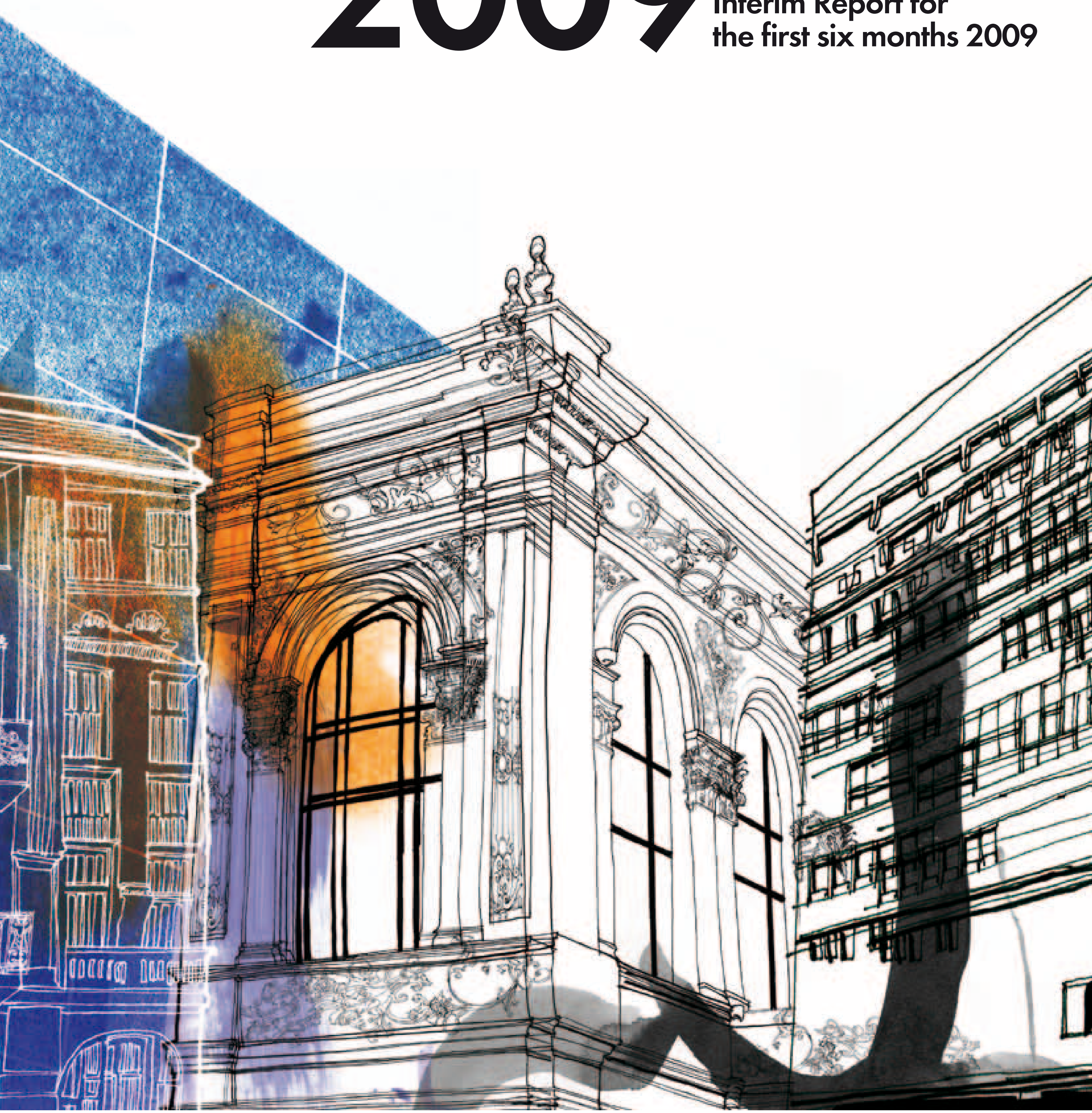
IMMOBILIEN AG

2009

Interim Report for the first six months 2009



Key Financial Data

Key indicators, Group

EUR m	01.01.–30.06.2009	01.01.–30.06.2008	Change
Revenues	57.3	54.1	6%
– whereof rental income	44.7	42.9	4%
EBITDA	33.5	34.3	-3%
Operating profit (EBIT)	23.8	32.2	-26%
Consolidated net profit before tax (EBT)	3.8	11.0	-66%
Consolidated net profit	3.2	9.0	-64%
Cash flow from operating activities	33.0	28.3	17%
Shareholder's equity	606.3	647.2	6%
Loan to Value ratio in %	50	40	–
EV/EBITDA	37	33	–
FFO	11.3	11.8	-4%
Market capitalisation at 30 June 2009	480.3	734.8	-35%
– whereof s IMMO Share	292.2	470.7	-38%
– whereof s IMMO INVEST	188.1	264.1	-29%

Key indicators, property portfolio

	30.06.2009	30.06.2008	Change
Number of properties	261	265	–
Property portfolio (market value) EUR m	1,852	1,666	11%
Total lettable space in sq m	1,517,300	1,444,100	5%
Gross rental yield in %	6.7	6.3	–
Occupancy rate in %	90.5	91	–

Key indicators, share

	30.06.2009	30.06.2008	Change
Earnings per share (EPS) in EUR	0.05	0.13	–
Net Asset Value (NAV) per share in EUR	8.8	9.9	–
Price/cash flow ratio (P/CE)	13	20	–
NAV discount in %	51	30	–
Number of shares	68,118,718	68,118,718	–
Price at end of quarter in EUR	4.29	6.91	–

Financial calendar 2009

Results – first half 2009	26 August 2009
Results – first three quarters 2009	25 November 2009

Contents

Letter to the Shareholders

Dear shareholders,

“Conservative is back in fashion.” With this as our motto, exactly a year ago we started a comprehensive information campaign to explain to a broad public – and especially to our shareholders – exactly what the strategy, plans and values of Sparkassen Immobilien AG are. The course we have pursued for more than 21 years – solid financing, prudent valuation policies, and a generally conservative business model – has proved to be entirely appropriate in these troubled economic times. In recent quarters, which can well be described as the most challenging in the Group’s history, we have systematically pursued our operating objectives, and have been the only Austrian property company to report profits for the business year 2008. Not only something to be proud of, but also proof that we are on the right track.

In the first half of 2009 we not only once again improved our major property indicators but also again achieved significant growth in the capital market. Throughout the second quarter s IMMO Share performed strongly: its closing price on 30 June 2009 was EUR4.29, a six-month gain of 116.7%. This satisfactory trend continued after the end of the half-year: as this Interim Report went to press (24 August 2009), the price stood at EUR4.86. Despite this, the s IMMO Share is still being traded at a substantial discount of 51% to Net Asset Value (as at 30 June). This has remained stable at EUR8.8 (30 June 2009).

As reported a few months ago our second core shareholder after Erste Group – Vienna Insurance Group – has raised its investment in us above the 10% notification threshold. We see this as a long-term vote of confidence, and the fact that two of the region’s largest financial services groups are core shareholders is a source of strength for Sparkassen Immobilien AG and an excellent basis for its future development. With 30,000 private shareholders holding over 50% of the equity, the s IMMO Share is and continues to be very much a publicly held share. Over 400 investors attended our Annual General Meeting on 23 June 2009, and there were many interesting discussions. All the motions proposed at the AGM were adopted. Christian Hager, member of the Executive Board of Kremser Bank AG, was elected to Sparkassen Immobilien AG’s Supervisory Board. The resolution proposing the discharge of the Management Board from liability was passed unanimously and without abstention, which we see as a particular mark of confidence.

In the past quarter, revenues and rental income grew steadily, to EUR57.3m (up 5.9%) and EUR44.7m (up 4.3%) respectively. The majority of the rental income continues to come from Germany and Austria, with a third of the rental income attributable to residential property. Other operating income rose to EUR10.0m, compared with EUR2.2m in the same quarter last year.

