CA IMMO

URBAN
BENCHMARKS.

FINANCIAL REPORT
AS AT 30.06.2026

KEY FIGURES[1]

Income Statement

		H1 2026	H1 2025	Change
Rental income	€ m	104.8	124.2	–16%
Net rental income	€ m	90.5	105.8	–14%
EBITDA	€ m	76.3	89.4	–15%
Operating result (EBIT)	€ m	22.0	71.1	–69%
Net result before taxes (EBT)	€ m	4.6	42.4	–89%
Result from continuing operations	€ m	–1.4	31.3	n.m.
Consolidated net result	€ m	–1.4	31.3	n.m.
Operating cashflow	€ m	54.2	125.7	–57%
Capital expenditure	€ m	89.1	83.2	7%
FFO I (excl. trading and pre taxes)	€ m	55.6	62.9	–12%
FFO II (incl. trading and after taxes)	€ m	41.3	43.1	–4%

Balance Sheet

		30.06.2026	31.12.2025	Change
Total assets	€ m	5,094.7	5,461.7	–7%
Shareholders' equity	€ m	2,425.4	2,571.6	–6%
Long and short term interest-bearing liabilities	€ m	2,049.3	2,259.9	–9%
Net debt	€ m	1,532.0	1,611.9	–5%
Gearing (gross)	%	84.5	87.9	–338 bp[2]
Gearing (net)	%	63.2	62.7	48 bp
Equity ratio	%	47.6	47.1	52 bp
Gross LTV	%	46.1	48.3	–221 bp
Net LTV	%	34.5	34.5	1 bp

Property Portfolio

		30.06.2026	31.12.2025	Change
Total usable space[3]	m²	735,721	836,597	–12%
Book value of properties	€ m	4,442.6	4,675.4	–5%
Gross yield investment properties	%	5.4	5.3	11 bp
Occupancy Rate	%	94.1	94.9	–80 bp

[1] Key figures include all fully consolidated properties, i.e. all properties wholly owned by CA Immo
[2] bp=basis points
[3] Excluding strategic vacancies: Strategic vacancies are defined as space that is not let for strategic reasons, for example while modernisation work is being carried out or in order to optimise a building's tenant structure.

KEY FIGURES PER SHARE

Key Figures per share

		H1 2026	H1 2025	Change
Rental income per share	€	1.13	1.29	–12%
Net rental income per share	€	0.99	1.10	–10%
Earnings per share	€	–0.02	0.33	105%
FFO I per share	€	0.60	0.66	–8%
FFO II per share	€	0.45	0.45	–1%
Operative cashflow per share	€	0.58	1.31	–55%
		30.06.2026	**31.12.2025**	Change
IFRS NAV per share	€	26.54	27.41	–3%
Premium/discount to IFRS NAV per share[1]	%	–14.10	–17.84	373 bp
Dividend paid in the business year per share	€	0.90	1.00	–10%
Dividend yield[1]	%	3.95	4.44	–49 bp

EPRA Figures

		30.06.2026	31.12.2025	Change
EPRA NRV	€ m	3,081.2	3,240.2	–5%
EPRA NRV per share	€	33.72	34.53	–2%
EPRA NTA	€ m	2,839.8	2,977.7	–5%
EPRA NTA per share	€	31.08	31.74	–2%
EPRA NDV	€ m	2,445.9	2,589.7	–6%
EPRA NDV per share	€	26.77	27.60	–3%

Market Figures

		30.06.2026	31.12.2025	Change
Market capitalisation (key date)	€ m	2,145.2	2,278.4	–6%
Market capitalisation (annual average)	€ m	2,336.2	2,355.3	–1%
Closing price	€	22.80	22.52	1%
Highest price	€	27.70	25.12	10%
Lowest price	€	21.60	20.20	7%
Average price per share	€	24.83	23.28	7%

Shares

		30.06.2026	31.12.2025	Change
Weighted number of shares	pcs.	94,089,593	101,171,605	–7%
Treasury shares	pcs.	2,715,140	7,348,253	–63%
Number of shares outstanding	pcs.	91,374,453	93,823,352	–3%
Average number of shares	pcs.	94,089,593	101,171,605	–7%
Average treasury shares	pcs.	1,511,345	5,499,290	–73%
Average number of shares outstanding	pcs.	92,578,248	95,672,315	–3%

