	9,895.3	69,539.0
Segment debts	**431,615.4**	**562,999.3**	**269,672.7**	**1,264,287.4**	**397,762.2**	**579,955.1**	**241,501.4**	**1,227,566.4**
Capital expenditure [1)]	**120,236.6**	**26,851.6**	**100,003.3**	**247,091.5**	**158,381.9**	**797,709.7**	**47,170.9**	**1,003,262.5**

[1)] Capital expenditure includes all acquisitions in property assets, office furniture and equipment, and intangible assets.

CONSOLIDATED CASH-FLOW STATEMENT

€ 1,000	Q1–3 2007	Q1–3 2006
Operating cash flow	65,707.6	38,071.8
Cash flow from net currrent assets	-586.6	-906.0
Cash flow from operating activities	65,121.0	37,165.8
Cash flow from investment activities	-625,552.6	-169,425.7
Cash flow from financing activities	600,384.3	475,401.9
Net change in cash and cash equivalents	39,952.7	343,142.0
Cash and cash equivalents as at 1 January	148,295.1	70,748.0
Net change in cash and cash equivalents	39,952.7	343,142.0
Cash and cash equivalents as at 30 June	**188,247.8**	**413,890.0**

TAXES ON INCOME Tax expenses are composed as follows:

€ 1,000	Q1–3 2007	Q1–3 2006
Corporation tax (current tax)	-1,087.9	-1,996.5
Trade tax (current tax)	-178.5	-153.3
Corporation tax and trade tax (current tax)	-1,266.4	-2,149.8
Tax quote	-1 %	-4 %
Deferred taxes in connection with capital increases	-7,605.2	-3,849.4
Amortisation of adjustment items from intangible assets	-1,469.1	-775.7
Change in deferred tax liabilities (deferred tax)	-6,230.2	-1,258.4
	-16,570.9	**-8,033.3**

GENERAL NOTES

The quarterly financial statements as of 30 September 2007 were prepared in compliance with the provisions of IAS 34 (Interim Financial Reporting). They are based on the accounting principles described in the 2006 annual report of CA Immobilien Anlagen Aktiengesellschaft.

CHANGE OF ACCOUNTING AND VALUATION METHODS

Until now the company has, upon first recognition, formed deferred tax assets in respect of goodwill qualifying for amortisation according to Section 9 Subsection 7 KStG (Austrian Corporate Income Tax Act). This approach conformed with the policy recommended in a statement by the Austrian Institute of Auditors. On 18 September 2007 the Austrian Financial Reporting and Auditing Committee (AFRAC) published a comment on questions concerning accounting and reporting according to IFRS in connection with the introduction of group taxation. This comment rules out the formation of deferred tax assets upon the first-time recognition of goodwill. The Austrian Institute of Auditors has withdrawn its statement, which made it necessary to change the accounting practice method applied to date.

In the opening balance sheet as of 1 January 2006, negative deferred tax liabilities of €8,989.8K were written off and the retained earnings were adjusted accordingly. The adjustment for the Q1 to Q2 2007 reporting period was €321.1K and the amount for the preceding period was €481.6K.

SCOPE OF CONSOLIDATION

The CA Immo Group (CA Immobilien Anlagen Aktiengesellschaft and its subsidiaries) acquired the following companies between 31 December 2006 and 30 September 2007: (see left table below)

Company name/seat	**Stake %**	**Purchase price €K**	**Eff. acquisition date**
CA Immo Zehn GmbH/Frankfurt	100.0	28.3	01.01.2007
Váci 76 Kft./Budapest	100.0	6,500.0	01.01.2007
Larico Ltd./Cyprus, incl. *)	50.0	0.9	01.01.2007
- Triastron Ltd./Cyprus	50.0	–	01.01.2007
- OOO Business Center Maslovska/Moscow	50.0	–	01.01.2007
- OOO BBM/Moscow	50.0	–	01.01.2007
CAINE B.V./Hoofddrop	100.0	24.7	31.05.2007
H1 Hotelentwicklungs GmbH/Vienna	33.3	11.7	30.06.2007
CA Immo Projektierungs AG/Frankfurt	100.0	53.5	30.06.2007
CA Immo LP GmbH/Vienna	100.0	40,579.2	01.07.2007
Parkring 10 Immobilien GmbH/Vienna	100.0	604.4	01.07.2007
I.N.A. Handels GmbH/Vienna	100.0	6,542.7	01.07.2007
Poleczki Business Park Sp.z o.o./Warsaw	50.0	6,201.0	01.07.2007
ECM Airport Center a.s/Prague – remaining 50 % (fully consolidated from 15.8.2007)	50.0	2,692.7	15.08.2007

*) Larico Ltd. holds the direct and indirect interests in Triastron Ltd., OOO Business Center Maslovska and OOO BBM.