The result of the portfolio revaluation was a minor reduction in value of EUR4.9m (HY1 2008: EUR118,000 increase). There were two property sales in the first half of 2009, which resulted in gains on disposal of EUR290,000: the gains were measured against valuations at the end of 2008, confirming the conservatism of our valuation policies. Income indicators were all significantly positive: EBITDA fell 3% to EUR33.5m (HY1 2008: EUR34.3m), and EBIT came out at EUR23.8m (HY1 2008: EUR32.2m). Continuing the success of the past 21 years, we are proud to be able to announce a profit for the first six months of this year of EUR3.2m (HY1 2008: EUR9.0m).

Our development projects are progressing to schedule, and the value of our property portfolio grew to EUR1.85bn. At 30 June 2009, it comprised 261 properties with total lettable space of 1,517,300 sq m. The portfolio's occupancy rate of 90.5% is stable, and the gross rental yield is a satisfactory 6.7%.

Construction on our six ongoing development projects is making very good progress, and the pre-letting ratios are excellent. The students’ hall of residence and senior citizens’ day center in Vienna’s Sechshauserstrasse and Hotel Vysoká and the Galvaniho 4 office and retail building in Bratislava will be completed and occupied by the end of the year. Completion of the residential and office building in Neutorgasse in Vienna’s Inner City is scheduled for the second quarter of 2010: the sale of the majority of the apartments has been contractually fixed. Our two shopping centers – Serdika Center in Sofia and Sun Plaza in Bucharest – will open in the spring of 2010, and both have pre-letting ratios in excess of 85%. Following completion in 2009 and 2010, all these development projects will generate substantial increases in rental income in the years to come.

Sparkassen Immobilien AG can boast a top quality portfolio of properties in excellent locations and with a solid and long-term tenant mix. Our breadth of diversification by country, property use type and investment size means that even in the present

challenging market environment we are ideally positioned. Our strategic focus continues to be on optimisation of the existing portfolio, proactive asset management, the completion of development projects under construction, and concentration on favourable opportunities for property purchases and sales. This, together with the conservative values to which we have faithfully adhered over 21 years, the strength and experience of our core shareholders and our dedicated and highly motivated team will enable Sparkassen Immobilien AG to continue to pursue its chosen path successfully.

The Management Board team

Holger Schmidtmayr Ernst Vejdovszky Friedrich Wachernig

The Management Board Ernst Vejdovszky, Friedrich Wachernig und Holger Schmidtmayr (f. l. t. r.)

Business Development

Market environment

After months of uncertainty, an end to the economic and financial turmoil is in sight, even if the effects of the recession are yet to be fully felt. The news that Germany and France were out of a recession by the second quarter of 2009, with GPD growth of 0.3%, was well received. Stronger exports (which increased by 7% in Germany in June) and consumer spending, as well as government stimulus packages, contributed to the growth. Austria is also set to benefit from Germany's stimulus package, as the country is one of Austria's most important export partners. Latest IHS forecasts for Austria show an expected 4.3% contraction in real GDP this year, followed by positive growth in 2010. Economic activity in the euro zone fell by 0.1% in the last quarter. This is the fifth consecutive economic contraction, but a marked improvement over the negative 2.5% recorded in the first quarter.

The European Central Bank has considerably improved the refinancing environment for banks over the last few months. This was not only done by lowering the base rate to 1.0%, but also through unconventional measures such as the direct purchase of covered bonds. Financing property continues to be difficult, with high margins and low loan-to-value levels persisting. An excellent track record with lending institutions continues to be paramount. Furthermore, banks are still wary to lend on all but the most prime assets.

Investment market

A significant improvement is being seen in the investment market. Cross-border commercial real estate investment activity in Europe rebounded significantly in the second quarter from 27% of total direct commercial investment volumes to 52%. German funds remain the most important net buyers, followed by investors who source their capital globally. Middle Eastern and Russian investors are in third and fourth place respectively. In the retail sector European transactions increased by 85% quarter-on-quarter but year-on-year volumes were still 63% lower, however. The transaction lot sizes increased significantly in the last months, with deals over EUR100m becoming more frequent.

Commercial investment transactions in Germany appear to be bottoming out too, with only a 4% fall in volumes quarter-on-quarter to EUR1.62bn. Demand remains focussed on core assets which are in short supply. Yields have returned to pre-boom-year levels,with prime office yields between 5.0% and 5.5% in the main German cities. Retail yields in Berlin shifted out by only 15 basis points in the past quarter to 4.9%.

Approximately EUR800m was invested in Austrian offices in the first half of 2009, about 30% less than in the second half of 2008. However, Austria managed to increase its proportion of the total European investment figure from 2.4% in the second half of 2008 to 3.2% by the end of the first half 2009, as a result of being seen as a stable market. Prime initial yields were at 5.75% by the end of the second quarter of 2009, having moved out by 15 basis points since the end of March 2009.

Meanwhile investment transaction volumes in the CEE region remain low, with the office segment remaining most liquid. There has been little outward movement in yields in CE and SEE, which, according to CB Richard Ellis, gives some hope that yields will plateau in the second half of 2009. Current prime yields for office and retail space in Prague, for example, stand at 7.0%. Prime office yields in Bratislava are currently at 7.25%, 8.5% in Zagreb, 8.0% in Budapest and 9.5% in Bucharest.

Occupier market

As expected, the residential occupier market has remained stable over the last months, whilst the office and retail sector has come under varying degrees of pressure.

The Viennese office market has remained stable, with vacancy levels at 4.0%. As the majority of new space coming to the market is already pre-let or will be owner-occupied, vacancy levels are expected to increase only slightly. The prime rent was EUR22.50/sq m/month by the end of the second quarter 2009, having decreased by roughly 2% compared to the first quarter of 2009 (EUR23.00/sq m/month).

In the CEE region gross demand for office space in the second quarter of 2009 increased 19.0% quarter-on-quarter, but levels for the first six months of 2009 fell by 34.0% compared to the first half of 2008. As a result vacancy rates have generally been rising. Even though rents have come under pressure in the region generally, rents in cities such as Prague, Bratislava and Zagreb have stayed comparatively stable.

Sources: DTZ, CB Richard Ellis, Jones Lang LaSalle, BBC News, Die Presse, Financial Times

Performance for the First Half 2009

Revenue and rental income growth

Revenues for the first half of 2009 stood at EUR57.3m of which rental income comprised EUR44.7m. This represents an increase of 5.9% and 4.3%, respectively, compared to the first half of 2008. The largest contribution to rental income continues to be from Germany and Austria which make up 68% of the total. Central Europe (Slovakia, the Czech Republic, Hungary) generates 27% of rental income with the remaining 5% coming from Southeastern Europe (Bulgaria, Romania and Croatia). By use type, office properties continue to be the largest contributor of rental income at 42.2%. Residential properties make up 32.7%, retail 21.4% and hotels 3.7%. Other operating income increased to EUR10.0m in the first half of 2009 (HY1 2008: EUR2.2m) as a result of the increased contribution by the Marriott hotel in Vienna and the Marriott hotel in Budapest among others.

Property revaluations and sales

The revaluation of properties led to a negative result of EUR4.9m for the first six months of 2009 compared to a gain of EUR118,000 in HY1 2008. Two property transactions were completed in the first six months of 2009, which resulted in gains on property disposal of EUR290,000 (HY1 2008: EUR5.43m). The properties Schaerdinger Strasse 5, Linz-Pasching, and Otto-Wagner Platz 5, Vienna, were sold at a profit compared to the last valuations.

Earnings performance

EBITDA fell by 3% to EUR33.5m for the first six months of 2009 (HY1 2008: EUR34.3m). EBIT fell by 26.1% from EUR32.2m to EUR23.8m. This decrease is due to the lower disposal gains compared to HY1 2008 as well as the revaluation results. The increase in operating expenses is largely due to the now larger residential portfolio, which provides a safer income stream, but requires higher capital expenditure. Higher letting agency fees were associated with successful development and asset management projects such as the Gemini office building in Prague. With EUR15.0m finance costs stayed constant in the first six months of 2009 (HY1 2008: EUR14.9m). Even though total debt has increased and margins remain high, the fall in EURIBOR rates has had a noticeably positive effect. The participating certificate expense is a function of EBIT and hence fell from EUR6.4m in HY1 2008 to EUR5.1m in HY1 2009. Profit before taxes (EBT) fell from EUR11.0m to EUR3.8m and consolidated net profit stood at EUR3.2m.

