IMMOFINANZ
GROUP

ANNUAL REPORT **2009/10**

Key figures of the IMMOFINANZ Group

Corporate Data

	30 April 2010	Change in %	30 April 2009
Revenues in EUR mill.	719.2	-2.32 %	736.2
Results of operations (EBITDA) in EUR mill.	394.9	27.19 %	310.5
Operating profit (EBIT) in EUR mill.	181.1	-	-2,071.3
Earnings before tax (EBT) in EUR mill.	208.2	-	-3,403.4
Gross cash flow EUR mill.	387.5	299.47 %	97.0
Equity in EUR mill. (incl. non-controlling interests)	4,872.9	6.74 %	4,565.3
Equity as a % of the balance sheet total	40.7 %	4.11 %	39.1 %
Balance sheet total in EUR mill.	11,963.6	2.53 %	11,668.7
Book value per share in EUR	4.63	-2.62 %	4.75
Net asset value per share in EUR	4.78	-9.05 %	5.25

Property Data

	30 April 2010	Change in %	30 April 2009
Number of properties	1,845	-0.38 %	1,802
Book value of investment properties in EUR mill.	8,684.7	10.00 %	7,895.4
Book value of properties under construction in EUR mill.	179.9	-68.59 %	572.7
Book value of inventories in EUR mill.	252.3	6.70 %	236.5

Stock Exchange Data

	30 April 2010	Change in %	30 April 2009
Earnings per share in EUR	0.17	-	-4.29
Share price at end of period in EUR	3.24	118.92 %	1.48
Number of shares	1,044,216,775	127.47 %	459,050,894
Market capitalisation at end of period in EUR mill.	3,383.3	397.98 %	679.4

Contents

The new IMMOFINANZ Group

A new, stronger company has been created through the merger of IMMOFINANZ AG and IMMOEAST AG: IMMOFINANZ Group. This merger offers investors a number of benefits.

The merger: Proven forces recombined

This merger enables a new strategic orientation that aims to make the IMMOFINANZ Group the leading listed property company in Central, Eastern and South-Eastern Europe.

The background

Since its founding in 1990, the former IMMOFINANZ has been creating a top quality portfolio of first-class properties and has established itself as one of the leading property companies in Europe. The entire real estate sector experienced severe turbulence during the past two years, which were the most difficult years in the history of IMMOFINANZ.

In a remarkable show of strength over 18 months, IMMOFINANZ was restructured. The consolidation of cash flow and optimisation of profit has been achieved. The company, now called IMMOFINANZ Group, is once again among the leading property companies in Europe. And following its successful restructuring, it now focuseson the company's main strategic objective: to generate a growing and risk-optimised cash flow for its shareholders as one of the leading listed property companies in Central, Eastern and South-Eastern Europe.

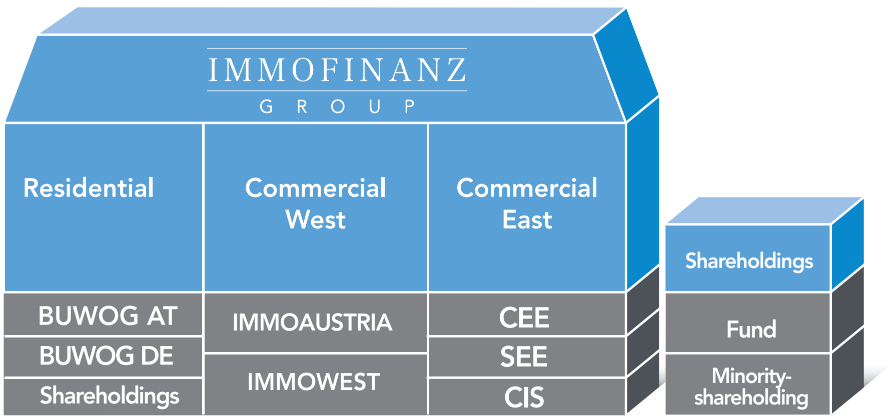
The core business

IMMOFINANZ Group's core business is the generation of rental income through active management of a diversified property portfolio as well as the generation of revenues from development projects and portfoliooptimised sales. IMMOFINANZ Group targets an 80:10:10 strategy: 80 % properties, 10 % will be generated by development projects and 10 % by property sales.

Vision and Mission

The company goal of the IMMOFINANZ Group is to generate a stable income from prime properties in the core markets of the IMMOFINANZ Group. We strive for risk-optimal returns for shareholders from rental income, from the realisation of development projects and from the sale of properties.

The new structure



IMMOFINANZ Group goals for the coming years

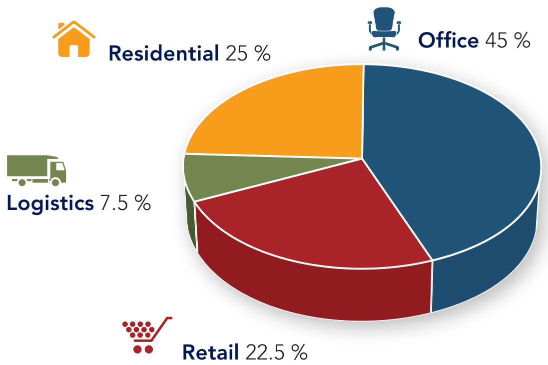
IMMOFINANZ Group has set itself the following primary goals for the 2010/11 financial year and beyond:

- Ongoing improvement of the portfolio, opening up new revenue opportunities and optimising internal structures.
- IMMOFINANZ Group will actively engage in project development. This means that investors can benefit from successful projects.
- The sale of assets will contribute to improved liquidity. A EUR 2.7 billion sales programme has already been launched. Investments and properties not in line with the core business and core markets or asset classes will be sold over the next five years.

Eight core markets and four asset classes

IMMOFINANZ Group focuses its activities on the eight regional core markets of Austria, Germany, the Czech Republic, Slovakia, Hungary, Romania, Poland and Russia and on the retail, logistics, office and residential segments in these countries. The segment distribution should be at 25 % for residential, including the development pipeline. The remaining 75 % of the commercial area will be divided into 45 % office, 22.5 % retail and 7.5 % logistics.

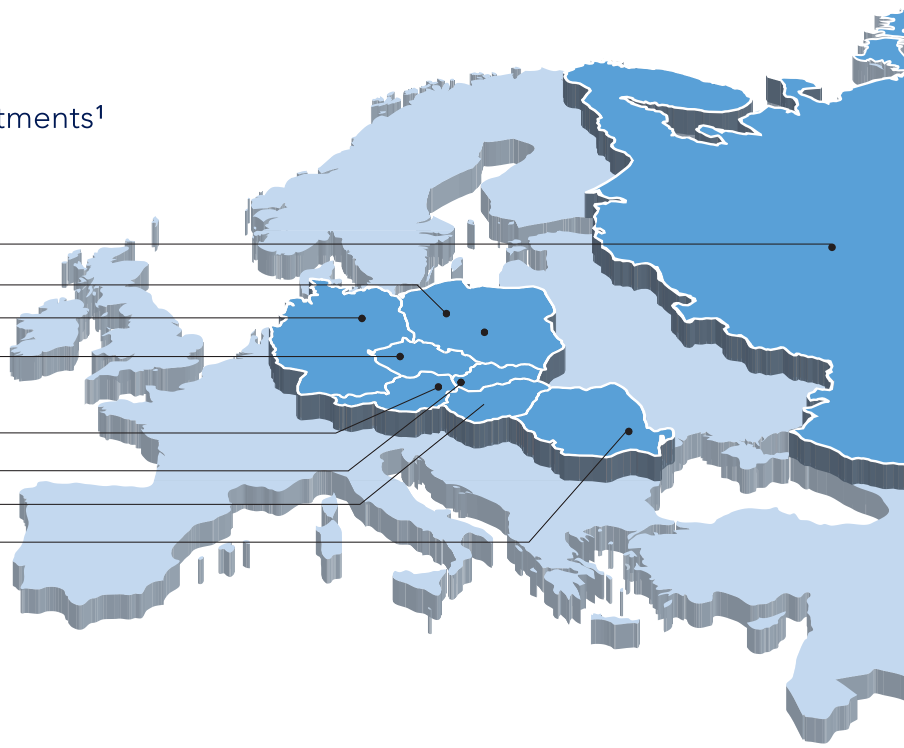
Sectoral and regional orientation



Western Europe, in particular the German-speaking world, is our domestic market and an important source of stability. The growth region of Central, Eastern and Southeastern Europe is our future market.

IMMOFINANZ Group standing investments[1] in the eight core markets

Russia	EUR	727.5	mill.
Poland	EUR	643.0	mill.
Germany	EUR	674.7	mill.
Czech Rep.	EUR	634.8	mill.
Austria	EUR	3,747.5	mill.
Slovakia	EUR	253.9	mill.
Hungary	EUR	511.3	mill.
Rumania	EUR	598.2	mill.



[1] *Book value as of 30/04/2010*

More information on selected IMMOFINANZ Group properties is available at www.immofinanz.com.

IMMOFINANZ
GROUP

Michael Wurzinger MRICS
Member of the Executive Board

Eduard Zehetner
CEO & CFO

Daniel Riedl MRICS
Member of the Executive Board

Manfred Wiltschnigg MRICS
Member of the Executive Board

Dear Shareholders,

Back in the top flight of property companies

with the 2009/10 financial year, we are looking back on possibly the most difficult period in IMMOFINANZ company history. We are leaving an 18-month period of financial restructuring behind us. IMMOFINANZ and IMMOEAST, not having been given much chance of surviving by many, merged into a strong and future-oriented company: the IMMOFINANZ Group. In this way, we have overcome the economic crisis and re-established ourselves as one of the listed leading European property companies.

All significant measures in terms of restructuring and recapitalisation of the company were completed in the 2009/10 financial year.

Merger creates favourable reaction

The merger of IMMOFINANZ with its former subsidiary IMMOEAST, creating the new IMMOFINANZ Group, was agreed and entered into the company register on 29/04/2010. The unanimously positive reactions of analysts, investors and the economic media and especially the overwhelming approval of the shareholders of both companies highlight the soundness of the merger and its particular significance.

Internalisation of management successfully completed

The agreement with the former Constantia Privatbank and its erstwhile owners (Constantia Packaging B.V. and thereafter a consortium of major Austrian banks) was concluded shortly after the balance sheet date. The interests of IMMOFINANZ and its shareholders were essentially preserved. A large part of the resources that were withdrawn from the company in previous years were returned in the form of cash payments or realisable assets – mainly as treasury shares and secured receivables. Additionaly revenues from Aviso Zeta Bank AG, which we also acquired and which represents the remainder former Constantia Privatbank, are expected in the coming years. The internalisation of management was also concluded with the agreement.

Satisfactory development of the operational results

The radical reduction in the number of development projects, the successful sale of some properties, the termination of the management contracts and continuous cost reduction measures have significantly improved the liquidity of the IMMOFINANZ Group. After the significant losses in the 2008/09 financial year, 2009/10 also saw a reversal of the revenue trend. The results of operations (EBITDA) increased by 27 % to EUR 394.9 million and the net profit before tax was in the black again with EUR 208.2 million after a loss of EUR 3.4 billion in the previous year 2008/09.

Shareholders benefit from favourable development

The shareholders who remained faithful to IMMOFINANZ (or IMMOEAST) even in those difficult times benefited from this favourable development.

The IMMOFINANZ share value more than doubled in the 2009/10 financial year.

Although completion of the restructuring work is a reason for management to celebrate, it is by no means a reason to relax. A solid base has been created by settling legacy problems, allowing us to go on the offensive again with renewed vigour and to successfully exploit the opportunities of a changing property market. Our strategy for the 2010/11 financial year and beyond will be to further improve our portfolio and to open up additional profit opportunities. This includes, on the one hand, all the asset management measures suited to ongoing improvement of the rental revenue from the existing portfolio. Intensification of the corporate engagement is another important component of our strategy. In this way, IMMOFINANZ will not only be the financing partner but also the actual developer, benefiting even more from the high potential for profit inherent in successful projects. The extension of the value added chain, by taking over property management for significant parts of the property portfolio, for example, rounds out our programme for the improvement of earning power.

Increased benefit from successful projects – as a developer

In addition to the effect of own measures, the IMMOFINANZ Group should also benefit in the medium term from the improving economic situation and the resultant gradual recovery of the property market. The IMMOFINANZ Group, like the property market as a whole, believes that the crisis is behind us, but that there is still much potential for further growth. The chances are good that we will be able to exploit this potential in the years ahead.

Eduard Zehetner
CEO & CFO

Daniel Riedl MRICS
Member of the Executive Board

Manfred Wiltschnigg MRICS
Member of the Executive Board

Michael Wurzinger MRICS
Member of the Executive Board

Report of the Supervisory Board

Successful start to the new era

The IMMOFINANZ AG Supervisory Board can look back on an exceptionally challenging – but at the same time, successful – year in 2009/10. A total of nine intensive meetings focused on the financial position of the company and the current market conditions as well as the progress of the highly successful restructure of the IMMOFINANZ Group. The effective upstream merger with IMMOEAST AG, which was the penultimate major restructuring step, marks the start of a new era for the IMMOFINANZ Group, an era in which our shared vision – namely to be the top listed property company in Central, Eastern and South-East Europe for our shareholders, customers and employees – will gradually become a reality.

Key issues: Investments, financial situation and restructuring

The Supervisory Board met four times in the period from June to August 2009. The focus of the sessions during these meetings was the development of individual investments, the financial situation and of course individual restructuring measures. Furthermore, the sessions also covered issues such as the appeal against the 2007/08 profit distribution resolution – which was accepted by the Commercial Court of Vienna in its declaration of the resolution as null and void – as well as preparations for the 16th annual general meeting.

In connection with the 16th annual general meeting of shareholders in October 2009, an organisational Supervisory Board session was held in which the existing structures of both the Executive Board and the committees were approved. Approximately six weeks after the organisational session, the Supervisory Board reconvened in November 2009 to discuss the current financial year, the change to the Stock Corporation Amendment Act and associated consequences as well as the major restructuring steps outstanding at this time.

Unanimous decision on merger

In a meeting held with the Executive Board in December 2009, an unanimous decision was made to merge IMMOEAST AG as the target company and IMMOFINANZ AG as the acquiring company with effect from 30/04/2009.

Two new members on Supervisory Board

The merger was approved at the extraordinary general meeting in January 2010 and took effect from 29/04/2010. With the decision of the extraordinary general meeting in January 2010, two more members were elected to the IMMOFINANZ AG Supervisory Board: Klaus Hübner and Christian Böhm have been elected as members of the IMMOFINANZ AG Supervisory Board until 30/04/2014. The IMMOFINANZ AG Supervisory Board now has eight members.

In February 2010, another Supervisory Board meeting took place. At this meeting, Manfred Wiltschnigg was appointed as member of the IMMOFINANZ AG Executive Board with effect from the date the merger between IMMOEAST AG and IMMOFINANZ AG was entered in the commercial register (as of 29/04/2010). The term of his appointment will run until 31/03/2012. Edgar Rosenmayr was also appointed as member of the IMMOFINANZ AG Executive Board with effect from the same day. The term of his appointment will run until his contract expires on 30/04/2010. Further topics discussed at the meeting were the company strategy, organisational changes and the status of the negotiations with Constantia Packaging B.V.

Budget for 2010/11 financial year approved

At the end of April, i.e., the end of the 2009/10 financial year, the budget for the 2010/11 financial year was presented by the Executive Board and approved by the Supervisory Board.

As mentioned, the Supervisory Board formed three committees from its members:

Audit Committee

The Audit Committee, which met twice in the reporting year, is responsible for monitoring the accounting process and auditing the compilation of the annual and consolidated financial statements. In addition, it also focuses on the Internal Control System and the role of auditing. In the last financial year, the company set up the Internal Audit department as an internal administrative body of the full Executive Board. The Internal Audit department started its work in 2009 and reports to the Audit Committee in compliance with the Austrian Corporate Governance Code.

Strategy Committee

The Strategy Committee deals with the company's strategic direction, investments and divestments. The work of the Strategy Committee was performed by the full Supervisory Board during the last financial year.

Comprehensive responsibilities for three committees

Personnel and Nominating Committee

The Personnel and Nominating Committee advises on the appointment and remuneration of Executive Board members and the content of their contracts. The Personnel and Nominating Committee did not meet during the last financial year as all related work was performed by the full Supervisory Board.

The Executive Board notifies the Supervisory Board of details of the company's commercial and financial situation and also provides prompt, detailed information outside the meetings. In addition to the issues mentioned above, changes in the company's target markets and developments in the capital market were also discussed, and issues concerning the financing and assessment of properties were debated along with opportunities for the reorientation and optimisation of the portfolio in view of the changes to the basic conditions.

After the meetings, specific topical issues were debated in discussions between the Executive Board, the chairpersons and the members of the Supervisory Board. Information on particular procedures was also provided; experts were invited to offer in-depth information on individual items on the agenda.

The 2009/10 annual financial statements together with the management report, the 2009/10 consolidated financial statements, which were prepared in accordance with International Financial Reporting Standards (IFRS), and the related group management report were audited by KPMG Austria GmbH Wirtschaftsprüfungs- und Steuerberatungsgesellschaft and each awarded an unqualified opinion. All annual financial statements and consolidated financial statements as well as the audit reports from the auditor have been discussed in detail in the presence of the auditor and the Executive Board and verified in accordance with section 96 of the Austrian Stock Corporation Act. Following this examination and discussion, it was unanimously agreed to recommend the unqualified acceptance of these documents to the Supervisory Board. The Supervisory Board has accepted the annual financial statements, which are considered approved in accordance with section 96 (4) of the Austrian Stock Corporation Act. The Supervisory Board would like to thank the members of the Executive Board and IMMOFINANZ employees for their substantial personal commitment and also express its gratitude to shareholders for their confidence.

Vienna, August 2010

On behalf of the Supervisory Board

Herbert Kofler
Chairman

Focus on the Executive Board

Eduard Zehetner
CEO & CFO

Born 09/08/1951 in St. Pölten
Appointed on 21/11/2008 up to 21/11/2011

Eduard Zehetner:

Restructuring successfully accomplished

Eduard Zehetner is the CEO and, in his capacity as CFO, is responsible for accounting, controlling, management of holdings, finances, legal affairs, procurement, funds, investor relations and corporate communications. Zehetner was also responsible for the restructuring of the IMMOFINANZ Group.

New strategic direction

New members were appointed to the Executive Board of the former IMMOFINANZ AG during the past financial year. The new Executive Board team re-oriented the Group strategically and initiated a far-reaching restructuring process during the past eighteen months. The most important result of this restructuring process is the merger of IMMOFINANZ AG with its subsidiary IMMOEAST AG on 29/04/2010 (retroactive to 30/04/2009). The company created through the merger operates under the trade name IMMOFINANZ Group.

IMMOFINANZ AG and IMMOEAST AG merged into IMMOFINANZ Group

Unanimously resolved

In a joint meeting of 17/12/2009, the Executive and Supervisory Boards of IMMOFINANZ AG and IMMOEAST AG unanimously resolved that the companies should merge. In an extraordinary general meeting towards the end of January 2010, the shareholders of both companies approved this resolution by an overwhelming majority (IMMOFINANZ: 99.9 %, IMMOEAST: 96.2 %). The Polish Financial Market Authority approved the Polish information memorandum on 15/04/2010; thus all the preconditions for a merger between IMMOFINANZ AG and IMMOEAST AG were fulfilled. The company was finally registered in the company register of the Vienna Commercial Court on 29/04/2010. All of the operating activities of IMMOEAST AG were spun off to IMBEA IMMOEAST Beteiligungsverwaltung AG with effect from 27/04/2010 – i.e. before the merger. This downstream spin-off secures the guarantees provided by IMMOEAST AG for the IMMOFINANZ convertible bond 2009–2011. After the merger, IMBEA IMMOEAST Beteiligungsverwaltung AG became a 100 % subsidiary of the IMMOFINANZ AG.

Merger: Shareholders approve by an overwhelming majority

Shares for the Prime Market segment

IMMOEAST shares were traded on the Warsaw stock exchange for the last time on 22/04/2010. On 28/04/2010, all trading in IMMOEAST shares was stopped on the Vienna stock exchange. IMMOFINANZ shares are listed in the Prime Market segment on the Vienna stock exchange only.

Capital increase of EUR 589 million

Shareholders swap for two IMMOEAST shares three IMMOFINANZ shares

IMMOFINANZ AG capital increased by EUR 589 million as a result of the merger process. EUR 567.4 million IMMOFINANZ shares were issued to IMMOEAST shareholders in the course of this capital increase. The IMMOEAST shareholders were offered three IMMOFINANZ shares for two IMMOEAST shares. The swap of IMMOEAST shares for IMMOFINANZ shares was done via the clearing system of the Austrian Kontrollbank Aktiengesellschaft directly with the depository banks. For Polish deposits, delivery was via the Polish National Depository for Securities (NDS).

The merger has a number of advantages for shareholders:

Consolidated shareholders base and more transparency for one of Europe's largest property companies

- The controlling relationship of IMMOFINANZ over IMMOEAST ceases to exist.
- A consolidated shareholder base has been created.
- The accounting structure has been simplified, internal Group receivables and liabilities have been regulated.
- New opportunities for cost saving and the creation of synergies have been created.
- Simplified structures increase transparency and improve corporate governance.
- Increased liquidity of IMMOFINANZ shares.
- The gateway to the capital market has been improved following simplification of the financial structure.
- The IMMOFINANZ Group is now one of the largest listed property companies in Europe.

Internalisation successfully completed

Successful take-over of Aviso Zeta Bank AG

The goal of management internalisation, planned since mid-2008, was achieved a number of days after the reporting period through the take-over of Aviso Zeta Bank AG and its affiliate, Aviso Delta GmbH.

On 19/05/2010 the IMMOFINANZ Group, via IMBEA IMMOEAST Beteiligungsverwaltung AG, took over Aviso Zeta Bank AG (formerly Constantia Privatbank AG) from Aviso Gamma GmbH for EUR 1.00. The development unit of Aviso Zeta Bank, the CREDO Immobilien Development Group, was also acquired in the course of this take-over.

Internalisation improves efficiency

Aviso Delta GmbH was purchased for the price of the paid-up share capital of EUR 17,500.00. As a result of this take-over, the internalisation of the management contracts in the IMMOFINANZ Group could be finalised. The longstanding internalisation efforts have therefore been concluded.

Settlement with Constantia Packaging B.V.

The negotiations with Constantia Packaging B.V. and with Christine de Castelbajac and Prince Michael von und zu Liechtenstein were also successfully concluded shortly after the reporting period. The agreement on the so-called "IBAG Bond" (EUR 512 million) was signed on 20/05/2010.

As a result, the IMMOFINANZ Group receives EUR 217 million in cash and 55 million IMMOFINANZ shares, as well as approximately 113 companies in the Constantia Packaging B.V. portfolio. These companies have liabilities in excess of EUR 100 million towards Aviso Zeta Bank. The amount of EUR 164 million has already been paid into an IMMOFINANZ Group account.

Shares, property and cash are part of the agreement

On 13/08/2010, the IMMOFINANZ Group was informed that the 55 million shares in IMMOFINANZ AG held by Constantia Packaging B.V., and their proceeds of the sale that ought to have gone to IMMOFINANZ Group in line with the agreements made with Constantia Packaging B.V, will be taken over by the IMMOFINANZ Group as its treasury shares. This will be NAV accretive and will also facilitate refinancing in the future.

Through the agreement with the former Constantia Privatbank and Constantia Packaging B.V., the IMMOFINANZ Group has now completed the extensive restructuring which has been in a process of continuous implementation since late autumn 2008. In the next financial year, the IMMOFINANZ Group can therefore concentrate fully on the optimisation of the portfolio and its internal processes.

Successful restructuring is the basis for positive development

Optimisation of the property portfolio

The IMMOFINANZ Group has been concentrating on restructuring and optimisation of the property portfolio in the 2009/10 financial year. Improvements in income and value were primarily achieved through the completion of current project developments and through active management of assets and property. The focal points for investments are the core markets Austria, Germany, the Czech Republic, Slovakia, Hungary, Romania, Poland and Russia.

Core investment areas: Four central segments defined in eight regional markets

In these eight regional core markets, the IMMOFINANZ Group focuses on the segments retail trade, logistics, offices and residential. The group's strategy will continue to be focused on the optimisation and further development of the property portfolio in the next financial year.

Optimisation and further development of the property portfolio for a profitable future

Daniel Riedl MRICS
Member of the Executive Board

Born 07/09/1969 in Vienna
Appointed 01/07/2008 to 01/07/2011

Daniel Riedl:

Successful entry into facility management

Daniel Riedl is a member of the Executive Board, and as COO, manages the Residential West and Residential East areas (BUWOG and ESG) for the company. Daniel Riedl is also responsible for the human resources, marketing and IT support functions in the Group.

Residential West – BUWOG/ESG: Movement in the portfolio

Several strategic measures bring dynamics to the portfolio

Apartment and property sales have brought dynamics to the portfolio in the 2009/10 financial year. The result: 283 rental apartments sold and four properties with 147 residential units. The apartment rentals (2,069 in total) have also brought movement to the portfolio. As an additional strategic measure, individual locations in the portfolio were outsourced. The resources acquired as a result were invested at the beginning of the 2010/11 financial year in 2,253 apartments from the IMMOWEST residential property portfolio in Berlin Tempelhof and Spandau. In return, a few attractive and profitable locations in Vorarlberg were sold.

Investments in Berlin create attractive residential properties

The total area of the Berlin residential properties is 145,919 sqm. In addition, 42 commercial units with a floor space of 4,547 sqm were migrated to the BUWOG portfolio. The purchase price: approx EUR 110 million or EUR 727.00/sqm floor space. Over the coming years, some properties will be refurbished and undergo extensive renovation work. For the most part, funds will be invested in the apartments around the disused Tempelhof Airport site. The properties in the Spandau district have already been extensively renovated.

As at 30/04/2010, the total number of apartments in the entire residential portfolio was 31,768; the estimated value, including development, was approx. EUR 2.3 billion.

Entry into facility management

First year and successful already: New BUWOG FM

The BUWOG Facility Management GmbH – shortened to BUWOG FM – was founded in the 2009/10 financial year at the Residential West centre of excellence. The organisation is responsible for the IMMOFINANZ management portfolio (850,000 sqm). In addition, BUWOG FM has already managed to strengthen its market position in the first year of its existence by making significant external acquisitions. The result: With a managed floor space of 3.6 million sqm, BUWOG FM has quickly established itself as a key player in the Austrian management market.

Upward trend in new builds

In the last financial year, the objective of market leadership in the greater Vienna area was consistently pursued through active building work. As at 30/04/10, a total of 678 units were under construction. During the course of the 2010/11 financial year, the first sod was turned on five additional projects with a total of 534 units. The project portfolio has temporarily increased by more than 1,000 residential units.

Strategic aim: Market leadership in of the greater Vienna area

The following flagship projects in the 2009/10 financial year are currently in the construction/re-evaluation phase:

- 1100 Vienna, Moselgasse 23–25: 103 subsidised rental apartments and privately-owned apartments
- 1100 Vienna, Trial project, Heller residential park: total of 239 residential units (rented and owned) and 217 rooms in the Innerfavoriten residence and nursing home
- 1140 Vienna, Linzer Strasse 112–116/Goldschlagstrasse 201–203: 39 subsidised rental apartments, 30 subsidised privately-owned apartments
- 1230 Vienna, Residential park, Erlaaer Strasse 118: 32 terraced house units, privately owned

The following BUWOG properties have been completed and already handed over to the occupants:

- 1030 Vienna, Rennweg 54: 61 retirement-investment apartments, privately owned
- 1030 Vienna, Salesianergasse 1B: 8 privately owned attic flats
- 1090 Vienna, Marktgasse 12: 15 subsidised and privately-owned apartments
- 1140 Vienna, Waidhausenstraße 20: 18 privately-owned apartments
- 1220 Vienna, Heustadelgasse: 36 subsidised residential units

Other areas

In Residential East, properties were sold in various holdings, structures were optimised and project developments prepared.

The focus in human resources and marketing over the past financial year was primarily on ocommunicating the strategy and on extensive change management activities. In IT, the infrastructure has been enhanced and data management has been considerably improved. In addition, numerous procedures have been automated using process analyses.

IT: Infrastructure optimised, processes automated

Manfred Wiltschnigg MRICS
Member of the Executive Board

Born 28/04/1962
in Bruck an der Mur/Styria
Appointed from 29/04/2010 to 31/03/2012 – previously at IMMOEAST since 16/02/2009

Manfred Wiltschnigg:

Milestone in the professionalisation of the Group

Manfred Wiltschnigg is a member of the Executive Board and as COO is responsible for Investment Management, Asset Management and Development Management in the Commercial East sector.

Restructuring and professionalisation of Asset Management

Strengths and weaknesses of all properties analysed

A clear matrix concept with asset classes and countries was developed in the previous year to ensure professional management of our assets. All properties within the Commercial East sector were reexamined from scratch: Strengths and weaknesses of the properties were critically analysed. Development plans were then drawn up for all properties and grouped according to strategic portfolio criteria. A comprehensive reporting system was implemented. The Portfolio Strategy and Transactions areas were established as independent organisational units.

Important success factor: Decentralised asset management structure assures increased efficiency

A decentralised asset management structure was created in the past financial year. A milestone was thereby reached on the path to further professionalisation of the Group. Competent teams of experienced property professionals, familiar with the market, were assembled in the important markets of Poland, the Czech Republic, Slovakia, Hungary and Romania, in partnership with EHL Asset Management GmbH, in order to better respond to the needs of our tenants. The background: Local know-how is a basic prerequisite to successful involvement in the property market. Local presence is therefore of the utmost importance, significantly complementing the strong asset management team in Vienna.

Expansion of the STOP.SHOP. portfolio

Growth path: IMMOFINANZ Group already owns 28 Eastern European shopping centres

Five new locations for the specialised market concept STOP.SHOP., which has been operating successfully for many years, were fully incorporated into the portfolio during the reporting period. A further STOP.SHOP. was also purchased in Zatec, Czech Republic, on 30/06/2010. This increased the number of eastern European shopping centres wholly owned by IMMOFINANZ Group to 28. Agreements with development partners are currently in place to open or take over a further ten locations by the end of 2011. These locations are in the Czech Republic, Slovakia and Hungary.

Ongoing rental successes

Major single agreements strengthen the IMMOFINANZ Group's letting success

The IMMOFINANZ Group was also very successful in the rental sector over the past financial year. In the Commercial East segment, for instance, new or extended leases were signed for over 300,000 sqm. This also included major single leases such as the extension of the Vodafone head office contract (roughly 20,000 sqm) in the Czech Republic.

Continuation of development activities

Preparations for major projects in full swing

Preparatory work for the following projects in the development pipeline is, amongst others, continuing in the core markets of Romania, the Czech Republic and Poland: Roughly 17,000 sqm of mixed-use space is being developed in one of Prague's main shopping streets, Na Prikope, to be ready by 2012. Envisaged tenants include an 8,000 sqm department store and top tenants for the Class A office space. Three mall projects are on the drawing board in Romania – depending on successful letting and the likely overall economic recovery. Excellent anchor tenants could be signed in all segments for the "Gold Plaza" project in Baia Mare. The opening is scheduled for 21/10/2010. The shopping centre projects in Galati and Craiova will only be developed after the necessary pre-lease arrangements have been closed.

New development strategy: IMMOFINANZ Group takes over design and implementation

In June 2010, IMMOFINANZ Group acquired all the shares in a development project in Constanta, the Romanian Black Sea city. An ultra-modern shopping centre with 50,000 sqm of letting space is planned here, to be ready by the third quarter of 2011. Important global brands have already signed preliminary agreements.

Preparatory work has started on the "Nimbus" office project in Warsaw, Poland, a mirror image of the successful "Equator". The "Silesia City Center" in Katowice (currently 66,000 sqm of letting space) is being extended by a further 20,000 sqm. This centre was opened in 2005 and has performed extremely well to date. Strategic benefit of the extension: On the one hand, the demand by first class tenants for top quality retail space can now be met, and on the other hand, the ideally situated location is protected in the long-term. Also part of the strategic concept: The project is being fully designed and implemented by the IMMOFINANZ Group for the first time in line with the new development strategy.

Michael Wurzinger MRICS
Member of the Executive Board

Born 09/04/1971 in Salzburg
Appointed from 01/07/2008
to 30/06/2011

Michael Wurzinger:

Portfolio consistently brought into line with new company strategy

Michael Wurzinger is a member of the Executive Board, and as COO, manages the Investment Management, Asset Management and Development areas in the Commercial West sector for Austria, Germany, Switzerland, the Netherlands, France and the USA.

Safeguarding of liquidity, sales and new projects

The start of the reporting period was strongly characterised by active asset management along with the safeguarding of liquidity. In order to bring the portfolio into line with the new company criteria, several properties have been sold from the holding. Among these were a few large transactions. During the reporting period, properties and shareholdings with a total value in excess of EUR 280 million were successfully sold. Of this amount, EUR 22 million was in the IMMOAUSTRIA segment and approximately EUR 260 million in IMMOWEST. The most spectacular sale: the Lenbach Gärten property in Munich. A transaction volume of more than EUR 220 million made this one of the largest single transactions in Europe in 2009. Furthermore, an office building measuring approximately 16,000 sqm, which also had 232 underground parking spaces, was sold in Duisburg. In Austria, the Jaquingasse 16–18 property (1030 Vienna), amongst others, was sold as a project development with planning permission.

Another important factor in the company strategy is the active supervision of the portfolio. This enabled new tenancies and extensions of tenancy agreements of approximately 62,500 sqm to be achieved in the IMMOAUSTRIA segment and 165,000 sqm in IMMOWEST across the entire portfolio. The starting point was made difficult due to the fierce market conditions. The results must therefore be regarded even more highly.

Active portfolio supervision: spectacular successes despite ever more difficult market conditions

Logistics: success despite economic crisis

In the logistics sector, shareholding in Deutsche Lagerhaus GmbH enabled us to maintain a sustainably high occupancy rate even in adverse market conditions. Despite the economic crisis, there were no significant defaults on rental payments. In the Netherlands, our shareholding in the self-storage provider City Box was increased by 5 %, bringing our current holding to 95 %.

The Netherlands: shareholding in City Box increased to 95 %

On course for growth in Germany and the USA

A more consistent course of growth also forms part of the strategy in the German market, which is why a building application was submitted for the development of the Andreas Quarter, creating the basis for a successful inner-city residential and office development in the order of EUR 260 million. In Vienna, the general restoration work of the 16,000 sqm office and residential complex has begun on Prinz-Eugen-Str. 8–10. As part of the restoration, distinguished office spaces will be built in the immediate vicinity of the city.

In the USA, the initial letting of the completed apartment complexes in Houston, Texas have been delayed due to the tense situation on the American property market. However, the location chosen by the IMMOFINANZ Group does offer good prospects for positive and dynamic development: the general economic data for the Greater Houston is very good. According to the GDP achieved, the area ranks among the top 15 regions in the world. The economic slump is also distinctly more subdued than the US average. There are clear indications that the situation will stabilise. Towards the end of the previous financial year, prices in the Greater Houston had almost reached the level they had been at before the crisis. The trend towards price stabilisation is also currently on course.

Cleverly selected location: Greater Houston impresses with good economic data

Results after the reporting date

In July 2010, building work started on an impressive IMMOFINANZ Group project: with a total area of 90,000 sqm and an investment volume of almost EUR 330 million, the Gerling Quarter is a milestone in the inner-city development of the quarter. In addition to distinguished offices, the development will also include around 139 condominiums in the premium sector.

Large project in the "Gerling Quarter": a milestone in the development of the inner-city quarter

Our Team – together we are strong

Human Resources
New Tasks, New Approach

The previous business year was strongly characterised by in-house restructuring and professionalisation measures. Changes have been made in relation to organisational and corporate matters. Business processes have been analysed, redefined and documented in conjunction with specialist departments. At the same time, an internal control system (ICS) was also developed.This is already in use in operational day-to-day business and is thus being continuously modified and upgraded.

New tasks

Internalization fully completed

All support functions, such as Human Resources, Marketing, IT and Office Management, which were previously provided by Constantia Privatbank as part of the management contract, now fall under the remit of IMMOFINANZ Group.

New strategy

Throughout the year, the company has worked at optimising its strategy. The strategy, which is underpinned by portfolio and market analyses, was discussed and refined by the Executive Boards and all managers. The strategy was presented at a large group event in which all employees from Eastern European subsidiaries took part for the first time. Each of the areas and teams actively worked on the implementation in succession.

Important success factors: team spirit and constructive teamwork

Every employee had and still has considerable challenges to tackle. The difficult market conditions and various internal changes have all cost time and energy. It was useful in this respect to be able to fall back on proven strengths: team spirit and constructive, goal-oriented teamwork.

Thus, within the IMMOFINANZ Group, important values have been defined, that are cultivated by the management team, communicated to new employees and lived by all employees.

Responsibility

Immofinanz Group is responsible for the quality of its work and for handling the assets entrusted to it in a pro¬fessional manner. The company demonstrates and lives respect by providing a fair and reliable service to its partners. The employees are loyal to the IMMOFINANZ Group and its shareholders. The objectives are com¬mon goals, which the employees work with drive and commitment to achieve.

Profitability

The company is proud of its flat structures and its new slimline management formation. Cost awareness and more efficient, responsible resource management are all factors that characterize thinking, planning and action. The advantage in terms of knowledge and experience are important factors to strengthen profitability in a sustained manner and to achieve the long-term success of the company.

Stability

The IMMOFINANZ Group is one of the largest listed real estate companies in Europe. More than 1,000 employees currently manage properties with a book value of approx. EUR 9.1 billion.The portfolio is stable and integrated into the regional markets. Customers and employees benefit from the stability and security of a large and highly traditional property investment company. The company embraces the future with new strength.

Integration
The IMMOFINANZ Group lives and thinks "internationally". The self-confidence is characterized by the faith in Europe, its economic power, its people and its ideas. IMMOFINANZ Group lives and grows with the dynamics of the markets. Opportunities are used responsibly.

Experience
IMMOFINANZ Group looks back on 20 years' experience in the property investment sector: young enough to react flexibly and innovatively to the ever-growing challenges – old enough to know the European market with all its opportunities and risks. A first-class international portfolio, optimized internal structures and a renewed trust in the future form a good basis for future earnings.

Sustainability at the IMMOFINANZ Group

The company feels an obligation to the environment, society and its employees.

The self-confidence is characterized by the conviction that the success of sustainable economic growth is optimally assured if the company uses resources sparingly and treats employees, shareholders and partners fairly and with trust, thereby making a positive contribution to society.

As a stock exchange-listed company, IMMOFINANZ Group is proud of being a founding member of the ÖGNI (Austrian Society for Sustainable Building).

To Immofinanz Group, acting responsibly means acting sustainably!

Within IMMOFINANZ Group the aim is to implement this motto in a practical way. Examples include the corporate culture, internal and external communication, the treatment of employees, the new construction and refurbishment of buildings as well as various sponsorship initiatives in the area of education.

Research institute brings fresh impetus to real estate economics

As such, the IMMOFINANZ Group supports the Vienna University of Economics through the provision of sponsorship. During the construction of the Research Institute for Spatial and Real Estate Economics, existing knowledge is brought together to create and develop fresh impetus and research skills in the area of real estate economics. The BUwOG in particular, with its existing and planned residential projects is increasingly dedicated to the continuous changes in society and family structures, building social housing and the ever more pressing subjects of resource and energy-saving construction methods.

Investor Relations

Silesia City Center, Katowice (PL)

66.000 sqm fully
let since years

Extensions by approx. 20 000 sqm,
start of construction in August 2010

Investor Relations

The capital markets

2009: difficult start, trend reversal in second half of the year

The year 2008 was extremely hard on stock exchanges and the first months of 2009 did not show consistent upward trends in the international capital markets either. On the contrary: Poor economic data, high unemployment rates, bank bankruptcies and the increasing indebtedness of many countries have unsettled investors. New lows ensued on the stock markets. The trend only reversed in the second half of the year and some listings on the stock exchanges recorded high growth. Vienna's leading IATX index even rose by 43 % and closed at just under 2,500 points at year-end 2009. The IATX stood at 2,650.32 at the end of the reporting period. This is a 6 % increase on the 2009 year-end figure.

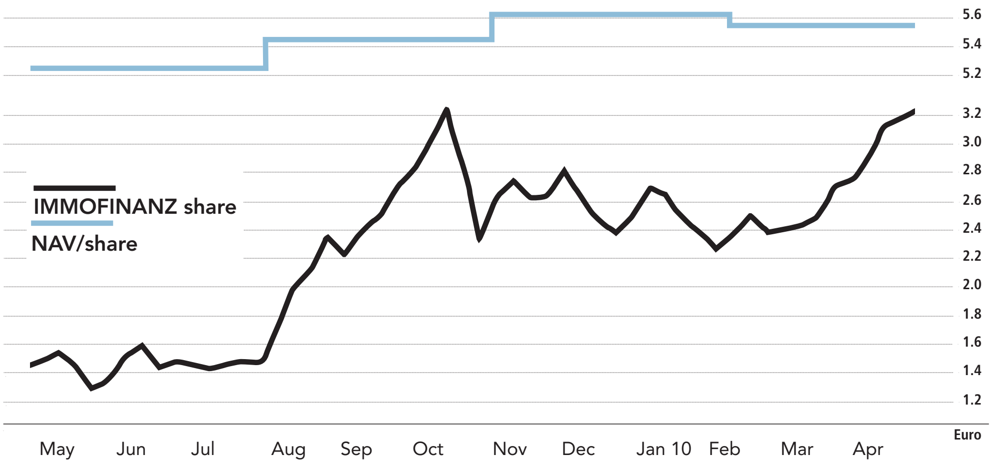
Property shares

The local property index also recorded clear growth in the second half of 2009. By year-end, the IATX had risen to 137.54 points. This equates to a performance of 217.25 % overall for 2009. The IATX stood at 88.29, 90.82 and 141.19 points at the beginning of the reporting period, on 31/07/2009, and on 30/10/2009 respectively. The IATX then rose to 160.43 by 30/04/2010.

IMMOFINANZ share price development

The IMMOFINANZ share price rose strongly over the reporting period. Whilst the share price moved mainly sideways during the first quarter of the reporting period – it stood at EUR 1.53 on 04/05/2009 and at EUR 1.47 on 31/07/2009 – it rose by more than 59 % to EUR 2.34 (30/10/2009) in the second quarter. And on 29/1/2010 it rose to EUR 2.39 million. This was followed by a generally consistent upward trend. The closing price of the IMMOFINANZ share was EUR 3.24 on 30/04/2010 – which is 118.92 % up on the previous financial year (EUR 1.48).

Share price development IMMOFINANZ-share, NAV/share



IMMOFINANZ share and shareholder structure

82.8 % of the IMMOFINANZ shares were in free float in the 2009/10 financial year, up to the merger of IMMOFINANZ AG and IMMOEAST AG (29/04/2010). The FRIES Family Private Foundation and the Rudolf FRIES Family Private Foundation held 11.4 % of the IMMOFINANZ shares; WITIKO Invest GmbH held 5.8 %.

Key IMMOFINANZ share data

Shareholders' telephone	+43 (0)5 7111
Email	investor@immofinanz.com
Internet	www.immofinanz.com

Established	April 1990
Listing	Vienna stock exchange
Segment	Prime Market
ISIN	AT0000809058
Ticker symbol Vienna stock exchange	IIA
Reuters	IMFI VI
Bloomberg	IIA AV
Included in the following indexes	WBI, ATX Prime, Immobilien-ATX, GPR 250
Datastream	O: IMMO 866289
Number of shares	1,044,216,775
Bearer shares	1,044,216,769
Registered shares	6
Financial year	01/05–30/04

Successfully accomplished: EUR 589 million capital increase

The IMMOFINANZ AG capital increased by EUR 589 million in the course of the merger. EUR 567.4 million in new IMMOFINANZ shares was issued to IMMOEAST shareholders in the course of this capital increase. The total number of IMMOFINANZ AG shares after the merger and the conversion of bonds to bearer shares of the company amount to 1,044,216,775. The share capital totalled EUR 1,084,088,464.67 at the end of April 2010 and comprises 1,044,216,775 voting, zero par value shares with a proportional share in the capital stock of approximately EUR 1.04 million per share. The voting rights proportions of the FRIES Family Private Foundation and the. Rudolf FRIES Family Private Foundation as well as of WITIKO Invest GmbH therefore dropped below the 5 % notification threshold.

The IMMOFINANZ shares are thus 100 % free float since the merger on 29/04/2010.

Investor relations activities

Intensified IR activities: road shows and one-on-one discussions to improve communication and transparency

Investor relations activities were restrained in the 2008/09 financial year. The new CEO and the IR team accelerated communication with financial analysts and institutional and private investors again in the 2009/10 financial year. The IMMOFINANZ Group participated in many international conferences and road shows over the reporting period. There were also many one-on-one discussions to rebuild the trust of the capital market players through transparency and improved flow of information.

IMMOFINANZ share key data

	2009/10	2008/09
Equity as of 30/04 in EUR million	4,872.9	4,565.3
Number of shares	1,044,216,775	459,050,894
Annual high in EUR	3.30	7.60
Annual low in EUR	1.30	0.28
Price at year-end in EUR	3.24	1.48
Market capitalisation as of 30/04 in EUR million	3,383.3	679.4
Fair value per share in EUR	4.63	4.75
Net asset value per share in EUR	4.78	5.25
Earnings per share in EUR	0.7	-4.29

Many individual discussions were also held to restore the confidence of investors in the capital markets through transparency and improved information flow.

The IMMOFINANZ Group will also cultivate and further expand existing contacts to analysts and investors in the 2010/11 financial year.

Analyst coverage

The IMMOFINANZ share has been analysed by the following investment banks or brokers from 01/05/2009 to date: Erste Group, Bank of America Merrill Lynch, Société Générale, UniCredit, Chevreux, Credit Suisse, Kempen, Atlantik, Wood & Company, Aurel Leven and KBC.

Dividends

On 01/12/2009 the Vienna Commercial Court nullified the resolution on profit distribution passed by the annual general meeting on 23/09/2008. The court agreed with the IMMOFINANZ AG Executive Board: Since the adjusted annual statements as at 30/04/2008 show a net loss, there are no distributable net profits for the 2007/08 financial year. The dividend of 40 cents per share was thus not distributed.

Successfully completed restructuring as a base for future dividend distribution

All significant measures in terms of restructuring and recapitalisation of the company were successfully completed in the 2009/10 financial year, a year which proved extremely challenging for IMMOFINANZ. In the 2010/11 financial year, the IMMOFINANZ Group can therefore fully concentrate on optimising its portfolio and opening up new revenue opportunities so that it is once more in a position to distribute a dividend as the economic climate improves. The dividend amount will depend on the profitability, the prospects for growth and the capital requirements of IMMOFINANZ Group.

Financial calendar 2010/11

27 September 2010	**Report on the first quarter**
28 September 2010	**Annual general meeting**
20 December 2010	**Report on the first half year**
30 March 2011	**Report on the third quarter**

New online presence

Modern communication: New website and mobile services for Blackberry & Co

The IMMOFINANZ Group website saw a comprehensive re-launch. The implementation paid particular attention to criteria relevant to search engines and accessibility. In order to provide all users with the most important data as quickly as possible, including on mobile devices, all content relevant to mobile access is optimised for Blackberry, iPhone and Android users. A new company blog enables interactive exchange between company representatives and investors. This tool can also be used on mobile devices.

RSS Feed

Always up to date: RSS Feed automatically displays all the news on the investor's PC

Another novelty which will increase IMMOFINANZ Group transparency and data flow is the free RSS Feed service. Users can subscribe to the feed, and all relevant news and information such as press releases, quarterly figures or portfolio developments will then be downloaded automatically to their PC.

Corporate Governance

STOP.SHOP. concept in Europe

customer attraction in high density trade areas

Neighbourhood shopping center: 28 already existing shopping centers

Corporate Governance Report

Confirmation of intent to comply with Austrian Corporate Governance Code

Voluntary self-imposed check for transparency and long-term value creation

The Executive Board and Supervisory Board of IMMOFINANZ AG confirm their intent to comply with the rules of the Austrian Corporate Governance Code and thus their commitment to transparency and consistently good corporate management. The Austrian Corporate Governance Code, which was developed by the Austrian Working Group for Corporate Governance in 2002, is a vital component of the Austrian capital market system and thus an essential tool for strengthening investors' trust in the management and monitoring of companies. It is a voluntary self-imposed obligation for public limited companies which exceeds legal requirements and is reviewed and adapted each year to reflect national and international developments. The latest changes were made in January 2010 and are applicable to financial years beginning 31/12/2009. The code is published on the IMMOFINANZ AG homepage and is also available on the website of the Austrian Working Group for Corporate Governance at www.corporate-governance.at.

Legal regulations and rules with recommendation attribute

The Corporate Governance Code includes legal requirements (L-Rules) as well as standard international regulations that must be met or explained and justified (Comply or Explain, C-Rules). It also includes rules with a recommendation attribute (R-Rules).

IMMOFINANZ AG has complied with the Austrian Corporate Governance Code during the past 2009/10 financial year. Deviations from the Comply or Explain rules are as follows:

Rule 2: The company has six registered shares, which are held by Aviso Zeta Bank AG. Each of these registered shares carries the right to nominate one Supervisory Board member, but this right has never been exercised. The contract for the acquisition of Aviso Zeta Bank AG agreed that these shares will be retired after closing and that the relevant amendments to the articles of association can be made.

Rule 16: In the last financial year, there was no Chairman of the Executive Board, but Eduard Zehetner performed similar functions as the spokesperson for this body.

On 24/06/2010, the Supervisory Board decided that Eduard Zehetner would take on the role of Chairman of the IMMOFINANZ Group Executive Board.

Rule 30 and 31: The remuneration of individual Executive Board members is not disclosed separately because the Executive Board believes this data does not provide any additional information for investors. The total remuneration paid to the Executive Board is disclosed in the notes to the consolidated financial statements.

Shareholders and annual general meeting

Capital share divided into 1,044 billion shares

The capital share of IMMOFINANZ AG is currently divided into 1,044 billion shares as a result of the changes in the 2009/10 financial year and the merger with IMMOEAST AG.

The IMMOFINANZ AG shares are in free float. No shareholder has more than 5 % shares.

All Supervisory Board members were elected by the annual general meeting. IMMOFINANZ AG endeavours to provide its shareholders with the best possible support for attending the annual general meeting and exercising their rights to vote. In accordance with the 2009 Stock Corporation Amendment Act (Aktienrechtsänderungsgesetz; AktRÄG) and the Austrian Corporate Governance Code, the annual general meeting is announced at least four weeks in advance, and the extraordinary general meeting at least three weeks in advance. Documents must also published on the company's website three weeks before the annual general meeting wherever possible, and remain on the website for one month after the meeting. The results of voting and any amendments to the articles of association are published on the website immediately.

Executive Board

Area of responsibility of full Executive Board: Strategy and corporate development, internal audit and risk management.

The IMMOFINANZ AG Executive Board has four members whose co-operation and duties are defined in the rules of procedure for this body. Eduard Zehetner is Chairman of the Executive Board and as CFO is responsible for accounting, controlling, the management of corporate holdings, finances, legal affairs and procurement as well as restructuring, funds, investor relations and corporate communications. Daniel Riedl is in charge of Human Resources, Marketing, IT and the Residential area of the business in Austria (BUWOG/ESG), Germany and Eastern Europe. Michael Wurzinger's area of responsibility covers investment and asset management and strategic commercial investments in Austria and Western Europe. Manfred Wiltschnigg, who was appointed as a member of the IMMOFINANZ Executive Board on 29/04/2010, manages investment and asset management as well as commercial developments in Eastern Europe and Russia. Before his appointment to the IMMOFINANZ Executive Board, Wiltschnigg was an Executive Board member of IMMOEAST AG, an IMMOFINANZ subsidiary, which was joined with IMMOFINANZ on 29/04/2010 by way of an upstream merger. In addition to Wiltschnigg, Edgar Rosenmayr was also appointed as an IMMOFINANZ Executive Board member. However, because his term as an Executive Board member expired at the end of the 2009/10 financial year, and he chose not to seek a new mandate, Edgar Rosenmayr resigned from the company on 30/04/2010. The full Executive Board bears the responsibility for strategy and corporate development, internal audit and risk management.

IMMOFINANZ AG Executive Board

Personal details	Term of office	Area of responsibility	Additional Supervisory Board positions or comparable roles in other domestic/foreign companies, not in companies related to the consolidated financial statement
Eduard Zehetner Born 09/08/1951	Appointed 21/11/2008 to 21/11/2011	Chairman, accounting, controlling, management of corporate holdings, finances, legal affairs, procurement, investor relations and corporate communications	• A.M.I (Agency for Medical Innovation GmbH) – Supervisory Board; • "HSF" Vermögensverwaltung GmbH – Director • GriffnerHaus AG – Supervisory Board Vice Chairman • Privatstiftung Sparkasse Niederösterreich – Supervisory Board • Sparkasse Niederösterreich Mitte West AG – Supervisory Board • Treibacher Industrie AG – Supervisory Board
Daniel Riedl MRICS Born 07/09/1969	Appointed 01/07/2008 to 01/07/2011	Human resources, marketing, IT, residential in Austria (BUWOG,ESG), Germany and Eastern Europe	-
Manfred Wiltschnigg MRICS Born 28/04/1962	Appointed 29/04/2010 to 31/04/2012	Investment and asset management, and commercial developments in the Commercial East sector	-
Michael Wurzinger MRICS Born 09/04/1971	Appointed 01/07/2008 to 01/07/2011	Investment and asset management and strategic commercial investments in the Commercial West sector	-

Resigned

Personal details	Term of office
Edgar Rosenmayr Born 14/11/1956	Appointed 29/04/2010 to 30/04/2010

Collaboration between Executive Board and Supervisory Board

Cooperation based on open discussions

The co-operation between the two bodies is based on open and constructive discussions. The Executive Board provides the Supervisory Board with information on all relevant issues related to the development of business. The Executive Board is required to inform the chairman of the Supervisory Board without delay – including outside of the meetings – of all important events, in particular circumstances that may influence the profitability or liquidity of the company.

Remuneration for the Executive Board and Supervisory Board

Longterm incentive programme linked to share price development

Remuneration of the Executive Board members includes a fixed component as well a performance-based or variable component that currently equals up to 175 % of fixed remuneration. The performance-based payment is tied to the fulfilment of qualitative and quantitative targets. In order to motivate the Executive Board members during the restructure and to encourage them to stay with the company, a long-term incentive programme was established in 2009, in the form of lending for purchasing convertible bonds. Details of this programme are included in the notes to the annual report. The members of the Executive Board also have a defined contribution pension scheme, which equals 10 % of annual fixed remuneration. The total remuneration paid to the Executive Board is disclosed in the notes to the consolidated financial statements.

A directors' and officers' insurance (D&O insurance) with coverage of EUR 20 million has been concluded for the IMMOFINANZ AG corporate bodies. This insurance does not require any excess for the insured persons.

It was agreed that the Supervisory Board would receive remuneration of EUR 350.769.00 in 2009/10 for services performed during the 2008/09 financial year.

Supervisory Board remuneration follows clear formula

The Supervisory Board received remuneration for the 2008/09 financial year on the basis of a formula with a fixed remuneration, which is EUR 20,000.00, plus EUR 5,000.00 for services performed on a committee or EUR 10,000.00 for Supervisory Board members who have already resigned. The remuneration amount for chairpersons of the Supervisory Board is double, and for vice chairpersons this amount is one and a half times the remuneration of an ordinary Supervisory Board member. Participation in meetings over the course of the financial year in question is also taken into account.

IMMOFINANZ

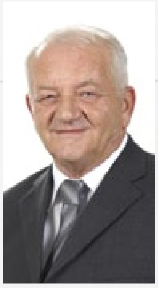
	Fixed sum SB[1]	Committee[2]	Factor (chairman/ vice)[2]	Total	Prorata payment[3]	Total amount IMMO-FINANZ	Total amount IMMOEAST[4]	Other[5]	
Helmut Schwager	10,000.00		1	10,000.00	15.38 %	1,538.00	1,538.00		May – mid Sept. 08 (2 of 13 meetings)
Michael Kaufmann	10,000.00		1	10,000.00	15.38 %	1,538.00			May – mid Sept. 08 (2 of 13 meetings)
Klaus Hübner	10,000.00		1	10,000.00	15.38 %	1,538.00	21,154.00	5,000.00	May – mid Sept. 08 (2 of 13 meetings)
Wolfgang Reithofer	10,000.00		1	10,000.00	30.77 %	3,077.00	4,615.00		Mid Sept. – end of Oct. 08 (4 of 13 meetings)
Reinhold Süßenbacher	10,000.00		1	10,000.00	30.77 %	3,077.00	3,077.00		Mid Sept. – end of Oct. 08 (4 of 13 meetings)
Michael Knap	20,000.00	5,000.00	1.5	37,500.00	84.62 %	31,731.00	42,308.00	15,000.00	Mid Sept. 08 – April 09 (11 of 13 meetings)
Herbert Kofler	20,000.00	5,000.00	2	50,000.00	84.62 %	42,308.00	37,500.00		Mid Sept. 08 – April 09 (11 of 13 meetings)
Vitus Eckert	20,000.00	5,000.00	1	25,000.00	84.62 %	21,154.00	21,154.00		Mid Sept. 08 – April 09 (11 of 13 meetings)
Rudolf Fries	20,000.00	5,000.00	1	25,000.00	84.62 %	21,154.00		5,000.00	Mid Sept. 08 – April 09 (11 of 13 meetings)
Guido Schmidt-Chiari	20,000.00	5,000.00	1	25,000.00	100.00 %	25,000.00			(13 of 13 meetings)
Nick van Ommen	20,000.00	5,000.00	1	25,000.00	84.62 %	21,154.00	21,154.00		Mid Sept. 08 – April 09 (11 of 13 meetings)
Christian Böhm						-	25,000.00	5,000.00	
Total						**173,269.00**	**177,500.00**	**30,000.00**	

1) Fixed sum for former members – EUR 10,000.00; for members as at 30/04/2009 – EUR 20,000.00
2) Chairman/committee member as at 30/04/2009
3) According to number of (formal) meetings during term as member of Supervisory Board
4) Remuneration at IMMOEAST is performed in the same way as at IMMOFINANZ.
5) Other concerns income from the supervisory board services performed in the

Nine Supervisory Board meetings during the reporting period

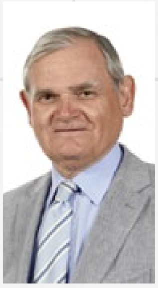
The Supervisory Board monitors the Executive Board and provides support for the management of the company, particularly on decisions of fundamental importance. In addition to its primary tasks as a monitoring and support body, the Supervisory Board constantly strives to further increase the efficiency of its work in terms of self-evaluation. The Supervisory Board currently has eight members, all of whom have been elected by the annual general meeting. Until January 2010, the IMMOFINANZ AG Supervisory Board had six members. With the decision made at the extraordinary general meeting on 20/01/2010 on the occasion of the merger with IMMOEAST AG, Klaus Hübner and Christian Böhm were elected as Supervisory Board members of IMMOFINANZ AG.

Supervisory Board and Committees



Herbert Kofler

Born 14/05/1949
Chairman of the Supervisory Board
First appointed in: 2008
Term of office ends in: 2012
University professor, Head of the Institute for Financial Management, Alpen Adria University of Klagenfurt



Michael Knap

Born 18/05/1944
Vice chairman of the Supervisory Board
First appointed in: 2008
Term of office ends in: 2011
Vice-President of IVA Interessenverband für Anleger, Vienna

Christian Böhm

Born 20/09/1958
Member
First appointed in: 2010
Term of office ends in: 2014
Chairman of APK – Pensionskasse AG, APK Versicherung AG and APK Vorsorgekasse AG

Vitus Eckert

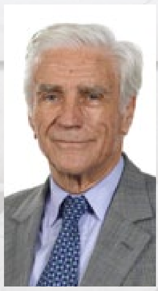
Born 14/07/1969
Member
First appointed in: 2008
Term of office ends in: 2011
Attorney, partner of Eckert & Fries Rechtsanwälte Gesellschaft m.b.H., Baden near Vienna

Rudolf Fries

Born 09/05/1958
Member
First appointed in: 2008
Term of office ends in: 2011
Attorney, partner of Eckert & Fries Rechtsanwälte Gesellschaft m.b.H., Baden near Vienna

Klaus Hübner

Born 09/11/1952
Member
First appointed in: 2010
Term of office ends in: 2014
Director of Hübner & Hübner Wirtschaftsprüfung und Steuerberatung GmbH & Co KG, Chairman of Kammer der Wirtschaftstreuhänder



Guido Schmidt-Chiari

Born 13/09/1932
Member
First appointed in: 1998
Term of office ends in: 2012
Former Chairman of the Executive Board of Creditanstalt-Bankverein AG

Nick J.M. van Ommen MBA

Born 17/08/1946
Member
First appointed in: 2008
Term of office ends in: 2011
Former Chairman of the Executive Board for the European Public Real Estate Association (EPRA)

One organisational session and eight general meetings of the Supervisory Board were held in the reporting year. The average attendance of the Supervisory Boards was over 90 %.

The Supervisory Board set up three committees:

Audit Committee
Herbert Kofler – Chairman
Michael Knap – Vice chairman
Vitus Eckert
Rudolf Fries

Audit Committee monitors accounting and distribution of profits

The Audit Committee deals with issues concerning accounting and the audit of the company and the Group. It is responsible for examining and preparing the approval of the annual financial statements and management report, the consolidated financial statements and group management report, the recommendation for the distribution of profit and the corporate governance report. Other duties include the monitoring of accounting, the effectiveness of the internal control system and the audit of the annual and consolidated financial statement as well as the verification and control of the auditor's independence. In the 2009/10 financial year, the Audit Committee held two meetings. In accordance with the provisions of the code, the Audit Committee includes a financial expert.

Strategy Committee
Herbert Kofler – Chairman
Michael Knap – Vice chairman
Vitus Eckert
Rudolf Fries
Nick van Ommen

Strategy committee for sustainable gains in creation of value

The responsibilities of the Strategy Committee focus on the regular evaluation of the Group's strategy and consultations with the Executive Board on the definition of this strategy. This committee evaluates strategic opportunities for development, with the aim of improving the Group's competitive position and increasing the sustainable creation of value for shareholders. The Strategy Committee is also authorised to make decisions in urgent cases, when the full Supervisory Board is unable to decide on time. Any such approvals must be discussed at the following meeting of the Supervisory Board. In the past financial year, the work of the Strategy Committee was performed by the Supervisory Board, which is authorised to deal with important issues facing the committees.

Personnel and Nominating Committee
Michael Knap – Chairman
Herbert Kofler – Vice Chairman
Guido Schmidt-Chiari

The Personnel and Nominating Committee handles issues concerning the remuneration of the Executive Board members and the content of their employment contracts. It also prepares recommendations for the Supervisory Board on appointments to fill vacant positions on the Executive and Supervisory Boards. The Personnel and Nominating Committee did not meet during the last financial year as all related work was performed by the Supervisory Board.

Independence and avoidance of conflicts of interest

The members of the Executive Board are required to make their decisions independent of any personal interests or the interests of controlling shareholders. Moreover, these decisions must be based on well-founded knowledge and comply with all relevant legal regulations. The members of the Executive Board must disclose any personal interests in the company's transactions or other conflicts of interest to the Supervisory Board without delay and also inform their colleagues on the board. Persons serving on the Executive Board may only accept appointments to the supervisory bodies of non-Group companies with the consent of the Supervisory Board. The legal prohibition on competition was not revoked. There are no contracts between members of the Supervisory Board and the IMMOFINANZ Group or subsidiaries in terms of rule L-48.

The members of the Supervisory Board are also obliged to represent the interests of the company and must disclose any conflicts of interest. They may not serve on the bodies of any other companies that compete with IMMOFINANZ AG.

The members of the IMMOFINANZ AG Supervisory Board have defined rule C-53 and the guidelines presented in Appendix 1 of the Austrian Corporate Governance Code as the criteria for their independence. All members have declared their independence in accordance with these criteria. Investment companies under the influence of Supervisory Board member Rudolf Fries hold approx. 4.99 % of the voting rights in IMMOFINANZ AG. There are no cross-representations and no contracts between IMMOFINANZ and members of the Supervisory Board or companies in which a Supervisory Board member holds a significant financial interest. Members of the Supervisory Board do not include any former members of the Executive Board or key employees of the company.

The positions held by Supervisory Board members outside the IMMOFINANZ Group are published on the company's website.

Guidelines for the Supervisory Board

A Supervisory Board member is deemed independent if he/she has no professional or personal relationship with the company or its Executive Board that could constitute a material conflict of interest, and thus be likely to influence the behaviour of the member as a result.

Strategy committee for sustainable gains in creation of value

The Supervisory Board must refer to the following guidelines included in Appendix 1 to the Austrian Corporate Governance Code when determining the criteria for evaluating the independence of a Supervisory Board member:

- The Supervisory Board member must not have been a member of the Executive Board or a key employee of the company or a subsidiary of the company in the previous five years.

- The Supervisory Board member must not presently have/or have had in the previous year any business relations with the company or a subsidiary of the company on a scale that is significant for the Supervisory Board member. This also applies to business relationships with companies in which the Supervisory Board member holds a significant financial interest, but does not include serving on the bodies in the group. Approval of an individual company by the Supervisory Board in accordance with L-Rule 48 does not automatically mean qualification as not independent.

- The Supervisory Board member must not have been an auditor of the company or participant in or employee of the examined audit company in the previous three years.

- The Supervisory Board member must not be an Executive Board member in another company in which there is an Executive Board member of the Supervisory Board company.

- The Supervisory Board member must not be associated with the Supervisory Board for more than 15 years. This does not apply to Supervisory Board members who are shareholders with an entrepreneurial interest or who represent the interests of such shareholders.

- The Supervisory Board member must not be a close family member (direct descendant, spouse, life partner, parent, uncle/aunt, brother/sister, nephew/niece) of an Executive Board member or a person who finds themselves in one of the positions described in the points above.

Compliance

In accordance with the Austrian Issuer Compliance Guidelines, the Executive Board has issued an internal directive for the distribution of information in order to prevent insider violations. The rules defined in these compliance guidelines apply to all employees and corporate bodies working for IMMOFINANZ AG. This underscores the efforts of the Executive Board to ensure the equal treatment of all shareholders, to prevent conflicts of interest and to represent the interests of all stakeholder groups. Adherence to the compliance guidelines is monitored on an ongoing basis.

Directors' Dealings

In accordance with section 48d(4) of the Austrian Stock Exchange Act, members of management and persons closely related to these members are required to report all purchases and sales of IMMOFINANZ shares to the Financial Market Authority. These transaction reports are disclosed on the IMMOFINANZ AG website via a link to the relevant section of the Financial Market Authority homepage. The table below presents an overview of the direct and indirect shareholdings of the bodies.

Executive Board as at 30/04/2010:

Name	IMMOFINANZ shareholding
Eduard Zehetner	295,000
Daniel Riedl MRICS	188,445
Manfred Wiltschnigg MRICS	0
Michael Wurzinger MRICS	226,675

Supervisory Board as at 30/04/2010:

Name	IMMOFINANZ shareholding
Herbert Kofler	33,673
Michael Knap	1,250
Christian Böhm	0
Vitus Eckert	20,000
Rudolf Fries by Fries Kapitalinvest Beteiligungs GmbH and Rudolf Fries Familien-Privatstiftung	52,134.820
Klaus Hübner	7,500
Guido Schmidt-Chiari	0
Nick J.M. van Ommen	11,200

Internal audit and risk management

In compliance with rule C-18 of the Austrian Corporate Governance Code, the Internal Audit department was set up in the previous financial year as an internal administrative body of the Executive Board. The Internal Audit department gives the Audit Committee an account of the audit plan and the results associated with the plan at least once per year.

In view of the restructure in the last financial year, responsibility for risk management was taken on by the whole Executive Board. As part of the development of internal structures, which has already begun, a risk management system will also be implemented.

External evaluation

Compliance with the provisions of the Austrian Corporate Governance Code by the IMMOFINANZ Group was evaluated and confirmed by KPMG Austria GmbH Wirtschaftsprüfungs- und Steuerberatungsgesellschaft. The result of this evaluation is available for download from www.immofinanz.com.

Management Report

1. Company profile

IMMOFINANZ AG is an internationally active real estate and development company listed on the prime market of the Vienna Stock Exchange and acts as the umbrella company of the IMMOFINANZ Group. Its head office is in Vienna, Austria. All 1,044,216,775 no-par shares with voting rights of IMMOFINANZ AG (ISIN: AT0000809058) are held in free float by private and institutional investors.

All shares held in free float by private and institutional investors

The market capitalisation of the IMMOFINANZ Group as of 30/04/2010 is approximately EUR 3.5 billion at a closing rate of EUR 3.24.

The core business of the IMMOFINANZ Group is the generation of rental income through the management of a diversified real estate portfolio in Central and Eastern Europe. As of 30/04/2010, the IMMOFINANZ Group has a diversified portfolio of 1,681 standing investments in 19 countries; the corresponding book value is EUR 8,301.2 million. Through a combination of investment in standing investments and the realisation of development projects, the IMMOFINANZ Group optimises the relationship between opportunities and risks. While the stock of properties generates continuous income, the development activities achieve future potential.

Stock of properties and development activities allow optimum balance between opportunities and risks

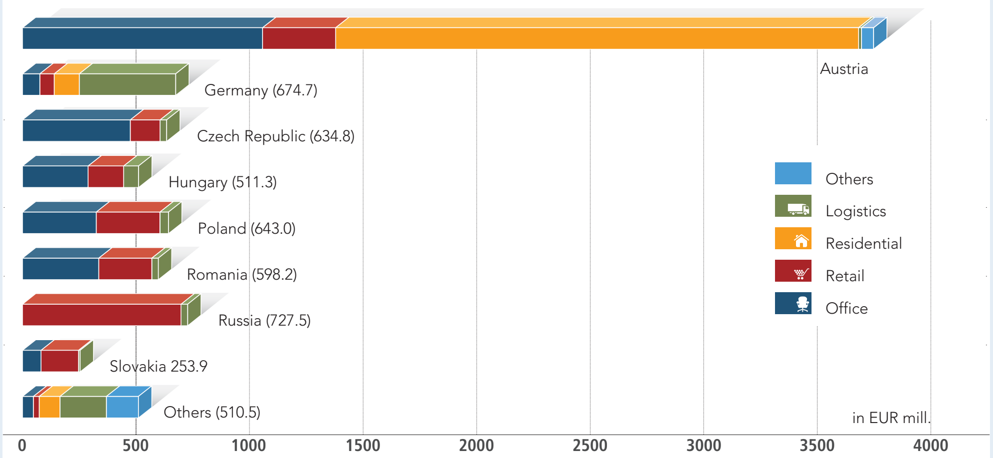
For an optimum diversification of risk the IMMOFINANZ Group invests in properties in different locations, in different sectors and in various investment amount, while maintaining an appropriate tenant mix. This diversification helps to offset market cycles and fluctuations.

Diversification ensures stability during market fluctuations

Furthermore, the company owns and manages holdings in internationally active property developers in addition to various fund investments. Part of the strategy is to gain control of these holdings, and/or to gradually reduce involvement in passive investments by selling them on.

The IMMOFINANZ Group focuses on eight core markets – Austria, Germany, Poland, Czech Republic, Hungary, Slovakia, Romania and Russia. The focus in terms of sectors is on office, retail, residential and logistics properties:

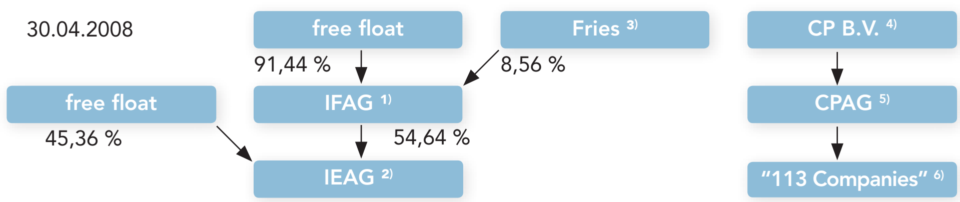
Book Values of the stock of properties by type of usage



Unbundling relations with Constantia

2007/08 financial year

As at 30/04/2008, the IMMOFINANZ Group consisted of the stock exchange-listed IMMOFINANZ AG (IFAG, see (1) in the following chart) and IMMOEAST AG (also listed on the stock exchange) (IEAG, see (2) in the following chart), 54.64 % of which was in turn held by IMMOFINANZ AG. Both companies were managed by CONSTANTIA PRIVATBANK AKTIENGESELLSCHAFT (CPAG, see (5) in the following chart) at this time, which was majority owned by Constantia Packaging B.V. (CP B.V., see (4) in the following chart).



[1] IMMOFINANZ AG
[2] IMMOEAST AG (the merger with IMMOFINANZ AG, retroactive to 30.04.2009, was registered in the company register on 29.04.2010)
[3] Fries Holding GmbH and Fries-Kapitalinvest Beteiligungs GmbH
[4] Constantia Packaging B.V., majority shareholder (95 %) of CPAG
[5] CONSTANTIA PRIVATBANK AKTIENGESELLSCHAFT; company name changed to Aviso Zeta Bank AG on 17.12.2009
[6] 113 companies within the CPB Enterprise Group

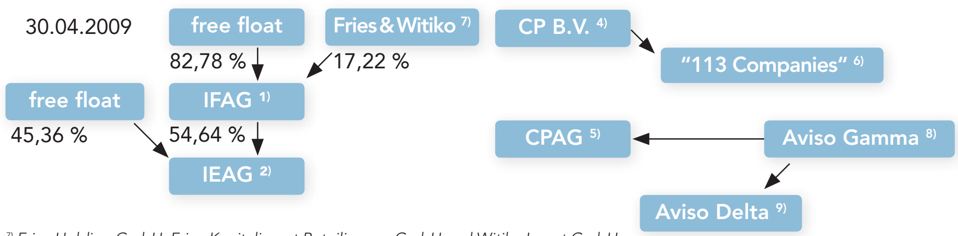
2008/09 financial year

November 2008: Five Austrian banks take over CPAG

In November 2008, CPAG was taken over by a consortium of five Austrian banks (UniCredit Bank Austria AG, Raiffeisen Zentralbank AG, Erste Bank AG, BAWAG PSK and Österreichische Volksbanken AG) via their joint holding company, Aviso Gamma GmbH, due to "an emerging liquidity squeeze". By June 2008 the 113 companies in the CPB Enterprise Group ("sheet" companies, see (6) in the following chart) – i.e. those holdings of CPAG which could neither be assigned to the banking business nor the management agreement with the IMMOFINANZ Group – were transferred to Constantia Packaging B.V.

In the same financial year, the property subunit was retroactively separated from CPAG as of 30/06/2008 and incorporated into Aviso Delta GmbH (see (9) in the following chart), a subsidiary of Aviso Gamma GmbH (see (8) in the following chart). The management agreements between CPAG and the companies in the IMMOFINANZ Group remained with CPAG. To enable Aviso Delta GmbH to provide services under the management agreements to companies of the IMMOFINANZ Group after assuming the "portfolio" subunit, an arrangement for Aviso Delta GmbH to use the customer stock of CPAG was concluded. Since the separation, Aviso Delta GmbH has been providing various management services, particularly the provision of staff, for the administration of the IMMOFINANZ Group.

The simplified business structure as at 30/04/2009 was as follows:

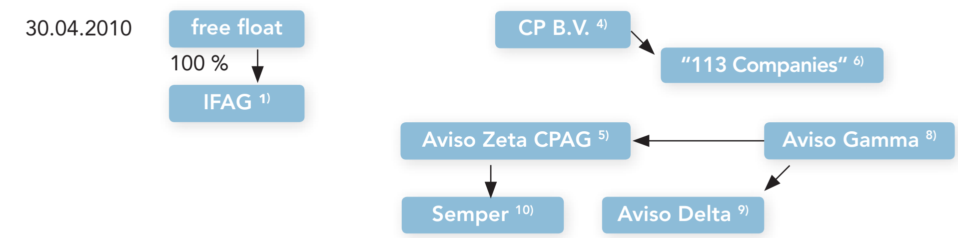


[7] *Fries Holding GmbH, Fries-Kapitalinvest Beteiligungs GmbH and Witiko Invest GmbH*
[8] *Aviso Gamma GmbH*
[9] *Aviso Delta GmbH*

2009/10 financial year

In the 2009/10 financial year, IMMOEAST AG merged with IMMOFINANZ AG. Due to the increase in the number of IMMOFINANZ shares resulting from the merger, the relative holdings of the former main shareholders (Fries Group and Witiko Invest GmbH) of IMMOFINANZ AG were reduced, meaning that all shares were held in free float by private and institutional investors as of 30/04/2010.