The purchase prices therefore totalled €63,239.1K, which was paid but for a minimal amount.

Váci 76 Kft./Budapest, OOO Business Center Maslovska/Moscow, Poleczki Business Park Sp.z o.o./Warsaw, Parkring 10 Immobilien GmbH/Vienna and I.N.A. Handels GmbH/Vienna are project development companies established to construct office buildings. CA Immo Zehn GmbH/Frankfurt, CA Immo Projektierungs AG/Frankfurt, CA Immo LP GmbH/Vienna and ECM Airport Center a.s./Prague are property companies. The other companies are finance and management enterprises.

Delta Park a.s./Prague was sold effective 1 January 2007. The selling price was €13,373.0K.

The acquisition and disposal of the forenamed companies affects the consolidated balance sheet as of 30 September 2007, effective the date of first-time consolidation or deconsolidation, as follows:

	€K
Property assets	123,425.9
Office furniture and equipment	909.2
Intangible fixed assets	5,655.9
Other assets	12,753.2
Cash and cash equivalents	667.0
Deferred taxes	-11,891.7
Financial liabilities	-49,071.1
Other liabilities	-28,729.8

The gross revenues of the acquired companies came to €1,071.9K from the date of acquisition (since 1 January 2007: €2,919.0K); the net income before taxes totalled €-1,001.3K (since 1 January 2007:

€-3,134.1K). The acquired companies are included in the consolidated balance sheet as of 30.9.2007 with assets of €186,947.1K and liabilities of €84,374.9K.

In addition, the following companies were established or consolidated for the first time in the first three quarters of 2007:
- CA Immo Sava City d.o.o./Belgrade (project development company)
- CA Immo d.o.o./Belgrade (management company)
- Hotel Management d.o.o./Ljubljana (management company)
- CEE Hotel Development AG/Vienna (management company)
- CEE Hotel Management und Beteiligungs GmbH/Vienna (management company)
- CA Immo Zehn GmbH/Frankfurt (property company)
- CA Immo GB GmbH/Frankfurt (management company)
- CA Immo GB Eins GmbH & Co KG/Frankfurt (management company)
- Caine sarl/Luxembourg (management company)

The capital contributions to the newly established companies totalled €148.5K.

NOTES TO THE INTERIM FINANCIAL STATEMENTS AND MAJOR EVENTS AFTER THE CLOSE OF THE INTERIM REPORTING PERIOD

As of the reporting date, 30.9.2007, the balance sheet total of the CA Immo Group was €3,495,112.3K. Measured against 31.12.2006, the long-term assets increased by approx. 12% to €2,459,865.4K.

The consolidated revenues climbed from €68,086.1K in the first three quarters of 2006 to €105,465.7K in the first three quarters of 2007. This represents a rise of about 55%. Compared with the previous year, the EBITDA advanced by about 65% in the first three quarters of the 2007 business year.

The revaluation result in the amount of €47,678.9K stems largely from Eastern Europe (at gross market value).

The income from the sale of properties encompasses, in particular, the disposal of the interests in Delta Park a.s./Prague, and the sale of a property in Vienna.

The result of financial investments in the first three quarters of 2007 totalled €7,349.1K; the figure for the corresponding period of 2006 was €5,047.4K. Compared with the result for HY1 2007, the result fell by €5,540.4K because of the decline in the market value of the securities held as investments.

€K	Q1–3 2007	Q1–3 2006
Interest income from securities	1,884.2	992.2
Interest income from fixed deposits	2,384.3	206.9
Other interest income	3,080.6	3,848.3
Result of financial investments	**7,349.1**	**5,047.4**

Financial resources were invested primarily in AA and AAA-rated near-money market securities (no sub-prime securities). In view of the banking crisis and rising margins, the current value of the securities as of 30 September 2007 was lower than that on 30 June 2007 (below par value in some cases), so that the actual return is falling short of expectations. Among other things, the result of financial investments contains income from securities held as current assets in the amount of €1,884.2K (Q1–3 2006: €992.2K), which comprises the following:

€K	Q1–3 2007	Q1–3 2006
Realised interest income from securities	4,495.4	392.4
Valuation of securities (not realised)	-2,611.2	599.8
Income from securities	**1,884.2**	**992.2**

As of 30.9.2007 the CA Immo Group disposed of cash and cash equivalents in the amount of €188,247.8K and securities in the amount of €804,598.7K.

The total long and short-term financial liabilities climbed from €893,647.5K as of 31.12.2006 to €931,710.1K as of 30.9.2007. They consist of 4.9%, USD loans, 0.5% CHF loans and 94.6% EUR loans. Of the financial liabilities existing as of 30.9.2007, 3.4% were fixed-interest, 80.0% were fixed-interest by way of swaps, and 16.6% were at floating rates.