Earnings per share were EUR0.05, compared to EUR0.13 in HY1 2008.

Net operating income (NOI) fell slightly from EUR35.8m to EUR33.0m. The NOI margin (NOI/revenues) fell from 65% in HY1 2008 to 55% in the first half of 2009 as a result of an increase in maintenace costs and letting agency fees as well as a one-off exit payment.

Cash flow from operating activities increased by 17% from EUR28.3m in HY1 2008 to EUR33.0m in HY1 2009. Funds from operations (FFO) were marginally lower at EUR11.3m, as compared to EUR11.8m in HY1 2008.

Consolidated balance sheet

At 30 June 2009, Sparkassen Immobilien AG's total assets rose to EUR2.2bn (31 December 2008: EUR2.1bn). Non-current assets grew to EUR1.89bn, whilst current assets fell by 7.0% to EUR282.3m. Cash and cash equivalents amounted to EUR202.0m in total. Equity (including the subordinated participation certificates) stood at EUR884.2m on 30 June 2009 (31.12.2008: EUR890m). Long-term liabilities to banks increased from EUR668.8m to EUR765.0m. These carried an average finance cost of 4.1% with a remaining average loan term of 10.4 years. 11% of these liabilities had fixed interest rates and 89% were variable. All variable liabilities were fully hedged with appropriate interest rate derivatives, primarily protecting against rising interest rates. At 30 June 2009 the Loan to Value ratio (net bank liabilities to property assets) stood at 50%.

Net Asset Value (NAV)

Sparkassen Immobilien AG's Net Asset Value at 30 June 2009 remained stable at EUR8.8 per share. The repayment entitlements of participating certificate holders recognised in the balance sheet totalled EUR86.17 per certificate.

Property portfolio

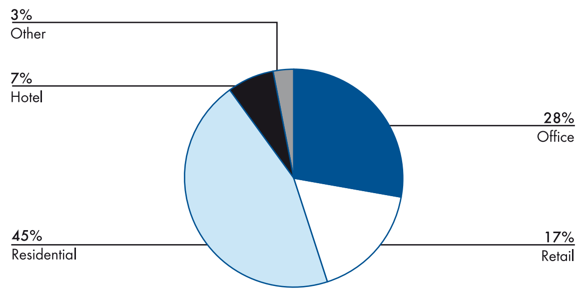
Sparkassen Immobilien AG's real estate portfolio grew to EUR1.85bn in HY1 2009, compared to EUR1.78bn on 31 December 2008. No standing properties were acquired in the six month period, and two assets were sold, hence the portfolio growth is a result of the increased investment in development projects. At 30 June 2009 the portfolio comprised 261 properties with total lettable area of 1,517,300 sq m. The largest proportion of the standing portfolio is located in Austria and Germany at 27% and 51%, respectively, 19% is located in Central Europe and 3% in Southeastern Europe. The gross rental yield as at 30 June 2009 was 6.7%. The portfolio's average occupancy rate at 30 June 2009 was stable at 90.5%. The occupancy rate stands at 95% in Austria, 87% in Germany, 97% in the Czech Republic, 94% in Hungary and 98% in Slovakia. The assets in Romania and Croatia are fully let.

Overview of gross rental yields

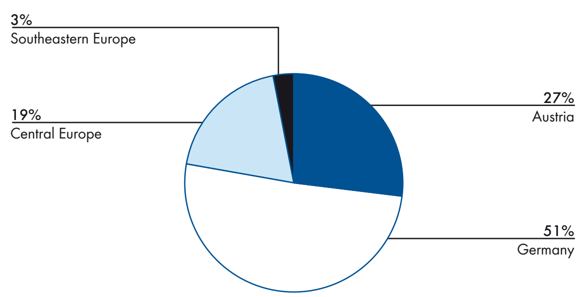
Austria	6.3%
Germany	6.6%
Slovakia	7.7%
Czech Republic	7.0%
Hungary	6.4%
Romania	7.6%
Croatia	8.7%
Total	**6.7%**

PORTFOLIO BY PROPERTY USE TYPE AND REGION (AS AT 30 JUNE 2009)

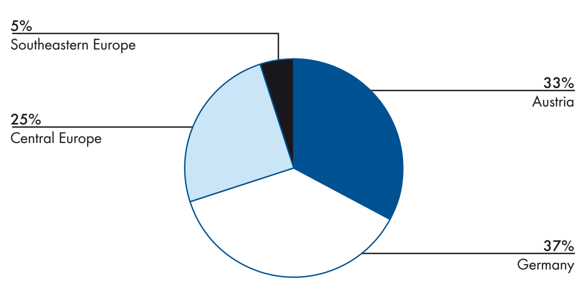
Standing properties by use type (by lettable area)



Standing properties by region (by lettable area)



Value of standing properties by region



Update on development projects

In the first six months of 2009 a total of EUR70m was invested in development projects, which together represented 21% of the property portfolio.

Neutorgasse, Vienna – This residential and office development in Vienna's Inner City consists of 34 freehold apartments and 5,000 sq m of space for offices on ground, 1st, 2nd and 3rd floors. The apartments are on the 4th, 5th, 6th and loft floors of the building. The sale of the majority of the apartments has been contractually fixed. A rental agreement for two-thirds of the office space, with a term of 15 years, has been concluded. The building is being developed in collaboration with Immorent AG, and is scheduled for completion in the second quarter of 2010. A topping out ceremony is planned for the autumn of 2009.

Sechshauser Strasse, Vienna – This project comprises a students' hall of residence and a senior citizens' day center with over 7,100 sq m of space on seven floors. It is located in Vienna's Fifteenth District. The building is fully let to the day care center and a subsidiary of the Austrian Agency for International Cooperation in Education and Research (OeAD). Attached to the students' hall of residence, there will be facilities for university foundation courses. The building will be completed in the coming weeks and opened in November. Our development partner is Kallco Bauträger.

Sun Plaza, Bucharest, Romania – The Sun Plaza shopping center is situated centrally in Bucharest's Fourth District at a convenient traffic intersection and with direct access to the underground system. It will provide over 110,000 sq m of retail and office space. The total investment is around EUR200m, and completion of the retail space is scheduled for the end of 2009, with opening planned for the spring of 2010. The project is being carried out in collaboration with the Franco-Romanian developer EMCT. Over 85% of the space is pre-let. The main tenants are a hypermarket, a building center, a furniture store, a cinema complex and numerous international chains, which together constitute an outstanding tenant mix.

Serdika Center, Sofia, Bulgaria – This shopping center will provide over 91,000 sq m of retail and office space. It is located centrally with excellent access to public transport and main traffic arteries. Sparkassen Immobilien AG's total investment will amount to some EUR210m. The project is being carried out in collaboration ECE, one of Europe's leading shopping center developers. This shopping center is also already more than 85% pre-let – to a hypermarket, an electrical retailer and a variety of international chains. There are currently over 1,000 construction workers on site, and construction is proceeding to schedule. The topping out ceremony is planned for October this year.

Galvaniho 4, Bratislava, Slovakia – This six-floor office and retail building with 29,000 sq m of usable space is located in an established office and business district in Bratislava. Galvaniho 4 enjoys direct access to the motorway and is 2 km from the airport. Galvaniho 4 is next to Galvaniho 1 and 2, both well-let standing properties in Sparkassen Immobilien AG's portfolio. Lindner Slovakia is the main contractor for the building, which will be completed in the fourth quarter of 2009. The total investment amounts to EUR48m.