In the 2009/10 financial year, CPAG was rebranded as Aviso Zeta Bank AG (see (4) in the following chart). The operational banking business of CPAG was sold and transferred to SEMPER CONSTANTIA PRIVATBANK AKTIENGESELLSCHAFT (Semper, see (10) in the following charts) and the acquisition of SEMPER CONSTANTIA PRIVATBANK AKTIENGESELLSCHAFT was agreed by Copernicus I GmbH and Copernicus II GmbH.



[10] *Semper Constantia Privatbank Aktiengesellschaft*

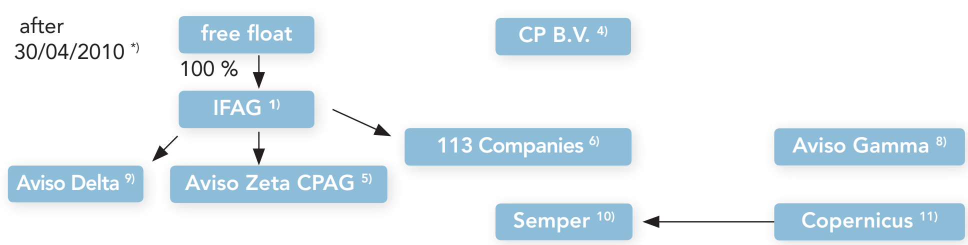
2010/11 financial year

IMMOFINANZ Group takes over CREDO Immobilien Development

After the balance sheet date, under the share purchase agreement of 19/05/2010, the acquisition of Aviso Zeta Bank AG, by IMBEA IMMOEAST Beteiligungsverwaltung AG, a wholly-owned subsidiary of IMMOFINANZ AG (see (5) in the above chart for EUR 1.00, was agreed. With Aviso Zeta Bank AG, the IMMOFINANZ Group also takes over the CREDO Immobilien Developmentgruppe, the development arm of the former CONSTANTIA PRIVATBANK AKTIENGESELLSCHAFT.

The takeover of Aviso Delta GmbH (see (9) in the above chart) was agreed at the same time, which concluded the formal internalisation of the property management of the IMMOFINANZ Group. The agreed acquisition price is EUR 17,500.00 equal to the charter capital of Aviso Delta GmbH.

On 20/05/2010, representatives of the IMMOFINANZ Group, representatives of Constantia Packaging B.V., as well as Christine de Castelbajac, and Prince Michael von und zu Liechtenstein reached an agreement in Berlin on the so-called "IBAG bond" (EUR 512 million). As part of the agreement, the IMMOFINANZ Group received EUR 164 million in cash in June 2010. In addition, the IMMOFINANZ Group will also take over 113 companies of the CPB Enterprise Group (see 16 in the following chart) from Constantia Packaging B.V., whose whose assets mainly consist of some 55 million IMMOFINANZ AG shares and various real estate. The (simplified) company structure after the closing of the agreements described above is as follows:



11) Copernicus I GmbH hält 99,99 %; Copernicus II GmbH holds one share.
*) The closing is expected in September/October 2010

Acquisition of Aviso Zeta Bank AG as basis for IBAG bond

The strategic and economic background for the acquisition of Aviso Zeta Bank AG is as follows: Firstly, the aqusition created the conditions for the agreement between IMMOFINANZ Group and Constantia Packaging B.V. on the IBAG bond. Secondly, by acquiring Aviso Zeta Bank AG and Aviso Delta GmbH the formal aspects of theactual internalisaton of the management agreements and property management were finalised. Finally, there is an option to partly cover IMMOFINANZ Group claims arising from default on the management agreements in the amount of several hundred million Euros through any liquidation proceeds from Aviso Zeta.

The business activities of the 113 companies of the CPB Enterprise Group have mainly been in liquidation since the beginning of 2009: The most important assets of these companies are the 55 million IMMOFINANZ AG shares. The CPB Enterprise Group consists of property companies, holding and investment companies. The operational companies are mainly involved in the letting of their own real estate in Vienna. Both Aviso Zeta Bank AG and the IMMOFINANZ Group have financial claims against these companies. The sales know-how of the IMMOFINANZ Group must be heavily relied upon during the sale of these companies' property assets in order to service these financial claims to the greatest extent possible.

2. The market environment

The financial and property markets of the core countries in which IMMOFINANZ is active are discussed in the next pages. The property markets are subdivided into: Commercial East, Commercial West and Residential. Whilst the Commercial East segment covers the core markets Poland, Slovakia, Russia, the Czech Republic and Hungary, the segments Commercial West and Residential cover only Austria and Germany.

A. Commercial East

1. Market environment Commercial East

All Central, Eastern and Southern European countries were seriously affected by the consequences of the global financial and economic crisis. The downward spiral has slowed down already in some of the countries, such as the Czech Republic, Slovakia and Russia. Even a slight upward trend is noticeable in Poland, the only European country showing positive economic growth in 2009. Hungary and Romania however, remain in the throes of the negative consequences of an entire economy in crisis.

Rising trend in Poland, easing in the Czech Republic, Russia and Slovakia

Upturn and stabilisation: Poland, Czech Republic, Russia and Slovakia

After almost two years of stagnation characterised by project cancellations, sharply dropping property transactions and the departure of international capital, there is hope again for a recovery in the property market. The economic crisis affected the property markets in the region in different ways. The upward trend also differs in its strength and timing. The transaction market has been revived already in Poland and many developments are progressing smoothly. The market players in the Czech Republic and Slovakia are also showing cautious optimism. The general expectation is that the market situation in the various property segments in these countries will clearly be improving during this year.

Positive developments in the different property segments

The vacancy rate in Hungary remains high

The Hungarian economy and therefore also the Hungarian property market remain in the throes of the economic crisis and its consequences. Budapest has significant vacancy rates and persistently low rentals especially in the office market, but also in the logistics segment. In the economically weaker regions of Eastern and South-Eastern Hungary, in particular, sales in the retail trade seg-

Hungary: Sales in the retail segment still in decline ment have been in decline since the economic crisis. Investors are therefore reluctant, although there is some hope for a slight improvement in the investment market towards the end of the year.

Improved retail market situation in Russia

Russia: Increased real income, positive development in the retail market

Russia is a special case. Although the Moscow office market came to a virtual standstill over the past two years, the retail market development was consistently positive. This trend is continuing into 2010. Real income in Russia continued on a slight increase despite the economic crisis, thereby maintaining the level of consumer behaviour. The situation on the logistics market is stable and market rentals and yields have not changed much.

Difficult situation in Romania

Romania: Tax increases and salary reductions put a damper on the market

As of 01/07/2010, Romania increased VAT from 19 % to 24 % to combat the persistently weak economic situation and the associated budget shortfalls. A further increase to 25 % is under discussion. The salaries of public servants were cut by 25 % and pensions were cut by 15 %. Unemployment is still on the increase and insolvencies are at a record high. These developments severely restrict the purchasing power of consumers and create a challenging marketing environment, especially in the retail segment.

2. Commercial East office markets

The office markets of all CEE countries were badly affected by the financial crisis. Although the situation has stabilised in some markets since the beginning of 2010, positive beginnings are evident only in Warsaw, Prague and Moscow.

Positive development in Warsaw

Warsaw: Volume of investment 2010 clearly exceeding predictions

The arrival of the financial crisis in the **Warsaw** office market in 2008 manifested itself as follows: Vacancy rates of almost 0 %, strongly rising rents and a demand for space clearly exceeding the supply. This strong base position stabilised the core competitive factors even in times of extreme crises. By the start of 2010, the interest of international investors was on the increase again and several German open property funds purchased large volumes. The 2010 volume of investments is expected to clearly exceed expectations earlier in the year. In terms of rental, a slight increase in the demand for space stabilised rental prices despite the completion of some attractive office properties. In international terms, the vacancy rates are still at a very low level.

Slow upward trend in Prague

Prague: Strong discrepancy between primary and secondary locations

The market situation in **Prague** is also showing signs of recovery, characterised by a gradual but steady improvement. The sharply reduced number of completed new projects helped to stabilise the rental level and vacancy rates similarly remained static. Although the expected volume of 70,000 sqm for completed 2011 projects is slightly above that of the current year, it is still relatively low in absolute terms. The vacancy rates should therefore remain stable in the medium term, although the discrepancy in rental levels and demand between primary and secondary locations is significant. It is expected that both the top rentals and the top yields will remain stable.

Increasing supply, stagnating demand in Bucharest

The situation in **Bucharest** remains tense. Consistently high building activity – especially due to completion of long-standing development projects – is increasing the supply of office space. The consequences: The imbalance between supply and demand is increasing the vacancy rates. It is likely that this will lead to a further increase in free space in the second half of the year, with a concomitant reduction in rent prices and extensive incentives for new rentals. The trend in top rentals is encouraging. These should largely remain stable in 2010 and also in the following year.

Bucharest: The market is characterised by the imbalance of supply and demand

Hardly any new developments in Budapest

Almost no new developments were started in **Budapest** since the beginning of the economic crisis. But the supply of newly completed office space nevertheless clearly exceeded demand in the first half of 2010. To the tenants, this market situation is a good base for negotiating rental price reductions or suspension, coupled with contract extensions. Since, for many tenants today, rent price and contractual flexibility are paramount, almost half of all agreements are contract extensions. Because the economy is recovering only slowly and the recession has by no means been left behind in Hungary, it will be quite a while before the office market improves noticeably. On the other hand, however, both top rental prices and top returns have proven themselves relatively robust in the past year. Several forecasts indicate that these figures should remain stable until the end of the year.

Budapest: Top rental prices and top returns remain stable

Postponed projects in Bratislava

Although the **Bratislava** office market is still fighting the consequences of the economic crisis, there are initial indications of favourable developments in the market. It is likely that the vacancy rates will remain static despite the continuing low level of demand, since many project developments were interrupted and completions postponed. It is envisaged that early contract extensions will help to support the present level of rentals. The lack of high quality property is damaging the location of Bratislava, however. This weakness is one of the reasons why the investment market in Slovakia's capital was virtually destroyed.

3. Commercial East retail trade

Weak currencies and rising unemployment in the entire CEE region is the reason for often severely weakened purchasing power, which again has had repercussions for the retail trade. Nevertheless, after a two-year downward spiral, there are indications of an improvement in retail markets.

Falling consumer spending dampens market development in Warsaw

The economic situation in **Warsaw** is comparably stable and the rise in the unemployment rate clearly lower than in other CEE countries But persistently falling consumer demand gives cause for concern over future market developments. In the present situation, projects have been stopped and completions postponed. Rent levels in shopping centres are dropping marginally, whilst those on the city centre shopping streets remain stable. The demand will generally remain stable in 2010, with the focus clearly on inner city locations or established shopping centres. The rather moderate drop in returns in the last quarter of 2009 was followed by a further drop in the first quarter of 2010.

Warsaw: Falling rents in malls, stable rents on shopping streets

Rising demand in Prague

Prague: Positive development but marginal drop in rent prices

The **Prague** retail market is showing signs of a slight upward trend. Demand is clearly rising, due to many new retail traders and expansions. This is applicable to both inner city and suburban shopping centres. Rent levels remained constant in the first half of 2010, but a marginal drop is expected in the second half. No significant increase in the vacancy rates is expected, since the demand for high quality shopping centre space is on the increase and project completions are in decline.

Low demand in Bucharest

Bucharest: Lessors must offer very favourable conditions

Bucharest is still in the throes of the economic and property crisis. The clearly reduced purchasing power of the population is the reason for the decline in sales and returns of the retailers. Lessors must offer very good conditions to arouse the interest of remaining possible tenants and to keep the vacancy rates low. This difficult situation mainly affects lessors of unfavourable, suburban locations. A slowdown of the downward spiral and the subsequent stabilisation of top rentals is expected only towards the end of 2010 at the earliest. Investment activities remain low due to the risk averseness of investors. On a positive note, however, international retailers have again made selective expansion moves.

Top rentals under pressure in Budapest

Budapest: Especially peripheral properties are depreciating

Bucharest is still in the throes of the economic and property crisis. The clearly reduced purchasing power of the population is the reason for the decline in sales and returns of the retailers. The demand for sales areas therefore remains very low in all areas. Local tenants for small areas are particularly hard to find. Lessors must offer very good conditions to arouse the interest of remaining possible tenants and to keep the vacancy rates low. This difficult situation mainly affects lessors of unfavourable, suburban locations. A slowdown of the downward spiral and the subsequent stabilisation of top rentals is expected only towards the end of 2010 at the earliest. Investment activities remain low due to the risk averseness of investors. As a result, forecasts are expected to show that the Hungarian economy will experience a moderate upturn in the second half of the year.

Steady returns in Bratislava

Bratislava: Stable retail parks, high-grade properties too scarce

The **Bratislava** retail market is stabilising at a low level. Top rents remain stable, whereby retail park rents appear significantly more robust than shopping centre rents. The returns are currently at a stable level, but a marginal drop is possible. Investors are interested mainly in high-grade properties, in excellent locations. Since these are not being offered at present, investment activities remain subdued. A moderate increase in economic performance is expected for 2010 in general, however.

Solid consumption, poor demand for space in Moscow

Moscow: High Russian investor activity affects returns

Retailers in **Moscow** recorded slight sales growth over the first months in 2010, due to consistent consumption. Interest in high quality lettable space remains moderate, however. Only a few market players seized the opportunity to enter the market. The background: Poor demand for space and persistent financing difficulties put a damper on the activities of project developers. But market rents remain stable nevertheless. Heavy local Russian participation in the investment market ultimately led to a slight drop in returns.

4. Commercial East logistics

The logistics market has also been severely affected by the economic crisis. Space demand dropped noticeably in 2010 for the entire CEE region. Top rentals generally remained relatively stable. Strong declines as in Budapest, for instance, are the exception.

Tough contract negotiations in Poland

Due to the upturn of the Polish economy, the prognosis for 2010 is relatively rosy in **Warsaw**. Top rentals and returns were largely stable during the first six months and are forecast to remain stable until year-end. Companies are increasingly looking for new or additional space, which is marginally increasing the letting rate. Space availability is still relatively high, with project developers already responding with built-to-suit projects and pre-letting. Foreign investors are still returning and investment activity is expected to be revived.

Warsaw: Anticipated solid improvement of the logistics market

Stabilised rentals and returns in the Czech Republic

The Czech logistics market was in decline in the first six months, due to the poor order situation. In light of the steady market recovery, rents and returns should soon stabilise. Investment activity is also rather sluggish in **Prague**, although interest in high-grade, favourably located property is evident. Finding buyers will remain a challenge, particularly in secondary markets. Increasing medium-term interest by foreign investors may in principle be assumed, however.

Prague: In the medium term, foreign investor interest is aroused

Some transactions indicate trend reversal in Romania

Romania is in a recession phase – this puts a strain on the logistics market. A slight upturn in the logistics market is, however, expected in **Bucharest** in 2010. Tenant interest is focused on the capital, significantly contributing to stabilisation of the rent levels. Lower rents and improved contractual conditions continue to be important factors. The consequences: a downswing in actual rents. Top rents remained largely stable to year-end. The investment market is still in the throes of the economic crisis. A few transactions were nevertheless concluded – indicating that the expectations of buyers and sellers are increasingly finding common ground.

Bucharest: Stable returns through top rents

Favourable rental options – a trump card in Hungary

The logistics market in **Budapest** is worst hit by the effects of the economic crisis. Vacancy rates remain high; the current situation is not expected to change by end of 2010. Lessors must therefore offer more flexible and favourable rental options. The Hungarian logistics market generally shows moderate signs of stabilisation. But significant changes are not expected before 2011. Investor interest is limited largely to Budapest. This intensifies the discrepancies between the capital and regional markets.

Budapest: Logistics market still in the throes of the crisis

Moderate and stable rents in Slovakia

The first segment with an upward trend in **Bratislava** is the logistics market. Slovakia's export performance has largely stabilised. The improved mood on the logistics market has had a positive influence on top rents. No changes are expected in the investment market in the medium-term, since investors continue to view the market with scepticism. But the Slovak logistics market, characterised by moderate, stable rents and vacant space, nevertheless remains attractive.

Bratislava: Stable export performance supports upward trend in the logistics market

Increasing demand for rental space in Russia

Moscow: Stable logistics market supports consistent rental prices

The logistics market situation is fairly stable in **Moscow**: After the downturn last year, market rents and returns remain virtually unchanged in 2010. Project developers are currently still cautious. New projects are not yet in the offing, but the demand for rental space has increased in recent months.

B. Commercial West

1. Market environment Commercial West

Austria

The upward trend of the real economy has already reached the Austrian property sector. This is also reflected in the generally positive mood of the market players.

Top returns in the commercial sector are currently at about 5.5 %.

Transaction volumes declined in Austria in 2008 and 2009 due to the economic and financial crisis. Since then, a positive trend is in evidence. The first six months of 2010 clearly reflect a clear recovery in the commercial sector. The favourable market development was driven mainly by the buying interest of private foundations, with the demand for long-term rented properties focusing on top locations. Interest in properties located less favourably and in older properties of lower quality remains low. Top yields in the commercial sector are currently 5.5 %, with a slight declining tendency.

Crisis-resistant: The Vienna market for apartment buildings

Contrary to the commercial sector, the Vienna market for apartment buildings survived the crisis comparatively unscathed. Defying the economic slump, the prices for apartment buildings increased, especially in the CBD. This trend was triggered mainly by the demand of private investors and foundations, which see stable rental returns as a safeguard against looming inflation.

Germany

Investment market Germany: Upward trend since the second half of 2009

Germany's economic situation has largely stabilised due to the economic recovery. The job market prospects are good. Exports are benefiting from higher foreign demand, especially from China and India. According to experts, the economic crisis bottomed out in Germany at the end of 2008. This assessment is confirmed by the Ifo index, rising steadily since the beginning of 2009.

Office properties: Purchase price adjustment is over

In particular, office properties in good locations, with modern furnishings and with long-term rental agreements with highly creditworthy tenants are in demand. The purchase price adjustment after the boom years for such properties is over. Top returns are currently at 5 % again. Returns also dropped in the office building sector in top locations such as pedestrian zones. In the logistics property area they remained stable in 2009 and are slightly in decline in 2010.

Cologne

The Cologne market recorded investments totalling approximately EUR 550 million in the first six months of 2010. This is in the 2006/07 boom year range. Individual transactions predominate and large volume transactions are on the increase.

Düsseldorf

The first six months of 2010 were good in Düsseldorf. The transaction volume of roughly EU 485 million is among the best recorded over the past ten years. Five transactions in excess of EUR 50 million were recorded in the second quarter of 2010 alone. Foreign investors are on the increase again.

2. Commercial West office markets

Austria

Stable Vienna office market impresses

The customary stability of the Vienna office market was impressive, notwithstanding the economic and financial crisis, in favourable contrast to the other European markets.

Supply and demand declined compared to 2009. New space production totalled 190,000 sqm in 2009. In 2010, new space production will fall to its lowest level in ten years. Approximately 185,000 sqm are under completion. The downward spiral is continuing.

250,000 sqm were rented out in 2009. The forecast for 2010 is 220,000 sqm of lettable space. The vacancy rate is at 6 % – an absolute high in European terms.

Despite the crisis, average rents in good locations remained stable and will remain at the current level of EUR 13.00 to EUR 15.00. Only the top rents are expected to drop to EUR 20.00. Current demand is predominantly in the middle and more reasonably priced lower segments.

Peaks were reached in 2009, with the average returns increasing from 6.5 % to 7 % and top returns increasing from 5.4 % to 5.75 %. A slight decline in returns is expected for 2010.

Low building activity leading to higher rents and returns

Overall, the following trend is evident: Due to the low production of new space and the simultaneous trend to relocate from older properties to efficient new buildings, modern office spaces will become scarce. Rents will simultaneously be on a slight increase.

Germany

From January 2010 to June 2010, a total of approximately 1.2 million sqm of office space was rented out in the office markets of the six dominant German property metropoles (Berlin, Frankfurt, Munich, Hamburg, Düsseldorf, Stuttgart). In the first half of 2010, a more significant increase was seen in new rents. Top rents have largely remained stable in the top six German property metropoles. The total amount rented out was marginally higher than in 2009.

IMMOFINANZ AG benefits from the strong market in Düsseldorf and Cologne

The office markets in Düsseldorf and Cologne are currently of particular interest to the IMMOFINANZ Group. The “Andreasquartier” (Düsseldorf) and “Gerling District” (Cologne) projects are under development here. Top rents have remained stable in Cologne and have increased in Düsseldorf.

3. Commercial West retail trade

Austria

The retail trade in Austria has to date hardly suffere222d from the economic and financial crisis. Vacant space has increased insignificantly. Supply and demand are largely in balance. Since the unemployment rate has developed better than expected, it may be assumed that the market situation will remain stable.

Modern property in high density areas is dominant in the market

No noteworthy activities are currently on record in terms of new construction and extension of shopping centres and retail parks. Stable letting rates can thus also be expected in this segment in future. Modern properties in high density areas are especially popular in the market.

4. Commercial West logistics market

Germany

German logistics market: Increase of almost 50 %

New rents for the first quarter of 2010 are in the in the five large high density areas (Berlin, Düsseldorf, Frankfurt, Hamburg and Munich), roughly more than the first quarter of 2009 and approx. 20 % above the five-year average. Large spaces from 5,000 sqm are especially in demand. The top rents have remained stable. Frankfurt and Munich recorded the highest rents at EUR 5.80/sqm and EUR 6.30/sqm respectively. Significant factors for the very good rental result are the recovering economy and strong export performance.

C. Residential

1. Austria

Huge demand, sought after range
Demographic developments in the past years have confirmed the medium-term forecasts: The population is growing again and the number of Austrian households is increasing. Statistik Austria is forecasting an increase in households from 3.62 million (2010) to 3.87 million (2020). This increase is concentrated especially in the high density area of Vienna.

Completions and building permits in the past years were far below the forecast demand, however. The overall shortfall of newly built units is about 3,000 to 4,000, to meet the forecast demand of the population. The consequences: There is a more significant backlog in high density areas in particular.

This development will continue due to the ongoing current decline in building permits issued and subsidy approvals. Whilst very limited rental and price increases are expected in the subsidised sector, due to the legal regulation of fees, significant rental and purchase price increases are forecast in the privately financed sector.

In the residential sector, the gulf between supply and demand is increasing

Characteristics of the residential market in Vienna
The residential market in Vienna comprises roughly 950,000 housing units and is very stable. This can be attributed primarily to the fact that the Vienna municipality owns about 220,000 units. A further approximately 210,000 housing units are administrated by the public housing industry.

Housing requirements
The trend for single-person households is significantly on the increase, especially in high density areas. But the number of residential and economic communities is also increasing significantly. In the urban environment, an increasing demand for special housing for the 60+ generation is also evident. This is accompanied by an almost booming demand for privately-owned apartments, which are also sometimes bought as investments.

Boom: Increasing demand for condominiums for investment

Preferred locations
A tendency for micro locations in preference to macro locations is emerging. And, for the first time, the focus is increasingly not only on price and the finishes of the property, but also on the cost of energy and the running costs.

Deciding factors: Energy and running costs

Property market
There is currently no “real property market” (seller’s market) especially in Vienna and high density areas, since the concepts of supply and demand in terms of selling and buying prices are miles apart.

Overall, the supply of properties – privately financed as well as subsidised residential – is wholly inadequate to meet the demand. There are hardly any properties on the market designated for subsidised residential construction. BUWOG reacts to these trends by supplementing its extensive building activities in the area of subsidised and more reasonably priced privately financed apartments with selected niche products such as investment apartments in and around Vienna.

General and property-dependent pricing

Together with factors such as the public housing industry or residential construction subsidy system, which differ in each state, the general rental rights situation in Austria tends to slow down market development. In the privately financed new housing sector alone, where rentals are not subject to rental rights legislation, Vienna rentals are clearly on an upward trend. The trends vary widely over the provincial capitals – from slightly rising (Salzburg and Innsbruck) via stagnant (Linz or Graz) to slightly falling (St. Pölten, Klagenfurt). Price trends for privately-owned apartments differ from region to region – in Vienna (especially in the top locations) prices are noticeably rising in part. Price trends in the provincial capitals vary significantly depending on region and location, but are also mainly upward.

- Due to provincial bonds and the associated rental upper limits, subsidised rental apartments are easy to position in the market. It may nevertheless be hard to find long-term tenants, given a rental of EUR 7/sqm and a contribution of about EUR 500.00/sqm to the cost of property and building.
- For subsidised privately-owned apartments, interested parties must finance a contribution of around EUR 2,000.00/sqm. The housing on offer is also very attractive here, due to the availability of state bonds at favourable interest rates.

- In addition to the increased demand for privately financed property, it must be noted that the decision to buy, especially in the upper price ranges from EUR 3,000.00/sqm, can be speeded up significantly by the viewing of show houses. A new tendency is evident for reasonably priced property at subsidised property prices (below EUR 2,400.00/sqm).

- Terraced houses in urban areas with access to public transport and with 100 sqm or more living area are correspondingly expensive and can often be marketed only after completion of construction.

But the terraced housing market in Vienna's high density area recovered consistently after a slump in 2009.

Vacancy and renting tendencies

No residential vacancies in Vienna

In the reletting sector, different statistics show that some rents in high-density areas are clearly rising, whilst stagnating in smaller towns and falling in peripheral areas. In Vienna and the provincial capitals, vacancies are nil, despite comparatively higher rents rents. In contrast, regionally varying vacancy rates are reported on the periphery, especially in rural migration areas where rents are clearly lower.

Investment trends

Due to the volatile capital markets, the demand for residential property is very high

Due to legislation, the Austrian residential sector attracts hardly any foreign investors. Interest by a very heterogenous investment group is evident only in Vienna. The group comprises institutional investors such as property companies, funds and insurance firms as well as foundations, family offices and private investors. In the provincial capitals, the numbers are generally reduced to national players and regionally active investors. Returns ranging from 4.5 % to 6 % – depending on location, condition, age, subsidy etc. – are at present reported for residential property in Vienna. The segment comprising classical Viennese apartment buildings is the exception in this regard – investors are accepting clearly lower yields here. Foundations and private investors accept yields of around 2 % for top property in upmarket areas (1010 Vienna) with interesting tenant structures. The demand for residential property for investment purposes is still generally very high due to the volatile capital markets.

2. Germany

Great development potential

Germany is the most populous and strongest economy in Central Europe, and in the EU. Following a decline of 3.6 % in 2009, the gross national product is expected to grow again by 2.7 % in 2010 and again in 2011. Although the 14.5 % (2010) unemployment rate is higher in Berlin than in Germany overall (January 2010: 8.6 %), Berlin's declining trend is clearer and more sustainable.

Characteristics of the Berlin residential market

The rental apartment market in Berlin comprises 1.9 million housing units. Compared to the German Federal States or cities, the percentage ownership is very low at only 14 %.

In the past five years, Berlin's population has grown – slightly but steadily. The number of households is expected to increase by 3.7 % between 2009 and 2025, due to migration and the increasing number of single households.

Whilst approval and completion figures for new residential construction are declining), the number of households is increasing.

Conclusion to investors

Favourable basic conditions in Berlin

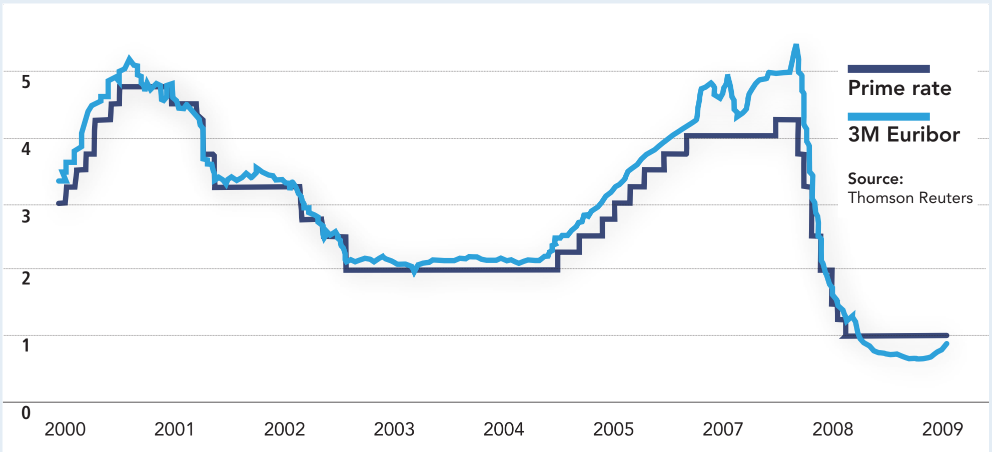
The development potential of the Berlin property market is rated as highly promising against this demographic and socio-economic background. Rental returns are attractive. Based on the legal and economic situation, increases are to be expected. Overall therefore, optimal conditions exist for the entry of BUWOG into the German market, especially in Berlin – a city with many interesting properties and a focal point for investors.

D. Financial market development

Interest rate trends & refinancing in the core markets

3-month EURIBOR: On a historic low of 0.63 % at the end of March

The past financial year was characterised by a historic low in interest rate levels. After a cycle of increasing interest rates starting at the end of 2005, the ECB (European Central Bank) base rate reached its highest level in July 2008 – at 4.25 %. In response to the economic and financial crisis on the heels of the Lehman insolvency in autumn 2008, the ECB, starting in October 2008 and in several steps, lowered the base rate to 1.00 % – where it has remained unchanged since April 2009. The 3-month EURIBOR, the reference rate used for most variable financing, underwent a similar change, dropping from its highest level of 5.39 % in October 2008 to under 1.00 % in July 2009 – which is under the ECB base rate. It then stabilised at a low level, reaching a historic low of 0.63 % by the end of March 2010.



Whilst financing under reasonable conditions was hard to obtain at the start of 2009, due to the strained liquidity of the banks, the stress on the credit markets noticeably relaxed during the year. The liquidity costs of the institutions continued to decline and this advantage was increasingly passed on to borrowers. Lending nevertheless remained tight. With portfolio financing, cover is increasingly sought for bonds issued, which reduces the cost of refinancing somewhat, but also lowers loan-to-value ratios.

IMMOFINANZ Group: Portfolio properties refinanced with external capital

IMMOFINANZ Group successfully accomplished all the required refinancing and rollovers in the 2009/10 financial year, as planned. Over and above this, many hitherto unencumbered portfolio properties were successfully refinanced with long-term external capital.

Significant differences – depending on the country and property type – persist in respect of availability and conditioning. In established markets such as Austria, Germany, Switzerland, France or the Netherlands, margins over EURIBOR in a bandwidth of 100-200 basis points can be assumed. Even a stable market such as Poland is at around 200 basis points. The clearly worsened country rating manifests itself in Hungary and Romania for instance, through the very limited availability of refinancing and margins in a bandwidth of 200 to 350 basis points. Countries like Slovenia, the Czech Republic or Slovakia, with comparatively better economic figures, also lie in this bandwidth. In Russia on the other hand, where two-digit margins were the norm for a long time, margins are now in a – albeit upper – single-digit range. Since Western banks have mostly withdrawn, financing is currently mainly via local banks.

To a limited extent, external capital is available again for project developments, whereby the margins over the building phase naturally exceed those for portfolio financing.

Prospects

According to most forecasts, the base rate is unlikely to change, remaining low for the foreseeable future. Statements by the ECB also point in this direction. Money supply to the commercial banks with central bank liquidity is assured at least until year-end 2010. The trend for EURIBOR rates is slightly upward, approaching the base rate, which indicates a first tendency for normalisation on the interest market.

EURIBOR: Convergence with the base rate as an indication of potential normalisation

Access to capital on favourable terms will remain a challenge; the liquidity costs of the banks even indicate a slight upward trend again for mid-2010. IMMOFINANZ Group nevertheless assumes its refinancing situation will continue on its return to normalisation and improvement. Additional financing commitments have already negotiated at the outset of the new financial year, including large projects. Dormant credit lines are also increasingly called on to secure liquidity.

IMMOFINANZ Group: Financing for large projects secured already

IMMOFINANZ Group is benefiting from long-standing business relations with over 60 local and foreign banks and, through broad diversification of financing, assures its independence from individual institutions, whilst also maintaining broad access to a variety of sources of financing.

3. Segment and portfolio report

The core activities of the IMMOFINANZ Group include the renting out of its stock of properties and the development of real estate in countries in Central and Eastern Europe. The aim is to create a homogenous and sustainable property portfolio which is diversified by four types of use and eight core markets.

The IMMOFINANZ Group is focusing its activities on the core markets of Austria, Germany, Czech Republic, Poland, Hungary, Romania, Slovakia and Russia as well as on the usage types of office, retail, residential and logistics.

Due to comprehensive acquisitions in the boom years of 2007/08, the current portfolio is spread across 19 countries and various types of usage. The IMMOFINANZ Group will therefore carry out a comprehensive portfolio optimisation over the coming years.

Portfolio optimisation: Revenues from sales allow reactivation of development projects

As part of this portfolio optimisation, the IMMOFINANZ Group has already started a comprehensive sales programme: Over the coming five years, properties with a current book volume of EUR 2.2 billion are to be sold. In addition, the IMMOFINANZ Group aims to sell assets which are not part of the IMMOFINANZ Group's core activities. These are minority holdings, shares in associated companies as well as fund participations. The revenue achieved from these sales will be invested in temporarily suspended property development projects and in the acquisition of property stock.

A further change in terms of the new portfolio strategy: While in the past, property developments were carried out and purchased exclusively by partners of the IMMOFINANZ Group the IMMOFINANZ Group will now carry out development projects itself.

Property portfolio

The property portfolio of the IMMOFINANZ Group is posted in the balance sheet under the following items: Property assets, Property assets in development, Property assets to be sold, Property stock. The items Property assets and Property assets in development represent long-term assets in the balance sheet. Property stock and Property to be sold belong to short-term assets.

The Property assets items include both existing properties and temporarily suspended development projects and undeveloped plots of land.

Under Property in development, only actively-pursued development projects are listed, which will be added to the property assets of the IMMOFINANZ Group after completion.

Property stock is properties which are developed to be sold after completion. The classic example is privately-owned apartments. The properties classified under Properties to be sold are properties for which specific sales plans existed as of 30/04/2010 and which were sold after the balance sheet date. In the following sections, these properties are listed with EUR 44.8 million in existing properties.

The book values of the property portfolio of the IMMOFINANZ Group break down as follows as at the due date of 30/04/2010:

Property portfolio	Existing properties in EUR mill.	Suspended development projects in EUR mill.	Property assets being built in EUR mill.	Property stocks in EUR mill.	Property portfolio in EUR mill.	Property portfolio in %.
Austria	3,747.5	9.7	68.1	69.3	3,894.6	42.7 %
Germany	674.7	28.6	1.2	48.7	753.1	8.3 %
Czech Republic	634.8	15.5	27.1	0.0	677.4	7.4 %
Hungary	511.3	37.5	0.0	0.0	548.8	6.0 %
Poland	643.0	4.5	3.9	21.8	673.2	7.4 %
Romania	598.2	223.1	18.6	76.2	916.2	10.0 %
Russia	727.5	0.0	60.7	0.0	788.1	8.6 %
Slovakia	253.9	9.6	0.3	13.4	277.1	3.0 %
Non-core	510.5	55.1	0.0	22.9	588.5	6.5 %
Total	**8,301.2**	**383.5**	**179.9**	**252.3**	**9,116.9**	**100.0 %**

The overall portfolio consists mainly of existing properties

The book value of the overall portfolio of the IMMOFINANZ Group is as of 30/04/2010 EUR 9,116.9 million., of which by far the largest part with EUR 8,301.2 million is existing properties. A book value in the amount of EUR 383.5 million (4.2 %) comes from suspended development projects and undeveloped plots of land. They are posted in the balance sheet with the existing properties under the Property assets item. EUR 179.9 million (2.0 %) or 252.3 million (2.8 %) of the book value of the property portfolio comes from active development projects or property stock.

The regional focus of the portfolio of the IMMOFINANZ Group is mainly in Austria (42.7 %), followed by Romania (10.0 %) and Russia (8.6)

1. Existing properties

EUR 541.7 million achieved from renting out existing properties

Existing properties are those properties which are held by the IMMOFINANZ GROUP as at 30/04/2010 for the purposes of achieving rental income. In the 2009/10 financial year, rental income in the amount of EUR 541.7 million was achieved from renting out existing properties.

The following covers the number of properties, the book value, the rentable space and the occupancy rate as at 30/04/2010. The net rental income reflects the expectations of external experts in property valuations for the 2010/11 financial year and corresponds to rental income less non-recoverable expenses. The returns shown are the result of anticipated rental income for the 2010/11 financial year divided by the market value of the properties as at 30/04/2010.

30 April 2010	Number of properties	Book value in EUR mill.	Book value in %	Rentable space in sqm	Rented space in sqm as at	Occupancy rate in %	Net rental income for 2010/11 in EUR mill.	Yield in %
Austria	1,449	3,747.5	45.1 %	3,441,999.3	3,227,042.5	93.8 %	206.9	5.5 %
Germany	84	674.7	8.1 %	1,223,901.5	1,102,831.0	90.1 %	51.7	7.7 %
Czech Republic	29	634.8	7.6 %	380,279.2	309,749.7	81.5 %	45.6	7.2 %
Hungary	27	511.3	6.2 %	391,440.1	292,354.5	74.7 %	37.8	7.4 %
Poland	23	643.0	7.7 %	289,274.7	275,956.5	95.4 %	46.1	7.2 %
Romania	15	598.2	7.2 %	380,971.1	336,888.5	88.4 %	50.9	8.5 %
Russia	5	727.5	8.8 %	183,104.8	164,815.6	90.0 %	70.6	9.7 %
Slovakia	11	253.9	3.1 %	116,808.9	107,650.4	92.2 %	19.8	7.8 %
Non-core	38	510.5	6.1 %	435,572.6	340,093.0	78.1 %	41.7	8.2 %
Total	**1,681**	**8,301.2**	**100.0 %**	**6,843,352.1**	**6,157,381.6**	**90.0 %**	**571.2**	**6.9 %**

The IMMOFINANZ Group achieves top yields in Russia

The IMMOFINANZ Group holds existing properties with a book value of EUR 8,301.2 million and a yield of 6.9 % on the due date of 30/04/2010. The degree of usage of the portfolio of 1,681 existing properties of the IMMOFINANZ Group is as at 30/04/2010 90.0 %. Regionally, the focus is on the existing properties in Austria (EUR 3,747.5 million) followed by Russia (EUR 727.5 million) and Germany (EUR 674.7 million). The highest yields by country comparison were achieved in Russia at 9,7 %.

The existing properties of the non-core countries comprise EUR 212.6 million in Switzerland, EUR 115.8 million in the Netherlands and EUR 91.4 million in the USA. In addition, the IMMOFINANZ Group has existing properties in Croatia, Slovenia, France, Bulgaria and Italy.

The group procurement costs, book values and the accumulated new valuation of the existing properties break down as follows as of 30/04/2010:

30 April 2010	Number of properties	Book value in EUR mill.	Acquisition costs in EUR mill.	Accumulated valuation in EUR mill.
Austria	1,449	3,747.5	3,099.7	647.8
Germany	84	674.7	748.1	-73.5
Czech Republic	29	634.8	839.8	-205.0
Hungary	27	511.3	626.2	-114.9
Poland	23	643.0	644.8	-1.7
Romania	15	598.2	670.9	-72.7
Russia	5	727.5	569.7	157.7
Slovakia	11	253.9	374.6	-120.8
Non-core	38	510.5	522.9	-12.4
Total	**1,681**	**8,301.2**	**8,096.6**	**204.6**

After the high devaluations in the 2008/09 financial year, international financial and property markets slowly recovered in the current financial year. This resulted, on the one hand, in a moderate appreciation of the portfolio of existing properties: The book value of the existing properties of the IMMOFINANZ Group is in total some 2.5 % above the group procurement costs of these properties. While in Austria and Russia the book value is above the group procurement costs, it was necessary to devalue below the group procurement costs in the other core markets. The significantly more positive new valuation in Austria is mainly down to the BUWOG portfolio.

The breakdown by sector of the existing properties of the IMMOFINANZ Group at 30/04/2010 is as follows:

30 April 2010	Number of properties	Book value in EUR mill.	Book value in %	Rentable space in sqm	Rented space in sqm	Occupancy rate in %	Net rental income for 2010/11 in EUR mill.	Yield in %
Office	113	2,686.4	32.4 %	1,436,439.3	1,212,325.0	84.4 %	193.0	7.2 %
Retail	186	2,075.4	25.0 %	955,866.7	886,232.3	92.7 %	171.2	8.2 %
Residential	1,274	2,504.5	30.2 %	2,764,842.0	2,622,633.4	94.9 %	120.2	4.8 %
Logistics	101	840.2	10.1 %	1,614,257.6	1,377,605.5	85.3 %	71.5	8.5 %
Others	7	194.8	2.3 %	71,946.5	58,585.4	81.4 %	15.3	7.8 %
Total	**1,681**	**8,301.2**	**100.0 %**	**6,843,352.1**	**6,157,381.6**	**90.0 %**	**571.2**	**6.9 %**

The book value of the overall portfolio of the IMMOFINANZ Group totals EUR 8,301.2 million, of which 32.4 % is office, 25.0 % retail, 30.2 % residential and 10.1 % logistics properties. The usage rate of the portfolio of existing properties is 90.0 %. The net rental income expected for the 2010/11 financial year will probably be EUR 571.2 million, which represents a yield of 6.9 %. The highest yields will be achieved in the area of logistics (8.5 %), the lowest in the residential sector (4.8 %). The usage rate is highest in the residential sector at 94.9 % and lowest in the logistics sector at 85.3 %.

8.5 %: Logistics real estate currently offers the highest yields

a. Office

30 April 2010	Number of properties	Book value in EUR mill.	Book value in %	Rentable space in sqm	Rented space in sqm	Occupancy rate in %	Net rental income for 2010/11 in EUR mill.	Yield in %
Austria	49	1,057.0	39.3 %	577,379.4	478,125.0	82.8 %	67.5	6.4 %
Germany	5	76.3	2.8 %	44,668.5	31,801.0	71.2 %	5.7	7.5 %
Czech Republic	17	474.5	17.7 %	217,689.2	192,658.4	88.5 %	33.5	7.1 %
Hungary	11	288.9	10.8 %	165,660.4	117,465.9	70.9 %	18.7	6.5 %
Poland	17	324.7	12.1 %	154,714.4	141,396.2	91.4 %	24.3	7.5 %
Romania	9	335.6	12.5 %	204,367.0	190,508.9	93.2 %	33.0	9.8 %
Slovakia	2	81.6	3.0 %	42,682.6	42,192.6	98.9 %	6.7	8.2 %
Non-core	3	47.8	1.8 %	29,277.9	18,177.0	62.1 %	3.7	7.7 %
Total	**113**	**2,686.4**	**100.0 %**	**1,436,439.3**	**1,212,325.0**	**84.4 %**	**193.0**	**7.2 %**

The book value of the 113 existing office properties is EUR 2,686.4 million 32.4 %, being of the portfolio of existing properties. The IMMOFINANZ Group is represented in all core markets with the exception of Russia with existing office properties. The rentable space of the office portfolio is 1,436,439.3 sqm and is used to 84.4 % as of 30/04/2010. The net rental income expected for the 2010/11 financial year is EUR 193.0 million, which corresponds to a yield of 7.2 %.

Office properties achieve net rental income of EUR 193.0 million

Regionally, the IMMOFINANZ Group is represented with its portfolio of existing properties in the core markets of Austria, Czech Republic and Romania as a focus. The most important properties in this portfolio include the Business Park Vienna in Vienna as well as the IRIDE Business Park in Bucharest.

b. Retail

30 April 2010	Number of properties	Book value in EUR mill.	Book value in %	Rentable space in sqm	Rented space in sqm	Occupancy rate in %	Net rental income for 2010/11 in EUR mill.	Yield in %
Austria	141	321.8	12.0 %	299,744.2	279,830.1	93.4 %	29.0	9.0 %
Germany	3	63.3	2.4 %	22,476.3	20,463.3	91.0 %	3.8	6.1 %
Czech Republic	11	131.2	4.9 %	98,839.6	91,539.9	92.6 %	10.6	8.1 %
Hungary	11	156.4	5.8 %	106,073.8	94,753.6	89.3 %	13.2	8.4 %
Poland	3	280.3	10.4 %	86,452.7	86,452.7	100.0 %	18.4	6.6 %
Romania	3	233.6	8.7 %	121,644.2	113,001.0	92.9 %	15.3	6.6 %
Russia	4	698.0	26.0 %	141,800.0	123,510.8	87.1 %	66.7	9.6 %
Slovakia	8	165.0	6.1 %	61,416.2	59,688.0	97.2 %	12.7	7.7 %
Non-core	2	25.8	1.0 %	17,419.8	16,992.9	97.5 %	1.5	6.0 %
Total	**186**	**2,075.4**	**100.0 %**	**955,866.7**	**886,232.3**	**92.7 %**	**171.2**	**8.2 %**

92.7 % of existing retail properties let

The book value of the total of 186 existing real estate properties is EUR 2,075.4 million. The usage as of 30/04/2010 is 92.7 %. On the basis of the net rental income planned for the 2010/11 financial year in the amount of EUR 171.2 million, this results in a yield of 8.2 %.

Measured by book value, the core markets of Russia, Austria and Poland represent the most important markets in the retail sector. The highest yield is posted in Russia at 9.6 %. The lowest yield at 6.1 % is achieved in Germany. Measured by book value, the shopping centre Golden Babylon Rostokino in Moscow and the Silesia City Center in Katowice are the most significant properties in the retail sector in IMMOFINANZ Group's portfolio.

c. Residential

30 April 2010	Number of properties	Book value in EUR mill.	Book value in %	Rentable space in sqm	Rented space in sqm	Occupancy rate in %	Net rental income for 2010/11 in EUR mill.	Yield in %
Austria	1,246	2,302.6	91.9 %	2,515,945.2	2,428,055.4	96.5 %	105.3	4,6 %
Germany	25	110,5	4.4 %	151,326.0	141,775.0	93.7 %	8.2	7,5 %
Non-core	3	91.4	3.6 %	97,570.8	52,803.0	54.1 %	6.7	7,3 %
Total	**1,274**	**2,504.5**	**100.0 %**	**2,764,842.0**	**2,622,633.4**	**94.9 %**	**120.2**	**4,8 %**

The book value of the 1,274 existing residential properties is EUR 2,504.5 million, that is 30.2 % of the portfolio of existing properties. The net rental income expected for the 2010/11 financial year is EUR 120.2 million, which corresponds to a yield of 4.8 %. This is the lowest yield compared to the other usage types. The usage degree, on the other hand, is consistently high at 94.9 %.

Regionally, the focus of residential properties is in Austria, followed by Germany. A significantly higher yield is achieved in Germany than in Austria. This is down to the BUWOG properties achieving low yields as a result of the limitations of the Non-Profit Housing Act. Add: Residential properties in the non-core markets only include properties in Houston, USA

94.9 % of residential properties used

d. Logistics

30 April 2010	Number of properties	Book value in EUR mill.	Book value in %	Rentable space in sqm	Rented space in sqm	Occupancy rate in %	Net rental income for 2010/11 in EUR mill.	Yield in %
Austria	9	12.6	1.5 %	13,555.5	13,555.5	100.0 %	1.0	7.9 %
Germany	51	424.6	50.5 %	1,005,430.7	908,791.7	90.4 %	33.9	8.0 %
Czech Republic	1	29.1	3.5 %	63,750.5	25,551.4	40.1 %	1.6	5.5 %
Hungary	5	66.0	7.9 %	119,706.0	80,135.0	66.9 %	5.8	8.9 %
Poland	3	38.0	4.5 %	48,107.6	48,107.6	100.0 %	3.5	9.2 %
Romania	3	29.0	3.5 %	54,959.9	33,378.6	60.7 %	2.6	9.1 %
Russia	1	29.5	3.5 %	41,304.8	41,304.8	100.0 %	3.9	13.1 %
Slovakia	1	7.3	0.9 %	12,710.0	5,769.8	45.4 %	0.5	6.4 %
Non-core	27	204.2	24.3 %	254,732.7	221,011.1	86.8 %	18.7	9.2 %
Total	**101**	**840.2**	**100.0 %**	**1,614,257.6**	**1,377,605.5**	**85.3 %**	**71.5**	**8.5 %**

The book value of the 101 existing logistics properties is EUR 840.2 million, that is 10.1 % of the portfolio of existing properties. Within the logistics portfolio, the focus is on Germany, where – measured by book value – 50.5 % of the logistics portfolio can be found. The other core markets of the IMMOFINANZ Group represent less than 24.3 % of logistics properties. These properties are located in the Netherlands (EUR 111.8 million), Switzerland (EUR 76.3 million) and France (EUR 16.0 million). Compared to the existing properties of the other usage types, the logistics sector achieves the highest yields of 8.5 %, wherein the highest yields are posted in the core markets in Russia (13.1 %). The occupancy rate of the logistics portfolio is 85.3 %. The most significant logistics property – based on the book value – is the logistics centre of Egerkingen in the canton of Solothurn in Switzerland, which is leased in full to Swiss business group Valora.

e. Others

30 April 2010	Number of properties	Book value in EUR mill.	Book value in %	Rentable space in sqm0	Rented space in sqm	Occupancy rate in %	Net rental income for 2010/11 in EUR mill.	Yield in %
Austria	4	53.5	27.5 %	35,375.0	27,476.4	77.7 %	4.2	7.8 %
Non-core	3	141.4	72.5 %	36,571.5	31,109.0	85.1 %	11.1	7.8 %
Total	**7**	**194.8**	**100.0 %**	**71,946.5**	**58,585.4**	**81.4 %**	**15.3**	**7.8 %**

Existing properties to be sold in the short to medium term

The book value of the seven existing properties that are not assigned to the usage types of office, retail, residential or logistics is 194.8 or 2.3 % of the portfolio of existing properties. These seven properties represent a book value of EUR 194.8 million. and a rentable space totalling 71,946.5 sqm. At, usage is 81.4 % comparatively low. The net rental income planned for the 2010/11 financial year is EUR 15.3 million, which corresponds to a yield of 7.8 %. The properties in this category are mainly hotels. The most significant property – according to book value – is Hotel Kempinski in St. Moritz, Switzerland. As these existing properties are outside the strategic focus of the IMMOFINANZ Group due to their usage type, it is planned to sell them in the short to medium term.

f. The most significant existing properties of the IMMOFINANZ Group

Top 10 existing properties: market value EUR 1,894.8 million

Below, those properties are described which have the highest market values in the portfolio of existing properties of the IMMOFINANZ Group as at 30/04/2010. In total, these top ten existing properties have a book value of EUR 1,894.8 million and represent 22.8 % of the existing properties of the IMMOFINANZ Group. On the due date of 30/04/2010, the rentable space is some 640,328.2 sqm, the letting rate is 91.9 %.

Number 1: Business Park Vienna in Vienna, Austria

State-of-the-art premium property: 89 % used

Business Park Vienna is in the south of the city in Wienerberg and is one of the largest office and business locations in Vienna. The heart of Business Park Vienna is the Vienna Twin Tower designed by the Italian architect Massimiliano Fuksas. The construction of the 138 and 126 m fully-glazed towers features impressive functional aesthetics. The office space meets all the demands of a state-of-the-art premium property – and also offers stunning views of the city of Vienna from its location in the Vienna basin, situated in the south. The rentable space of the entire business part is some 202,000 sqm. The usage rate is some 89 % as at the due date. The IMMOFINANZ Group is planning to relocate its group head office to the Vienna Twin Tower as soon as sufficient office space becomes available. This will probably be the case in early 2011.

Number 2: Golden Babylon Rostokino in Moscow, Russia

Rental rate increased to 84 %

The Golden Babylon Rostokino shopping centre is in Sviblovo, the district with the highest population density in Moscow. With a rentable space of some 170,000 sqm, it is one of the biggest shopping centres in Europe. The IMMOFINANZ Group opened the shopping centre, which was developed in partnership with the experienced project developer Patero, on 18/11/2009. Golden Babylon Rostokino, measured by the total rentable space, is the largest property in IMMOFINANZ Group's portfolio. The rental rate is 80 % as of the due date of 30/04/2010 and was increased in July to 84 %. The IMMOFINANZ Group holds a stake of 50 % with the option to buy the remaining 50 %.

Number 3: Silesia City Center in Kattowice, Poland

The multiple-award-winning Silesia City Center was acquired by the IMMOFINANZ Group in 2005. It is the biggest and most modern shopping centre in the urban agglomeration of Katowice, one of Poland's most important economic regions with a population of more than 3 million. Silesia City Center has a rentable space of some 66,000 sqm and has been 100 % let for a long time. Due to continuously high demand for spaces in this centre, the decision was taken in early 2010 to expand the shopping centre. 20,000 sqm of additional rentable space is to be created. The construction work will start shortly; the expansion is to open in the fourth quarter of 2011.

Expansion decision: 20,000 sqm to be built

Number 4: Golden Babylon I in Moscow, Russia

Golden Babylon I is a further Moscow shopping centre in IMMOFINANZ Group's portfolio. It was acquired in 2006. The rentable space is some 25,800 sqm. The rental rate is nearly 100 % as at the due date. The Golden Babylon I shopping centre is one of the highest-yielding properties in the overall IMMOFINANZ Group portfolio – another chapter in the success story of IMMOFINANZ Group Investments in the Russian capital.

100 % usage and top yield: Golden Babylon I

Number 5: Polus Center Cluj in Cluj, Romania

Measured by market value, the Polus Center Cluj is the most significant existing property of the IMMOFINANZ Group in Romania. The IMMOFINANZ Group owns 100 % of the shopping centre. It was jointly developed with property developer Trigrant, in which the IMMOFINANZ Group holds a stake of 25 %, and its opening celebrated in October 2007. The rentable space is some 60,300 sqm, which is used at 95 % as of the due date of 30/04/2010.

60,300 sqm rented at 95 %

Number 6: Hotel Kempinski in St. Moritz, Switzerland

Hotel Kempinski in St. Moritz was one of the first investments of the IMMOFINANZ Group outside Austria. The purchase and renovation of Grand Hotel des Bains Kempinski was carried out in 2001. The five-star hotel, which has an extensive spa area, is one of the top hotels in St. Moritz. As this property is not part of the strategic core markets of the IMMOFINANZ Group, it will be sold in the short to medium term.

Sale planned in line with portfolio optimisation

Number 7: IRIDE Business Park in Bucharest, Romania

IRIDE Business Park in Bucharest was acquired by the IMMOFINANZ Group in 2004 and thus represents the first investment in Romania. In subsequent years, a comprehensive property portfolio was developed in Romania with numerous acquisitions. The total usable space is some 91,600 sqm, the rental rate is some 95 % as of 30/04/2010. A further indicator for the attractiveness of this business park: important major tenants extended their tenancy agreements in the last financial year.

Agreements with major tenants extended

Number 8: Polus City Center in Bratislava, Slovakia

Polus City Center is one of the biggest shopping centres in Bratislava. It is home to a casino and a multiplex cinema. This attractive mixture of shopping options and entertainment secures sustainably high footfall and a high rental rate. As of the due date, it stands at some 97 %. A rentable space exceeding 40,000 sqm is available Polus City Center was opened in 2000 as one of the most modern shopping centres in Slovakia and has since won multiple awards.

Attractive mixture secures high footfall

Number 9: Fifth Avenue in Moscow, Russia

97 % occupation for third Moscow top-10 existing property

The Fifth Avenue property is another shopping centre belonging to the IMMOFINANZ Group in Moscow. As such, three of the ten most valuable existing properties of the IMMOFINANZ Group are in the Russian capital. The shopping centre has a rentable space of some 21,900 sqm and is 97 % occupied as of the due date of 30/04/2010.

Number 10: City Tower Vienna in Vienna, Austria

28,900 sqm 100 % occupied

City Tower Vienna is one of the most modern office centres in Vienna and is located in the third municipal district of Vienna in the direct vicinity of the city centre. The 89 m office tower is let to the Republic of Austria on a long-term basis and is currently being used by the Austrian Ministry of Justice. The rentable space is some 28,900 sqm, while the occupation rate is 100 % as of the due date of 30/04/2010.

2. Temporarily suspended development projects and undeveloped plots of land

Temporarily suspended development projects and undeveloped plots of lands are included in the Property assets balance sheet item in addition to existing property.

30 April 2010	Number of properties	Book value in EUR mill.	Acquisition costs in EUR mill.	Accumulated valuation in EUR mill.
Austria	2	9.7	11.2	-1.5
Germany	2	28.6	35.8	-7.2
Czech Republic	5	15.5	13.8	1.7
Hungary	4	37.5	25.0	12.4
Poland	4	4.5	7.4	-2.8
Romania	24	223.1	390.7	-167.6
Slovakia	3	9.6	24.4	-14.9
Non-core	10	55.1	67.0	-11.9
Total	**54**	**383.5**	**575.2**	**-191.7**

The 54 suspended development projects and undeveloped plots of land of the IMMOFINANZ Group together represent a book value of EUR 383.5 million. The overwhelming majority of these properties are in Romania, where the highest devaluations in this subportfolio are also recorded. As soon as suitable economic conditions prevail, these projects are to be reactivated or sold. The IMMOFINANZ Group is not obliged to make any further payments for these projects.

Complex analyses ensure optimum reactivations and sales

With temporarily suspended projects, their project status, financing situation, profitability and market situation are continuously evaluated. These measures ensure that the ideal time for the reactivation or sale of the temporarily suspended projects is identified. During this complex evaluation, numerous factors are verified, which must be taken into account when deciding on reactivating or selling. In addition to the amount of capital already invested by the IMMOFINANZ Group, these include: availability of planning permissions, building progress, legal situation, availability of bank finance, pre-lease agreements, expected yield, expectations regarding the ability to resell and the yields achieved by alternative projects.

3. Property assets in development

30 April 2010	Nummber of properties	Book value in EUR mill.	Acquisition costs in EUR mill.	Accumulated valuation in EUR mill.	Outstanding construction costs in EUR mill.	Total costs in EUR mill.	Expected market value after completion in EUR mill.	Planned rentable space in sqm
Austria	51	68.1	75.4	-7.3	64.1	139.5	129.3	47,703.4
Germany	3	1.2	2.0	-0.7	2.9	4.8	4.5	4,488.0
Czech Republic	6	27.1	33.5	-6.5	47.4	80.9	92.0	36,286.9
Poland	1	3.9	0.2	3.7	52.5	52.7	65.5	18,984.0
Romania	1	18.6	33.6	-15.0	22.0	55.6	45.8	25,856.5
Russia	1	60.7	161.2	-100.6	48.6	209.8	138.7	50,561.2
Slovakia	1	0.3	0.5	-0.2	1.4	1.9	2.0	1,731.8
Total	**64**	**179.9**	**306.5**	**-126.6**	**238.7**	**545.2**	**477.7**	**185,611.8**

The balance sheet item Property assets in development contains only those property driven forward which are actively being developed by the IMMOFINANZ Group.

As the above table shows, the focus of property development is currently on the core markets of Austria, Russia and the Czech Republic. Measured by the expected market value after completion, Austria is the most important core market in the project development area, ahead of Russia and Poland.

The most important properties in development of the IMMOFINANZ Group

Below, those properties in development are presented which will probably have a market value of EUR 5.0 million on completion. The order is in terms of the forecast market values of the projects on completion.

Number 1: "Goodzone" in Moscow, Russia

Shopping and entertainment centre with more than 67,000 sqm rental space

The Moscow shopping and entertainment centre "Goodzone" is the largest actively implemented property development project of the IMMOFINANZ Group. The centre will have a rentable space of approx. 67,000 sqm on completion. The construction costs still to be covered amount to some EUR 64.8 million. The expected market value on completion will be some EUR 185 million. The expected net tenancy income will be some EUR 22.2 million.

The IMMOFINANZ Group holds a stake of 75 % in this project. Completion is expected in 2012.

Number 2: "Na Prikope" in Prague, Czech Republic

17,000 sqm in the centre of Prague

The development project Na Prikope is based in the centre of Prague. The IMMOFINANZ Group has a 50 % stake in this project. Following completion, the property will have a rental space of 17,000 sqm, which is divided into approx. 60 % office and 40 % retail trade space. The project is scheduled to be completed by the latter half of 2012. The market value of the property is expected to be around EUR 81.0 million.

Number 3: Expansion of Silesia City Center in Katowice, Poland

Additional 20,000 sqm for top existing property

Silesia City Center in Katowice is one of the most important existing properties of the IMMOFINANZ Group. The expansion of this centre is one of the most important development projects of the IMMOFINANZ Group. The expansion was decided due to the consistently high occupation and high demand amongst potential tenants. On two sales floors, some 20,000 sqm of additional rentable space will be created. On completing the expansion, the shopping centre will offer a rentable space of some 86,000 sqm. The market value of the expansion of this centre will probably be some EUR 65.5 million. The completion of the expansion of Silesia City Center is planned for the end of 2011. The IMMOFINANZ Group holds 100 % of this property.

Number 4: Hellerpark in Vienna, Austria

This BUWOG development project has approx. 41,000 sqm of usable space. After the deduction of 147 residential units with approx. 13,700 sqm that are designated for sale, nearly 27,200 sqm of rentable space will remain for apartments, shops, offices and a geriatric centre. The largest part of this space will be occupied by the geriatric centre with 16,000 sqm, which will be operated by the "Krankenanstaltenverbund" hospital association on the basis of a long-term lease. The fair value of this project after completion is estimated at MEUR 114.7, including the apartments designated for sale. The IMMOFINANZ Group holds a stake of 100% of the Hellerpark project.

Number 5: "Gold Plaza" in Baia Mare, Romania

Completion scheduled for late 2010

In Romania the IMMOFINANZ Group is currently pursuing two active development projects in the retail sector. "Gold Plaza" Baia Mare is one of them. The project was developed in co-operation with a Hungarian partner. The book value on completion is estimated to be some EUR 57.2 million. A total space of some 32,300 sqm is planned. A hypermarket and an entertainment area will be among the tenants. The planned completion of the building, of which IMMOFINANZ Group holds 80 %, is scheduled for the end of 2010.

Number 6: Breitenfurter Strasse in Vienna, Austria

Another important site owned by the IMMOFINANZ Group is located at Breitenfurterstrasse 231. Plans for this 5.4 ha area include the construction of a supermarket (approx. 3,500 sqm of selling space), a building materials market (approx. 11,000 sqm of selling space), a car park with 400 spaces and a residential project with nearly 550 subsidised apartments, which will be realised primarily through a property developer competition with "Wohnfond Wien".

Based on the current approval processes, construction is not expected to start before 2012. The carrying value after completion is estimated at approx. MEUR 50.0 (excluding residential areas). The IMMOFINANZ Group holds a stake of 100% in this project.

Number 7: "Jungmannova" in Prague, Czech Republic

Building revitalisation in the heart of Prague

Like the "Na Prikope" development project, the "Jungmannova" project is also in the centre of Prague. This project is all about revitalising an inner-city building, by creating 7,970 sqm of rentable space. The value on completion of the development activities is estimated to be some EUR 26.9 million. The IMMOFINANZ Group holds nearly 100 % of this project, completion is to take place in the second half of 2012

Number 8: Expansion of STOP.SHOP. in Trebic, Czech Republic

Expansion from 15,000 sqm to more than 27,000 sqm

The existing STOP.SHOP. in Trebic – is to be expanded by some 12,700 sqm in rentable space. STOP.SHOP. is on the outskirts of the district city of Trebic, some 60 km west of Brno. STOP.SHOP. currently has a rentable space of some 15,000 sqm. The expansion is to be concluded by the end of 2011. The IMMOFINANZ Group holds 100 % of this project.

Number 9: STOP.SHOP. in Louny, Czech Republic

Acquisition and completion planned for 2011

The IMMOFINANZ Group holds 50 % of the STOP.SHOP. Louny development project. The expected market value of this property on completion will be some EUR 7.2 million. The expected completion of the project and acquisition of the remaining 50 % of the project company are planned for the second half of 2011.

Number 10: STOP.SHOP. in Znaim, Czech Republic

Market value increase to EUR 6.6 million

The IMMOFINANZ Group holds 50 % of the STOP.SHOP. project in Znaim. After the completion, which is expected for the end of 2010, the IMMOFINANZ Group will acquire the remaining 50 %. The property will then have a forecast market value of some EUR 6.7 million with an area of 5,000 sqm.

4. Property stocks

The property stocks of the IMMOFINANZ Group break down as follows as at 30/04/2010:

30 April 2010	Number of properties	Book value in EUR mill.	Acquisition costs in EUR mill.	Historic revaluation TO "Accumulated valuation
Austria	20	69.3	85.8	-16.5
Germany	1	48.7	82.4	-33.7
Poland	9	21.8	31.6	-9.8
Romania	9	76.2	159.7	-83.5
Slovakia	2	13.4	34.0	-20.6
Non-core	5	22.9	23.7	-0.8
Total	**46**	**252.3**	**417.2**	**-164.9**

The book value of 46 property stocks is EUR 252.3 million as of 30/04/2010 and therefore represents 2.8 % of IMMOFINANZ Group's property portfolio. As further development of numerous property stock projects was suspended due to the prevailing market situation, some significant write-offs were required here. A book value of EUR 252.3 million compares to procurement costs of EUR 417.2 million. This corresponds to an accumulated write-off of EUR -164.9 million or 39.5 %.

Particularly in Romania, the development of property stocks was temporarily suspended, which is reflected in significant write-offs. As the following table shows, the predominant share of the actively pursued property stock development projects measured by book value is in Austria and Germany.

30 April 2010	Number of properties	Book value in EUR mill.	Acquisition costs in EUR mill.	Accumulated valuation in EUR mill.
Austria	6	46.4	55.8	-9.4
Germany	1	48.7	82.4	-33.7
Poland	2	1.5	5.4	-3.8
Romania	1	1.3	3.1	-1.8
Non-core	3	17.0	17.0	0.0
Total	**13**	**114.9**	**163.7**	**-48.8**

Actively pursued property stock projects

"Gerling District" in Cologne

At the end of 2006, IMMOFINANZ AG acquired the entire complex of the Gerling head office in Cologne in a joint venture with renowned German project developer Frankonia Eurobau AG. The key data on this major project: Plot size: approximately 47,000 sqm. Structure: approximately 130,000 sqm gross floor size.

"Gerling District" in Cologne: The most actively pursued property stock project of the IMMOFINANZ Group

The unique architectural collection of 18 buildings, some of which are listed, in a prominent inner-city location is destined for conversion and development to a high-quality city district.

Around 140 residential units are planned in five differently designed buildings. In addition to new residential builds in the premium sector, high-quality refurbished old buildings will be offered with service concepts. The office areas will be painstakingly updated and can be finished in accordance with the various requirements of future users. In addition, generous gastronomy, commerce and leisure space with a common district and service concept and high safety standards will be created. On completion in mid-2012, the project volume of the new "city in the city" will total EUR 330 million.

In early 2010 the city of Cologne ratified the building legislation required for implementation and granted planning permission.

5. Forward purchases

The IMMOFINANZ Group has in the past implemented development projects under forward purchase agreements in particular. These agreements are concluded with property developers and include arrangements to purchase properties on completion at previously defined terms if certain conditions are met. As of 30/04/2010, the IMMOFINANZ Group holds a stake of up to 15 % in the project companies holding the below properties. As these are neither fully nor proportionately consolidated companies, these properties are not included in the above property portfolio of the IMMOFINANZ Group.

In the following countries, it can be expected that the terms of the forward purchase agreements will be met and that the purchase obligations of the IMMOFINANZ Group will materialise.

30 April 2010	Number of properties	future purchase price of properties in EUR mill.
Slovakia	3	32.9
Hungary	3	44.4
IMMOFINANZ Group	**6**	**77.2**

The existing forward purchase obligations only comprise STOP.SHOP. centres, which were acquired as part of share deals. The properties in Hungary refer to the sites of Gyöngyös, Oroshaza and Salgotarjan and are to be acquired by the IMMOFINANZ Group by September 2011. The properties in Slovakia are in Dolny Kubin, Liptovsky Mikulas and Puchov. The purchase of these properties is expected by April 2011.

4. Earnings, balance sheet and cash flow analysis

Income statement

The data from the IMMOFINANZ Group income statement for the 2009/10 and 2008/09 financial years is summarized below:

Amounts in EUR thousand	1 May 2009 - 30 April 2010	1 May 2008 - 30 April 2009	Absolute change	Change in %
Income from asset management	438,192.6	456,552.4	-18,359.8	-4.0%
Income from property sales	34,888.5	40,559.8	-5,671.3	-14.0%
Income from property development	6,515.0	3,265.3	3,249.7	99.5%
Results of operations (EBITDA)	**394,877.5**	**310,471.1**	**84,406.4**	**27.2%**
Valuation results	-213,735.1	-2,381,736.4	2,168,001.3	-91.0%
Operating profit (EBIT)	**181,142.4**	**-2,071,265.3**	**2,252,407.7**	**n.a.**
Financial results	27,078.9	-1,332,165.3	1,359,244.2	n.a.
Earnings before tax (EBT)	**208,221.3**	**-3,403,430.7**	**3,611,652.0**	**n.a.**
Net profit for the period	**195,568.4**	**-3,051,110.6**	**3,246,679.0**	**n.a.**

Income from asset management decreased from EUR 456,552.4 thousand to EUR 438,192.6 thousand in financial years 2008/09 and 2009/10 respectively. This decrease is due mainly to lower rental income which, at EUR 541,710.7 thousand in financial year 2009/10, is EUR 5,019.7 thousand below the 2008/09 level. This can be ascribed mainly to the sale of investment properties. The operating costs also contributed to this development: Whilst the 2008/09 financial year showed a positive balance of EUR 6,998.1 thousand for operating costs and operating costs charged to tenants, the financial year 2009/10 balance is negative at EUR -2,386.3 thousand.

The income from property sales decreased from EUR 40,559.8 thousand in financial year 2008/09 to EUR 34,888.5 thousand in the past financial year. This is a decrease of 14.0 %.

Increased: Income from property development & results of operations

The income from property development has virtually doubled from EUR 3,265.3 thousand in financial year 2008/09 to EUR 6,515.0 thousand in 2009/10. The properties sold comprise mainly apartments in Austria and Poland.

The results of operations (EBITDA) in the 2009/10 financial year increased by EUR 84,406.4 thousand to EUR 394,877.5 thousand compared to the previous year (EUR 310,471.1 thousand). This 27.2 % increase can be ascribed especially to the savings on overheads, which fell from EUR -235,542.5 thousand to EUR -112.715.7 thousand.

The EBITDA in the core markets is as follows:

Amounts in EUR thousand	1 May 2009 - 30 April 2010	1 May 2008- 30 April 2009	Absolute change	Change in %
Austria	142,415.1	173,688.7	-31,273.6	-18.0%
Germany	50,709.3	20,808.2	29,901.0	143.7%
Poland	42,998.9	45,367.2	-2,368.3	-5.2%
Czech Republic	24,142.8	38,624.8	-14,482.0	-37.5%
Slovakia	16,408.6	17,322.6	-914.0	-5.3%
Hungary	28,377.1	23,925.8	4,451.3	18.6%
Romania	30,772.9	32,725.6	-1,952.7	-6.0%
Russia	35,855.9	25,313.7	10,542.2	41.6%
Non-core	33,050.3	12,921.5	20,128.8	155.8%
Transition to the Consolidated Financial Statement	-9,853.3	-80,227.0	70,373.6	-87.7%
IMMOFINANZ Group	**394,877.5**	**310,471.1**	**84,406.4**	**27.2%**

The most significant absolute EBITDA changes within the IMMOFINANZ Group core markets were recorded by Austria (EUR -31,273.6 thousand), Germany (EUR 29,901.0 thousand) and the Czech Republic (EUR -14,482.0 thousand). The decrease in Austria's results may be ascribed mainly to the sale of properties, resulting in a 9.2 % decrease in rental income. The EBITDA increase in Germany is predominantly from the income from property sales, which increased from EUR 32.3 thousand to EUR 13,831.6 thousand. The overheads in Germany simultaneously fell by EUR 24,662.9 thousand. The main reasons for the reduced EBITDA in the Czech Republic are: lower rental income (EUR -4,221.1 thousand), lower income from property sales (EUR 5,858.6 thousand) and overheads which rose by EUR 4,940.6 thousand.

The valuation result of EUR -2,381,736.4 thousand for the previous year remained negative in financial year 2009/10, at EUR -213,735.1 thousand. Especially the negative foreign exchange effects totaling EUR -254,358.0 thousand and depreciations and goodwill amortization totaling EUR -286,144.6 thousand contributed to the positive results of net revaluation gains/losses of properties, adjusted for foreign exchange factors, turning to a negative valuation result.

Upward trend: Positive EBIT in the 2009/10 financial year

The operating profit (EBIT) of EUR -2,071,265.3 thousand of the previous year was characterized by the negative valuation result. IMMOFINANZ Group shows a positive EBIT totaling EUR 181,142.4 thousand again for the 2009/10 financial year, however.

The financial results were negative in the 2008/09 financial year at EUR 1,332,165.3 thousand, but stood on EUR 27,078.9 thousand for the past financial year. This corresponds to an increase of EUR 1,359,244.2 thousand.

Financial and valuation results improved significantly

The net IMMOFINANZ Group profit for the 2008/09 financial year was EUR 3,051,110.6 thousand and was characterized by a negative valuation result and negative financial result. Since both the valuation and the financial results improved significantly during the 2009/10 financial year, the IMMOFINANZ Group net profit increased to EUR 195,568.4 thousand.

Balance sheet

The IMMOFINANZ Group balance sheet total was EUR 11,963,582.6 thousand as at 30/04/2010, equating to an increase of 2.5 % on the previous year (EUR 11,668,730.4 thousand). The assets are classified as non-current assets (EUR 10,528,604.5 thousand) and current assets (EUR 1,434,978.1 thousand).

The IMMOFINANZ Group balance sheet as of 30/04/2010 and 30/04/2009 is summarized below:

	30/April/2010		30/April/2009		Change
	In EUR thousand	In %	In EUR thousand	In %	In %
Investment property	8,639,980.3	72.2%	7,890,236.0	67.6%	9.5%
Property under construction	179,864.6	1.5%	572,674.5	4.9%	-68.6%
Other tangible assets	21,947.2	0.2%	22,382.9	0.2%	-1.9%
Intangible assets	211,819.3	1.8%	185,018.3	1.6%	14.5%
Shares in associated companies	115,722.2	1.0%	144,818.3	1.2%	-20.1%
Trade accounts receivable and other receivables	709,994.7	5.9%	629,106.3	5.4%	12.9%
Other financial assets	383,339.6	3.2%	402,605.1	3.5%	-4.8%
Deferred tax assets	265,936.6	2.2%	184,869.2	1.6%	43.9%
Non-current assets	**10,528,604.5**	**88.0%**	**10,031,710.5**	**86.0%**	**5.0%**
Trade accounts receivable and other receivables	601,257.1	5.0%	680,616.6	5.8%	-11.7%
Other financial assets	31,250.3	0.3%	1,775.8	0.0%	1659.8%
Property held for sale	44,759.5	0.4%	5,173.5	0.0%	765.2%
Property inventories	252,308.5	2.1%	236,466.8	2.0%	6.7%
Cash and cash equivalents	505,402.7	4.2%	712,987.1	6.1%	-29.1%
Current assets	**1,434,978.1**	**12.0%**	**1,637,019.9**	**14.0%**	**-12.3%**
ASSETS	**11,963,582.6**	**100.0%**	**11,668,730.4**	**100.0%**	**2.5%**
Equity	**4,872,872.7**	**40.7%**	**4,565,267.5**	**39.1%**	**6.7%**
Current and non-current liabilities from convertible bonds	985,174.4	8.2%	1,030,299.0	8.8%	-4.4%
Non-current financial liabilities	3,511,791.6	29.4%	3,548,816.3	30.4%	-1.0%
Current financial liabilities	**894,636.8**	**7.5%**	**977,586.6**	**8.4%**	**-8.5%**
Other current and non-current liabilities	**804,023.4**	**6.7%**	**752,563.9**	**6.4%**	**6.8%**
Tax accrual and deferral	**895,083.7**	**7.5%**	**794,197.0**	**6.8%**	**12.7%**
LIABILITIES	**11,963,582.6**	**100.0%**	**11,668,730.4**	**100.0%**	**2.5%**

The IMMOFINANZ Group property portfolio comprises investment properties, investment properties under construction, inventories and investment properties held for sale, representing 76.2 % or EUR 9,116,912.9 thousand of the assets (30/04/2009: 74.6 % or EUR 8,704,550.8 thousand). The decrease in the investment properties under construction category is due especially to the completion of development projects which were reclassified after completion as investment properties.