[1] Closing price

ISIN: AT0000641352 / REUTERS: CAIV.VI / BLOOMBERG: CAI:AV

CONTENT

FOREWORD BY THE MANAGEMENT BOARD

Keegan Viscius (CEO)

Dr. Andreas Schillhofer (CFO)

Dear Shareholders,

Despite a challenging and uncertain market environment, in the first half of 2026 we delivered a stable operating performance and continued to advance our strategic priorities. We maintained our high occupancy rates, closed the sale of nine properties that do not meet our strategic prime requirements, and completed and handed over our 35,000 sqm Berlin development project Upbeat to DKB in July.

After a short and fragile office market recovery in Q1 2026, the ECB shifted from an easing cycle to a tightening phase in mid-2026, raising key rates by 25 basis points in June, mostly as a response to increased inflation driven in part by higher energy costs caused, in turn, by conflicts in Ukraine and Iran. This has had a direct impact on our industry, including higher cost of debt and decreasing real estate values in the European office markets.

Operating in this continued environment of economic uncertainty and elevated rates, we believe the most resilient positioning is a prime quality portfolio across prime urban locations that serve as clusters for talent and innovation. We see these assets as having the most potential for increasing rents in line or above inflation, and therefore offsetting the negative impact of higher rates, while attracting the deepest pools of occupation demand and investor liquidity. On that front we feel comfortable with our high-quality portfolio to absorb any near-term external market shocks.

Solid operations

Our active asset management approach with teams on the ground in our local markets allows us to quickly respond to tenant demands and market developments, and maintain strong operating results:

- Maintained stable occupancy at over 94%,
- Signed total of c. 82,700 sqm of new and extended lease contracts, including a long-term lease totaling approx. 16,700 sqm to high-quality blue-chip credit tenants resulting in full occupancy of Berlin office project Anna Lindh Haus ahead of completion, achieving top rents for the submarket,
- Leased 33% of current vacant spaces with future start dates, bringing contractual occupancy to 96.1%,
- Achieved an increase in like-for-like annualized gross rental income (+2.4%), with GRI to NRI margin up from 85.2% to 86.4% yoy,
- Reduced indirect expenses by around 11% yoy due to lower personnel expenses and other efficiency increases in operations.

Prime portfolio quality and sustainability KPIs

91% of our portfolio have a sustainability certificate (DGNB, LEED or BREEAM, including properties in certification process), up from 88% at the end of 2025. The rate of properties meeting EU Taxonomy Do No Significant Harm criteria (in terms of energy efficiency classes) stood stable at around 80% as at the reporting date.

Progressed profitable development pipeline

Upbeat, the new 35,000 sqm headquarters of Deutsche Kreditbank AG (DKB), has been completed and handed over to the single tenant at the end of July. This premium landmark office building, fully leased for at least 15 years and located in Berlin CBD, is targeting DGNB Gold, Wired Score Platinum, and WELL Core Gold certifications. Thanks to its high energy efficiency (energy efficiency class A, with primary energy demand at least 10% below the standard for nearly zero-energy buildings), it will further strengthen the portfolio's sustainability performance. From start of operations, it will contribute significantly to our recurring earnings with a WAULT to break on completion of 15 years.

Following this recent completion, our active development pipeline totals around 28,000 sqm across two office projects under construction in Berlin. Both projects are 100% pre-let and scheduled for completion in 2027:

- Anna Lindh Haus, a highly energy-efficient hybrid timber construction offering around 17,000 sqm next to Berlin main railway station,
- Karlsgärten, a 11,300 sqm manage-to-green refurbishment project next to Berlin Potsdamer Platz.

In total, these three development projects (incl. Upbeat) are expected to add around €6m of gross rental income in 2026, around €23m in 2027 and €27m from 2028; as well as a total of around €650m of gross asset value to the investment portfolio upon completion.