Hotel Vysoká, Bratislava, Slovakia – In the middle of the city center and on the edge of the Old City's pedestrian zone, Sparkassen Immobilien AG is developing this 20,000 sq m hotel in collaboration with local property developer Koliba. The operator of the hotel, with 200 rooms, four conference rooms and an underground garage with 96 car parking spaces, will be österreichische Verkehrsbüro Group with Austria Trend Hotels, who have signed a long lease. There is also provision for 3,600 sq m of retail and office space in the hotel. The total investment amounts to some EUR55m. The opening ceremony will take place in December 2009.

s IMMO Share

Investor Relations

s IMMO Share performance

The strong performance of the s IMMO Share continued unabatedly throughout the second quarter, closing at EUR4.29 on 30 June 2009, representing a six-month performance of 116.7%. The s IMMO Share outperformed both the ATX index of leading Austrian shares (+19.9%) and the I-ATX index of leading Austrian property shares (+100.1%). The average number of shares traded in the first six months stood at 225,400 per day with an average daily volume of EUR693,300 – of which 43% on average were traded over the counter. The s IMMO Share continued to trade at a significant Net Asset Value (NAV) discount which stood at 51% on 30 June 2009.

Stock exchange and performance data

ISIN code	AT0000652250
Bloomberg	SPI:AV
Reuters	SIAG.VI
Application of profits	Accumulation
Initial listing	28 June 2002
Price in EUR (30 June 2009)	4.29

Performance

1 year	-37.9%
First six months	+116.7%
3 years, p.a.	-20.7%

Vienna Stock Exchange performance

The overall performance of the Vienna Stock Exchange in the first half of 2009 was considerably better than that of other international exchanges. At the end of June the ATX closed 19.9% higher than at the end of 2008. From its lowest point this year in the first half of March it began to climb, gaining 55.1% by the first half of June in a period of only three months. This positive trend was principally driven by a more optimistic assessment of the risks in CEE countries. In the weeks just before the end of the half year, increasing concerns about growth prospects for 2010 led to a more volatile stock exchange performance, but the ATX nonetheless stood at 2,098.65 at the end of the first half, roughly 4.2% lower than its year-to-date high.

World stock market performance

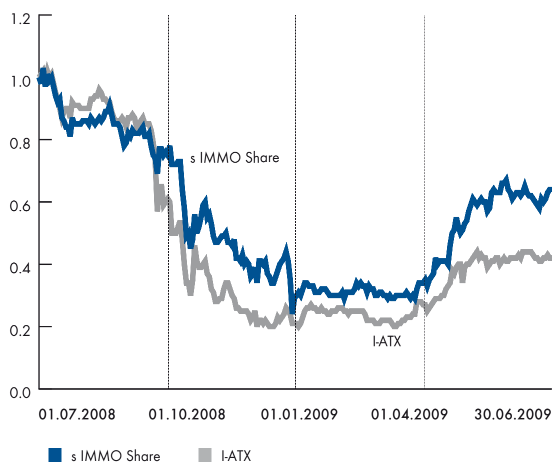
Following a successful second quarter of 2009, with double-digit growth rates on all international exchanges, overall performance for the first half of the year was relatively good. Despite negative economic forecasts and frequent downward revisions, stock exchange prices overall were more or less stable, with considerable gains in some markets. After a sharp drop between the beginning of the year and mid-March, a vigorous recovery set in on the back of relatively good earnings figures in the financial sector, a strong performance by technology stocks, and investors' confidence in the effectiveness of current monetary and fiscal policies. Markets began to move sideways from the middle of the second quarter: growing concerns about medium-term inflation led to moderate falls in prices.

In the USA, the Dow Jones International (DJI) closed June slightly lower (3.8%) than at the end of last year; in contrast, the technology-heavy NASDAQ Composite improved by 16.4%. Despite a healthy second quarter, the Eurostoxx 50 finished the first half-year, down 2% from the closing prices at the end of 2008. The Nikkei 225 registered healthy growth of 12.4% during the first half of the year, against a background of particularly heavy losses last year. Strong reservations about future prospects in Eastern Europe precipitated heavy falls in the euro-denominated Eastern European CECE index in the first quarter of 2009. After the situation eased, prices in the second quarter bounced back by an equally impressive 33.3%, with the index ending the half-year with a moderate overall 2.6% gain.

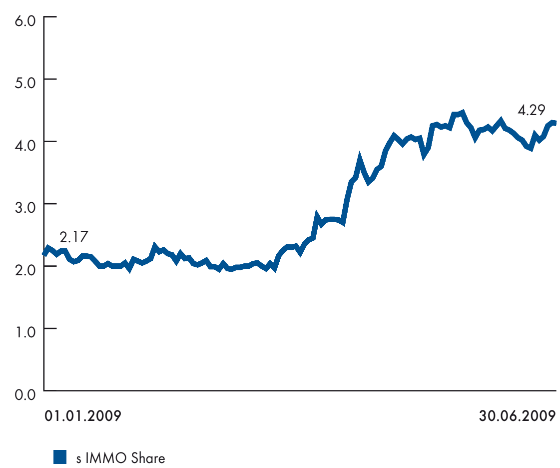
Global property market performance

Listed global commercial property shares enjoyed a strong performance in the second quarter compared to the first. Standard & Poor's Global Property Index climbed 37.9% in the second quarter after falling 19.8% in the first quarter of 2009.

Performance s IMMO Share and I-ATX July 2008–June 2009 (indexed)



Performance s IMMO Share January 2009–June 2009 (EUR)



Key indicators – share

	30.06.2009	30.06.2008
Earnings per share (EPS) in EUR	0.05	0.13
Cash flow per share in EUR	0.17	0.17
Net asset value (NAV) per share in EUR	8.8	9.9
Price/cash flow ratio	13	20
NAV discount in %	51	30
Number of shares	68,118,718	68,118,718
Price in EUR (30 June 2009)	4.29	6.91

s IMMO INVEST

Both tranches of the s IMMO INVEST participation certificate performed well in the first half of 2009, gaining 28.5% (AT0000795737) and 15.5% (AT0000630690), closing at EUR58.65 and EUR57.75 respectively. The performance is particularly encouraging, given the initial proportional drop in price following the EUR4.36 annual distribution. Both tranches continue to trade at a significant discount to their current repayment entitlement of EUR86.17 per certificate, with a 32% and 33% discount respectively.

Stock exchange and performance data

ISIN code	AT0000795737 / AT0000630690 (2nd tranche)
Bloomberg	SPIG:AV
Reuters	SIMIg.VI/SIMIga.VI
Application of profits	Annual distribution
Initial listing	29 December 1996/10 November 2004
Price in EUR (30 June 2009)	58.65/57.75

Performance including annual distribution

1 year	-20.8%/-33.7%
First six months	+28.5%/+15.5%
3 years, p.a.	-10.0%/-9.9%

Investor Relations

Sparkassen Immobilien AG's annual general meeting was held on 23 June 2009 in Vienna. All votes were in favour of the motions proposed. The resolution proposing the discharge of the Management Board from liability was passed unanimously and without abstention, which we see as a particular mark of confidence. Christian Hager, Managing Director of Kremser Bank AG, was also voted into the Supervisory Board, which now comprises eight members.

The information campaign that was initiated in 2008 was continued with transparent and active communication to institutional and private investors as well as to media representatives and partners with regular information updates on our website, in our quarterly newsletter, information media clips and TV interviews, press releases, conference calls and one-on-one meetings.

Roadshows following the first quarter results were limited to London, given the extensive tour after the year-end results at the end of April.

Facts about Sparkassen Immobilien AG and the s IMMO Share

- The s IMMO Share continued to trade at a significant discount of 51% on 30 June 2009, in spite of a 116.7% increase in the share price. Given the Group's stability and the income and portfolio growth expected on completion of the development projects, this discount continues to represent significant share price growth potential.

- Sparkassen Immobilien AG's strategy is supported by two core elements: the maximisation of earnings from the existing real estate portfolio and the focus on completing the ongoing development projects, which will be finished in 2009 and 2010 and will generate significant growth in cash flows within the next years.

- Sparkassen Immobilien AG owns a balanced portfolio that benefits from its diversification by property use type and region as well as the high quality of the buildings, locations and tenants.

- Sparkassen Immobilien AG has a solid financial structure with a Loan to Value ratio of 50%.