The shares in affiliated companies decreased by 20.1 % - from EUR 144,818.3 thousand to EUR 115, 722.2 thousand. This can be ascribed mainly to the share in TriGranit Holding Plc. which fell from EUR 88,413.5 thousand (30/04/2009) to EUR 61,816.2 thousand (30/04/2010).

The non-current and current trade account receivables increased by 0.1 % - from EUR 1,309,722.9 thousand to EUR 1,311,251.8 thousand – compared to the previous year, whilst the other financial assets increased by 2.5 % - from EUR 10,209.0 thousand to EUR 414,589.9 thousand.

The IMMOFINANZ Group equity increased by 6.7 % - from EUR 4,565,267.5 thousand to EUR 4,872,872.7 thousand. This increased the equity ratio from 39.1 % to 40.7 %.

The liabilities from convertible bonds decreased from EUR 1,030,299.0 thousand to EUR 985,174.4 thousand from one year to the next. This decrease resulted from the IMMOFINANZ AG buyback of convertible bonds and the conversion of convertible bonds in the 2009/10 financial year.

Both the non-current and the current financial liabilities decreased compared to 30/04/2009: The non-current and current financial liabilities decreased by 1.0 % to EUR 3,511,791.6 thousand and by 8.5 % to EUR 894,636.8 thousand respectively.

The average interest rate on financial liabilities, including the liabilities from convertible bonds, stood at 2.66 % as at financial year-end 2009/10. Taking into account the costs of the derivative financial instruments, the cost of capital is 3.13 %.

Compared to 30/04/2009, the remaining liabilities increased by EUR 51,459.5 thousand to EUR 804,023.4 thousand. This equates to an increase of 6.8 %.

Compared to 30/04/2009, the deferred tax assets rose by 12.7 % from EUR 794,197.0 thousand to EUR 895,083.7 thousand.

Cash flow

The IMMOFINANZ Group cash flow statement data for the 2009/10 and 2008/09 financial years is summarized below:

Amounts in EUR thousand	1 May 2009 - 30 April 2010	1 May 2008 - 30 April 2009	Changes in %
Net profit before tax	**208,221.2**	**-3,403,430.7**	**n.a.**
Revaluation/depreciation and amortisation/reversal of negative goodwill	316,809.9	2,204,209.7	-85.6%
Share of profit/(loss) from associated companies	19,345.9	367,459.7	-94.7%
Gain/(loss) on the sale of non-current assets	5,725.3	90,092.6	-93.6%
Temporary changes in the fair value of financial instruments	-191,298.8	555,522.9	n.a.
Income taxes paid	-5,163.1	-16,466.2	-68.6%
Net financing costs	124,777.8	185,786.4	-32.8%
Gains on the change in investments	-7,748.8	-27,092.4	-71.4%
Other non-cash income/(expenses)	-83,216.4	140,910.6	n.a.
Gross cash flow	**387,453.0**	**96,992.6**	**299.5%**
Cash flow from operating activities	**401,730.0**	**107,736.3**	**272.9%**
Cash flow from investing activities	**-242,447.1**	**-247,507.0**	**-2.0 %**
Cash flow from financing activities	**-305,504.6**	**-474,181.5**	**-35.6%**
Differences arising from foreign currency translation	-31,888.2	144,383.3	n.a.
Change in cash and cash equivalents	**-178,109.9**	**-469,568.8**	**-62.1%**
Cash and cash equivalents at the beginning of the period	714,762.9	1,184,331.7	-39.6%
Cash and cash equivalents at the end of the period	536,653.0	714,762.9	-24.9%

The gross cash flow reflects the health of a company's operations. Compared to the previous year, the gross cash flow increased by 299.5 % - from EUR 96,992.6 thousand to EUR 387,453.0 thousand.

The cash flow from operating activities increased from EUR 107,736.3 thousand in the previous year to EUR 401,730.0 thousand - an increase of 272.9 %.

Cash flow from investment activities fell from EUR -247,507.0 thousand to EUR -242,447.1 thousand in the 2009/10 financial year. This can be ascribed in particular to the decrease of investments in investment properties and investment properties under construction, as well as in financial investments.

Cash flow from financing activities comprises essentially taking up and servicing of financial liabilities, totaling EUR -305,504.6 thousand for the 2009/10 financial year (previous year: EUR -474,181.5 thousand).

Compared to 30/04/2010, cash and cash equivalents decreased by 24.9 % to EUR 536,653.0 thousand.

5. Financial and non-financial performance indicators

The IMMOFINANZ Group revenue fell by 2.3 % from the 2008/09 financial year to the 2009/10 financial year (EUR 736.2 million to EUR 719.2 million). This decline is due to both higher property expenditure and lower rental income.

The table below shows the revenue for the 2009/10 financial year, the number of properties in the portfolio and the occupancy level of those properties as at 30/04/2010:

	Revenues in EUR mill.	Number of portfolio properties	Rentable space in sqm	Occupancy rate in %
Austria	275.5	1,449	3,227,042.5	93.8 %
Germany	68.9	84	1,102,831.0	90.1 %
Czech Republic	56.5	29	309,749.7	81.5 %
Hungary	48.9	27	292,354.5	74.7 %
Poland	67.5	23	275,956.5	95.4 %
Romania	70.9	15	336,888.5	88.4 %
Russia	53.3	5	164,815.6	90.0 %
Slovakia	31.3	11	107,650.4	92.2 %
Other	46.5	38	340,093.0	78.1 %
Total	**719.2**	**1,681**	**6,157,381.6**	**90.0 %**

The number of properties in the IMMOFINANZ Group portfolio as at 30/04/2010 totalled 1,681, which is a decrease of 28 compared to 30/04/2009. As at 30/04/2010, the rentable space of the properties in the portfolio amounted to 6,157,381.6 sqm.

EBITDA, however, increased from EUR 310.5 million to EUR 394.9 million (27.2 %), mainly as a result of the overheads, which fell by EUR 122.8 million compared to the previous corresponding period.

For the 2009/10 financial year, EBIT is EUR 181.1 million compared to the highly negative EUR -2,071.3 million in the 2008/09 financial year. This may be ascribed in particular to the considerable valuation losses in the previous year, which sunk to EUR -213.7 million in the 2009/10 financial year.

Gross cash flow increased from EUR 97.0 million in the previous year to EUR 387.4 million in the 2009/10 financial year. Cash flow from operating activities for the 2009/10 financial year is EUR 401.7 million, which represents an increase of 272.9 % on the previous year. Cash flow from investments fell by 2.0 %, due mainly to the postponement of development projects and the commensurate reduced investment in investment properties. Cash flow from financing activities changed from EUR -474.2 million to EUR -305.5 million. This decline is primarily due to the lower payment of interest. The interest payments fell from EUR 214.3 million to EUR 136.9 million as a result of the low interest rate level in the 2009/10 financial year.

The table below shows further key data reflecting the IMMOFINANZ Group balance sheet, financial and revenue position.

	30 April 2010	30 April 2009
Return on Sales[1)]	25.2 %	-281.3 %
Return on Equity (ROE)[2)]	1.7 %	-90.2 %
Return on Investment (ROI)[3)]	1.5 %	-17.8 %
Net debt[4)] in EUR mill.	4,886.2	4,843.7
Working capital[5)] in EUR mill.	- 12.4	292.4
Equity ratio[6)]	40.7 %	39.1 %
Gearing[7)]	100.3 %	106.1 %
Net asset value per share in EUR [8)]	4.78	5.25

1) EBIT/revenue
2) Group returns after minority/equity (without minority shares)
3) EBIT/total capital
4) Convertible bond liabilities plus current and non-current financial liabilities – cash and cash equivalents
5) Current assets – current liabilities
6) Equity /total capital employed
7) Net debt/equity
8) See Chapter 4.10 of the Notes to the consolidated financial statements for calculation

Notes to the key data

The key data shown in the above table have all shown a positive trend in the 2009/10 financial year. A comparison to the 2008/09 financial year confirms this: Whereas the previous year's return on sales, return on equity and return on investment were all negative due to the negative EBIT, or the negative net profit, these figures are 25.2 %, 1.7 % and 1.5 % resp. for the 2009/10 financial year.

Net debt as at 30/04/2010 increased slightly from EUR 4,843.7 million to EUR 4,886.2 million. The working capital fell from EUR 292.4 million to EUR -12.4 million.

Both the equity ratio and the gearing have developed favourably: Whilst the equity ratio increased from 39.1 % in the previous year to 40.7 % as at 30/04/2010, the gearing decreased from 106.1 % to 100.3 %.

The net asset value per share fell from EUR 5.25 in the previous year to EUR 4.78 – a decrease of 9.0 %.

6. Legal Disputes

IMMOFINANZ AG and IMBEA IMMOEAST Beteiligungsverwaltung AG (shortened to IMBEA) , to whom all IMMOEAST AG activities devolved retroactively as of 30/04/2009 in the course of the spin-off, were involved in the following significant legal disputes as at the end of July 2010.

Legal proceedings by shareholders against IMMOFINANZ AG and IMBEA IMMOEAST Beteiligungsverwaltung AG

At the start of November 2008, some shareholders lodged claims against IMMOFINANZ AG and IMMOEAST AG. Some of the plaintiffs are IMMOFINANZ AG shareholders and some are shareholders of former IMMOEAST AG, who brought claims against IMMOEAST AG or against IMMOFINANZ AG as the legal successor of IMMOEAST AG. In all cases, the plaintiffs are claiming damages based on prospectus liability.

Of particular importance are two "class-action suits" of Austrian origin, in which 69 and 242 plaintiffs lodged claims against IMMOFINANZ AG amounting to EUR 3,386,502.58. These cases are still in the early stages. The costs on the part of the plaintiffs are borne by financing body AdvoFin.

Up to the end of July 2010, 55 actions have been brought against IMMOFINANZ AG and 10 against IMMOEAST AG/IMBEA. The total amount involved in the claims against IMMOFINANZ AG comes to EUR 8,335,741.98 as at the end of July 2010. The total amount involved in the claims against IMMOEAST AG/IMBEA is EUR 7,562,024.44, as at the end of July 2010. Although no additional significant prospectus liability claims were lodged, (at least) one plaintiff is covered by legal expenses insurance, and it is expected that a few more claims coordinated by legal expenses insurance will be lodged.

The case with the highest individual claim value (EUR 4,000,095.60) was brought against IMMOEAST AG/IMBEA and rejected by the court of first instance on the grounds of uncertainty and other procedural reasons. The court of appeal overruled the decision, referred the matter back to the court of first instance to be decided again and granted express permission to appeal to the Supreme Court of Justice. IMMOEAST AG/IMBEA launched a further appeal to the Supreme Court of Justice on a point of law. The decision of the Supreme Court of Justice is pending.

Legal proceedings by shareholders against investment consultants and Aviso Zeta Bank AG and third-party notices against IMMOFINANZ AG/IMBEA

At the beginning of August 2008, IMMOFINANZ AG and IMMOEAST AG shareholders lodged claims against Constantia Privatbank Aktiengesellschaft (now Aviso Zeta Bank AG) and AWD Gesellschaft für Wirtschaftsberatung mbH through which they acquired IMMOFINANZ and IMMOEAST shares. The plaintiffs claimed that the investment advice they were given was incorrect and that the advertising and depiction of IMMOFINANZ AG and IMMOEAST AG in public was misleading as the close relationship between Aviso Zeta Bank AG and IMMOFINANZ AG/IMMOEAST AG was concealed, substantial transactions of Aviso Zeta Bank AG in IMMOFINANZ AG and IMMOEAST AG shares were concealed and investors' funds were not used for the intended purpose or in line with the prospectus. The plaintiffs are seeking compensation and/or the assessment of resulting financial losses.

The plaintiffs did not lodge any direct claims against IMMOFINANZ AG/IMMOEAST AG in these cases. IMMOFINANZ AG and IMBEA are involved as interveners in some of the cases against Aviso Zeta Bank AG or AWD Gesellschaft für Wirtschaftsberatung mbH. As at the end of July 2010, Aviso Zeta Bank AG served IMMOFINANZ AG and/or IMBEA with third-party notices in 261 cases with a total claim value of EUR 17,321,582.25. Furthermore, AWD Gesellschaft für Wirtschaftsberatung mbH served IMMOFINANZ AG and/or IMBEA with third-party notices in 66 cases with a total claim value of EUR 6,449,383.23. IMMOFINANZ AG and IMBEA were involved in most of these cases.

VKI represented shareholders against AWD

According to the current state of knowledge of IMMOFINANZ AG, the consumer organisation VKI (Verein für Konsumenteninformation) lodged five "class-action suits" of Austrian origin against AWD Wirtschaftsberatungsgesellschaft mbH for payment of several million Euro; VKI represented approx. 2,500 shareholders in these suits. The Commercial Court of Vienna deemed two of the "class-action suits" lodged by the VKI against AWD Gesellschaft für Wirtschaftsberatung mbH to be valid. In one case, the Higher Regional Court of Vienna rejected the appeal AWD Gesellschaft für Wirtschaftsberatung mbH had made against the decision of the Commercial Court of Vienna.

There is already a verdict in two cases against Aviso Zeta Bank AG (not yet legally binding). In one of these cases, the court rejected the claim against Aviso Zeta Bank AG, in particular on the grounds that claims of mistake were barred by the statute of limitations and the circumstances that the plaintiff asserted as the basis of its claim arose after the purchase order and thus could not have been causal. The plaintiff launched an appeal against this verdict. The Higher Regional Court of Vienna confirmed the decision of the court of first instance. The plaintiff launched an appeal against this decision to the Supreme Court of Justice, which confirmed the decision of the previous courts. In the second case, the court granted the declaratory relief sought by the plaintiff against Aviso Zeta Bank AG to determine the nature of the legal relationship between them but rejected the principal relief sought. The court justified the ruling mainly on the basis that if a former member of the Aviso Zeta Bank AG Executive Board had been aware of circumstances which could be expected to cause major negative price changes in IMMOFINANZ and IMMOEAST shares in the foreseeable future, he therefore would have been obliged to disclose this information in the customers' interests and recommend that the shares be sold immediately. Aviso Zeta Bank AG launched an appeal against this decision. The Higher Regional Court of Vienna did not grant the appeal of Aviso Zeta Bank. It is still possible to appeal to the Supreme Court of Justice.

Legal proceedings by shareholders against Aviso Zeta Bank AG

There are currently 1,576 cases pending against Aviso Zeta Bank AG with a claim value of EUR 81,104,301.66.

Aviso Zeta Bank AG is the plaintiff in six cases with a total claim value of EUR 9,450,698.11. These cases are associated with claims concerning pending loans.

At the end of July 2010, Aviso Zeta Bank AG was the defendant in 1,493 cases with a total claim value of EUR 63,086,644.01. Of these 1,493 cases, EUR 37,581,726.43 is attributable to claims by plaintiffs arising from the acquisition of IMMOFINANZ and/or IMMOEAST shares (see details above), EUR 17,481,071.38 to claims arising from the acquisition of Dragon FX guarantor products, EUR 633,686.81 to claims arising from the acquisition of Real Estate Revival guarantor products and EUR 7,390,159.39 to other cases.

Furthermore, Aviso Zeta Bank AG was involved as an intervener on the part of the defendant in 83 cases with a total claim value of EUR 8,566,959.54.

7. Information on Equity

The IMMOFINANZ Group share capital totalled EUR 1,084,088,464.68 as of 30/04/2010 (2008/09: EUR 476,578,992.79). This share capital comprises 1,044,216,775 (2008/09: 459,050,894) zero par value shares with voting rights, each with a proportional share of EUR 1.04 (rounded) in the capital stock.

The share distribution now is as follows:

	30/04/2010		30/04/2009	
	Number of shares	Share capital in EUR	Number of shares	Share capital in EUR
Registered shares	6	6.23	6	6.23
Bearer shares	1,044,216,769	1,084,088,458.45	459,050,888	476,578,986.56
Total	**1,044,216,775**	**1,084,088,464.68**	**459,050,894**	**476,578,992.79**

The shares with numbers 1 through 6 are registered shares and are held by Aviso Zeta Bank AG, 1010 Vienna, Bankgasse 2. These shares may only be transferred with the approval of IMMOFINANZ AG The holders of the registered shares each have the right to nominate one member to the Supervisory Board.

Registered shares can only be transferred with approval of IMMOFINANZ AG

The remaining shares are bearer shares and entitle the holders to participate in the annual general meeting and exercise their voting rights, similar to the registered shares. Each bearer share is entitled to one vote.

The Executive Board is not aware of any agreements between shareholders in respect of restriction of voting rights or transfer of shares.

There are no shares with special controlling rights pursuant to section 243a (1) Cl. 4. of the Austrian Commercial Code (UGB)

Employees have no share ownership. Voting rights control pursuant to section 243a (1) Cl. 5 of the Austrian Commercial Code (UGB) therefore need not be reported. The share numbers and share capital developed as follows in the 2009/10 financial year:

	Number of shares	Share capital in EUR	Position
30/04/2009	**459,050,894**	**476,578,992.79**	
December 2009	470,800,894	488,777,647.10	Conversion of convertible bonds GB 2011
January 2010	476,750,894	494,954,838.00	Conversion of convertible bonds GB 2011
April 2010	476,853,073	495,060,918.54	Conversion of convertible bonds GB 2014
April 2010	1,044,216,775	1,084,088,464.68	Merger
30/04/2010	**1,044,216,775**	**1,084,088,464.68**	

The circumstances described in the table above led to the increase in the number of shares and is described below in more detail.

Merger: Incorporation of IMMOEAST AG

In a joint meeting of the Executive and Supervisory Boards held on 17/12/2009, the Executive and Supervisory Boards unanimously resolved to merge IMMOEAST AG – the target company – with IMMOFINANZ AG – the acquiring company – retrospectively to 30/04/2009 ("official merger date").

The merger was approved at both annual general meetings on 20/01/2010 (IMMOFINANZ AG) and on 21/01/2010 (IMMOEAST AG) and entered into force upon registration in the company register on 29/04/2010.

Based on the resolution passed at the extraordinary general meeting of IMMOFINANZ AG on 20/01/2010, the share capital was increased by 567,363,702 bearer shares pursuant to section 223 AktG (Austrian Stock Corporation Act). In the course of the merger of IMMOEAST AG and IMMOFINANZ AG, which entered into force on 29/04/2010, the shares were issued to shareholders and have been entitled to share in profits since 01/05/2009.

The merger in the IFRS consolidated financial statements

IMMOFINANZ AG was the majority shareholder in IMMOEAST AG prior to the merger. The merger therefore did not lead to a change of control and is thus deemed a transaction with minorities and not as a company merger in terms of IFRS 3. The effects of this transaction are therefore purely internal company processes and must be eliminated in the course of consolidation. From IMMOFINANZ Group's viewpoint, the former IMMOEAST AG shareholders therefore change from minority shareholders to IMMOFINANZ AG shareholders. This results in a reassignment of minority shares to capital reserves in the company equity.

In the course of the merger and the associated capital increase, the relative shares of the Fries group and of Witiko Invest GmbH each fell below 5 %.

	Number of shares	% of share capital before merger[1)]	% of share capital after merger [2)]
Fries group	52,134,820	10.9	4.99
Witiko Invest GmbH	26,707,465	5.60	2.56

1) based on 476,853,073 IMMOFINANZ AG shares
2) based on 1,044,216,775 IMMOFINANZ AG shares

According to company information, no shareholders directly or indirectly have a shareholding of more than 5 % as of 30/04/2010.

Convertible bonds

Convertible bond 2014

The annual general meeting on 28/09/2006 authorised the Executive Board to issue convertible bonds with a total nominal value of EUR 750 million. A conditional capital increase of EUR 58,076,106.11 was simultaneously decided upon pursuant to section 159 AktG for the servicing of exchange or subscription rights in these convertible bonds which were issued following the annual general meeting resolution.

On 19/01/2007 IMMOFINANZ AG issued convertible bonds to a total nominal value of EUR 750 million with a term to 20/01/2014.

In a resolution of the annual general meeting on 02/10/2009, the purpose of the capital increase as per 28/09/2006 was extended to include servicing of exchange and subscription rights in the convertible bonds which were issued by resol≤tion of the annual general meeting on 27/09/2007.

Convertible bond 2017

The annual general meeting on 27/09/2007 authorised the Executive Board to issue convertible bonds with a total nominal value of EUR 750 million. A conditional capital increase of EUR 156,828,594.90 was also approved in accordance with section 159 AktG to service exchange or subscription rights in these convertible bonds.

On 19/11/2007, IMMOFINANZ AG consequently issued convertible bonds with a total nominal value of EUR 750 million with a term to 19/11/2017.

The annual general meeting of IMMOFINANZ AG resolved the following on 02/10/2009: The conditional capital increase approved at the annual general meeting on 27/09/2007 will also be implemented where exchange and/or subscription rights in the convertible bonds, which were issued pursuant to the resolution of the annual general meeting on 28/09/2006, are being serviced.

Exchange offer and convertible bond 2011

In the course of an exchange offer to the holders of convertible bonds CB 2014 and CB 2017, convertible bonds with a total nominal value of EUR 229.6 million with a term to 22/12/2011 were issued on 28/04/2009. This was based on the resolutions of the annual general meetings of IMMOFINANZ AG on 28/09/2006 and 27/09/2007. The nominal liability of convertible bonds CB 2014 and CB 2017 have been reduced in total by EUR 574 million.

Details of the exchange offer are shown below:

	ISIN	Nominal value on 30.4.2008	Nominal value of exchanged bonds	Nominal value on 30.4.2009
CB 2014	XS0283649977	750,000,000.00	75,500,000.00	674,500,000.00
CB 2017	XS0332046043	750,000,000.00	498,500,000.00	251,500,000.00
CB 2011	XS0416178530	0.00	0.00	229,600,000.00
Total		**1,500,000,000.00**	**574,000,000.00**	**1,155,600,000.00**

Buyback of convertible bonds and exercise of conversion rights in the 2009/10 financial year

IIMMOFINANZ AG bought back convertible bonds at a nominal value of EUR 74.9 million in the first quarter of the 2009/10 financial year. During the course of the buyback, convertible bonds with a nominal value of EUR 17 million were sold to the members of the Executive Board under the long-term incentive programme. The remaining convertible bonds that had been bought back by IMMOFINANZ AG were withdrawn on 29/04/2010. This affected 187 CB 2014 and 392 CB 2017 convertible bonds.

Buyback: convertible bonds at a nominal value EUR 74.9 million

In December 2009 and again in January 2010, exchange rights were exercised over 354 CB 2011 convertible bonds at a total nominal value of EUR 35.4 million.

In April 2010, exchange rights were exercised over 15 CB 2014 convertible bonds at a total nominal value of EUR 1.5 million.

	Nominal value on 30.04.2009	Nominal value of bought back convertible bonds	Nominal value of convertible bonds sold to the Exec. Board	Conversions in FY 2009/10	Nominal value on 30.04.2010
CB 2014	674,500,000.00	26,900,000.00	8,200,000.00	1,500,000.00	654,300,000.00
CB 2017	251,500,000.00	48,000,000.00	8,800,000.00	0.00	212,300,000.00
CB 2011	229,600,000.00	0.00	0.00	35,400,000.00	194,200,000.00
Total	**1,155,600,000.00**	**74,900,000.00**	**17,000,000.00**	**36,900,000.00**	**1,060,800,000.00**

Change of control regulations

The terms of issue for convertible bonds CB 2011, CB 2014 and CB 2017 entitle every holder of these securities to call in all or some of the securities not yet converted or repaid, in the event of a change of control. In such a case, IMMOFINANZ AG repays the relevant securities at nominal value plus accumulated interest as at this key date. Refer to the terms of issue for convertible bonds WA 2011, CB 2014 and CB 2017 for details on these conditions.

A syndicate of Austrian and international banks granted IMMOFINANZ Finance B.V. a revolving credit facility ("syndicated loan") in 2006. In the event of a change of control, creditors are entitled to declare the outstanding amounts. IMMOFINANZ AG is offering the creditors a guarantee for its liabilities under this arrangement. The outstanding nominal amount was EUR 315,000.00 as at 30/04/2010.

Issue of new shares

Several measures implemented to increase the share capital

The annual general meeting of IMMOFINANZ AG on 27/09/2007 approved a conditional capital increase. Based on this decision, a total of 17,700,000 IMMOFINANZ AG bearer shares (new shares) were issued in the past financial year against conversion of 354 CB 2011 convertible bonds. The IMMOFINANZ AG share capital therefore increased by EUR 18,375,845.21.

On the basis of the 15 WS 2014 conversion of convertible bonds, a total of 102,179 IMMOFINANZ AG bearer shares (new shares) were issued.. The IMMOFINANZ AG share capital increased by EUR 106,080.54 through the issue of 102,179 new shares.

The issue of 17,802,179 new shares increased the IMMOFINANZ AG share capital overall by EUR 18,481,925.75 pursuant to section 167 AktG.

Purchase and sale of company shares

The following resolution was taken at the 16th annual general meeting on 02/10/2009: A resolution passed at the annual general meeting on 23/09/2008, which authorised the Executive Board to purchase company shares for a period of 30 months and also to purchase company shares up to 10 % of the company's share capital, pursuant to the provisions of section 65 para. 1 Cl. 8 AktG for the same period, was revoked.

The Executive Board was furthermore authorised for a period of five years, subject to consent by the Supervisory Board, to find alternatives to selling company shares via the stock exchange or by public offering. This also applies so as to exclude the general purchase option – provided the company shares are traded in exchange for properties or shares in property transferred to the company or its subsidiaries. Issuing to convertible bond holders may also be considered. The Executive Board was also authorised, without consulting the annual general meeting, to redeem company shares after approval by the Supervisory Board.

Executive and Supervisory Boards

As previously mentioned, the holders of bearer shares are each entitled to nominate one member. There are no further rules governing the appointment or recall of members of the Executive and Supervisory Boards or the amendment of the articles of association of the company, unless prescribed by law.

All Executive Board agreements contain change of control clauses. These may lead to the cancellation of a contract. Moreover, there are no significant agreements which enter into force, change or terminate in the event of change of company control following a takeover bid.

Executive Board agreements contain change of control clauses

Compensation agreements exist between the company and its Executive Board for the event of a public takeover bid. Depending on the remaining term of the Executive Board mandate, the entitlement that each member of the Board has under his service contract remains valid for one or two years at most.
Such an agreement does not exist for the members of the Supervisory Board or for employees.

In a resolution of 24/06/2010, Eduard Zehetner was appointed as the IMMOFINANZ Group CEO. He therefore has the deciding vote in the event of a tie.

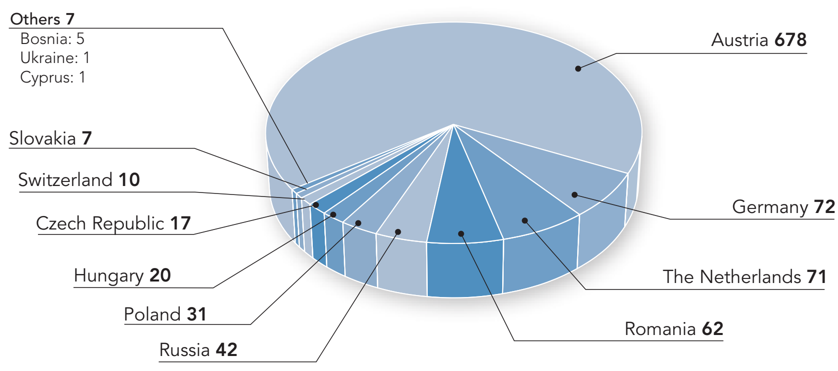
8. Human Resources

IMMOFINANZ Group: Facts and Figures

As at 30/04/2010, 658 employees were working in the fully and proportionately consolidated companies of the IMMOFINANZ Group. Since numerous group functions of employees of the former Constantia Privatbank AG (now Aviso Zeta Bank AG) and its subsidiaries have been performed as part of a management agreement, and the acquisition of these companies was agreed by the IMMOFINANZ Group shortly after the reporting date, the employees of these companies were also included in the following data. The information in the following charts is therefore based on 1,017 employees:

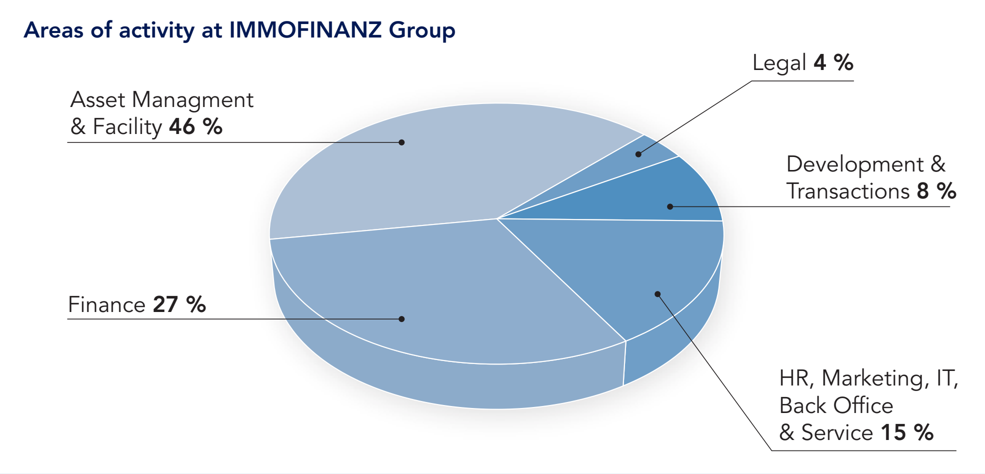
Where do the IMMOFINANZ Group employees work?
The IMMOFINANZ Group works in a total of ten countries.

Where IMMOFINANZ Group employees work



Areas of activity at IMMOFINANZ Group
As we set great store by managing our properties actively, this is why a considerable number of our employees work in this area (Asset and facility Management).

The Development and Transaction areas, which are still under development, form a second operational pillar. Additionally, we have a finance department, group-wide legal department, as well as other departments responsible for the seamless operation and continuous development of the company; these include Human Resources, IT, Marketing and Office Management.



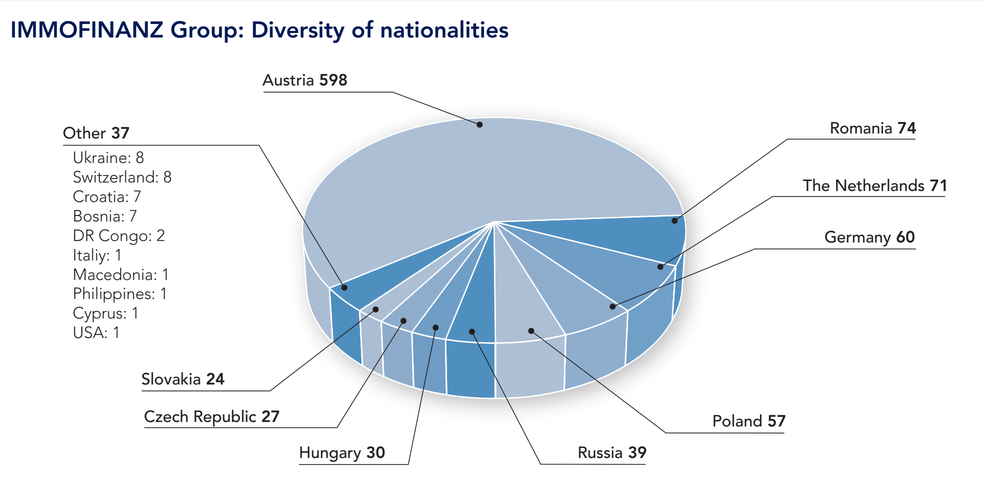
Training and equal opportunities

Well-trained and motivated employees are essential to the IMMOFINANZ Group: the IMMOFINANZ Group is continuously investing in employee training and team building measures.

At an employee level, the IMMOFINANZ Group has 54 % female employees; at a management level, 24 % of those employed are women. In order to increase this figure, qualified female managers are always welcome. The number of academics is 28 %.

IMMOFINANZ is multicultural (nationalities)

All in all, 19 countries are united under the IMMOFINANZ Group roof. A mutual exchange and flow of information is ensured via our Intranet site, and also by means of regular get-togethers, which are used for group-wide personnel development measures.



Compensation

The performance and productivity of employees is rewarded by the IMMOFINANZ Group. In the IMMOFINANZ Group, an average of 15 % of the annual salary comes from a variable bonus; the amount of this bonus is determined by each individual's achievement of defined, verifiable qualitative and quantitative objectives.

9. Risk Reporting

Targeted risk management secures income

As an international property investor and project developer, the IMMOFINANZ Group is exposed to various risks. If such risks are not suitably managed, they may also have a negative impact on the company's performance and prevent the company from achieving its major objectives.

In order to combat risk, an active risk management system was integrated into operational processes and reporting methods; the system has a direct impact on strategic decisions and operational processes. Thus, internal guidelines, reporting systems and control measures have been established across the entire IMMOFINANZ Group, which enable the risks of the operational business to be monitored, evaluated and controlled. Risk management in the IMMOFINANZ Group is performed operationally at all levels and is ultimately the responsibility of the Executive Board, which is involved in all risk-related decisions. Moreover, the Internal Control System (ICS) has been further developed to help identify risks at an early stage and to aid the risk monitoring process.

The most significant risk factors can be subdivided into financial risk factors and market/property-specific risks. The major financial risk factors are associated with changes in foreign exchange rates and interest rates as well as with the deterioration of creditworthiness and liquidity amongst customers and business partners
The aim of the company is to actively control these risks using comprehensive risk management procedures.

A. Financial risk factors

In accordance with IAS 32 and IAS 39, a distinction is made between primary and derivative financial instruments.

Primary financial instruments include investments in other companies that are reported under financial assets as well as other securities and loans granted, trade accounts receivable and deposits with financial institutions. Available-for-sale financial assets are carried at fair value; all other financial assets are shown at amortised cost. The determination of fair value is based on market prices or calculated in accordance with recognised valuation methods. Primary financial instruments recorded under liabilities primarily comprise financial liabilities and trade accounts payable, which are shown at amortised cost.

Derivative financial instruments are used to hedge the risk associated with fluctuations in foreign exchange rates and interest rates arising from business operations as well as risk associated with monetary investments and financing.

i. Default/credit risk

Credit risk: Definition and details

Credit risk (default risk) is understood to represent the risk that one party to a financial instrument causes the other party to incur a financial loss by failing to meet a financial obligation. In accordance with IFRS 7.36, an entity must disclose – for each class of financial instrument – the following information: the maximum exposure to credit risk as of the balance sheet date, without taking account of any agreements mitigating risk; a description of the collateral received and any agreements mitigating risk; and information on the book value of the financial assets with contract terms that were amended and which would have been classified as "past due" or "impaired" under the previous contract terms. In accordance with IFRS 7.B9, amounts offset in keeping with IAS 32.42 ff. and value adjustments as defined in IAS 39 should be deducted from the gross book value of financial assets. The remaining amount represents the maximum credit risk. Collateral held in security and other agreements mitigating risk are not included in this calculation, but only disclosed separately (IFRS 7.36(b)).

Risk monitoring and an investment strategy based on creditworthiness ensure low default risk

Credit risks arise from the possibility that the counterparty to a transaction fails to meet his/her obligations, and the Group then incurs financial damages as a result. The maximum credit risk for assets is represented by the amounts shown on the balance sheet. The default risks associated with financial assets are reflected in impairment charges.

The default risk for financial receivables is factored in through an appropriate risk premium in the finance interest rate or through individual valuation adjustments.

The volume of primary financing instruments held by the Group is shown on the balance sheet, whereby the value of financial assets represents the maximum risk of default. The risk of default associated with other primary financing instruments and derivative financial instruments is also low because all financing transactions are concluded with financial institutions that have excellent credit ratings.

Continuously monitored: Creditworthiness of the tenant

The most important instrument for the managing default risk is the diversity of the property portfolio and the selection of a suitable tenant structure for each property. The risk of default on receivables due from tenants is low because tenants are generally required to provide collateral (for residential properties: cash deposits; for commercial properties: bank guarantees or cash deposits) and the credit standing of tenants is monitored on a regular basis.

ii. Foreign exchange risk

The IMMOFINANZ Group is exposed to foreign exchange risk in two ways: firstly, fluctuations in foreign exchange rates can influence the results of valuations, and secondly, they can also have an impact on the asset position of the company.

The results from fully or proportionately consolidated companies located outside the Eurozone are translated based on the functional currency of the company in accordance with the modified closing rate method. Expert opinions on properties are prepared in Euros. Fluctuations in exchange rates will influence the results of the revaluation of properties.

The effects of strong foreign currency fluctuations – an overview

An increase in foreign exchange rates compared to the Euro results in higher Euro values than those reflected in the expert opinions from the previous year, due to the conversion of the fair values of the investment property. When these higher values are compared with the unchanged value in the expert opinion in Euro, converting this value back into the functional currency (local currency) leads to a lower value – because of the higher exchange rate – and therefore to a depreciation. If the value in the expert opinion rises, this foreign exchange effect reduces the revaluation of the property; if the value in the expert opinion is lower, this effect increases the depreciation.

A decline in foreign exchange rates compared to the Euro results in lower Euro values than those reflected in the expert opinions from the previous year, due to the conversion of fair values of the

Foreign exchange effects impact revaluation potential

investment property. When the latest value is compared with the unchanged amount in the expert opinion in Euro, converting this value back into the functional currency (local currency) results in a higher value because of the lower exchange rate. If the values in the expert opinion rise, this foreign exchange effect increases the revaluation potential of the property; if the value in the expert opinion is lower, this effect reduces the depreciation.

Strategic approach to minimising risk: Restrictive borrowing of foreign currency loans

IAS 21 calls for the translation (related to the income statement) of monetary assets and liabilities at the exchange rate in effect on this date. For this reason, fluctuations in exchange rates can have a direct impact on the asset position of the Group.

Quick conversion against decline in value

The risk of devaluation associated with cash balances in foreign currencies is offset by the rapid conversion of these funds into the euro. In addition, the low USD cash balances are used for investments in USD to which the Group is committed.

Another management instrument to minimise foreign exchange risk is the restrictive use of foreign currency credits in Europe. In this region, the risk arising from adverse foreign exchange effects is outweighed by the advantages of low interest rates.

In order to limit the foreign exchange risk associated with rental income, contractual agreements with tenants in countries where the functional currency is not the Eurogenerally call for the payment of rents in Euro(USD in Russia) or link the rental payments to the Euroexchange rate on particular dates.

Derivative financial instruments: Recorded as independent transactions

Derivative financial instruments are also used to manage foreign exchange risk. The derivative financial instruments used by the IMMOFINANZ Group to hedge foreign exchange risk are recorded as independent transactions and not as hedge transactions. Hedge accounting as defined in IAS 39.85 – IAS 39.102 is not applied because the requirements of these regulations are not met. Derivative financial instruments are reported at the current market value. Derivatives with a positive market value are included under the balance sheet position "other financial instruments". Derivatives with a negative market value are shown under "other liabilities".

Any changes to this market value are recognised as income or expenses under financial results.

Foreign exchange risk: Hedging – an overview

The market values and conditions of all derivative financial instruments that were purchased to hedge foreign exchange risk and that existed on the reporting date are listed in a table in section 7.3.4.1.

iii. Interest rate fluctuation risk

As an international company, the IMMOFINANZ Group is exposed to the risk of interest rate fluctuations on various property sub-markets. Interest rate rises can affect the performance of the company by way of higher interest expenses for existing variable financing.

Changes in interest rates have a direct influence on the financial result of the company in the case of variable interest rate financing. The IMMOFINANZ Group manages risk associated with rising interest rates, which would lead to an increase in interest expense and a decline in financial results, by using financing contracts that carry fixed interest rates and through the use of derivative financial instruments. These derivative financial instruments are recorded as independent transactions and not as hedge transactions. Hedge accounting as defined in IAS 39.85 – IAS 39.102 is not applied because the requirements of these regulations are not met.

Derivative financial instruments are reported at the current market value. Derivatives with a positive market value are included under the balance sheet position "other financial instruments". Derivatives with a negative market value are shown under "other liabilities".
Any changes to this market value are recognised as income or expenses in the financial results.

Interest rate fluctuation risk: Hedging – an overview

The market values and conditions of all derivative financial instruments that were purchased to hedge risk in the fluctuation of interest rates and that existed on the reporting date are listed in a table in section 7.3.4.2.

iv. Liquidity risk

Regular analyses safeguard liquidity

Liquidity risks are minimised through a medium-term plan over five years, an annual budget broken down into a monthly overview and through monthly liquidity plans on a rolling basis with deviation analyses and sensitivity analyses. Daily liquidity management ensures that the commitments entered into operatively can be fulfilled, funds are assessed in the best possible way and flexibility remains intact so that acquisition opportunities may be seized at short notice.

The IMMOFINANZ Group also places emphasis on long-term financing in which the economic viability of the properties (interest coverage ratio or debt service coverage ratios) and their market values (loan-to-value ratio) are taken into account.

B. Market risk

As an international property investor and project developer, the IMMOFINANZ Group is exposed to external, market-specific risks. These risks are associated with the micro and macroeconomic development of countries in which the IMMOFINANZ Group operates and with the development of financial and investment markets as well as the resulting effects on market rent and return.

The IMMOFINANZ Group is able to balance market cycles and fluctuations comparatively well through the regional and sectoral diversification of the property portfolio. As the IMMOFINANZ Group generally owns high-quality properties in good locations, it has special protection against the risks mentioned above. To make it possible to react quickly to changes in the markets, well-founded market analyses are produced on a regular basis and examined in connection with reports by recognised property experts. Any changes in the market are considered in the analysis of the property portfolio and play a significant role in investment, sales and project planning, and thus, in the medium term, in corporate planning.

C. Property-specific risks

Property-specific risks are associated with the location of the properties and their surroundings and relate to the architecture, condition and the rental situation. In order to identify these kinds of risks before the purchase, a comprehensive due diligence check involving independent experts is vital in assessing all risks relating to legal, tax, economic, technical and social issues. Properties that do not meet the high quality requirements of the IMMOFINANZ Group are not purchased. After properties are purchased, commercial and technical reports are drawn up on a regular basis and checked by the risk management department, which then reports the results of the check to the entire Executive Board.

Property projects also involve greater risks in terms of missed deadlines and construction cost overruns as well as difficulties with capacity utilisation. The IMMOFINANZ Group controls risks by ensuring that projects are only started after a pre-leasing rate has been determined and that they are subject to regular cost and progress checks as well as deviation analyses based on these checks.

10. Internal Control System

New department strengthens ICS

Over the course of the last financial year, the IMMOFINANZ Group has taken particular account of the reinforcement of the internal control system (ICS) through the introduction and development of a new department "Internal Audit & Control" as well as the implementation of the basic principles of the Corporate Governance Code.

ICS benchmarks support evaluation and creation of checks

The ICS brings together all coordinated methods and measures that serve to safeguard assets as well as ensure the accuracy and reliability of billing information for accounting and financial reporting. The ICS is also intended to support compliance with the corporate policy specified by the Executive Board. As part of a project launched in the 2009/10 financial year and aimed at strengthening the ICS, the internal control system will be defined, implemented, tested and put into operation in significant parts of the company to aid financial reporting and the accounting process. Implementation of the project will be supported by an external consultancy firm, enabling the IMMOFINANZ Group to use ICS benchmarks for evaluating and creating checks. In doing so, both internal and external regulatory requirements will be met, while company processes and checks will be efficiently maintained.

Five central components

As a multinational company, the IMMOFINANZ Group refers to the COSO framework (Committee of Sponsoring Organisation of the Treadway Commission) when drawing up the ICS; COSO is made up of the following five components: control environment, risk assessment, control activities, information and communication, and monitoring.

New competency structure increases ICS efficiency

The control environment at a company level comprises the general framework under which the internal control activities are drafted and implemented. The essential components are statutory regulations and the company-specific standards and guidelines of the IMMOFINANZ Group – such as for example, application of the four-eyes principle, compliance guidelines, investment guidelines, IT general controls – as well as the clear management and company structure and communication of basic values by management teams. During the course of the financial year, the assignment of approval powers, which governs the group-wide approval limits to be applied, was re-drafted. This basic framework facilitates the efficiency of the internal control system of the IMMOFINANZ Group.

Risk control matrix integrates control activities into processes

The existing process landscape indicates the starting point for the evaluation of the ICS at process level. The control activities of the IMMOFINANZ Group will be integrated into procedures with special process management and ICS software as part of a risk control matrix. In addition, an analysis and comparison of the IT-related checks have been carried out with CobiT (Control Objectives for Information and related Technology), the framework for IT Governance.

Internal Audit department identifies areas for improvement

In order to support the implementation of new guidelines and control activities, informational events will be held for all employees concerned. Progress and areas for improvement are also discussed at regular management committee meetings. The Internal Audit department, established at the end of 2009, monitors and checks the compliance of control activities as part of the auditing, and determines areas for improvement.

The Internal Audit department – assigned as an administrative body to the entire IMMOFINANZ Group Executive Board and reporting to the chief financial officer – is responsible for performing auditing work across the group. The corresponding group-wide, organisational guidelines apply for all auditing activities.

Special checks as protection against current and future risks

On the basis of an annual auditing plan approved by the Executive Board and the Supervisory Board, the Internal Audit department independently and regularly checks operational processes and company developments. The checks mainly concern compliance, internal control systems and opportunities to improve efficiency. Additional tasks include monitoring compliance with statutory regulations, internal guidelines and processes, as well as the safeguarding of asset values. The Internal Audit department also perform special checks as needed; these are carried out by order of the Executive Board and are aimed at current and future risks.

Auditing plan: Strategic aims and risk criteria define priorities

The priorities for the auditing plan are established according to risk criteria and corresponding to organisational objectives. The IMMOFINANZ Group Executive Board is informed of the results of the checks on a regular basis. As part of an annual report, the audit gives an account of the performance during the auditing year and presents a summary of all significant auditing areas and results. The auditing plan for the new financial year and the annual audit report are submitted to the Supervisory Board at the end of a financial year.

11. Research and Development

The IMMOFINANZ Group has no research or development expenditure.

12. Accounting and Valuation Standards

New accounting standards and a change in the options selected for the application of these standards can have a significant influence on the results presented by the IMMOFINANZ Group and can also affect comparability with earlier financial statements. Detailed information on the accounting and valuation methods applied can be found in the notes.

13. Results according to balance sheet date

Acquisition of Aviso Zeta Bank AG and Aviso Delta GmbH

On 19 May 2010, IMMOFINANZ Group agreed on the acquisition of Aviso Zeta Bank AG, formerly Constantia Privatbank AG, as well as CREDO Immobilien Development-Gruppe (development section of the former Constantia Privatbank AG).

Property management: Internalization concluded

IMMOFINANZ Group simultaneously bought Aviso Delta GmbH. The employees of IMMOFINANZ Group falling under the framework of the management agreements are working at Aviso Delta and its subsidiaries. This formally concluded the internalization of the IMMOFINANZ Group property management, which had de facto been existing since the end of 2008.

"Berlin agreement"
IMMOFINANZ Group representatives signed agreements on the so-called "IBAG Bond" (EUR 512 million) on 20/05/2010. This is the basis on which IMMOFINANZ Group received EUR 164 million in cash after 30/04/2010. The transfer of over one hundred companies belonging to Constantia Packaging B.V., with assets essentially comprising 55 million IMMOFINANZ AG shares and property, was also part of the agreements. On 13/08/2010, IMMOFINANZ Group reported ad hoc that it would take over these 55 million shares as own shares.

Review of the exchange ratio
Subject to certain legal conditions, the Austrian Stock Corporation Act entitles former IMMOEAST AG shareholders and IMMOFINANZ AG shareholders to lodge a petition for judicial review of the exchange ratio as agreed in the merger agreement.

Petitions for review of the exchange ratio were lodged both by IMMOEAST AG and IMMOFINANZ AG shareholders.

IMMOFINANZ Group is assuming that the exchange ratio of three IMMOFINANZ shares for two IMMOEAST shares will be affirmed in the course of the judicial review.

Acquisition of property assets
IMMOFINANZ Group increased its shareholding in Center Invest Gödöll Kft. to 100 % at the beginning of May 2010, thereby assuming full control over the already completed Stop.Shop. in Gödöll. IMMOFINANZ Group acquired the remaining 85 % of the Tripont Invest S.R.L shares as at 26/05/2010. The latter are building a shopping center in Constanta.

The acquisition of the Bergmillergasse 5, 1140 Vienna was agreed on 06/06/2010.

Sale of property assets
IMMOFINANZ Group withdrew from the "Tomilino" logistics property with a clear profit. This was sold to SBERBANK, the largest Russian bank, for USD 39 million. Tomilino is located southeast of Moscow, very close to one of the most important traffic arteries, the MKAD ring highway.

14. Outlook

As the restructuring of the IMMOFINANZ Group is more or less completed, we have set ourselves the following main targets for the 2010/11 financial year:

- Optimisation of the property portfolio.
- Completion and selective reactivation of development projects
- sale of assets not belonging to the core business of the IMMOFINANZ Group.

Furthermore, in the 2010/11 financial year, we aim to further optimise the liquidity situation of the IMMOFINANZ Group.

As the IMMOFINANZ Group is confronted with liabilities potentially becoming due from convertible bonds to the sum of EUR 866.6 million, refinancing options are currently being evaluated for the two convertible bonds 2014 and 2017.

We are confident that we will continue to increase the corporate value of the IMMOFINANZ Group in the 2010/11 financial year and will generate a growing, risk-optimised cash flow for our shareholders.

Vienna, 27 August 2010

The Executive Board

Eduard Zehetner
CEO & CFO

Daniel Riedl MRICS
Member of the Executive Board

Manfred Wiltschnigg MRICS
Member of the Executive Board

Michael Wurzinger MRICS
Member of the Executive Board

Consolidated financial report

Consolidated Income Statement

All amounts in TEUR	Notes	1 May 2009–1 April 2010-	1 May 2008–30 April 2009
Office		169,663.3	179,566.8
Logistics/commercial		99,610.6	99,233.4
Retail		123,572.9	114,682.4
Residential		123,445.7	114,396.4
Other rental income		25,418.2	38,851.4
Rental income	**4.1.1**	**541,710.7**	**546,730.4**
Operating costs charged to tenants		157,851.4	169,113.6
Other revenues		19,611.0	20,386.0
Revenues	**4.1.2**	**719,173.1**	**736,230.1**
Real estate expenses	4.1.3	-120,742.8	-117,562.2
Operating costs	4.1.4	-160,237.7	-162,115.5
Income from asset management	**4.1**	**438,192.6**	**456,552.4**
Sale of properties		86,120.0	385,306.9
Carrying value of sold properties		-88,393.1	-384,409.2
Income/expense from deconsolidation		10,975.1	27,092.4
Revaluation of sold properties in reporting year		26,186.5	12,569.7
Income from property sales	**4.2**	**34,888.5**	**40,559.8**
Sale of real estate inventories		28,104.4	26,759.1
Cost of goods sold		-21,589.4	-23,493.8
Income from property development	**4.3**	**6,515.0**	**3,265.3**
Other operating income	4.4	52,701.6	70,506.3
Income from operations		**532,297.7**	**570,883.8**
Overhead expenses	4.5.1	-112,715.7	-235,542.5
Personnel expenses	4.5.2	-24,704.5	-24,870.3
Results of operations (EBITDA)	**4.5**	**394,877.5**	**310,471.1**
Revaluation of properties, excl. foreign exchange differences	4.6.1	234,171.2	-1,810,438.8
Revaluation of properties, based on foreign exchange differences	4.6.1	-254,358.0	463,087.4
Write-downs/impairment charges to goodwill	4.6.2	-286,144.6	-871,361.9
Addition to/reversal of provision for onerous contracts	4.6.3	92,596.3	-163,023.1
Revaluation results		**-213,735.1**	**-2,381,736.4**
Operating profit (EBIT)	**4.6**	**181,142.4**	**-2,071,265.3**
Net financing costs		-237,787.5	-310,232.5
Net financing revenue		114,882.1	128,202.5
Foreign exchange differences		161,995.7	-325,978.2
Other financial results		7,334.5	-456,697.4
Shares of profit/loss from associated companies	5.5	-19,345.9	-367,459.7
Financial results	**4.7**	**27,078.9**	**-1,332,165.3**
Earnings before tax (EBT)		**208,221.3**	**-3,403,430.7**
Income taxes	4.8	-10,898.1	-6,205.5
Deferred taxes	4.8	-1,754.8	358,525.6
Net profit for the period		**195,568.4**	**-3,051,110.6**
Due to equity holders of the parent company		**80,793.7**	**-1,967,585.9**
Due to non-controlling interests		**114,774.7**	**-1,083,524.7**
Basic earnings per share in EUR	**4.9**	**0.17**	**-4.29**
Diluted earnings per share in EUR	**4.9**	**0.17**	**-4.29**

Consolidated Statement of Comprehensive Income

All amounts in TEUR	1 May 2009–30 April 2010	1 May 2008–30 April 2009
Net profit for the period	**195,568.4**	**-3,051,110.6**
Other income and expenses recognised directly in equity		
Investments not recognised through profit or loss	11,729.7	-48,650.2
Deferred taxes not recognised through profit or loss	-3,504.7	12,518.2
Realisation of unrealised losses	680.0	367.5
Realisation of deferred taxes	677.2	-91.9
Currency translation adjustment	78,225.4	-196,013.2
Changes in shareholders' equity of associates	-36.0	-195.1
Total other income and expenses recognised directly in equity	**87,771.6**	**-232,064.8**
Total comprehensive income	283,340.0	-3,283,175.4
Due to equity holders of the parent company	68,419.2	-2,092,722.2
Due to non-controlling interests	214,920.8	-1,190,453.2

Statement of Changes in Equity

2009/10	Due to equity holders of the parent company		Accumulated other equity	
All amounts in TEUR	Share Capital	Capital reserves	Revaluation reserve	AFS reserve
Balance on 30 April 2009	**476,579.0**	**2,432,007.2**	**113,619.7**	**1,853.0**
Investments not recognised through profit or loss				11,729.7
Deferred taxes not recognised through profit or loss				-3,504.7
Realisation of unrealised losses				680.0
Realisation of deferred taxes				677.2
Currency translation adjustment				
Merger of IMMOEAST				
Changes in shareholders' equity of associates				
Total other income and expenses recognised directly in equity				**9,582.2**
Net profit as of 30 April 2010				
Total comprehensive income				**9,582.2**
Equity from the conversion of convertible bonds	18,481.9	18,418.1		
Merger of IMMOEAST	589,027.5	1,966,331.3		
Structural changes				
Change in consolidation method/addition to consolidation range			-6,530.0	
Deconsolidations				
Balance on 30 April 2010	**1,084,088.5**	**4,416,756.7**	**107,089.7**	**11,435.2**

2008/09				
All amounts in TEUR	Share Capital	Capital reserves	Revaluation reserve	AFS reserve
Balance on 30 April 2008	**476,527.7**	**2,415,451.5**	**109,364.0**	**26,139.3**
Investments not recognised through profit or loss				-33,386.4
Deferred taxes not recognised through profit or loss				8,735.6
Realisation of unrealised losses				367.5
Realisation of deferred taxes				-91.9
Currency translation adjustment				
Changes in shareholders' equity of associates				
Total other income and expenses recognised directly in equity				**-24,375.2**
Net profit as of 30 April 2009				
Total comprehensive income				**-24,375.2**
Equity from the conversion of convertible bonds	51.3	267.6		
Capital increase				
Structural changes				
Change in consolidation method/addition to consolidation range			4,255.7	
Deconsolidations				
Common control transactions				
Equity component of convertible bonds		16,288.0		
Balance on 30 April 2009	**476,579.0**	**2,432,007.2**	**113,619.7**	**1,853.0**

Translation reserve	Retained earnings	Total	Non-controlling interests	Total equity
-104,418.0	**-738,284.5**	**2,181,356.4**	**2,383,911.2**	**4,565,267.6**
		11,729.7		11,729.7
		-3,504.7		-3,504.7
		680.0		680.0
		677.2		677.2
44,436.0		44,436.0	33,789.4	78,225.4
-66,356.7		-66,356.7	66,356.7	0.0
-36.0		-36.0		-36.0
-21,956.7		**-12,374.5**	**100,146.1**	**87,771.6**
	80,793.7	80,793.7	114,774.7	195,568.4
-21,956.7	**80,793.7**	**68,419.2**	**214,920.8**	**283,340.0**
		36,900.0		36,900.0
		2,555,358.8	-2,555,358.8	0.0
	-2,594.4	-2,594.4	-2,554.1	-5,148.5
	-179.6	-6,709.6		-6,709.6
-775.0	-1.7	-776.7		-776.7
-127,149.8	**-660,266.5**	**4,831,953.8**	**40,918.9**	**4,872,872.7**

Translation reserve	Retained earnings	Total	Non-controlling interests	Total equity
480.6	**1,320,177.7**	**4,348,229.7**	**3,528,981.4**	**7,877,211.1**
		-33,386.4	-15,263.8	-48,650.2
		8,735.6	3,782.6	12,518.2
		367.5		367.5
		-91.9		-91.9
-100,654.6		-100,654.6	-95,358.7	-196,013.2
-106.6		-106.6	-88.5	-195.1
-100,761.1		**-125,136.3**	**-106,928.5**	**-232,064.8**
	-1,967,585.9	-1,967,585.9	-1,083,524.7	-3,051,110.6
-100,761.1	**-1,967,585.9**	**-2,092,722.2**	**-1,190,453.2**	**-3,283,175.4**
		319.0		319.0
			974.8	974.8
-1,002.6	-18,966.2	-19,968.9	-9,129.9	-29,098.7
-1,669.6		2,586.1	3,104.1	5,690.2
-1,465.3	-12,428.0	-13,893.3	-9,048.2	-22,941.5
	-59,482.1	-59,482.1	59,482.1	0.0
		16,288.0		16,288.0
-104,418.0	**-738,284.5**	**2,181,356.4**	**2,383,911.2**	**4,565,267.6**

Consolidated Cash Flow Statement

All amounts in TEUR	Notes	1 May 2009– 30 April 2010	1 May 2008– 30 April 2009
Earnings before tax		**208,221.2**	**-3,403,430.7**
Revaluation/impairment charge/reversal of negative goodwill		316,809.9	2,204,209.7
Share of profit/(loss) from associated companies	5.5	19,345.9	367,459.7
Gain/(loss) on the sale of non-current assets		5,725.3	90,092.6
Temporary changes in the fair value of financial instruments		-191,298.8	555,522.9
Income taxes paid		-5,163.1	-16,466.2
Net financing costs		124,777.8	185,786.4
Gains on the change in investments		-7,748.8	-27,092.4
Other non-cash income/(expenses)		-83,216.4	140,910.6
Gross cash flow		**387,453.0**	**96,992.6**
Receivables and other assets		-76,325.9	-360,779.2
Trade accounts payable		-14,295.6	-3,320.8
Provisions (excl. provisions for taxes and onerous contracts)		-13,911.3	40,019.2
Other liabilities		118,809.8	334,824.4
Cash flow from operating activities		**401,730.0**	**107,736.3**
Acquisition of property and properties under construction		-364,377.3	-649,647.0
Acquisition of property companies less cash and cash equivalents (TEUR 1,477.1; 2008/09: TEUR 23,685.1)	3.5/3.6	-40,188.5	-74,372.5
Acquisition of other tangible assets		-3,802.7	-4,180.5
Acquisition of intangible assets		-3,804.3	0.0
Acquisition of financial instruments		-44,388.4	-237,698.8
Proceeds from the sale of property companies less cash and cash equivalents	3.7	83,830.9	103,550.4
Proceeds from the sale of non-current assets		91,811.0	398,575.7
Proceeds from the sale of financial assets		19,545.9	177,670.9
Interest income from financial instruments		18,926.3	38,594.9
Cash flow from investing activities		**-242,447.1**	**-247,507.0**
Cash inflows from long-term financing		362,667.9	513,538.2
Cash inflows from capital increases		0.0	531.3
Cash outflows from changes in investments		0.0	-33,275.9
Repayment of short-term debt		-167,513.8	-224,855.4
Repayment of long-term debt		-363,735.4	-515,843.1
Interest expense		-136,923.3	-214,276.5
Cash flow from financing activities		**-305,504.6**	**-474,181.5**
Differences arising from foreign currency translation		-31,888.2	144,383.3
Change in cash and cash equivalents	**6.**	**-178,109.9**	**-469,568.8**
Cash and cash equivalents at the beginning of the period	6.	714,762.9	1,184,331.7
Cash and cash equivalents at the end of the period	6.	536,653.0	714,762.9
Change in cash and cash equivalents	**6.**	**-178,109.9**	**-469,568.8**

Consolidated Balance Sheet as of 30 April 2010

Werte in TEUR	Anhang	30. April 2010	30. April 2009	1. Mai 2008
Investment property	5.1	8,639,980.3	7,890,236.0	9,636,190.4
Property under construction	5.2	179,864.6	572,674.5	849,490.9
Other tangible assets	5.3	21,947.2	22,382.9	23,182.0
Intangible assets	5.4	211,819.3	185,018.3	330,796.4
Shares in associated companies	5.5	115,722.2	144,818.3	531,498.9
Trade and other receivables	5.6	709,994.7	629,106.3	639,021.4
Other financial instruments	5.7	383,339.6	402,605.1	1,169,418.4
Deferred tax assets	5.8	265,936.6	184,869.2	59,740.7
Non-current assets		**10,528,604.5**	**10,031,710.5**	**13,239,339.1**
Trade and other receivables	5.6	601,257.1	680,616.6	806,682.4
Other financial assets	5.7	31,250.3	1,775.8	502,675.2
Properties held for sale	5.9	44,759.5	5,173.5	0.0
Inventories	5.10	252,308.5	236,466.8	338,046.5
Cash and cash equivalents	5.11	505,402.7	712,987.1	681,656.5
Current assets		**1,434,978.1**	**1,637,019.9**	**2,329,060.7**
ASSETS		**11,963,582.6**	**11,668,730.4**	**15,568,399.8**
Share capital		1,084,088.5	476,579.0	476,527.7
Reserves		4,416,756.7	2,432,007.1	2,415,451.5
Accumulated other equity		-8,624.9	11,054.7	136,072.8
Retained earnings		-660,266.5	-738,284.5	1,320,177.7
		4,831,953.8	2,181,356.3	4,348,229.6
Non-controlling interests		40,918.9	2,383,911.2	3,528,981.4
Equity	**5.12**	**4,872,872.7**	**4,565,267.5**	**7,877,211.0**
Liabilities from convertible bonds	5.13	974,370.7	999,395.0	1,282,528.4
Long-term financial liabilities	5.14	3,511,791.6	3,548,816.3	4,160,653.3
Trade and other liabilities	5.15	251,660.1	245,418.3	263,677.8
Provisions	5.16/5.17	10,386.5	171,026.8	2,709.3
Deferred taxes	5.8	895,083.7	794,197.0	1,135,913.2
Non-current liabilities		**5,643,292.6**	**5,758,853.4**	**6,845,482.0**
Liabilities from convertible bonds	5.13	10,803.7	30,904.0	17,415.6
Short-term financial liabilities	5.14	894,636.8	977,586.6	419,188.8
Trade and other liabilities	5.15	402,150.6	243,548.5	340,741.8
Provisions	5.16/5.17	139,826.2	92,570.3	68,360.5
Current liabilities		**1,447,417.3**	**1,344,609.4**	**845,706.8**
EQUITY AND LIABILITIES		**11,963,582.6**	**11,668,730.4**	**15,568,399.8**

Segment Reporting

All amounts in TEUR	Austria 2009/10	Austria 2008/09
Office	44,588.8	49,169.6
Logistics/commercial	30,374.1	35,744.0
Retail	8,571.8	7,941.6
Residential	106,259.7	103,845.6
Other rental income	11,074.0	24,619.3
Rental income	**200,868.4**	**221,320.2**
Operating costs charged to tenants	66,223.4	72,354.2
Other revenues	**8,395.9**	**10,245.8**
Revenues	275,487.7	303,920.2
Real estate expenses	-64,301.4	-71,087.7
Operating costs	-65,421.0	-69,374.7
Income from asset management	**145,765.3**	**163,457.8**
Sale of properties	51,090.5	384,336.8
Carrying value of sold properties	-53,054.3	-381,136.9
Income/expense from deconsolidation	591.3	15,024.7
Revaluation of sold properties in reporting year	23,684.4	12,569.7
Income from property sales	**22,311.9**	**30,794.3**
Sale of real estate inventories	16,397.1	6,530.2
Cost of goods sold	-12,793.5	-6,511.8
Income from property development	**3,603.6**	**18.4**
Other operating income	16,875.9	55,211.6
Income from operations	**188,556.7**	**249,482.1**
Overhead expenses	-33,223.4	-60,647.3
Personnel expenses	-12,918.2	-15,146.1
Results of operations (EBITDA)	**142,415.1**	**173,688.7**
Revaluation of properties, excl. foreign exchange differences	92,421.6	-254,336.1
Revaluation of properties, based on foreign exchange differences	0.0	0.0
Write-downs/impairment charges to goodwill	-19,716.6	-25,404.7
Addition to/reversal of provision for onerous contracts	0.0	-2,665.0
Revaluation results	**72,705.0**	**-282,405.8**
Operating profit (EBIT)	**215,120.1**	**-108,717.1**
Net financing costs	-74,922.4	-167,611.3
Net financing revenue	29,022.1	97,674.8
Foreign exchange differences	-14.1	-4,165.8
Other financial results	-501.7	-7,523.9
Shares of profit/loss from associated companies	0.0	-744.8
Financial results	**-46,416.1**	**-82,371.0**
Earnings before tax (EBT)	**168,704.0**	**-191,088.0**
Income taxes	-8,531.8	2,969.9
Deferred taxes	-55,077.9	63,534.6
Net profit for the period	**105,094.3**	**-124,583.5**

Segment assets	**5,102,144.5**	**5,205,619.7**
Segment liabilities	**2,525,199.3**	**2,768,009.2**
Segment investments	**98,936.3**	**120,217.0**

Germany		Poland		Czech Republic		Solvakia	
2009/10	2008/09	2009/10	2008/09	2009/10	2008/09	2009/10	2008/09
9,043.3	11,586.9	25,002.3	26,231.6	29,009.6	32,436.7	6,745.0	6,673.4
33,039.5	30,494.0	2,638.6	1,519.9	1,585.3	3,577.7	72.4	16.9
2,489.4	1,230.4	18,866.6	17,406.8	8,961.2	7,305.4	11,450.8	11,097.1
9,004.2	9,770.1	0.0	0.0	45.4	46.7	0.0	0.0
3,419.0	6,424.6	1,877.3	1,812.2	2,902.1	3,358.2	512.0	517.8
56,995.4	**59,505.9**	**48,384.8**	**46,970.5**	**42,503.6**	**46,724.7**	**18,780.2**	**18,305.2**
11,515.3	13,483.3	17,128.9	18,444.9	12,953.6	14,264.1	9,353.8	11,461.6
355.3	**3,567.6**	**1,967.7**	**900.1**	**998.8**	**816.3**	**3,171.7**	**937.2**
68,866.0	76,556.9	67,481.4	66,315.5	56,456.0	61,805.1	31,305.7	30,704.0
-11,160.7	-7,960.3	-2,818.9	-2,138.6	-6,441.1	-6,716.1	-1,987.7	-515.3
-11,609.1	-13,585.7	-16,213.1	-17,357.5	-12,953.5	-14,539.8	-9,353.8	-9,834.5
46,096.2	**55,010.8**	**48,449.4**	**46,819.4**	**37,061.4**	**40,549.2**	**19,964.2**	**20,354.3**
34,137.6	0.0	799.0	0.0	0.0	909.5	0.0	0.0
-35,072.4	0.0	-173.5	0.0	0.0	-1,557.4	0.0	0.0
12,264.3	32.3	-5.6	-301.7	-1,878.8	4,627.8	0.0	263.5
2,502.1	0.0	0.0	0.0	0.1	0.0	0.0	0.0
13,831.6	**32.3**	**619.9**	**-301.7**	**-1,878.7**	**3,979.9**	**0.0**	**263.5**
0.0	522.8	6,109.3	18,687.1	0.0	10.9	0.0	0.0
0.0	-327.3	-4,658.9	-15,777.6	0.0	-0.9	0.0	0.0
0.0	**195.5**	**1,450.4**	**2,909.5**	**0.0**	**10.1**	**0.0**	**0.0**
2,203.2	1,167.0	940.6	6,778.1	1,814.5	1,999.5	391.7	1,687.8
62,131.0	**56,405.6**	**51,460.3**	**56,205.3**	**36,997.2**	**46,538.7**	**20,355.9**	**22,305.5**
-10,547.3	-35,210.2	-7,836.7	-10,694.0	-12,854.4	-7,913.8	-3,947.3	-4,959.3
-874.4	-387.2	-624.7	-144.1	0.0	0.0	0.0	-23.6
50,709.3	**20,808.2**	**42,998.9**	**45,367.2**	**24,142.8**	**38,624.8**	**16,408.6**	**17,322.6**
14,188.5	-103,684.7	28,569.8	-189,726.6	-58,926.5	-280,864.4	1,338.5	-116,063.1
0.0	0.0	-75,564.9	175,486.7	-31,750.6	48,771.3	0.0	-21,078.2
-7,733.5	-30,320.2	-4,107.8	-9,991.3	-13,881.5	-15,463.0	3,301.1	-43,394.4
2,024.0	-19,614.0	-490.2	-950.0	0.0	0.0	8,161.6	-10,370.9
8,479.0	**-153,618.9**	**-51,593.1**	**-25,181.2**	**-104,558.6**	**-247,556.1**	**12,801.2**	**-190,906.5**
59,188.3	**-132,810.7**	**-8,594.2**	**20,186.0**	**-80,415.8**	**-208,931.3**	**29,209.8**	**-173,583.9**
-31,760.8	-49,138.5	-33,117.6	-31,781.4	-28,241.5	-24,958.3	-14,396.7	-13,368.6
1,226.0	6,109.1	4,905.1	3,977.0	2,841.5	1,919.2	687.5	376.6
-1,937.9	8,139.4	59,268.9	-119,466.9	16,383.9	-27,033.8	-4.3	16,583.8
2,179.3	0.0	3,347.9	-19,478.8	-100.5	-273.4	348.0	-8,255.0
0.0	0.0	-0.1	0.0	-0.1	0.0	-10.5	-85.8
-30,293.4	**-34,890.0**	**34,404.2**	**-166,750.1**	**-9,116.7**	**-50,346.3**	**-13,376.0**	**-4,749.0**
28,894.9	**-167,700.6**	**25,810.0**	**-146,564.1**	**-89,532.5**	**-259,277.6**	**15,833.8**	**-178,332.9**
-1,533.0	-2,184.8	-1,578.8	-1,223.6	-1,634.5	635.1	-599.9	-1,028.0
-4,122.5	34,014.1	-2,530.1	18,232.8	11,562.9	45,311.6	-1,700.6	27,224.0
23,239.4	**-135,871.3**	**21,701.1**	**-129,555.0**	**-79,604.1**	**-213,330.9**	**13,533.3**	**-152,136.8**
724,396.6	**1,301,863.5**	**655,976.8**	**775,631.2**	**654,099.4**	**866,497.8**	**224,981.2**	**291,575.4**
848,227.5	**1,147,728.8**	**737,201.5**	**686,816.6**	**822,481.6**	**559,449.1**	**327,764.6**	**310,888.1**
76,682.9	**243,770.5**	**2,724.0**	**31,639.7**	**30,208.6**	**24,675.7**	**4,047.9**	**20,938.0**

Segment Reporting

	Hungary	
All amounts in TEUR	**2009/10**	**2008/09**
Office	17,211.7	15,985.5
Logistics/commercial	5,211.7	5,321.5
Retail	11,681.4	12,383.5
Residential	0.0	0.0
Other rental income	1,226.1	1,222.7
Rental income	**35,330.9**	**34,913.2**
Operating costs charged to tenants	13,267.3	14,125.6
Other revenues	349.1	352.5
Revenues	**48,947.3**	**49,391.3**
Real estate expenses	-5,110.2	-2,682.5
Operating costs	-13,272.6	-13,992.4
Income from asset management	**30,564.5**	**32,716.5**
Sale of properties	92.9	1.2
Carrying value of sold properties	-92.9	-1.2
Income/expense from deconsolidation	0.0	0.0
Revaluation of sold properties in reporting year	0.0	0.0
Income from property sales	**0.0**	**0.0**
Sale of real estate inventories	482.2	172.0
Cost of goods sold	-441.8	-8.0
Income from property development	**40.4**	**164.0**
Other operating income	4,140.3	1,336.4
Income from operations	**34,745.2**	**34,216.8**
Overhead expenses	-6,270.8	-10,200.0
Personnel expenses	-97.3	-91.1
Results of operations (EBITDA)	**28,377.1**	**23,925.8**
Revaluation of properties, excl. foreign exchange differences	-9,523.5	-233,714.5
Revaluation of properties, based on foreign exchange differences	-43,922.3	83,920.4
Write-downs/impairment charges to goodwill	-9,766.7	-8,662.3
Addition to/reversal of provision for onerous contracts	-2,588.4	-2,579.4
Revaluation results	**-65,800.9**	**-161,035.9**
Operating profit (EBIT)	**-37,423.8**	**-137,110.1**
Net financing costs	-22,326.0	-19,378.1
Net financing revenue	3,187.5	2,203.6
Foreign exchange differences	27,871.4	-51,724.3
Other financial results	-17.0	-187.8
Shares of profit/loss from associated companies	-0.1	-345,326.9
Financial results	**8,715.8**	**-414,413.5**
Earnings before tax (EBT)	**-28,708.0**	**-551,523.5**
Income taxes	-334.6	-36.7
Deferred taxes	4,288.9	27,458.7
Net profit for the period	**-24,753.7**	**-524,101.5**

Segment assets	**517,330.5**	**647,059.7**
Segment liabilities	**608,717.0**	**459,861.3**
Segment investments	**14,474.6**	**104,271.0**

Romania		Russia		Other non-core countries		Total reportable segments	
2009/10	2008/09	2009/10	2008/09	2009/10	2008/09	2009/10	2008/09
34,398.8	32,560.9	0.0	0.0	3,663.8	4,922.1	169,663.3	179,566.8
2,227.3	683.4	0.0	3,870.5	24,461.7	18,005.5	99,610.6	99,233.4
16,515.9	22,366.1	43,352.8	33,281.6	1,683.0	1,669.9	123,572.9	114,682.4
0.0	0.0	0.0	0.0	8,136.4	734.1	123,445.7	114,396.4
0.0	0.0	58.0	180.4	4,349.7	716.2	25,418.2	38,851.4
53,142.0	**55,610.4**	**43,410.8**	**37,332.5**	**42,294.6**	**26,047.8**	**541,710.7**	**546,730.4**
16,033.6	19,044.7	7,925.7	5,398.0	3,449.8	537.3	157,851.4	169,113.6
1,686.9	2,822.1	1,936.6	446.8	749.0	297.6	19,611.0	20,386.0
70,862.5	**77,477.2**	**53,273.1**	**43,177.3**	**46,493.4**	**26,882.7**	**719,173.1**	**736,230.1**
-15,661.4	-20,940.3	-8,012.4	-1,685.7	-5,249.0	-3,835.8	-120,742.8	-117,562.2
-16,038.1	-17,381.6	-7,925.7	-5,481.8	-7,450.8	-567.5	-160,237.7	-162,115.5
39,163.0	**39,155.2**	**37,335.0**	**36,009.8**	**33,793.6**	**22,479.4**	**438,192.6**	**456,552.4**
0.0	59.3	0.0	0.0	0.0	0.0	86,120.0	385,306.9
0.0	-168.3	0.0	0.0	0.0	-1,545.4	-88,393.1	-384,409.2
1.0	6,362.4	0.0	0.0	3.0	2,430.4	10,975.1	28,439.4
0.1	0.0	0.0	0.0	-0.2	0.0	26,186.5	12,569.7
1.1	**6,253.4**	**0.0**	**0.0**	**2.8**	**885.1**	**34,888.6**	**41,906.8**
96.7	835.4	0.0	0.0	5,019.1	0.6	28,104.4	26,759.1
-13.7	-859.9	0.0	0.0	-3,681.5	-8.3	-21,589.4	-23,493.8
83.0	**-24.5**	**0.0**	**0.0**	**1,337.6**	**-7.6**	**6,515.0**	**3,265.3**
4,452.9	4,707.0	6,260.8	1,542.6	5,295.2	198.5	42,375.1	74,628.4
43,700.0	**50,091.2**	**43,595.8**	**37,552.4**	**40,429.2**	**23,555.3**	**521,971.3**	**576,352.9**
-12,716.5	-17,068.5	-7,438.6	-11,973.8	-3,998.3	-8,233.2	-98,833.3	-166,900.1
-210.6	-297.1	-301.3	-264.9	-3,380.6	-2,400.6	-18,407.1	-18,754.8
30,772.9	**32,725.6**	**35,855.9**	**25,313.7**	**33,050.3**	**12,921.5**	**404,730.9**	**390,698.0**
-71,447.5	-384,937.9	214,859.2	-78,624.1	22,691.1	-168,487.4	234,171.2	-1,810,438.8
-12,204.2	122,022.4	-75,987.7	54,394.1	-14,928.3	-429.3	-254,358.0	463,087.4
-37,136.0	-224,532.0	-189,224.4	-84,506.7	3,091.0	-9,949.7	-275,174.4	-452,224.3
-5,765.1	-31,414.4	90,186.5	-90,186.5	3,774.2	-5,242.8	95,302.6	-163,023.1
-126,552.8	**-518,861.9**	**39,833.6**	**-198,923.3**	**14,628.0**	**-184,109.2**	**-200,058.6**	**-1,962,598.8**
-95,779.9	**-486,136.3**	**75,689.5**	**-173,609.6**	**47,678.3**	**-171,187.7**	**204,672.2**	**-1,571,900.8**
-88,958.7	-57,044.6	-69,031.4	-35,378.4	-39,735.4	93,179.9	-402,490.5	-305,479.2
5,862.7	4,257.0	2,291.3	1,301.6	12,728.5	-108,602.7	62,752.2	9,216.1
12,499.4	-103,526.1	43,040.9	-49,531.6	159.1	-3,883.8	157,267.3	-334,609.1
-26,710.5	-5,475.6	-540.8	0.0	-6,166.7	52,027.7	-28,162.0	10,833.1
0.0	-114.8	0.0	0.0	2,973.8	-13,580.6	2,963.0	-359,852.8
-97,307.1	**-161,904.2**	**-24,240.0**	**-83,608.4**	**-30,040.7**	**19,140.5**	**-207,670.0**	**-979,892.0**
-193,087.0	**-648,040.5**	**51,449.5**	**-257,218.1**	**17,637.6**	**-152,047.3**	**-2,997.8**	**-2,551,792.7**
-2,799.9	-1,298.3	-5,862.6	7,198.2	-3,599.7	2,309.2	-26,474.8	7,341.0
9,057.0	56,956.1	-29,177.0	5,441.3	-5,158.3	-11,861.7	-72,857.6	266,311.6
-186,829.9	**-592,382.7**	**16,409.9**	**-244,578.6**	**8,879.6**	**-161,599.8**	**-102,330.2**	**-2,278,140.1**
1,118,596.0	**1,160,295.7**	**865,137.3**	**647,455.6**	**990,592.2**	**484,353.7**	**10,853,254.5**	**11,380,352.3**
1,893,237.5	**1,013,705.1**	**1,257,112.4**	**483,604.9**	**1,203,363.8**	**372,119.8**	**10,223,305.2**	**7,802,183.0**
55,454.8	**127,308.2**	**68,117.3**	**115,574.3**	**47,889.6**	**129,861.8**	**398,536.0**	**918,256.3**

Segment Reporting

	Total reportable segments	
All amounts in TEUR	**2009/10**	**2008/09**
Office	169,663.3	179,566.8
Logistics/commercial	99,610.6	99,233.4
Retail	123,572.9	114,682.4
Residential	123,445.7	114,396.4
Other rental income	25,418.2	38,851.4
Rental income	**541,710.7**	**546,730.4**
Operating costs charged to tenants	157,851.4	169,113.6
Other revenues	19,611.0	20,386.0
Revenues	**719,173.1**	**736,230.1**
Real estate expenses	-120,742.8	-117,562.2
Operating costs	-160,237.7	-162,115.5
Income from asset management	**438,192.6**	**456,552.4**
Sale of properties	86,120.0	385,306.9
Carrying value of sold properties	-88,393.1	-384,409.2
Income/expense from deconsolidation	10,975.1	28,439.4
Revaluation of sold properties in reporting year	26,186.5	12,569.7
Income from property sales	**34,888.6**	**41,906.8**
Sale of real estate inventories	28,104.4	26,759.1
Cost of goods sold	-21,589.4	-23,493.8
Income from property development	**6,515.0**	**3,265.3**
Other operating income	42,375.1	74,628.4
Income from operations	**521,971.3**	**576,352.9**
Overhead expenses	-98,833.3	-166,900.1
Personnel expenses	-18,407.1	-18,754.8
Results of operations (EBITDA)	**404,730.9**	**390,698.0**
Revaluation of properties, excl. foreign exchange differences	234,171.2	-1,810,438.8
Revaluation of properties, based on foreign exchange differences	-254,358.0	463,087.4
Write-downs/impairment charges to goodwill	-275,174.4	-452,224.3
Addition to/reversal of provision for onerous contracts	95,302.6	-163,023.1
Revaluation results	**-200,058.6**	**-1,962,598.8**
Operating profit (EBIT)	**204,672.2**	**-1,571,900.8**
Net financing costs	-402,490.5	-305,479.2
Net financing revenue	62,752.2	9,216.1
Foreign exchange differences	157,267.3	-334,609.1
Other financial results	-28,162.0	10,833.1
Shares of profit/loss from associated companies	2,963.0	-359,852.8
Financial results	**-207,670.0**	**-979,892.0**
Earnings before tax (EBT)	**-2,997.8**	**-2,551,792.7**
Income taxes	-26,474.8	7,341.0
Deferred taxes	-72,857.6	266,311.6
Net profit for the period	**-102,330.2**	**-2,278,140.1**
Segment assets	**10,853,254.5**	**11,380,352.3**
Segment liabilities	**10,223,305.2**	**7,802,183.0**
Segment investments	**398,536.0**	**918,256.3**

Transition to consolidated financial statements		IMMOFINANZ Group	
2009/10	2008/09	2009/10	2008/09
0.0	0.0	169,663.3	179,566.8
0.0	0.0	99,610.6	99,233.4
0.0	0.0	123,572.9	114,682.4
0.0	0.0	123,445.7	114,396.4
0.0	0.0	25,418.2	38,851.4
0.0	**0.0**	**541,710.7**	**546,730.4**
0.0	0.0	157,851.4	169,113.6
0.0	0.0	19,611.0	20,386.0
0.0	**0.0**	**719,173.1**	**736,230.1**
0.0	0.0	-120,742.8	-117,562.2
0.0	0.0	-160,237.7	-162,115.5
0.0	**0.0**	**438,192.6**	**456,552.4**
0.0	0.0	86,120.0	385,306.9
0.0	0.0	-88,393.1	-384,409.2
0.0	-1,347.1	10,975.1	27,092.4
0.0	0.0	26,186.5	12,569.7
0.0	**-1,347.1**	**34,888.5**	**40,559.8**
0.0	0.0	28,104.4	26,759.1
0.0	0.0	-21,589.4	-23,493.8
0.0	**0.0**	**6,515.0**	**3,265.3**
10,326.5	-4,122.0	52,701.6	70,506.3
10,326.5	**-5,469.1**	**532,297.7**	**570,883.8**
-13,882.4	-68,642.4	-112,715.7	-235,542.5
-6,297.4	-6,115.5	-24,704.5	-24,870.3
-9,853.3	**-80,227.0**	**394,877.5**	**310,471.1**
0.0	0.0	234,171.2	-1,810,438.8
0.0	0.0	-254,358.0	463,087.4
-10,970.2	-419,137.6	-286,144.6	-871,361.9
-2,706.3	0.0	92,596.3	-163,023.1
-13,676.5	**-419,137.6**	**-213,735.1**	**-2,381,736.4**
-23,529.8	**-499,364.6**	**181,142.4**	**-2,071,265.3**
164,703.0	-4,753.3	-237,787.5	-310,232.5
52,129.9	118,986.4	114,882.1	128,202.5
4,728.4	8,630.9	161,995.7	-325,978.2
35,496.5	-467,530.5	7,334.5	-456,697.4
-22,308.9	-7,606.9	-19,345.9	-367,459.7
234,748.9	**-352,273.4**	**27,078.9**	**-1,332,165.3**
211,219.1	**-851,638.0**	**208,221.3**	**-3,403,430.7**
15,576.7	-13,546.5	-10,898.1	-6,205.5
71,102.8	92,214.0	-1,754.8	358,525.6
297,898.6	**-772,970.5**	**195,568.4**	**-3,051,110.6**
1,110,328.1	**288,378.1**	**11,963,582.6**	**11,668,730.4**
-3,132,595.4	**-698,720.1**	**7,090,709.8**	**7,103,462.8**
0.1	**0.0**	**398,536.1**	**918,256.3**

Consolidated Financial Statements

1. General Principles

1.1 Introduction

IMMOFINANZ AG is the largest listed property company in Austria. The company headquarters are located at Gaudenzdorfer Gürtel 67, A-1120 Vienna. IMMOFINANZ AG (hereafter IMMOFINANZ) is the parent company of the IMMOFINANZ Group. The business activities of the IMMOFINANZ Group include the development, acquisition, rental and best possible commercial utilisation of properties to optimise asset management.