Deferred taxes for properties held by foreign companies are reported only to the extent that tax is likely to arise in the event of the property being rented and/or sold. Income from the disposal of foreign property companies is exempt from corporation tax subject to compliance with certain conditions. The CA Immo Group intends to satisfy these requirements. In the case of properties situated abroad, the extent of the disclosed deferred taxes thus depends on the properties' average anticipated retention period and therefore on the ratio of the taxable to the tax-free returns on the investment in the properties. The anticipated amount is updated as of each reporting date.

In April 2007 CA Immo AG issued 29,086,200 non-par bearer shares with a total nominal value of €211,456,674 at a price of €23.25 each. As a result, the number of shares issued and in circulation increased from 58,172,400 to 87,258,600 shares. This issue resulted in a net inflow of funds (after deduction of issuing costs in the amount of €30,891.9K) totalling €645,362.2K. The positive difference between the issuing amount and the nominal value, of €441,628.5K (after deduction of income tax benefits), is stated under the capital reserves. In the context of the capital increase, commission in the effective amount of about €13,800.0K was paid to the BA-CA/Uni Credit Group.

In addition, the Group company, CAINE, implemented capital increases in the amount of €40,000.0K in HY1 2007, so that the CA Immo Group, alongside other investors, now holds a 60.0% interest in CAINE. This issue resulted in a net inflow of funds from (minority) investors (after deduction of issuing costs in the amount of €3,211.2K) totalling €12,788.8K. The issuing costs (after deduction of minority interests) in the amount of €-2,052.3K are stated under the capital reserves.

The leases for the hotels in Ljubljana/Slovenia, and on Rennweg in Vienna were dissolved, and the legal disputes were settled by way of instalments. Since 1 July 2007 the hotel in Ljubljana has been run by Hotel Management d.o.o./Ljubljana. Negotiations are currently being held with new operators.

As of 30 September 2007 contingent liabilities existed in the amount of about €5,300.0K, in respect of which no provisions have been formed in view of the currently only slight probability of an outflow of funds.

The following down payments in respect of investments in properties whose contracts are to be closed later were contained in the financial statements as of 30 September 2007:

Project/place	**Contract concluded**	**Closing anticipated**	**Down payment € K**
Hotel in Pilsen/Czech Republic	Nov. 2006	Q1 2008	2,000.0
Office building in Prague/Czech Rep.	May 2007	2009	5,014.9
Property company in Belgrade/Serbia	July 2007	Q4 2007	5,112.9
Property company in Hamburg/Germ.	July 2007	Q2 2008	145.4
Office centre in Tallinn/Estonia	Oct. 2007	Q4 2007	10.7

In June 2007 an outline agreement in respect of a project to build an office and shopping centre in Sofia/Bulgaria, was concluded. The closing date for the joint venture agreement concerning the acquisition of land for the construction of a logistics centre in Novi Banovci/Serbia, is expected to be in Q4 2007.

The purchase agreement concerning an office property in Berlin/Germany, was signed in August 2007; the closing took place on 31 October 2007. A forward purchase agreement concerning the construction of an office property in Düsseldorf/Germany, was also concluded in August 2007; the building is expected to be completed at the end of 2009.

The purchase agreement concerning a property company in Prague/Czech Republic, was concluded in October 2007; the closing is expected to take place before the end of November 2007. After the closing date for financial reporting purposes, a joint venture agreement was signed in respect of a project development company in Romania, which is to build a speciality retail centre there in Sibiu. In addition, plans are being formulated to establish a Romanian company together with a minority shareholder; a project in Arad/Romania, is being contemplated.

CONTINGENT LIABILITIES

No contingent liabilities exist as of 30 September 2007 because the liabilities existing as of 31 December 2006, in the amount of €17,900.0K, in respect of a pro rata consolidated company in Russia, have expired.

EXCHANGE RATE DIFFERENCES

The total exchange rate differences of €3,253.6K (Q1-3 2006: €3,302.4K) arise chiefly from the balance of unrealised (non-cash-effective) gains and losses from the end-of-period valuation of foreign currency loans taken out in USD (rate on 30.9.2007: 1.41; rate on 31.12.2006: 1.31) and changes in the value of the forward exchange transactions.

Vienna, 15 November 2007

The Management Board

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

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GENERAL INFORMATION ON CA IMMO SHARE

Listed on Vienna Stock Exchange
ISIN: AT0000641352

Shareholders' equity: € 634,370,000
Number of shares (30 September 2007): 68,514,160

We ask for your understanding that gender-conscious notation in the texts of this Interim Report largely had to be abandoned for the sake of undisturbed readability of complex economic matters.

IMPRINT

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