- Sparkassen Immobilien AG is supported by two strong core shareholder – Erste Group and Vienna Insurance Group, who are two of the most important financial services providers in Austria and the CEE region.

Financial calendar 2009

Results – first half 2009	26 August 2009
Results – first three quarters 2009	18 November 2009

Consolidated Financial Statements

Consolidated Balance Sheet
as at 30 June 2009

EUR'000	Notes	30.06.2009	31.12.2008
ASSETS			
A. Total non-current assets			
I. Intangible assets			
1. Other		248	296
II. Property, plant and equipment			
1. Properties	15,16		
a) Rental properties		1,350,665	1,377,997
b) Rental properties held for disposal		1,860	0
c) Hotels under management		145,324	148,276
d) Properties under construction		354,579	281,389
		1,852,428	1,807,662
2. Other plant and equipment			
a) Other		13,448	11,123
III. Financial investments	17		
1. Associates		227	209
2. Group interests		2,911	2,911
IV. Non-current receivables			
1. Deferred tax assets		17,428	16,951
		1,886,690	**1,839,152**
B. Current assets			
I. Inventories			
1. Freehold apartments under construction		14,765	11,859
II. Receivables and other assets			
1. Trade receivables		10,145	9,575
2. Financial receivables and advances		13,249	2,617
3. Other receivables and assets		42,120	35,841
		65,514	48,033
III. Marketable securities, loans and investments		2	2
IV. Cash and cash equivalents		202,033	243,541
		282,314	**303,435**
C. Accruals and prepayments		**2,950**	**1,958**
		2,171,954	**2,144,545**

EUR'000	Notes	30.06.2009	31.12.2008
EQUITY AND LIABILITIES			
A. Shareholders' equity			
I. Share capital		247,509	247,509
II. Reserves		323,180	323,676
III. Consolidated net profit		3,216	5,813
IV. Minority interests		32,371	26,088
		606,276	**603,086**
B. Participating certificates (subordinated)	18	**277,878**	**286,879**
C. Non-current liabilities			
1. Long-term liabilities to banks	19	764,965	668,807
2. Provisions			
a) Deferred tax liabilities		43,718	40,566
b) Other		15,200	17,794
		58,918	58,360
3. Other liabilities			
a) Other long-term financial liabilities		158,284	150,753
b) Construction costs and tenants' financing		11,621	11,739
c) Housing construction subsidies		4,891	5,136
d) Other		6,329	12,143
		181,125	179,771
		1,005,008	**906,938**
D. Current liabilities			
1. Bank and financial liabilities		211,235	260,457
2. Trade payables		19,975	22,281
3. Other liabilities		43,422	57,525
		274,632	**340,263**
E. Deferred income		**8,160**	**7,379**
		2,171,954	**2,144,545**

Consolidated Income Statement

for the half year ended 30 June 2009

EUR'000	Notes	01.01.–30.06. 2009	01.01.–30.06. 2008
1. Revenues	8	57,271	54,091
whereof rental income		44,681	42,855
2. Revaluation of properties	9	-4,900	118
3. Other operating income		10,006	2,227
4. Gains on property disposals	10	290	5,425
5. Operating revenue		**62,667**	**61,861**
6. Depreciation and amortisation		-4,728	-2,204
7. Other operating expenses	11	-34,117	-27,428
8. Operating profit (EBIT)		**23,822**	**32,229**
9. Finance costs	12	-14,976	-14,873
10. Participating certificates expense	13	-5,059	-6,373
11. Profit before tax (EBT)		**3,787**	**10,983**
12. Taxes on income	14	-603	-2,032
13. Consolidated net profit		**3,184**	**8,951**
14. Minority interests		32	81
15. Interests of shareholders in parent company		**3,216**	**9,032**

Earnings per share

Earnings per share compares the consolidated net profit with the average number of shares in circulation.

	1–6/2009	1–6/2008
Equity share of consolidated net profit (EUR'000)	3,216	9,032
Average number of shares in circulation	68,118,718	68,118,718
Consolidated earnings per share (undiluted = diluted) (EUR)	**0.05**	**0.13**

Consolidated Cash Flow Statement

EUR'000	01.01-30.06. 2009	01.01-30.06. 2008
Profit before tax (EBT)	**3,787**	**10,983**
Revaluation of properties	4,900	-118
Depreciation and amortisation	4,728	2,204
Gains on property disposals	-290	-5,425
Taxes on income paid	-166	-585
Net interest	14,976	14,873
Participating certificates expense	5,059	6,373
Cash flow from operations	**32,994**	**28,305**

Changes in Consolidated Equity

EUR'000	Share capital	Capital reserves	Revenue reserves	Minority interests	Total
1 January 2009	**247,509**	**241,301**	**88,188**	**26,088**	**603,086**
Cash flow hedges	0	0	-8,648	0	-8,648
Income taxes thereon	0	0	2,339	0	2,339
Net loss recognised directly in equity	0	0	-6,309	0	-6,309
Consolidated net profit	0	0	3,216	-32	3,184
Total income and expense	**0**	**0**	**-3,093**	**-32**	**-3,125**
Acquisitions	0	0	0	6,315	6,315
Disposals	0	0	0	0	0
30 June 2009	**247,509**	**241,301**	**85,095**	**32,371**	**606,276**

EUR'000	Share capital	Capital reserves	Revenue reserves	Minority interests	Total
1 January 2008	**247,509**	**241,301**	**114,098**	**16,694**	**619,602**
Cash flow hedges	0	0	-41,850	0	-41,850
Income taxes thereon	0	0	10,127	0	10,127
Net loss recognised directly in equity	0	0	-31,723	0	-31,723
Consolidated net profit	0	0	5,813	-87	5,726
Total income and expense	**0**	**0**	**-25,910**	**-87**	**-25,997**
Acquisitions	0	0	0	10,920	10,920
Disposals	0	0	0	-1,439	-1,439
31 December 2008	**247,509**	**241,301**	**88,188**	**26,088**	**603,086**

Details of share capital

EUR'000	30.06.2009	01.01.2009	Change
Issued share capital	247,509	247,509	0
Treasury shares	0	0	0
	247,509	**247,509**	**0**

Changes in the number of shares

Units	30.06.2009	01.01.2009
Issued share capital – 1 January 2009	68,118,718	68,118,718
Capital increase	0	0
Treasury shares sold	0	0
Issued share capital – 30 June 2009	**68,118,718**	**68,118,718**
Treasury shares	0	0
Total shares in issue	**68,118,718**	**68,118,718**

The shares are listed on the Vienna Stock Exchange.

Capital reserves

The capital reserves of EUR147,110,000 (31.12.2008: EUR147,110,000) are restricted reserves in the meaning of section 130(1) AktG.

Notes to the Consolidated Financial Statements

SPARKASSEN IMMOBILIEN AKTIENGESELLSCHAFT

1. REPORTING UNDER INTERNATIONAL FINANCIAL REPORTING STANDARDS (IFRS)

The interim financial statements of Sparkassen Immobilien AG, Vienna, for the six months ended 30 June 2009 have been prepared in accordance with Regulation (EC) No 1606/2002 of the European Parliament and of the Council on the application of international accounting standards; this regulation requires publicly traded companies inside the European Union to prepare and publish their consolidated financial statements in accordance with International Financial Reporting Standards (IFRS) for all financial years beginning after 1 January 2005. Article 3(1) of Regulation (EC) No 1606/2002 requires the application of the standards implemented in European Union legislation under Article 6(2) of that Regulation, in line with the comitology procedure. The International Financial Reporting Standards (IFRS) adopted by the European Union are directly applicable in the Member States and do not require transposition into national legislation. For the purposes of Community law, the authentic texts are the International Financial Reporting Standards (IFRS) published in each of the official languages of the Community. Section 245a(1) Austrian Business Code (UGB) establishes the general obligation to prepare consolidated financial statements in accordance with International Financial Reporting Standards (IFRS) in the meaning of Article 4(1) IAS-VO 1606/2002.