The IMMOFINANZ share is listed in the Prime Market Segment of the Vienna Stock Exchange. The number of shareholders totals approximately 100,000.

These consolidated financial statements are based on Regulation (EU) Nr. 1606/2002 of the European Parliament and the European Union for the application of international accounting standards, which requires capital market-oriented companies in the European Union to prepare and publish their consolidated financial statements in accordance with International Financial Reporting Standards. This regulation requires the application of all standards that were adopted into the body of law by the European Union through the special unification procedure.

IFRS do not provide a definition of EBIT, EBT or EBITDA. Therefore, the EBIT, EBT and EBITDA announced by other companies are not necessarily comparable with the figures published by IMMOFINANZ. IMMOFINANZ follows the Best Practice Policy Recommendations of the European Public Real Estate Association (EPRA) for the calculation of EBIT, EBT and EBITDA.

The consolidated financial statements are presented in thousand Euro ("TEUR", rounded). The use of automatic data processing equipment can lead to rounding differences in the addition of rounded amounts or percentage rates.

The consolidated financial statements were prepared on the basis of acquisition or production cost, with the exception of the following positions.

- Completed properties and objects under construction are carried at fair value.
- Derivative financial assets and liabilities ("held for trading") are carried at fair value.
- Financial assets classified at fair value through profit or loss (fair value option) are initially recognised at fair value.
- Available-for-sale financial assets and liabilities are carried at fair value.

1.2 Agreement with IFRS

1.2.1 Statement of compliance with IFRS

The consolidated financial statements prepared by IMMOFINANZ reflect the full scope of International Financial Reporting Standards in their current version, to the extent that these IFRS were adopted by the European Union into the European Union body of law in accordance with Art. 6 Par. 2 of IAS Regulation 1606/2002 through the special unification procedure.

International Financial Reporting Standards (IFRS) include issued by the International Accounting Standards Board (IASB) and International Accounting Standards (IAS) as well as the Interpretations of the International Financial Reporting Interpretations Committee (IFRIC) and Standing Interpretations Committee (SIC).

1.2.2 First-time application of standards and interpretations

The following changes or new versions of standards and interpretations were applied for the first-time in the 2009/10 financial year:

Standard	Content	Effective date[1]
New Standards and Interpretations		
IFRIC 12	Service Concession Arrangements	30 March 2009
IFRIC 13	Customer Loyalty Programmes	1 January 2009
Revised Standards		
IAS 1 (2007)	Presentation of Financial Statements	1 January 2009
IAS 23 (2007)	Borrowing Costs	1 January 2009
Changes to Standards and Interpretations		
IAS 1, IAS 32	Cancellable Financial Instruments and Obligations arising on Liquidation	1 January 2009
IAS 39, IFRS 7	Reclassification of Financial Instruments	1 July 2009
IAS 39, IFRIC 9	Reassessment of Embedded Derivatives	1 January 2009
IFRS 2	Exercise Conditions and Settlement	1 January 2009
IFRS 7	Financial Instruments: Disclosures	1 January 2009
Various standards	Improvements to IFRS 2008	1 January 2009

1) The rules apply to financial years beginning on or after the effective date in accordance with the applicable EU regulation.

Improvements 2008

In particular, the following changes have an effect on the IMMOFINANZ consolidated financial statements:

Properties developed by the Group for investment purposes will also be accounted for in accordance with IAS 40 during the development phase after this change takes effect. Additionally, leased investment property will be recognised and measured in accordance with IAS 40.

This change in accounting policy had the following effects on the financial position, financial performance and/or cash flows of IMMOFINANZ:

The development projects contained undisclosed reserves of TEUR 33,317.3 as of the balance sheet date on 30 April 2009, which were revalued through profit or loss in 2009/10. Results from the change in the valuation of these properties were reported under revaluation results beginning on 1 May 2009.

IAS 1 Presentation of Financial Statements

The most important change resulting from the revision of IAS 1 concerns the presentation of income and expenses recognised directly in equity (new designation: other comprehensive income, OCI). In addition to the income statement, a statement of other comprehensive income is also provided to present these items. The revised standard requires the disclosure of a second prior year comparative balance sheet when a company applies changes to an accounting policy retrospectively or reclassifies items in its financial statements, and these changes have an effect on the opening balance sheet. Furthermore, IAS 1 requires companies to present all changes in equity that are based on transactions with owners separately from changes in equity that are not based on transactions with owners.

Since the revision of IAS 1 is exclusively related to presentation, its application will not have a material impact on the financial position and financial performance or the cash flows of IMMOFINANZ.

IAS 23 Borrowing Costs

The major change to this standard involves the elimination of the option to immediately expense borrowing costs attributable to the acquisition, construction or production of a qualifying asset. Therefore, companies must recognise such borrowing costs as part of the cost of the qualifying asset in the future.

The application of the change to IAS 23 will not have any impact on the presentation of the financial position and financial performance or the cash flows of IMMOFINANZ because the capitalisation of borrowing costs represents the accounting policy applied by the Group.

Other first-time applications

The initial application of other changes or revised standards and interpretations had no effect on the consolidated financial statements of IMMOFINANZ.

1.2.3 Standards and interpretations adopted by the EU, but not yet applied

The following changes or revised standards and interpretations had been adopted by the EU as of the balance sheet date, but did not require mandatory application for the reporting year and were not applied on an early basis:

Standard	Content	Effective date[1]
New Interpretations		
IFRIC 15	Agreements for the Construction of Real Estate	1 January 2010
IFRIC 16	Hedges of a Net Investment in a Foreign Operation	1 July 2009
IFRIC 17	Distributions of Non-cash Assets to Owners	1 November 2009
IFRIC 18	Transfers of Assets from Customers	1 November 2009
Revised Standards		
IAS 27 (2008)	Consolidated and Separate Financial Statements in acc. with IFRS	1 July 2009
IFRS 3 (2008)	Business Combinations	1 July 2009
Changes to Standards and Interpretations		
IAS 32	Classification of Issued Rights	1 February 2010
IAS 39	Qualified Underlyings	1 July 2009
IFRS 2	Share-based Payment concerning cash settlements	1 January 2010
Various standards	Improvements to IFRS 2009	1 January 2010

1) The rules apply to financial years beginning on or after the effective date in accordance with the applicable EU regulation.

IFRS 3 Business Combinations and IAS 27 Consolidated and Separate Financial Statements under IFRS

The major changes compared with the previous version of IFRS 3 can be summarised as follows: The new version of IFRS 3 provides an option to use fair value or the proportionate share of the net identifiable assets for the recognition and measurement of non-controlling interests. For business combinations achieved in stages, the equity interest previously held by the acquirer in the acquired company must be revalued with recognition through profit or loss when control is obtained. Goodwill is then determined as the difference between the revalued carrying value of the investment plus the purchase price for the new shares plus non-controlling interests less the net assets acquired. In addition, any acquisition-related costs must be recognised as expenses. Subsequent measurement may not include any increase or decrease in goodwill to reflect possible adjustments to costs arising from future events that were recognised as liabilities as of the acquisition date. In accordance with the new version of IFRS 3, effects from the settlement of business relationships that existed prior to the business combination may not be included in determining the consideration for the business combination. In contrast to the previous version, IFRS 3 now regulates the recognition and measurement of rights granted to another company before the business combination that are repurchased in connection with this transaction.

The most important changes to IAS 27 compared with the previous version can be summarised as follows: Changes in the level of ownership interest without the attainment or loss of control must be accounted for within equity (also see section 2.1.7). If control over a subsidiary is lost, the consolidated assets and liabilities must be derecognised. The amended standard calls for the initial recognition of any remaining investment in the former subsidiary at fair value as well as the recognition of any resulting differences through profit or loss.

The new version of IFRS 3 applies to business combinations for which the acquisition date is on or after the first annual reporting period beginning on or after 1 July 2009, and earlier application is permitted. The new version of IAS 27 applies to annual reporting periods that begin on or after 1 July 2009, and earlier application is permitted. However, the earlier application of one of these two revised standards also requires the concurrent application of the other standard.

The revised IFRS 3 and IAS 27 were adopted into European law on 12 June 2009 with Regulations 494/2009 and 495/2009. IMMOFINANZ plans to apply these revised standards for the first time in the 2010/11 financial year and is currently evaluating the resulting effects on the presentation of its financial position, financial performance and cash flows.

Additional changes or revisions

Further changes or revision to standards and interpretations are not expected to have a material effect on the consolidated financial statements of IMMOFINANZ. There are no plans for earlier application on a voluntary basis.

1.2.4 Standards and interpretations announced, but not yet adopted by the EU

The following changes or revisions to standards and interpretations had been announced as of the balance sheet date, but have not yet been adopted by the EU and are therefore not applicable:

Standard	Content	Effective date[1]
New Standards and Interpretations		
IFRS 9	Financial Instruments	1 January 2013
IFRIC 19	Extinguishing Financial Liabilities with Equity Instruments	1 July 2009
Revised Standards		
IAS 24 (2009)	Related Party Disclosures	1 January 2011
Changes to Standards and Interpretations		
IFRIC 14	The Limit on a Defined Benefit Asset, Minimum Funding Requirements and their Interaction	1 January 2011

1) The rules apply to financial years beginning on or after the effective date in accordance with the applicable EU regulation. The effective dates shown in the above table represent the date specified by the standard or interpretation; the date in the respective EU regulation may vary.

2. Significant Accounting Policies

2.1 Consolidation methods

2.1.1 Basis of consolidation

The annual financial statements of all Austrian and foreign companies included in the consolidated financial statements, either through full or proportionate consolidation, (see section 2.1.2 and section 2.1.3) were converted to IFRS. The financial statements of business combinations as defined in IFRS 3 (see section 2.1.5) were revalued and audited or reviewed by independent certified public accountants in agreement with International Standards on Auditing (ISA) and the International Standards on Review Engagements (ISRE). The accounting and valuation principles applied by all companies included in the consolidated financial statements were standardised and adjusted to conform to the options elected by IMMOFINANZ. In accordance with IAS 27.26, the balance sheet date for the consolidated financial statements is the same as the balance sheet date of the parent company. The annual financial statements of all companies included in the consolidation were prepared on the same balance sheet date as the consolidated financial statements.

All receivables and liabilities, revenues, other income and expenses from the provision of goods and services between companies included through full or proportionate consolidation were eliminated. Interim profits, which arise primarily from the transfer of stakes in other companies and properties between member companies of the group, were also eliminated.

2.1.2 Fully consolidated companies

A subsidiary is an entity that is controlled by another entity (parent company). Subsidiaries are included in the consolidated financial statements through full consolidation. The control concept forms the basis for deciding when a company must be classified as a subsidiary. Control is understood to mean the power to govern the financial and operating policies of an entity so as to obtain benefits from its activities. The possibility of exercising control is sufficient for this classification, while actual control is less important. Direct or indirect control over more than 50 % of the voting rights in an entity is considered to be a refutable presumption for the existence of control. IAS 27.13 provides a list of criteria that confirm the existence of control, even if the parent company does not hold the majority of shares.

2.1.3 Companies included through proportionate consolidation

A joint venture is a contractual agreement whereby two or more parties undertake an economic activity that is subject to contractually agreed joint control. The partner companies are the shareholders of the joint venture and share management responsibility for the entity. The form of the contractual agreement is determined by the relevant legal regulations.

IAS 31 allows for the use of the equity method or proportionate consolidation in preparing the consolidated financial statements. The selected method must then be applied throughout the corporate group. IMMOFINANZ considers the depiction of joint ventures through proportionate consolidation to be the more appropriate form of presentation because it makes the asset, financial and earnings position more easily understandable for the users of the financial statements.

2.1.4 Associated companies

The equity method is used to record shares in associated companies. Under this method the proportionate share of changes in equity and the proportionate share of profit or loss recognised by the associated company are transferred to the consolidated financial statements, and thereby increase or decrease the carrying amount of the investment.

An investment in an associated company is recognised at cost on the date of acquisition. The equity method is a procedure for the subsequent measurement of this investment. It is based on the same principles as full consolidation; however, the assets and liabilities of the associated company are not transferred to the consolidated financial statements, but only serve to determine the amount of goodwill and adjustments to the carrying value of the investment. The difference between the revalued assets of the associated company and the cost of the investment represent goodwill. This goodwill forms part of the carrying value of the investment.

The carrying values of assets and liabilities as well as the amount of revenues and expenses are determined on a uniform basis in accordance with IAS 28.26 and the accounting policies applied by the IMMOFINANZ Group. For associated companies with a different balance sheet date, interim financial statements are prepared at a balance sheet date within three months of the balance sheet date used by IMMOFINANZ in accordance with IAS 28.25.

Investments in associated companies are tested for impairment in accordance with IAS 39, which defines the indications of impairment and the criteria for the impairment test. Goodwill included in the carrying amount of an investment in an associated company is not tested separately for impairment.

2.1.5 Business combinations (initial consolidations)

The balance sheets of the property companies acquired by IMMOFINANZ consist primarily of property assets – individual objects or a portfolio of properties – as well as the related financing. Accordingly, the purchase price for such companies generally reflects the fair value of the objects owned less any liabilities held as of the acquisition date. These companies normally generate their earnings from rental income and/or changes in the value of property assets.

The organisational structure required for property management is generally not taken over when the IMMOFINANZ Group acquires a company. However, these objects also need intensive and active post-acquisition management in order to optimise rental income. The IMMOFINANZ staff normally performs these management activities after the acquisition process because the necessary resources are available in the Group and, from the IMMOFINANZ viewpoint, it is more efficient to integrate the relevant property management processes into its own organisation.

Against the backdrop of the management activities required to generate rental income, IMMOFINANZ views these acquisitions as business combinations in the sense of IFRS 3. This standard defines a business combination as the attainment of control (also see section 2.1.2) over the acquired company by the acquirer.

All business combinations that fall under the scope of application of IFRS 3 are accounted for by applying the acquisition method. The application of this method requires the following steps:

- Identifying the acquirer and the date of acquisition,
- Determining the cost of the business combination and
- Allocating the cost of the business combination to the acquired assets as well as the liabilities and contingent liabilities assumed as of the date of acquisition.

The initial consolidation takes place as of the acquisition date by offsetting the acquisition price against the revalued proportional share of net assets acquired. The identifiable assets, liabilities and contingent liabilities in the subsidiary are recognised at their full fair value. A major exception from the mandatory fair value recognition of assets and liabilities is formed by deferred tax assets and deferred tax liabilities. These items are not recognised at fair value, but at their nominal value (e.g. without a discounting effect). Any resulting positive difference is recognised as goodwill, while any negative difference is basically recognised to profit or loss as of the acquisition date.

Goodwill represents the amount paid by the acquirer in anticipation of a future economic benefit that cannot be allocated to a specific asset. It does not generate cash flows independent of other assets or groups of assets. Therefore, goodwill must be allocated to cash-generating units in connection with impairment testing. Information on the recognition and measurement of assets and liabilities is provided in section 2.4 and 2.3.16.

Negative differences arise when the cost of a business combination is less than the proportional share of the revalued net assets acquired. In such cases, IFRS 3.56 (a) requires that the acquirer reassess the identification and measurement of identifiable assets, liabilities and contingent liabilities as well as the cost of the business combination. Any excess remaining after the reassessment must be recognised immediately to the income statement as required by IFRS 3.56 (b). The IASB sees three reasons for a gain recognised under these circumstances:

- errors in identification and measurement,
- the application of standards for the measurement of assets and liabilities that do not reflect the fair value of these items and
- a bargain purchase.

Identification and measurement errors are eliminated during the reassessment process, and the application of standards for the measurement of assets and liabilities at amounts that do not reflect fair value leads to effects that counteract the generation of an excess or reduce this excess. This latter effect is caused by the prohibition on discounting defined by IFRS 3.57b in connection with IFRS 3.B16 (i) and IAS 12.53, which affects the deferred tax liabilities in the category summarised under this item. Therefore, the negative goodwill included in these consolidated financial statements is comprised solely of goodwill as defined in IAS 3.57 (c) – bargain purchases.

For business combinations that result in a proportional share of equity below 100 %, the increase in non-controlling interests is reported "as an addition to the consolidation range" on the statement of changes in equity. In accordance with the economic unity principle that is anchored in IAS 27.4 and IAS 1.68 (o), non-controlling interests are presented as a separate position under equity. Non-controlling interests in consolidated profit or loss are also shown separately.

The acquisition and subsequent initial consolidation of project companies generally leads to goodwill because of the obligation to record deferred tax liabilities on properties that are restated at fair value. In contrast to other acquired assets and assumed liabilities, deferred tax liabilities must be recognised at their nominal value. The unequal valuation of these deferred tax liabilities normally results in goodwill as a technical figure.

Joint ventures are initially consolidated at their proportionate share based on the general principles described above.

2.1.6 Transition consolidations

A business combination achieved in stages (transition consolidation or step acquisition) represents the successive purchase of shares in subsidiaries through various transactions until control over the company is reached. In accordance with IFRS 3.58, goodwill must be determined separately for each exchange transaction based on the relevant cost and revalued net assets on the respective transaction dates. The share of undisclosed reserves attributable to the previous investment is included under the revaluation reserve, which is to be treated as a revaluation reserve in accordance with IAS 16 independent of any other application of the revaluation model defined in IAS 16 by the group.

When there is a changeover from proportionate to full consolidation, the income statement is included on a proportionate basis until control is obtained over the net assets of the company; after this point, the income statement is included in full. The share of profit attributable to the joint venture partner up to this point is eliminated as acquired capital during the consolidation.

2.1.7 Structural changes

Structural changes represent the impact of shifts in investments in other companies – that do not lead to a change in the consolidation method (e.g. without the attainment or loss of control) – between the parent company (IMMOFINANZ) and non-controlling interests in the relevant consolidated subsidiaries or companies included through proportionate consolidation which, in turn, have their own consolidated companies with non-controlling interests.

IAS 27 does not regulate the presentation of transactions with non-controlling interests that do not lead to a change in the consolidation method. Due to an absence of IFRS guidelines, the resulting goodwill can therefore be recorded in different ways. IMMOFINANZ treats a change in an investment without significant influence as an equity transaction between shareholders. Differences between the carrying value of the respective investment without significant influence and the compensation received are treated as an increase or decrease in equity. This accounting method agrees with the revised IAS 27 (2008) (see section 1.2.3).

If additional shares are purchased or transferred without a loss of control, the shift between the previous non-controlling interest and the offset of capital resulting from the transaction is shown as a structural change on the statement of changes in equity.

2.1.8 Deconsolidations

When a subsidiary is sold, its assets and liabilities are no longer included in the consolidated financial statements. The income and expenses of the deconsolidated subsidiary are included in the consolidated financial statements up to the date on which control is lost, and the sold share of profit is treated as a reduction of the proceeds from the deconsolidation in order to avoid double-counting. The profits accumulated by the deconsolidated subsidiary during its membership in the group influence the proceeds from the deconsolidation because these profits were recognised in the consolidated financial statements during prior periods.

When a foreign subsidiary is deconsolidated, the proceeds from the deconsolidation are increased or decreased to reflect the cumulative amount of any exchange differences that were recognised in equity during the subsidiary's membership in the group.

2.1.9 Changes in presentation

During the 2009/10 financial year a number of changes were made in the presentation of the income statement, the balance sheet and segment reporting. The structure of the income statement was changed to provide better and faster understanding of the various components of earnings. The structure of the balance sheet was adjusted to meet the requirements of IAS 1. In connection with the restructuring process that involved the entire corporation, IMMOFINANZ Group management redefined the operating segments. Segment reporting was then adapted to reflect this new management viewpoint. The prior year data were adusted accordingly. The following section includes a description and numerical illustration of the most important changes in presentation made in accordance with IAS 1.38 ff and IAS 8.29 ff.

2.1.9.1 Reclassification on the income statement

Rental income

Rental income is shown as a separate item under revenues in 2009/10, similar to the presentation in segment reporting during previous years. The breakdown of the involved positions did not result in any value-related changes (see section 4.1.1).

Income from property sales

The comparative 2008/09 data reported under income from property sales was reclassified from other operating income. In the past the prior year carrying value was normally used as the cost of the object sold or the carrying value of the asset disposal. The Group now uses the carrying value from the previous quarter, which is usually identical to the selling price because sale processes extend over a longer period of time. Income from property sales also includes revaluation results for objects sold during the reporting period as well as positive deconsolidation results beginning in 2009/10. The prior year data were adjusted accordingly.

Income from property development

The position "sale of inventories" was removed from revenues and is now reported on the income statement together with the production cost of these properties under income from property development.

Other operating income

As described above, individual positions were removed from other operating income and are now shown separately.

Other operating expenses

Other operating expenses were renamed overhead expenses in 2009/10 (see section 4.5.1). In addition, the results of deconsolidations are shown separately on the income statement in cases where these results are negative.

Revaluation of property

The revaluation of properties sold during the reporting year is reported separately from the revaluation of properties in 2009/10. Revaluation data is presented separately for the foreign exchange-based and the foreign exchange-adjusted revaluation of properties.

Financial results

In accordance with the requirements of IFRS 1, net financing revenue and net financing costs are presented separately for the reporting year. Foreign exchange differences are also shown as a separate position on the income statement and are no longer included under other financial results. The prior year data were adjusted accordingly.

EBITDA, EBIT, EBT

The above-mentioned reclassifications on the income statement in 2009/10 had no value-related effects on the results of operations (EBITDA), on operating profit (EBIT) or on earnings before tax (EBT).

2.1.9.2 Reclassifications on the balance sheet

Investment property

In connection with the initial application of IAS 40 (revised), the classification of investment property was adjusted to reflect the actual circumstances. Portfolio properties that are undergoing renovation were reclassified to property under construction, and suspended development projects and land without buildings were reclassified to investment property.

Other financial assets

The position "other financial instruments" was renamed "other financial assets" in 2009/10. There was no reclassification of the accounts included under this position. Details on other financial assets are provided in section 5.7.

Deferred tax assets

In the German version of the annual report, the names of these line items were changed. There were no changes in the English version, and no reclassifications under these items.

Equity

The revaluation reserve, the available-for-sale reserve and currency translation reserve are reported on the balance sheet under accumulated other equity. Retained earnings and consolidated profit as well as the currency translation adjustment were combined, and are now reported as retained earnings.

Liabilities arising from convertible bonds

The convertible bonds are reported separately from other financial liabilities to provide a better overview. The comparable prior year data were adjusted accordingly (non-current and current liabilities arising from convertible bonds as of 30 April 2009: TEUR 1,030,299.0; as of 1 May 2008: TEUR 1,299,944.0). Details on the liabilities arising from convertible bonds are provided in section 5.13.

Trade and other liabilities

The positions trade accounts payable and other liabilities were combined during the reporting year. The comparable prior year data (30 April 2009: non-current and current trade accounts payable TEUR 76,810.7 and non-current and current liabilities; 1 May 2008: non-current and current trade accounts payable TEUR 85,488.4 and non-current and current liabilities TEUR 518,931.2) were adjusted accordingly. However, current and non-current items are presented separately as TEUR 412,156.1 in the prior year. Details are provided in section 5.15.

2.1.9.3 Changes in segment reporting

The previous reporting segments IMMOAUSTRIA, IMMOEAST and IMMOWEST were dissolved after the restructuring process and subsequently reorganised. The individual countries and core markets now form the operating segments of the Group. This change applies to all tables in the notes. The comparable prior year data was adjusted accordingly.

2.2 Foreign currency translation

2.2.1 Functional currency

The Group reporting currency is the Euro. For subsidiaries or associated companies that prepare their financial statements in a foreign currency, the determination of the functional currency is based on the primary (macro)economic environment in which each company operates. The determining factor is the currency in which the majority of cash flows, goods and services are denominated and settled in the relevant country. For the IMMOFINANZ companies, the local currency is the functional currency in all cases.

2.2.2 Foreign currency transactions

The individual Group companies record foreign currency transactions at the average exchange rate in effect on the date of the event. Monetary assets and liabilities denominated in foreign currencies are translated on the balance sheet date at the average exchange rate in effect on this date. Any resulting foreign exchange gains or losses are recognised to the income statement for the reporting year.

2.2.3 Translation of financial statements from foreign subsidiaries, associated companies and joint ventures

In accordance with IAS 21, foreign currency translation for the Group's foreign subsidiaries, joint ventures and associated companies (in the following referred to collectively as foreign operations) is based on the functional currency concept as reflected in the modified current rate method. The assets and liabilities in the financial statements to be consolidated are translated at the average exchange rate on the balance sheet date; the income statement positions are translated at the weighted average exchange rate for the reporting year. Goodwill allocated to a foreign operation included through proportionate consolidation is translated at the closing rate. The equity of foreign operations and foreign currency investments in other foreign entities are translated at the historical exchange rate on the date of initial consolidation. Foreign currency distributions are translated at the average exchange rate for the purpose of elimination. The components of the earned (historical) group equity of foreign operations are translated at the closing rate. Differences arising from the above-mentioned application of different exchange rates to the individual components of financial statements or changes in exchange rates from period to period are reported under the currency translation adjustment on the statement of comprehensive income.

Foreign currency translation is based on the following exchange rates issued by Semper Constantia Privatbank Aktiengesellschaft as of 30 April 2010:

Currency	Closing rate on 30 April 2010	Closing rate on 30 April 2009	Average rate 2009/10	Average rate 2008/09
HUF	266.82000	289.20000	278.01000	271.26000
PLN	3.92000	4.41400	4.16700	3.93275
CZK	25.53000	26.69000	26.11000	25.94750
RON	4.13000	4.18830	4.15915	3.93365
BGN	1.95580	1.95580	1.95580	1.95580
RSD	99.17000	95.00000	97.08500	87.91000
HRK	7.25000	7.42250	7.33625	7.34530
BAM	1.95580	1.95580	1.95580	1.95625
EEK	15.64660	15.64660	15.64660	15.64660
LVL	0.71000	0.70920	0.70960	0.70375
RUB	38.84000	43.93000	41.38500	40.38100
UAH	10.53000	10.70500	10.61750	9.13455
USD	1.33000	1.32660	1.32830	1.44030
CHF	1.43000	1.50640	1.46820	1.56055
SEK	9.62000	10.75970	10.18985	10.05860
TRY	1.98000	2.11820	2.04910	2.06060
GBP	0.87000	0.89875	0.88438	0.84445

2.3 Specific Accounting Policies

2.3.1 Revenue realisation

DRevenues from property rentals are recognised during the period determined by the rental agreement. The sale of inventories is reported under income from property development, with the transfer of ownership representing the date of realisation. Revenues are recognised when the risks and opportunities of ownership as well as control over the goods or services are transferred to the buyer.

Revenue recognition also requires the reliable measurement of the revenues and the costs arising from the sale. If these criteria are met, revenues are recognised in the relevant period. If these criteria are not met, any payments received are reported as liabilities.

2.3.2 Impairment

In accordance with IAS 36, impairment tests are performed when there are indications that an asset may be impaired. Independent of this practice, goodwill and intangible assets with an indefinite useful life are tested each year for signs of impairment. This test is generally performed separately for each asset. The impairment test is only performed on the smallest group of assets, the cash-generating unit, in cases where cash inflows cannot be directly allocated to a specific asset and individual valuation is therefore not possible. Cash-generating units represent the smallest units or groups of units to which independent cash flows can be allocated. A cash-generating unit may not be larger than an operating segment defined in accordance with IFRS 8.

IAS 36 defines the recoverable amount as the relevant benchmark for the impairment test. The recoverable amount equals the higher of fair value less costs to sell and the value in use.

Fair value less costs to sell represents the amount obtainable from the sale of an asset or cash-generating unit in an arm's length transaction at normal market conditions between knowledgeable and willing parties, less the costs of disposal. The costs of disposal are incremental costs directly attributable to the disposal of an asset or cash-generating unit, excluding financing costs. Value in use represents the present value of estimated future cash flows that are expected to arise from the continuing use of an asset or cash-generating unit. Cash flow planning must be based on reasonable and justifiable assumptions that reflect the entity's latest financial plans. The determination of value in use is based on the same methodology used to establish the value of a company, i.e. the discounted cash flow method. Estimates are also required for this purpose (see section 2.4).

If the carrying value of an asset exceeds the recoverable amount, the difference is recognised as an impairment charge (an unscheduled write-down). An impairment charge calculated in accordance with the above principles must then be allocated to the assets in the cash-generating unit as follows: First, the carrying value of goodwill in the cash-generating unit is written down. Any remaining difference is allocated to the other assets in the cash-generating unit in proportion to their carrying value. The allocation of an impairment charge to individual assets may not reduce the carrying value of the asset below the highest of the following amounts:

- fair value less costs to sell
- the value in use
- zero.

If there is an indication that the reasons for impairment no longer exist or have decreased, the impairment charge is reversed to the carrying value that would have been determined (net of amortisation or depreciation) if an impairment charge had not been recognised in prior years. IFRS do not permit the write-up of goodwill that was previously reduced through an impairment charge. The management of the IMMOFINANZ Group views the purchase of property companies as business combinations (see the related comments in section 2.1.5). All goodwill resulting from such business combinations is tested each year for indications of impairment. In these cases, the cash-generating unit is usually an individual object or a property portfolio. The recoverable amount of the cash-generating unit comprises the fair value of the included property (properties) as determined by an expert opinion as well as the fair value of recognised deferred tax liabilities. The deferred tax liabilities are generally represented in the cash-generating unit at a recoverable value of zero. This reflects the fact that property transactions normally take the form of share deals, and the deduction of deferred tax liabilities on the purchase and sale of property companies is generally difficult or impossible to enforce in the markets in which IMMOFINANZ is active. As part of the impairment test, the recoverable amount is compared with the carrying value of the included property (properties) and deferred tax liabilities.

2.3.3 Investment property

Investment properties represent all objects that are held to generate rental income or to realise a long-term increase in value, and are not used in production or for administrative purposes or sold as part of the company's ordinary business activities. Land and/or buildings, or parts thereof, can also represent investment property. Properties used in the production of goods, provision of services or administrative purposes are not classified as investment property under the rules defined in IAS 40. Land purchased as a site for the construction of investment property is classified as IAS 40 property on the date of acquisition and subsequently measured at fair value.

In accordance with IAS 40, investment properties are measured at cost plus transaction costs at the point of recognition. These costs may not include any founding or start-up expenses or operating losses incurred before the investment property reaches the planned level of occupancy.

The management of IMMOFINANZ has decided to follow Best Practices Policy Recommendation 2.11 issued by the EPRA. This organisation advises its members to follow the fair value model defined in IAS 40 for the subsequent measurement of investment properties.

Under the fair value method, properties are measured at their fair value as of the balance sheet date. Fair value represents the amount at which an object could be exchanged between knowledgeable, willing and independent business partners in an arm's length transaction.

Fair value must reflect the current market situation and circumstances as of the balance sheet date. The best evidence of fair value is normally provided by prices quoted on an active market for similar properties with a similar location and conditions as well as comparable rental and other contractual relationships.

The fair value of IMMOFINANZ properties is determined by expert opinions, which are prepared by independent appraisers. The Austria Segment is valued by a committee of three court-certified property experts. Other experts are responsible for the valuation of the BUWOG Bauen und Wohnen Gesellschaft mbH and ESG in the Austria Segment; CB Richard Ellis GmbH was commissioned to perform this work. The expert opinions for Germany, the Netherlands, Switzerland, Italy, France and the USA were prepared by BNP Paribas Real Estate Consult GmbH. The determination of fair value for the former IMMOEAST properties (Czech Republic, Poland, Hungary, Romania, Russia, Slovakia, Bulgaria, Serbia, Croatia, Slovenia, Ukraine) was carried out by Jones Lang LaSalle GmbH (also see section 2.4).

Investment properties were valued using the discounted cash flow method, specifically in the form of the term and reversion model as well as the hardcore and top-slice method. The methodology underlying the term and reversion model is as follows: net income up to the end of the contract term is discounted back to the valuation date; for the time after this period (i.e. extension of the contract or new rental), a comparable market rent is capitalised and also discounted back to the valuation date to determine the perpetual yield (reversion). Depending on the estimates of risk – which are based on the type of property, location and region as well as current market circumstances – different discount rates are applied to the current rental income and the capitalisation of the perpetual yield (the interest rate applied to the contract term is generally slightly lower than the interest rate used to calculate the reversion). This capitalisation process also incorporates vacancies and the perpetual yield based on an appropriate period of time for rental and comparable market rental prices as well as an assumed maximum occupancy that is derived from the above-mentioned criteria. The calculation methodology of the hardcore and top-slice method is similar to the logic behind the term and reversion model. Net income generated by the property – up to the market rent (hardcore component) – is capitalised at a normal market interest rate as a perpetual yield over the entire term (term of the rental contract plus subsequent rental). The top-slice component (the net income for this same term that exceeds the market rent) is then discounted at a risk-adjusted market interest rate. The amount of the risk premium is dependent on the probability of vacancy.

Properties under construction, development objects and Investment properties that were acquired for possible redesign and renovation (redevelopment) were also measured at fair value using the residual value method. Suspended development projects were valued according to the sales comparison approach. Information on this change in accounting policy is provided in see section 1.2.2. The presentation of investment properties was not changed by this redesign and revision.

All changes in the fair value of investment properties, properties under construction and properties held for sale are recognised to the income statement and reported under revaluation results.

2.3.4 Leasing

In accordance with IAS 17, the classification of a leased asset is based on the extent to which the risks and rewards incidental to the ownership of the leased asset lie with the lessor or lessee.

Fixed assets obtained through finance leases are recognised by the lessee at fair value or the lower present value of the minimum lease payments, and depreciated on a straight-line basis over the expected useful life or the shorter term of the lease. Lease payments under an operating lease are recognised as an expense on a straight-line basis over the term of the lease.

Under an operating lease, the economic ownership of the lease asset remains with the lessor. The lessee recognises the lease payments as an expense on a straight-line basis over the term of the lease.

The costs of the lease agreement and other similar expense are recognised to profit or loss analogously over the term of the lease.

IAS 40.6 permits the classification of property that is utilised on the basis of an operating lease as investment property if the fair value method is applied and the object meets the other criteria for inclusion under investment property. This option may be applied in individual cases.

Investment property includes objects obtained through finance leases and operating leases. In accordance with IAS 40.6, these objects are classified as investment property and measured at fair value as of the balance sheet date.

2.3.5 Government grants

Government grants represent assistance provided to an entity through the transfer of resources in return for past or future compliance with certain conditions relating to the operating activities of the entity.

Government grants relating to assets, including non-monetary grants at fair value, reduce the cost of the respective asset.
In 2009/10 IMMOFINANZ did not receive any government grants related to income.

2.3.6 Borrowing costs

Financing costs are capitalised in accordance with IAS 23 if they are related to the acquisition or production of qualified assets. These costs include interest and other expenses incurred by an entity in connection with the borrowing of funds. The capitalisation of borrowing costs ends with the completion of the asset.

2.3.7 Other tangible assets

In accordance with IAS 16, tangible assets are carried at cost less accumulated depreciation and any necessary write-downs that result from impairment tests. Acquisition or production cost includes all costs incurred to bring the asset to the location and condition necessary for it to be capable of operating in the intended manner.

When the payment for a tangible asset extends beyond the normal payment period, interest expense at market rates is also recognised or included (also see section 2.3.6).

Depreciation is calculated on a straight-line basis beginning in the month of acquisition.

Ordinary straight-line depreciation on depreciable tangible assets is based on the following useful lives:

	Useful life in years
Administrative buildings (own use)	25–50
Other tangible assets	4–10

The useful lives of the various assets and the depreciation method are reviewed regularly in agreement with IAS 16 to ensure that they reflect the expected development of the economic value in use of the tangible asset.

2.3.8 Other intangible assets

Intangible assets represent identifiable, non-monetary assets without physical substance, which can be expected to generate a future economic benefit. In accordance with IAS 38, intangible assets are carried at cost less amortisation.

Subsequent expenditures for an intangible asset after its acquisition or completion are expensed as incurred unless: it is probable that these expenditures will enable the asset to generate a future economic benefit which exceeds the originally estimated earning power; and these expenditures can be estimated reliably and exactly allocated to the asset.

With the exception of goodwill, all intangible assets held by IMMOFINANZ Group have a finite useful life and are amortised on a systematic basis (pro rata temporis).

Ordinary straight-line amortisation is based on the following useful lives:

	Useful life in years
Other intangible assets	3–50

In addition, intangible assets are tested for impairment in accordance with IAS 36.

The company has no internally generated intangible assets.

2.3.9 Shares in associated companies

Information on the accounting policies applied to associated companies is provided in section 2.1.4.

2.3.10 Trade and other receivables

Receivables and other financial assets are generally classified as loans and receivables in accordance with IAS 39 and carried at amortised cost. Recognisable individual risks are reflected in appropriate valuation adjustments.

Non-financial receivables are also basically carried at amortised costs after the deduction of any necessary impairment charges.

Information on the accrual of financial and non-financial assets is provided under the definition of financial instruments in section 7.2.

2.3.11 Other financial assets

Other financial instruments comprise securities and similar rights, silent partner interests and miscellaneous investments in other companies, originated loans and derivative financial instruments. The originated loans are related above all to extended payment periods granted by BUWOG/ESG for the settlement of purchase prices.

In accordance with IAS 39, the IMMOFINANZ Group classifies the following assets as available for sale: securities and similar rights as well as investments in other companies that were acquired prior to 1 May 2004 and are measured without recognition through profit or loss. These assets are carried at fair value, e.g. the market or stock exchange value as of the balance sheet date. If fair value cannot be determined and comparable market prices are not available, fair value is established using generally accepted valuation methods (discounted cash flow method) or, in the case of property companies, is based on the net asset value. The initial valuation is made as of the settlement date. Fluctuations in fair value are charged or credited directly to equity; these changes are only recognised to the income statement in the event of impairment or when the assets are sold. If there are objective indications of impairment to an asset, an appropriate write-down is recorded.

Investments in other companies that were acquired after 1 May 2004 are generally designated as financial instruments at fair value through profit or loss on the date of acquisition in accordance with IAS 39. This classification reflects the fact that the investments are part of a portfolio whose results are measured at fair value, which also forms the basis for periodic reporting to management. These assets are measured at fair value as of the balance sheet date, and any changes in fair value are charged or credited to the income statement.

Originated loans are classified as loans and receivables (L&R) in accordance with IAS 39. These items are basically measured at cost or the lower present value as of the balance sheet date.

Derivatives are recognised as independent transactions. These financial instruments are used to reduce the risks associated with foreign exchange and interest rate fluctuations. Derivative transactions are only concluded with financial institutions that have first-rate credit standings. Derivatives are assigned to the category "held for trading" (HFT) and valued through profit or loss at the market value applicable on the balance sheet date. This market value is determined by the relevant financial institution and reported to IMMOFINANZ. Hedge accounting is not applied.

Information on the conditions and market values of derivatives is provided under section 7.3.4.1.

Other short-term financial assets are classified as held for trading (HFT) in accordance with IAS 39 and carried at the applicable market or stock exchange value as of the balance sheet date. All purchases and sales are recognised as of the settlement date, which represents the date on which the asset is transferred. Temporary fluctuations in fair value are recognised through profit or loss.

2.3.12 Deferred tax assets and deferred tax liabilities

In accordance with the balance sheet liability method defined in IAS 12, deferred taxes are calculated on all temporary differences between the carrying value of an asset or liability in the IFRS consolidated financial statements and the respective tax base in the individual company financial statements. Temporary differences can be:

- taxable temporary differences, which are temporary differences that will result in taxable amounts for the determination of taxable profit (tax loss) in future periods, when the carrying value of the asset or liability is recovered or settled; or
- deductible temporary differences, which are temporary differences that will result in amounts that are deductible for the determination of taxable profit (tax loss) in future periods, when the carrying value of the asset or liability is recovered or settled.

A deferred tax asset or deferred tax liability must be recorded for each taxable temporary difference unless the difference arises from the initial recognition of goodwill or the initial recognition of an assets or liability in a transaction that:

- is not a business combination and
- at the time of the transaction, affects neither accounting profit (before tax) nor taxable profit (tax loss).

The calculation of deferred taxes is based on the tax rate that will apply or is expected to apply in the respective country at the point of realisation. Tax laws enacted or substantively enacted as of the closing date are also taken into account.

The recognition of deferred tax assets on deductible temporary differences and loss carryforwards is based on forecasts for their utilisation against future taxable income. The relevant estimates by management are updated as of each balance sheet date based on the latest tax planning data.

2.3.13 Property held for sale

IFRS 5 classifies assets as held for sale if they can be sold in their present condition and their sale is highly probable. The involved assets represent non-current items. These assets are no longer depreciated on a regular basis, but are measured at the lower of the carrying value at the point of classification as held for sale and fair value less costs to sell. The requirements for classification as held for sale are: a) the existence of a concrete intention to sell, b) the immediate availability of the asset and c) with certain exceptions, the completion of the sale within 12 months.

If the requirements for classification as held for sale are no longer met, the asset is transferred to the appropriate balance sheet position and measured at the lower of the carrying amount and fair value less costs to sell. Any adjustment to the value of the asset is recognised to the income statement.

Investment properties represent an exception to the valuation requirements set forth in IFRS 5 because these assets are valued in accordance with the fair value model. However, the presentation requirements defined in IFRS 5 apply.

2.3.14 Inventories

Inventories represent assets that are held for sale during the ordinary course of business, or are in the process of production for such sale, or take the form of materials or supplies to be consumed in the production process or in the rendering of services.

The business activities of IMMOFINANZ as a property company include the acquisition, rental and best possible commercial utilisation of assets to optimise asset management. The properties held for sale by the IMMOFINANZ subsidiaries during the course of ordinary business operations do not fall under the scope of application of IAS 40 (investment properties), and are therefore treated as inventories in accordance with IAS 2.

Inventories are capitalised at cost and measured at the lower of carrying value or net realisable value as of the balance sheet date. Net realisable value is determined as the estimated selling price less any outstanding production costs and costs to sell. The acquisition or production cost of inventories includes all purchase and processing costs as well as other expenses incurred to bring the asset to the current location and condition.

Sales of inventories are reported under income from property development, whereby revenue is realised when ownership is transferred. In the event of a sale, the relevant production costs are recorded as a disposal under the cost of materials.

The production cost of inventories is compared with the respective fair value (net realisable value) defined by the expert opinions. If the net realisable value is less than production cost, an impairment charge is recognised. Information on the determination of fair value and the related uncertainty is provided in sections 2.4 and 2.3.3.

2.3.15 Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, funds-in-transit and deposits with financial institutions. These items are carried at the value applicable on the balance sheet date. The prior year data were adjusted accordingly.

2.3.16 Financial liabilities, trade and other liabilities

Financial liabilities are generally classified as financial liabilities measured at amortised cost (FLAC) in accordance with IAS 39. These items are carried at amortised cost.

Non-financial liabilities are also carried at amortised cost.

Information on the accrual of financial and non-financial liabilities is provided under the definition of financial instruments in section 7.2.

Financial liabilities are recorded at the amount of funds received less transaction costs. Any premium, discount or other difference (e.g. costs for the procurement of funds) between the amount received and the repayment amount is allocated over the term of the financing according to the effective interest rate method and recorded under financial results. The effective interest rate method is not used for immaterial differences; these differences are allocated on a straight-line basis over the term of the liability.

Hybrid financial instruments, which include both equity and debt components, must be separated for accounting purposes. Financial instruments can be comprised of a non-derivative underlying contract and a derivative financial instrument. An embedded derivative must be accounted for separate from the underlying contract.

Derivatives with a negative fair value as well as derivatives with a positive fair value (see section 2.3.11) are classified as held for trading (HFT). These items are carried at fair value through profit or loss as of the balance sheet date.

2.3.17 Provisions

In accordance with IAS 37.14, an obligation arising from past events whose timing or amount is uncertain is recorded as a provision when it becomes probable that an outflow of resources will be required to settle this obligation and when the amount can be reliably estimated.

The provision is based on the best estimate at the time the financial statements are prepared. The best estimate of the amount required to meet the present obligation is the amount the entity would rationally pay to settle the obligation at the balance sheet date or to transfer the obligation to a third party at that time.

The risks and uncertainties that inevitably surround many events and circumstances must be taken into account in determining the best estimate. The expected cash flows must be discounted to their present value if the time value of money is material.

In cases where some or all of the expenditure required to settle an obligation is expected to be reimbursed by another party, the reimbursement may only be recognised when it is virtually certain that this reimbursement will be received if the entity settles the obligation. This reimbursement must be treated as a separate asset. The amount recognised for the reimbursement may not exceed the amount of the provision.

Provisions must be reviewed as of each balance sheet date and adjusted through profit or loss if an outflow of resources is no longer probable.

IMMOFINANZ is exposed to a price risk in cases where developments on the property market in a particular region lead to an increase in yields and the acquisition of an object in this market is tied to a fixed yield that is less than the new market yield. When properties are acquired through forward purchases, a specific acquisition price is normally defined for the property at a certain time in the future. If the fair value on the date of acquisition is less than the agreed purchase price, the contract represents a disadvantage for IMMOFINANZ. A provision for onerous contracts is recognised as of each balance sheet date to reflect this risk, whereby the amount of the provision is based on the latest available market data and current developments.

2.3.18 Obligations to employees

The provisions for termination benefits, pensions and long-service bonuses were calculated in accordance with the projected unit credit method. This method computes the present value of claims earned by the employees up to the balance sheet date, based on an assumed increase of approx. 2 % in wages and salaries. The calculation is also based on the earliest possible retirement age defined by the relevant legal regulations, which is dependent among others on the employees' sex and date of birth. An interest rate of 4.7 % was applied to the provisions for pensions, termination benefits and long-service bonuses. Appropriate employee turnover rates – scaled to reflect the number of years with the company – were also included in the calculation. The actuarial calculation for Austria was based on the Pagler & Pagler AVÖ 2008-P mortality tables. Actuarial gains and losses are recognised immediately to profit or loss.

2.4 Judgments and Estimation Uncertainty

The preparation of consolidated financial statements in agreement with IFRS requires the use of judgments and assumptions for future developments by corporate management. These judgments and assumptions can have a significant influence on the recognition and value of assets and liabilities, the disclosure of other obligations as of the balance sheet date and the reporting of income and expenses for the financial year.

The following assumptions carry a significant risk that they may lead to a material adjustment in the value of assets and liabilities during the next financial year:

- The fair value of the investment property, property under construction and property held for sale (carrying value as of 30 April 2010: TEUR 8,864,604.4) and the net realisable value of inventories are determined on the basis of appraisals prepared by independent property experts. The preparation of these appraisals involves assumptions, e.g. for the applied discount rate or maximum occupancy. The same applies to the calculation of net asset value and triple net asset value (see section 4.10 and 4.11).
- The impairment testing of intangible assets, goodwill and tangible assets is based on forward-looking assumptions. The determination of the recoverable amount of an asset for an impairment test involves the use of numerous assumptions, e.g. concerning future surplus cash flows and the discount rate. These surplus cash flows reflect the latest available corporate forecasts at the time the financial statements are prepared (see section 5.4).
- Alternative financial valuation methods are used in the impairment testing of financial instruments for which there is no active market. The parameters used to establish fair value are based in part on forward-looking assumptions. The respective carrying values are listed in section 7.2.4.
- The valuation of pension and severance compensation obligations (carrying value as of 30 April 2010: TEUR 3,835.2) includes the use of assumptions concerning the interest rate, retirement age, life expectancy, employee turnover and future increase in salaries and wages (see section 2.3.18).
- The recognition of deferred tax assets (carrying value as of 30 April 2010: TEUR 296,936.6) is based on the assumption that the company will generate sufficient taxable profit in the future to utilise these items (see section 5.8).
- The valuation of provisions is based on estimated amounts. A number of the estimates were developed by experts, with past experience included whenever possible. In particular, the amount of the provision for onerous contracts (carrying value as of 30 April 2010: TEUR 54,258.0) is connected with uncertainty (section 4.6.3).
- The unrecognised obligations and impairment charges arising from sureties, guarantees and other liabilities are assessed on a regular basis to determine whether recognition is required (section 7.3.2).

The estimates and the underlying assumptions are reviewed regularly. Actual values may vary from these estimates and assumptions when the development of the general parameters is different than expectations on the balance sheet date. Changes are made when more accurate information is available, and the assumptions are adjusted accordingly.

3. Consolidation Range and Business Combinations

3.1 Development of the consolidation range

The changes in the consolidation range during the 2009/10 financial year are shown in the following table. An overview of the IMMOFINANZ Group companies is presented at the end of the notes.

Consolidation range	Full consolidation	Proportionate consolidation	Equity method	Total
Balance on 30 April 2009	454	112	23	**589**
Initially consolidated during the reporting year	22	0	0	**22**
Disposal or merger	-15	-11	-4	**-30**
Change in consolidation method	6	-6	0	**0**
Balance on 30 April 2010	467	95	19	**581**
Thereof foreign companies	291	88	18	397

3.2 Fully consolidated companies

In addition to IMMOFINANZ, these consolidated financial statements include 176 domestic and 291 foreign subsidiaries in which IMMOFINANZ directly or indirectly holds the majority of shareholder voting rights or can exercise legal or actual control.

3.3 Companies included through proportionate consolidation

In accordance with IAS 31, seven domestic and 88 foreign companies are included in these financial statements through proportionate consolidation. Based on the rules defined in IAS 31.3 in connection with IAS 31.9, IMMOFINANZ is not considered to have control over the following companies – even if it holds the majority of voting rights or manages these businesses jointly with other partners in spite of its minority interests – because syndication agreements were concluded with other entities for the joint management of business operations:

Segment	Country	Headquarters	Company	Stake
Austria	AT	Langenzersdorf	SelfStorage-DeinLager LagervermietungsgesmbH	30.00%
Austria	AT	Vienna	SelfStorage-Liegenschaftsverwaltung Wattgasse GmbH	30.00%
Germany	DE	Munich	SelfStorage – Dein Lagerraum GmbH	30.00%
Poland	CY	Nicosia	Silesia Residential Holding Limited	70.00%
Poland	PL	Katowice	Debowe Tarasy Sp. z o.o. II sp.k.	70.00%
Poland	PL	Katowice	Debowe Tarasy Sp. z o.o. III sp.k.	70.00%
Poland	PL	Katowice	Debowe Tarasy Sp. z o.o. IV sp.k.	70.00%
Poland	PL	Katowice	Silesia Residential Project Sp. z o.o.	70.00%
Poland	PL	Warsaw	Cirrus Real Sp. z o.o.	51.00%
Poland	PL	Warsaw	Debowe Tarasy Sp. z o.o.	70.00%
Poland	PL	Warsaw	Equator Real Sp. z o.o.	51.00%
Poland	PL	Warsaw	Metropol NH Sp. z o.o.	25.00%
Poland	PL	Warsaw	Nimbus Real Sp. z o.o.	51.00%
Czech Republic	CZ	Prague	Diamant Real spol. s.r.o.	51.00%
Czech Republic	CZ	Prague	Stop.Shop. Krnov s.r.o.	50.50%

Czech Republic	CZ	Prague	Stop.Shop. Zatec s.r.o.	50.50%
Czech Republic	CZ	Prague	Veronia Shelf s.r.o.	51.00%
Hungary	HU	Budapest	Stop.Shop. Gyöngy Kft.	51.00%
Hungary	HU	Budapest	Stop.Shop. TB Kft.	51.00%
Romania	RO	Bucharest	Confidential Business SRL	25.00%
Romania	RO	Bucharest	Polivalenta Building SRL	25.00%
Romania	RO	Bucharest	S.C. Retail Development Invest 1 s.r.l.	80.00%
Russia	CY	Limassol	Berga Investment Limited	75.00%
Russia	CY	Limassol	MONESA LIMITED	75.00%
Russia	RU	Moscow	OOO Berga Development	75.00%
Russia	RU	Moscow	OOO Fenix Development	75.00%
Other	CH	Zug	SelfStorage – Dein Lagerraum (Schweiz) AG	30.00%
Other	UA	Kiev	TOV Arsenal City	49.99%
Other	UA	Kiev	TOV Vastator Ukraine	49.99%
Other	USA	Houston	IMF Investments 105 LP	90.00%
Other	USA	Houston	IMF Investments 106 LP	90.00%
Other	USA	Houston	IMF Investments 107 LP	90.00%
Other	USA	Houston	IMF Investments 205 LP	90.00%
Other	USA	Houston	IMF Investments 307 LP	90.00%
Holding company	DE	Munich	Multi-IMMOEAST Asset Management GmbH	45.00%

The above table only includes joint ventures that were included in the consolidation range as of 30 April 2010.

The following table shows the pro rata values for companies that were included in the consolidated financial statements at their proportionate share:

All amounts in TEUR	30 April 2010	30 April 2009
Non-current property assets	961,237.2	733,980.3
Current property assets	81,533.3	85,121.5
Other non-current assets	152,818.1	90,418.9
Other current assets	48,000.1	63,464.3
Non-current liabilities	-913,864.3	-938,795.1
Current liabilities	-220,196.6	-204,197.9
Proportional share of net assets	**109,527.6**	**-170,008.0**

All amounts in TEUR	2009/10	2008/09
Revenues	49,899.3	53,677.5
Revaluation of properties	101,388.9	-93,470.8
Operating profit (EBIT)	**-41,295.6**	**-219,656.4**
Financial results	**-2,422.3**	**-176,166.3**
Income taxes	-31,085.2	41,955.4
Net profit for the period	**-74,803.2**	**-353,867.3**

3.4 Associated companies

In 2009/10 18 foreign companies and one domestic company were included in the consolidated financial statements by applying the equity method.

The requirement for application of the equity method is the ability of the investing company to exercise significant influence over the associate. This is normally evidenced by one or more of the factors defined in IAS 28.7. Potential voting rights are to be considered in determining whether the requirements for significant influence are met. In contrast, the actual exercise of this influence is not required.

Significant influence as defined in IAS 28.6 is considered to exist when the stake owned in a company equals 20 % or more of the voting power. However, this presumption can be refuted. IMMOFINANZ holds stakes of more than 20 % in the net assets of the following companies, which were not classified as associated companies due to a lack of significant influence:

- FF&P Russia Real Estate Limited (37.11 %)
- Global Emerging Property Fund L.P. (25 %)
- FF&P Development Fund (32.12 %)
- Adama Holding Public Ltd. (30.78 %)
- M.O.F. Immobilien AG (20 %)
- M.O.F. Beta Immobilien AG (20 %)
- Dikare Holding Ltd. (22 %)
- Russia Development Fund L.P. (50.66 %)
- Polonia Property Fund II, L.P. (25 %)
- IMMOFINANZ Zeta Liegenschafts- und Mobilienvermietungsgesellschaft m.b.H. (66.53 %)
- CPB Beta Anlagen Leasing GmbH (57.85 %)

The presumption of association is refuted by the absence of IMMOFINANZ staff or corporate bodies in the managing bodies of the above companies or the quorum of shareholders that is required to pass resolutions. Therefore, these stakes are accounted for as IAS 39 investments.

3.5 Business combinations (initial consolidations)

IMMOFINANZ acquired shares in or founded the following companies during the 2009/10 financial year:

Segment	Country	Headquarters	Company	Stake	Consolidation method	Initial consolidation
Founding						
Austria	AT	Vienna	BUWOG - Facility Management GmbH	100.00%	V	24. August 2009
Austria	AT	Vienna	Octo Immobilienanlagen GmbH	100.00%	V	10. November 2009
Austria	AT	Vienna	Quarta Immobilienanlagen GmbH	100.00%	V	10. November 2009
Austria	AT	Vienna	Quinta Immobilienanlagen GmbH	100.00%	V	10. November 2009
Austria	AT	Vienna	Rennweg 54 OG	100.00%	V	05. May 2009
Austria	AT	Vienna	Secunda Immobilienanlagen GmbH	100.00%	V	10. November 2009
Austria	AT	Vienna	Septima Immobilienanlagen GmbH	100.00%	V	10. November 2009
Austria	AT	Vienna	Sexta Immobilienanlagen GmbH	100.00%	V	10. November 2009
Austria	AT	Vienna	Tertia Immobilienanlagen GmbH	100.00%	V	10. November 2009

Austria	AT	Vienna	Zieglergasse 69 Immobilienprojekt Gmbh	100.00%	V	24. March 2010
Germany	AT	Vienna	BUWOG - Berlin GmbH	100.00%	V	24. March 2010
Germany	AT	Vienna	BUWOG - Deutschland GmbH	100.00%	V	22. February 2010
Germany	AT	Vienna	CHB Immobilienholding GmbH	100.00%	V	01. May 2009
Holding company	AT	Vienna	IMMOEAST Immobilien GmbH	100.00%	V	07. October 2009
Holding company	AT	Vienna	IMBEA IMMOEAST Beteiligungsverwaltung AG	100.00%	V	02. December 2009
Other	USA	Delaware	IMF Solo Investments LLC	100.00%	V	29. April 2010
Zukäufe						
Hungary	HU	Budapest	Center Invest Bcsaba Kft.	100.00%	V	14. July 2009
Hungary	HU	Budapest	Center Invest Keszt Kft.	100.00%	V	24. February 2010
Hungary	HU	Budapest	Stop.Shop Kisvárda Kft.	100.00%	V	14. July 2009
Other	FR	Paris	EURL DU LOGISTIQUES NICE	100.00%	V	16. September 2009
Holding company	CY	Nicosia	Flureca Trading ltd	100.00%	V	26. March 2010
Holding company	CY	Nicosia	Lonaretia Consultants ltd	100.00%	V	26. March 2010

V = Full consolidation

The newly founded companies do not fall under the scope of application of IFRS 3.

Effects of initial consolidations

The initial consolidation of property companies resulted in the transfer of the following assets and liabilities to IMMOFINANZ; the amounts shown below reflect measurement at fair value:

All amounts in TEUR	2009/10	2008/09
Cash and cash equivalents	1,032.3	21,182.3
Receivables and other assets	901.3	17,929.2
Deferred tax assets	380.5	1,010.3
Investment property	28,963.2	105,892.7
Tangible assets	2.5	193.9
Intangible assets (excl. goodwill)	153.9	3,314.0
Inventories	1.0	0.0
Financial liabilities	-22,531.2	-38,677.1
Trade accounts payable	-222.8	-776.1
Other liabilities	-1,053.8	-56,227.5
Provisions	-280.8	-290.0
Deferred tax liabilities	-2,453.4	-6,044.1
Foreign exchange differences	0.0	2,826.5
Non-controlling interests	0.0	-2,212.7
Net assets acquired	**4,892.7**	**48,121.6**
(Negative) goodwill	223,938.2	12,292.4
Outstanding purchase price	-192,751.0	-4,897.9
Purchase price paid in cash	**36,079.9**	**55,516.1**
Less cash and cash equivalents acquired	-1,032.3	-21,182.3
Net purchase price for property companies	**35,047.6**	**34,333.8**

Purchase prices for property companies totalling TEUR 36,079.9 (2008/09: TEUR 55,516.1) were paid in cash.

Goodwill also includes the increase in goodwill that resulted from the amendment of the original purchase contract for the Golden Babylon Rostokino project. This change reflects a subsequent price adjustment and does not represent an initial consolidation (see section 5.4.1).

The following table shows the consolidated share of net assets at the individual company level as of the balance sheet date as well as the income statement for the period from the acquisition date to the balance sheet date for all companies initially consolidated (acquired) during 2009/10:

All amounts in TEUR	30 April 2010	30 April 2009
Non-current property assets	28,300.0	267,710.5
Other non-current assets	1,997.4	172,859.5
Other current assets	1,992.6	390,659.3
Non-current liabilities	-16,155.2	-47,409.1
Current liabilities	-1,557.4	-40,950.1
Proportional share of net assets	**14,577.5**	**742,870.1**

All amounts in TEUR	2009/10	2008/09
Revenues	1,447.9	12,330.7
Revaluation of properties	1,414.5	-26,986.7
Operating profit (EBIT)	**9,141.2**	**-25,377.5**
Financial results	**-329.7**	**-23,152.0**
Income taxes	-521.4	5,044.4
Net profit for the period	**8,290.1**	**-43,485.2**

The following information is not provided because its development would only have been possible at an unreasonably high cost: the carrying value of the individual assets and liabilities (IFRS 3.67 (f)) as well as revenues and profit or loss recorded by the acquired companies under the assumption that the acquisition had taken place at the beginning of the reporting period (IFRS 3.70).

3.6 Transition consolidations

Transition consolidations were recognised for the following companies in 2009/10:

				Before		After		
Segment	Country	Head-quarters	Company	Stake	Con-solidation method	Stake	Con-solidation method	Date
Czech Rep.	CZ	Prag	J.H. Prague a.s.	50.00%	Q	100.00%	V	09 February 2010
Czech Rep.	CZ	Prag	JUNGMANNOVA ESTATES a.s.	50.00%	Q	100.00%	V	09 February 2010
Czech Rep.	CZ	Prag	STOP.SHOP.Rakovnik s.r.o.	50.00%	Q	100.00%	V	18 June 2009
Czech Rep.	CZ	Znaim	Nakupni Centrum AVENTIN Tabor s.r.o.	50.50%	Q	100.00%	V	30 September 2009
Czech Rep.	CZ	Znaim	Nakupni Centrum Trebic s.r.o.	50.50%	Q	100.00%	V	30 September 2009
Romania	RO	Bukarest	S.C. Union Investitii S.r.l.	25.00%	Q	100.00%	V	14 April 2010

V = Full consolidation, Q = Proportionate consolidation

Effects of transition consolidations

The transition consolidation of property companies resulted in the transfer of the following assets and liabilities to IMMOFINANZ; the amounts shown below reflect measurement at fair value:

All amounts in TEUR	2009/10	2008/09
Cash and cash equivalents	444.8	2,502.8
Receivables and other assets	1,701.2	7,043.5
Deferred tax assets	193.8	2,458.3
Investment property	35,697.4	38,503.8
Other tangible assets	185.9	0.0
Financial liabilities	-28,493.1	-7,273.5
Trade accounts payable	-3,607.1	-2,373.0
Provisions	-1,027.7	-216.4
Other liabilities	-26,211.4	-29,974.4
Deferred tax liabilities	-835.1	-3,285.7
Revaluation reserve	0.0	-8,075.1
Currency translation adjustment	-2,454.0	43.6
Net assets acquired	**-24,405.3**	**-646.2**
(Negative) goodwill	29,991.0	40,974.9
Purchase price paid in cash	**5,585.7**	**40,328.7**
Less cash and cash equivalents acquired	-444.8	-2,502.8
Net purchase price for property companies	**5,140.9**	**37,825.9**

3.7 Endkonsolidierung

The following companies were sold or liquidated during the 2009/10 financial year and subsequently eliminated from the consolidation range.

Segment	Country	Headquarters	Company	Stake	Consolidation method	Date
Austria	AT	Vienna	Tertia Immobilienanlagen GmbH	100.00%	V	26 January 2010
Germany	DE	Frankfurt	IMMOWEST Lenbachgärten 1 GmbH & Co. KG	100.00%	V	09 September 2009
Germany	DE	Frankfurt	IMMOWEST Lenbachgärten 2 GmbH & Co. KG	100.00%	V	10 September 2009
Germany	DE	Frankfurt	IMMOWEST Lenbachgärten 3 GmbH & Co. KG	100.00%	V	09 September 2009
Germany	DE	Frankfurt	IMMOWEST Lenbachgärten 4 GmbH & Co. KG	100.00%	V	09 September 2009
Germany	DE	Frankfurt	IMMOWEST Lenbachgärten 5 GmbH & Co. KG	100.00%	V	10 September 2009
Germany	DE	Frankfurt	IMMOWEST Lenbachgärten 6 GmbH & Co. KG	100.00%	V	10 September 2009
Germany	LU	Luxembourg	IMF Luxemburg I S.à.r.l.	100.00%	V	11 September 2009
Germany	LU	Luxembourg	IMF Luxemburg II S.à.r.l.	100.00%	V	11 September 2009
Germany	LU	Luxembourg	IMF Luxemburg III S.à.r.l.	100.00%	V	11 September 2009
Poland	PL	Warsaw	ImmoPoland Residential I Sp. Z o.o. w likwidacji	47.50%	Q	09 October 2009
Poland	PL	Warsaw	Residea Tau Sp. z o.o.	50.00%	Q	25 November 2009
Czech Rep.	CZ	Prague	E.N.G. Property a.s.	50.00%	Q	09 February 10
Czech Rep.	CZ	Prague	PAN Development a.s.	50.00%	Q	09 February 10
Czech Rep.	CZ	Prague	PERL INVEST a.s.	50.00%	Q	09 February 10
Czech Rep.	CZ	Prague	Stetkova Property Invest a.s.	50.00%	Q	09 February 2010
Romania	RO	Bucharest	IMMOEAST Project Riverside Tower S.R.L.	100.00%	V	30 March 2010
Romania	RO	Bucharest	NH Entity Corporation SRL	50.00%	Q	01 August 2009
Romania	RO	Bucharest	NH Global Time SRL	50.00%	Q	01 August 2009
Romania	RO	Bucharest	NH Pacific Corporation SRL	50.00%	Q	01 August 2009
Other	KY	George Town	Perlagonia Cayman	100.00%	V	31 January 2010
Other	LU	Luxembourg	IMMOEAST Luxembourg 2 SARL	100.00%	V	05 August 2009
Other	LU	Luxembourg	Multi-IMMOEAST Central European Property Fund C.V.	45.00%	Q	31 Juli 2009
Other	SRB	Belgrade	Bewo International d.o.o. Beograd	50.00%	Q	26 April 2010
Other	TR	Istanbul	Boronkay Gayrimenkul Yatirim A.S.	33.33%	E	31 January 2010
Other	TR	Istanbul	Gebze Gayrimenkul Yatirim A.S.	33.33%	E	31 January 2010
Other	TR	Istanbul	Sisli Gayrimenkul Yatirim A.S.	33.33%	E	30 April 2010

V = Full consolidation, Q = Proportionate consolidation, E = Equity method

The total effect of the deconsolidations recognised in 2009/10 is shown in the following table:

All amounts in TEUR	2009/10	2008/09
Cash and cash equivalents	500.6	15,206.4
Shares in associated companies	0.0	23,684.6
Other financial instruments	0.0	6,235.5
Receivables and other assets	415.9	30,158.4
Deferred tax assets	0.0	5,082.6
Investment property	143,646.2	295,036.6
Other tangible assets	0.0	1.8
Intangible assets (excl. goodwill)	0.0	4,240.5
Goodwill	0.0	28,944.0
Financial liabilities	-66,279.7	-194,556.0
Trade accounts payable	-164.3	-3,403.6
Other liabilities	-428.6	-77,072.7
Provisions	-136.7	-2,948.1
Deferred tax liabilities	-1,926.1	-37,379.9
Currency translation adjustment	-2,270.9	-3,372.6
Non-controlling interests	0,0	1,807.1
Net assets sold	**73,356.4**	**91,664.3**
Results of deconsolidation	10,975.1	27,092.4
Sale price	**84,331.5**	**118,756.7**
Less cash and cash equivalents	-500.6	-15,206.4
Net sale price	**83,830.9**	**103,550.3**

3.8 Structural changes

The following table lists the companies in which the IMMOFINANZ investment changed during 2009/10 without a loss of control as well as companies merged during the reporting year. The latter are reported at an investment of 0.00 % in the column "stake after".

