

Adhoc service of the presstext news agency
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publication: 13.01.2021 12:30
source: <http://adhoc.presstext.com/news/1610537400982>
keywords: S IMMO AG / bond flotation / Green Bond

Public disclosure of inside information according to article 17 MAR

S IMMO AG: S IMMO AG intends to issue a green bond

Wien (pta015/13.01.2021/12:30) - **The information contained in this announcement is not for release, publication or distribution, directly or indirectly, in or into the United States of America, Australia, Canada, Japan, Ireland or the United Kingdom of Great Britain and Northern Ireland, Belgium, France, Italy or into other countries in which the release, publication or distribution may be unlawful.**

S IMMO AG (Bloomberg: SPI:AV, Reuters: SIAG.VI; ISIN: AT0000652250, the "**Company**") intends, based on a base prospectus approved by the Austrian Financial Market Authority (FMA) on 11 January 2021, depending on market conditions, to issue a fixed interest rate green bond with a maturity of seven years. Erste Group Bank AG was mandated as sole-lead manager and bookrunner.

S IMMO intends to use the net proceeds of the bond for further growth and will allocate the expected net proceeds to finance or re-finance sustainable projects in line with its Sustainable Bond Framework. This includes in particular the (re)financing of properties with a high-grade sustainable certificate and of measures increasing energy efficiency, both in line with the Company's strategy. The Framework as well as the corresponding Second Party Opinion by Sustainalytics - an internationally leading ESG research, rating and data company - are available at <https://www.simmoag.at/sustainability>).

Further information on the corporate bond will be published on S IMMO AG's website at <https://www.simmoag.at/greenbond2021> after fixing of the conditions (issue price, coupon, etc.) and the volume of the issue in a book building procedure before the beginning of the retail subscription period (expected from 28 January 2021 until 03 February 2021, early closure reserved).

This communication does not constitute an offer for the purchase of bonds issued by S IMMO AG nor an invitation to offer bonds for repurchase to S IMMO AG in or from any jurisdiction in which the submission of such an offer or such an invitation to submit an offer or in which the submission of an offer by or to certain persons is prohibited.

This announcement is mandatory pursuant to Article 17 of the Market Abuse Regulation (MAR). It does not constitute financial analysis or advice relating to financial securities. It is neither a recommendation nor an offer, invitation or solicitation to purchase or sell securities of the Company and is not for release, publication or distribution in or into the United States of America, Australia, Canada, Japan, Ireland, Belgium, France, Italy or the United Kingdom of Great Britain and Northern Ireland. The offer of bonds issued by the Company (the "**Offer**") is made solely by means and on the basis of a base prospectus approved by the Austrian Financial Market Authority (FMA) on 11 January 2021 including possible supplements thereto and the final terms for each issue (the "**Prospectus**"). Paper copies are available free of charge from the business address of the Company at Friedrichstrasse 10, 1010 Vienna, during normal business hours and may be viewed electronically on the Company's website (<https://www.simmoag.at/en/investor-relations/s-immo-bonds.html>). Only the information in the Prospectus is binding in connection with the Offer.

The approval of the Prospectus by the FMA should not be understood as an endorsement of the bonds offered under the Prospectus. Only the information contained in the Prospectus is binding. Investors are recommended to read the Prospectus before making an investment decision in order to fully understand the potential risks and rewards associated with the decision to invest in securities. Investors are urged to pay particular attention to the risk disclosures in the Prospectus before making an investment decision.

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stock exchanges: official trade in Vienna



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