2. GENERAL

2.1. Business

Sparkassen Immobilien AG has been listed on the Vienna Stock Exchange since 1992, and since 2007 the stock is listed in the Prime Segment. The Company's principal business is the acquisition, letting and sale of properties in different regions and market segments in order to achieve a balanced investment portfolio. Another business activity is the development and construction of properties in cooperation with project development partners. Sparkassen Immobilien AG is headquartered in Friedrichstrasse 10, A-1010 Vienna, Austria. It has properties in Austria, Germany, the Czech Republic, Slovakia, Hungary, Croatia, Romania and Bulgaria. It also has subsidiaries in Denmark, Cyprus and Ukraine. The Company is registered in the commercial register of the Commercial Court of Vienna under reference 58358x.

2.2. Accounting policies

The consolidated financial statements comply with all International Financial Reporting Standards, including the interpretations of the International Financial Reporting Interpretations Committee“ ("IFRIC", formerly "SIC"), the application of which was mandatory as at balance sheet date.

The accounting policies of the companies included in consolidation are based on the uniform accounting regulations of Sparkassen Immobilien AG Group. The consolidated financial statements are presented rounded to the nearest 1,000 euro. The totals of rounded amounts and the percentages may be affected by rounding differences caused by software.

3. CONSOLIDATED GROUP

In addition to the accounts of Sparkassen Immobilien AG, the consolidated financial statements include the accounts of 69 companies (property holding or intermediary holding companies), which are directly or indirectly owned by Sparkassen Immobilien AG.

In the second quarter of 2009 API Holding AG was deconsolidated.

4. BASIS OF CONSOLIDATION

Transactions within the consolidated Group together with the related income and expenses and receivables and payables are eliminated. Intra-group profits are also eliminated.

5. FOREIGN CURRENCY TRANSLATION

Translation of financial statements in foreign currencies

The Group reporting currency is the euro (EUR). Annual and interim financial statements prepared in foreign currencies are translated using the modified closing rate method. As a general rule, assets are translated at historical rates. Revaluations of rented properties are always in euro. Income statement items are translated using average exchange rates for the period.

6. ACCOUNTING AND VALUATION POLICIES

The financial statements for the half year ended 30 June 2009 have neither been audited nor reviewed by independent auditors.

Intangible assets

Intangible assets acquired for consideration are recognised at acquisition cost less scheduled straight-line amortisation and provision for any impairment losses. Amortisation rates are based on assumed useful lives of between three and six years.

Property, plant and equipment:

Rental properties

From 1 January 2007 rented properties are valued in accordance with IAS 40 at Fair Value Method.

The properties, the majority of which are rented, are generally valued annually by international property experts.

Rental properties held for disposal

This item consists of the properties the Group's Management is planning to sell in the near future, and where sales negotiations are already well advanced.

Hotels under management, other plant and equipment

Properties operated by the company, in particular hotel properties, are valued on a cost basis (original acquisition or construction cost), in accordance with IAS 16. This valuation basis is also applied to other plant and equipment.

Depreciation is calculated on a straight-line basis over the expected useful lives of the assets, as follows:

	Expected useful lives (years) from	to
Hotels under management	25	33
Other plant and equipment	3	10

Where there are reductions in value that are expected to be permanent, impairment losses are recognised. Where there are indications of impairment, the values of the properties are subjected to impairment tests, in which the carrying values of the properties are compared with the Fair Values. Where the carrying values are higher, impairment losses are recognised.

Properties under construction

These are projects being developed by Sparkassen Immobilien AG. Properties under construction continue to be recognised At Cost of acquisition and construction, including financing costs, since a reliable estimate of the Fair Value of such properties is impossible in the present economic climate. As at 30 June 2009, external financing costs totalling EUR10,903,000 had been capitalised (31.12.2008: EUR5,321,000).

Investments and securities

Financial investments for which Fair Values can not be established – due to the lack of stock exchange listings – are recognised at acquisition cost, reduced by any impairment losses.

Shares and securities held as current assets available for sale are carried at market values in accordance with IAS 39.

Inventories
Inventories (freehold apartments under construction) are carried At Cost of acquisition and construction. As at 30 June 2009, external financing costs totalling EUR919,000 had been capitalised (31.12.2008: EUR720,000).

Receivables and other assets
Trade receivables and other receivables are disclosed at their nominal value, less any provisions necessary. Other current assets are generally measured At Cost of acquisition.

Cash and cash equivalents
Cash and cash equivalents consist of cash in hand and at banks, and of bank deposits with remaining terms of less than three months.

Taxes
The tax expense for the period comprises income tax on the taxable income of the individual companies at the rate applicable in the relevant country (expected effective tax rate) together with changes in tax provisions affecting income or expense.

No provisions for deferred tax liabilities have been made with respect to temporary differences in connection with undisclosed reserves arising on initial consolidation of properties owned by foreign subsidiaries, since such properties can as a rule be disposed of without liability to tax by selling the property ownership or intermediary holding companies, e.g., in Austria under section 10(2) Austrian Corporate Income Tax Act (KStG). Provision has been made for deferred tax liabilities in respect of any expected partial realisations on differences arising on initial consolidation of Austrian subsidiaries, using the applicable tax rates and the values for tax purposes.

Deferred taxes assets are recognised in connection with tax loss carryforwards to the extent that it is probable that the losses will be able to be offset against future taxable profits.

Financial liabilities
Financial liabilities are recognised at the amount repayable.

Provisions
The provision for deferred taxation is calculated using the liability method, using the tax rates which at balance sheet date are expected to be in force when the temporary differences reverse. Other provisions are for liabilities of uncertain amount.

Trade payables and other liabilities
Trade payables and other liabilities are recognised at the amount payable.

Derivatives
Sparkassen Immobilien AG Group uses derivative financial instruments – interest rate caps, collars and swaps – to reduce the risks attendant on interest rate increases. Derivatives are initially measured At Cost of acquisition, and at balance sheet date they are measured at market value. As at 30 June 2009, EUR1,870,000 was disclosed under other receivables (31.12.2008: EUR1,481,000) and EUR43,799,000 under other liabilities (31.12.2008: EUR35,354,000).

EUR'000	Volume	Positive market value	Negative market value
Swaps	415,087		-32,888
Caps	245,000	1,870	
Collars	200,000		-10,911
Sum	860,087	1,870	-43,799

In the first six months of 2009 the resulting expense was EUR8,648,000, which was recognised in equity with no effect on the income statement, and income of EUR592,000, which was recognised in the income statement under finance costs.

Sparkassen Immobilien AG's objects include the acquisition and development of property for rental or subsequent sale with the aim of generating positive net cash flows. Business activities are financed out of equity and by long-term borrowings in the form of mortgage loans and other financial liabilities. The bulk of the financing consists of variable rate loans, with interest rates linked to 3-month, 6-month and 12-month Euribor as base rate. In line with Sparkassen Immobilien AG's risk strategy, agreed lines of credit which will be called down in instalments as construction of development projects progresses are fully hedged with derivatives from the time the agreements are signed.

The scheduled instalment payments as construction progresses represent the most likely timing of expected cash flows.

Sparkassen Immobilien AG's fundamental Risk Management Strategy is to hedge interest rate risk (i.e., the variability of the base rate) using corresponding hedges, in order to ensure fixed payment streams and to make property project forecasts more reliable. The purpose of cash flow hedging at Sparkassen Immobilien AG is to reduce the risk on existing variable rate loans, future reinvested funds and transactions expected to be very probable in the future (forecast transactions) by using countervailing derivatives. Cash flow hedging arrangements are used for the purpose.

Hedged risk

The interest rate risk hedged is a liquid markets interest rate, the Euribor, which is an identifiable component of the interest rate risk on interest-bearing financial liabilities that can be independently evaluated, and to which only part of the payments streams are exposed. Risk premiums are not taken into account.

Hedging instruments

As hedging instruments Sparkassen Immobilien AG uses only derivatives that, because they move in the opposite direction to the underlying transactions, convert the potential changes in cash flows from increases in interest rates into fixed payments streams. The hedging instruments used are interest rate derivatives such as interest rate swaps, caps and collars. For the non-linear interest rate options used as hedges, the factors determining market price are the intrinsic value and the time value. Fluctuations in intrinsic values are recognised in equity, changes in time values in the income statement.