Segment	Country	Sitz	Gesellschaft	Quote vorher	Quote nachher	Konsolid-ierungsart	Stichtag
Austria	AT	Wien	Business Park Vienna Holding AG	100.00%	0.00%	V	19 January 2010
Austria	AT	Wien	REVIVA Am Spitz Liegenschafts GmbH	86.80%	99.99%	V	01 May 2009
Romania	RO	Bukarest	Klyos Media s.r.l.	90.00%	100.00%	V	29 January 2010
Romania	RO	Bukarest	Ventilatorul Real Estate SA	93.67%	94.99%	V	25 February 2010
Other	TR	Istanbul	Vendo Gayrimenkul Yatirimciligi ve Ticaret A.S.	33.33%	0.00%	E	23 November 2009
Other	NL	Amsterdam	IMMOWEST Storage Holding B.V.	90.01%	95.01%	V	29 January 2010
Holding company	AT	Wien	IMMOEAST AG	54.63%	0.00%	V	29 April 2010

V = Vollkonsolidierung, E = Equity-Konsolidierung

4. Notes to the Consolidated Income Statement

4.1 Income from asset management

4.1.1 Rental income

The following table shows the classification of rental income based on the use of the properties:

All amounts in TEUR	1 May 2009–30 April 2010	%	1 May 2008–30 April 2009	%
Office	169,663.3	31.32%	179,566.8	32.84%
Logistics/commercial	99,610.6	18.39%	99,233.4	18.15%
Retail	123,572.9	22.81%	114,682.4	20.98%
Residential	123,445.7	22.79%	114,396.4	20.9 %
Other rental income	25,418.2	4.69%	38,851.4	7.11%
Rental income	**541,710.7**	**100.00%**	**546,730.4**	**100.00%**

The positions "recreation/hotel" and "parking", which were shown separately in the prior year, were combined under other rental income for reporting in 2009/10.

4.1.2 Revenues

Revenues are presented by region and use of the object in the section on segment reporting, which represents an integral part of these annual financial statements. Revenues comprise rental income, operating costs charged to tenants and other revenues.

4.1.3 Real estate expenses

All amounts in TEUR	1 May 2009–30 April 2010	1 May 2008 –30 April 2009
Vacancies	10,616.3	8,868.3
Commissions	3,082.4	9,068.0
Maintenance	57,841.2	51,064.1
Investments in development projects	1,856.3	327.8
Other expenses	47,346.6	48,234.0
Total	**120,742.8**	**117,562.2**

Other expenses consist chiefly of costs that are the responsibility of the building owner.

4.1.4 Operating costs

Direct operating expenses of TEUR 160,237.7 (2008/09: TEUR 162,115.5) included under this item are related primarily to properties that were used to generate rental income during the financial year.

4.2 Income from property sales

All amounts in TEUR	1 May 2009–30 April 2010	1 May 2008–30 April 2009
Sale of properties	86,120.0	385,306.9
Book value of sold properties	-88,393.1	-384,409.2
Income from deconsolidations	10,975.1	27,092.4
Revaluation of sold properties during reporting year	26,186.5	12,569.7
Total	**34,888.5**	**40,559.8**

The positions in the above table are presented in this form for the first time in 2009/10. In the prior year these items were included under other operating income (see section 2.1.9.1).

4.3 Income from property development

Proceeds of TEUR 28,104.4 (2008/09: TEUR 26,759.1) from the sale of real estate inventories are contrasted by production costs of TEUR 21,589.4 (2008/09: TEUR 23,493.8) for these inventories.

In the prior year proceeds from the sale of inventories were reported under revenues. The prior year data were adjusted accordingly to achieve comparability.

4.4 Other operating income

Other operating income comprises the following items:

All amounts in TEUR	1 May 2009–30 April 2010	1 May 2008–30 April 2009
Reversal of negative goodwill	5,177.4	4,945.0
Expenses charged on	2,427.0	4,024.6
Reversal of provisions	15,845.3	10,362.8
Insurance compensation	3,470.6	1,075.0
Miscellaneous	25,781.3	50,099.0
Total	**52,701.6**	**70,506.3**

Miscellaneous other operating income includes TEUR 1,407.3 (2008/09: TEUR 6,127.1) of purchase price refunds. The amount shown for the reporting year also includes the reversal of a liability recognised as of 30 April 2008 for TEUR 3,309.3 of administrative fees due to Aviso Zeta Bank AG (then Constantia Privatbank AG).

In order to achieve comparability, the prior year data were reclassified from miscellaneous other operating income to income from property sales. The reclassification involved income from deconsolidations (2008/09: TEUR 27,092.4) and income from the disposal of properties (2008/09: TEUR 13,467.4).

4.5 Results of operations (EBITDA)

4.5.1 Overhead expenses

General operating expenses comprise the following positions:

All amounts in TEUR	1 May 2009–30 April 2010	1 May 2008–30 April 2009
Administration	-38,681.2	-85,676.8
Legal, auditing and consulting fees	-29,087.0	-48,817.1
Commissions	-2,091.8	-14,670.8
Penalties	-4,109.4	-6,449.1
Taxes and duties	-3,702.0	-15,609.3
Advertising	-7,790.3	-10,105.0
Expenses charged on	-1,226.6	-954.7
Rental and lease expenses	-1,065.1	-1,027.7
EDP and communications	-2,185.2	0.0
Expert opinions	-2,686.3	-10,456.5
Supervisory Board remuneration	-404.1	-542.4
Miscellaneous	-19,686.7	-41,233.1
Total	**-112,715.7**	**-235,542.5**

Information on administrative expenses is provided under section 7.6.2.1, while the Supervisory Board remuneration is reported in section 7.6.12..

4.5.2 Personnel expenses

Personnel expenses comprise the following:

All amounts in TEUR	1 May 2009–30 April 2010	1 May 2008–30 April 2009
Wages	1,777.1	1,087.4
Salaries	18,002.8	18,652.6
Expenses for defined contribution plans	396.6	294.8
Expenses for defined benefit plans	196.4	598.0
Expenses for legally required social security and other employee-related expenses	4,281.0	4,206.6
Other personnel expenses	50.6	30.8
Total	**24,704.5**	**24,870.2**

The following table shows the average workforce employed by the subsidiaries included in the consolidated financial statements (through full and proportionate consolidation) as of the balance sheet date:

	2009/10	2008/09
Wage employees	296	285
Salaried employees	362	354
Total	**658**	**639**

4.6 Operating profit (EBIT)

4.6.1 Revaluation of property excluding foreign exchange differences and revaluation of property based on foreign exchange differences

Revaluation results include all increases and decreases in the value of investment properties, property under construction and properties held for sale.

Revaluation gains and losses are presented by country under segment reporting, which represents an integral part of these consolidated financial statements.

The revaluation gains and losses are classified as follows:

	Investment property		Property under construction	
All amounts in TEUR	1 May 2009–30 April 2010	1 May 2008–30 April 2009	1 May 2009–30 April 2010	1 May 2008–30 April 2009
Revaluation	447,811.6	145,717.4	9,443.0	0.0
Impairment charges	-442,118.4	-1,493,068.9	-35,323.0	0.0
Total	**5,693.2**	**-1,347,351.5**	**-25,880.0**	**0.0**

High impairment charges in 2008/09 were followed by a gradual recovery on international financial and property markets during the reporting year, which led to a moderate increase in the value of the portfolio properties. The substantial positive revaluation results recorded in Austria are attributable primarily to the BUWOG portfolio.

The following revaluation gains were recognised in 2009/10:

All amounts in TEUR	Investment property	Property under construction
Austria	119,130.7	4,400.0
Germany	30,231.7	0.0
Poland	21,028.3	3,440.9
Czech Republic	31,624.8	1,552.5
Slovakia	8,245.3	49.6
Hungary	12,976.0	0.0
Romania	33,542.7	0.0
Russia	153,443.3	0.0
Other	37,588.8	0.0
Total	**447,811.6**	**9,443.0**

The classification of the 2009/10 impairment charges by country is shown in the following table:

All amounts in TEUR	Investment property	Property under construction
Austria	25,273.0	5,836.1
Germany	15,690.8	352.3
Poland	71,464.3	0.0
Czech Republic	114,511.5	9,342.9
Slovakia	6,956.4	0.0
Hungary	66,421.9	0.0
Romania	109,767.4	7,427.0
Russia	2,207.1	12,364.7
Other	29,826.0	0.0
Total	**442,118.4**	**35,323.0**

4.6.2 Write-downs/impairment charges to goodwill

All amounts in TEUR	1 May 2009–30 April 2010	1 May 2008–30 April 2009
Impairment charges to properties under construction	0.0	245,182.9
Write-ups and write-downs to inventories	31,558.1	136,286.6
Impairment charges to goodwill	240,716.3	130,652.0
Valuation adjustments to receivables and expenses arising from derecognised receivables	6,143.7	339,036.0
Other impairment charges	7,726.5	20,204.4
Total	**286,144.6**	**871,361.9**

Other impairment charges consist primarily of scheduled amortisation for intangible assets and scheduled depreciation for tangible assets.

Information on impairment charges to goodwill is provided in section 5.4.1.
Information on valuation adjustments to receivables is provided in section 5.6.
Information on write-ups and write-downs to inventories is provided in section 5.10.

4.6.3 Addition to/reversal of provision for onerous contracts

In previous years the IMMOFINANZ Group entered into obligations to purchase properties or shares in properties at fixed returns. These obligations led to the recognition of TEUR 54,258.0 in provisions for onerous contracts during 2009/10 to reflect the continued upward shift in yields during the reporting year (2008/09: TEUR 163.0; see section 7.4.3).

The recognition of changes in the provision for onerous contracts through profit or loss is shown below:

All amounts in TEUR	1 May 2009–30 April 2010	1 May 2008–30 April 2009
Austria	0.0	-2,665.0
Germany	2,023.9	-18,794.0
Poland	-490.1	-950.0
Czech Republic	0.0	0.0
Slovakia	8,161.6	-10,370.9
Hungary	-2,588.4	-2,579.4
Romania	-5,765.1	-31,414.4
Russia	90,186.5	-90,186.5
Other	3,774.0	-6,062.8
Holding company	-2,706.1	0.0
Total	**92,596.3**	**-163,023.1**

The reversal of the provision for onerous contracts in Russia is related chiefly to the Golden Babylon Rostokino project (see section 5.4.1)..

4.7 Financial results

All amounts in TEUR	1 May 2009–30 April 2010	1 May 2008–30 April 2009
Net financing costs	**-237,787.5**	**-310,232.5**
Net financing revenue	**114,882.1**	**128,202.5**
Foreign exchange differences	**161,995.7**	**-325,978.2**
Profit/(loss) on other financial instruments and proceeds on the disposal of financial instruments	20,737.6	94,251.0
Valuation of financial instruments at fair value through profit or loss	-23,969.3	-565,291.4
Income from distributions	10,566.2	14,343.0
Other financial results	**7,334.5**	**-456,697.4**
Share of profit/loss from associated companies	**-19,345.9**	**-367,459.7**
Financial results	**27,078.9**	**-1,332,165.3**

Financing revenue and financing costs are generated by financial instruments that are not carried at fair value. The interest attributable to derivatives is reported under profit/loss on other financial instruments. Financing costs do not include interest income as defined in IAS 39 AG 93 because the interest component of the impairment loss on a financial asset was immaterial and therefore not measured separately.

Profit/loss on other financial instruments and proceeds on the disposal of financial instruments also include income of TEUR 34,921.9 from the repurchase of convertible bonds. This amount comprises total proceeds of TEUR 37,418.9 from the withdrawal as well as total expenses of TEUR 2,496.8 from the conversion. Convertible bonds with a total nominal value of TEUR 57,900.0 were withdrawn.

Profit/loss on other financial instruments and proceeds on the disposal of financial instruments include TEUR 9,091.9 (2008/09: TEUR -49,816.2) from the valuation of derivatives.

The valuation of financial instruments at fair value through profit or loss comprises revaluations of TEUR 36,145.0 (2008/09: TEUR 1,351.1) and impairment charges of TEUR 60,114.3 (2008/09: TEUR 566,642.6). The revaluation of and impairment charges to the individual investments held by the Group are listed in section 5.7 under the development of IAS 39 investments.

Major distributions received during the reporting year include Carlyle Europe Real Estate Partners at TEUR 2,096 and Carlyle Asia Real Estate Partners at TEUR 4,596.

Information on the share of profit/loss received from associated companies is provided in section 5.5.

Financing costs and financing revenue are reported separately in 2009/10 based on the requirements of IAS 1 (see section 2.1.9.1).

4.8 Income taxes

This item includes income taxes paid or owed by Group companies as well as provisions for deferred taxes.

All amounts in TEUR	1 May 2009–30 April 2010	1 May 2008–30 April 2009
Income tax expense	-10,898.1	-6,205.5
Provisions for deferred taxes	-1,754.8	358,525.6
Total	**-12,652.9**	**352,320.1**

The difference between calculated income tax expense and actual income expense as shown on the income statement is due to the following factors:

	2009/10		2008/09	
Earnings before tax	**208,221.3**		**-3,403,430.7**	
Income tax expense at 25 % tax rate	**-52,055.3**	**25.0 %**	**850,857.7**	**25.0 %**
Effect of different tax rates	-33,696.5	16.2 %	-132,535.9	-3.9 %
Effect of changes in tax rates	1,391.5	-0.7 %	-5,361.5	-0.2 %
Impairment charges to goodwill/reversal of negative goodwill	-27,259.5	13.1 %	-31,067.8	-0.9 %
Loss carryforwards and deferred taxes not recognised	42,847.8	-20.6 %	-66,195.3	-1.9 %
Non-deductible income and expenses	-27,198.4	13.1 %	-161,773.9	-4.8 %
Valuation adjustments to deferred taxes	-6,852.3	3.3 %	-97,490.5	-2.9 %
Effects related to other periods	81,324.7	-39.1 %	3,899.7	0.1 %
Other non-temporary differences	8,845.0	-4.2 %	-8,012.4	-0.2 %
Effective tax rate	**-12,653.1**	**6.1 %**	**352,320.1**	**10.4 %**

The effects related to prior years consist mainly of the subsequent capitalisation of deferred tax assets on loss carryforwards.

The position "loss carryforwards and deferred taxes not recognised" includes TEUR 21,465.3 of unrecognised tax claims and TEUR 64,313.2 of outside basis differences on investments in other companies.

In 2004/05 the major Austrian companies joined together into two corporate groups in the sense of § 9 of the Austrian Corporate Tax Act. IMMOFINANZ AG and IMMOEAST AG served as the head companies of these groups. The IMMOEAST corporate group was dissolved during the 2008/09 financial year. A tax and group assessment agreement dated 29 April 2008 and applications by the members of the group on this same date integrated the former members of the IMMOEAST group and IMMOEAST AG, as a member of the group, into the IMMOFINANZ corporate tax group.

In accordance with the tax and group assessment agreement concluded on 29 April 2008, the taxable income generated by the individual members of the group is allocated to IMMOFINANZ AG, as the head of the group, after an offset against any (pre-tax group) losses. The group contract also calls for a tax charge as settlement for the transfer of taxable income. The tax charge generally equals 12.5 % (2008/09: 12.5 %) of allocated taxable income.

Through a spin-off and takeover agreement dated 21 January 2010, IMMOEAST AG transferred its business operations to IMBEA IMMOEAST Beteiligungsverwaltung AG retroactively as of 30 April 2009 based on the provisions of the Austrian Reorganisation Tax Act. IMMOEAST AG was also merged into IMMOFINANZ retroactively as of 30 April 2009 based on a merger agreement dated 21 January 2010. These transactions did not lead to any changes in the Group's portfolio because the transfer of assets took place within the IMMOFINANZ Group and the financial relationship as defined in § 9 of the Austrian Corporate Tax Act remained intact.

4.9 Earnings per share

In accordance with IAS 33, earnings per share are calculated by dividing net profit for the period by the weighted average number of shares outstanding.

	2009/10	2008/09
Weighted average number of shares (basic)	**467,338,520**	**459,050,894**
Diluting effect IMMOFINANZ convertible bond 2009/11	108,075,753	0
Weighted average number of shares (diluted)	**575,414,273**	**459,050,894**
Net profit for the period (excl. non-controlling interests) in EUR	80,793,679.64	-1,967,585,863.17
Diluting effect IMMOFINANZ convertible bond 2009/11	17,719,594.47	0.00
Net profit excl. non-controlling interests in EUR (diluted)	**98,513,274.10**	**-1,967,585,863.17**
Basic earnings per share in EUR	**0.17**	**-4.29**
Diluted earnings per share in EUR	**0.17**	**-4.29**

Diluting effects are created by the potential common shares from the issue of the IMMOFINANZ 2007-2014 convertible bond, the IMMOFINANZ 2007-2017 convertible bond and the IMMOFINANZ 2009-2011 convertible bond. In accordance with IAS 33.41 ff, these diluting effects should only be included if they reduce earnings per share or increase the loss per share. There were no diluting effects in 2008/09 and basic earnings per share therefore equal diluted earnings per share for that year.

4.10 Net Asset Value (NAV)

Net asset value is calculated in accordance with the Best Practices Policy Recommendations (Chapter 6.3) issued by the European Public Real Estate Association (EPRA) based on the following principles:

Equity before non-controlling interests is adjusted by the difference between the carrying value and the fair value of property that does not quality for valuation at fair value in IFRS financial statements (inventories and, up to 30 April 2009, property under construction). An adjustment is also made for any other non-current investments in other companies that are not carried at fair value in the IFRS financial statements (shares in associated companies). In a last step, deferred tax assets and deferred tax liabilities are offset against equity.

The results of the calculation are shown below:

All amounts in TEUR	30 April 2010		30 April 2009	
Equity before non-controlling interests	4,831,953.8		2,181,356.4	
Goodwill	-206,042.3		-180,876.9	
Deferred tax assets	-265,936.6		-184,869.2	
Deferred tax liabilities	895,083.7	5,255,058.6	794,197.0	2,609,807.3
Property under construction (carrying value)	179,864.6		572,674.5	
Property under construction (fair value)	179,864.6	0.0	605,991.9	33,317.3
Inventories (carrying value)	252,308.5		236,466.8	
Inventories (fair value)	263,349.0	11,040.5	246,386.4	9,919.5
Carrying value of 2011 convertible bond		187,778.5		n.a
Non-controlling interests		0.0		-241,214.7
Net asset value		**5,453,877.6**		**2,411,829.4**
Number of shares (in 1,000)		1,044,216.8		459,050.9
Potential new shares (in 1,000)		97,100.0		0.0
Net asset value per share (in EUR)		**4.78**		**5.25**

Property under construction and inventories were valued in accordance with the principles described under point 2.3.3.

The NAV effect for inventories represents the difference between the carrying value and the value determined by the respective expert opinion.

The calculation of NAV and NNNAV as of 30 April 2010 included diluting effects that could result from the conversion of the IMMOFINANZ 2009-2011 convertible bond. These effects were included for the first time because the price of the IMMOFINANZ share as of 30 April 2010 (EUR 3.24) was substantially higher than the conversion price for this bond (EUR 2.00) and rational investors would therefore be expected to exercise their conversion right.

Non-controlling interests are no longer material for the determination of NAV due to the merger of IMMOEAST with IMMOFINANZ and are therefore not included in the calculation.

The carrying value per share is calculated by dividing equity before non-controlling interests by the number of shares.

	30 April 2010	30 April 2009
Equity before non-controlling interests in TEUR	4,831,953.8	2,181,356.4
Number of shares (in 1,000)	1,044,216.8	459,050.9
Book value per share in EUR	**4.63**	**4.75**

4.11 Triple net asset value (NNNAV)

Triple net asset value is calculated in accordance with the Best Practices Policy Recommendations (Chapter 6.4) issued by the European Public Real Estate Association (EPRA) based on the following principles:

Triple net asset value is derived from net asset value by adjusting for the fair value of deferred taxes as well as the difference between the carrying value and the fair value of financial liabilities.

The results of the calculation are shown below

All amounts in TEUR	30 April 2010	30 April 2009
Net asset value (NAV)	5,453,877.6	2,411,829.4
Deferred taxes (fair value)	-11,605.2	-17,919.4
Financial liabilities (carrying value)	5,391,602.8	5,556,701.9
Financial liabilities (fair value)	5,368,576.0	5,556,701.9
Triple net asset value (NNNAV)	**5,419,245.6**	**2,393,910.0**
Number of shares (in 1,000)	1,044,216.8	459,050.9
Potential common shares (in 1,000)	97,100.0	n.a
Triple net asset value per share (in EUR)	**4.75**	**5.21**

The calculation of EPRA NNNAV is based on the premise that any taxes due in connection with the sale of a property will reduce EPRA NAV accordingly. The strategy of the company is also reflected in computing the present value of taxes. For the above calculation, this means the sale of a property can be designed to eliminate any tax liability and the present value of the provisions for taxes therefore equals zero. The current provisions for deferred taxes were only discounted to present value in cases where plans call for the sale of the property and the subsequent recognition of a tax liability (e.g. in the residential segment).

4.12 Outstanding construction costs

The following list shows the present value of the outstanding construction costs for all property projects, classified by geographical segment and property category. In cases where the expert opinions for these properties were prepared using the residual value method, the outstanding construction costs were taken from the expert opinion and therefore reflect the appraiser's estimate of the expected costs required to complete the project. The outstanding construction costs reported for objects valued in accordance with IAS 2 are related to projects in various stages of completion. Construction was started on a number of the objects, but temporarily halted on others. The occurrence or non-occurrence of costs for these suspended projects and the amount of the outstanding construction costs are dependent on the further development of the market. The outstanding construction costs were not assessed for projects included under inventories in cases where only the land was valued because the sale of the project is more likely than completion at the present time. .

	2009/10			2008/09		
All amounts in TEUR	Inventories	Property under construction	Investment property	Inventories	Property under construction	Investment property
Austria	35,453.1	64,061.1	0.0	162,456.7	156,048.2	0.0
Germany	85,210.4	2,868.9	0.0	105,062.8	39,499.8	98,760.5
Poland	59,021.3	52,453.7	0.0	69,775.2	15,095.3	33,234.9
Czech Republic	0.0	47,367.0	0.0	0.0	23,436.2	11,538.0
Slovakia	0.0	1,370.5	0.0	79,740.3	41,516.7	0.0
Hungary	0.0	0.0	0.0	0.0	0.0	0.0
Romania	2,663.9	22,008.8	0.0	29,068.2	194,661.1	128,578.4
Russia	0.0	48,612.0	0.0	0.0	158,862.6	0.0
Other	5,715.5	0.0	0.0	8,984.5	0.0	0.0
Total	**188,064.2**	**238,742.0**	**0.0**	**455,087.7**	**629,119.9**	**272,111.8**

5. Notes to the Consolidated Balance Sheet

5.1 Investment property

5.1.1 Fair value

Details on the development of fair value are presented in the following section. The influence of changes in the consolidation range is shown separately. Foreign exchange differences resulting from the translation of foreign company assets at the rates in effect at the beginning and the end of the year are also shown separately.

The development of the fair value of investment properties is shown below:

All amounts in TEUR	Investment property
Balance on 1 May 2008	**9,636,190.4**
Change in consolidation range	-113,732.9
Change in consolidation method	16,511.3
Currency translation adjustments	-433,852.0
Additions	300,385.8
Disposals	-378,208.4
Revaluation	-1,347,351.5
Reclassification	215,466.5
Reclassification IFRS 5	-5,173.5
Balance on 30 April 2009	**7,890,236.0**
Balance on 1 May 2009	**7,890,236.0**
Change in consolidation range	-83,794.7
Change in consolidation method	8,901.2
Currency translation adjustments	232,978.6
Additions	166,586.6
Disposals	-82,599.0
Revaluation	5,693.2
Reclassification	546,737.9
Reclassification IFRS 5	-44,759.5
Balance on 30 April 2010	**8,639,980.3**

The carrying value of properties pledged as collateral for long-term financing amounts to TEUR 7,065,093.4 (2008/09: TEUR 6,607,206.4). The corresponding liabilities total TEUR 2,853,334.8 (2008/09: TEUR 2,759,186.9).

5.1.2 Leasing

IMMOFINANZ as the lessee

Investment property include objects with a combined value of TEUR 132,544.0 (2008/09: TEUR 154,676.2) that were obtained through finance leases as well as TEUR 4,474.0 (2008/09: TEUR 5,414.1) of operating leases.

The future minimum lease payments arising from finance lease objects totalled TEUR 92,495.7 as of 30 April 2010 (2008/09: TEUR 120,722.2). The corresponding present value is TEUR 66,040.3 (2008/09: TEUR 80,230.9).

All amounts in TEUR	30 April 2010	Due within 1 year	Due in 1 to 5 years	Due in over 5 years
Present value	66,040.3	10,453.7	22,476.8	33,109.8
Interest component	26,455.4	2,562.0	6,787.6	17,105.8
Total	**92,495.7**	**13,015.8**	**29,264.4**	**50,215.5**

All amounts in TEUR	30 April 2009	Due within 1 year	Due in 1 to 5 years	Due in over 5 years
Present value	80,230.9	11,163.2	35,577.4	33,490.3
Interest component	40,491.4	4,049.5	8,888.4	27,553.4
Total	**120,722.2**	**15,212.6**	**44,465.9**	**61,043.7**

Expenses of TEUR 512.7 (2008/09: TEUR 527.8) were recognised for operating leases in 2009/10. The minimum lease payments for the operating leases are as follows:

All amounts in TEUR	30 April 2010	Due within 1 year	Due in 1 to 5 years	Due in over 5 years
Minimum lease payments	4,282.3	1,076.2	3,206.1	0.0
Total	**4,282.3**	**1,076.2**	**3,206.1**	**0.0**

All amounts in TEUR	30 April 2009	Due within 1 year	Due in 1 to 5 years	Due in over 5 years
Minimum lease payments	5,280.5	1,057.2	2,673.3	1,550.0
Total	**5,280.5**	**1,057.2**	**2,673.3**	**1,550.0**

IMMOFINANZ as the lessor

The investment property held by IMMOFINANZ includes objects in the logistics/commercial, retail, recreation/hotel and residential sectors as well as garages, which are leased to third parties. The revenues generated by these leases are shown in section 4.1.1.

The leases differ substantially due to the diversity of the properties and their broad geographical distribution. At the beginning of the lease, the lessee normally waives all cancellation rights for a period of three months to 10 years. The leases do not include a purchase option, and extension and price adjustment clauses are negotiated separately with each lessee. No contingent lease payments were recognised.

All leases in which the Group serves as the lessor are classified as operating leases. Therefore, all leased property is carried on the IMMOFINANZ balance sheet (see section 7.4.4).

5.2 Property under construction

The development of property under construction is shown in the following table:

All amounts in TEUR	Property under construction
Balance on 1 May 2008	**849,490.9**
Change in consolidation range	-76,576.5
Change in consolidation method	21,992.5
Currency translation adjustments	-74,188.4
Additions	349,580.2
Disposals	-8,874.1
Revaluation	3,461.3
Impairment charges	-248,644.2
Reclassification	-243,567.1
Balance on 30 April 2009	**572,674.5**
Balance on 1 May 2009	**572,674.5**
Change in consolidation range	-24,910.6
Change in consolidation method	20,818.4
Currency translation adjustments	21,379.4
Additions	156,076.2
Disposals	-2,223.3
Revaluation	-25,880.0
Reclassification	-538,070.0
Balance on 30 April 2010	**179,864.6**

The fair value of property under construction totalled TEUR 179,864.6 as of 30 April 2010 (2008/09: TEUR 572,674.5).

Property under construction and inventories with a total value of TEUR 217,374.8 (2008/09: TEUR 234,758.0) were pledged as collateral. The corresponding value of the liabilities covered by these pledges is TEUR 113,390.8 (2008/09: TEUR 119,369.4).

IMMOFINANZ did not deduct any government grants related to assets or non-monetary grants at fair value in 2009/10 (2008/09: TEUR 0.00).

5.3 Other tangible assets

The following table shows the development of tangible assets:

All amounts in TEUR	Other tangible assets
Cost as of 1 May 2008	**47,298.4**
Change in consolidation range	-3,746.4
Change in consolidation method	0.2
Currency translation adjustments	-643.0
Additions	3,753.6
Disposals	-3,265.5
Reclassification	-42.9
Cost as of 30 April 2009	**43,354.3**
Accumulated depreciation as of 1 May 2008	**-24,116.3**
Change in consolidation range	3,938.6
Change in consolidation method	-0.1
Currency translation adjustments	287.2
Additions	0.0
Disposals	2,307.6
Reclassification	425.1
Depreciation for the year	-3,813.5
Accumulated depreciation as of 30 April 2009	**-20,971.3**
Carrying value as of 30 April 2009	**22,383.0**

Cost as of 1 May 2009	**43,354.3**
Change in consolidation range	3.5
Change in consolidation method	10.1
Currency translation adjustments	477.0
Additions	4,890.2
Disposals	-1,180.9
Reclassification	-1,821.6
Cost as of 30 April 2010	**45,732.6**
Accumulated depreciation as of 1 May 2009	**-20,971.3**
Change in consolidation range	-1.0
Change in consolidation method	-4.2
Currency translation adjustments	-247.0
Disposals	367.6
Reclassification	917.7
Depreciation for the year	-3,847.2
Accumulated depreciation as of 30 April 2010	**-23,785.4**
Carrying value as of 30 April 2010	**21,947.2**

No impairment charges were recognised to other tangible assets during the 2009/10 financial year.

5.4 Intangible assets

The development of goodwill (see section 5.4.1) and other intangible assets (see section 5.4.2) is as follows:

All amounts in TEUR	30 April 2010	30 April 2009
Goodwill	206,042.3	181,079.9
Other intangible assets	5,777.0	3,938.3
Total	**211,819.3**	**185,018.3**

5.4.1Goodwill

Information on the accounting policies and valuation methods applied to goodwill is provided in sections 2.1.5 and 2.3.2.

The development of goodwill is shown in the following table:

All amounts in TEUR	Goodwill
Balance on 1 May 2008	**326,335.4**
Addition through initial consolidation	15,336.4
Addition through transition consolidation	46,843.8
Deconsolidation	-28,944.0
Currency translation adjustments	-17,506.8
Impairment charges	-130,652.0
Recognition directly in equity	-30,332.8
Balance on 30 April 2009	181,079.9
Balance on 1 May 2009	181,079.9
Addition through initial consolidation	**6,689.3**
Addition through transition consolidation	**29,991.0**
Additions	222,426.3
Currency translation adjustments	6,572.1
Impairment charges	-240,716.3
Balance on 30 April 2010	**206,042.3**

Impairment charges of TEUR 240,716.3 to goodwill were recognised to profit and loss in 2009/10 (2008/09: TEUR 130,652.0) in accordance with IFRS 3.54. The major changes are explained in the following section.

Goodwill of TEUR 2,200.2 from structural changes was recognised directly in equity during the reporting year.

Each item of goodwill was tested for impairment. The following section explains the impairment tests that resulted in the major impairment charges:

Company Country	Gangaw Investments Limited CY	S.C. Union Investitii S.r.l. RO	Others	Total
All amounts in TEUR	0.00	0.00	0.00	
Goodwill	231,254.0	20,922.1	194,582.6	446,758.6
Carrying value of cash-generating unit	393,450.0	18,200.0	3,582,430.7	3,994,080.7
Deferred tax liability	-42,440.6	-115.9	-163,485.9	-206,042.4
	582,263.4	**39,006.2**	**3,613,527.4**	**4,234,796.9**
Fair value of cash-generating unit	393,450.0	18,200.0	3,582,430.7	3,994,080.7
Fair value of deferred tax liability	0.0	0.0	0.0	0.0
	393,450.0	**18,200.0**	**3,582,430.7**	**3,994,080.7**
Impairment charge	188,813.4	20,806.2	31,096.7	240,716.3
Total impairment	**188,813.4**	**20,806.2**	**31,096.7**	**240,716.3**

The goodwill recognised for the 50 % stake in Gangaw Investments Ltd. increased by TEUR 222,426.3 to TEUR 231,254.0 during the 2009/10 financial year as the result of a subsequent amendment to the purchase contract for the Golden Babylon Rostokino project. As a counteraction, the obligation to acquire the remaining 50 % stake was cancelled. Most of the goodwill was written off 2009/10 because the purchase price will be calculated at a yield that differs from the market yield. In addition to the impairment charge recognised to goodwill, the contract amendment led to a reversal of the provision for onerous contracts that was created in the prior year to reflect the purchase obligation (TEUR 90,186.5) and to positive revaluation results of TEUR 122,273.0 for this property (see sections 4.6.3 and 4.6.1).

An impairment charge was also recognised to goodwill of TEUR 20,806,2 in S.C. Union Investitii. This charge was based on the Group's obligation to purchase the remaining 75 % of the project and the cancellation of development during the reporting year.

In addition to Gangaw Investments Ltd. and S.C. Union Investitii, IMMOFINANZ recognised impairment charges of TEUR 31,096.7 to goodwill. The involved objects include, among others, Center Invest Bcsaba Kft. with an impairment charge of TEUR 2,212.5 and J.H. Prague a.s. with an impairment charge of TEUR 2,216.9.

The development of negative goodwill is shown in the following table:

All amounts in TEUR	Negative goodwill
Balance on 1 May 2008	**0.0**
Additions	-16,882.4
Reversal without recognition through profit or loss	11,937.4
Reversal through profit or loss	4,945.0
Balance on 30 April 2009	0.0
Balance on 1 May 2009	**0.0**
Additions	-5,177.4
Reversal through profit or loss	5,177.4
Balance on 30 April 2010	**0.0**

This negative goodwill resulted from bargain purchases.

5.4.2 Other intangible assets

The development of other intangible assets (excluding goodwill) is shown in the following table:

All amounts in TEUR	Other intangible assets
Cost as of 1 May 2008	**8,664.0**
Change in consolidation range	-2,315.8
Change in consolidation method	0.1
Currency translation adjustments	-309.6
Additions	2,282.2
Disposals	-39.9
Cost as of 30 April 2009	**8,281.0**
Accumulated amortisation as of 1 May 2008	**-4,203.0**
Change in consolidation method	1,389.2
Currency translation adjustments	164.3
Disposals	18.3
Impairment charges	-1,195.4
Amortisation for the year	-516.2
Accumulated amortisation as of 30 April 2009	**-4,342.7**
Carrying value as of 30 April 2009	**3,938.3**
Cost as of 1 May 2009	8,281.0
Currency translation adjustments	80.9
Additions	3,805.1
Disposals	-1,771.3
Reclassification	-111.7
Cost as of 30 April 2010	**10,284.0**
Accumulated amortisation as of 1 May 2009	**-4,342.7**
Currency translation adjustments	-44.4
Disposals	659.7
Reclassification	110.8
Amortisation for the year	-890.4
Accumulated amortisation as of 30 April 2010	**-4,507.0**
Carrying value as of 30 April 2010	**5,777.0**

IMMOFINANZ has no intangible assets that are encumbered.

Information on goodwill is presented in section 3.2.

5.5 Shares in associated companies

The financial statements of companies included at equity are generally prepared as of the same balance sheet date as the parent company. The preparation of these statements on a different balance sheet date and the inclusion of any adjustments for significant transactions are permitted when the balance sheet date used by the associated company varies by three months or less.

The consolidated financial statements of TriGránit Holding Ltd. have a balance sheet date of 31 December 2009, which means the three-month rule was not met in this case. However, non-compliance with the rule had no material effect on these consolidated financial statements.

The cost and carrying values of shares in associated companies as of 30 April 2010 and 30 April 2009 are comprised of the following:

30 April 2010 All amounts in TEUR	TriGránit Centrum a.s.	TriGránit Holding Ltd.	GAIA Real Estate Investments S.A.	Bulreal EAD	Cernica Residential Park SRL	SIA Unico	NOA D Invest SRL	IMMOFINANZ Gamma Liegenschafts- und Mobilienvermietungsgesellschaft m.b.H.	Total
Cost as of 1 May 2009	**4,140.7**	**404,906.3**	**11,679.4**	**48,290.4**	**6.2**	**3,138.5**	**1.5**	**0.0**	**472,162.9**
Additions	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Disposals	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cost as of 30 April 2010	**4,140.7**	**404,906.3**	**11,679.4**	**48,290.4**	**6.2**	**3,138.5**	**1.5**	**0.0**	**472,162.9**
Carrying value as of 1 May 2009	**1,071.3**	**88,413.5**	**16,832.5**	**36,706.2**	**0.0**	**1,794.8**	**0.0**	**0.0**	**144,818.4**
Change in consolidation range	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Disposals	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Changes in shareholders' equity of associates	0.0	-1,858.3	1,821.9	0.0	0.0	0.4	0.0	0.0	-36.0
Distributions	0.0	-4,225.0	0.0	-5,489.3	0.0	0.0	0.0	0.0	-9,714.3
Share of profit/(loss) from investments in other companies	-10.5	17,715.5	7,469.5	-4,495.8	0.0	-515.1	0.0	0.0	20,163.7
Impairment charge	0.0	-38,229.5	0.0	0.0	0.0	-1,280.1	0.0	0.0	-39,509.6
Carrying value as of 30 April 2010	**1,060.9**	**61,816.2**	**26,123.9**	**26,721.2**	**0.0**	**0.0**	**0.0**	**0.0**	**115,722.2**

30 April 2009 All amounts in TEUR	TriGránit Centrum a.s.	TriGránit Holding Ltd.	GAIA Real Estate Investments S.A.	Bulreal EAD	Cernica Residential Park SRL	SIA Unico	NOA D Invest SRL	IMMOFINANZ Gamma Liegenschafts- und Mobilienvermietungsgesellschaft m.b.H.	Wixano Investments Limited	Total
Cost as of 1 May 2008	**4,140.7**	**404,906.3**	**11,679.4**	**48,290.4**	**6.2**	**3,138.5**	**1.5**	**328.2**	**19,550.0**	**492,041.2**
Additions	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Disposals	0.0	0.0	0.0	0.0	0.0	0.0	0.0	-328.2	-19,550.0	-19,878.2
Cost as of 30 April 2009	**4,140.7**	**404,906.3**	**11,679.4**	**48,290.4**	**6.2**	**3,138.5**	**1.5**	**0.0**	**0.0**	**472,163.0**
Carrying value as of 1 May 2008	**4,831.4**	**433,135.9**	**17,829.8**	**52,774.6**	**14.6**	**3,139.9**	**2.2**	**744.8**	**19,025.7**	**531,498.9**
Change in consolidation range	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Disposals	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	-19,025.7	-19,025.7
Changes in shareholders' equity of associates	56.1	604.5	-954.5	0.0	94.8	0.7	3.2	0.0	0.0	-195.1
Distributions	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Share of profit/(loss) from investments in other companies	-85.8	-43,713.5	-42.9	-13,580.6	-109.4	-25.3	-5.4	0.0	0.0	-57,562.9
Impairment charges	-3,730.4	-301,613.4	0.0	-2,487.8	0.0	-1,320.5	0.0	-744.8	0.0	-309,896.9
Carrying value as of 30 April 2009	**1,071.3**	**88,413.5**	**16,832.4**	**36,706.2**	**0.0**	**1,794.8**	**0.0**	**0.0**	**0.0**	**144,818.3**

As of 30 April 2010 shares in associated companies include the following: a 25 % stake in TriGránit Holding Ltd. and TriGránit Centrum a.s, a 33.3 % stake in GAIA Real Estate Holding S.A. (a subgroup comprising 11 companies), a 49 % stake in Bulreal EAD (a subgroup comprising two companies), a 15 % stake in Cernica Residential Park s.r.l., a 20 % stake in SIA Unico, a 20 % stake in NOA D Invest s.r.l. and a 99.16 % stake in IMMOFINANZ Gamma Liegen¬schafts- und Mobilienvermietungsgesellschaft m.b.H.

The impairment charges resulted from the cancellation of development projects.

The proportional share of changes in the equity of associated companies includes currency translation adjustments of TEUR -36.0 (2008/09: TEUR -195.1). These changes were recognised in other comprehensive income as required by IAS 28.11.

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The aggregated net assets of associated companies are as follows:

30 April 2010 All amounts in TEUR	TriGránit Centrum a.s.	TriGránit Holding Ltd. 1)	GAIA Real Estate Investments S.A.	Bulreal EAD	Cernica Residential Park SRL	SIA Unico	NOA D Invest SRL	Total
Property	48,600.0	567,489.0	33,989.9	76,000.0	0.0	0.0	0.0	726,078.9
Other non-current assets	3,053.1	298,817.0	6,137.7	2,403.4	7,988.7	486.8	1.8	318,888.5
Current assets	855.9	392,261.0	36,544.3	2,160.1	212.4	1,432.6	543.5	1,044,967.4
Total assets	**52,509.0**	**1,258,567.0**	**76,671.9**	**80,563.4**	**8,201.1**	**1,919.4**	**545.4**	**1,478,977.2**
Equity	3,227.8	221,731.0	66,916.0	49,192.6	-10,825.9	-2,860.4	-260.0	327,121.1
Non-current liabilities	48,188.8	662,423.0	9,101.3	19,424.7	15,625.8	0.0	1.8	754,765.4
Current liabilities	1,092.4	374,413.0	654.6	11,946.1	3,401.2	4,779.8	803.6	1,081,886.5
Total liabilities	**49,281.1**	**1,036,836.0**	**9,755.9**	**31,370.8**	**19,027.0**	**4,779.8**	**805.4**	**1,151,856.1**
Total equity and liabilities	**52,509.0**	**1,258,567.0**	**76,671.9**	**80,563.4**	**8,201.1**	**1,919.4**	**545.4**	**1,478,977.2**

30 April 2009 All amounts in TEUR	TriGránit Centrum a.s.	TriGránit Holding Ltd. 2)	GAIA Real Estate Investments S.A.	Bulreal EAD	Cernica Residential Park SRL	SIA Unico	NOA D Invest SRL	Total
Property	44,748.7	551,725.0	105,717.6	90,090.1	0.0	0.0	0.0	792,281.3
Other non-current assets	139.1	307,592.0	12,794.1	1,102.6	1,180.4	33.2	6.8	322,848.2
Current assets	758.8	94,804.0	49,457.0	4,367.9	8,143.5	4,216.2	555.3	162,302.6
Total assets	**45,646.5**	**954,121.0**	**167,968.7**	**95,560.5**	**9,324.0**	**4,249.4**	**562.2**	**1,277,432.2**
Equity	3,269.7	159,555.0	50,491.8	67,089.7	-8,639.8	-286.6	-182.3	271,297.5
Non-current liabilities	41,476.8	658,574.0	78,901.3	23,334.6	17,960.9	2,656.2	740.2	823,644.1
Current liabilities	900.1	135,992.0	38,575.6	5,136.1	2.8	1,879.8	4.3	182,490.7
Total liabilities	**42,376.9**	**794,566.0**	**117,476.9**	**28,470.8**	**17,963.8**	**4,536.0**	**744.5**	**1,006,134.8**
Total equity and liabilities	**45,646.6**	**954,121.0**	**167,968.7**	**95,560.5**	**9,324.0**	**4,249.4**	**562.2**	**1,277,432.3**

1) 31 December 2009 2) 31 December 2008

Shares in associated companies – income statement:

2009/10 All amounts in TEUR	TriGránit Centrum a.s.	TriGránit Holding Ltd. 1)	GAIA Real Estate Investments S.A.	Bulreal EAD	Cernica Residential Park SRL	SIA Unico	NOA D Invest SRL	Total
Revenues	1,963.0	21,639.0	97,510.1	9,927.2	0.0	0.0	0.0	131,039.2
Operating profit	1,639.6	125,203.0	25,333.6	-9,085.0	-1,451.0	-2,879.8	-10.4	138,749.9
Financial results	**-1,053.0**	**-13,978.0**	**-4,647.3**	**-1,009.0**	**-633.3**	**-149.9**	**-60.2**	**-21,530.7**
Earnings before tax	**586.6**	**111,225.0**	**20,686.3**	**-10,094.0**	**-2,084.3**	**-3,029.7**	**-70.6**	**117,219.2**

2008/09 All amounts in TEUR	TriGránit Centrum a.s.	TriGránit Holding Ltd. 2)	GAIA Real Estate Investments S.A.	Bulreal EAD	Cernica Residential Park SRL	SIA Unico	NOA D Invest SRL	Total
Revenues	474.4	21,265.0	31,983.7	8,437.9	0.0	0.0	0.0	62,161.0
Operating profit	-67.6	-58,460.0	7,339.3	-29,230.0	-6,788.8	-24.3	-19.2	-87,250.5
Financial results	**389.9**	**-107,135.0**	**-6,716.0**	**-1,164.2**	**-2,617.1**	**-86.4**	**-103.3**	**-117,432.2**
Earnings before tax	**322.2**	**-165,595.0**	**623.3**	**-30,394.1**	**-9,405.9**	**-110.7**	**-122.5**	**-204,682.7**

1) 31 December 2009 2) 31 December 2008

Information on the balance sheet and income statement of IMMOFINANZ Gamma Liegenschafts- und Mobilienvermietungsgesellschaft m.b.H. is not provided in accordance with materiality thresholds.

5.6 Trade and other receivables

The following table shows the development and remaining terms of receivables and other assets:

All amounts in TEUR	30 April 2010	Thereof remaining term under 1 year	Thereof remaining term between 1 and 5 years	Thereof remaining term over 5 years	30 April 2009	Thereof remaining term under 1 year	Thereof remaining term between 1 and 5 years	Thereof remaining term over 5 years
Trade accounts receivable								
Rents receivable	32,942.1	32,189.6	749.1	3.4	36,738.4	35,913.7	824.7	0.0
Miscellaneous	23,121.3	22,772.9	348.4	0.0	34,793.8	34,742.3	0.0	51.6
Accounts receivable from joint venture partners	418,542.1	45,599.0	77,072.0	295,871.1	366,224.3	12,550.5	252,090.9	101,582.9
Accounts receivable from associated companies	**74,010.2**	**4,177.4**	**0.0**	**69,832.8**	**39,917.6**	**647.8**	**0.0**	**39,269.8**
Other financial receivables								
Cash and cash equivalents, blocked	28,509.1	28,509.1	0.0	0.0	115,998.2	115,998.2	0.0	0.0
Financing	562,806.6	370,665.0	583.2	191,558.4	560,682.0	370,360.9	1,313.9	189,007.2
Administrative duties	124.3	124.3	0.0	0.0	104.1	104.1	0.0	0.0
Property management	6,468.9	5,999.8	393.7	75.4	6,701.9	6,606.8	18.4	76.7
Insurance	3,834.4	3,834.4	0.0	0.0	1,186.3	1,175.9	10.4	0.0
Commissions	3,618.5	1,719.2	1,686.1	213.2	3,932.3	1,490.7	2,039.1	402.5
Accrued interest	222.1	222.1	0.0	0.0	1,503.5	1,503.5	0.0	0.0
Costs for the procurement of funds	262.5	40.6	140.1	81.8	970.8	100.2	429.1	441.5
Outstanding purchase price receivables - sale of properties	13,157.8	13,030.4	127.4	0.0	17,049.1	16,921.7	127.4	0.0
Outstanding purchase price receivables - sale of shares in other companies	4,588.5	4,568.5	0.0	20.0	4,863.6	4,828.3	0.0	35.3
Miscellaneous	64,168.5	39,889.2	15,375.9	8,903.4	39,652.4	27,212.2	4,742.9	7,697.3
Total financial receivables	**687,761.2**	**468,602.6**	**18,306.4**	**200,852.2**	**752,644.3**	**546,302.6**	**8,681.2**	**197,660.5**
Other non-financial receivables								
Tax authorities	74,874.9	27,915.6	46,958.7	0.6	79,107.5	50,411.6	28,695.9	0.0
Lease incentives	0.0	0.0	0.0	0.0	296.9	48.1	181.7	67.1
Total non-financial receivables	**74,874.9**	**27,915.6**	**46,958.7**	**0.6**	**79,404.4**	**50,459.7**	**28,877.6**	**67.1**
Total	**1,311,251.8**	**601,257.1**	**143,434.6**	**566,560.1**	**1,309,722.9**	**680,616.6**	**290,474.4**	**338,631.9**

Other financial receivables include TEUR 28,509.1 (2008/09: TEUR 115,998.2) of time deposits (third tier liquid funds) that serve as collateral.

Current financing receivables contain TEUR 350,000.0 due from Constantia Packaging B.V. This amount reflects the previously concluded agreement (see section 7.5).

Non-current financing receivables include TEUR 95,572.2 of receivables due from the trust company IMMOFINANZ Corporate Finance Consulting GmbH, which consist primarily of financing for Russian projects such as GoodZone and Logistikpark Tomilino. This position also includes TEUR 42,651.9 of financing receivables due from subsidiaries of Aviso Zeta Bank AG.

Non-current receivables due from joint ventures include TEUR 203,810.6 due from OAO Kashirskij Dvor-Severyanin, the company that is developing the Rostokino project. A further TEUR 35.196,0 are related to OOO Berga Development, respectively the GoodZone project.

Miscellaneous other receivables include claims of TEUR 2,258.7 for damages, which are due from "Wienerberg City" Errichtungsges.m.b.H. and involve CineStar Lichtspiele. The payment is due on 31 December 2019 and will be discounted up to that date. A judgment issued by the Favoriten district court set the damages at TEUR 4,150.0.

IFRS 7.37 requires an analysis of the age structure of financial assets that are past due but not impaired as of the reporting date as well as an analysis of the individual financial assets that are considered to be impaired as of the reporting date. These analyses must also include the criteria used to determine impairment.

Age and term structure					**2009/10**
All amounts in TEUR	**Carry-ing value 30.04.2010**	**Thereof not overdue**	**Thereof overdue but not impaired**	**Thereof overdue and impaired**	**Impairment charges**
Rents receivable	32,942.1	12,053.9	20,731.6	18,623.1	-18,466.5
Miscellaneous	23,121.3	17,521.9	5,622.4	2,179.0	-2,202.0
Total	**56,063.4**	**29,575.8**	**26,354.0**	**20,802.1**	**-20,668.5**
Age structure of past due but not impaired financial instruments					
All amounts in TEUR	**Carry-ing value 30.04.2010**	**Overdue up to 3 months***	**Overdue between 3 and 6 months**	**Overdue between 6 and 12 months**	**Overdue more than 12 months**
Rents receivable	20,731.6	10,449.1	2,603.3	4,267.2	3,412.0
Miscellaneous	5,622.4	2,468.5	532.6	785.4	1,835.9
Total	**26,354.0**	**12,917.6**	**3,135.9**	**5,052.6**	**5,247.9**

** The column "overdue up to 3 months" also includes receivables that are due immediately*

Age and term structure					**2008/09**
All amounts in TEUR	**Carry-ing value 30.04.2010**	**Thereof not overdue**	**Thereof overdue but not impaired**	**Thereof overdue and impaired**	**Impairment charges**
Rents receivable	36,738.4	12,670.8	25,114.8	14,346.6	-15,393.8
Miscellaneous	34,793.8	27,252.5	7,414.7	1,898.8	-1,772.1
Total	**71,532.2**	**39,923.3**	**32,529.5**	**16,245.3**	**-17,165.9**

Age structure of past due but not impaired financial instruments					
All amounts in TEUR	**Carry-ing value 30.04.2010**	**Overdue up to 3 months***	**überfällig zwischen 3 und 6 Monaten**	**Overdue between 6 and 12 months**	**Overdue more than 12 months**
Rents receivable	25,114.8	15,958.5	3,102.3	2,515.8	3,538.3
Miscellaneous	7,414.7	1,215.9	268.8	4,861.9	1,068.1
Total	**32,529.5**	**17,174.4**	**3,371.1**	**7,377.7**	**4,606.3**

** The column "overdue up to 3 months" also includes receivables that are due immediately*

The risk associated with trade accounts receivables due from tenants and customers is low because the credit standing of all tenants and customers is monitored on a regular basis and no single tenant or customer is responsible for more than 5 % of total receivables. Furthermore, the lessee is generally required to provide a deposit of one to five months rent or an appropriate bank guarantee. In cases where receivables carry a risk of default, an impairment charge is recognised. Therefore, all uncollectible receivables had been written off as of the balance sheet date. The results of these write-offs are included on the income statement under write-downs/impairment charges in the section on revaluation results.

With respect to the trade accounts receivable that were neither impaired nor overdue as of the balance sheet date, there are no signs that the debtors will be unable to meet their payment obligations.

As in the prior year individual valuation adjustments were recognised to trade accounts receivable, financing receivables and receivables due from joint venture partners in 2009/10. Therefore, the balance sheet only includes these receivables at the amount expected to be collected. Valuation adjustments of TEUR 6,143.7 were recognised through profit or loss in 2009/10 (2008/09: TEUR 339,036.0), whereby all reductions represent individual adjustments.

The following classification by category shows the changes in valuation adjustments recognised through profit or loss as well as the income and expenses related to doubtful and uncollectible receivables:

All amounts in TEUR		30 April 2010	30 April 2009
	Reference	Impairment charges	Impairment charges
Receivables and other assets			
Trade accounts receivable	Amortised cost	-3,502.6	-17,165.9
Financing receivables		-29,201.0	-216,052.2
Loans and other receivables		26,559.9	-105,817.9
Total impairment charges		**-6,143.7**	**-339,036.0**

5.7 Other financial assets

Other non-current financial assets developed as follows in 2009/10:

All amounts in TEUR	Investments in other companies	Securities (non-current)	Loans granted	Other financial instruments	Total
Cost as of 1 May 2009	**885,804.6**	**7,345.3**	**29,206.4**	**3,354.3**	**925,710.6**
Change in consolidation range	0.0	0.0	0.0	0.0	0.0
Change in consolidation method	-603.3	0.0	0.0	0.0	-603.3
Additions	47,724.3	157.0	1,506.2	179.1	49,566.6
Disposals	-35,429.9	-630.9	-6,280.1	-285.4	-42,626.3
Reclassification	-21,988.8	319.8	-671.8	-2,323.3	-24,664.1
Currency translation adjustments	**570.8**	**0.0**	**63.8**	**4.7**	**639.3**
Cost as of 30 April 2010	**876,077.7**	**7,191.2**	**23,824.5**	**929.4**	**908,022.8**
Carrying value as of 30 April 2009	**365,783.0**	**7,006.8**	**28,534.7**	**1,280.6**	**402,605.1**
Carrying value as of 30 April 2010	**352,625.5**	**6,613.3**	**23,826.0**	**274.8**	**383,339.6**

Other financial instruments consist solely of the positive market value of derivatives..

The following table shows the development of the IAS 39 investments:

Name	Total commitment	Focus of investment	Term
Valuation not through profit or loss			
LOGISTIS Luxembourg SARL	EUR 20.000.000	Logistics	2013
Carlyle Europe Real Estate Partner, L.P.	EUR 25.000.000	Office, logistics	2012
Carlyle Realty Partners III, L.P.	USD 25.000.000	Office, residential, retail	2010
CB Richard Ellis Strategic Partners III, L.P.	USD 20.000.000	Office, residential, industrial	2011
Polonia Property Fund L.P.	EUR 20.000.000	Office, logistics	2011
Heitman Central Europe Property Partners II	EUR 20.000.000	Office, residential, logistics, retail	2010
Curzon Capital Partners, L.P. (in liquidation)	EUR 25.000.000	Office, logistics	2010
Valuation through profit or loss			
Niam Nordic Investment Fund III, L.P.	EUR 15.000.000	Office, residential, retail	sold
Curzon Capital Partners II, L.P.	EUR 40.000.000	Office, residential. logistics	2015
Europa Fund II, L.P.	EUR 20.000.000	Office, residential, logistics, retail	2013
Carlyle Europe Real Estate Partners II, L.P.	EUR 30.000.000	Office, residential, retail	2015
Avalon Bay Value Added Fund	USD 20.000.000	Residential	sold
Carlyle Europe Real Estate Partners III, L.P.	EUR 50.000.000	Residential, office, retail	2019
ProLogis European Properties Fund II, L.P.	EUR 20.000.000	Logistics	2010
Project Fashion Co-Investment	EUR 4.750.000	Retail	2017
Carlyle Realty Partners IV, L.P.	USD 25.000.000	Residential, office, retail	2016
Carlyle Realty Partners V, L.P.	USD 34.000.000	Residential, office, retail	2018
Carlyle Realty Halley Coinvestment IV, L.P.	USD 45.000.000	Office, residential	2016
Carlyle Realty Partners Broadway Coinvestment	USD 6.351.000	Residential	sold
Broadway Partners Real Estate Fund II, L.P.	USD 30.000.000	Office	2017
Broadway Partners Real Estate Fund III, L.P.	USD 50.000.000	Office	2018
ProLogis North American Industrial Fund II, L.P.	USD 25.000.000	Logistics	open
Niam Nordic Investment Fund IV	EUR 25.000.000	Logistics	sold
Morgan Stanley Real Estate Special Situations Fund III. L.P.	USD 69.174.803	Residential, office, gastronomy	open
Gotham City Residential Partners I, L.P.	USD 25.000.000	Residential	2017
Carlyle Asia Real Estate Partners, L.P.	USD 25.000.000	Residential, retail, seniors' residences	2016
MGP Asia Fund II, L.P.	USD 25.000.000	Residential, office, retail	2016
MGP Asia Fund III, L.P.	USD 25.000.000	Office	2019
Triseas Korea Property Fund, L.P.	USD 25.000.000	Retail, office	2016
AIG Real Estate Opportunity X - South Korea, L.P.	KRW 38.220.000.000	Retail, office, hotel	2019
CB Richard Ellis Strategic Partners IV, L.P.	USD 30.000.000	Residential, office	2014
Colyzeo Investors II, L.P.	EUR 45.000.000	Office, retail	2017
Harrison Street Real Estate Partners I, L.P.	USD 20.000.000	Office, logistics, seniors' residences	sold
FF_P Russia Real Estate Limited	USD 47.902.000	Office, logistics	open
Heitman Central Europe Property Partners III	EUR 25.000.000	Residential, office, logistics, retail	2015
Prime Property BG Reit	EUR 0	Residential, office	sold
Global Emerging Property Fund L.P.	EUR 37.500.000	Residential, office	2015
M.O.F. Immobilien AG	EUR 9.978.000	Office, retail	open

Group carrying value as of 30 April 2009	Additions, disposals, reclassification	Revaluation / impairment charge through profit or loss	Revaluation / impairment charge not through profit or loss	Foreign exchange effect	Group carrying value as of 30 April 2010
3,900.0	0.0	0.0	5,707.5	0.0	9,607.5
4,750.0	-5,189.6	0.0	4,638.5	0.0	4,198.9
1,521.9	0.0	0.0	2,087.1	0.0	3,609.0
2,205.0	0.0	0.0	1,165.9	-7.1	3,363.8
20,000.0	0.0	0.0	1,575.7	0.0	21,575.7
16,619.9	-81.8	0.0	-3,445.1	0.0	13,093.0
0.0	0.0	0.0	0.0	0.0	0.0
48,996.8	**-5,271.4**	**0.0**	**11,729.7**	**-7.1**	**55,448.0**
0.0	0.0	0.0	0.0	0.0	0.0
18,284.4	-206.0	1,774.6	0.0	0.0	19,853.0
2,985.0	745.7	402.1	0.0	0.0	4,132.8
6,310.0	0.0	-629.9	0.0	0.0	5,680.1
6,078.6	-6,078.6	0.0	0.0	0.0	0.0
2,900.0	2,683.8	1,377.3	0.0	0.0	6,961.1
3,214.4	2,650.6	2,193.0	0.0	0.0	8,058.0
28.2	0.0	-28.2	0.0	0.0	0.0
5,173.1	3,604.1	-1,052.6	0.0	0.0	7,724.6
7,870.0	684.3	5,582.1	0.0	0.0	14,136.4
3,857.1	11,266.0	-7,456.1	0.0	0.0	7,666.9
0.0	0.0	0.0	0.0	0.0	0.0
0.0	629.4	-629.4	0.0	0.0	0.0
0.0	0.0	0.0	0.0	0.0	0.0
4,067.9	2,767.5	5,471.1	0.0	0.0	12,306.4
0.0	-369.7	369.7	0.0	0.0	0.0
25,535.0	-13,489.4	-1,544.1	0.0	-46.1	10,455.5
2,761.7	0.0	656.3	0.0	-7.9	3,410.0
6,130.0	-6,735.3	1,913.0	0.0	0.0	1,307.8
4,170.0	1,367.1	-19.0	0.0	0.0	5,518.1
0.0	3,337.9	-2,625.1	0.0	0.0	712.8
3,776.5	0.0	3,770.0	0.0	0.0	7,546.5
887.1	-1,541.3	2,556.3	0.0	0.0	1,902.1
5,300.0	0.0	-2,647.3	0.0	-10.2	2,642.6
1,880.0	430.4	1,323.9	0.0	0.0	3,634.3
0.0	0.0	0.0	0.0	0.0	0.0
25,000.0	0.0	4,396.8	0.0	0.0	29,396.8
9,517.8	420.3	-612.3	0.0	0.0	9,325.8
6,401.3	-6,401.3	0.0	0.0	0.0	0.0
20,334.0	2,388.5	-3,968.4	0.0	0.0	18,754.0
6,984.3	0.0	120.9	0.0	0.0	7,105.2

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Name	Total commitment	Focus of investment	Term
FF_P Russia Real Estate Development Ltd	USD 50.000.000	Office, logistics	open
Zvenor Holding Ltd.	EUR 8.700.000	Residential, office	open
Dikare Holding Ltd.	EUR 1.900.000	Residential	open
Polonia Property Fund II, L.P.	EUR 50.000.000	Retail	2014
HEITMAN Russia and Ukraine Property Partners, LLC	EUR 50.000.000	Office, logistics, retail	sold
M.O.F. Beta Immobilien AG	EUR 10.000.000	Office, hotel, retail	open
Global City Pipera Limited	EUR 8.870.000	Residential, office	open
Bluehouse Accession Property Ltd.	EUR 30.000.000	Residential, office, retail	2016
Adama Holding Public Ltd	EUR 112.000.000	Residential	n/a
Europa Emerging Europe Fund, L.P.	EUR 25.000.000	Logistics	2016
Russia Development Fund L.P.	EUR 52.500.000	Residential, office, retail	2016
Tripont Invest s.r.l.	n/a	n/a	n/a
Other investments	n/a	n/a	n/a

The largest investments in financial instruments designated at fair value through profit and loss in accordance with IAS 39 – based on the Group carrying value – are FF&P Russia Real Estate Ltd. at TEUR 29,396.8 (2008/09: TEUR 25,000.0) and FF&P Development Fund at TEUR 26,229.8 (2008/09: TEUR 25,314.9). The investments made by these companies are concentrated in the logistics, office and residential sectors of the Russian market. Another major investment designated at fair value through profit or loss is Adama Holding Public Ltd. at TEUR 24,817.2 (2008/09: TEUR 24,817.2). This company is allocated to the SEE subsegment; its business activities focus primarily on the residential sector of the Romanian market.

Adama Holding Public Ltd. represents the highest financial commitment at TEUR 112,000.0.

In the former regional segment IMMOEAST, all shares in Prime Property BG REIT- Sofia PLC, in Heitman Russia and Ukraine and in Zvenor were sold during the 2009/10 financial year. The stake in Metropolitan Real Estate Partners VI, L.P. (Avalon Bay Value Added Fund) was also sold, whereby the total commitment amounted to TEUR 15,037.6. The Group also sold nearly 50 % of the shares in AIG Real Estate Opportunity X- South Korea, L.P.

The largest investments in the IAS 39 category of financial instruments not recognised through profit or loss are Polonia Property Fund Ltd. with a carrying value of TEUR 21,575.7 (2008/09: TEUR 20,000.0) and Heitman Central Europe Property Partners II with a carrying value of TEUR 13,093.0 (2008/09: TEUR 16,619.9). These funds invest primarily in the CEE region.

Current financial instruments of TEUR 31,250.3 (2008/09: TEUR 1,775.8) consist primarily of investments with Invesco Management Company and have a remaining term of less than three months.

Group carrying value as of 30 April 2009	Additions, disposals, reclassification	Revaluation / impairment charge through profit or loss	Revaluation / impairment charge not through profit or loss	Foreign exchange effect	Group carrying value as of 30 April 2010
25,314.9	0.0	914.9	0.0	0.0	26,229.8
8,657.1	-8,657.1	0.0	0.0	0.0	0.0
2,915.2	396.0	-3,119.1	0.0	0.0	192.0
6,012.3	0.0	933.4	0.0	0.0	6,945.8
0.0	0.0	0.0	0.0	0.0	0.0
7,000.0	0.0	7.4	0.0	0.0	7,007.4
0.0	8,873.0	1,597.2	0.0	0.0	10,470.2
11,864.8	986.6	785.0	0.0	0.0	13,636.3
24,817.2	227.6	-227.6	0.0	0.0	24,817.2
0.0	2,439.5	-2,439.5	0.0	0.0	0.0
20,998.1	5,033.7	-6,475.1	0.0	0.0	19,556.7
26,640.5	0.0	-26,640.5	0.0	0.0	0.0
3,120.2	-3,028.8	0.0	0.0	0.0	91.4
316,786.5	**4,424.4**	**-23,969.3**	**0.0**	**-64.1**	**297,177.5**

5.8 Deferred tax assets and deferred tax liabilities

Deferred tax assets and deferred tax liabilities as of 30 April 2010 and 30 April 2009 result from the following timing differences between the carrying amount of an asset or liability in the IFRS consolidated financial statements and its tax base in the individual company financial statements:

	30 April 2010		30 April 2009	
All amounts in TEUR	Assets	Liabilities	Assets	Liabilities
Property	81,949.2	839,952.4	62,078.0	749,498.4
Other financial assets and miscellaneous assets	90,173.1	632,880.1	116,309.5	514,188.8
Total	**172,122.3**	**1,472,832.5**	**178,387.4**	**1,263,687.2**
Other liabilities and provisions	9,425.3	47,684.2	11,883.0	35,630.4
Financial liabilities	20,187.1	20,819.8	26,478.4	27,792.4
Total	**29,612.4**	**68,504.0**	**38,361.3**	**63,422.8**
Tax loss carryforwards	710,454.6	0.0	501,033.5	0.0
Deferred tax assets and deferred tax liabilities	**912,189.3**	**1,541,336.5**	**717,782.2**	**1,327,110.0**
Offset of deferred tax assets and deferred tax liabilities due to the same taxation authority	-646,252.8	-646,252.8	-532,913.0	-532,913.0
Net deferred tax assets and deferred tax liabilities	**265,936.6**	**895,083.8**	**184,869.2**	**794,197.0**

Deferred tax assets were created for tax loss carryforwards in cases where it is probable that sufficient taxable income will be available to utilise these tax loss carryforwards in the future. Deferred tax assets were also recognised to reflect the recognition of deferred tax liabilities for obligations relating to the same tax subject and taxation authority, in cases where the deferred tax assets and deferred tax liabilities offset in the same financial year.

Deferred tax assets were not recorded for tax loss carryforwards totalling TEUR 284,940.9 (2008/09: TEUR 584,283.2). A number of these items have an indefinite term, while others will expire within the next five to 10 years.

In accordance with IAS 1.56, the classification of deferred taxes as non-current – i.e. under non-current assets or non-current liabilities – is based on the term of the respective items.

The calculation of deferred taxes for Austrian companies is based on a tax rate of 25 %. The applicable local tax rate is used for foreign companies.

The tax rates used to value deferred taxes in the individual countries are listed below:

Country	Applicable tax rate 2009/10	Applicable tax rate 2008/09	
Bosnia and Herzegovina	10.00 %	10.00 %	*)
Bulgaria	10.00 %	10.00 %	
Cayman Islands	0.00 %	0.00 %	**)
Germany	15.83 %-31.68 %	15.83 %-31.68 %	***)
France	33.33 %	n.a.	****)
Gibraltar	22.00 %	27.00 %	
Italy	3.90 %-31.40 %	4.82 %-32.32 %	
Croatia	20.00 %	20.00 %	
Latvia	15.00 %	15.00 %	
Luxembourg	28.59 %	28.59 %	
Malta	35.00 %	35.00 %	
Netherlands	25.50 %	25.50 %	
Austria	25.00 %	25.00 %	
Poland	19.00 %	19.00 %	
Romania	16.00 %	16.00 %	
Russia	20.00 %	20.00 %	
Sweden	26.30 %	26.30 %	
Serbia	10.00 %	10.00 %	
Slovakia	19.00 %	19.00 %	
Slovenia	20.00 %	20.00 %	
Czech Republic	19.00 %	19.00 %	
Turkey	20.00 %	20.00 %	
Ukraine	25.00 %	25.00 %	
Hungary	19.00 %	16.00 %	
USA	34.00 %	15.00 %-35.00 %	*****)
Cyprus	10.00 %	10.00 %	

*) *Republika Srpska*

**) *Der Steuersatz in Deutschland kann variieren, je nachdem ob die Gesellschaft gewerbesteuerpflichtig ist oder nicht.*

***) *Der Steuersatz kann varriieren (abhängig von Größe und Umsatz des Unternehmens)*

****) *Das zu versteuernde Einkommen von Kapitalgesellschaften unterliegt in den USA auf Bundesebene einem Stufenanstoßtarif, wobei der Körperschaftsteuersatz grunsätzlich von 15 % bei niedrigen Einkommen auf 35 % in der höchsten Einkommensstufe ansteigt.*

The corporate income tax rate in Italy equals 27.5 %; local taxes ("IRAP") are also charged at a rate of 3.9 % (effective tax rate: 31.4 %). Furthermore, partnerships that maintain their registered headquarters in the district of Rome are subject to local taxes at a rate of 3.9 % as well as a local tax of 0.92 % that is levied directly by the district (effective tax rate 4.82 %).

A tax reform in Slovenia reduced the corporate income tax rate to 22 % in 2008, 21 % in 2009 and 20 % in 2010. Current income expense was calculated at a rate of 21 % for taxable income recognised from 1 January to 31 December 2009 and at 20 % for income recognised from 1 January 2010 to 30 April 2010.

A tax reform was enacted in the Czech Republic during 2007, which lowered the corporate income tax rate to 21 % in 2008, 20 % in 2009 and 19 % in 2010. A tax rate of 20 % was used to calculate income tax expense for the reporting year.

The tax rate in Hungary was raised from 16 % to 19 % as of 1 January 2010. Tax expense for the reporting period was calculated at the rate in effect at the beginning of the financial year (16 %).

The cantons and municipalities in Switzerland levy taxes at the following rates.

Canton	Municipality	Applicable tax rate 2009/10	Applicable tax rate 2008/09
Zug	Zug	15.71 %	15.79 %
Zürich	Zurich	21.17 %	21.32 %
Graubünden	St. Moritz	17.20 %	18.90 %
Solothurn	Derendingen	22.46 %	22.76 %

In Switzerland, the federal law on direct taxes defines a proportional tax rate of 8.5 % for corporate profits. The cantons apply different taxation methods, tax rates and tax bases.

The taxes recognised under other comprehensive income or directly in equity are shown in the following table:

	2009/10	2008/09				
Werte in TEUR	**vor Steuern**	**Steueraufwand/-ertrag**	**nach Steuern**	**vor Steuern**	**Steueraufwand/-ertrag**	**nach Steuern**
AfS-Rücklage	11,729.7	-3,504.7	8,225.0	-33,386.4	8,735.6	-24,650.8
Realisierung unrealisierter Verluste	680.0	677.2	1,357.2	367.5	-91.9	275.6
Im sonstigen Ergebnis erfasste Steuern	**12,409.7**	**-2,827.5**	**9,582.2**	**-33,018.9**	**8,643.7**	**-24,375.2**

5.9 Property held for sale

As of 30 April 2010 property with a fair value of TEUR 44,759.5 (2009/08: TEUR 5,173.5) was classified as held for sale. These properties represent objects in the BUWOG/ESG portfolio.

5.10 Inventories

The carrying value of inventories totalled TEUR 252,308.5 as of 30 April 2010 (2008/09: TEUR 236,466.8). This amount includes TEUR 224,259.8 (2008/09: TEUR 149,061.1) of properties that are carried at net realisable value. Write-ups and write-downs totalling TEUR 31,558.1 were recognised during the reporting year (2008/09: TEUR 136,286.6).

Information on collateral and restrictions on sale is provided in section 5.2.

5.11 Cash and cash equivalents

Cash and cash equivalents totalled TEUR 505,402.7 as of 30 April 2010 (2008/09: TEUR 712,987.1). Second tier liquid funds are reported under current assets as cash and cash equivalents, while third tier liquid funds are included under non-current trade and other receivables.

5.12 Equity

The development of equity in the IMMOFINANZ Group during the 2009/10 and 2008/09 financial years is shown on the Statement of Changes in Equity, which represents an integral part of the consolidated financial statements as of 30 April 2010.

Share capital totalled EUR 1,084,088,464.68 as of 30 April 2010 (2008/09: EUR 476,578,992.79) and is divided into 1,044,216,769 (2008/09: 459,050,888) zero par value bearer shares and six (2008/09: six) zero par value registered shares. All shares are fully paid-up.

The classification of shares as of 30 April 2010 is as follows:

	30 April 2010		30 April 2009	
	Number of shares	Share capital in EUR	Number of shares	Share capital in EUR
Registered shares	6	6.23	6	6.23
Bearer shares	1,044,216,769	1,084,088,458.45	459,050,888	476,578,986.56
Total	**1,044,216,775**	**1,084,088,464.68**	**459,050,894**	**476,578,992.79**

The shares numbered one through six are registered shares, which are held by Aviso Zeta Bank AG, 1010 Vienna, Bankgasse 2. They may only be transferred to another party with the approval of the company. Each of these shares carries the right to nominate one member to the Supervisory Board.

The remaining shares are bearer shares and, similar to the registered shares, entitle their holders to participate in the annual general meetings and exercise their voting rights. Each bearer share carries the right to one vote.

The number of shares developed as follows.

	2009/10	2008/09
Balance at the beginning of the financial year	**459,050,894**	**459,001,443**
Conversion of IMMOFINANZ 2008 convertible bond	0	49,451
Conversion of IMMOFINANZ 2011convertible bond	17,700,000	0
Conversion of IMMOFINANZ 2014 convertible bond	102,179	0
Merger of IMMOEAST	567,363,702	0
Balance at the end of the financial year	**1,044,216,775**	**459,050,894**

In connection with the merger of IMMOEAST AG and IMMOFINANZ AG, IMMOFINANZ AG carried out a EUR 589,027,456.14 capital increase through the issue of 567,363.702 shares. The capital increase took effect with the registration of the merger on 29 April 2010.

The exercise of conversion rights by the holders of convertible bonds (the 2009/11 convertible bonds and the 2007-2014 convertible bonds) led to an increase of EUR 18,481,925.75 in share capital during 2009/10 through the issue of 17,802,179 IMMOFINANZ shares.

Accumulated other equity comprises the currency translation reserve, the reserve for the fair value measurement of available-for-sale securities and the revaluation reserve.

The currency translation reserve includes all foreign exchange differences resulting from the translation of subsidiary financial statements that are prepared in a foreign currency (see section 2.2.3).

The available-for-sale reserve contains the accumulated changes in the value of available-for-sale securities held by Group companies, which have not yet been realised through the sale of these instruments.

Accumulated other equity also includes a revaluation reserve (see section 2.1.6) of TEUR 107,089.1 (2008/09: TEUR 113,619.7). This reserve resulted from the transition consolidation of the companies listed in section 3.6.

Differences arising from transactions with non-controlling interests without a loss of control (so-called structural changes) are accounted for as an increase or decrease in equity. This accounting method agrees with the revised IAS 27. Detailed information is provided in section 3.8.

Information on conditional capital is provided in section 5.13.

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5.13 Liabilities from convertible bonds

All amounts in TEUR	30 April 2010	Thereof remaining term under 1 year	Thereof remaining term between 1 and 5 years	Thereof remaining term over 5 years	30 April 2009	Thereof remaining term under 1 year	Thereof remaining term between 1 and 5 years	Thereof remaining term over 5 years
Liabilities from convertible bonds	985,174.4	10,803.7	792,782.4	181,588.3	1,030,299.1	30,904.0	807,687.7	191,707.3
Total	**985,174.4**	**10,803.7**	**792,782.4**	**181,588.3**	**1,030,299.1**	**30,904.0**	**807,687.7**	**191,707.3**

The annual general meeting on 28 September 2006 authorised the Executive Board to issue convertible bonds with a total nominal value of up to EUR 750,000,000.00 within a period of five years, contingent upon approval by the Supervisory Board. These convertible bonds were to carry exchange or subscription rights for up to 55,940,125 shares of bearer common stock and have a proportional share of up to EUR 58,076,106.11 in share capital. The subscription rights of shareholders were excluded. This authorisation also allowed the Executive Board to carry out a conditional increase of up to EUR 58,076,106.11 in share capital through the issue of up to 55,940,125 shares of new bearer common stock for the purpose of granting conversion or subscription rights to the holders of the convertible bonds.

Based on this authorisation, 7,500 convertible bonds with a nominal value of EUR 100,000.00 each were issued on 19 January 2007. The interest rate was set at 2.75 % per year and the term of the bonds will end on 20 January 2014.

The annual general meeting on 27 September 2007 authorised the Executive Board, contingent upon the approval of the Supervisory Board, to issue convertible bonds within a period of five years beginning on the date this resolution was passed. These convertible bonds were to carry exchange or subscription rights for up to 151,060,596 shares of bearer common stock and have a proportional share of up to EUR 156,828,594.90 in share capital. The authorisation provided for the issue of convertible bonds with a total nominal amount of up to EUR 2,250,000,000.00 in a single segment or in multiple segments, with or without the exclusion of subscription rights. The Executive Board was also authorised, contingent upon the approval of the Supervisory Board, to determine all other conditions for the issue and conversion of the convertible bonds.

