

20 May 2008

## **CA IMMO GROUP AFTER THE VIVICO PURCHASE: EUROPEAN TOP PLAYER AT REAL VIENNA 2008**

In the past 12 months – since the last Real Vienna – the CA Immo Group has been purposefully driving forward its continuing strategic development. As well as a wealth of projects and additional purchases for the portfolio (which today comprises 212 properties with useful area of 2,074,178 sqm and a total value of about € 2.53 billion), the group has also set a particularly impressive milestone.

### **Largest investment in the company's history**

With the largest investment in its corporate history, CA Immo has bought the German Vivico Group. This is Germany's leading developer of urban districts, offering new, top of the range addresses for living, working, shopping and leisure, located on former German railway sites. The centres of emphasis are in Berlin, Cologne, Düsseldorf, Frankfurt and Munich. The group is involved in both development areas and income-generating properties. The Vivico portfolio at the date of purchase included 153 properties with an area of 6.9 million sqm and a market value of about € 1 billion. The booming capital, Berlin, accounts for as much as 40% of this area, with a further 38% being located in Munich.

Almost all the projects are exciting urban development concepts designed to make the world sit up and take notice with their unusual dimensions and appearances. They include projects such as the office, hotel and conference centre at the new central railway station in Berlin; the mixed-use "Arnulfpark" quarter in Munich; "Belsenpark" in Düsseldorf, designed for residential use; the "RheinTriadem" office properties in Cologne, located in the immediate vicinity of the main railway station and Cologne Cathedral; and the "Erlenmatt" office, residential and shopping complex in Basle. Another highlight is the Europaviertel quarter in Frankfurt/Main with 150,000 sqm of building land, where hotels, flats, offices and the accompanying infrastructure construction are being developed along the newly created Europaboulevard in a total of eleven building ensembles.

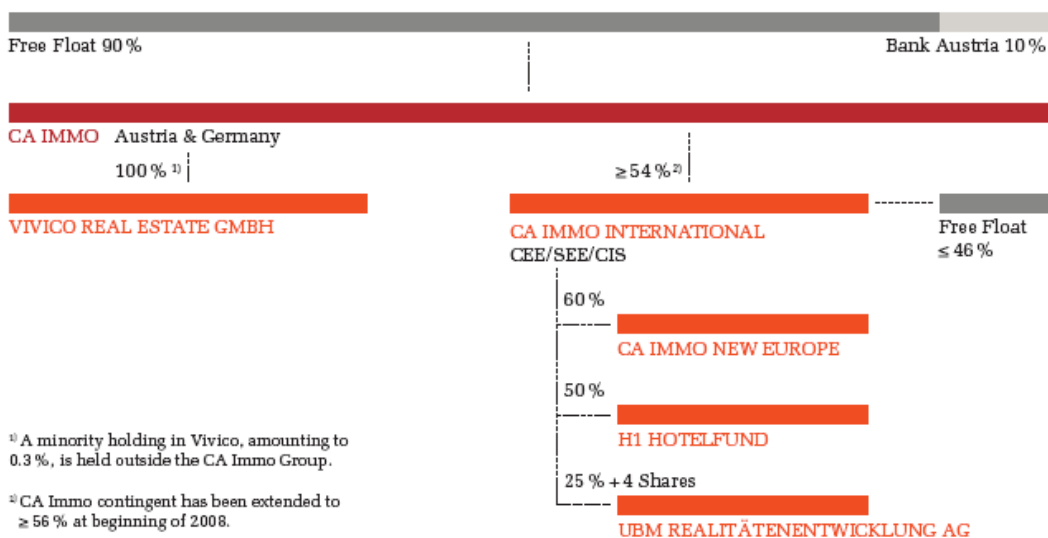
## CA Immo International: focusing on project development

The CA Immo subsidiary, which is traded on the Stock Exchange, is committed to its focus on the project development field. In addition to managing its asset portfolio, it is today already involved in the realisation of seven projects in six Eastern European countries. The investment volume of CA Immo International in 2007 amounted to € 144.7 million with the project volume of CA Immo New Europe reaching about € 746 million.

And the course is set for further growth: as well as realising the property projects commenced in 2007, up to € 350 million are earmarked for the acquisition of new projects in the current business year. These will be handled by CA Immo New Europe, a special project development fund set up exclusively for this purpose. In addition, up to € 100 million investment capital has been specifically dedicated to hotel projects. CA Immo International is involved here via the H1 Hotelfonds fund set up jointly with the UNIQA Group.

The wide variety of projects that are already under way reflects both the flexibility of CA Immo International and its attitude of making use of the widest range of opportunities just as long as the expected returns are attractive: the Maslov Tower in Moscow is a high-quality office tower in a high-quality inner-city location. The Pulkovo Business Park in St. Petersburg, on the other hand, is being developed as a multifunctional complex at the airport. A retail centre is being developed on the most important arterial road in Sibiu, Romania, and the Poleczki Business Park in Warsaw is the realisation of a project whose size means that it can only be described as an office district on its own. Other projects include the extension of an office building in Bratislava, a business property in Budapest and others in Belgrade, with which CA Immo International is realising property projects in Serbia for the first time.

### ORGANISATIONAL STRUCTURE (31 DECEMBER 2007)



<sup>1)</sup> A minority holding in Vivico, amounting to 0.3 %, is held outside the CA Immo Group.

<sup>2)</sup> CA Immo contingent has been extended to ≥ 56 % at beginning of 2008.

## **The CA Immo Group at Real Vienna:**

Hall A/Stand A0908

### **The CA Immo Group**

*CA Immo was founded in 1987 and has developed over the 21 years of its existence into one of the leading property investment companies in Austria. It invests in commercial property (offices, business hotels, shopping malls, logistics parks and warehouse areas). In order to be able to attract new investor groups, particularly institutional investors, while still retaining its profile for its private shareholders, who number about 22,000, CA Immo created a group structure in 2006: beneath CA Immo (quoted on the stock exchange since 1988), the company positioned CA Immo International, bundling the whole of the Group's east and south-east European portfolio. Properties in Austria and Germany meanwhile remain in CA Immo. In addition, CA Immo New Europe was set up as a property fund for projects, and HI Hotelfonds as a property fund in the hotel sector. At the end of 2007, CA Immo acquired the German Vivico Group, the leading developer of urban districts in Germany. Vivico's portfolio covers about 6.9 million sqm, and the group employed a staff of 138 at the end of March 2008.*

*CA Immo is traded on the Vienna Stock Exchange and currently has free float of approximately 90%.*

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