Income recognition

Rental income is recognised evenly over the term of the rental agreement.

Income from services is recognised in proportion to the services rendered at balance sheet date.

Purchases and sales of securities are recognised as of the transaction date.

Interest income is calculated on the basis of the applicable interest rate and the amount of the loan.

7. SEGMENT REPORTING

Segment reporting is by region.

The segments are as follows: Austria, Germany, Central Europe (Slovakia, Czech Republic, Hungary) and Southeastern Europe (Bulgaria, Croatia, Romania, Ukraine).

The subsidiaries in Denmark are property holding companies with properties in Germany and are therefore included in the German business segment. The subsidiaries in Cyprus are related to group companies in Romania and Ukraine (in particular, holding companies) and are therefore included in the Southeastern Europe segment.

	Austria		Germany		Central Europe		Southeastern Europe		Total	
EUR'000	1–6 2009	1–6 2008	1–6 2009	1–6 2008	1–6 2009	1–6 2008	1–6 2009	1–6 2008	1–6 2009	1–6 2008
Revenues	15,648	15,686	23,544	23,287	15,423	12,749	2,656	2,369	57,271	54,091
Revaluation of properties	-1,958	275	0	78	-2,942	-235	0	0	-4,900	118
Other operating Income (incl. gains on disposal)	7,558	609	1,099	5,446	1,516	1,771	123	-174	10,296	7,652
Operating revenue	**21,248**	**16,570**	**24,643**	**28,811**	**13,997**	**14,285**	**2,779**	**2,195**	**62,667**	**61,861**
Depreciation and amortisation	-1,739	-47	-72	-46	-2,384	-1,523	-533	-588	-4,728	-2,204
Other operating expenses	-12,079	-7,758	-16,088	-14,323	-4,362	-4,041	-1,588	-1,306	-34,117	-27,428
Operating income	**7,430**	**8,765**	**8,483**	**14,442**	**7,251**	**8,721**	**658**	**301**	**23,822**	**32,229**
Non-current assets As at 30.06.2009/31.12.2008	532,100	550,709	542,043	541,898	509,729	481,658	302,818	264,887	1,886,690	1,839,152
Non-current liabilities (incl. participating capital in Austria) As at 30.06.2009/31.12.2008	694,023	674,278	317,581	275,804	224,047	196,982	46,634	46,753	1,282,285	1,193,817

NOTES TO THE INCOME STATEMENT

8. REVENUES

Revenues were made up as follows:

EUR'000	1–6/2009	1–6/2008
Rental income	44,681	42,855
Operating costs	12,590	11,236
	57,271	**54,091**

Rental income by property use type was as follows:

	1–6/2009		1–6/2008	
Property type:	EUR'000	%	EUR'000	%
Office	18,837	42.2	18,657	43.5
Residential	14,603	32.7	14,220	33.2
Commercial	9,587	21.4	7,870	18.4
Hotel	1,654	3.7	2,108	4.9
	44,681	**100.0**	**42,855**	**100.0**

There are no customers that account for more than 10% of the Group's revenues.

9. PROPERTY REVALUATIONS

EUR'000	1–6/2009	1–6/2008
Valuation adjustment	-4,900	118

10. GAINS ON PROPERTY DISPOSALS

EUR'000		1–6/2009	1–6/2008
Disposal proceeds			37,764
Rental properties	0		
Properties held for disposal	24,060	24,060	
Carrying value of disposals			
Rental properties	0		
Properties held for disposal	-23,770	-23,770	-32,339
		290	**5,425**

11. OTHER OPERATING EXPENSES

EUR'000	1-6/2009	1-6/2008
Expenses directly attributable to property	27,205	19,646
General management expenses	6,912	7,782
	34,117	**27,428**

The Group had 72 own staff and one associate, in addition to the employees in hotel operations. Some services are outsourced to Immorent AG.

The hotels (Hotel Marriott Vienna and Hotel Marriott Budapest) employed 440 staff. Staff costs of the hotel employees are included in directly attributable costs.

12. FINANCE COSTS

EUR'000	1-6/2009	1-6/2008
Finance expense	19,059	19,131
Finance income	-4,083	-4,258
	14,976	**14,873**

13. EXPENSES OF PARTICIPATING CERTIFICATES

EUR'000	1-6/2009	1-6/2008
Income entitlements of participating certificates	4,408	6,373
Proportionate share of undisclosed reserves on property portfolio allocated to certificates	651	0
	5,059	**6,373**

14. TAXES ON INCOME

EUR'000	1-6/2009	1-6/2008
Current tax expense	166	585
Deferred tax expense	437	1,447
	603	**2,032**

NOTES TO THE BALANCE SHEET

15. RENTAL PROPERTIES

Changes in rental properties were as follows:

EUR'000	1-6/2009	1-12/2008
Carrying values as at 1 January – Fair Value	1,377,997	1,209,788
Additions	1,198	198,740
Disposals	0	-13,056
Reclassification	-25,630	0
Revaluation increases	0	71,004
Impairment writedowns	-2,900	-88,479
Carrying values as at 30.06./31.12.	**1,350,665**	**1,377,997**

Additions to rental property by country were as follows:

EUR'000	1-6/2009	1-12/2008
Austria	897	11,569
Germany	138	50,632
Central Europe	163	112,008
Southeastern Europe	0	24,531
	1,198	**198,740**

Made up of:

Rental properties

EUR'000	30.06.2009	31.12.2008
Austria	424,428	451,121
Germany	541,416	541,278
Central Europe	349,981	350,758
Southeastern Europe	34,840	34,840
	1,350,665	**1,377,997**

Rental properties held for disposal

EUR'000	1-6/2009	1-12/2008
Carrying values as at 1 January – Fair Value	0	31,600
Reclassification	25,630	0
Disposals	-23,770	-31,600
Carrying values as at 30.06./31.12.	**1,860**	**0**

16. HOTELS UNDER MANAGEMENT, PROPERTIES UNDER CONSTRUCTION AND UNDEVELOPED LAND

Hotels under management

EUR'000	30.06.2009	31.12.2008
Austria	58,402	59,803
Central Europe	64,094	65,178
Southeastern Europe	22,828	23,295
	145,324	**148,276**

Properties under construction and undeveloped land

EUR'000	30.06.2009	31.12.2008
Austria	25,524	18,890
Germany	126	121
Central Europe	84,174	56,037
Southeastern Europe	244,755	206,341
	354,579	**281,389**

The Fair Values of hotels under management amounted to EUR167,804,000.

17. FINANCIAL INVESTMENTS

Investments in associated companies disclosed under financial investments comprise companies not included in consolidation because they are not of material importance.

Group interests

	Interest %	30.06.2009 EUR'000
BGM-IMMORENT Aktiengesellschaft & Co. KG	22.7	2,285
ERSTE Immobilien Kapitalanlagegesellschaft mbH	11.5	621
Other		5
		2,911

18. PARTICIPATING CERTIFICATES (SUBORDINATED)

The terms of the agreement for s IMMO INVEST participating certificates were changed retroactively with effect from 1 January 2007 and the s IMMO INVEST Participating Certificates Accounting Circle was dissolved (resolution of the meeting of the holders of the participating certificates of 11 June 2007 and resolution of the Annual General Meeting of 12 June 2007).

Under the amended agreement, the holders of the participating certificates receive an annual income entitlement (interest) calculated as follows:

$$\textbf{(Participating certificate capital + profit brought forward)} * \frac{\textbf{Consolidated EBIT}}{\textbf{Average property portfolio (excl. properties under development)}}$$

To the extent that the interest under the terms of the Participating Certificates Agreement is not paid out, it is added to the profit carried forward into the next year.

For the first six months of 2009 the total income entitlement was EUR4,408,000.