A total of 7,500 convertible bonds with a nominal value of EUR 100,000.00 each were issued on 19 November 2007. The interest rate for the bonds was set at 1.25 % per year, and the term will end on 19 November 2017.

On 6 April 2009 IMMOFINANZ AG issued an exchange offer to all holders of the 2.75 % convertible bond (nominal value: EUR 750,000,000.00) that is due in 2014 and to all holders of the 1.25 % convertible bond (nominal value: EUR 750,000,000.00) that is due in 2017. This offer covered the exchange of the existing bonds for a new 7.00 % IMMOFINANZ bearer convertible bond due on 22 December 2011 as well as a total cash settlement of up to EUR 75,000,000.00, respectively EUR 5,000.00 for each EUR 100,000.00 certificate exchanged. The nominal value of the new bond was set at up to EUR 600,000,000.00, with a minimum nominal value of EUR 100,000 for the individual bond certificates. The holders of the existing convertible bonds were given the option to exchange five of the 2014 convertible bonds or five of the 2017 convertible bonds for two new convertible bonds. This offer resulted in the exchange of 5,740 bonds with a nominal value of EUR 100,000.00 each. Furthermore, IMBEA IMMOEAST Beteiligungsverwaltung AG issued a guarantee of TEUR 199,004.5 on behalf of the holders of the 7 % convertible bonds.

A resolution of the annual general meeting on 2 October 2009 authorised the Executive Board to execute a conditional increase of up to EUR 23,384,795.39 in share capital through the issue of up to 22,524,726 new bearer shares of common stock.

The exercise of conversion rights from the existing convertible bonds (the 2009-2011 convertible bond and the 2007-2014 convertible bond) increased share capital by TEUR 18,481.9 in 2009/10 through the issue of 17,802,179 IMMOFINANZ shares.

Convertible bonds with a nominal value of TEUR 57,900.0 were withdrawn during the reporting year (see section 4.7). In addition, convertible bonds were issued to the members of the Executive Board as part of as long-term incentive programme (see section 7.6.12).

The convertible bonds issued by IMMOFINANZ represent a structured financial instrument as defined in IAS 32.23, whose equity and debt components must be reported separately.

The derivative component of the IMMOFINANZ convertible bonds as defined in IAS 32.26 represents the call option for IMMOFINANZ, respectively the put option for the bondholders. This component amounted to TEUR 49,965.5 as of 30 April 2010 (2008/09: TEUR 59,367.1). Of this total, TEUR 22,142.5 (2008/09: TEUR 30,393.7) are attributable to the 2007-2014 IMMOFINANZ convertible bonds and TEUR 27,823.1 (2008/09: TEUR 28,973.4) to the 2007-2017 IMMOFINANZ convertible bonds. The 2009-2011 IMMOFINANZ convertible bonds do not include a put or call option. The derivative component of these bonds is reported under trade and other liabilities.
The value of the equity component of the IMMOFINANZ bonds at the time of issue was as follows: TEUR 84,699.7 for the 2007-2017 convertible bonds in 2007/08; TEUR 45,075.9 for the 2007-2014 convertible bonds in 2006/07; and TEUR 16,288.0 for the 2009-2011 convertible bonds. These amounts were reported under reserves.

The book value of the convertible bonds as of 30 April 2010 was TEUR 985,174.4 (30 April 2009: TEUR 1,030,299.1).

The liabilities from the convertible bonds are presented separately from financial liabilities for the first time in 2009/10. This different presentation is intended to provide an improved overview. Additional information is provided in section 2.1.9.2.

5.14 Financial liabilities

The following table shows the composition and classification of financial liabilities by remaining term as of 30 April 2010 and 30 April 2009:

All amounts in TEUR	30 April 2010	Thereof remaining term under 1 year	Thereof remaining term between 1 and 5 years	Thereof remaining term over 5 years	30 April 2009	Thereof remaining term under 1 year	Thereof remaining term between 1 and 5 years	Thereof remaining term over 5 years
Amounts due to financial institutions	3,950,836.5	850,134.4	1,529,150.9	1,571,551.2	4,052,276.8	935,556.8	1,509,455.1	1,607,264.9
Thereof secured by collateral	3,901,219.9	823,634.9	1,518,985.1	1,558,599.9	3,546,898.1	908,512.0	1,078,905.2	1,559,480.9
Thereof not secured by collateral	49,616.6	26,499.5	10,165.8	12,951.3	505,378.8	27,044.9	430,549.9	47,784.0
Amounts due to local authorities	372,010.6	19,825.1	80,390.7	271,794.8	373,644.9	18,754.4	78,221.1	276,669.5
Liabilities arising from finance leases	66,040.4	10,453.8	22,476.8	33,109.8	80,230.9	11,163.2	35,577.4	33,490.3
Liabilities arising from the issue of bonds	1,518.6	1,518.6	0.0	0.0	3,042.3	152.8	2,889.5	0.0
Financial liability - limited partnership interest	11,323.8	11,323.8	0.0	0.0	7,488.7	7,452.2	0.0	36.4
Other financial liabilities	4,698.5	1,381.1	2,491.3	826.1	9,719.3	4,507.2	3,811.5	1,400.5
Total	**4,406,428.4**	**894,636.8**	**1,634,509.7**	**1,877,281.9**	**4,526,402.9**	**977,586.7**	**1,629,954.6**	**1,918,861.6**

Other financial liabilities consist chiefly of amounts due to joint venture partners.

Mid-term secured liabilities due to financial institutions include an obligation of TEUR 315,375.3 (2008/09: TEUR 413,975.0) from a syndicated loan. This syndicated loan represents a financing agreement entered into by IMMOFINANZ Finance B.V., a Dutch subsidiary of the former IMMOAUSTRIA Group, in May 2006. It is secured with a guarantee provided by IMMOFINANZ AG and IMBEA IMMOEAST Beteiligungsverwaltung AG. The loan has an outstanding nominal value of EUR 315.0 million and a term of four years. IMMOFINANZ Finance B.V. restructured the syndicated loan during the reporting year. Repayments to the syndicate, which comprises 10 European banks and financial institutions, amount to MEUR 75.0 in December 2010, MEUR 58.0 in May 2012 and MEUR 182.0 in May 2013.

The conditions of the major financial liabilities are as follows:

	Currency	Interest rate fixed/ variable	Remaining liability per company in 1,000	Remaining liability per company in TEUR	Consolidated remaining liability per company [1] in 1,000	Consolidated remaining liability per company [1] in TEUR		Balance sheet in TEUR	
Amounts due to financial institutions	CHF	variable	182,571.5	127,672.3	169,890.8	118,804.8			
(loans and advances)	CHF	fixed	38,291.4	26,777.2	38,291.4	26,777.2			
	CZK	variable	1,280.3	50.1	646.5	25.3			
	EUR	variable	3,155,968.9	3,155,968.9	2,792,470.4	2,792,470.4			
	EUR	fixed	511,884.5	511,884.5	429,677.7	429,677.7			
	PLN	variable	3,656.8	932.9	2,559.8	653.0			
	RON	variable	2,740.8	663.6	2,349.7	568.9			
	USD	variable	98,843.6	74,318.5	91,784.4	69,010.8			
	USD	fixed	197,062.8	148,167.5	114,183.5	85,852.2			
	EUR	variable	358,217.8	358,217.8	358,217.8	358,217.8	2)		
	EUR	fixed	79,488.6	79,488.6	79,488.6	79,488.6	2)		
Total amounts due to financial institutions				**4,484,142.0**		**3,961,546.7**		**3,950,836.5**	3)
Amounts due to local authorities	**EUR**	**fixed**	**559,703.7**	**559,703.7**	**559,703.7**	**559,703.7**	2)	**372,010.6**	4)
Liabilities arising from the issue of bonds	**EUR**	**variable**	**1,453.5**	**1,453.5**	**1,453.5**	**1,453.5**	2)	**1,518.6**	
Liabilities arising from finance leases	**EUR**					**108,524.4**		**66,040.4**	5)
Financial liability - limited partnership interest								**11,323.8**	
Other								**4,698.5**	
Total								**4,406,428.4**	

1) Excluding associated companies
2) Relates to BUWOG Bauen und Wohnen Gesellschaft mbH, ESG Wohnungsgesellschaft mbH and Heller Fabrik Liegenschaftsverwertungs GmbH
3) Includes accumulated amortisation on the difference between the original amount and the amount due at maturity (transaction costs)
4) Present value of the interest component of liabilities held by BUWOG Bauen und Wohnen Gesellschaft mbH and ESG Wohnungsgesellschaft mbH, which are due to local authorities
5) Discounted interest component of finance lease liabilities

The loans in the above table have a combined fair value of TEUR 3,997,332.3. The present value calculation was based on the following discount rates, which reflect market interest rates as of 30 April 2010 and 30 April 2009 as well as the weighted average margins of the loans held by the IMMOFINANZ Group companies in the relevant local currencies as of the balance sheet date.

2009/10

Discount rates in %	RON	PLN	CZK	CHF	EUR	USD
Up to 31.07.2010	8.969 %	7.620 %	3.530 %	2.024 %	2.635 %	6.973 %
Up to 30.04.2011	9.094 %	8.000 %	4.065 %	2.404 %	3.243 %	7.618 %
Up to 30.04.2013	8.449 %	8.605 %	4.430 %	2.909 %	3.702 %	8.290 %
Up to 30.04.2015	8.649 %	8.935 %	4.790 %	3.349 %	4.282 %	9.156 %
Up to 30.04.2017	8.749 %	9.085 %	5.050 %	3.694 %	4.721 %	9.727 %
Up to 30.04.2020	8.849 %	9.180 %	5.410 %	4.062 %	5.147 %	10.213 %
Up to 30.04.2025	8.949 %	9.140 %	5.765 %	4.379 %	5.539 %	10.604 %
As of 01.05.2025	9.049 %	9.020 %	5.870 %	4.444 %	5.640 %	10.752 %

2008/09

Discount rates in %	RON	PLN	CZK	CHF	EUR	USD	RSD
Up to 31.07.2009	13.842 %	8.026 %	6.289 %	2.359 %	4.455 %	3.218 %	9.372 %
Up to 30.04.2010	13.767 %	8.016 %	6.279 %	2.800 %	4.818 %	4.078 %	9.316 %
Up to 30.04.2012	14.242 %	8.606 %	6.849 %	3.115 %	5.259 %	4.108 %	9.670 %
Up to 30.04.2014	13.392 %	8.856 %	7.139 %	3.635 %	5.807 %	4.753 %	9.036 %
Up to 30.04.2016	12.992 %	8.936 %	7.279 %	4.084 %	6.185 %	5.122 %	8.737 %
Up to 30.04.2019	12.492 %	9.016 %	7.569 %	4.440 %	6.541 %	5.427 %	8.363 %
Up to 30.04.2024	12.192 %	9.512 %	7.839 %	4.727 %	6.883 %	5.728 %	8.139 %
As of 01.05.2024	11.792 %	8.976 %	7.899 %	4.744 %	6.985 %	5.791 %	7.841 %

The loans concluded in Serbian Dinar expired in 2009/10 and are therefore no longer included in the above listing.

As a result of the decline in property values, Group companies failed to meet the financial covenants for a number of bank loans in 2009/10. In particular, this involved the LTV ratio (loan-to-value ratio). Negotiations were carried out with the financing banks, which led in part to the waiver or amendment of the existing contracts. The involved loans amount to TEUR 219,331.1.

5.15 Trade and other liabilities

All amounts in TEUR	30 April 2010	Thereof remaining term under 1 year	Thereof remaining term between 1 and 5 years	Thereof remaining term over 5 years	30 April 2009	Thereof remaining term under 1 year	Thereof remaining term between 1 and 5 years	Thereof remaining term over 5 years
Trade accounts payable	67,373.9	65,803.5	1,507.4	63.0	76,810.7	72,528.4	3,631.4	650.9
Other financial liabilities								
Present value of derivative financial instruments (liabilities)	95,737.9	0.0	95,737.9	0.0	105,351.6	0.0	105,351.6	0.0
Property management	3,463.3	3,463.3	0.0	0.0	5,276.6	5,236.6	0.0	40.0
Amounts due to joint venture partners	78,117.6	6,413.0	32,852.0	38,852.6	44.1	44.1	0.0	0.0
Participation rights and silent partners' interests	1,778.4	1,778.4	0.0	0.0	1,778.4	810.2	0.0	968.2
Amounts due to associated companies	1,809.2	80.7	1,699.6	28.9	102.9	102.9	0.0	0.0
Construction and refurbishment	29,198.1	20,715.1	6,472.2	2,010.8	17,255.9	10,285.1	5,360.5	1,610.3
Outstanding purchase prices (share deals)	190,204.2	190,157.3	46.9	0.0	20,141.1	20,094.3	46.7	0.0
Outstanding purchase prices (acquisition of properties)	1,985.9	0.0	1,985.9	0.0	19,367.9	17,244.0	2,123.9	0.0
Miscellaneous	113,504.2	62,713.3	23,784.9	27,006.0	170,412.2	63,951.2	60,441.1	46,019.9
Total financial liabilities	**515,798.8**	**285,321.1**	**162,579.4**	**67,898.3**	**339,730.6**	**117,768.5**	**173,323.7**	**48,638.4**
Other non-financial liabilities								
Tax authorities	14,417.6	13,907.8	451.4	58.4	17,158.9	16,486.3	5.6	667.0
Rental and lease prepayments	56,067.6	37,047.2	7,400.6	11,619.8	54,805.3	36,456.9	16,131.4	2,217.0
Income from the sale of rental rights	152.8	71.0	81.8	0.0	461.2	308.4	122.9	29.9
Total non-financial liabilities	**70,638.0**	**51,026.0**	**7,933.8**	**11,678.2**	**72,425.4**	**53,251.6**	**16,259.9**	**2,913.9**
Total	**653,810.7**	**402,150.6**	**172,020.6**	**79,639.5**	**488,966.7**	**243,548.5**	**193,215.0**	**52,203.2**

Miscellaneous liabilities include TEUR 52,701.6 of financing and deposits received by BUWOG Bauen und Wohnen Gesellschaft mbH, ESG Wohnungsgesellschaft mbH Villach and "Heller Fabrik" Liegenschaftsverwertungs GmbH.

Miscellaneous liabilities also include amounts payable to non-controlling interests in fully consolidated companies.

The damage resulting from a fire at City Box Properties B.V. in Amsterdam North amounted to TEUR 3,500.0 and is included under other liabilities. Other liabilities also include loans of TEUR 1,094.2 granted by Silvera Investment and Montelupo Holding to Freeze 1 Development s.r.l.

In addition, the financial statements of Fawna Limited show a loan of TEUR 3,333.4 granted by Adama Ukraine Limited.

Section 2.1.9.2 provides information on the change in presentation made during the reporting year.

5.16 Provisions

Provisions consist primarily of the provisions for onerous contracts as well as the provisions for auditing, consulting and appraisal costs. The development of the provisions recognised by the Group is shown in the following table:

All amounts in TEUR	30 April 2010	30 April 2009
Balance on 1 May	**259,737.6**	**66,971.1**
Use	-66,698.4	-46,930.5
Reversal	-204,971.6	-18,018.2
Addition	160,360.0	261,947.1
Currency translation adjustments	982.0	-2,298.8
Change in consolidation method	-3,179.3	216.4
Change in consolidation range	144.1	-2,149.5
Balance on 30 April	**146,374.4**	**259,737.6**
Thereof current	139,823.2	89,510.8
Thereof non-current	6,551.2	170,226.8

Information on the provision for onerous contracts is provided in section 4.6.3.

5.17 Obligations to employees

The actuarial expert opinion to determine the defined benefit obligation as of 30 April 2010 was prepared by AKTUAR Versicherungsmathematik GmbH. The development of employee-related provisions is shown in the following table:

All amounts in TEUR	30 April 2010	30 April 2009
Balance on 1 May	**3,859.5**	**4,098.7**
Interest cost	0.4	239.4
Service cost	115.7	160.8
Actuarial gains/losses	-9.2	69.1
Disposal or reversal	6.7	-647.2
Payments	-134.8	-61.3
Balance on 30 April	**3,838.3**	**3,859.5**
Thereof current	3.0	3,059.4
Thereof non-current	3,835.3	800.1

6. Notes to the Cash Flow Statement

The cash flow statement of the IMMOFINANZ Group shows the changes in cash and cash equivalents resulting from the inflow and outflow of funds during the reporting year. The cash flow statement distinguishes between cash flows from operating activities, investing activities and financing activities. Cash flow from operating activities is calculated using the indirect method in accordance with IAS 7.18 (b). Cash and cash equivalents of TEUR 36,047.4 (2008/09: TEUR 48,316.3) are attributable to companies consolidated on a proportionate basis. The cash flow statement includes all disclosures required by IAS 7.

Cash and cash equivalents comprise the following:

All amounts in TEUR	30 April 2010	30 April 2009
Other financial assets (current)	31,250.3	1,775.8
Liquid funds	505,402.7	712,987.1
Cash and cash equivalents	**536,653.0**	**714,762.9**

Liquidity as shown on the cash flow statement includes cash and cash equivalents and current securities. In accordance with IAS 7.7, current securities are classified as cash and cash equivalents if they have a remaining term of less than three months. All assets included under cash and cash equivalents meet this criterion as of the balance sheet date.

Cash flows are translated at the average exchange rate for the respective local currency. Translation differences arising from the use of the average exchange rate and the exchange rate on the balance sheet date are charged or credited to the currency translation reserve.

Information is not provided on the cash flows arising from operating, investing and financing activities for joint ventures included under proportionate consolidation (IAS 7.50b) because the development of this data would have only been possible at substantial expense. The disclosures defined in IAS 7.50 d were not provided for the same reason.

7. Other Information

7.1 Information on operating segments

7.1.1 Internal reporting

The central decision-maker of IMMOFINANZ is the Executive Board as a collegial body. Internal reporting to the Executive Board is based on information that comprises the income statements from the individual countries, including the related elimination of income, expenses and interim profits as well as the holding companies that are allocated to the relevant country operating organisations. Intragroup transactions are carried out at standard market prices and conditions. The Executive Board is also provided with information on country-specific cash flows.

The activities of the IMMOFINANZ Group are concentrated on eight regional core markets (Austria, Germany, Czech Republic, Slovakia, Hungary, Romania, Poland and Russia) as well as the retail, logistics, office and residential segments.
The designation of segments by IMMOFINANZ follows internal reporting (management approach) and meets the materiality criteria defined in IFRS 8.13.

7.1.2 Information on reportable operating segments

Segment assets consist primarily of investment property, property under construction, intangible assets and investments carried at equity as well as inventories and receivables.

Segment liabilities comprise financial liabilities, trade accounts payable, provisions and tax liabilities.

Segment investments include additions to property, tangible assets and investments in financial assets carried at equity as well as intangible assets (excluding goodwill).

7.1.3 Transition from segment to Group results

There are no material transactions between the segments, and the elimination of intersegment amount is therefore not reported separately.

Investments that cannot be assigned to a specific segment and the elimination of immaterial intersegment transactions are included in the column "transition to consolidated financial statements".

7.1.4 Information on geographical areas of business

The allocation of revenues and non-current assets to the individual regions is based on the location of the property. Detailed information on the geographical areas of business is provided in the segment report.

7.1.5 Information on key customers

The IMMOFINANZ Group had no individual customers who were responsible for 10 % or more of revenues in 2009/10 or 2008/09.

7.2 Disclosures relating to financial instruments

Financial instrument is a collective term used to represent financial assets and financial liabilities. A financial instrument is defined as a contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity. One or more companies may serve as the contract partner. This definition covers securities, receivables, liabilities, equity and derivatives, regardless of whether the obligation is conditional or unconditional.

7.2.1 Classes and categories of financial instruments

IFRS 7.6 requires the breakdown of financial instruments by classes as well as the reconciliation of these classes with the line items shown on the balance sheet. The reporting company is entitled to define these classes, which therefore differ from the categories defined by IAS 39 for the measurement of financial instruments.

The definition of the reportable classes reflects the different characteristics of the major financial instruments held by IMMOFINANZ. Accordingly, similar financial instruments were grouped together in a single class. The classes were also defined to facilitate reconciliation with the line items shown on the balance sheet. These factors resulted in the definition of the following classes: trade accounts receivable, financing receivables, loans and other receivables, IAS 39 investments, derivative financial assets, current securities, miscellaneous other financial instruments and cash and cash equivalents (asset classes) as well as liabilities arising from convertible bonds, amounts due to financial institutions, trade accounts payable, derivative financial liabilities and miscellaneous other liabilities (liability classes).

In addition to the assignment of financial instruments to classes, IFRS 7.8 calls for the disclosure of the carrying value of financial assets and financial liabilities in accordance with the categories defined in IAS 39.9. The following table presents the carrying value and fair value of each class of financial assets and financial liabilities as well as each IAS 39.9 category, and reconciles these amounts to the appropriate balance sheet line item. Since the balance sheet positions "receivables and other assets" and "other liabilities" can contain both financial instruments and non-financial assets/liabilities (e.g. tax receivables, prepaid expenses and deferred charges, inventories), the column "Non-FI" allows for a full reconciliation with the balance sheet line items.

		FA@FV/P&L	
All amounts in TEUR	**AFS**	**Fair Value Option**	**HFT**
ASSETS	**Fair value not through profit or loss**	**Fair value through profit or loss**	**Fair value through profit or loss**
Trade and other receivables	**0.0**	**0.0**	**0.0**
Trade accounts receivable	0.0	0.0	0.0
Financing receivables	0.0	0.0	0.0
Loans and other receivables	0.0	0.0	0.0
Other financial assets	**62,061.3**	**297,177.5**	**31,525.1**
Investments acc. to IAS 39	55,448.0	297,177.5	0.0
Derivatives	0.0	0.0	274.8
Other current financial assets	0.0	0.0	31,250.3
Miscellaneous other financial instruments	6,613.3	0.0	0.0
Cash and cash equivalents	**0.0**	**0.0**	**0.0**
TOTAL ASSETS	**62,061.3**	**297,177.5**	**31,525.1**

	FL@FV/P&L		
All amounts in TEUR	**Fair value option**	**HFT**	**FLAC**
LIABILITIES	**Fair value through profit or loss**	**Fair value through profit or loss**	**Amortised cost**
Liabilities from convertible bonds	**0.0**	**0.0**	**985,174.4**
Financial liabilities	**0.0**	**0.0**	**4,406,428.4**
Bonds	0.0	0.0	1,518.6
Amounts due to financial institutions	0.0	0.0	3,950,836.5
Other financial liabilities	0.0	0.0	454,073.3
Trade and other liabilities	**0.0**	**95,737.9**	**487,434.8**
Trade accounts payable	0.0	0.0	67,373.9
Derivatives	0.0	95,737.9	0.0
Miscellaneous other liabilities	0.0	0.0	420,060.9
TOTAL LIABILITIES	**0.0**	**95,737.9**	**5,879,037.6**

AFS: available for sale
FA@FV/P&L: financial assets at fair value through profit or loss
FL@FV/P&L: financial liabilities at fair value through profit or loss
HFT: held for trading
L&R: loans and receivables
HTM: held to maturity
FLAC: financial liabilities measured at amortised cost
Non-FI: Non financial assets and liabilities

L&R	HTM	Non-FI	Carrying Value on 30.04.2010	Fair value on 30.04.2010
Amortised cost	Amortised cost	Not classified under IFRS 7		
1,236,376.9	**0.0**	**74,874.9**	**1,311,251.8**	**1,311,251.8**
56,063.4	0.0	0.0	56,063.4	56,063.4
562,806.6	0.0	0.0	562,806.6	562,806.6
617,506.9	0.0	74,874.9	692,381.8	692,381.8
23,826.0	**0.0**	**0.0**	**414,589.9**	**414,589.9**
0.0	0.0	0.0	352,625.5	352,625.5
0.0	0.0	0.0	274.8	274.8
0.0	0.0	0.0	31,250.3	31,250.3
23,826.0	0.0	0.0	30,439.3	30,439.3
505,402.7	**0.0**	**0.0**	**505,402.7**	**505,402.7**
1,765,605.6	**0.0**	**74,874.9**	**2,231,244.4**	**2,231,244.4**

Non-FI	Carrying Value on 30.04.2010	Fair value on 30.04.2010
Not classified under IFRS 7		
0.0	**985,174.4**	**919,257.2**
0.0	**4,406,428.4**	**4,449,318.8**
0.0	1,518.6	1,518.6
0.0	3,950,836.5	3,997,332.3
0.0	454,073.3	450,467.9
70,638.0	**653,810.7**	**653,810.7**
0.0	67,373.9	67,373.9
0.0	95,737.9	95,737.9
70,638.0	490,698.9	490,698.9
70,638.0	**6,045,413.5**	**6,022,386.7**

		FA@FV/P&L	
All amounts in TEUR	AFS	Fair Value Option	HFT
ASSETS	Fair value not through profit or loss	Fair value through profit or loss	Fair value through profit or loss
Trade and other receivables	**0.0**	**0.0**	**0.0**
Trade accounts receivable	0.0	0.0	0.0
Financing receivables	0.0	0.0	0.0
Loans and other receivables	0.0	0.0	0.0
Other financial assets	**56,003.6**	**316,786.3**	**3,056.4**
Investments acc. to IAS 39	48,996.8	316,786.3	0.0
Derivatives	0.0	0.0	1,280.6
Other current financial assets	0.0	0.0	1,775.8
Miscellaneous other financial instruments	7,006.8	0.0	0.0
Cash and cash equivalents	**0.0**	**0.0**	**0.0**
TOTAL ASSETS	**56,003.6**	**316,786.3**	**3,056.4**

	FL@FV/P&L		
All amounts in TEUR	Fair Value Option	HFT	FLAC
LIABILITIES	Fair value through profit or loss	Fair value through profit or loss	Amortised cost
Liabilities from convertible bonds	**0.0**	**0.0**	**1,030,299.1**
Financial liabilities	**0.0**	**0.0**	**4,526,402.9**
Bonds	0.0	0.0	3,042.3
Amounts due to financial institutions	0.0	0.0	4,052,276.8
Other financial liabilities	0.0	0.0	471,083.8
Trade and other liabilities	**0.0**	**105,351.6**	**382,381.0**
Trade accounts payable	0.0	0.0	76,810.7
Derivatives	0.0	105,351.6	0.0
Miscellaneous other liabilities	0.0	0.0	305,570.3
TOTAL LIABILITIES	**0.0**	**105,351.6**	**5,939,083.0**

The fair values shown in the table were derived from stock exchange prices or determined by applying recognised valuation methods, depending on the class (see the fair value hierarchy of financial instruments presented in section 7.2.4).

Trade accounts receivable are generally considered to be current or are carried net of any necessary valuation adjustments and, for this reason, fair value reflects book value. The same applies to cash and cash equivalents.

The fair value of financing receivables, other receivables and the components of miscellaneous other financial instruments carried at amortised cost also reflects the carrying value because the non-current, non-interest bearing receivables are carried at the present value of future cash inflows or outflows (by applying the effective interest rate) after the deduction of any necessary valuation adjustments. Miscellaneous other financial instruments include non-current securities that are carried at fair value, which was determined on the basis of current market prices.

The carrying value of IAS 39 investments also reflects fair value because these assets are valued through profit or loss (fair value option) or not through profit or loss. Foreign exchange effects and impairment charges to investments not valued through profit or loss are recognised to the income statement. The fair value of the other funds is based on the net asset value determined by

L&R	HTM	Non-FI	Carrying value on 30.04.2009	Fair value on 30.04.2009
Amortised cost	Amortised cost	Not classified under IFRS 7		
1,230,318.4	**0.0**	**79,404.4**	**1,309,722.9**	**1,309,722.9**
71,532.2	0.0	0.0	71,532.2	71,532.2
560,682.0	0.0	0.0	560,682.0	560,682.0
598,104.2	0.0	79,404.4	677,508.6	677,508.6
28,534.7	**0.0**	**0.0**	**404,380.9**	**404,380.9**
0.0	0.0	0.0	365,783.1	365,783.1
0.0	0.0	0.0	1,280.6	1,280.6
0.0	0.0	0.0	1,775.8	1,775.8
28,534.7	0.0	0.0	35,541.5	35,541.5
712,987.1	**0.0**	**0.0**	**712,987.1**	**712,987.1**
1,971,840.2	**0.0**	**79,404.4**	**2,427,090.9**	**2,427,090.9**

Non-FI	Carrying value on 30.04.2009	Fair value on 30.04.2009
Not classified under IFRS 7		
0.0	**1,030,299.0**	**1,030,299.0**
0.0	**4,526,402.9**	**4,526,402.9**
0.0	3,042.3	3,042.3
0.0	4,052,276.8	4,052,276.8
0.0	471,083.8	471,083.8
1,234.2	**488,966.8**	**488,966.8**
0.0	76,810.7	76,810.7
0.0	105,351.6	105,351.6
1,234.2	306,804.4	306,804.4
1,234.2	**6,045,668.7**	**6,045,668.7**

the relevant general partner or manager. The company's management has recognised management discounts on individual assets. The methods used by the funds to determine the fair value of properties agrees with the applicable accounting standards (normally IFRS, or US GAAP, in individual cases UK GAAP or Luxembourg law) and includes above all the following factors: (1) valuation opinion, (2) current market prices for properties with similar features, location and condition (incl. any necessary adjustments), (3) discounted cash flow calculations based on estimated future cash flows, (4) comparable asset valuations, (5) replacement prices, (6) cap(italisation) rates, (7) earnings multiples, (8) current share prices, (9) bona fide purchase offers from third parties and (10) broker offers or mark-to-model approach for mortgage-backed securities (Carlyle).

The market value of derivatives is provided by the respective financial institutions. This market value is determined by applying recognised actuarial methods and is based on estimates of the market factors by the financial institution.

The fair value of miscellaneous current liabilities also approximates the carrying value. Miscellaneous non-current liabilities consist primarily of amounts due to public authorities (subsidised loans for BUWOG/ESG).

The accounting and valuation methods are described in section 2.

7.2.2 Collateral

IFRS 7.14 requires the disclosure of collateral. The IMMOFINANZ Group companies normally provide collateral for loans related to project financing. Financing is concluded at the individual project level, and each company or property is responsible for the related debt service. There are no rights of regress involving IMMOFINANZ. As security for the loan, the lending bank receives a package of collateral that can be used to satisfy the receivable in the event a loan is called. This package can include the following types of collateral:

- Mortgage on the land or the land and building
- Pledge of shares in the project company
- Pledge of receivables (from rental agreements, insurance contracts, property management contracts etc.)
- Pledge of bank accounts (accounts for rental payments or other project-relevant accounts)
- Promissory notes

The conditions, type and scope of collateral is defined on an individual basis (for each company and property) and is dependent on the project volume, amount and term of the loan. Additional information on collateral is provided in section 7.3.2.

7.2.3 Net gains and losses

IFRS 7.20 (a) requires the disclosure of net gains and losses for each category of financial instrument defined in IAS 39.9. This information is presented in the following table:

All amounts in TEUR								30 April 2010
		Measurement at fair value	Impairment charge / valuation adjustment	Revaluation	Recycling	Income from disposals/ repurchase	Other gains / losses	Net gain / loss
AFS	Fair value not through profit or loss	11,777.4	-59.4	0.0	680.0	3,965.0	-690.5	**15,672.5**
	Thereof recognised to the income statement	0.0	-59.4	0.0	0.0	3,965.0	-690.5	**3,215.1**
	Thereof recognised to equity	11,777.4	0.0	0.0	680.0	0.0	0.0	**12,457.4**
FA@ FV/P&L	Fair value through profit or loss	-23,369.3	0.0	0.0	0.0	-7,072.4	-1,672.0	**-32,113.7**
	Thereof fair value option	-23,969.3	0.0	0.0	0.0	-7,052.6	-5,616.8	**-36,638.7**
	Thereof HFT	600.0	0.0	0.0	0.0	-19.8	3,944.8	**4,525.0**
L&R	Amortised cost	0.0	0.0	-6,143.7	0.0	0.0	0.0	**-6,143.7**
HTM	Amortised cost	0.0	0.0	0.0	0.0	0.0	0.0	**0.0**
FL@ FV/P&L	Fair value through profit or loss	-9,091.9	0.0	0.0	0.0	0.0	0.0	**-9,091.9**
	Thereof fair value option	0.0	0.0	0.0	0.0	0.0	0.0	**0.0**
	Thereof HFT	-9,091.9	0.0	0.0	0.0	0.0	0.0	**-9,091.9**
FLAC	Amortised cost	0.0	0.0	0.0	0.0	34,921.9	0.0	**34,921.9**

AFS: available for sale
FA@FV/P&L:financial assets at fair value through profit or loss
HFT: held for trading
L&R: loans and receivables
HTM: held to maturity
FLAC: financial liabilities measured at amortised cost
FL@FV/P&L: financial liabilities at fair value through profit or loss

All amounts in TEUR								30 April 2009
		Measure-ment at fair value	Impairment charge / valua-tion adjustment	Revaluation	Recycling	Income from disposals/ repurchase	Other gains / losses	Net gain / loss
AFS	Fair value not through profit or loss	-48,650.2	-31,893.0	0.0	334.9	0.0	0.0	**-80,208.3**
	Thereof recognised to the income statement	0.0	-31,893.0	0.0	-32.6	0.0	0.0	**-31,925.6**
	Thereof recognised to equity	-48,650.2	0.0	0.0	367.5	0.0	0.0	**-48,282.7**
FA@ FV/P&L	Fair value through profit or loss	-565,291.4	0.0	0.0	0.0	-103,331.1	457.4	**-668,165.1**
	Thereof fair value option	-566,950.7	0.0	0.0	0.0	-103,331.1	668.4	**-669,613.4**
	Thereof HFT	1,659.3	0.0	0.0	0.0	0.0	-211.0	**1,448.3**
L&R	Amortised cost	0.0	0.0	339,036.0	0.0	0.0	0.0	**339,036.0**
HTM	Amortised cost	0.0	0.0	0.0	0.0	0.0	0.0	**0.0**
FL@ FV/P&L	Fair value through profit or loss	-53,236.5	0.0	0.0	0.0	0.0	0.0	**-53,236.5**
	Thereof fair value option	0.0	0.0	0.0	0.0	0.0	0.0	**0.0**
	Thereof HFT	-53,236.5	0.0	0.0	0.0	0.0	0.0	**-53,236.5**
FLAC	Amortised cost	0.0	0.0	0.0	0.0	0.0	279,229.7	**279,229.7**

The valuation category "financial assets and financial liabilities held for trading" (HFT) includes derivatives and other current financial assets. The net gains include the results of market valuation as well as interest rate and foreign exchange effects.

The net gains in the valuation category "available-for-sale financial assets" (AFS) comprise valuation adjustments to reflect lasting impairment as well as realised gains on disposal (recycling) and foreign exchange effects.

The category "loans and receivables" (L&R) consists primarily of foreign exchange effects and valuation adjustments.

7.2.4 Hierarchy of financial instruments carried at fair value

The following section includes an analysis of the financial instruments carried at fair value. A three-level hierarchy was developed for this analysis, which reflects the significance of the factors involved in valuation:

- Level 1: Quoted prices for identical assets or liabilities on an active market (without any adjustments)
- Level 2: Inputs that can be derived directly (e.g. as prices) or indirectly (e.g. based on prices) for the individual assets or liabilities, and cannot be classified under Level 1
- Level 3: Inputs for assets or liabilities that are not based on observable market data

All amounts in TEUR	Level 1	Level 2	Level 3	Total
Financial assets available for sale				
IAS 39 investments	0.0	55,448.0	0.0	55,448.0
Miscellaneous other financial instruments	0.0	0.0	6,613.3	6,613.3
Financial assets at fair value through profit or loss				
Fair value option				
IAS 39 investments	0.0	297,086.2	91.4	297,177.5
Held for trading				
Derivatives	0.0	274.8	0.0	274.8
Other current financial assets	31,250.3	0.0	0.0	31,250.3
Financial liabilities at fair value through profit or loss				
Held for trading				
Derivatives	0.0	95,737.9	0.0	95,737.9

7.3 Financial risk management

7.3.1 General information

IFRS 7.31 requires the disclosure of information that enables the users of financial statements to evaluate the nature and extent of risks arising from financial instruments to which the company is exposed as of the balance sheet date.

As an international corporation, IMMOFINANZ is exposed to various financial risks. The most important financial risks for the Group are associated with possible changes in foreign exchange rates, interest rates, and stock prices as well as the creditworthiness and liquidity of customers and business partners. The goal of IMMOFINANZ is to actively control these risks through systematic management.

In accordance with IAS 32 and IAS 39, a distinction is made between primary and derivative financial instruments.

Primary financial instruments reported under assets consist primarily of trade accounts receivable, financing receivables, loans and other receivables, IAS 39 investments, current securities, miscellaneous other financial instruments and cash and cash equivalents. Available-for-sale financial assets, current securities and financial instruments initially recognised at fair value through profit and loss in accordance with IAS 39 (fair value option) are carried at fair value; all other financial assets are shown at amortised cost. Fair value is based on market prices or calculated in accordance with recognised valuation methods. Primary financial instruments recorded under liabilities consist primarily of financial liabilities valued at amortised cost, liabilities arising from convertible bonds and trade accounts payable.

Derivative financial instruments are used to hedge the risk arising from fluctuations in foreign exchange rates and interest rates on business operations as well as the risk associated with monetary investments and financing (see section 7.3.4.2).

7.3.2 Default/credit risk

Credit risk (default risk) is understood to represent the risk that one party to a financial instrument causes the other party to incur a financial loss by failing to meet a financial obligation. In accordance with IFRS 7.36, an entity must disclose the following information for each class of financial instruments: the maximum exposure to credit risk as of the balance sheet date, excluding any collateral or other enhancements; a description of the collateral received and any credit enhancements; and information on the carrying value of the financial assets whose contract terms were amended and which would have been classified as past due or impaired under the previous contract terms. In accordance with IFRS 7.B9, the amounts offset pursuant to IAS 32.42 ff. and impairment charges as defined in IAS 39 must be deducted from the gross carrying value of financial assets. The remaining amount represents the maximum credit risk. Collateral held in security and other credit enhancements are not included in this calculation, but only disclosed separately (IFRS 7.36(b)).

Credit risks arise from the possibility that the counterparty to a transaction could fail to meet the related obligations, and the Group incurs financial damages as a result. The maximum credit risk for assets is represented by the amounts shown on the balance sheet. Impairment charges are recognised to reflect the default risk associated with financial assets. IMMOFINANZ is exposed to only a low default risk because the credit standing of customers is reviewed on a regular basis and no single tenant is responsible for more than 5 % of total outstanding receivables. The default risk for financial receivables is reflected in an appropriate adjustment to the discount rate or an individual valuation adjustment.

The primary financing instruments held by the Group are reported on the balance sheet, whereby the carrying values of the financial assets represent the maximum risk of default on these financial instruments. The risk of default associated with other primary financial instruments and derivative financial instruments is also low because all financing transactions are concluded with financial institutions that have excellent credit ratings.

The most important instrument for the management and control of default risk is the diversity of the property portfolio and the tenant structure of the individual properties (a large number of smaller tenants, virtually no large tenants). The risk of default on receivables due from tenants is low because tenants are generally required to provide security deposits (for residential properties: cash deposits; for commercial properties: bank guarantees or cash deposits equal to at least three month's rent) and the credit standing of tenants is monitored on a regular basis. Details on the age and term structure of receivables and the development of valuation adjustments is provided in section 5.6.

In 2009/10 and in earlier years IMMOFINANZ and its subsidiaries issued comfort letters with a maximum exposure of TEUR 6,100.0 (2008/09: TEUR 6,400.0). The probability of occurrence for these contingent liabilities is linked to the fulfilment or non-fulfilment of future conditions and cannot be estimated at the present time.

7.3.3 Liquidity risk

Liquidity risks are minimised by the preparation of a mid-term (five-year) forecast and an annual budget with monthly segmentation as well as monthly revolving liquidity reports that include variance and sensibility analyses. Daily liquidity management ensures that all operating obligations can be met and funds can be optimally invested, and also gives the Group the necessary flexibility to realise short-term acquisition opportunities.

The IMMOFINANZ Group also uses long-term financing that reflects the financial capability of the property (interest coverage ratio and/or debt service coverage ratio) as well as its market value (loan-to-value ratio).

Information on the term structure of liabilities is provided in sections 5.14 and 5.15.

7.3.4 Market risk

Market risk represents the risk that the fair value or future cash flows of a financial instrument may fluctuate due to a change in market prices. There are three types of market risk: foreign exchange risk, interest rate risk and other price risks.

7.3.4.1 Foreign exchange risk

IMMOFINANZ is exposed to foreign exchange risk in two forms: fluctuations in foreign exchange rates can influence valuation results and also have an impact on the asset position of the company.

Effect on valuation

The modified current rate method is used to translate the local (functional) currency financial statements of companies outside the Euro zone that are included through full or proportionate consolidation. The expert opinions on properties are prepared in Euros, and fluctuations in exchange rates will therefore influence revaluation results.

An upward shift in foreign exchange rates compared to the Euro increases the Euro fair value of investment properties over the fair value reported in the previous year's expert opinion. When the latest value is compared with the prior year equivalent, translation back into the functional currency (local currency) produces a lower value – because of the higher exchange rate – and therefore leads to a write-down. If the value in the expert opinion rises, this foreign exchange effect reduces the upward potential for the valuation of the property; if the value in the expert opinion is lower, this effect increases the write-down.

A decline in foreign exchange rates versus the Euro decreases the Euro fair value of investment properties in comparison with the fair value reported in the previous year's expert opinion. When the latest value is compared with the prior year equivalent, translation back into the functional currency (local currency) produces a higher value – because of the lower exchange rate – and therefore leads to a write-up. If the value in the expert opinion rises, this foreign exchange effect increases the upward for the

valuation of the property; if the value in the expert opinion is lower, this effect reduces the write-down.
The following table shows how revaluation income is influenced by an increase or decrease of 2 % and 5 % in foreign exchange rates. This calculation is based on the exchange rates specified in section 2.2. The analysis assumes that all other variables, especially interest rates, remain constant.

Based on the following exchange rate movements as of 30 April 2010					
All amounts in TEUR	**2009/10**	**2.00 %**	**-2.00 %**	**5.00 %**	**-5.00 %**
Austria	92,421.6	92,421.6	92,421.6	92,421.6	92,421.6
Germany	14,188.5	14,188.5	14,188.5	14,188.5	14,188.5
Poland	-46,995.1	-59,011.9	-34,487.9	-76,178.7	-14,739.6
Czech Republic	-90,677.0	-103,663.5	-77,160.5	-122,215.6	-55,818.6
Slovakia	1,338.5	1,338.5	1,338.5	1,338.5	1,338.5
Hungary	-53,445.8	-63,772.7	-42,697.5	-78,525.4	-25,726.3
Romania	-83,651.6	-100,005.6	-66,630.2	-123,368.5	-39,754.1
Russia	138,871.5	124,911.2	153,401.5	104,968.0	176,343.7
Other	7,762.6	-560.2	16,425.3	-12,450.1	30,103.2
Total	**-20,186.8**	**-94,154.1**	**56,799.3**	**-199,821.7**	**178,356.9**

Effect on the asset position

IAS 21 calls for the translation of monetary assets and liabilities at the average exchange rate in effect on the balance sheet date. In this way, exchange rate fluctuations can have a direct impact on the asset position of the Group.

The risk of devaluation associated with foreign currency cash balances is offset by the rapid conversion of these funds into the Euro. US Dollar cash balances are low and are used to meet the Group's investment commitments in this currency.
Another management instrument to minimise foreign exchange risk is the limited use of foreign currency credits in Europe. In this region, the risk arising from adverse foreign exchange effects is outweighed by the advantages of low interest rates.

Contractual agreements are used to manage the foreign exchange risk associated with rental income generated in countries where the Euro is not the functional currency. These agreements require the payment of rents in Euros (in Russia: USD) or link rental payments to the Euro exchange rate on particular dates.

Derivative financial instruments are also used to manage foreign exchange risk. The derivative financial instruments used by IMMOFINANZ to hedge this risk are recorded as independent transactions and not as hedge transactions. Hedge accounting as defined in IAS 39.85 – IAS 39.102 is not applied because the relevant requirements are not met.

The recognition and measurement of derivative financial instruments reflect fair value. Derivatives with a positive market value are included under the balance sheet position "other financial assets" (see section 5.7). Derivatives with a negative market value are reported under "trade and other liabilities" (see section 5.15). Any changes in market value are recognised as income or expenses under financial results.

Cash and cash equivalents are held in the following currencies:

All amounts in TEUR	30 April 2010	30 April 2009
EUR	350,505.1	599,403.3
USD	22,895.4	4,764.8
CHF	20,747.3	20,386.8
HUF	13,437.9	12,569.4
PLN	29,347.4	23,261.3
CZK	15,255.2	11,337.0
RON	35,106.7	27,172.1
RUB	14,273.1	12,158.8
Other	3,834.6	1,933.6
Total	**505,402.7**	**712,987.1**

The following table lists the market values and conditions of all derivative financial instruments that were purchased to hedge foreign exchange risk:

Company	Derivative	Currency	Beginning	End	Financial institution	Fixed exchange rate	Cur- rency	Reference value as of 30.04.2010	Marktwert 30. April 2010 in EUR
Company	Derivative	Currency	Beginning	End	Financial insti- tution	Fixed exchange rate	Cur- rency	Reference value as of 30.04.2010 in 1,000	Market value as of 30.04.2010 in EUR
MBP I Sp. z o.o.	FX FORWARD	USD/EUR	04.12.2006	30.06.2010	Aareal Bank AG	1.37440	USD	567.7	-13,428.10
MBP I Sp. z o.o.	FX FORWARD	USD/EUR	04.12.2006	30.09.2010	Aareal Bank AG	1.37790	USD	567.7	-15,078.31
MBP I Sp. z o.o.	FX FORWARD	USD/EUR	04.12.2006	30.12.2010	Aareal Bank AG	1.38140	USD	378.5	-11,230.48
Deutsche La- gerhaus Nied- eraula GmbH u.Co KG	FX FORWARD	EUR/CHF	01.09.2009	30.03.2011	IKB Interna- tional S.A.	1.58000	EUR	1,665.2	179,080.00

The reference value forms the basis value for derivatives outstanding as of the balance sheet date.

The market value represents the amount that the respective company would receive or be required to pay if the transaction were terminated as of the balance sheet date. These market values do not reflect the proportionate consolidation of the company in the consolidated financial statements.

Information on loans concluded in foreign currencies is presented in section 5.14.

7.3.4.2 Interest rate risk

As an international company, IMMOFINANZ is exposed to the risk of interest rate fluctuations on various property submarkets. Changes in interest rates can have a negative impact on Group earnings by increasing the cost of variable rate financing and can also influence the fair value of fixed rate financial instruments.

IMMOFINANZ uses derivative financial instruments (interest rate hedges) to manage the risk associated with rising interest rates. This serves to counteract the potential increase in interest expense and decline in financial results. The derivative financial instruments used to hedge foreign exchange risk are recognised as independent transactions and not as hedge transactions. Hedge accounting as defined in IAS 39.85 – IAS 39.102 is not applied because the relevant requirements are not met.

The recognition and measurement of derivative financial instruments reflect fair value. Derivatives with a positive market value are included under the balance sheet position "other financial assets" (see section 5.7). Derivatives with a negative market value are reported under "trade and other liabilities" (see section 5.15).

Any changes in market value are recognised as income or expenses under financial results.

The classification of financial assets and liabilities by type of interest rate is shown in the following table:

All amounts in TEUR	30 April 2010	30 April 2009
Fixed interest financial receivables	390,745.5	573,570.7
Variable interest financial receivables	54,035.9	29,630.1
Total interest-bearing financial receivables	**444,781.4**	**603,200.8**
Fixed interest financial liabilities	1,987,888.0	2,008,949.0
Variable interest financial liabilities	3,403,714.8	3,547,752.9
Total interest-bearing financial liabilities	**5,391,602.8**	**5,556,702.0**

The following table shows the market values and conditions of all derivative financial instruments that were purchased to hedge interest rate risk:

Company	Derivative	Currency	Beginning	End
IMMOFINANZ AG	CAP	EUR	27/09/2006	16/05/2011
IMMOFINANZ AG	CAP	EUR	30/06/2006	30/06/2011
IMMOFINANZ AG	CAP	EUR	15/09/2006	16/05/2011
IMMOFINANZ TCT Liegenschaftsverwertungs GmbH	CAP	EUR	01/09/2006	01/09/2011
IMMOFINANZ TCT Liegenschaftsverwertungs GmbH	CAP	EUR	01/09/2006	01/09/2011
IMMOFINANZ TCT Liegenschaftsverwertungs GmbH	CAP	EUR	01/09/2006	01/09/2011
IMMOFINANZ TCT Liegenschaftsverwertungs GmbH	CAP	EUR	01/09/2006	01/09/2011
"Wienerberg City" Errichtungsges.m.b.H.	SWAP	EUR	31/10/2003	29/10/2010
ESG Beteiligungs GmbH	CAP	EUR	31/07/2006	31/07/2011
IMF Immobilienholding Gesellschaft m.b.H.	CAP	EUR	20/09/2006	20/09/2011
IMF Immobilienholding Gesellschaft m.b.H.	CAP	EUR	31/07/2006	31/07/2011
BUWOG Bauen und Wohnen Gesellschaft mbH	SWAP	EUR	30/09/2005	30/09/2015
BUWOG Bauen und Wohnen Gesellschaft mbH	SWAP	EUR	30/09/2005	30/09/2015
BUWOG Bauen und Wohnen Gesellschaft mbH	SWAP	EUR	14/07/2005	30/12/2014
Bauteile A + B Errichtungsges.m.b.H.	CAP	EUR	17/07/2006	15/07/2011
Bauteile A + B Errichtungsges.m.b.H.	CAP	EUR	17/07/2006	15/07/2011
Bauteile C + D Errichtungsges.m.b.H.	CAP	EUR	17/07/2006	15/07/2011
ARO Immobilien GmbH	CAP	EUR	31/08/2006	31/08/2011
IMMOFINANZ Immobilien Vermietungs-Gesellschaft m.b.H.	CAP	EUR	20/08/2006	23/05/2011
IMMOFINANZ Immobilien Vermietungs-Gesellschaft m.b.H.	CAP	EUR	20/08/2006	20/05/2011
EFSP Immobilienentwicklung GmbH	SWAP	EUR	15/01/2009	31/12/2013
FUTUR-IMMOBILIEN GmbH	CAP	EUR	31/10/2006	31/10/2011
IMMOFINANZ ALPHA Immobilien Vermietungsgesellschaft m.b.H.	CAP	EUR	23/08/2007	31/10/2012
IMMOFINANZ ALPHA Immobilien Vermietungsgesellschaft m.b.H.	CAP	EUR	20/08/2006	23/05/2011
IMMOFINANZ ALPHA Immobilien Vermietungsgesellschaft m.b.H.	CAP	EUR	20/08/2006	23/05/2011
RentCon Handels- und Leasing GmbH	CAP	EUR	31/10/2006	31/10/2011
RentCon Handels- und Leasing GmbH	CAP	EUR	31/10/2006	31/10/2011
SPE Liegenschaftsvermietung Gesellschaft m.b.H.	CAP	EUR	23/08/2007	31/10/2012
IMMOWEST Beteiligungs GmbH	SWAP	EUR	11/09/2009	31/07/2013
IMMOWEST Lux I S.à.r.l.	SWAP	EUR	30/09/2008	29/06/2018
Tempelhofer Feld AG	SWAP	EUR	31/12/2009	31/12/2012
Deutsche Lagerhaus Dormagen GmbH u. Co KG	SWAP	EUR	31/12/2007	29/12/2017
Deutsche Lagerhaus Dormagen GmbH u. Co KG	SWAP	EUR	31/12/2007	29/12/2017
Deutsche Lagerhaus Essen GmbH u. Co KG	SWAP	EUR	29/05/2009	30/05/2014
Deutsche Lagerhaus Oberhausen GmbH u. Co KG	SWAP	EUR	30/07/2009	30/07/2014
Deutsche Lagerhaus Düsseldorf GmbH u. Co KG	SWAP	EUR	30/10/2009	30/10/2014
Nowe Centrum Sp. z o.o.	SWAP	EUR	12/05/2010	30/10/2010
IO-1 Building Sp. z o.o.	SWAP	EUR	12/05/2010	30/10/2010
Deutsche Lagerhaus GmbH u. Co KG	SWAP	EUR	30/01/2009	30/12/2011
Rheinische Lagerhaus Rheine GmbH	SWAP	EUR	30/01/2009	30/12/2011
Rheinische Lagerhaus Rheine GmbH	SWAP	EUR	31/03/2010	30/12/2011
Rheinische Lagerhaus Rheine GmbH	SWAP	EUR	31/03/2010	30/12/2016
Rheinische Park GmbH	SWAP	EUR	30/06/2008	29/06/2018
Xantium Sp. z o.o.	CAP	EUR	13/02/2008	12/02/2010
Deutsche Lagerhaus International GmbH	SWAP	CHF	01/12/2009	31/12/2015
Deutsche Lagerhaus International GmbH	SWAP	CHF	27/04/2009	31/12/2014
Logistikpark Lahr GmbH u. Co KG	SWAP	EUR	02/01/2008	31/12/2011

Financial institution	Fixed interest rate	Reference interest rate	Currency	Reference value as of 30.04.2010 in 1,000	Market value as of 30.04.2010 in EUR
Raiffeisen Zentralbank Österreich AG	4.50 %	3M-EURIBOR	EUR	100,000.0	-188,058.72
Raiffeisen Zentralbank Österreich AG	4.75 %	6M-EURIBOR	EUR	50,000.0	-158,392.36
WestLB AG	4.50 %	3M-EURIBOR	EUR	100,000.0	-185,288.56
UniCredit Bank Austria AG	4.50 %	6M-EURIBOR	EUR	1,215.0	-4,899.85
UniCredit Bank Austria AG	4.50 %	6M-EURIBOR	EUR	373.9	-1,469.19
UniCredit Bank Austria AG	4.50 %	3M-EURIBOR	EUR	2,725.0	-11,042.82
UniCredit Bank Austria AG	4.50 %	3M-EURIBOR	EUR	2,170.4	-8,400.80
UniCredit Bank Austria AG	3.99 %	3M-EURIBOR	EUR	36,946.9	-566,922.95
Oberbank AG	4.50 %	3M-EURIBOR	EUR	38,000.0	700.00
Raiffeisen Landesbank Oberösterreich Aktiengesellschaft	4.50 %	3M-EURIBOR	EUR	232,000.0	-739,603.80
Oberbank AG	4.50 %	3M-EURIBOR	EUR	50,000.0	1,000.00
UniCredit Bank Austria AG	3.22 %	6M-EURIBOR	EUR	2,499.0	-106,326.41
UniCredit Bank Austria AG	3.37 %	6M-EURIBOR	EUR	3,779.0	-196,976.85
UniCredit Bank Austria AG	3.26 %	6M-EURIBOR	EUR	6,123.0	-323,762.96
Raiffeisen Zentralbank Österreich AG	4.50 %	6M-EURIBOR	EUR	3,219.4	-9,650.01
Raiffeisen Zentralbank Österreich AG	4.50 %	6M-EURIBOR	EUR	39,413.3	-118,141.57
Raiffeisen Zentralbank Österreich AG	4.50 %	6M-EURIBOR	EUR	26,352.7	-78,992.18
UniCredit Bank Austria AG	4.50 %	3M-EURIBOR	EUR	6,873.1	-24,053.49
Raiffeisen Zentralbank Österreich AG	4.50 %	3M-EURIBOR	EUR	16,047.3	-47,077.17
Raiffeisen Zentralbank Österreich AG	4.50 %	3M-EURIBOR	EUR	9,017.6	-26,311.18
Österreichische Volksbanken Aktiengesellschaft	3.04 %	3M-EURIBOR	EUR	6,825.0	-316,282.06
UniCredit Bank Austria AG	4.50 %	3M-EURIBOR	EUR	2,801.6	-10,170.07
Erste Bank der oesterreichischen Sparkassen AG	4.75 %	3M-EURIBOR	EUR	4,213.7	-27,032.63
Raiffeisen Zentralbank Österreich AG	4.50 %	3M-EURIBOR	EUR	8,946.0	-22,237.64
Raiffeisen Zentralbank Österreich AG	4.50 %	3M-EURIBOR	EUR	3,221.5	-7,519.95
UniCredit Bank Austria AG	4.50 %	3M-EURIBOR	EUR	2,648.7	-9,556.91
UniCredit Bank Austria AG	4.50 %	3M-EURIBOR	EUR	8,702.7	-31,896.11
Erste Bank der oesterreichischen Sparkassen AG	4.75 %	3M-EURIBOR	EUR	4,213.7	-27,032.63
EUROHYPO AG	4.51 %	3M-EURIBOR	EUR	58,000.0	-5,349,892.82
EUROHYPO AG	4.58 %	3M-EURIBOR	EUR	27,580.0	-3,516,343.76
COREALCREDIT BANK AG	1.90 %	1M-EURIBOR	EUR	13,599.0	-253,518.49
EUROHYPO AG	4.62 %	3M-EURIBOR	EUR	5,040.6	-585,907.53
EUROHYPO AG	4.62 %	3M-EURIBOR	EUR	3,862.1	-444,820.28
National-Bank Aktiengesellschaft	2.95 %	3M-EURIBOR	EUR	7,500.0	-428,169.00
Helaba - Landesbank Hessen Thüringen	3.15 %	3M-EURIBOR	EUR	2,816.8	-137,661.76
Helaba - Landesbank Hessen Thüringen	3.03 %	3M-EURIBOR	EUR	2,583.8	-113,108.65
Helaba - Landesbank Hessen Thüringen	4.00 %	3M-EURIBOR	EUR	167,299.0	-0.07
Helaba - Landesbank Hessen Thüringen	4.00 %	3M-EURIBOR	EUR	42,170.5	-0.02
National-Bank Aktiengesellschaft	2.59 %	3M-EURIBOR	EUR	4,436.0	-119,120.00
National-Bank Aktiengesellschaft	2.59 %	3M-EURIBOR	EUR	5,000.0	-141,573.00
SEB Bank	2.59 %	3M-EURIBOR	EUR	5,000.0	-131,772.00
SEB Bank	3.20 %	3M-EURIBOR	EUR	5,000.0	-229,953.00
EUROHYPO AG	4.62 %	3M-EURIBOR	EUR	1,439.7	-170,568.38
Landesbank Hessen-Thüringen	3.71 %	3M-EURIBOR	EUR	41,664.0	-0.02
UBS AG	1.67 %	3M-CHF-LIBOR	CHF	10,000.0	-116,297.20
UBS AG	1.77 %	3M-CHF-LIBOR	CHF	15,000.0	-223,947.55
IKB International S.A.	4.65 %	3M-EURIBOR	EUR	17,122.8	-1,053,549.75

Company	Derivative	Currency	Beginning	End
Greenfield Logistikpark Süd GmbH & Co. KG	SWAP	EUR	30/04/2009	31/07/2012
Deutsche Lagerhaus Heusenstamm GbmH u. Co KG	SWAP	EUR	02/02/2009	31/12/2011
Deutsche Lagerhaus Freystadt GmbH u. Co KG	SWAP	EUR	31/08/2007	31/08/2017
Deutsche Lagerhaus Poing GmbH u. Co KG	SWAP	EUR	31/08/2007	31/08/2017
Deutsche Lagerhaus Kirchheim GmbH u. Co KG	SWAP	EUR	31/08/2007	31/08/2017
Deutsche Lagerhaus Groß-Gerau GmbH u. Co KG	SWAP	EUR	31/08/2007	31/08/2017
Deutsche Lagerhaus Nürnberg II GmbH & Co. KG	SWAP	EUR	01/10/2007	29/09/2017
Deutsche Lagerhaus Willich GmbH u. Co KG	SWAP	EUR	31/12/2007	29/12/2017
IMBEA IMMOEAST Beteiligungsverwaltung AG	CAP	EUR	14/08/2007	14/08/2012
IMBEA IMMOEAST Beteiligungsverwaltung AG	CAP	EUR	30/08/2007	31/05/2011
IMBEA IMMOEAST Beteiligungsverwaltung AG	CAP	EUR	30/08/2007	30/07/2010
IMBEA IMMOEAST Beteiligungsverwaltung AG	CAP	EUR	30/08/2007	19/03/2013
Atom Centrum a.s.	CAP	EUR	31/03/2006	31/03/2011
Atom Centrum a.s.	SWAP	EUR	31/12/2008	30/09/2013
Airport Property Development a.s.	SWAP	EUR	16/01/2009	15/01/2013
C.E.P.D. Kft.	CAP	EUR	23/08/2007	30/09/2012
Bucharest Corporate Center s.r.l.	SWAP	EUR	27/08/2008	31/12/2012
Polus a.s.	SWAP	EUR	31/10/2007	31/07/2012
Capri Trade s.r.l.	SWAP	EUR	27/08/2008	31/12/2012
Xantium Sp. z o.o.	CAP	EUR	13/02/2008	12/02/2010
Diamant Real spol. s.r.o.	CAP	EUR	14/08/2007	14/08/2012
Grand Centar d.o.o.	SWAP	EUR	13/10/2008	31/10/2013
Ol Sp. z o.o.	CAP	EUR	23/08/2007	30/09/2012
Omega Invest Sp. z o.o.	CAP	EUR	23/08/2007	30/09/2012
Arpad Center Kft.	CAP	EUR	31/10/2006	31/10/2011
Globe 13 Kft.	CAP	EUR	31/10/2006	31/10/2011
BIG BOX Nove Zamky s.r.o.	SWAP	EUR	30/12/2009	30/12/2014
Cora GS s.r.l.	SWAP	EUR	20/09/2007	15/07/2011
Lentia Real (1) Kft.	CAP	EUR	31/10/2006	31/10/2011
IRIDE S.A.	CAP	EUR	07/08/2006	28/07/2011
Globe 3 Ingatlanfejlesztö Kft.	SWAP	CHF/EUR	31/12/2007	30/06/2013
Szepvölgyi Business Park Kft.	CAP	EUR	31/10/2006	31/10/2011
Office Campus Budapest Kft.	CAP	EUR	29/06/2007	29/06/2012
ARE 4 Sp. z o.o.	CAP	EUR	23/08/2007	30/09/2012
Central Bud Sp. z o. o.	CAP	EUR	23/08/2007	30/09/2012
Al Sp. z o.o.	CAP	EUR	23/08/2007	30/09/2012
Atlantis Invest Sp. z o.o.	CAP	EUR	23/08/2007	30/09/2012
ARE 5 Sp. z o.o.	CAP	EUR	23/08/2007	30/09/2012
Secure Bud Sp. z o.o.	CAP	EUR	23/08/2007	30/09/2012
ARE 8 Sp. z o.o.	CAP	EUR	23/08/2007	30/06/2010
MBP I Sp. z o.o.	SWAP	EUR	30/12/2009	04/10/2013
STOP.SHOP.Lucenec s.r.o.	SWAP	EUR	30/12/2009	30/12/2014
STOP.SHOP.Ruzomberok s.r.o.	SWAP	EUR	30/12/2009	30/12/2014
STOP.SHOP.Zvolen s.r.o.	SWAP	EUR	30/12/2009	30/12/2014
Taifun Real Sp. z o.o.	CAP	EUR	06/08/2007	06/08/2012
SelfStorage-DeinLager LagervermietungsgesmbH	SWAP	EUR	03/10/2008	03/10/2013
Alpha real d.o.o.	CAP	EUR	29/01/2010	30/10/2013
Beta real d.o.o.	CAP	EUR	29/01/2010	30/10/2013

Financial institution	Fixed interest rate	Reference interest rate	Currency	Reference value as of 30.04.2010 in 1,000	Market value as of 30.04.2010 in EUR
Bayrische Landesbank	2.32 %	3M-EURIBOR	EUR	9,812.5	-225,046.76
IKB International S.A.	2.65 %	3M-EURIBOR	EUR	4,347.0	-118,315.76
EUROHYPO AG	4.78 %	3M-EURIBOR	EUR	9,664.8	-1,260,607.44
EUROHYPO AG	4.78 %	3M-EURIBOR	EUR	14,451.1	-1,884,908.21
EUROHYPO AG	4.78 %	3M-EURIBOR	EUR	15,187.5	-1,980,954.52
EUROHYPO AG	4.78 %	3M-EURIBOR	EUR	7,639.8	-996,480.15
EUROHYPO AG	4.73 %	3M-EURIBOR	EUR	6,246.8	-821,112.40
EUROHYPO AG	4.65 %	3M-EURIBOR	EUR	10,291.7	-1,279,576.59
UniCredit Bank Austria AG	4.75 %	3M-EURIBOR	EUR	100,000.0	50,282.52
UniCredit Bank Austria AG	4.75 %	3M-EURIBOR	EUR	13,821.0	128.61
UniCredit Bank Austria AG	4.75 %	3M-EURIBOR	EUR	11,855.0	0.00
UniCredit Bank Austria AG	4.75 %	3M-EURIBOR	EUR	5,127.6	4,080.31
UniCredit Bank Czech Republic. a.s.	4.00 %	3M-EURIBOR	EUR	12,898.9	47.25
UniCredit Bank Czech Republic, a.s.	4.30 %	3M-EURIBOR	EUR	1,045.9	-89,578.18
Aareal Bank AG	2.82 %	3M-EURIBOR	EUR	10,188.5	-314,029.38
Erste Bank der oesterreichischen Sparkassen AG	4.75 %	3M-EURIBOR	EUR	24,158.8	-138,452.64
Erste Bank der oesterreichischen Sparkassen AG	4.56 %	3M-EURIBOR	EUR	27,500.0	-2,401,478.51
Deutsche Pfandbriefbank AG	4.57 %	3M-EURIBOR	EUR	131,287.5	-8,884,669.31
Erste Bank der oesterreichischen Sparkassen AG	4.56 %	3M-EURIBOR	EUR	16,000.0	-1,397,223.85
Landesbank Hessen-Thüringen	3.71 %	3M-EURIBOR	EUR	41,664.0	-0.02
UniCredit Bank Austria AG	4.75 %	3M-EURIBOR	EUR	40,000.0	-314,832.76
UniCredit Bank Austria AG	4.42 %	3M-EURIBOR	EUR	30,000.0	-2,814,268.17
Erste Bank der oesterreichischen Sparkassen AG	4.75 %	3M-EURIBOR	EUR	5,557.3	-29,592.07
Erste Bank der oesterreichischen Sparkassen AG	4.75 %	3M-EURIBOR	EUR	2,940.0	-15,696.73
UniCredit Bank Austria AG	5.00 %	3M-EURIBOR	EUR	4,491.0	-10,878.39
UniCredit Bank Austria AG	5.00 %	3M-EURIBOR	EUR	14,505.0	-35,202.39
HYPO Investmentbank AG	2.86 %	6M-EURIBOR	EUR	4,755.8	-131,193.73
Hypo Real Estate Bank International AG	4.40 %	3M-EURIBOR	EUR	19,670.0	-710,856.69
UniCredit Bank Austria AG	5.00 %	3M-EURIBOR	EUR	8,015.0	-19,868.38
Raiffeisen Zentralbank Österreich AG	5.00 %	3M-EURIBOR	EUR	35,063.4	656.11
Erste Bank der oesterreichischen Sparkassen AG	1,19 x 3M-CHF-Libor	3M-EURIBOR	EUR	3,232.3	29,245.81
UniCredit Bank Austria AG	5.00 %	3M-EURIBOR	EUR	8,420.0	-21,260.40
Raiffeisen Zentralbank Österreich AG	4.75 %	3M-EURIBOR	EUR	11,865.0	-78,733.13
Erste Bank der oesterreichischen Sparkassen AG	4.75 %	3M-EURIBOR	EUR	9,030.0	-49,745.23
Erste Bank der oesterreichischen Sparkassen AG	4.75 %	3M-EURIBOR	EUR	8,750.0	-48,634.15
Erste Bank der oesterreichischen Sparkassen AG	4.75 %	3M-EURIBOR	EUR	1,467.8	-7,815.99
Erste Bank der oesterreichischen Sparkassen AG	4.75 %	3M-EURIBOR	EUR	8,542.9	-44,686.12
Erste Bank der oesterreichischen Sparkassen AG	4.75 %	3M-EURIBOR	EUR	3,093.2	-17,192.82
Erste Bank der oesterreichischen Sparkassen AG	4.75 %	3M-EURIBOR	EUR	8,400.0	-46,673.01
Erste Bank der oesterreichischen Sparkassen AG	4.75 %	3M-EURIBOR	EUR	6,875.8	-2,975.53
Aareal Bank AG	3.07 %	3M-EURIBOR	EUR	140,245.0	-5,828,323.58
HYPO Investmentbank AG	2.86 %	6M-EURIBOR	EUR	5,276.3	-145,552.98
HYPO Investmentbank AG	2.86 %	6M-EURIBOR	EUR	3,766.0	-103,888.20
HYPO Investmentbank AG	2.86 %	6M-EURIBOR	EUR	2,882.4	-79,514.46
UniCredit Bank Austria AG	4.75 %	3M-EURIBOR	EUR	5,859.0	-40,375.53
Erste Bank der oesterreichischen Sparkassen AG	3.90 %	3M-EURIBOR	EUR	3,000.0	-479,992.24
Steiermärkische Bank und Sparkassen AG	4.00 %	3M-EURIBOR	EUR	8,800.0	-16,148.00
Steiermärkische Bank und Sparkassen AG	4.00 %	3M-EURIBOR	EUR	3,800.0	-6,972.00

The reference value forms the basis value for derivatives outstanding as of the balance sheet date.

The market value represents the amount that the respective company would receive or be required to pay if the transaction were terminated as of the balance sheet date. These market values do not reflect the proportionate consolidation of the company in the consolidated financial statements.

Changes in interest rates have an influence on the valuation of property. The discounted cash flow method (DCF) used for property valuation involves the determination of the present value of the future cash flows generated by a property through discounting at the applicable interest rate. This interest rate generally comprises a risk-free basic rate and a risk premium that reflects the property category and submarket. Rising interest rates lead to an increase in the risk-free basic interest rate and thereby to a higher discount factor. This reduces the present value of cash flows and, in turn, reduces the fair value of the property.

Sensitivity analyses are used to illustrate the risk associated with interest rate fluctuations. A sensitivity analysis shows the effects of changes in market interest rates on interest payments, interest income and expense, other components of earnings and, where applicable, also on equity. The following analysis shows the influence of variable market interest rates on the interest expense associated with financial liabilities. It presents the effect of an assumed average increase and decrease of 100 and 150 basis points in interest rates on the interest expense recognised in 2009/10. This analysis assumes that all other variables, in particular foreign exchange rates, remain constant. A calculation was also performed on this same basis for 2008/09, even though the actual development of interest rates differs from the forecasts prepared at that time.

Sensitivity analysis 2009/10

		Interest rate scenarios	
All amounts in TEUR	**2009/10**	**1.00 %**	**1.50 %**
Interest expense based on increase in interest rate	237,787.5	272,544.8	289,923.5
Interest expense based on decrease in interest rate	237,787.5	203,030.2	185,651.5

Excluding derivatives

Sensitivity analysis 2008/09

		Interest rate scenarios	
All amounts in TEUR	**2008/09**	**1.00 %**	**1.50 %**
Interest expense based on increase in interest rate	310,232.5	345,776.3	363,548.2
Interest expense based on decrease in interest rate	310,232.5	274,688.8	256,916.9

Excluding derivatives

Details on the conditions of financial liabilities are provided in section 5.14.

In addition to loans receivable, securities and other receivables – above all financing receivables (loans granted to third parties) – can be sensitive to interest rate changes. The current securities held by IMMOFINANZ totalled TEUR 31,250.3 as of 30 April 2010 (2008/09: TEUR 1,775.8) and represent shares in money market funds. The financing receivables generally carry fixed interest rates, and the Group is therefore exposed to no risk or only limited risk from these items. The conditions of the major financing receivables are shown in the following table:

All amounts in TEUR	Currency	Carrying value as of 30 April 2010	Interest rate	Effective interest rate
Financing receivables	CZK	3,630.4	fixed	1.75 %
	EUR	54,035.9	variable	4.74 %
	EUR	28,593.1	fixed	4.36 %
	EUR	350,000.0	fixed	7.86 %
	USD	8,521.9	fixed	11.00 %

7.3.4.3 Other price risks

As an international company, IMMOFINANZ is also exposed to price risks. Price risks are understood to mean the possible fluctuation in fair value or future cash flows as a result of changes in market prices. Additional information on the provision for onerous contracts is included under section 4.6.3.

7.3.5 Capital management

The goal of IMMOFINANZ management is to protect the Group's liquidity at all times. Hedges such as CAPS and SWAPS are used to manage liquidity, above all when interest rates are low. The mid-term target calls for a balanced ratio of equity and debt, respectively an LTV (loan-to-value) ratio of 50 %.

All amounts in TEUR	30 April 2010	30 April 2009
Equity	4,872,872.7	4,565,267.5
Debt	7,090,709.9	7,103,462.8
Capital structure	**68.7 %**	**64.3 %**

IMMOFINANZ and its subsidiaries are not subject to any minimum capital requirements. There were no changes in the capital management policies of the IMMOFINANZ Group during 2009/10.

7.4 Financial obligations

7.4.1 Contingent liabilities and guarantees

Contingent liabilities represent possible or existing obligations arising from past events, in cases where it is not probable that an outflow of resources will be required to settle the obligation. In accordance with IFRS 3, contingent liabilities are only recorded on the balance sheet if they are assumed in connection with the acquisition of a company and the fair value on the acquisition date can be measured with sufficient reliability. In subsequent years, contingent liabilities and guarantees are measured through profit or loss at the higher of the expected value determined in accordance with IAS 37 (see section 2.3.17) and the initially recognised value less accumulated amortisation in accordance with IAS 18.

The merger of IMMOEAST AG with IMMOFINANZ AG in 2009/10 involved the exchange of three IMMOFINANZ shares for two IMMOEAST shares. Based on the rights granted to former shareholders under certain circumstances by Austrian stock corporation law, an application was filed for court verification of the appropriateness of the exchange ratio defined in the merger agreement. The outcome of this verification process could not be estimated at the time the consolidated financial statements were prepared. Management considers the potential obligations for IMMOFINANZ AG from these proceedings to be possible but not probable.

A provision was not recognised for imminent or pending legal proceedings initiated by IMMOFINANZ investors because the Executive Board considers a judgment against IMMOFINANZ to be possible but not probable. The amount under litigation in the proceedings against IMMOFINANZ totalled TEUR 14,362.3 as of 30 April 2010 (2008/09: TEUR 0.0).

Information on guarantees provided by IMMOFINANZ is presented in section 7.3.2

7.4.2 Outstanding construction costs

Information on obligations arising from outstanding construction costs is provided in section 4.12.

7.4.3 Prices for future share purchases

IMMOFINANZ realises numerous development projects through companies that are owned together with a developer. In cases where the contractual agreement requires IMMOFINANZ to acquire the developer's stake at a later date, the stake held by IMMOFINANZ ranges from 10 to 80 %. The obligation to acquire additional shares in property companies at contractually fixed terms generally takes effect when all conditions defined in the contract have been met (e.g. the project has been completed and has reached a specified level of occupancy).

Provisions for onerous contracts were created in cases where current estimates lead IMMOFINANZ to assume that the future purchase price will be higher than the fair value of the stake to be acquired (additional information is provided in sections 4.6.3 and 5.16). In all other cases involving future purchase obligations, IMMOFINANZ expects the future purchase price will be lower than the fair value of the stake to be acquired.

7.5 Subsequent events

Stop.Shop Holding GmbH acquired the remaining shares in Center Invest Gödöll at the beginning of May 2010. In addition, Center Invest Gödöll acquired all lease rights to the retail park. Stop.Shop Holding GmbH granted Center Invest Gödöll a loan of EUR 1,219,645.40 to carry out this transaction.

As of 19 May 2010 IMBEA IMMOEAST Beteiligungsverwaltung AG acquired all shares in Aviso Zeta Bank AG for EUR 1.00 subject to conditions precedent. The takeover of Aviso Zeta Bank AG also led to the acquisition of CREDO Immobilien Development Group, the development segment of the former Constantia Privatbank AG, by the IMMMOFINANZ Group. At the same time Aviso Delta GmbH was acquired by the above Group company for a price equalling the paid-in share capital of EUR 17,500.00 this acquisition is also subject to conditions precedent.

