

F A C T S H E E T

MILESTONES OF AN EVENTFUL 2007

January

- Hesse property package recognised on balance sheet
- Investment in UBM Realitätenentwicklung AG (25% plus 4 shares)
- CA Immo New Europe begins operational activities

February

- Entry onto Serbian market: acquisition of Sava City office project
- Founding of H1 hotel fund
- Sales of Jungmannova Plaza property in Prague: 117% value increase achieved

April

- Full placement of capital increase on Vienna Stock Exchange

May

- CA Immo share moves to prime segment of Vienna Stock Exchange

July

- H&M logistics centre: development of logistical property project with effective area of 115,000 sqm for textiles dealer in Hamburg
- Acquisition of real estate package in Vienna comprising 23 properties with a total effective area of 61,000 sqm

October

- Market entry in Baltic region: development of office project in Estonian capital of Tallinn

November

- Investment in a Warimpex office and hotel development project at St. Petersburg airport

December

- Hotel am Rennweg completed in Vienna
- Acquisition of Vivico Group in Germany for €1.03 billion

SIGNIFICANT EXPANSION OF PORTFOLIO IN 2007

(Changes caused by the acquisition of the Vivico Group will be reflected in 2008 and are not incorporated here)

	31.12.2006	31.12.2007	Change
Property assets	€1,586 million	Approx. €2,500 million	Approx. +58%
Properties	181	214	+ 33
... of which stock properties	CAI 156 CAII 16	CAI 165 CAII 17	CAI + 9 CAII + 1
... of which projects	CAI 5 CAII 4	CAI 19 CAII 13	CAI + 14 CAII + 9
Total effective area		Approx. 2,150,000 sqm	
... of which in Austria	36%	29%	
... of which in Germany	40%	37%	
... of which in eastern Europe	24%	34%	
Total effective area		Approx. 2,150,000 sqm	
... office buildings	50%	45%	
... industrial and storage	11%	13%	
... parking space	23%	24%	
... retail	6%	8%	
... hotels	4%	4%	
... residential	3%	3%	
... other	3%	3%	

ADDITIONS TO PORTFOLIO IN 2007

Name, country	Month	Effective area	Value of investment	Features/description
Megapark, Sofia, Bulgaria	May	43,400 sqm	€96 million	Effective area multiplied by five in Sofia
Office complex in Charlottenburg district of Berlin, Germany	January	5,340 sqm	€14 million	Office and commercial space, cooperation with Hochtief
H&M logistics centre, Germany	July	115,000 sqm	not published	Valuable logistical property rented long-term to supply up to 800 branches
Civic centre in Spreebogen district of Berlin, Germany	November	35,000 sqm	not published	Attractive location in Berlin's government quarter
Vivico Group, Germany	December	460,000 sqm	€1.03 billion	Biggest investment in the company's history, prime locations in German cities
Office building in Tallinn, Estonia	October	9,350 sqm	€30.8 million	Market entry in Baltic region/Estonia
Package of properties in Vienna, Austria	July	60,000 sqm	€141 million	Portfolio of 23 properties
Poleczki Business Park, Warsaw, Poland	February	49,700 sqm	€115 million (1st section)	Multi-part real estate complex for offices and trade
Office building in Timisoara, Romania	May	19,800 sqm	€30 million	First building in Romania outside of the capital Bucharest

Shopping centre in Sibiu, Romania	November	80,150 sqm	€100 million	First project in a wide-ranging cooperation agreement to build shopping centres in Romania
Development project at St. Petersburg airport, Russia	November	40,000 sqm (1st section)	€30 million	Realisation in partnership with Warimpex
Sava City, Belgrade, Serbia	February	17,800 sqm	€50 million	Entry onto Serbian market
Belgrade Office Park, Serbia	July	19,500 sqm	€53 million	Three-part building complex, incremental realisation
BBC project expansion, Slovakia	January	17,000 sqm	€32 million	Construction of second section on existing site
Diplomat Center, Pilsen, Czech Republic	January	14,300 sqm	€29 million	Hotel in old quarter of dynamic regional city
ECM City Deko, Prague, Czech Republic	June	17,000 sqm	€47 million	Second section of ECM City Deko complex
English International School, Prague, Czech Republic	November	7,000 sqm	€12.6 million	Private school with leading international operators
Capital Square, Hungary	February	33,800 sqm	€71 million	Best-of-class office building in new government quarter

ACQUISITION OF THE VIVICO GROUP IN GERMANY

Previous owner:	Federal government of Germany (represented by the Federal Ministry of Transport, Building and Urban affairs and the federal railways authority)
Employees:	140 at four sites (Berlin, Frankfurt, Cologne, Munich)
Real estate holdings:	6.9 million sqm of real estate, effective area of €1.1 million (rented or under development); total value of portfolio approx. €1 billion
Distribution of portfolio:	- 58% income-generating properties, 42% project development - 33% in Berlin (63 properties), 28% in Frankfurt (18 properties), 21% in Munich (34 properties) - 41% inner city, 31% outer city, 28% suburban
Highlights of portfolio:	<u>Berlin</u> : The office, hotel and conference centre at Lehrter Bahnhof; the Gleisdreieck urban development project; the Heidestrasse art/restaurant complex <u>Frankfurt/Main</u> : The Europaboulevard in the vicinity of the business district <u>Munich</u> : Arnulfpark <u>Düsseldorf</u> : Belsenpark, earmarked for residential properties <u>Cologne</u> : RheinTriadem city centre office premises <u>Basel</u> : Erlenmatt office/shopping complex
CA Immo investment:	€1.03 billion