As at 30 June 2009 there were 3,224,884 participating certificates in issue (ISIN AT0000795737 2,014,476 units, ISIN AT0000630694 1,210,408 units). The total entitlements of participating certificate holders (principal and interest) at that date were EUR86.17 per certificate, made up as follows:

EUR'000	Participating certificates capital	Profit brought forward	Profit for period	Share in undisclosed reserves in property portfolio	Total
Participating certificates capital – 1 January 2009	234,352	46,305		1,679	282,336
Income entitlements of participating certificate holders from 2008			4,543		4,543
Decrease of profit brought forward pursuant to Clause 5(6), Participating Certificates Agreement		-9,517	9,517		
Distribution of 22 May 2009			-14,060		-14,060
Income entitlements of participating certificate holders for first half 2009			4,408		4,408
Allocation of undisclosed reserves in property portfolio				651	651
Participating certificates capital – 30 June 2009	234,352	36,788	4,408	2,330	277,878
Per participating certificate	72.67	11.41	1.37	0.72	86.17

As in 2008, the annual distribution per certificate was EUR4.36.

Previous year:

EUR'000	Participating certificates capital	Profit brought forward	Profit for period	Share in undisclosed reserves in property portfolio	Total
Participating certificates capital – 1 January 2008	236,242	38,068			274,310
Income entitlements of participating certificate holders from 2007			22,784		22,784
Distribution 28 April 2008			-14,174		-14,174
Increase of profit brought forward pursuant to Clause 5(6), Participating Certificates Agreement		8,610	-8,610		0
Repurchase and retirement of 76,005 participating certificates	-1,890	-373			-2,263
Income entitlements of participating certificate holders			4,543		4,543
Allocation of undisclosed reserves in property portfolio	0	0	0	1,679	1,679
Participating certificates capital – 31 December 2008	234,352	46,305	4,543	1,679	286,879
Per participating certificate	72.67	14.36	1.41	0.52	88.96

The participating certificates mature on 31 December 2029. With effect from 31 December 2017, both the holders and the Company may annually give notice of redemption of the participating certificates in whole or in part.

19. LIABILITIES TO BANKS

EUR'000	1 to 5 years	More than 5 years	Total
Long-term liabilities to banks	310,533	454,432	764,965

Long-term liabilities to banks amounting to EUR103,937,000 (2008: EUR86,864,000) were at fixed interest rates. The remaining liabilities were at variable rates, usually pegged to Euribor. Hedges are used to protect the interest on variable interest rate debt, in particular against rising interest rates.

OTHER INFORMATION

20. OTHER OBLIGATIONS AND CONTINGENT LIABILITIES

Pending litigation

There are no material legal disputes that were unresolved or not in the ordinary course of business.

21. MATERIAL AGREEMENTS

The tenancy agreements concluded by the Group generally contain provisions specifying that rents and other fees are pegged to the euro, and that capital values are linked to international indices.

22. SIGNIFICANT EVENTS AFTER BALANCE SHEET DATE

There were no significant events after balance sheet date.

23. DECLARATION OF MANAGEMENT BOARD

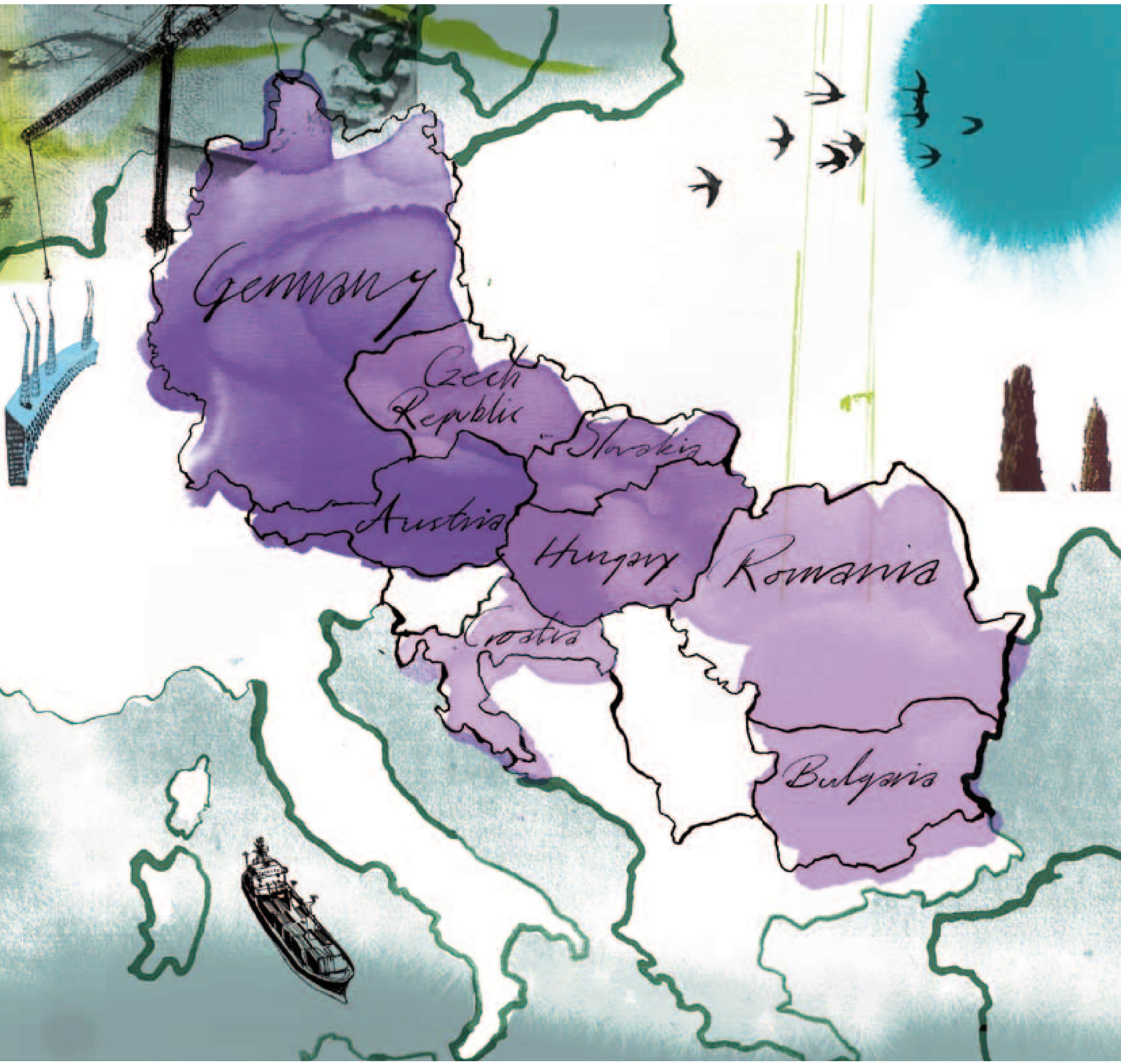
We declare that to the best of our knowledge the financial statements for the half year ended 30 June 2009 have been prepared in accordance with the applicable financial reporting standards and present as true and fair a view as possible of the aggregated assets, finances and earnings of the companies included in consolidation.

Vienna, 26 August 2009

Management Board

Holger Schmidtmayr m.p.
Ernst Vejdovszky m.p.
Friedrich Wachernig m.p.

Sparkassen Immobilien AG´s Markets



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Publication Details

Publisher and copyright owner:
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Concept, design and production:
schoeller corporate communications,
Vienna/Hamburg

Illustrations:
Daniel Egnéus, Milan

Photography:
Sparkassen Immobilien AG/Michael Winkelmann, Vienna (page 3)

Printer:
SPV-Druck Ges.m.b.H., Vienna

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In the interest of simplicity and readability the language of this Interim Report is as far as possible gender neutral. The term used, therefore, refer to people of both genders.

This Interim Report contains information and forecasts relating to the future development of Sparkassen Immobilien AG and its subsidiaries. These forecasts are estimates, based on the information available to us at the moment. Should the assumptions on which the forecasts are based prove to be unfounded, then the actual outcomes may differ from those currently expected. This Interim Report neither contains nor implies either a recommendation to buy or a recommendation to sell shares in Sparkassen Immobilien AG. Past events are not a reliable guide to the future.


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