On 20 May 2010 representatives of the IMMOFINANZ Group and representatives of Constantia Packaging B.V. as well as Christine de Castelbajac and Prince Michael von und zu Liechtenstein concluded an agreement on the "IBAG Bond". This agreement resulted in the payment of EUR 164 million in cash and the transfer of approx. 55 million IMMOFINANZ shares to the IMMOFINANZ Group. It also led to the transfer of more than one hundred companies previously owned by Constantia Packaging B.V.

Bloczek Ltd acquired 85 % of the shares in Tripont Invest S.R.L. as of 26 May 2010.

The IMMOFINANZ Group sold the "Tomilino" logistics project to SBERBANK for USD 39 million at the beginning of July. This property was completed in September 2008 and has 53,000 sqm of rentable space.

7.6 Transactions with related parties

All associated companies and companies included through proportionate consolidation as well as Aviso Zeta Bank AG (formerly Constantia Privatbank AG - CPB) and its affiliate Aviso Delta GmbH are considered to be related parties in the sense of IAS 24.

7.6.1Associated companies and companies included through proportionate consolidation

All amounts in TEUR	Transactions		Receivables		Liabilities	
	2009/10	2008/09	30 April 2010	30 April 2009	30 April 2010	30 April 2009
Associated companies	9,833.2	0.0	74,010.2	39,917.6	1,809.2	102.9
Companies included through proportionate consolidation	43,663.7	35,865.6	418,542.1	366,224.3	78,117.6	44.1
Total	**53,496.9**	**35,865.6**	**492,552.3**	**406,141.9**	**79,926.8**	**147.0**

Transactions with associated companies and companies included through proportionate consolidation are carried out at normal market prices and conditions.

The financing for companies included through proportionate consolidation is frequently arranged by IMMOFINANZ and its partners in line with the respective investments. Receivables and liabilities due from/to the joint venture partner from such transactions are reported in the tables on receivables (see section 5.6) and liabilities (see section 5.15).

7.6.2 Aviso Zeta Bank Aktiengesellschaft

7.6.2.1 Management contracts

IMMOFINANZ and Aviso Zeta Bank AG have concluded a management contract.
This management contract obliges Aviso Zeta Bank AG to provide the following services for IMMOFINANZ as well as its subsidiaries and holdings:

- Provision of corporate bodies and proxies,
- Support for corporate bodies in connection with the annual general meetings,
- Controlling, financial and accounting services (including the preparation of quarterly and annual reports, financial planning, treasury and group financing),
- Selection of properties (feasibility studies, acquisition and sale negotiations),
- Asset management (representation of owner interests, management of maintenance, contact office for brokers etc.) and
- Provision of infrastructure.

The management contract does not cover the following services:

- Broker services,
- Property management,
- Consulting that can only be provided by specific professional groups,
- Market-making,
- Consulting in connection with capital increases and
- Banking services.

The fee for the above services equals 0.6 % of the fair value of the property portfolio as determined by external expert opinions, and is based on the properties owned by IMMOFINANZ, its subsidiaries and holdings at the end of the respective financial year that lies within the calendar year.

The same principles apply to financial instruments held by IMMOFINANZ that are classified as investments in other companies, whereby the fee is calculated on the basis of fair value as of the valuation date. Fair value is derived from the share price, or alternatively from equity calculated in accordance with IFRS.

In contrast to the current contracts, administrative fees have been charged at the actual amount incurred since 1 January 2009.

The fees charged by Aviso Zeta Bank AG for administrative services amounted to TEUR 28,809.0 in 2009/10 (2008/09: TEUR 73,477.0). These fees represent the cost reimbursement announced by Aviso Zeta Bank AG for the 2009/10 financial year.

Furthermore, IMMOFINANZ carries out investment and other service transactions at arm's length with the Aviso Zeta Bank Group. The property segment of Aviso Zeta Bank AG was split off and transferred to Aviso Delta GmbH retroactively as of 30 June 2008. These two companies subsequently concluded a permission of use contract that forms the legal basis for the provision of services specified in the management contract by Aviso Delta.

7.6.2.2 Other services

Standard market rates and interest rates are charged for services provided in connection with the accounts still maintained with Aviso Zeta Bank AG. The interest rate on credit balances was 0.079 % as of 30 April 2010 (30 April 2009: 0.674 %) and the interest rate on debt balances was 0.904 % (30 April 2009: 1.499 %).

7.6.3 IMMOFINANZ Corporate Finance Consulting GmbH

IMMOFINANZ Corporate Finance Consulting GmbH serves as a trust company for group financing. The contract partners are IMMOFINANZ and IMBEA IMMOEAST Beteiligungsverwaltung AG as well as the majority of companies included under full or proportionate consolidation. Intragroup financing is provided at variable interest rates that reflect arm's length conditions. IMMOFINANZ Corporate Finance Consulting GmbH receives fees of TEUR 350.0 per calendar year for these services (2008/09: TEUR 350.0).

7.6.4 CPB Management Tschechien s.r.o.

CPB Management Tschechien s.r.o. rents 419 sqm of office space and 123.54 sqm of other space from VALDEK Praha s.r.o. for TEUR 92.5 per year. The fees charged by this company for consulting services provided to IMMOFINANZ totalled TEUR 24.5 in 2009/10 (2008/09: TEUR 18.2).

7.6.5 CPB Real Estate Consult s.r.l.

The Romanian management company CPB Real Estate Consult s.r.l rents 670.73 sqm of office space and 152.25 sqm of other space from CAPRI TRADE s.r.l. for TEUR 151.8 per year.

7.6.6 CPB Management Hungaria Kft.

CPB Management Hungaria Kft rents 487.61 sqm of office space and 24.38 sqm of other space from Arpad Center Kft.; the rent amounts to TEUR 98.0 per year. This company also provided TEUR 72.5 of bookkeeping services for IMMOFINANZ in 2009/10 (2008/09: TEUR: 63.2).

7.6.7 OOO Real Estate Investment Management

This Russian management company charges IMMOFINANZ subsidiaries for its services. The charges totalled TEUR 1,595.6 in 2009/10 (2008/09: TEUR 0.0).

7.6.8 CREDO Immobilien Development GmbH (formerly Constantia Immobilien Development GmbH)

In 2006/07 IMMOFINANZ granted a TEUR 10,000.0 loan to CREDO Immobilien Development GmbH through its IMMOEAST subsidiary (now IMBEA IMMOEAST Beteiligungsverwaltung AG). The interest rate equalled 8 %, and the term was indefinite. These conditions were redefined during the reporting year, and resulted in an adjustment of the interest rate to the three-month Euribor plus 300 basis points (2008/09: TEUR 8,100.7). The outstanding balance as of 30 April 2010 was TEUR 24,049.0.

In addition, CREDO Immobilien Development GmbH provided TEUR 251.5 of construction management services to various IMMOFINANZ subsidiaries during the reporting year (2008/09: TEUR: 2.3).

7.6.9 CREDO Real Estate GmbH

Credo Real Estate AG charged IMMOFINANZ TEUR 0.2 for brokerage services in 2009/10 (2008/09: TEUR 0.3).

7.6.10 CPB Software AG

CPB Software AG provided IMMOFINANZ with TEUR 0.2 of domain maintenance services in 2009/10 (2008/09: TEUR 1.6). CPB Software was sold by CPB during the reporting year.

7.6.11 IMV Immobilien Management und Verwaltung GmbH

IMV Immobilien Management und Verwaltung GmbH is the largest property management company in Austria and – together with its subsidiaries in Germany, Hungary, Poland, the Czech Republic, Slovakia and Romania – provides property management services for most of the IMMOFINANZ properties.

These companies handle the invoices for subsidiary operating costs and receive no additional fees from IMMOFINANZ.

As of 1 January 2010 the management of the properties in Austria was transferred from IMV Immobilien Management und Verwaltung GmbH to BUWOG - Facility Management GmbH, a subsidiary of IMMOFINANZ.

IMV Immobilien Management und Verwaltung GmbH was sold by Aviso Zeta Bank AG during the reporting year.

7.6.12 Bodies of the corporation

The members of the Executive Board and Supervisory Board of IMMOFINANZ are listed below:

Executive Board

Eduard Zehetner – Chief Executive Officer (Speaker up to 24 June 2010; Chief Executive Officer since 24 June 2010)
Daniel Joachim-Riedl – Member
Michael Wurzinger – Member)
Manfred Wiltschnigg – Member (since 29 April 2010)
Edgar Rosenmayr – Member (from 29 April 2010 to 30 April 2010)

Supervisory Board

Herbert Kofler – Chairman
Michael Knap – Vice-chairman
Vitus Eckert – Member
Rudolf Fries – Member
Guido Schmidt-Chiari – Member
Nick J.M. van Ommen – member
Christian Böhm – Member (since 29 April 2010)
Klaus Hübner – Member (since 29 April 2010)

Executive Board Remuneration

The members of the Executive Board received remuneration of TEUR 6,763.3 in 2009/10 (2008/09: TEUR 2,241.1). Contributions of TEUR 102.6 (2008/09: TEUR 19.1) were made to the employee severance compensation fund and TEUR 198.1 (2008/09: TEUR 56.7) to the pension fund. A consulting contract was concluded with Christian Thornton, a former member of the Executive Board, which ended on 6 June 2010. This contract resulted in the provision of consulting services amounting to TEUR 310.4 during the reporting year (2008/09: TEUR 30.4) as well as liabilities totalling TEUR 36.8 as of 30 April 2010 (2008/09: TEUR 30.4).

Incentive programme for the Executive Boards of IMMOEAST and IMMOFINANZ AG

In 2009 IMMOFINANZ AG repurchased 269 of the 2014 convertible bonds (WS2014) and 480 of the 2017 convertible bonds (WS2017) with a total nominal value of EUR 74,900,000 at a discount to the nominal value. Eighty-two of the repurchased WS2014 and 88 of the repurchased WS2017 were sold to the members of the Executive Boards of IMMOFINANZ AG and IMMOEAST AG as part of a planned long-term incentive programme. This incentive programme also included the granting of loans to the Executive Board members to finance the purchase of the convertible bonds. The loans amounted to approx. EUR 1 million per board member and were granted at arm's length conditions. The repayment claims by IMMOFINANZ AG arising from the loans are secured with the respective convertible bond certificates.

Share-based payment

The employment contracts concluded with Daniel Riedl and Michael Wurzinger in September 2008 call for the granting of 200,000 stock options to each of these persons with cash settlement.

The payment of a bonus is dependent on the weighted average price of the IMMOFINANZ share reaching or exceeding EUR 8.50 less the dividend paid for the 2010/11 financial year during the period from 1 March 2011 to 30 June 2011. The bonus will equal the difference between EUR 6.00 and the weighted average price during the period from 1 March 2011 to 30 June 2011 less the dividend paid for the 2010/11 financial year, multiplied by the number of options granted. The bonus is limited to EUR 1.4 million per person. The average share price will be determined by weighting the closing prices with the respective trading volumes.

Expenses arising from share-based payments amounted to TEUR 0.0 for the reporting year. The carrying value of the liabilities arising from share-based payments totalled TEUR 0.0 as of 30 April 2010.

The employment contract with Edgar Rosenmayr, who resigned from the Executive Board as of 30 April 2010, also included a provision for share-based payments. However, no payments were made due to the development of the share price up to the exercise date and no expenses were incurred by IMMOFINANZ in connection with this agreement.

Supervisory Board Remuneration

In accordance with a resolution passed by the annual general meeting on 1 October 2009, the remuneration for the Supervisory Board consists solely of fixed payments. The fixed remuneration for each Supervisory Board member amounts to EUR 20,000.00, with additional remuneration of EUR 5,000.00 for membership on a committee. The remuneration for the chairman of the Supervisory Board was set at twice this base amount and for the vice-chairman at 1.5-times.

The remuneration received by the members of the Supervisory Board is shown in the following table:

All amounts in TEUR			30 April 2010			30 April 2009
	IMMOFINANZ	IMMOEAST	Other	IMMOFINANZ	IMMOEAST	Other
Helmut Schwager	-	-	-	62.0	51.0	-
Michael Kaufmann	1.5	-	-	39.0	-	-
Klaus Hübner	1.5	21.2	5.0	31.0	-	-
Wolfgang Reithofer	-	-	-	-	46.0	-
Reinhold Süßenbacher	3.1	3.1	-	-	-	-
Michael Knap	33.6	42.3	15.0	-	-	-
Herbert Kofler	47.8	37.5	-	-	31.0	-
Vitus Eckert	21.2	21.2	-	-	-	-
Rudolf Fries	21.2	-	5.0	-	-	-
Guido Schmidt-Chiari	25.0	-	-	31.0	-	-
Christian Böhm	-	25.0	-	-	31.0	-
Nick van Ommen	21.2	21.2	2.5	-	-	-
Georg Bauthen	-	-	11.0	-	-	6.0
Christian Weimann	-	-	4.0	-	-	-
Helmut Falschlehner	-	-	-	-	-	16.5
Total	**176.0**	**171.3**	**42.5**	**163.0**	**159.0**	**22.5**

The members of the Executive Board and Supervisory Board hold 52,918,563 shares of stock (2008/09: 134,714 shares).

7.7 Auditor's fees

The fees charged by KPMG Austria GmbH, Wirtschaftsprüfungs- und Steuerberatungsgesellschaft, Vienna, comprise TEUR 942.9 (2008/09: TEUR 1,292.3) for the audit of the consolidated financial statements and the audit or review of IFRS reporting packages and the individual financial statements of companies included in the consolidation as well as TEUR 482.1 (2008/09: TEUR 200.0) for other services.

Group Companies of IMMOFINANZ AG

Company	Country	Headquarters	Nominal capital	Currency	Stake	Initial consolidation	Transition consolidation or structural change	Type of consolidation
IMMOFINANZ AG	AT	Vienna	1,084,088,458	EUR				V
IMMOFINANZ Immobilien Vermietungs-Gesellschaft m.b.H.	AT	Vienna	2,180,185	EUR	100.00%	30/04/1994	12/11/2013	V
IMMOFINANZ ALPHA Immobilien Vermietungsgesellschaft m.b.H.	AT	Vienna	72,673	EUR	100.00%	30/04/1994		V
Immofinanz Gamma Liegenschafts- und Mobilienvermietungsgesellschaft m.b.H.	AT	Vienna	36,336	EUR	99.16%	01/05/2000		E
IMMOFINANZ Naglergasse LiegenschaftsvermietungsgmbH	AT	Vienna	36,336	EUR	100.00%	30/04/1994		V
IMMOFINANZ Aleos Anlagen Leasing GmbH	AT	Vienna	36,336	EUR	100.00%	01/05/2001		V
IMMOFINANZ Metis Anlagen Leasing GmbH	AT	Vienna	36,336	EUR	100.00%	30/04/1998		V
IMMOFINANZ Ismene Immobilien Vermietungs-Gesellschaft m.b.H.	AT	Vienna	36,336	EUR	100.00%	30/04/2000		V
IMMOFINANZ Artemis Immobilien Vermietung GmbH	AT	Vienna	726,728	EUR	100.00%	30/04/1996		V
RentCon Handels- und Leasing GmbH	AT	Vienna	36,336	EUR	100.00%	31/12/1997		V
SPE Liegenschaftsvermietung Gesellschaft m.b.H.	AT	Vienna	36,336	EUR	100.00%	31/12/1996		V
Business Park Beteiligungs GmbH	AT	Vienna	72,670	EUR	100.00%	31/05/1997	12/11/2013	V
Bauteile A + B Errichtungsges.m.b.H.	AT	Vienna	36,336	EUR	100.00%	31/05/1997		V
Bauteile C + D Errichtungsges.m.b.H.	AT	Vienna	36,336	EUR	100.00%	31/05/1997	11/11/2013	V
AEDIFICIO Liegenschaftsvermietungs- und Beteiligungsgesellschaft m.b.H.	AT	Vienna	7,267,283	EUR	100.00%	22/01/1998		V
F & I Liegenschaftsvermietungs GmbH	AT	Vienna	35,000	EUR	100.00%	15/06/1999		V
AEDIFICIO Liegenschaftsvermietungs- und Beteiligungsgesellschaft m.b.H. & Co Burggasse 89 KEG	AT	Vienna	1,000	EUR	100.00%	31/12/1999		V
AEDIFICIO Liegenschaftsvermietungs- und Beteiligungsgesellschaft m.b.H. & Co Börsegasse 1 KEG	AT	Vienna	1,000	EUR	100.00%	31/12/1999		V
AEDIFICIO Liegenschaftsvermietungs- und Beteiligungsgesellschaft m.b.H. & Co Wollzeile 31 KEG	AT	Vienna	1,000	EUR	100.00%	31/12/1999		V
AEDIFICIO Liegenschaftsvermietungs- und Beteiligungsgesellschaft m.b.H. & Co Gumpendorfer Straße 81 KEG	AT	Vienna	1,000	EUR	100.00%	31/12/1999		V
AEDIFICIO Liegenschaftsvermietungs- und Beteiligungsgesellschaft m.b.H. & Co Fischof 3 KEG	AT	Vienna	1,000	EUR	100.00%	06/04/2000		V
AEDIFICIO Liegenschaftsvermietungs- und Beteiligungsgesellschaft m.b.H. & Co Kaiserstraße 57-59 KEG	AT	Vienna	1,000	EUR	100.00%	30/04/2000	12/11/2013	V
MARINA Handelsgesellschaft m.b.H.	AT	Vienna	72,673	EUR	100.00%	30/04/1998	12/11/2013	V
City Tower Vienna Errichtungs- und Vermietungs-GmbH	AT	Vienna	35,000	EUR	100.00%	22/12/2000	12/11/2013	V
WIPARK Holding GmbH	AT	Vienna	35,000	EUR	100.00%	01/05/2001	12/11/2013	V

Company	Country	Headquarters	Nominal capital	Currency	Stake	Initial consolidation	Transition consolidation or structural change	Type of consolidation
HL Bauprojekt GesmbH	AT	Vienna	36,336	EUR	100.00%	01/05/2001		V
Master Boats Vertriebs- und Ausbildungs GmbH	AT	Vienna	36,336	EUR	100.00%	01/07/2001		V
Diefenbachgasse 53-55 Bauprojektentwicklungs GmbH	AT	Vienna	35,000	EUR	100.00%	01/10/2001		V
IMMOFINANZ Enodia Realitäten Vermietungs GmbH	AT	Vienna	36,336	EUR	100.00%	01/10/2001		V
Infinitas ProjektentwicklungsgesmbH	AT	Vienna	35,000	EUR	100.00%	01/11/2002	12/11/2013	V
FUTUR-IMMOBILIEN GmbH	AT	Vienna	73,000	EUR	100.00%	01/05/2003		V
Immofinanz Alkmene Immobilien Vermietungs GmbH	AT	Vienna	35,000	EUR	100.00%	31/01/2004	12/11/2013	V
PIO Liegenschaftsverwertungs GmbH	AT	Vienna	79,940	EUR	100.00%	01/01/2005		V
SL Immobilienprojekt GmbH	AT	Vienna	480,000	EUR	100.00%	01/01/2005		V
ARO Immobilien GmbH	AT	Vienna	7,267,283	EUR	100.00%	01/01/2005		V
AAX Immobilienholding GmbH	AT	Vienna	40,790	EUR	100.00%	01/01/2005	12/11/2013	V
STAR Immobilien Treuhand- und Versicherungsmakler Gesellschaft m.b.H.	AT	Vienna	110,000	EUR	100.00%	01/01/2005		V
IMMOFINANZ Enodia Realitäten Vermietungs GmbH & Co OEG	AT	Vienna	1,000	EUR	100.00%	22/04/2005		V
Bauteil M Errichtungsges.m.b.H.	AT	Vienna	35,000	EUR	100.00%	02/03/2005		V
HM 7 Liegenschaftsvermietungs-gesellschaft m.b.H.	AT	Vienna	5,087,098	EUR	80.00%	20/05/2005		V
SELICASTELLO BETA Beteiligungsverwaltung GmbH	AT	Vienna	50,000	EUR	50.00%	31/05/2005		Q
SELICASTELLO GAMMA Beteiligungsverwaltung GmbH	AT	Vienna	50,000	EUR	50.00%	31/05/2005		Q
SELICASTELLO BETA Liegenschaftsbesitz GmbH	AT	Vienna	35,000	EUR	50.00%	31/05/2005		Q
SELICASTELLO GAMMA Liegenschaftsbesitz GmbH	AT	Vienna	35,000	EUR	50.00%	31/05/2005		Q
IMMOFINANZ Demophon Immobilienvermietungs GmbH	AT	Vienna	35,000	EUR	100.00%	29/06/2005		V
SelfStorage-DeinLager LagervermietungsgesmbH	AT	Langen-zersdorf	70,785	EUR	30.00%	31/07/2005		Q
SelfStorage - Dein Lagerraum GmbH	DE	Munich	25,000	EUR	30.00%	31/07/2005		Q
SelfStorage - Dein Lagerraum (Schweiz) AG	CH	Zug	120,000	CHF	30.00%	31/07/2005		Q
SelfStorage-Liegenschaftsverwaltung Wattgasse GmbH	AT	Vienna	36,336	EUR	30.00%	31/07/2005		Q
ESG Beteiligungs GmbH	AT	Vienna	35,000	EUR	100.00%	17/09/2005		V
IMMOFINANZ Finance BV	NL	Amsterdam	18,000	EUR	100.00%	30/04/2006		V
Les Bains de St. Moritz Holding AG	CH	St. Moritz	200,000	CHF	100.00%	31/12/2001		V
St. Moritz Bäder AG	CH	St. Moritz	21,750,000	CHF	100.00%	31/12/2001		V
EFSP Immobilienentwicklung GmbH	AT	Vienna	35,000	EUR	100.00%	11/04/2006		V
RHOMBUS Errichtungs- und VerwertungsGmbH & Co KG	AT	Vienna	2,400,000	EUR	100.00%	14/02/2006		V
VCG Immobilienbesitz GmbH	AT	Vienna	35,000	EUR	100.00%	20/12/2006		V

Company	Country	Headquarters	Nominal capital	Currency	Stake	Initial consolidation	Transition consolidation or structural change	Type of consolidation
IMMOKRON Immobilienbetriebsgesellschaft m.b.H.	AT	Vienna	36,336	EUR	80.00%	31/10/2003		V
"Wienerberg City" Errichtungsges.m.b.H.	AT	Vienna	1,816,821	EUR	95.00%	31/08/1998	12/11/2013	V
ECE Shoppingcenter Projektentwicklungs- und Management GmbH	AT	Vienna	35,000	EUR	50.00%	16/02/1999		Q
REVIVA Am Spitz Liegenschafts GmbH	AT	Vienna	2,920,000	EUR	99.99%	30/06/2003		V
REVIVA Immobilien AG	AT	Vienna	8,760,000	EUR	99.32%	30/06/2003	12/11/2013	V
VIV Gebäudeerrichtungs GmbH	AT	Vienna	35,000	EUR	100.00%	31/10/2007		V
Stephanshof Liegenschaftsverwaltungsgesellschaft m.b.H.	AT	Vienna	36,336	EUR	100.00%	01/08/2007		V
ARO IBK GmbH	AT	Vienna	35,000	EUR	100.00%	01/08/2007		V
Frescura Investments B.V.	NL	Amsterdam	90,000	EUR	100.00%	06/08/2007		V
IMF Immobilienholding Gesellschaft m.b.H.	AT	Vienna	35,000	EUR	100.00%	14/05/2004		V
BUWOG Slovakia s.r.o.	SK	Bratislava	232,358	EUR	100.00%	08/09/2007		V
Geiselbergstraße 30-32 Immobilienbewirtschaftungsgesellschaft m.b.H.	AT	Vienna	35,000	EUR	100.00%	01/05/2004	12/11/2013	V
Frankonia Eurobau Buwog Bielniki Sp. z o.o.	PL	Warsaw	50,000	PLN	50.00%	06/03/2008		Q
IMMOFINANZ VIER D Liegenschaftsverwertungs GmbH	AT	Vienna	35,000	EUR	100.00%	07/09/2004		V
ARO Eferding Immobilien GmbH	AT	Vienna	35,000	EUR	100.00%	13/06/2008		V
IMMOFINANZ MONTAIGNE Liegenschaftsvermietungs GmbH	AT	Vienna	35,000	EUR	100.00%	19/06/2008	23/02/2014	V
BUWON s.r.o.	SK	Bratislava	5,000	EUR	50.00%	01/08/2008		Q
FMZ Rosental Betriebs GmbH	AT	Vienna	35,000	EUR	80.00%	13/08/2004		V
BUWOG Bauen und Wohnen Gesellschaft mbH	AT	Vienna	18,894,937	EUR	100.00%	01/10/2004		V
Rennweg 54 OG	AT	Vienna	1,000	EUR	100.00%	05/05/2009		V
IMMOEAST Immobilien GmbH	AT	Vienna	35,000	EUR	100.00%	07/10/2009		V
BUWOG - Facility Management GmbH	AT	Vienna	35,000	EUR	100.00%	24/08/2009		V
Sexta Immobilienanlagen GmbH	AT	Vienna	35,000	EUR	100.00%	10/11/2009		V
Secunda Immobilienanlagen GmbH	AT	Vienna	35,000	EUR	100.00%	10/11/2009	23/12/2013	V
IMMOFINANZ DREI D Liegenschaftsverwertungs GmbH	AT	Vienna	35,000	EUR	100.00%	31/08/2004	12/11/2013	V
Octo Immobilienanlagen GmbH	AT	Vienna	35,000	EUR	100.00%	10/11/2009		V
Septima Immobilienanlagen GmbH	AT	Vienna	35,000	EUR	100.00%	10/11/2009		V
Quarta Immobilienanlagen GmbH	AT	Vienna	35,000	EUR	100.00%	10/11/2009	23/12/2013	V
Quinta Immobilienanlagen GmbH	AT	Vienna	35,000	EUR	100.00%	10/11/2009		V
"Untere Viaduktgasse 4" Liegenschaftsverwaltung GmbH	AT	Vienna	35,000	EUR	100.00%	31/08/2004		V
BUWOG - Deutschland GmbH	AT	Vienna	35,000	EUR	100.00%	22/02/2010	23/02/2014	V
BUWOG - Berlin GmbH	AT	Vienna	35,000	EUR	100.00%	24/03/2010	25/03/2014	V
Zieglergasse 69 Immobilienprojekt Gmbh	AT	Vienna	35,000	EUR	100.00%	29/01/2010	02/02/2014	V
ESG Wohnungsgesellschaft mbH Villach	AT	Villach	5,087,098	EUR	99.90%	01/10/2004		V
"Heller Fabrik" Liegenschaftsverwertungs GmbH	AT	Vienna	72,000	EUR	100.00%	01/10/2004		V

Company	Country	Headquarters	Nominal capital	Currency	Stake	Initial consolidation	Transition consolidation or structural change	Type of consolidation
BUWOG Projektentwicklungs-, Service- und Dienstleistungs GmbH	AT	Vienna	73,000	EUR	100.00%	01/10/2004		V
BUWOG CEE GmbH	AT	Vienna	35,000	EUR	100.00%	01/10/2004		V
Immofinanz TCT Liegenschaftsverwertungs GmbH	AT	Vienna	1,500,000	EUR	100.00%	01/11/2004	12/11/2013	V
CHB Immobilienholding GmbH	AT	Vienna	0	EUR	100.00%	01/05/2009		V
IMMOWEST IMMOBILIEN ANLAGEN GMBH	AT	Vienna	72,670	EUR	100.00%	30/04/2000	11/11/2013	V
IMMOWEST Beteiligungs GmbH	AT	Vienna	35,000	EUR	100.00%	22/08/2001		V
IMMOFINANZ USA, Inc.	USA	Wilmington	10	USD	100.00%	08/08/2001		V
IMMOWEST OVERSEAS REAL ESTATE GmbH	AT	Vienna	35,000	EUR	100.00%	31/01/2004		V
SEGESTIA Holding GmbH	AT	Vienna	35,000	EUR	100.00%	04/11/2004		V
IWD IMMOWEST Immobilienholding GmbH	AT	Vienna	35,000	EUR	100.00%	06/11/2004		V
Poseidon JV S.a.r.l.	LU	Luxembourg	12,500	EUR	50.00%	17/11/2004		Q
IMMOFINANZ IMMOBILIEN ANLAGEN Schweiz AG	CH	Luterbach	9,300,000	CHF	100.00%	25/01/2005		V
Poseidon Investment A S.a.r.l.	LU	Luxembourg	12,500	EUR	50.00%	17/11/2004		Q
Poseidon Investment B S.a.r.l.	LU	Luxembourg	12,500	EUR	50.00%	17/11/2004		Q
CEREP Poseidon A3 SAS	IT	Italy	10,000	EUR	50.00%	17/11/2004		Q
CEREP Poseidon A7 SAS	IT	Italy	10,000	EUR	50.00%	17/11/2004		Q
CEREP Poseidon A9 Srl	IT	Italy	10,000	EUR	50.00%	01/05/2005		Q
CEREP Poseidon B SAS	IT	Italy	10,000	EUR	50.00%	17/11/2004		Q
IMMOASIA IMMOBILIEN ANLAGEN GmbH	AT	Vienna	35,000	EUR	100.00%	28/12/2004		V
IMMOASIA Beteiligungs GmbH	AT	Vienna	35,000	EUR	100.00%	01/03/2005		V
Tempelhofer Feld AG	DE	Berlin	1,278,230	EUR	100.00%	31/05/2005		V
IMF Investments 105 LP	USA	Houston	5,000,000	USD	90.00%	08/06/2005		Q
IMF Investments 205 LP	USA	Houston	7,000,000	USD	90.00%	09/09/2005		Q
IMMOWEST PROMTUS Holding GmbH	AT	Vienna	35,000	EUR	100.00%	14/07/2005		V
IMMOFINANZ USA REAL ESTATE Inc. II	USA	Wilmington	10	USD	100.00%	17/11/2005		V
Deutsche Lagerhaus GmbH u. Co KG	DE	Mühlheim a. d. Ruhr	24,030,000	EUR	90.00%	30/11/2005		V
Rheinische Lagerhaus GmbH	DE	Essen	1,000,000	EUR	85.32%	30/11/2005		V
Rheinische Lagerhaus Rheine GmbH	DE	Rheine	500,000	EUR	80.88%	30/11/2005		V
Rheinische Park GmbH	DE	Mülheim	800,000	EUR	85.32%	30/11/2005		V
Rheinische Lagerhaus Hannover GmbH u. Co KG	DE	Mülheim	300,000	EUR	90.00%	30/11/2005		V
Rheinische Lagerhaus Wuppertal GmbH u. Co KG	DE	Mülheim	700,000	EUR	90.00%	30/11/2005		V
RHEIN-INVEST GmbH	DE	Mühlheim a. d. Ruhr	25,000	EUR	90.00%	30/11/2005		V

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IMF Lagerhaus GmbH	DE	Frankfurt	25,000	EUR	100.00%	30/11/2005		V
IMF Warenhaus Vermietungs GmbH	DE	Frankfurt	25,000	EUR	100.00%	21/04/2006		V
Deutsche Lagerhaus Bremen I GmbH u. Co KG	DE	Mülheim	500,000	EUR	90.00%	31/03/2006		V
Poseidon Italy GP SAS	IT	Italy	10,000	EUR	50.00%	31/03/2006	01/04/2014	Q
Deutsche Lagerhaus Niederaula GbmH u. Co KG	DE	Mülheim	500,000	EUR	90.00%	16/05/2006		V
Deutsche Lagerhaus Heusenstamm GbmH u. Co KG	DE	Mülheim	500,000	EUR	90.00%	16/05/2006		V
Deutsche Lagerhaus Beteiligungs GmbH u. Co KG	DE	Mülheim	500,000	EUR	90.00%	16/05/2006		V
Deutsche Lagerhaus Neuss GmbH u. Co KG	DE	Mülheim	500,000	EUR	90.00%	16/05/2006		V
Logistikpark Lahr GmbH u. Co KG	DE	Düsseldorf	50,000	EUR	90.00%	01/02/2007		V
IMF Königskinder GmbH	DE	Frankfurt	25,000	EUR	100.00%	01/09/2006		V
IMF Holdings LLC	USA	Wilmington	17,210,622	USD	73.33%	17/07/2002		V
FRANKONIA Eurobau Königskinder GmbH	DE	Nettetal	25,000	EUR	50.00%	19/09/2006		Q
IMF Investments 106 LP	USA	Houston	0	USD	90.00%	29/09/2006		Q
Deutsche Lagerhaus Bönen GmbH u. Co KG	DE	Mülheim	500,000	EUR	90.00%	14/11/2006		V
Deutsche Lagerhaus Freystadt GmbH u. Co KG	DE	Mülheim	500,000	EUR	90.00%	14/11/2006		V
Deutsche Lagerhaus Poing GmbH u. Co KG	DE	Mülheim	500,000	EUR	90.00%	14/11/2006		V
Deutsche Lagerhaus Hamburg I GmbH u. Co KG	DE	Mülheim	250,000	EUR	90.00%	15/11/2006		V
Deutsche Lagerhaus Kirchheim GmbH u. Co KG	DE	Mülheim	500,000	EUR	90.00%	14/11/2006		V
Deutsche Lagerhaus Groß-Gerau GmbH u. Co KG	DE	Mülheim	500,000	EUR	90.00%	14/11/2006		V
Deutsche Lagerhaus Nürnberg II GmbH & Co. KG	DE	Mülheim	500,000	EUR	90.00%	14/11/2006		V
Deutsche Lagerhaus Willich GmbH u. Co KG	DE	Mülheim	500,000	EUR	90.00%	14/11/2006		V
FRANKONIA Eurobau Friesenquartier GmbH	DE	Nettetal	25,000	EUR	50.00%	20/12/2006		Q
FRANKONIA Eurobau Friesenquartier II GmbH	DE	Nettetal	25,000	EUR	50.00%	20/12/2006		Q
LZB Bülach AG	CH	Bülach	8,000,000	CHF	90.00%	22/01/2007		V
IMMOWEST Lux I S.à.r.l.	LU	Esch-sur-Alzette	12,500	EUR	100.00%	27/02/2007		V
IMMOWEST Lux II S.à.r.l.	LU	Esch-sur-Alzette	12,500	EUR	100.00%	27/02/2007		V
IMMOWEST Storage Holding B.V.	NL	Amsterdam	100,000	EUR	95.01%	28/02/2007	30/01/2014	V
IMF Deutschland GmbH	DE	Frankfurt	25,000	EUR	100.00%	31/01/2004		V
IMMOFINANZ Phoenix LLC	USA	Phoenix	0	USD	100.00%	08/02/2007		V
FRANKONIA Eurobau Andreasquartier GmbH	DE	Nettetal	25,000	EUR	50.00%	07/03/2007		Q

Company	Country	Headquarters	Nominal capital	Currency	Stake	Initial consolidation	Transition consolidation or structural change	Type of consolidation
IMMOWEST Lux VIII Sarl (ehem. IMMOEAST Luxembourg 1 SARL)	LU	Esch-sur-Alzette	12,500	EUR	100.00%	22/03/2007		V
Europa City Box B.V.	NL	Amsterdam	90,125	EUR	90.01%	30/04/2007		V
City Box Holding B.V.	NL	Amsterdam	45,378	EUR	90.01%	30/04/2007		V
City Box Properties B.V.	NL	Amsterdam	90,756	EUR	90.01%	30/04/2007		V
City Box Local B.V.	NL	Amsterdam	90,000	EUR	90.01%	30/04/2007		V
City Box Exploitatie I B.V.	NL	Amsterdam	78,750	EUR	90.01%	30/04/2007		V
City Box Exploitatie II B.V.	NL	Amsterdam	90,000	EUR	90.01%	30/04/2007		V
Deutsche Lagerhaus International GmbH	DE	Mülheim	1,000,000	EUR	90.00%	31/03/2007		V
IMMOWEST Netherland I B.V.	NL	Amsterdam	79,412	EUR	100.00%	10/07/2007		V
IMMOWEST Lux III S.à.r.l.	LU	Esch-sur-Alzette	12,500	EUR	100.00%	02/07/2007		V
Valette Finance B.V.	NL	Amsterdam	90,000	EUR	100.00%	27/07/2007		V
Deutsche Lagerhaus Service GmbH	DE	Mülheim	25,000.00	EUR	90.00%	12/07/2007		V
IMF Investments 107 LP	USA	Houston	0	USD	90.00%	22/10/2007		Q
IMMOWEST Storage Holding GmbH	AT	Vienna	35,000.00	EUR	100.00%	26/10/2007		V
Deutsche Lagerhaus neunzehnte Objekt GmbH & Co KG	DE	Mülheim	500,000.00	EUR	90.00%	23/08/2007		V
Deutsche Lagerhaus zwanzigste Objekt GmbH & Co KG	DE	Mülheim	500,000.00	EUR	90.00%	23/08/2007		V
Deutsche Lagerhaus einundzwanzigste Objekt GmbH & Co KG	DE	Mülheim	500,000.00	EUR	90.00%	23/08/2007		V
Deutsche Lagerhaus zweiundzwanzigste Objekt GmbH & Co KG	DE	Mülheim	500,000.00	EUR	90.00%	23/08/2007		V
Deutsche Lagerhaus dreiundzwanzigste Objekt GmbH & Co KG	DE	Mülheim	500,000	EUR	90.00%	23/08/2007		V
FRANKONIA Eurobau DUS Plaza GmbH	DE	Nettetal	25,000	EUR	50.00%	20/09/2007		Q
IMMOFINANZ USA Real Estate, Inc.	USA	Wilmington	7,689,760	USD	100.00%	31/01/2004		V
City Box Amsterdam Zuid B.V.	NL	Amsterdam	1,000,000.00	EUR	90.01%	02/11/2007		V
City Box Rijswijk B.V.	NL	Amsterdam	90,000.00	EUR	90.01%	02/11/2007		V
City Box Eindhoven Centrum B.V.	NL	Amsterdam	90,000	EUR	90.01%	30/11/2007		V
Greenfield Logistikpark West GmbH & Co. KG	DE	Düsseldorf	500,000	EUR	81.00%	03/12/2007		V
Greenfield Logistikpark Süd GmbH & Co. KG	DE	Düsseldorf	500,000	EUR	81.00%	12/02/2008		V
Greenfield Logistikpark Schwerte GmbH & Co. KG	DE	Düsseldorf	500,000	EUR	81.00%	12/02/2008		V
IMMOWEST Lux IV S.à.r.l.	LU	Luxembourg	12,500	EUR	100.00%	24/04/2008		V
IMMOWEST Lux V S.à.r.l.	LU	Esch-sur-Alzette	12,500	EUR	100.00%	29/05/2008		V
IMMOWEST Lux VI S.à.r.l.	LU	Esch-sur-Alzette	12,500	EUR	100.00%	29/05/2008		V
IMMOWEST Lux VII S.à.r.l.	LU	Esch-sur-Alzette	12,500	EUR	100.00%	29/05/2008		V
IMF Investments 307 LP	USA	Houston	12,000	USD	90.00%	01/05/2008		Q

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IMMOWEST Primus GmbH	DE	Frankfurt	25,000	EUR	100.00%	25/08/2008		V
IMMOWEST Spandau Primus GmbH	DE	Frankfurt	25,000	EUR	100.00%	25/08/2008		V
IMMOWEST Spandau 3 GmbH & Co. KG	DE	Frankfurt	100	EUR	100.00%	25/08/2008		V
IMMOWEST Spandau 2 GmbH & Co. KG	DE	Frankfurt	100	EUR	100.00%	25/08/2008		V
IMMOWEST Spandau 1 GmbH & Co. KG	DE	Frankfurt	100	EUR	100.00%	25/08/2008		V
IMMOWEST Betriebsvorrichtungs GmbH	DE	Frankfurt	25,000	EUR	100.00%	25/08/2008		V
Deutsche Lagerhaus Dormagen GmbH u. Co KG	DE	Mülheim	150,000	EUR	85.32%	05/11/2008		V
Deutsche Lagerhaus Essen GmbH u. Co KG	DE	Mülheim	150,000	EUR	85.32%	05/11/2008		V
Deutsche Lagerhaus Oberhausen GmbH u. Co KG	DE	Mülheim	150,000	EUR	85.32%	05/11/2008		V
Deutsche Lagerhaus Düsseldorf GmbH u. Co KG	DE	Mülheim	100,000	EUR	85.32%	05/11/2008		V
Deutsche Lagerhaus Hamm GmbH u. Co KG	DE	Mülheim	150,000	EUR	85.32%	05/11/2008		V
Deutsche Lagerhaus Nürnberg I GmbH u. Co KG	DE	Mülheim	150,000	EUR	85.32%	05/11/2008		V
Deutsche Lagerhaus Minden GmbH u. Co KG	DE	Mülheim	150,000	EUR	85.32%	05/11/2008		V
Cerep Carducci S.a.s.	IT	Italy	10,000	EUR	50.00%	01/11/2008		Q
EURL DU LOGISTIQUES NICE	FR	Paris	2,599,300	EUR	100.00%	16/09/2009		V
IMF Solo Investments LLC	USA	Delaware	0	USD	100.00%	28/04/2010	30/04/2014	V
CHB Immobilienholding GmbH & Co. KG	DE	Frankfurt	5,000	EUR	100.00%	09/11/2004		V
IMMOEAST Beteiligungs GmbH	AT	Vienna	35,000	EUR	100.00%	22/08/2001		V
Campus Budapest Bt.	HU	Budapest	1,403,000,000	HUF	74.96%	31/12/2002		V
ARE 4 Sp. z o.o.	PL	Warsaw	50,000	PLN	100.00%	07/12/2004		V
Flex Invest Sp. z o.o.	PL	Warsaw	51,000	PLN	100.00%	30/04/2005		V
Global Trust s.r.l.	RO	Bucharest	2,030	RON	100.00%	01/01/2005		V
Central Bud Sp. z o. o.	PL	Warsaw	50,000	PLN	100.00%	09/12/2004		V
IMMOEAST Silesia Holding Ltd.	CY	Nicosia	38,541,316	EUR	100.00%	29/10/2004		V
ABLO Property s.r.o.	CZ	Prague	100,000	CZK	100.00%	03/12/2004		V
IO-1 Building Sp. z o.o.	PL	Warsaw	50,000	PLN	100.00%	09/12/2004		V
ImmoPoland Sp. z o.o.	PL	Warsaw	50,000	PLN	100.00%	20/01/2005		V
Al Sp. z o.o.	PL	Warsaw	50,000	PLN	100.00%	30/04/2005		V
Atlantis Invest Sp. z o.o.	PL	Warsaw	51,000	PLN	100.00%	30/04/2005		V
Ol Sp. z o.o.	PL	Warsaw	50,000	PLN	100.00%	30/04/2005		V
Omega Invest Sp. z o.o.	PL	Warsaw	50,000	PLN	100.00%	30/04/2005		V
ARE 1 Sp. z o.o.	PL	Warsaw	50,000	PLN	100.00%	30/04/2005		V
Atom Centrum a.s.	CZ	Prague	1,000,000	CZK	100.00%	20/01/2005		V
ARE 2 Sp. z o.o.	PL	Warsaw	50,000	PLN	100.00%	30/04/2005		V
ARE 3 Sp. z o.o.	PL	Warsaw	50,000	PLN	100.00%	31/01/2005		V
ARE 5 Sp. z o.o.	PL	Warsaw	50,000	PLN	100.00%	30/04/2005		V
SAS Inter Kft.	HU	Budapest	258,690,000	HUF	100.00%	30/04/2005		V

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UKS Liegenschaftsentwicklung GmbH	AT	Vienna	35,000	EUR	100.00%	30/04/2005		V
UKS Finance Kft.	HU	Budapest	3,000,000	HUF	100.00%	30/04/2005		V
Arpad Center Kft.	HU	Budapest	31,000,000	HUF	100.00%	01/08/2002		V
Globe 13 Kft.	HU	Budapest	50,000,000	HUF	100.00%	01/08/2002		V
IMMOEAST Acquisition & Management GmbH	AT	Vienna	35,000	EUR	100.00%	21/04/2005		V
ProEast Holding GmbH	AT	Vienna	35,000	EUR	100.00%	16/04/2005		V
I-E-H Holding GmbH	AT	Vienna	35,000	EUR	100.00%	15/02/2005		V
Secure Bud Sp. z o.o.	PL	Warsaw	50,000	PLN	100.00%	30/04/2005		V
IMAK Finance B.V.	NL	Amsterdam	90,000	EUR	100.00%	30/04/2005		V
IMMOEAST Cassiopeia Financing Holding Ltd.	CY	Nicosia	1,709	EUR	100.00%	31/01/2005		V
ARE 7 Sp. z o.o.	PL	Warsaw	50,000	PLN	100.00%	30/04/2005		V
Harborside Imobiliara s.r.l.	RO	Bucharest	1,000	RON	75.00%	11/05/2005		V
Center Invest Kft.	HU	Budapest	3,000,000	HUF	100.00%	02/06/2005		V
Stop.Shop Holding GmbH	AT	Vienna	35,000	EUR	100.00%	31/05/2005		V
IMMOEAST Projekt Alpha Holding GmbH	AT	Vienna	35,000	EUR	100.00%	31/05/2005		V
IMMOEAST Projekt Beta Holding GmbH	AT	Vienna	35,000	EUR	100.00%	04/06/2005		V
IA Holding 1 Kft.	HU	Budapest	2,183,000,000	HUF	100.00%	13/07/2005		V
Multi-ImmoEast Asset Management GmbH	DE	Munich	25,000	EUR	45.00%	03/11/2005		Q
A-I Investments Management Europe GmbH	DE	Munich	25,000	EUR	50.00%	03/11/2005		Q
IMMOEAST ALLEGRO Beteiligungs GmbH	AT	Vienna	35,000	EUR	100.00%	28/06/2005		V
ARE 8 Sp. z o.o.	PL	Warsaw	50,000	PLN	100.00%	15/06/2005		V
ARE 9 Sp. z o.o.	PL	Warsaw	50,000	PLN	100.00%	15/06/2005		V
IMMOEAST Projekt Gamma Holding GmbH	AT	Vienna	35,000	EUR	100.00%	02/07/2005		V
IMMOEAST Projekt Delta Holding GmbH	AT	Vienna	35,000	EUR	100.00%	08/07/2005		V
IMMOEAST Projekt Epsilon Holding GmbH	AT	Vienna	35,000	EUR	100.00%	08/07/2005		V
Airport Property Development a.s.	CZ	Prague	1,000,000	CZK	100.00%	29/06/2005		V
BIG BOX Nove Zamky s.r.o.	SK	Bratislava	9,958	EUR	100.00%	29/06/2007		V
BIG BOX Trencin s.r.o.	SK	Bratislava	9,958	EUR	100.00%	29/06/2007		V
BIG BOX Poprad s.r.o.	SK	Bratislava	9,958	EUR	100.00%	30/04/2008		V
Cora GS s.r.l.	RO	Bucharest	300	RON	100.00%	25/07/2005		V
IMMOEAST Slovakia s.r.o.	SK	Bratislava	6,639	EUR	100.00%	21/07/2005		V
C.E.P.D. Kft.	HU	Budapest	3,000,000	HUF	100.00%	31/08/2005		V
Bucharest Corporate Center s.r.l.	RO	Bucharest	8,068,929	RON	100.00%	22/03/2006		V
Optima A Kft.	HU	Budapest	3,000,000	HUF	100.00%	01/09/2005		V
DH Logistik Kft.	HU	Budapest	3,000,000	HUF	100.00%	01/11/2005		V
IMMOEAST Projekt Lambda Holding GmbH	AT	Vienna	35,000	EUR	100.00%	16/11/2005		V
IMMOEAST Projekt Jota Holding GmbH	AT	Vienna	35,000	EUR	100.00%	20/12/2005		V

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IMMOEAST Projekt Kappa Holding GmbH	AT	Vienna	35,000	EUR	100.00%	20/12/2005		V
IMMOEAST Projekt Investment Szesc Sp z o.o.	PL	Warsaw	50,000	PLN	100.00%	28/12/2005		V
IMMOEAST HRE Investment dwa Sp. z o.o.	PL	Warsaw	50,000	PLN	100.00%	28/12/2005		V
IMMOEAST Projekt Investment Trzy Sp. z o.o.	PL	Warsaw	50,000	PLN	100.00%	28/12/2005		V
IMMOEAST Projekt Investment Cztery Sp. z o.o.	PL	Warsaw	50,000	PLN	100.00%	28/12/2005		V
IMMOEAST Projekt Investment Piec Sp. z o.o.	PL	Warsaw	50,000	PLN	100.00%	28/12/2005		V
IMMOEAST Projekt Sita Holding GmbH	AT	Vienna	35,000	EUR	100.00%	04/01/2006		V
IMMOEAST Projekt Omega Holding GmbH	AT	Vienna	35,000	EUR	100.00%	05/01/2006		V
NP Investments a.s.	CZ	Prague	2,000,000	CZK	50.00%	09/12/2005		Q
JUNGMANNOVA ESTATES a.s.	CZ	Prague	2,000,000	CZK	100.00%	09/12/2005	10/02/2014	V
J.H. Prague a.s.	CZ	Prague	2,000,000	CZK	100.00%	09/12/2005	10/02/2014	V
Nowe Centrum Sp. z o.o.	PL	Katowice	63,636,000	PLN	100.00%	31/12/2005		V
ELCO Sp. z o.o.	PL	Katowice	50,000	PLN	100.00%	31/12/2005		V
Shark Park Holding Kft.	HU	Budapest	2,320,000,000	HUF	100.00%	08/11/2005		V
Euro Businesspark Kft.	HU	Budapest	372,970,000	HUF	100.00%	14/11/2005		V
Polus a.s.	SK	Bratislava	7,393,637	EUR	100.00%	31/12/2005		V
Polus Tower 3 a.s.	SK	Bratislava	434,840	EUR	100.00%	31/12/2005		V
BA Energetika s.r.o.	SK	Bratislava	6,639	EUR	100.00%	31/12/2005		V
Polus Tower 2 a.s.	SK	Bratislava	2,496,644	EUR	100.00%	31/12/2005		V
IMMOEAST Projekt Investment jeden Sp.z o.o.	PL	Warsaw	50,000	PLN	100.00%	28/12/2005		V
IMMOEAST Projekt Aries Holding GmbH	AT	Vienna	35,000	EUR	100.00%	31/01/2006	01/04/2014	V
Center Invest International Kft.	HU	Budapest	3,000,000	HUF	100.00%	31/01/2008		V
W zehn Betriebs- & Service GmbH	AT	Vienna	35,000	EUR	100.00%	17/02/2006	11/11/2013	V
IMMOEAST Projekt Caelum Holding GmbH	AT	Vienna	35,000	EUR	80.00%	17/02/2006		V
Capri Trade s.r.l.	RO	Bucharest	200	RON	100.00%	10/02/2006		V
IMMOEAST Projekt Cassiopeia Holding GmbH	AT	Vienna	35,000	EUR	100.00%	09/03/2006		V
IMMOEAST Projekt Cepheus Holding GmbH	AT	Vienna	35,000	EUR	100.00%	09/03/2006		V
IMMOEAST Projekt Circinus Holding GmbH	AT	Vienna	35,000	EUR	100.00%	09/03/2006		V
IMMOEAST Baneasa Airport Tower srl	RO	Bucharest	37,000	RON	100.00%	30/03/2006	01/05/2014	V
STOP.SHOP. Uherske Hradiste s.r.o.	CZ	Prague	200,000	CZK	100.00%	10/03/2006		V
IMMOEAST Projekt Cygnus Holding GmbH	AT	Vienna	35,000	EUR	100.00%	13/04/2006		V
IMMOEAST Projekt Equuleus Holding GmbH	AT	Vienna	35,000	EUR	100.00%	12/04/2006		V
IMMOEAST Projekt Eridanus Holding GmbH	AT	Vienna	35,000	EUR	100.00%	12/04/2006		V

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IMMOEAST Projekt Hydrus Holding GmbH	AT	Vienna	35,000	EUR	100.00%	13/04/2006		V
SB Praha 4 spol.s.r.o.	CZ	Prague	26,532,000	CZK	100.00%	01/01/2003		V
WEGE spol.s.r.o.	CZ	Prague	100,000	CZK	100.00%	01/01/2003		V
ODP Office Development Praha spol.s.r.o.	CZ	Prague	10,700,000	CZK	100.00%	01/01/2003		V
SBF Development Praha spol.s.r.o.	CZ	Prague	30,600,000	CZK	100.00%	01/01/2003		V
VALDEK Praha spol.s.r.o.	CZ	Prague	100,000	CZK	100.00%	16/10/2003		V
IMMOEAST Presto Beteiligungs GmbH	AT	Vienna	35,000	EUR	100.00%	31/03/2006		V
IMMOEAST Projekt Idamantes Holding GmbH	AT	Vienna	35,000	EUR	100.00%	08/04/2006		V
IMMOEAST Projekt Arbaces Holding GmbH	AT	Vienna	35,000	EUR	100.00%	11/04/2006		V
IMMOEAST Projekt Masetto Holding GmbH	AT	Vienna	35,000	EUR	100.00%	11/04/2006		V
IMMOEAST Projekt Zerlina Holding GmbH	AT	Vienna	35,000	EUR	100.00%	08/04/2006		V
IMMOEAST Projekt Dorabella Holding GmbH	AT	Vienna	35,000	EUR	100.00%	08/04/2006		V
IMMOEAST Projekt Ducentesimus Holding GmbH	AT	Vienna	35,000	EUR	100.00%	13/04/2006		V
IMMOEAST Projekt Secundus Holding GmbH	AT	Vienna	35,000	EUR	100.00%	13/04/2006	01/04/2014	V
IMMOEAST Projekt Tertius Holding GmbH	AT	Vienna	35,000	EUR	100.00%	13/04/2006		V
IMMOEAST Projekt Quartus Holding GmbH	AT	Vienna	35,000	EUR	100.00%	13/04/2006		V
IMMOEAST Projekt Trecenti Holding GmbH	AT	Vienna	35,000	EUR	100.00%	13/04/2006		V
IMMOEAST Projekt Sextus Holding GmbH	AT	Vienna	35,000	EUR	100.00%	13/04/2006		V
IMMOEAST Projekt Septimus Holding GmbH	AT	Vienna	35,000	EUR	100.00%	13/04/2006		V
IMMOEAST Projekt Octavus Holding GmbH	AT	Vienna	35,000	EUR	100.00%	13/04/2006		V
IMMOEAST Projekt Nonus Holding GmbH	AT	Vienna	35,000	EUR	100.00%	13/04/2006		V
IMMOEAST Projekt Decimus Holding GmbH	AT	Vienna	35,000	EUR	100.00%	13/04/2006		V
IMMOEAST Projekt Duodecimus Holding GmbH	AT	Vienna	35,000	EUR	100.00%	13/04/2006		V
IMMOEAST Projekt Tredecimus Holding GmbH	AT	Vienna	35,000	EUR	100.00%	21/06/2006		V
IMMOEAST Projekt Quindecimus Holding GmbH	AT	Vienna	35,000	EUR	100.00%	21/06/2006		V
IMMOEAST Projekt Septendecimus Holding GmbH	AT	Vienna	35,000	EUR	100.00%	21/06/2006		V
IMMOEAST Projekt Quadragesimus Holding GmbH	AT	Vienna	35,000	EUR	100.00%	21/06/2006		V
IMMOEAST Projekt Vicesimus Holding GmbH	AT	Vienna	35,000	EUR	100.00%	21/06/2006		V
IMMOEAST Projekt Sexagesimus Holding GmbH	AT	Vienna	35,000	EUR	100.00%	21/06/2006		V

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IMMOEAST Projekt Octogesimus Holding GmbH	AT	Vienna	35,000	EUR	100.00%	21/06/2006		V
IMMOEAST Projekt Nonagesimus Holding GmbH	AT	Vienna	35,000	EUR	100.00%	21/06/2006		V
IMMOEAST Projekt Centesimus Holding GmbH	AT	Vienna	35,000	EUR	100.00%	21/06/2006		V
IMMOEAST Bulgaria 1 EOOD	BG	Sofia	5,000	BGN	100.00%	17/04/2006		V
Prague Office Park I s.r.o.	CZ	Prague	38,600,000	CZK	100.00%	05/04/2006		V
STOP.SHOP. TB Kft.	HU	Budapest	1,530,000	HUF	51.00%	08/06/2006		Q
STOP.SHOP. Gyöngy Kft.	HU	Budapest	1,530,000	HUF	51.00%	08/06/2006		Q
STOP.SHOP. BCS Kft.	HU	Budapest	1,530,000	HUF	100.00%	08/06/2006		V
Wakelin Promotions Limited	CY	Nicosia	5,000	CYP	100.00%	21/06/2006		V
OOO Krona Design	RU	Moscow	8,000,000	RUB	100.00%	21/06/2006		V
STOP.SHOP.Zatec s.r.o.	CZ	Prague	200,000	CZK	50.50%	30/05/2006		Q
Koral Residence EAD	BG	Sofia	400,000	BGN	100.00%	23/06/2006		V
TriGránit Centrum a.s.	SK	Bratislava	33,194	EUR	25.00%	19/06/2006		E
OCEAN ATLANTIC DORCOL DOO	SRB	Belgrade	48,510	CSD	80.00%	24/08/2006	07/11/2013	V
Aragonit s.r.o.	CZ	Prague	100,000	CZK	100.00%	01/07/2006		V
TriGránit Holding Ltd.	CY	Nicosia	150,000	CYP	25.00%	31/07/2006		E
S.C. Almera New Capital s.r.l.	RO	Bucharest	200	RON	100.00%	13/07/2006		V
S.C. Meteo Business Park s.r.l.	RO	Bucharest	1,000	RON	100.00%	27/07/2006		V
S.C. Stupul de Albine s.r.l.	RO	Bucharest	1,000	RON	100.00%	27/07/2006		V
IMMOEAST Dunaj s.r.o.	SK	Bratislava	6,639	EUR	100.00%	14/06/2006	02/10/2013	V
Nakupni Centrum Trebic s.r.o.	CZ	Prague	200,000	CZK	100.00%	30/08/2006	01/10/2013	V
IMMOEAST Polonia Sp. z o.o.	PL	Warsaw	50,000	PLN	100.00%	06/09/2006		V
Xantium Sp. z o.o.	PL	Warsaw	50,000	PLN	100.00%	04/08/2006		V
Equator Real Sp. z o.o.	PL	Warsaw	50,000	PLN	51.00%	28/08/2006		Q
Nimbus Real Sp. z o.o.	PL	Warsaw	50,000	PLN	51.00%	28/08/2006		Q
Cirrus Real Sp. z o.o.	PL	Warsaw	50,000	PLN	51.00%	28/08/2006		Q
IMMOEAST Projekt Babekan Holding GmbH	AT	Vienna	35,000	EUR	100.00%	01/08/2006		V
IMMOEAST Projekt Despina Holding GmbH	AT	Vienna	35,000	EUR	100.00%	01/08/2006		V
IMMOEAST Projekt Curzio Holding GmbH	AT	Vienna	35,000	EUR	100.00%	01/08/2006		V
IMMOEAST Projekt Almaria Holding GmbH	AT	Vienna	35,000	EUR	100.00%	01/08/2006		V
IMMOEAST Projekt Sarastro Holding GmbH	AT	Vienna	35,000	EUR	100.00%	01/08/2006		V
IMMOEAST Projekt Barbarina Holding GmbH	AT	Vienna	35,000	EUR	100.00%	01/08/2006		V
IMMOEAST Projekt Cherubino Holding GmbH	AT	Vienna	35,000	EUR	100.00%	01/08/2006		V
IMMOEAST Projekt Marcellina Holding GmbH	AT	Vienna	35,000	EUR	100.00%	01/08/2006		V

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IMMOEAST Projekt Cimarosa Holding GmbH	AT	Vienna	35,000	EUR	100.00%	01/08/2006		V
IMMOEAST Projekt Fenena Holding GmbH	AT	Vienna	35,000	EUR	100.00%	01/08/2006		V
IMMOEAST Projekt Almansor Holding GmbH	AT	Vienna	35,000	EUR	100.00%	01/08/2006		V
IMMOEAST Projekt Roschana Holding GmbH	AT	Vienna	35,000	EUR	100.00%	01/08/2006		V
IMMOEAST Projekt Cinna Holding GmbH	AT	Vienna	35,000	EUR	100.00%	01/08/2006		V
IMMOEAST Projekt Annius Holding GmbH	AT	Vienna	35,000	EUR	100.00%	01/08/2006		V
IMMOEAST Projekt Semos Holding GmbH	AT	Vienna	35,000	EUR	100.00%	01/08/2006		V
IMMOEAST Projekt Titurel Holding GmbH	AT	Vienna	35,000	EUR	100.00%	01/08/2006	07/04/2014	V
IMMOEAST Projekt Radames Holding GmbH	AT	Vienna	35,000	EUR	100.00%	01/08/2006		V
IMMOEAST Projekt Montano Holding GmbH	AT	Vienna	35,000	EUR	100.00%	01/08/2006		V
IMMOEAST Projekt Amfortas Holding GmbH	AT	Vienna	35,000	EUR	100.00%	01/08/2006		V
IMMOEAST Projekt Abdallo Holding GmbH	AT	Vienna	35,000	EUR	100.00%	01/08/2006		V
IMMOEAST Projekt Rezia Holding GmbH	AT	Vienna	35,000	EUR	100.00%	01/08/2006		V
IMMOEAST Projekt Hüon Holding GmbH	AT	Vienna	35,000	EUR	100.00%	01/08/2006		V
IMMOEAST Projekt Titania Holding GmbH	AT	Vienna	35,000	EUR	100.00%	01/08/2006		V
IMMOEAST Projekt Andromache Holding GmbH	AT	Vienna	35,000	EUR	100.00%	01/08/2006		V
IMMOEAST Projekt Polyxene Holding GmbH	AT	Vienna	35,000	EUR	100.00%	01/08/2006		V
IMMOEAST Projekt Hylas Holding GmbH	AT	Vienna	35,000	EUR	100.00%	01/08/2006		V
IMMOEAST Projekt Hekuba Holding GmbH	AT	Vienna	35,000	EUR	100.00%	01/08/2006		V
IMMOEAST Projekt Pantheus Holding GmbH	AT	Vienna	35,000	EUR	100.00%	01/08/2006		V
IMMOEAST Projekt Chorebe Holding GmbH	AT	Vienna	35,000	EUR	100.00%	01/08/2006		V
IMMOEAST Projekt Narbal Holding GmbH	AT	Vienna	35,000	EUR	100.00%	01/08/2006		V
Alpha real d.o.o.	SLO	Laibach	8,763	EUR	100.00%	30/09/2006		V
Beta real d.o.o.	SLO	Laibach	8,763	EUR	100.00%	30/09/2006		V
Silesia Residential Holding Limited	CY	Nicosia	2,358,622	EUR	70.00%	09/10/2006		Q
Silesia Residential Project Sp. z o.o.	PL	Katowice	9,321,000	PLN	70.00%	09/10/2006		Q
Centrum Opatov a.s.	CZ	Prague	2,000,000	CZK	100.00%	22/09/2006		V
Klyos Media s.r.l.	RO	Bucharest	200	RON	100.00%	04/08/2006	30/01/2014	V
Veronia Shelf s.r.o.	CZ	Prague	200,000	CZK	51.00%	18/10/2006		Q
Diamant Real spol. s.r.o.	CZ	Prague	100,000	CZK	51.00%	31/10/2006		Q
Nakupni Centrum AVENTIN Tabor s.r.o.	CZ	Prague	200,000	CZK	100.00%	18/09/2006	01/10/2013	V
STOP.SHOP.Krnov s.r.o.	CZ	Prague	200,000	CZK	50.50%	27/10/2006		Q
IMMOEAST Despina III B.V.	NL	Amsterdam	90,000	EUR	100.00%	09/10/2006		V

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IMMOEAST Despina II B.V.	NL	Amsterdam	90,000	EUR	100.00%	09/10/2006		V
IMMOEAST Despina V B.V.	NL	Amsterdam	31,765	EUR	100.00%	09/10/2006		V
IMMOEAST Despina IV B.V.	NL	Amsterdam	31,765	EUR	100.00%	09/10/2006		V
IMMOEAST Despina I B.V.	NL	Amsterdam	90,000	EUR	100.00%	09/10/2006		V
Gangaw Investments Limited	CY	Nicosia	1,709	EUR	50.00%	30/10/2006		Q
OAO Kashirskij Dvor-Severyanin	RU	Moscow	500,000	RUB	50.00%	30/10/2006		Q
STOP.SHOP.Rakovnik s.r.o.	CZ	Prague	200,000	CZK	100.00%	20/11/2006	19/06/2013	V
STOP.SHOP. Kadan s.r.o. (ehem. STOP.SHOP.Sokolov s.r.o.)	CZ	Prague	200,000	CZK	50.00%	20/11/2006		Q
STOP.SHOP.Hranice s.r.o.	CZ	Prague	200,000	CZK	100.00%	20/11/2006		V
Polus Transilvania Companie de Investitii S.A.	RO	Cluj	14,705,500	RON	100.00%	24/05/2007		V
Debowe Tarasy Sp. z o.o.	PL	Warsaw	50,000	PLN	70.00%	21/11/2006		Q
WINNIPEGIA SHELF s.r.o.	CZ	Prague	200,000	CZK	100.00%	13/11/2006		V
Blue Danube Holding Ltd.	M	Floriana	1,500	EUR	100.00%	12/12/2006		V
Business Park West-Sofia EAD	BG	Sofia	500,000	BGN	100.00%	12/12/2006		V
Trevima Ltd.	CY	Limassol	15,801	0	100.00%	30/11/2006		V
OOO Torgoviy Dom Na Khodinke	RU	Moscow	7,285	RUB	100.00%	30/11/2006		V
Grand Centar d.o.o.	HR	Zagreb	20,000	HRK	80.00%	30/11/2006		V
SC EFG Urban Achizitii s.r.l.	RO	Bucharest	1,000	RON	100.00%	14/12/2006		V
HEPP III Luxembourg MBP SARL	LU	Luxem-bourg	1,000,000	EUR	50.00%	01/11/2006		Q
MBP I Sp. z o.o.	PL	Warsaw	50,000	PLN	50.00%	01/11/2006		Q
MBP II Sp. z o.o.	PL	Warsaw	50,000	PLN	50.00%	01/11/2006		Q
MBP Sweden Finance AB	SE	Stockholm	100,000	SEK	50.00%	01/11/2006		Q
BEWO International Kft.	HU	Budapest	3,000,000	HUF	50.00%	14/11/2006		Q
BB C - Building A, k.s.	CZ	Prague	20,000	CZK	100.00%	13/12/2006		V
BB C - Building B, k.s.	CZ	Prague	20,000	CZK	100.00%	13/12/2006		V
BB C - Building C, k.s.	CZ	Prague	90,000	CZK	100.00%	13/12/2006		V
SCT s.r.o.	SK	Bratislava	1,756,489	EUR	100.00%	21/12/2006		V
Logistic Contractor s.r.l.	RO	Ilfov	200	RON	100.00%	18/12/2006		V
STOP.SHOP.Pribram s.r.o.	CZ	Prague	200,000	CZK	100.00%	15/12/2006		V
Central Business Center Kft.	HU	Budapest	172,042,584	HUF	100.00%	15/01/2007		V
Arbor Corporation s.r.l.	RO	Bucharest	13,500	RON	90.00%	29/01/2007		V
Debowe Tarasy Sp. z o.o. II sp.k.	PL	Katowice	1,860,239	PLN	70.00%	05/01/2007		Q
Debowe Tarasy Sp. z o.o. III sp.k.	PL	Katowice	1,861,085	PLN	70.00%	05/01/2007		Q
Debowe Tarasy Sp. z o.o. IV sp.k.	PL	Katowice	1,900,535	PLN	70.00%	05/01/2007		Q
S.C. IE Baneasa Project s.r.l.	RO	Bucharest	200	RON	50.00%	01/02/2007		Q
Eye Shop Targu Jiu s.r.l.	RO	Bucharest	200	RON	100.00%	19/02/2007		V
STOP.SHOP. Havlíckuv Brod s.r.o. (ehem. STOP.SHOP. Breclav s.r.o.)	CZ	Prague	200,000	CZK	50.00%	12/02/2007		Q
STOP.SHOP.Jablonec nad Nisou s.r.o.	CZ	Prague	200,000	CZK	50.00%	12/02/2007		Q
Log Center Ploiesti s.r.l.	RO	Bucharest	200	RON	100.00%	19/02/2007		V

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Log Center Brasov s.r.l.	RO	Bucharest	200	RON	100.00%	19/02/2007		V
Gordon Invest Netherlands B.V.	NL	Amsterdam	90,000	EUR	100.00%	22/02/2007		V
Center Invest DEB Kft.	HU	Budapest	3,000,000	HUF	100.00%	30/06/2008		V
Center Invest Nkanizsa Kft.	HU	Budapest	3,000,000	HUF	100.00%	09/01/2009		V
Center Invest Bcsaba Kft.	HU	Budapest	3,000,000	HUF	100.00%	14/07/2009		V
Lasuvu Consultants Ltd.	CY	Nicosia	3,419	EUR	100.00%	06/03/2007		V
Centre Investments s.r.o.	CZ	Prague	100,000	CZK	100.00%	28/02/2007		V
Brno Estates a.s.	CZ	Prague	2,000,000	CZK	100.00%	28/02/2007		V
S.C. Union Investitii S.r.l.	RO	Bucharest	2,000	RON	100.00%	07/03/2007	15/04/2014	V
IMMOEAST Iride IV Project s.r.l.	RO	Bucharest	200	RON	100.00%	01/03/2007		V
STOP.SHOP.Lucenec s.r.o.	SK	Bratislava	6,639	EUR	100.00%	19/02/2007		V
STOP.SHOP.Ruzomberok s.r.o.	SK	Bratislava	6,639	EUR	100.00%	19/02/2007		V
STOP.SHOP.Zvolen s.r.o.	SK	Bratislava	6,639	EUR	100.00%	19/02/2007		V
S.C. Valero Invest s.r.l.	RO	Bucharest	1,760,000	RON	100.00%	20/03/2007		V
S.C. Baneasa 6981 s.r.l.	RO	Bucharest	5,550,000	RON	100.00%	05/04/2007		V
S.C. Dacian Second s.r.l.	RO	Bucharest	200	RON	100.00%	02/05/2007		V
BEWO d.o.o. Banja Luka	BIH	Banja Luka	2,000	BAM	50.00%	05/03/2007		Q
S.C. S-Park Offices s.r.l.	RO	Bucharest	22,828,313	RON	100.00%	10/07/2007		V
S.C. Flash Consult Invest s.r.l.	RO	Bucharest	2,000	RON	100.00%	22/05/2007	07/04/2014	V
S.C. Retail Development Invest 1 s.r.l.	RO	Bucharest	34,000	RON	80.00%	02/05/2007		Q
Harborside Hotel s.r.l.	RO	Bucharest	1,000	RON	75.00%	09/05/2007		V
Perlagonia 1 Holding GmbH	AT	Vienna	35,000	EUR	100.00%	04/06/2007		V
Perlagonia 2 Holding GmbH	AT	Vienna	35,000	EUR	100.00%	04/06/2007		V
Gendana Ventures Ltd.	CY	Larnaca	1,000	CYP	100.00%	22/06/2007		V
Real Habitation s.r.l.	RO	Bucharest	200	RON	100.00%	22/06/2007		V
Lentia Real (1) Kft.	HU	Budapest	227,000,000	HUF	100.00%	24/02/2004		V
IMMOEAST Netherlands II B.V.	NL	Amsterdam	93,750	EUR	100.00%	02/07/2007		V
Perlagonia NL 2 B.V.	NL	Amsterdam	90,000	EUR	100.00%	18/06/2007		V
Perlagonia NL 1 B.V.	NL	Amsterdam	34,034	EUR	100.00%	18/06/2007		V
IMMOFINANZ Hungária Harmadik Kft.	HU	Budapest	3,000,000	HUF	100.00%	20/02/2004		V
IE Equuleus NL B.V.	NL	Amsterdam	90,000	EUR	100.00%	18/06/2007		V
STOP.SHOP.Znojmo s.r.o.	CZ	Prague	200,000	CZK	50.00%	16/07/2007		Q
STOP.SHOP Usti nad Orlici s.r.o.	CZ	Prague	200,000	CZK	50.00%	16/07/2007		Q
STOP.SHOP.Brandys nad Labem s.r.o.	CZ	Prague	200,000	CZK	50.00%	16/07/2007		Q
STOP.SHOP.Cesky Krumlov s.r.o.	CZ	Prague	200,000	CZK	50.00%	16/07/2007		Q
STOP.SHOP. Pelhrimov s.r.o.	CZ	Prague	200,000	CZK	50.00%	16/07/2007		Q
STOP.SHOP.Louny s.r.o.	CZ	Prague	200,000	CZK	50.00%	16/07/2007		Q
ARMONIA CENTER ARAD S.R.L. (ehem. S.C. Red Project One s.r.l.)	RO	Bucharest	11,411,000	RON	100.00%	18/07/2007		V
S.C. IMMOEAST Narbal Project s.r.l.	RO	Bucharest	200	RON	100.00%	11/07/2007		V
Berga Investment Limited	CY	Limassol	10,000	CYP	75.00%	24/07/2007		Q
MONESA LIMITED	CY	Limassol	10,000	CYP	75.00%	24/07/2007		Q

Company	Country	Headquarters	Nominal capital	Currency	Stake	Initial consolidation	Transition consolidation or structural change	Type of consolidation
OOO Berga Development	RU	Moscow	10,000	RUB	75.00%	24/07/2007		Q
Immofinanz Polska Sp. z o.o.	PL	Warsaw	50,000	PLN	100.00%	31/03/2004		V
OOO Fenix Development	RU	Moscow	18,400	RUB	75.00%	24/07/2007		Q
BB C - Building Gamma a.s.	CZ	Prague	2,000,000	CZK	100.00%	20/07/2007		V
VTI Varna Trade Invest OOD	BG	Sofia	5,000	BGN	50.00%	24/07/2007		Q
Taifun Real Sp. z o.o.	PL	Warsaw	52,500	PLN	100.00%	31/07/2007		V
IE Narbal NL B.V.	NL	Amsterdam	90,000	EUR	100.00%	27/07/2007		V
GAIA Real Estate Investments S.A. (ehem. GAIA Real Estate Holding S.A.)	LU	Luxembourg	35,031,000	EUR	33.33%	30/07/2007		E
S.C. Red Project Two s.r.l.	RO	Bucharest	1,000	RON	75.00%	03/05/2007		V
IRIDE S.A.	RO	Bucharest	1,668	RON	100.00%	13/05/2004		V
Anadolu Gayrimenkul Yatirimciligi ve Ticaret A.S.	TR	Istanbul	50,000	YTL	33.33%	16/08/2007		E
Duist Holdings Ltd.	CY	Nicosia	2,000	EUR	100.00%	06/06/2008		V
Bivake Consultants Ltd.	CY	Nicosia	2,000	EUR	100.00%	01/07/2008	01/04/2014	V
Szepvölgyi Business Park Kft.	HU	Budapest	601,000,000	HUF	100.00%	05/08/2004		V
Fawna Limited	CY	Nicosia	1,000	EUR	50.00%	15/09/2008		Q
Vastator Limited	CY	Nicosia	1,001	EUR	50.00%	15/09/2008		Q
TOV Vastator Ukraine	UA	Kiev	47,787	UAH	49.99%	15/09/2008		Q
TOV Arsenal City	UA	Kiev	26,000,000	UAH	49.99%	15/09/2008		Q
Rekramext Holdings Ltd	CY	Nicosia	2,000	EUR	100.00%	29/10/2008		V
Loundaumcy Investments Ltd	CY	Nicosia	2,000	EUR	100.00%	29/10/2008		V
Boondock Holdings Ltd	CY	Nicosia	2,000	EUR	100.00%	24/10/2008		V
Oscepar Consultants Ltd	CY	Nicosia	2,000	EUR	100.00%	24/10/2008		V
Kibiq Ltd	CY	Nicosia	2,000	EUR	100.00%	03/11/2008	01/05/2014	V
Leurax Consultants Ltd	CY	Nicosia	2,000	EUR	100.00%	03/11/2008		V
Leretonar Ltd	CY	Nicosia	2,000	EUR	100.00%	03/11/2008		V
Bermendoca Holdings Ltd	CY	Nicosia	2,000	EUR	100.00%	03/11/2008		V
I-E-H IMMOEAST Holding GmbH	AT	Vienna	35,000	EUR	100.00%	18/09/2004		V
IMBEA IMMOEAST Beteiligungsverwaltung AG	AT	Vienna	70,000	EUR	100.00%	02/12/2009		V
Lonaretia Consultants ltd	CY	Nicosia	2,000	EUR	100.00%	26/03/2010	27/03/2014	V
Flureca Trading ltd	CY	Nicosia	2,000	EUR	100.00%	26/03/2010	27/03/2014	V
IMMOEAST Projekt Moskau Holding GmbH	AT	Vienna	35,000	EUR	100.00%	08/12/2004		V
IMAK CEE B.V.	NL	Amsterdam	45,000	EUR	100.00%	18/02/2005		V
Office Campus Budapest Kft.	HU	Budapest	626,000,000.00	HUF	75.00%	31/12/2000		V

V = Full consolidation, Q = Proportionate consolidation, E = Equity method

Statement by the Executive Board

We confirm to the best of our knowledge that the consolidated financial statements provide a true and fair view of the assets, liabilities, financial position and profit or loss of the group as required by the applicable accounting standards and that the group management report provides a true and fair view of the development and performance of the business and position of the group, together with a description of the principal risks and uncertainties faced by the group.

We confirm to the best of our knowledge that the individual financial statements provide a true and fair view of the assets, liabilities, financial position and profit or loss of the parent company as required by the applicable accounting standards and that the management report provides a true and fair view of the development and performance of the business and position of the company, together with a description of the principal risks and uncertainties faced by the company.

The consolidated financial statements were completed and signed by the Executive Board of IMMOFINANZ AG on 27 August 2010 and subsequently distributed to the Supervisory Board. The Supervisory Board is responsible for examining the consolidated financial statements and stating whether or not it approves these documents.

Vienna, 27 August 2010

The Executive Board of IMMOFINANZ AG

Eduard Zehetner
CEO & CFO

Daniel Riedl MRICS
Member of the Executive Board

Manfred Wiltschnigg MRICS
Member of the Executive Board

Michael Wurzinger MRICS
Member of the Executive Board

Auditor's Report

Report on the Consolidated Financial Statements

We have audited the accompanying consolidated financial statements of IMMOFINANZ AG, Wien, for the year from 1 May 2009 to 30 April 2010. These consolidated financial statements comprise the consolidated balance sheet as of 30 April 2010, the consolidated income statement, the consolidated statement of comprehensive income, the consolidated cash flow statement and the consolidated statement of changes in equity for the year ended 30 April 2010 and notes.

Management's Responsibility for the Consolidated Financial Statementsand for the Accounting System

The Company's management is responsible for the group accounting system and for the preparation and fair presentation of these consolidated financial statements in accordance with International Financial Reporting Standards (IFRSs) as adopted by the EU. This responsibility includes: designing, implementing and maintaining internal control relevant to the preparation and fair presentation of the consolidated financial statements that are free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

Auditor's Responsibility and Description of Type and Scope of the Statutory Audit

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted our audit in accordance with laws and regulations applicable in Austria and Austrian Standards on Auditing, as well as in accordance with International Standards on Auditing, issued by the International Auditing and Assurance Standards Board (IAASB) of the International Federation of Accountants (IFAC). Those standards require that we comply with professional guidelines and that we plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal controls relevant to the Group's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

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

Opinion

Our audit did not give rise to any objections. In our opinion, which is based on the results of our audit, the consolidated financial statements comply with legal requirements and give a true and fair view of the financial position of the Group as of 30 April 2010 and of its financial performance and its cash flows for the year from 1 May 2009 to 30 April 2010 in accordance with International Financial Reporting Standards (IFRSs) as adopted by the EU.

Report on the Management Report for the Group

Pursuant to statutory provisions, the management report for the Group is to be audited as to whether it is consistent with the consolidated financial statements and as to whether the other disclosures are not misleading with respect to the Company's position. The auditor's report also has to contain a statement as to whether the management report for the Group is consistent with the consolidated financial statements and whether the disclosures pursuant to Section 243a UGB (Austrian Commercial Code) are appropriate.

In our opinion, the management report for the Group is consistent with the consolidated financial statements. The disclosures pursuant to Sections 267 Abs 3 (a) in connection with 243a UGB (Austrian Commercial Code) are appropriate.

Vienna, August 27, 2010

KPMG Austria GmbH
Wirtschaftsprüfungs und Steuerberatungsgesellschaft
signed by:

Bernhard Mechtler
Wirtschaftsprüfer

Helmut Kerschbaumer
Wirtschaftsprüfer

(Austrian Chartered Accountants)

Balance Sheet as of 30 April 2010
IMMOFINANZ AG Vienna

Assets				
			30 April 2010	30 April 2009
			EUR	TEUR
A.	**Non-current assets**			
		I. Intangible assets		
		1. Trademarks and software	122,291.77	190
		II. Tangible assets		
		Furniture, fixtures and office equipment	40,975.12	53
		III. Financial assets		
		1. Shares in subsidiaries	6,171,218,142.06	3,456,059
		2. Securities (rights)	7,373,235.83	7,373
			6,178,591,377.89	**3,463,432**
			6,178,754,644.78	**3,463,675**
B.	**Current assets**			
		I. Receivables		
		1. Trade accounts receivable	3,088.46	5
		2. Receivables due from subsidiaries	108,941,363.90	150,065
		3. Receivables due from companies in which an investment is held	109,896.02	108
		4. Other receivables	353,248,776.41	424,943
			462,303,124.79	**575,121**
		II. Securities		**956**
		III. Deposits with financial institutions		**79,651**
			476,140,648.23	**655,728**
C.	**Prepaid expenses and deferred charges**		**311,658.69**	**85**
			6,655,206,951.70	**4,119,488**

Equity and Liabilities			30 April 2010	30 April 2009
			EUR	TEUR
A.	**Equity**			
		I. Share capital	**1,084,088,464.68**	**476,579**
		II. Reserves		
		1. Appropriated	3,907,290,389.38	2,377,695
		2. Unappropriated	0.00	18,560
			3,907,290,389.38	2,396,255
		III. Other reserves		
		1. Statutory reserve	0.00	230
		2. Miscellaneous reserves (voluntary)	0.00	67,079
			0.00	**67,309**
		IV. Bilanzverlust	0.00	-601,977
		Thereof loss carried forward: EUR -601.976.920,87		
		Prior year: loss carryforward TEUR -71.111		
			4,991,378,854.06	**2,338,166**
B.	**Provisions**			
		1. Provisions for taxes	1,103,252.50	815
		2. Other provisions	20,508,858.94	13,066
			21,612,111.44	**13,881**
C.	**Liabilities**			
		1. Bonds	1,085,073,464.19	1,171,450
		2. Ammounts due to financial institutions	36,734,574.12	37,688
		3. Trade accounts payable	1,418,692.83	1,762
		4. Amounts due to subsidiaries	45,824,009.72	77,508
		5. Other liabilities	473,165,245.34	479,033
		from taxes: EUR 85.114,58		
		Prior year: TEUR 40		
		from social securityt		
		EUR 5.554,02; Prior year: TEUR 5		
			1,642,215,986.20	**1,767,441**
			6,655,206,951.70	**4,119,488**
Liabilities arising from guarantees and other contractual claims by third partie			425,248,556.59	527,945

Income Statement for the 2009/10 Financial Year

1.	Revenues
2.	Other operating income
	a) Income from the reversal of provisions
	b) Miscellaneous
3.	Personnel expenses
	a) Salaries
	b) Expenses for contributions to employee pension/severance funds
	c) Expenses for pensions
	d) Expenses for legally required social security and payroll-related duties and mandatory contributions
	e) Other employee benefits
4.	Depreciation and amortisation
5.	Other operating expenses
	a) Non-income based taxes
	b) Expenses for the issue of convertible bonds
	c) Miscellaneous
6	**Subtotal of no. 1 to 4 (operating profit)**
7.	Income from investments in other companies
8.	Income from other securities classified as financial assets
	Thereof from subsidiaries: EUR 316.126,83; Prior year: TEUR 316
9.	Interest and similar income:
	Thereof from subsidiaries: EUR 2.575.419,87; Prior year: TEUR 5.788
10.	Income from the disposal and write-up of financial assets and current securities
11.	Expenses arising from financial assets and current securities
	Thereof impairment charges: EUR 0,00; Prior year: TEUR 930.367
	Thereof from subsidiaries: EUR 0,00; Prior year: TEUR 930.367
12.	Expenses arising from financial assets and current securities
	Thereof from subsidiaries: EUR 8.180.806,74; Prior year: TEUR 24.303
13.	**Subtotal of no. 6 to 11 (financial results)**
14.	**Profit/(loss) on ordinary activities**
15.	**Extraordinary income = extraordinary results**
16.	Income taxes
17.	**Loss for the year before changes to reserves**
18.	Release of capital reserves
	a) Appropriated
	b) Unappropriated
19.	Release of reserves
	a) Statutory reserve
	b) Other reserves (voluntary)
20.	**Profit for the year after changes to reserves**
21.	Loss carryforward from prior year
22.	**Profit /loss) account**

2009/10		2008/09	
EUR	EUR	TEUR	TEUR
	7,245,394.41		23,002
1,779,386.73		3	
16,530,829.03	18,310,215.76	262	265
2,137,695.31		3,147	
39,292.23		19	
68,000.02		57	
224,918.30		225	
4,572.01	-2,474,477.87	2	-3,450
	-81,452.32		**-82**
213,834.52		675	
0.00		4,517	
60,648,766.54	-60,862,601.06	102,274	-107,466
	-37,862,921.08		**-87,731**
	0.00		407
	316,126.83		1,046
	55,487,911.99		53,564
	314,339.43		305,219
	0.00		-930,367
	-66,358,584.19		-148,813
	-10,240,205.94		**-718,944**
	-48,103,127.02		**-806,675**
	0.00		**315,700**
	-17,954,552.11		-39,891
	-66,057,679.13		**-530,866**
582,164,990.35			0
18,560,325.69	600,725,316.04		0
230,378.70			0
67,078,905.26	67,309,283.96		0
	668,034,600.00		**0**
	-601,976,920.87		-71,111
	0.00		**-601,977**

Notes

1. General Information

The annual financial statements of IMMOFINANZ AG as of 30 April 2010 were prepared in accordance with the provisions of the Austrian Commercial Code ("Unternehmensgesetzbuch") in the current version. The principles of correct bookkeeping as well as the general objective of providing a true and fair view of the asset, financial and earnings position were observed.

The reporting year of IMMOFINANZ AG covers the period from 1 May 2009 to 30 April 2010.

In accordance with § 223 (2) of the Austrian Commercial Code, the comparable prior year data are presented in EUR 1,000.

The company elected to utilise the option provided by § 223 (4) of the Austrian Commercial Code, which permits the inclusion of additional positions when their content is not covered by a required position.

The income statement was prepared in accordance with the Austrian method under which "total costs" are shown.

Following hefty turbulence on the international property and financial markets, the 2009/10 financial year was characterised by restructuring and consolidation. IMMOFINANZ AG (IMMOFINANZ) was also confronted with numerous problems resulting from ineffective management in earlier years. The last steps in the restructuring process will be concluded during 2010/11. These activities will ensure that IMMOFINANZ is able to meet its short-term obligations and allow the company to continue reporting as a going concern.

2. Accounting and Valuation Principles

Intangible assets are carried at acquisition cost, less scheduled straight-line amortisation that is based on the expected useful life of the respective asset. All intangible assets held by the company were purchased.

Property, plant and equipment are carried at acquisition cost, less scheduled straight-line depreciation.

Depreciation and amortisation for the various asset additions and disposals in the reporting year are calculated beginning with the month of acquisition, respectively terminated in the month of disposal.

Financial assets are carried at cost less any necessary impairment charges. Impairment is determined by comparing the carrying value of the asset with the equity owned plus any undisclosed reserves. Each subsidiary is responsible for valuing its own assets, whereby the combined results are included in the consolidated financial statements of the Group parent company IMMOFINANZ. If the value of an asset increases in subsequent financial years, the previously recognised impairment charge is reversed. This process involves a write-up equal to the amount of the impairment charge, whereby the value of the asset is not increased above historical cost.

Receivables and other assets are carried at nominal value less any necessary impairment charges.

The calculation of impairment charges to Group receivables is based on the fair value of equity in the financed company. If the financial statements of a borrower show negative equity (at fair value), an appropriate impairment charge is recognised. Potential write-ups are not recorded in accordance with the option provided by § 208 (2) of the Austrian Commercial Code. These unrecognised write-ups amounted to EUR 1,653,869.78 for the reporting year.

Provisions are recorded at the amount of the expected use, in accordance with the principle of prudent business judgment.

The value of selected properties owned by subsidiaries of IMMOFINANZ AG increased during the reporting year, and this change could have led to the recognition of revaluations totalling EUR 1,653,869.78 . Since tax law does not require the recognition of these items, they were not recorded because of the consequential increase in income tax liability.

Liabilities are carried at their repayment amount in keeping with the principle of conservatism.

All foreign currency transactions are translated at the average exchange rate in effect on the date of the transaction. The measurement of foreign currency receivables and liabilities as of the balance sheet date is based on the applicable average exchange rate in effect on that date in keeping with the principle of conservatism. Any resulting exchange rate gains or losses are recognised to profit or loss for the financial year.

Derivative financial instruments are measured at market value. In accordance with the principle allowing for the application of different methods to the realisation of income and expenses, positive changes in market value are not recognised as income but losses are accounted for through provisions.

3. Notes to the Balance Sheet

Assets

Non-current assets

The development of non-current assets is shown in the attached schedule.

The following useful lives are used to calculate scheduled straight-line depreciation and amortisation for non-current assets:

	Useful life years
Other intangible assets	4–10
Property, plant and equipment	4–8

The major change to shares in subsidiaries involves the addition of IMBEA IMMOEAST Beteiligungsverwaltung AG (in short, IMBEA) at EUR 5,939,470,909.49 (i.e. fair value) in connection with the merger of IMMOEAST AG (in short, IMMOEAST) with IMMOFINANZ AG. The merger-related derecognition of the carrying value of IMMOEAST amounted to EUR 3,230,833,999.51. Prior to the merger of IMMOEAST into IMMOFINANZ as the accepting company, IMMOEAST transferred the major part of its business operations and all assets to IMBEA, a 100 % subsidiary of IMMOEAST, through a spin-off for the purpose of absorption. The legal basis for this transfer was formed by § 1 (2) no. 2 in connection with § 17 of the Austrian Spin-off Act under the application of Art. VI of the Austrian Reorganisation Tax Act. IMBEA serves as an interim holding company for the member companies of the IMMOEAST Group as well as the transferee for the guarantee provided by IMMOEAST on 6 April 2009 on behalf of the creditors of the 7 % convertible bonds issued by IMMOFINANZ. The assets remaining in IMMOEAST after the spin-off (the investment in IMBEA and certain receivables and liabilities that were not transferred) were transferred to IMMOFINANZ, as the accepting company and legal successor, on 30 April 2009 (merger date) under the exclusion of liquidation.

In exchange for the IMMOEAST shares eliminated through the merger, IMMOEAST shareholders received new IMMOFINANZ shares that were issued through a capital increase by IMMOFINANZ. This capital increase was approved by the IMMOFINANZ annual general meeting on 20 January 2010. The merger was recorded in the company register under number 114425 y on 29 April 2010. As of the date on which this registration took effect, IMMOFINANZ granted IMMOEAST shareholders three bearer shares of IMMOFINANZ for every two IMMOEAST bearer shares as compensation for the transfer of assets. The exchange ratio was based on a valuation of IMMOEAST and IMMOFINANZ as of 31 October 2009, and was reviewed by PwC Wirtschaftsprüfung GmbH Wirtschaftsprüfungs- und Steuerberatungsgesellschaft, Vienna. The appropriateness of the exchange ratio and the weighting methods used to determine this ratio were confirmed by an unqualified opinion, which is included in the 17 December 2009 audit report on the merger of IMMOEAST into IMMOFINANZ. This report was prepared in accordance with the requirements defined by § 220 b of the Austrian Stock Corporation Act. Furthermore, a fairness opinion issued by Deutsche Bank AG, Frankfurt, for IMMOEAST on 17 December 2009 and a fairness opinion issued by Morgan Stanley Bank AG, Frankfurt, for IMMOFINANZ on 16 December 2009 confirmed the appropriateness of the exchange ratio based on the enterprise valuations of IMMOFINANZ and IMMOEAST. In accordance with § 224 (1) no. 1 of the Austrian Stock Corporation Act, no IMMOFINANZ shares were granted for any IMMOEAST shares held by IMMOFINANZ on the date of the merger registration.

Non-current securities consists primarily of shares in the Vienna Stock Exchange with a value of EUR 1,000,699.26 (2009: TEUR 1,001) as well as participation rights in RentCon Handels- u. Leasing GmbH with a value of EUR 6,322,536.57 (TEUR 6,323). Impairment testing of these assets did not indicate a need for the recognition of an impairment charge.

Current assets

Receivables

The following table shows the classification of receivables by remaining term:

All amounts in EUR	30 April 2010	Thereof remaining term under 1 year	Thereof remaining term between 1 and 5 years	Thereof remaining term over 5 years
Trade accounts receivable	3,088.46	3.088,46	0.00	0.00
Accounts receivable from subsidiaries	108,941,363.90	108,941,363.90	0.00	0.00
Accounts receivable from companies in which an investment is held	109,896.02	109.896,02	0.00	0.00
Other receivables	353,248,776.41	348,217,017.81	2,363,412.97	2,668,345.63
Total	**462,303,124.79**	**457,271,366.19**	**2,363,412.97**	**2,668,345.63**

All amounts in EUR	30 April 2009	Thereof remaining term under 1 year	Thereof remaining term between 1 and 5 years	Thereof remaining term over 5 years
Trade accounts receivable	4,876.92	4,876.92	0.00	0.00
Accounts receivable from subsidiaries	150,064,921.03	150,064,921.03	0.00	0.00
Accounts receivable from companies in which an investment is held	107,967.29	107.967,29	0.00	0.00
Other receivables	424,942,625.21	424,942,625.21	0.00	0.00
Total	**575,120,390.45**	**575,120,390.45**	**0.00**	**0.00**

Accounts receivable due from subsidiaries comprise receivables of EUR 30,691,652.24 (2009: TEUR 44,651) from the provision of services as well as receivables of EUR 156,764.26 (2009: TEUR 157) related to accrued interest for the participation rights in RentCon Handels- und Leasing GmbH. This position also includes other receivables of EUR 0.00 (2009: TEUR 84,690) and loans receivable of EUR 90,164,380.88 (2009: TEUR 34,370). Impairment charges of EUR 12,071,433.48 (2009: TEUR 13,803) were recognised to these other receivables and loans receivable. The methods used to assess impairment are described more closely in the section on accounting and valuation principles and in the notes to the income statement.

Other receivables consist primarily of EUR 417,917,660.66 (2009: TEUR 467,128) due from Immofinanz Corporate Finance Consulting GmbH. Impairment charges totalling EUR 81,146,796.04 (2009: TEUR 54,895) were recognised to these items. Immofinanz

Corporate Finance Consulting GmbH serves as a trustee and also passes borrowed funds on to member companies of the IMMOFINANZ Group. This lending is regulated in a separate trustee agreement, whereby the loans are granted at third party variable interest rates.

Other receivables include accounts receivable of EUR 8,047,864.88 (2009: TEUR 8,293) due from companies in which an investment is held as well as receivables of EUR 0.00 (2009: TEUR 750) due from financial institutions.

In addition, other receivables include loans of EUR 5,031,758.60 granted to the members of the Executive Board of IMMOFINANZ AG. These loans were granted on 15 May 2009, and the accumulated interest since that date amounts to EUR 122,248.61. Repayments of EUR 335,500.00 were made during the 2009/10 financial year. The annual interest rate on the loans equals the three-month Euribor plus 150 percentage points. The interest rate on the last calendar day of each quarter forms the basis rate for the next calendar quarter; interest expense is capitalised at the end of the year and is due on the maturity date. The convertible bonds held in the depositories of the Executive Board members are pledged to IMMOFINANZ AG. These loans were granted on the basis of the following agreement.

In May 2009 the Supervisory Board of IMMOFINANZ AG approved a long-term incentive programme for the Executive Boards of IMMOFINANZ AG and IMMOEAST AG. This long-term incentive programme gave the members of the Executive Board an opportunity to purchase TEUR 1,049 of certificates from the 2014 and 2017 convertible bond issues. IMMOFINANZ AG granted each member of the Executive Board a loan equal to this amount, for which the convertible bonds were pledged as collateral. All Executive Board members joined this bonus system.

IMMOFINANZ AG repurchased 269 convertible bond certificates with a combined nominal value of EUR 74,900,000.00 at market value during 2009. The members of the Executive Boards of IMMOFINANZ AG und der IMMOEAST AG purchased 82 certificates from the 2014 convertible bond and 88 certificates from the 2017 convertible bond in connection with the incentive programme. The remaining 99 repurchased bond certificates were withdrawn during the 2009/10 financial year.

Other securities and shares

This position comprises shares in a fund managed by Invesco AIM Management Company Limited, Ireland. These shares have a nominal value (= market value) of EUR 4,001,568.43.

Deposits with financial institutions

This item consists chiefly of deposits with UniCredit Bank Austria AG, Vienna, Raiffeisen Zentralbank Österreich AG, Vienna, Aviso Zeta Bank AG (formerly: CONSTANTIA PRIVATBANK AKTIENGESELLSCHAFT), Vienna, HYPO Investmentbank AG, Vienna, ERSTE Bank der österreichischen Sparkassen AG, Vienna, and West LB, Düsseldorf.

Prepaid expenses

This position includes miscellaneous fees, e.g. charged by the Austrian Financial Market Authority as well as for maintenance and advertising.

EQUITY AND LIABILITIES

Equity

Share capital totals EUR 1,084,088,464.68 (2009: TEUR 476,579) and is divided into the following categories of common shares: The classification of shares (all of which are common shares) as of the balance sheet date is as follows:

	Number of shares	Share capital in EUR	Number of shares	Share capital in EUR
	30 April 2010	30 April 2010	30 April 2009	30 April 2009
Registered shares	6	6.23	6	6.23
Bearer shares	1,044,216,769	1,084,088,458.45	459,050,888	476,578,986.56
Total	**1,044,216,775**	**1,084,088,464.68**	**459,050,894**	**476,578,992.79**

Equity as of 30 April 2010 comprised the following:

Amounts in EUR	30 April 2010	30 April 2009
Share capital	1,084,088,464.68	476,578,992.79
Capital reserves		
1) Appropriated	3,907,290,389.38	2,377,694,728.13
2) Unappropriated	0.00	18,560,325.69
Reserves		
1) Statutory reserve	0.00	230,378.70
2) Other reserves (voluntary reserves)	0.00	67,078,905.26
Retained earnings	0.00	-601,976,920.87
Equity	**4,991,378,854.06**	**2,338,166,409.70**

The merger of IMMOEAST with IMMOFINANZ also involved a EUR 589,027,546.14 capital increase by IMMOFINANZ through the issue of 567,363,702 shares. This capital increase was approved by the extraordinary general meeting on 20 January 2010 and took effect with the recording of the merger in the company register on 29 April 2010. The difference between the value reported on the IMMOFINANZ balance sheet for the IMMOEAST assets transferred through the merger and the increase in share capital was credited to appropriated capital reserves (EUR 2,093,342,577.35).

Reserves of EUR 668,034,600.00 were released in 2009/10 to cover what would have been a reportable balance sheet loss.

The annual general meeting authorised the Executive Board to repurchase the company's shares at an amount equal to or less than 10% of share capital. The Executive Board was also authorised, contingent upon the approval of the Supervisory Board, to sell treasury shares in another way than over the stock exchange or through a public offer under the exclusion of subscription rights.

The annual general meeting on 27 September 2007 authorised the Executive Board, contingent upon the approval of the Supervisory Board, to issue convertible bonds within a period of five years beginning on the date this resolution was passed. These convertible bonds carry exchange or subscription rights for up to 151,060,596 shares of bearer common stock and have a proportional share of up to EUR 156,828,594.90 in share capital. The convertible bonds may also be issued in multiple segments, with or without the exclusion of subscription rights. Furthermore, the Executive Board is authorised, contingent upon the approval of the Supervisory Board, to determine all other conditions for the issue and conversion of the convertible bonds. At the same time the Executive Board was authorised to carry out a conditional increase of up to EUR 156,828,594.90 in share capital through the issue of up to 151,060,596 shares of new bearer common stock for the purpose of granting conversion or subscription rights to the holders of the convertible bonds.

A total of 7,500 convertible bonds with a nominal value of EUR 100,000.00 each were issued on 19 November 2007. The interest rate for the bonds was set at 1.25% per year, and the term will end on 19 November 2017. Each convertible bond with a nominal value of EUR 100,000.00 carries the right to receive 10,799 new bearer common shares of IMMOFINANZ AG. The bondholders can exercise their conversion right from 2 January 2008 to 9 November 2017 by signing a declaration of conversion. Furthermore, the bondholders have the right to cancel some or all of their bond certificates prematurely as of 19 November 2012 and 19 November 2014 in keeping with a notice period of at least 10 days. The company is entitled to call the bonds in full but not in part at any time on or after 3 December 2014 in keeping with a notice period of at least 30 but no more than 90 days if the share price exceeds 130% of the applicable conversion price on at least 20 of at least 30 trading days in the period ending not less than five trading days before the bond is called.

The annual general meeting on 28 September 2006 authorised the Executive Board to issue convertible bonds with a total nominal value of up to EUR 750,000,000.00 within a period of five years, contingent upon approval by the Supervisory Board. These convertible bonds will carry exchange or subscription rights for up to 55,940,125 shares of bearer common stock and have a proportional share of up to EUR 58,076,106.11 in share capital. The subscription rights of shareholders are excluded. This authorisation also allows the Executive Board to carry out a conditional increase of up to EUR 58,076,106.11 in share capital through the issue of up to 55,940,125 shares of new bearer common stock for the purpose of granting conversion or subscription rights to the holders of the convertible bonds.

In accordance with this authorisation, 7,500 convertible bonds with a nominal value of EUR 100,000.00 each were issued on 19 January 2007. The interest rate was set at 2.75% per year and the term of the bonds will end on 20 January 2014. Each convertible bond with a nominal value of EUR 100,000.00 carries the right to receive 6,812.0 new bearer common shares of IMMOFINANZ AG. The bondholders can exercise their conversion right from 1 March 2007 to 9 January 2014 by signing a declaration of conversion. Furthermore, the bondholders have the right to cancel some or all of their bond certificates prematurely as of 19 January 2012 in keeping with a notice period of at least 10 days. The company is entitled to call the bonds in full but not in part at any time on or after 19 January 2011 in keeping with a notice period of at least 30 but no more than 90 days if the share price exceeds 130% of the applicable conversion price on at least 20 of at least 30 trading days in the period ending not less than five trading days before the bond is called.

In accordance with a resolution of the Executive Board on 30 January 2007 and a resolution of the Supervisory Board on 31 January 2007, 15 March 2007 was designated as an additional conversion date. The conversion of 74,050 bond certificates on 15 March 2007 resulted in the allocation of 11,480,447 new shares to the former bondholders.

On 6 April 2009 IMMOFINANZ AG announced an offer for all holders of the company's 2.75% convertible bonds (nominal value: EUR 750,000,000.00) due in 2014 and all holders of the company's 1.25% convertible bonds (nominal value: EUR 750,000,000.00) due in 2017. This offer provides for the exchange of the 2014 convertible bonds and the 2017 convertible bonds for new 7.00% bearer convertible bonds issued by the company. The new bonds have a total nominal value of up to EUR 600,000,000.00 and a minimum nominal value of EUR 100,000 each, and are due on 22 December 2011. This offer also includes a cash payment of up to EUR 75,000,000.00 in total, respectively EUR 5,000.00 for each EUR 100,000.00 bond exchanged. The offer entitled the holders of the existing convertible bonds to exchange five of the 2014 convertible bonds or five of the 2017 convertible bonds for two new convertible bonds. The holders of existing convertible bonds exchanged a total of 5,740 bonds with a nominal value of EUR 100,000.00 each.

The exercise of conversion rights from the previously issued convertible bonds (2009-2011 convertible bond and 2007-2014 convertible bonds) increased the share capital of IMMOFINANZ by EUR 18,481,925.75 in 2009/10 through the issue of 17,802,179 IMMOFINANZ shares.

Provisions

Amounts in EUR	Balance on 1 May 2009	Use	Reversal	Addition	Balance on 30 April 2010
Corporate income tax 2005	78,750.00	0.00	0.00	0.00	78,750.00
Corporate income tax 2006	86,625.00	0.00	0.00	0.00	86,625.00
Corporate income tax 2007	103,250.00	0.00	0.00	0.00	103,250.00
Corporate income tax 2008	273,000.00	0.00	0.00	0.00	273,000.00
Corporate income tax 2009	273,000.00	0.00	0.00	0.00	273,000.00
Corporate income tax 2010	0.00	0.00	0.00	288,627.50	288,627.50
Provision for taxes	**814,625.00**	**0.00**	**0.00**	**288,627.50**	**1,103,252.50**
Audit fees	638,475.42	638,475.42	0.00	874,148.00	874,148.00
Legal advising	6,660,773.49	5,883,080.99	777,692.50	2,079,700.00	2,079,700.00
Legal proceedings	0.00	0.00	0.00	6,800,289.89	6,800,289.89
Consulting fees / appraisals	260,000.00	260,000.00	0.00	400,538.00	400,538.00
CAP/SWAP provision	645,862.03	185,112.31	0.00	11,781.59	472,531.31
Employee-related provision	902,847.56	830,841.56	0.00	222,100.00	294,106.00
Miscellaneous provisions	3,958,320.37	188,641.05	1,001,694.23	6,819,560.65	9,587,545.74
Other provisions	**13,066,278.87**	**7,986,151.33**	**1,779,386.73**	**17,208,118.13**	**20,508,858.94**
Total	**13,880,903.87**	**7,986,151.33**	**1,779,386.73**	**17,496,745.63**	**21,612,111.44**

Liabilities

The following table shows the classification of liabilities by remaining term:

All amounts in EUR	30 April 2010	Thereof remaining term under 1 year	Thereof remaining term between 1 and 5 years	Thereof remaining term over 5 years
Bonds	1,085,073,464.19	10,961,237.67	848,500,000.00	225,612,226.52
Amounts due to financial institutions	36,734,574.12	367,426.89	850,000.00	35,517,147.23
Trade accounts payable	1,418,692.83	1,418,692.83	0.00	0.00
Amounts due to subsidiaries	45,824,009.72	45,824,009.72	0.00	0.00
Other liabilities	473,165,245.34	473,165,245.34	0.00	0.00
Total	**1,642,215,986.20**	**531,736,612.45**	**849,350,000.00**	**261,129,373.75**

All amounts in EUR	30 April 2009	Thereof remaining term under 1 year	Thereof remaining term between 1 and 5 years	Thereof remaining term over 5 years
Bonds	1,171,449,765.28	6,710,893.15	904,100,000.00	260,638,872.13
Amounts due to financial institutions	37,688,141.51	1,220,970.63	400,000.00	36,067,170.88
Trade accounts payable	1,762,132.33	1,762,132.33	0.00	0.00
Amounts due to subsidiaries	77,508,207.32	74,522,679.45	0.00	2,985,527.87
Other liabilities	479,032,422.26	479,032,422.26	0.00	0.00
Total	**1,767,440,668,70**	**563,249,097.82**	**904,500,000.00**	**299,691,570.88**

The amounts due to subsidiaries consist entirely of other liabilities, above all EUR 39,465,582.34 (2009: TEUR 32,568) of loans granted to subsidiaries as well as other settlement items.

Guarantees

Thereof on behalf of subsidiaries

IMMOFINANZ AG has issued comfort letters on behalf of MARINA Handelsgesellschaft m.b.H., Master Boats Vertriebs- und Ausbildungs GmbH, Immofinanz Demophon Immobilienvermietungs GmbH and IMMOWEST Beteiligungs GmbH, BUWOG Bauen und Wohnen Gesellschaft mbH and IMMOWEST IMMOBILIEN ANLAGEN GmbH, all in Vienna. These comfort letters confirm that the involved companies will be able to meet their payment obligations at any time and oblige IMMOFINANZ AG to ensure that sufficient funds will be available to meet all liabilities at maturity. Furthermore, IMMOFINANZ AG is obliged to undertake all other necessary measures required by the applicable insolvency laws. IMMOFINANZ AG is also required to subordinate all liabilities that represent debt from the viewpoint of the involved company and must take a secondary position to all other creditors who are not shareholders of the involved companies or are subordinated in another manner.

Moreover, the company has provided guarantees or pledges of EUR 425,248,556.59 (2009: TEUR 527,945) to financial institutions on behalf of subsidiaries.

Financial instruments

The company concluded contracts for the following derivative financial instruments to hedge interest rate risk:

Type	Contract partner	Currency	Nominal value	Term	Net present value 30.04.2010
CAP	WestLB AG, Düsseldorf	EUR	100,000,000.00	15 September 2006–16 May 2011	-185,288.56
CAP	Raiffeisen Zentralbank Österreich AG, Vienna	EUR	50,000,000.00	30 June 2006–30 June 2011	-122,809.03
CAP	Raiffeisen Zentralbank Österreich AG, Vienna	EUR	100,000,000.00	27 September 2006–16 May 2011	-164,433.72
				Included under other provisions	**-472,531.31**

These derivatives are valued at the average Interbank rates using generally accepted financial models.

4. Notes to the Income Statement

Revenues

Revenues are composed of management fees charged out to the Group companies.

Miscellaneous operating income

The major components of miscellaneous operating income are reversals of EUR 1,779,386.73 (2009: TEUR 3) to other provisions, income of EUR 11,779,386.73 (2009: TEUR 3) from the reversal of impairment charges and income of EUR 4,900,000.00 (2009: TEUR 0) from the collection of receivables previously written off.

Other operating expenses

Impairment charges and derecognitions totalling EUR 36,140,056.33 were recognised during the 2009/10 financial year (2009: TEUR 56,486). The write-downs resulted chiefly from impairment charges to properties in the financial statements of the respective subsidiaries.

The other major items comprising this position are administrative fees of EUR 5,761,815.24 (2009: TEUR 23,921) charged by Aviso Zeta Bank AG, expenses of EUR 8,137,034.31 (2009: TEUR 14,908) for legal, auditing and consulting services, expenses of EUR 6,800,289.89 (2009: TEUR 0) for legal proceedings currently in progress, appraisal fees of EUR 795,099.71 (2009: TEUR 2,765) and costs of EUR 0.00 (2009: TEUR 4,517) for the issue of convertible bonds.

The company has elected not to disclose the fees charged by the auditor in accordance with the option provided by § 237 no. 14 last sentence of the Austrian Commercial Code.

The remuneration for the members of the Supervisory Board is approved during the current financial year for the previous financial year and subsequently distributed. The members of the Supervisory Board received remuneration of EUR 168,654.00 for the 2008/09 financial year.

Interest and similar income

This position consists primarily of income from the repurchased convertible bonds (EUR 37,447,618.52; 2009: TEUR 0), income from trustee loans granted by Immofinanz Corporate Finance Consulting GmbH (EUR 14,525,828.88; 2009: TEUR 44,225) and interest on Group receivables (EUR 2,993,891.68; 2009: 6,200,494.02).

Income from the write-up of financial assets

Shares in subsidiaries were written up by a total of EUR 314,339.43 in 2009/10 (2009: impairment charges of TEUR 930,367).

Interest and similar expenses

This position includes interest expense from trustee loans granted by Immofinanz Corporate Finance Consulting GmbH (EUR 16,137,834.39; 2009: TEUR 94,383) as well as interest expense on the convertible bonds (EUR 40,794,902.55; 2009: TEUR 27,745). A guarantee commission of EUR 7,029,928.83 (2009: TEUR 0) is also included under this position in accordance with a guarantee contract concluded on 6 April 2009.

Income taxes

This position includes the following items:

Amounts in EUR	2009/10	2008/09
Corporate income tax	-288,627.50	-273,000.00
Income tax expense (Group taxation)	-131,631.51	-46,456,157.19
Income tax expense (Group taxation), other periods	-19,592,369.93	2,576,618.51
Income tax credits (Group taxation)	161,641.23	209,150.45
Income tax credits (Group taxation), other periods	1,896,435.60	4,052,138.99
Total	**-17,954,552.11**	**-39,891,249.24**

In 2009/10 the company did not elect to use the option provided by § 198 (10) of the Austrian Commercial Code, which permits the recognition of deferred tax assets on temporary differences arising from the financial statements prepared in accordance with Austrian commercial law and the respective tax bases.

Deferred tax assets totalled TEUR 2,645 as of 30 April 2010.

5. Other Information

Information on size pursuant to § 221 of the Austrian Commercial Code:
The company is classified as a large corporation based on the criteria defined in § 221 (1) of the Austrian Commercial Code.

Information on Group taxation pursuant to § 9 of the Austrian Corporate Income Tax Act
IMMOFINANZ AG is the head of a corporate group as defined in § 9 of the Austrian Corporate Income Tax Act. The company and the members of the tax group have concluded an agreement for the settlement of taxes. Accordingly, the head of the group will recognise a receivable due from a member of the group if taxable results are positive and a liability to the company if taxable results are negative. Group members are only compensated for losses to the extent of their contribution to the reduction of tax expense for the financial year. Loss carryforwards are only settled when they are utilised.

Related party transactions in the sense of § 237 no. 8b of the Austrian Commercial Code
All transactions with related companies and persons during the reporting year took place at arm's length.

RISK REPORT
As international corporations, IMMOFINANZ AG and its subsidiaries are exposed to various financial risks in connection with their operating and financing activities. The major financial risks for IMMOFINANZ are associated with possible changes in foreign exchange rates, interest rates, share prices and the protection of liquidity as well as the creditworthiness and liquidity of customers and business partners. IMMOFINANZ AG follows a policy that is designed to limit these risks through active management. Hedges are concluded to limit some of these risks, with derivative financial instruments used to hedge interest rate risk in the operating business. As of 30 April 2010 the company held derivative financial instruments with a nominal value of EUR 250,000,000.00 and a negative market value of EUR 472,531.31.

Credit risks represent the risk that one party to a financial transaction is unable or unwilling to meet its obligations and thereby causes financial damages for IMMOFINANZ.

Interest rate risks arise from changes in interest rates that have a negative effect on the asset and financial position of the company. The company handles this risk by avoiding fixed interest agreements and by concluding hedges.

Foreign exchange risks arise primarily from assets and liabilities that are held in US Dollars.

IMMOFINANZ places special focus on the monitoring of liquidity risk in order to safeguard its ability to meet payment obligations at all times. Liquidity positions are reviewed monthly on the basis of payment flow analyses and future income and expense forecasts. The net liquidity position determined by this process forms the basis for investment planning and the estimation of the resulting capital requirements.

Investments in other companies

Shares in subsidiaries comprise the following:

Company	Balance sheet date	Share owned	Equity as of 30 April 2010		Profit/loss	
for the year	30 April 2010	100.00%	5,278,041,852.63	EUR	508,944,230.69	EUR
IMBEA Immoeast Beteiligungsverwaltung AG, Vienna	30 April 2009	100.00%	221,729,889.17	EUR	-320,565,923.09	EUR

Share-based payment

The employment contracts concluded with Executive Board members Daniel Riedl and Michael Wurzinger in September 2008 provide for the granting of 200,000 stock options with cash settlement.

The prerequisite for the payment of a bonus is a minimum weighted average price of EUR 8.50, less the dividend paid for the 2010/11 financial year, for the IMMOFINANZ share during the period from 1 March 2011 to 30 June 2011. The bonus will equal the difference between EUR 6.00 and the weighted average price during the period from 1 March 2011 to 30 June 2011 plus the dividend paid for the 2010/11 financial year, multiplied by the number of options granted. The bonus is limited to EUR 1.4 million for each of the above two persons. The average share price will be determined by weighting the closing market prices with the respective trading volumes.

Share-based payments for the reporting year amounted to TEUR 0 (2008/09: TEUR 0). The total carrying value of the liabilities resulting from share-based payments was TEUR 0 as of 30 April 2010 (30 April 2009: TEUR 0).

Average number of employees

The company had an average of two management board members during the reporting year.

Bodies of the company

The corporate bodies of IMMOFINANZ AG are:

Executive Board:

Eduard Zehetner (speaker up to 24 June 2010; chief executive officer since 24 June 2010)
Daniel Riedl
Michael Wurzinger
Edgar Rosenmayr (from 29 April 2010 to 30 April 2010)
Manfred Wiltschnigg (since 29 April 2010)

Information on the remuneration of the Executive Board is not provided in accordance with the option provided by § 241 no. 4 of the Austrian Commercial Code.

Supervisory Board:
Herbert Kofler – chairman
Michael Knap – vice-chairman
Guido Schmidt-Chiari
Vitus Eckert
Rudolf Fries
Nick van Ommen
Klaus Hübner (since 29 April 2010)
Christian Böhm (since 29 April 2010)

Authorised signatories:
Margit Hermentin
Birgit Noggler

Information on the remuneration of the Executive Board is not provided in accordance with the option provided by § 241 no. 4 of the Austrian Commercial Code.

Vienna, 10 August 2010

The Executive Board

Eduard Zehetner
Chief Executive Officer and
Chief Financial Officer

Mag. Daniel Riedl MRICS

Dr. Manfred Wiltschnigg MRICS

Mag. Michael Wurzinger MRICS

Development of Non-Current Assets in acc. with § 226 (1) of the Austrian Commercial Code

	Acquisition or Production Cost				
All amounts in EUR	**Balance on 1 May 2009**	**Additions**	**Disposals**	**Reclassification**	**Balance on 30 April 2010**
1. Wordmarks - Group	30,399.05	0.00	0.00	0.00	30,399.05
2. Software	258,654.41	0.00	0.00	0.00	258,654.41
Intangible assets	**289,053.46**	**0.00**	**0.00**	**0.00**	**289,053.46**
Furniture, fixtures and office equipment	93,647.20	2,161.98	-2,161.98	0.00	93,647.20
Tangible assets	**93,647.20**	**2,161.98**	**-2,161.98**	**0.00**	**93,647.20**
1. Shares in subsidiaries	4,386,425,678.88	5,945,678,818.31	3,827,706,378.61	0.00	6,504,398,118.58
2. Securities (rights)	7,373,235.83	0.00	0.00	0.00	7,373,235.83
Thereof to subsidiaries	6,322,536.57	0.00	0.00	0.00	6,322,536.57
Financial assets	**4,393,798,914.71**	**5,945,678,818.31**	**3,827,706,378.61**	**0.00**	**6,511,771,354.41**
Total non-current assets	**4,394,181,615.37**	**5,945,680,980.29**	**3,827,704,216.63**	**0.00**	**6,512,154,055.07**

Management Report for the 2009/10 Financial Year

A. General information

Following hefty turbulence on the international property and financial markets, the 2009/10 financial year was characterised by restructuring and consolidation. IMMOFINANZ AG (IMMOFINANZ) was also confronted with numerous problems resulting from ineffective management in earlier years.

IMMOFINANZ AG is an international real estate and development company, which is listed in the prime market segment of the Vienna Stock Exchange and acts as the umbrella company of the IMMOFINANZ Group. Its head office is located in Vienna. All 1,044,216,775 no-par shares with voting rights in IMMOFINANZ AG are held in free float by private and institutional investors.

On 20/05/2010 representatives of the IMMOFINANZ Group and representatives of Constantia Packaging B.V. as well as Christine de Castelbajac and Prince Michael von und zu Liechtenstein concluded an agreement on the "IBAG Bond". This agreement resulted in the payment of EUR 164 million in cash to the IMMOFINANZ Group shortly after the balance sheet date. The agreement also led to the transfer of more than one hundred companies in the CPB Enterprise Group – whose assets consist primarily of approx. 55 million IMMOFINANZ shares and real estate – from Constantia Packaging B.V.

The extensive restructuring of the IMMOFINANZ Group is now completed, subject to the closing conditions, and the foundation has been laid for the further development and optimisation of the corporation. The closing will give the IMMOFINANZ Group over EUR 600 million of liquid funds that will be used to strengthen the portfolio. The settlement of the transferred companies and Aviso Zeta Bank AG will give IMMOFINANZ shareholders an opportunity to profit from the EUR 80 million purchase price component from the sale of assets to Semper Constantia Privatbank AG, at the latest after the end of the warranty periods.
In 2009/10 the IMMOFINANZ Group was able to reach an agreement with the banking consortium on the restructuring of the syndicated loan. This unsecured loan was arranged by WestLB and Raiffeisen Zentralbank Österreich AG in 2006, and had a term

Accumulated Depreciation	Carrying Value		Impairment charges	Revaluation
	30 April 2010	30 April 2009		current year
14,607.99	15,791.06	17,890.90	2,099.84	0.00
152,153.70	106,500.71	171,730.57	65,229.86	0.00
166,761.69	**122,291.77**	**189,621.47**	**67,329.70**	**0.00**
52,672.08	40,975.12	52,935.76	14,122.62	0.00
52,672.08	**40,975.12**	**52,935.76**	**14,122.62**	**0.00**
333,179,976.52	6,171,218,142.06	3,456,058,983.83	0.00	314,339.43
0.00	7,373,235.83	7,373,235.83	0.00	0.00
0.00	6,322,536.57	6,322,536.57	0.00	0.00
333,179,976.52	**6,178,591,377.89**	**3,463,432,219.66**	**0.00**	**314,339.43**
333,399,410.29	**6,178,754,644.78**	**3,463,674,776.89**	**81,452.32**	**314,339.43**

extending into the 2012/13 financial year. The positive effects for IMMOFINANZ from the restructuring of the loan include, above all, documentation that is substantially improved and more focused on the property market through the cancellation of financial covenants and default criteria as well as a general waiver of repayment obligations linked to sales. In exchange, a voluntary repayment of EUR 100 million was made during the reporting year and a further repayment of EUR 75 million will follow in 2010/11. This loan is directly attributable to IMBEA IMMOEAST Beteiligungsverwaltung AG, but is secured by a guarantee provided by IMMOFINANZ AG and in part by property in the CEE region.

B. Business activities

IMMOFINANZ AG (in the following IMMOFINANZ) acts as the umbrella company of the IMMOFINANZ Group. Its head office is located at A-1120 Vienna, Gaudenzdorfer Gürtel 67. The company's activities are focused on the investment in and management of stakes in other companies.

As a reaction to the turbulence on Austrian and international property and financial markets, to liquidity shortages within IMMOFINANZ and to alleged illegal actions by the management of CONSTANTIA PRIVATBANK AKTIENGESELLSCHAFT in earlier years, IMMOFINANZ completed redirected its strategy. The company is now focused on the active management of the property portfolio as well as the reduction of non-core assets. This shift in direction has already led to the sale of several objects. Plans also call for a reduction in the number of financial investments. However, controlled development activities and the active management of the property portfolio will remain an integral part of business activities in the future.

The goal is to create a balanced, profitable and sustainable property portfolio in the eight core countries. The restructuring of the portfolio was connected with a significant reduction in development activities. Extensive cost reduction measures were also implemented. Key indicators for the individual objects form the basis for determining which projects will be completed and which parts of the portfolio will be sold. The investment properties are undergoing continuous optimisation to improve their earning potential. The focus for strategic investments has been placed on value-optimised management and active support for measures to increase cash flows und distributions to the shareholders of the investment companies.

IMMOFINANZ focuses its activities on the core markets of Austria, Germany, the Czech Republic, Slovakia, Hungary, Romania, Poland and Russia and on the retail, logistics, office and residential segments in these countries.

C. Development of business

General information

The merger of IMMOEAST AG into IMMOFINANZ AG was recorded in the company register on 29/04/2010. This merger as well as the EUR 589,027,546.14 capital increase carried out by IMMOFINANZ AG through the issue of 567,363,702 IMMOFINANZ shares to the shareholders of IMMOEAST AG took effect with recording in the company register.

The exchange of shares based on the agreed ratio of three IMMOFINANZ shares for two IMMOEAST shares was executed on the basis of the depository balance of IMMOEAST shares at the beginning of the exchange date. The IMMOFINANZ shares were transferred to the depository banks through the Österreichische Kontrollbank Aktiengesellschaft clearing system.

The increase in the number of IMMOFINANZ shares as a result of the merger reduced the stakes held by the previous core shareholders (Fries & Witiko) of IMMOFINANZ AG. As of 30/04/2010 all shares were held in free float by private and institutional investors.

Asset position

The assets held by IMMOFINANZ consist primarily of financial assets, other receivables and deposits with financial institutions. The balance sheet total equalled EUR 6,655,206,951.70 as of 30/04/2010, which represents an increase of EUR 2,535,718,969.43 over the prior year. This development was related above all to the spinoff of the business operations of IMMOEAST AG to IMBEA Beteiligungsverwaltung AG and the merger of IMMOEAST AG into IMMOFINANZ AG.

Earnings position

IMMOFINANZ AG recorded a loss of EUR 66,057,679.13 for the 2009/10 financial year (2008/09: loss of EUR 530,865,674.97). This improvement resulted chiefly from the stabilisation of the property market and the new strategy of the IMMOFINANZ Group, which also halted the decline in the value of the property portfolio.

Financial position

Cash and cash equivalents declined TEUR -66,769 in year-on-year comparison. Net cash flow from operating activities amounted to TEUR -28,324, while net cash inflows from investing activities totalled TEUR 6,996. Net cash flow from financing activities equalled TEUR -45,441.

Non-financial performance indicators

The number of properties directly or indirectly owned by IMMOFINANZ declined from 1.847 to 1,684 during the 2009/10 financial year. This development was reflected in a decrease of 9.5 million sqm in rentable space to 6.8 million sqm.

D. Significant events after the end of the reporting year

IMBEA IMMOEAST Beteiligungsverwaltung AG, a wholly owned subsidiary of IMMOFINANZ AG, acquired all shares in Aviso Zeta Bank AG (formerly Constantia Privatbank Aktiengesellschaft) for EUR 1.00 through a share purchase agreement after the balance sheet date subject to conditions precedent. The seller was Aviso Gamma GmbH, an investment owned by UniCredit Bank Austria AG, Raiffeisen Zentralbank Österreich AG, Erste Bank der österreichischen Sparkassen AG, BAWAG PSK and Österreichische Volksbanken AG. The takeover of Aviso Zeta Bank AG also led to the acquisition of CREDO Immobilien Development Group, the development segment of the former Constantia Privatbank AG, by the IMMMOFINANZ Group. At the same time Aviso Delta GmbH, an associated company of Aviso Zeta Bank AG, was acquired by the above Group company for a price equalling the paid-in share capital of EUR 17,500.00; this acquisition is also subject to conditions precedent. The staff of the IMMOFINANZ Group is employed by Aviso Delta GmbH and its subsidiaries through management contracts. These transactions formally complete the internalisation of property management in the IMMOFINANZ Group that began 18 months ago.

In accordance with merger agreements concluded on 18 June 2010, IMF Immobilienholding GmbH was merged with IMMOFINANZ Alkmene Vermietungs Ges.m.b.H. and subsequently with IMMOEAST Immobilien GmbH, which is a direct holding of IMBEA IMMOEAST Beteiligungsverwaltung AG. These mergers took effect on 30 April 2010.

The IMMOFINANZ Group sold the "Tomilino" logistics project to SBERBANK, the largest bank in Russia, for USD 39 million. Tomilino is located close to one of the most important arterial roads, the MKAD ring road, in the southeast of Moscow. This property was completed in September 2008 and has 53,000 sqm of rentable space.

E. Information on capital

The share capital of the IMMOFINANZ Group totalled EUR 1,084,088,464.68 as of 30/04/2010 (2008/09: EUR 476,578,992.79) and is divided into 1,044,216,769 (2008/09: 459,050,888) zero par value bearer shares and six (2008/09: six) zero par value registered shares with a proportional stake of (rounded) EUR 1.04 in share capital.

The classification of shares as of 30/04/2010 and 30/04/2009 is as follows:

	30. April 2010		30. April 2009	
	Shares	**Share capital in EUR**	**Shares**	**Share capital in EUR**
Registered shares	6	6.23	6	6.23
Bearer shares	1,044,216.769	1,084,088,458.45	459,050,888	476,578,986.56
Total	**1,044,216.775**	**1,084,088,464.68**	**459,050,894**	**476,578,992.79**

The shares numbered one through six are registered shares, which are held by Aviso Zeta Bank AG, 1010 Vienna, Bankgasse 2. They may only be transferred to another party with the approval of the company. Each of these shares carries the right to nominate one member to the Supervisory Board.

The remaining shares are bearer shares and, similar to the registered shares, entitle their holders to participate in the annual general meetings and exercise their voting rights. Each bearer share carries the right to one vote.

The Executive Board is unaware of any agreements between shareholders that limit voting rights or regulate the transfer of shares. There are no shares with special control rights in the sense of § 243a (1) no. 4 of the Austrian Commercial Code.

The staff does not hold an investment in capital. Therefore, no information is provided on the control of voting rights pursuant to § 243a (1) no. 5 of the Austrian Commercial Code.

The following table shows the development of shares, share capital and capital reserves during the 2009/10 financial year:

	Shares	Share capital EUR	Capital reserves EUR	Reason for change
30 April 2009	**459,050,894**	**476,578,992.79**	**2,396,255,053.82**	
December 2009	470,800,894	488,777,647.10	2,407,556,399.51	Conversion of WA2011
January 2010	476,750,894	494,954,838.00	2,413,279,208.61	Conversion of WA2011
April 2010	476,853,073	495,060,918.54	2,414,673,128.07	Conversion of WA2014
April 2010	1,044,216,775	1,084,088,464.68	4,508,015,705.42	Merger
April 2010			-600,725,316.04	Release to cover balance sheet loss
30 April 2010	**1,044,216,775**	**1,084,088,465.68**	**3,907,280,389.38**	

The above-mentioned reasons for the increase in the number of shares are described in detail in the following section.

Merger: the takeover of IMMOEAST AG

In a joint meeting on 17/12/2009, the Executive and Supervisory Boards unanimously approved the merger of IMMOEAST AG – the target company – with IMMOFINANZ AG – the acquiring company – retroactively as of 30/04/2009 ("official merger date"). The merger was approved by the respective annual general meetings on 20/01/2010 (IMMOFINANZ AG) and on 21/01/2010 (IMMOEAST AG), and entered into force with recording in the company register on 29/04/2010.

Based on a resolution passed by the extraordinary general meeting of IMMOFINANZ AG on 20/01/2010, share capital was increased by EUR 589,027,546.14, i.e. 567,363,702 bearer shares, pursuant to § 223 of the Austrian Stock Corporation Act. The increase of EUR 2,093,342,577.35 in the capital reserve represents the difference between the recognised value of the transferred IMMOEAST assets and the amount of the capital increase. It represents an appropriated capital reserve pursuant to the definition provided in § 229 (5) of the Austrian Commercial Code.

The merger of IMMOEAST AG and IMMOFINANZ AG, which entered into force on 29/04/2010, also involved the issue of these shares to shareholders. The shares carry profit-sharing rights as of 01/05/2009.

In the course of the merger and the resulting capital increase, the stakes held by the Fries group and Witiko Invest GmbH each fell below 5%.

	Number of shares	% of share capital before the merger [1]	% of share capital after the merger [2]
Fries Group	52,134,820	10.9	4.99
Witiko Invest GmbH	26,707,465	5.60	2.56

1) Based on 476,853,073 IMMOFINANZ AG shares
2) Based on 1,044,216,775 IMMOFINANZ AG shares

According to information available to the company, there were no shareholders who directly or indirectly held a stake of 5% or more in capital as of 30/04/2010.

Convertible bonds

Convertible bonds 2014

The annual general meeting on 28/09/2006 authorised the Executive Board to issue convertible bonds with a total nominal value of EUR 750.0 million. A conditional capital increase in accordance with § 159 of the Austrian Stock Corporation Act was also approved at the same time, which permitted an increase of EUR 58,076,106.11 in share capital for the purpose of granting conversion or subscription rights to the holders of the convertible bonds.

Based on this authorisation, IMMOFINANZ AG issued convertible bonds with a total nominal value of EUR 750.0 million and a term ending on 20/01/2014.

A resolution of the annual general meeting on 02/10/2009 expanded the scope of the capital increase approved on 28/09/2006 to include the servicing of exchange and/or conversion rights for the convertible bonds issued in accordance with the resolution of the annual general meeting on 27/09/2007.

Convertible bonds 2017

The annual general meeting on 27/09/2007 authorised the issue of convertible bonds with a total nominal value of EUR 750.0 million. A conditional capital increase in accordance with § 159 of the Austrian Stock Corporation Act was also approved at the same time, which permitted an increase of EUR 156,828,594.90 in share capital for the purpose of granting conversion or subscription rights to the holders of the convertible bonds issued in accordance with the resolution of the annual general meeting on 27/09/2007.

On 19/11/2007 IMMOFINANZ AG issued convertible bonds with a total nominal value of EUR 750.0 million and a term ending on 19/11/2017.

A resolution of the annual general meeting on 02/10/2009 also expanded the scope of the conditional capital increase approved on 27/09/2007 to include the servicing of exchange and/or conversion rights for the convertible bonds issued in accordance with the resolution of the annual general meeting on 28/09/2006.

Exchange offer and convertible bonds 2011

In connection with an exchange offer to the holders of the WS 2014 convertible bonds and the WS 2017 convertible bonds, convertible bonds with a total nominal value of EUR 229.6 million and a term ending on 22/12/2011 were issued on 28/04/2009. These convertible bonds were issued in accordance with resolutions of the annual general meeting of IMMOFINANZ AG on 28/09/2006 and 27/09/2007. The nominal liability of the WA2014 and WA2017 has declined by a total of EUR 574.0 million.

The following table provides an overview of the exchange offer:

	ISIN	Nominal value as of 30.04.2008	Nominal value of exchanged bonds	Nominal value as of 30.04.2009
WA 2014	XS0283649977	750,000,000.00	75,500,000.00	674.500.000,00
WA 2017	XS0332046043	750,000,000.00	498,500,000.00	251.500.000,00
WA 2011	XS0416178530	0.00	0.00	229.600.000,00
Total		**1,500,000,000.00**	**574,000,000.00**	**1,155,600,000.00**

Repurchase of convertible bonds and exercise of conversion rights during the 2009/2010 financial year

IMMOFINANZ AG repurchased convertible bonds with a total nominal value of EUR 74.9 million during the first quarter of the 2009/10 financial year. In connection with this repurchase, convertible bonds with a nominal value of EUR 17 million were sold to the members of the Executive Board as part of a long-term incentive programme. The remaining convertible bonds repurchased by IMMOFINANZ AG (187 of the WS 2014 bonds and 392 of the WA2017 bonds) were withdrawn on 29/04/2010.

In December 2009 and January 2010 exchange rights were exercised for 354 of the WS 2011 convertible bonds with a total nominal value of EUR 35.4 million.

In April 2010 exchange rights were exercised for 15 of the WS 2014 convertible bonds with a total nominal value of EUR 1.5 million.

	Nominal value as of 30.4.2009	Nominal value of re-purchased convertible bonds	Nominal value of convertible bonds sold to Executive Board	Conversion in 2009/10	Nominal value as of 30.4.2010
WA 2014	674,500,000.00	26,900,000.00	8,200,000.00	1,500,000.00	654,300,000.00
WA 2017	251,500,000.00	48,000,000.00	8,800,000.00	0.00	212,300,000.00
WA 2011	229,600,000.00	0.00	0.00	35,400,000.00	194,200,000.00
Total	**1,155,600,000.00**	**74,900,000.00**	**17,000,000.00**	**36,900,000.00**	**1,060,800,000.00**

Change of control

The terms of issue for the WA 2011, WA 2014 and WA 2017 convertible bonds entitle every bond holder to call all or some of the securities not yet converted or repaid if there is a change of control. In such a case, IMMOFINANZ AG would be required to repay the relevant securities at nominal value plus accumulated interest as of that date. Details on these conditions are provided in the terms of issue for the WA 2011, CB 2014 and CB 2017 convertible bonds.

A syndicate of Austrian and international banks granted IMMOFINANZ Finance B.V. a revolving credit facility ("syndicated loan") in 2006. In the event of a change of control, creditors are entitled to call the outstanding amounts immediately. IMMOFINANZ AG has provided the creditors with a guarantee for its liabilities under this arrangement. The outstanding nominal amount was EUR 315,000,000.00 as of 30/04/2010.

Issue of new shares

The annual general meeting of IMMOFINANZ AG on 27/09/2007 approved a conditional capital increase. Based on this decision, a total of 17,700,000 IMMOFINANZ AG bearer shares (new shares) were issued in the past financial year against conversion of 354 WS 2011 convertible bonds. This increased the share capital of IMMOFINANZ AG by EUR 18,375,845.21.

In connection with the conditional capital increase, 102,179 IMMOFINANZ AG bearer shares (new shares) were issued in exchange for the conversion of 15 WS 2014 convertible bonds with a total nominal value of EUR 1.5 million. The share capital of IMMOFINANZ AG increased by EUR 106,080.54 through the issue of these 102,179 new shares.

The issue of 17,802,179 new shares increased the share capital of IMMOFINANZ AG by EUR 18,481,925.75 pursuant to §167 of the Austrian Stock Corporation Act.

Purchase and sale of treasury shares

The 16th annual general meeting on 02/10/2009 revoked a resolution passed by the 15th annual general meeting on 23/09/2008, which authorised the Executive Board to repurchase the company's shares during a period of 30 months at an amount equalling up to 10% of the company's share capital pursuant to the provisions of § 65 (1) no. 8 of the Austrian Stock Corporation Act.

The Executive Board was furthermore authorised for a period of five years, subject to consent by the Supervisory Board, to sell these treasury shares in another manner than over the stock exchange or by public offering. This also excludes the general purchase option – provided the treasury shares are used in exchange for properties or shares in property transferred to the company or its subsidiaries. The treasury shares may also be used to service the exchange of convertible bonds. The Executive Board was authorised, without consulting the annual general meeting, to withdraw treasury shares after approval by the Supervisory Board.

Capital reserves of IMMOFINANZ AG

The capital reserves shown in the individual financial statements of IMMOFINANZ AG as prepared in accordance with Austrian commercial law consist solely of appropriated capital reserves from capital increases pursuant to § 229 (2) no. 1 of the Austrian Commercial Code.

Executive and Supervisory Boards

As previously mentioned, the holders of bearer shares are each entitled to nominate one member to the Supervisory Board. There are no further rules governing the appointment or recall of members of the Executive and Supervisory Boards or the amendment of the articles of association of the company, unless prescribed by law.

The employment agreements with the members of the Executive Board contain change of control clauses that may lead to the cancellation of a contract. Moreover, there are no significant agreements which enter into force, change or terminate in the event of change of company control following a takeover bid.

Compensation agreements exist between the company and its Executive Board that will take effect in the event of a public takeover bid. Depending on the remaining term of the Executive Board mandate, the entitlement of each Board member under his employment contract will remain valid for one or two years at most.

There is no such agreement covering the members of the Supervisory Board or employees.

In a resolution of 24/06/2010, Eduard Zehetner was appointed Chief Executive Officer of the IMMOFINANZ Group. He therefore has the deciding vote in the event of a tie.

F. Research and Development

IMMOFINANZ did not incur any expenses for research and development.

G. Branch Offices

IMMOFINANZ has no branch offices.

H. Financial instruments and risk reporting

As an international corporation, IMMOFINANZ is exposed to various financial risks. The most important financial risks are associated with possible changes in foreign exchange rates, interest, rates, stock prices and the protection of liquidity as well as creditworthiness and liquidity of customers and business partners. The goal of IMMOFINANZ is to actively control these risks through systematic management.

The primary financial instruments reported under assets consist primarily of the shares in subsidiaries reported under financial assets, securities, financing receivables and deposits with financial institutions. The primary financial instruments recorded under liabilities consist primarily of financial liabilities and trade accounts payable.

In order to manage interest rate risk, the company has concluded SWAP and CAP transactions with financial institutions.

Default/credit risk
Credit risk (default risk) is understood to represent the risk that one party to a financial instrument causes the other party to incur a financial loss by failing to meet a financial obligation.

Credit risks arise from the possibility that the counterparty to a transaction could fail to meet the related obligations, and IMMOFINANZ incurs financial damages as a result. The maximum credit risk for assets is represented by the amounts shown on the balance sheet.

The primary financing instruments held by the Group are reported on the balance sheet, whereby the carrying values of the financial assets represent the maximum risk of default on these financial instruments. The risk of default associated with other primary financial instruments and derivative financial instruments is also low because all financing transactions are concluded with financial institutions that have excellent credit ratings.

Foreign exchange risk
IMMOFINANZ is exposed to foreign exchange risk as follows: cash balances, loans granted and borrowings can influence the asset position of the company.

The risk of devaluation associated with foreign currency cash balances is offset by the rapid conversion of these funds into the Euro.

Another management instrument to minimise foreign exchange risk is the limited use of foreign currency credits.

Interest rate risk
As an international company, IMMOFINANZ is exposed to the risk of interest rate fluctuations on various property submarkets. The company manages interest rate risk by avoiding fixed interest rate agreements, while the IMMOFINANZ Group also uses hedges to counter interest rate risks.

Other risks

As an international company, IMMOFINANZ is also exposed to price risks. Price risks are understood to mean the possible fluctuation in fair value or future cash flows as a result of changes in market prices.

IMMOFINANZ is exposed to a price risk when the development of the property market in a particular region leads to rising yields and the company has agreed to purchase a property at a fixed but lower yield.

Liquidity risk in connection with the financial and property crisis

Liquidity risks are minimised through annual financial planning (business plan) as well as regular variance and sensitivity analyses. Daily liquidity management ensures that the company's operational commitments can be met and flexibility remains intact to realise acquisition opportunities at short notice.

IMMOFINANZ also places an emphasis on long-term financing in which the economic viability of the properties and their market value are taken into account.

Internal Control System

Over the course of the last financial year, the IMMOFINANZ Group has taken particular account of the reinforcement of the internal control system (ICS) through the introduction and development of a new department "Internal Audit & Control" as well as the implementation of the basic principles of the Corporate Governance Code.

The ICS brings together all coordinated methods and measures that serve to safeguard assets as well as ensure the accuracy and reliability of billing information for accounting and financial reporting. The ICS is also intended to support compliance with the corporate policy specified by the Executive Board. As part of a project launched in the 2009/10 financial year and aimed at strengthening the ICS, the internal control system will be defined, implemented, tested and put into operation in significant parts of the company to aid financial reporting and the accounting process. Implementation of the project will be supported by an external consultancy firm, enabling the IMMOFINANZ Group to use ICS benchmarks for evaluating and creating checks. In doing so, both internal and external regulatory requirements will be met, while company processes and checks will be efficiently maintained.

As a multinational company, the IMMOFINANZ Group refers to the COSO framework (Committee of Sponsoring Organisation of the Treadway Commission) when drawing up the ICS; COSO is made up of the following five components: control environment, risk assessment, control activities, information and communication, and monitoring.

The control environment at a company level comprises the general framework under which the internal control activities are drafted and implemented. The essential components are statutory regulations and the company-specific standards and guidelines of the IMMOFINANZ Group – such as for example, application of the four-eyes principle, compliance guidelines, investment guidelines, IT general controls – as well as the clear management and company structure and communication of basic values by management teams. During the course of the financial year, the assignment of approval powers, which governs the group-wide approval limits to be applied, was re-drafted. This basic framework facilitates the efficiency of the internal control system of the IMMOFINANZ Group.

The existing process landscape indicates the starting point for the evaluation of the ICS at process level. The control activities of the IMMOFINANZ Group will be integrated into procedures with special process management and ICS software as part of a risk control matrix. In addition, an analysis and comparison of the IT-related checks have been carried out with CobiT (Control Objectives for Information and related Technology), the framework for IT Governance.

In order to support the implementation of new guidelines and control activities, informational events will be held for all employees concerned. Progress and areas for improvement are also discussed at regular management committee meetings. The

Internal Audit department, established at the end of 2009, monitors and checks the compliance of control activities as part of the auditing, and determines areas for improvement.

The Internal Audit department – assigned as an administrative body to the entire IMMOFINANZ Group Executive Board and reporting to the chief financial officer – is responsible for performing auditing work across the group. The corresponding group-wide, organisational guidelines apply for all auditing activities.

On the basis of an annual auditing plan approved by the Executive Board and the Supervisory Board, the Internal Audit department independently and regularly checks operational processes and company developments. The checks mainly concern compliance, internal control systems and opportunities to improve efficiency. Additional tasks include monitoring compliance with statutory regulations, internal guidelines and processes, as well as the safeguarding of asset values. The Internal Audit department also perform special checks as needed; these are carried out by order of the Executive Board and are aimed at current and future risks.

The priorities for the auditing plan are established according to risk criteria and corresponding to organisational objectives. The IMMOFINANZ Group Executive Board is informed of the results of the checks on a regular basis. As part of an annual report, the audit gives an account of the performance during the auditing year and presents a summary of all significant auditing areas and results. The auditing plan for the new financial year and the annual audit report are submitted to the Supervisory Board at the end of a financial year.

Change of control regulations

The terms of issue for the CB 2011, CB 2014 and 2cb017 convertible bonds entitle every bond holder to put all or some of the securities not yet converted or repaid if there is a change of control. In such a case, IMMOFINANZ AG would be required to repay the relevant securities at nominal value plus accumulated interest as of that date. Details on these conditions are provided in the terms of issue for the CB 2011, CB 2014 and CB 2017 convertible bonds.

A syndicate of Austrian and international banks granted IMMOFINANZ Finance B.V. a revolving credit facility ("syndicated loan") in 2006. In the event of a change of control, creditors are entitled to call the outstanding amounts immediately. IMMOFINANZ AG has provided the creditors with a guarantee for its liabilities under this arrangement. The outstanding nominal amount was EUR 315,000,000.00 as of 30/04/2010.

I. Outlook

IMMOFINANZ acts in an economic environment that is still characterised by substantial uncertainty as a result of the financial and economic crisis. The 2010/11 financial year will continue to be influenced by the consolidation and restructuring of the portfolio. We are optimistic that the market will begin to recover in the near future because of the pent-up demand for high-quality properties in Central and Eastern Europe. These assumptions lead us to believe that work can be resumed on a large number of the currently suspended development projects. These projects represent an important potential for the renewed growth of the company after the consolidation.

Vienna, 10 August 2010

The Executive Board

Eduard Zehetner
Chief Executive Officer and
Chief Financial Officer

Daniel Riedl MRICS
Member of the Executive Board

Manfred Wiltschnigg MRICS
Member of the Executive Board

Michael Wurzinger MRICS
Member of the Executive Board

Auditor's Report

Report on the Financial Statements

We have audited the accompanying financial statements, including the accounting system, of IMMOFINANZ AG, Vienna, Austria for the fiscal year from 1 May 2009 to 30 April 2010. These financial statements comprise the balance sheet as of 30 April 2010, the income statement for the fiscal year ended 30 April 2010, and the notes.

Management's Responsibility for the Financial Statements and for the Accounting System

The Company's management is responsible for the accounting system and for the preparation and fair presentation of these financial statements in accordance with Austrian Generally Accepted Accounting Principles. 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.

Auditors' Responsibility and Description of Type and Scope of the statutory audit

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with laws and regulations applicable in Austria and Austrian Standards on Auditing. Those standards require that we comply with professional guidelines and that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Company's preparation and fair presentation of the 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 Company'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 audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

Our audit did not give rise to any objections. In our opinion, which is based on the results of our audit, the financial statements comply with legal requirements and give a true and fair view of the financial position of the Company as of 30 April 2010 and of its financial performance for the year from 1 May 2009 to 30 April 2010 in accordance with Austrian Generally Accepted Accounting Principles.

Report on Other Legal Requirements (Management Report)

Pursuant to statutory provisions, the management report is to be audited as to whether it is consistent with the financial statements and as to whether the other disclosures are not misleading with respect to the Company's position. The auditor's report also has to contain a statement as to whether the management report is consistent with the financial statements and whether the disclosures pursuant to Section 243a UGB (Austrian Commercial Code) are appropriate.

In our opinion, the management report is consistent with the financial statements. The disclosures pursuant to Section 243a UGB (Austrian Commercial Code) are appropriate.
Vienna, 10 August 2010

KPMG Austria GmbH
Wirtschaftsprüfungs- und Steuerberatungsgesellschaft

signed by:

Bernhard Mechtler
Wirtschaftsprüfer

Helmut Kerschbaumer
Wirtschaftsprüfer

(Austrian Chartered Accountants)

Quarterly Consolidated Income Statement

All amounts in TEUR	An-hang	1 February 2009-30 April 2010	1 May 2009-30 April 2010	1 February 2008-30 April 2009	1 May 2008-30 April 2009
Office		41,192.9	169,663.3	46,209.6	179,566.8
Logistics/commercial		24,778.1	99,610.6	24,654.7	99,233.4
Retail		36,184.2	123,572.9	34,618.9	114,682.4
Residential		32,621.8	123,445.7	27,465.0	114,396.4
Other rental income		6,120.9	25,418.2	10,890.9	38,851.4
Rental income	**4.1.1**	**140,897.9**	**541,710.7**	**143,839.1**	**546,730.4**
Operating costs charged to tenants		35,173.4	157,851.4	49,571.3	169,113.6
Other revenues		6,308.8	19,611.0	7,617.4	20,386.0
Revenues	**4.1.2**	**182,380.1**	**719,173.1**	**201,027.8**	**736,230.1**
Real estate expenses	4.1.3	-50,401.0	-120,742.8	-34,057.0	-117,562.2
Operating costs	4.1.4	-41,147.2	-160,237.7	-45,299.6	-162,115.5
Income from asset management	**4.1**	**90,831.9**	**438,192.6**	**121,671.2**	**456,552.4**
Sale of properties		7,880.4	86,120.0	109,520.7	385,306.9
Carrying value of sold properties		-9,670.2	-88,393.1	-109,520.7	-384,409.2
Income/expense from deconsolidation		-549.5	10,975.1	17,037.1	27,092.4
Revaluation of sold properties in reporting year		2,795.7	26,186.5	4,658.8	12,569.7
Income from property sales	**4.2**	**456.4**	**34,888.5**	**21,695.9**	**40,559.8**
Sale of real estate inventories		12,084.8	28,104.4	6,554.9	26,759.1
Cost of goods sold		-10,121.3	-21,589.4	-5,163.0	-23,493.8
Income from property development	**4.3**	**1,963.4**	**6,515.0**	**1,391.9**	**3,265.3**
Other operating income	4.4	12,049.6	52,701.6	37,844.5	70,506.3
Income from operations		**105,301.2**	**532,297.7**	**182,603.5**	**570,883.8**
Overhead expenses	4.5.1	-9,633.7	-112,715.7	-65,451.3	-235,542.5
Personnel expenses	4.5.2	-5,919.9	-24,704.5	-8,423.1	-24,870.3
Results of operations (EBITDA)	**4.5**	**89,747.6**	**394,877.5**	**108,729.1**	**310,471.1**
Revaluation of properties, excl. foreign exchange differences	4.6.1	124,418.4	234,171.2	-290,961.3	-1,810,438.8
Revaluation of properties, based on foreign exchange differences	4.6.1	-111,720.9	-254,358.0	-124,591.4	463,087.4
Write-downs/impairment charges to goodwill	4.6.2	-260,597.7	-286,144.6	-192,982.1	-871,361.9
Addition to/reversal of provision for onerous contracts	4.6.3	92,596.3	92,596.3	188,928.2	-163,023.1
Revaluation results		**-155,303.9**	**-213,735.1**	**-419,606.6**	**-2,381,736.4**
Operating profit (EBIT)	**4.6**	**-65,556.3**	**181,142.4**	**-310,877.5**	**-2,071,265.3**
Net financing costs		-65,593.9	-237,787.5	-70,333.2	-310,232.5
Net financing revenue		28,294.2	114,882.1	30,138.2	128,202.5
Foreign exchange differences		69,276.3	161,995.7	58,607.2	-325,978.2
Other financial results		24,526.7	7,334.5	244,755.9	-456,697.4
Shares of profit/loss from associated companies	5.5	-48,526.5	-19,345.9	-29,046.4	-367,459.7
Financial results	**4.7**	**7,976.9**	**27,078.9**	**234,121.7**	**-1,332,165.3**
Earnings before tax (EBT)		**-57,579.4**	**208,221.3**	**-76,755.8**	**-3,403,430.7**
Income taxes	4.8	-377.1	-10,898.1	3,730.6	-6,205.5
Deferred taxes	4.8	32,436.3	-1,754.8	-217,222.6	358,525.6
Net profit for the period		**-25,520.2**	**195,568.4**	**-290,247.9**	**-3,051,110.6**
Due to equity holders of the parent company		-24,849.0	80,793.7	-99,838.7	-1,967,585.9
Due to non-controlling interests		-671.2	114,774.7	-190,409.2	-1,083,524.7
Basic earnings per share in EUR	4.9	0.00	0.17	-0.23	-4.29
Diluted earnings per share in EUR	4.9	0.00	0.17	-1.19	-4.29

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