Two further ground-up office development projects in prime central Berlin locations are advancing through the preparation phase: the Alexander von Humboldt Haus next to the Berlin main railway station and Skygreen adjacent to our Grasblau property. Once completed, these assets will further strengthen our prime office footprint in our largest core market of Berlin.

All developments under construction and in planning are state of the art buildings with highest level of technology, specification, certification, and sustainability features that we believe will maintain their relevance through future leasing cycles.

Closed non-core sales

Our long-term investment strategy pursues a clear focus on large, high-quality Class A office properties in prime inner-city locations. In line with this strategy, we take advantage of market liquidity to sell non-strategic assets as well as monetize future profit where no further value creation exists. Against this background, we target to sell properties that are non-core in terms of asset class, location, building quality, age, or value creation potential, continuously optimizing the quality of the property portfolio. In 2026, we have made the following progress in streamlining our portfolio so far:

- Closed the sale of 10 non-core assets (thereof one in Q3) with a total volume of around €270m,
- Sales included two office properties in Budapest and one each in Warsaw and Berlin, as well as our last parking garage and three non-core plots in Germany, amongst others,
- As part of our decarbonization strategy, sales included one property with gas heating, and
- Signed the sale of three additional assets in Germany to date with closing expected in the course of 2026.

Following these sales, our portfolio has improved in terms of quality, focus, geographic footprint, and sector. With the proceeds from these sales we have multiple options, including general corporate purposes, accretive investment in our prime portfolio, repayment of debt, buyback of shares, the distribution of dividends, and external investment should attractive opportunities arise.

Maintained stable financial position and solid balance sheet

Our balance sheet remains solid, with an equity ratio of 47.6%, a net LTV of 34.5%, and an adequate liquidity position. In early July, we successfully placed a €300m fixed rate senior unsecured green bond with a 3-year maturity and an annual coupon of 3.5%, once again demonstrating our strong access to external capital. Proceeds from the issuance will be used, among other things, to refinance the bond maturing in February 2027, thereby further improving our maturity profile. The issuance was more than 5 times oversubscribed at final terms with strong demand from around 70 investors. The international rating agency Moody's has assigned an investment grade rating of Baa3 to the bond.

Return of capital to shareholders

One of our key corporate priorities is return of excess capital to shareholders. In the first half of 2026 we paid €82.8m ordinary dividend (€0.90 per share). Furthermore, we completed our buyback started in January 2026, investing €68.6m to acquire around 2.8m shares for an average price of €24.8 per share (a 9.3% discount to NAV). Upon completion of this buyback in July, the Board decided to commence a new buyback of up to 2% of shares outstanding. Year to date combined capital returned via dividend and buybacks was €157m adding to our over €1.636bn returned to our shareholders since end of 2018.

Outlook

Looking ahead, we expect continued challenges and uncertainty, in particular further geopolitical tensions, renewed inflation risks in Europe, shifting investor preferences, and more frequent climate events. While the long-term market outlook remains uncertain, we believe that our clear strategic focus and high-quality assets in concentrated core urban market locations position us well for the years ahead.

The long-anticipated bifurcation of the office market is now, in any case, a reality: while prime assets continue to attract tenant demand, secondary buildings face growing obsolescence. Our consistently strong occupancy rates reflect the quality of our buildings and the attractiveness of our central locations.

Against this backdrop, we are expanding our prime office portfolio in Berlin and Munich, where our scale and development pipeline provide attractive growth opportunities, while continuing to dispose of non-core assets in Austria and CEE. As a result, the share of our German portfolio will continue to increase. We remain highly confident in Germany due to its scale, diverse metropolitan markets, and fiscal capacity to support long-term growth-oriented investment.

Overall, our strategic priorities remain focused on (1) profitable operations, (2) accelerating non-core disposals, (3) simplifying our business model, (4) continued disciplined investment in financially accretive developments and re-development of portfolio assets, (5) selective external investment, (6) maintaining a strong balance sheet and stable financing KPIs / covenants and (7) returning excess capital to shareholders.

With a clear strategy, a solid financial base, and a highly skilled team, CA Immo is well positioned to continue its successful business. Recurring earnings (FFO I) for the full year 2026 is expected to be above €90m (€0.97 per share).

We would like to thank our shareholders for their trust and confidence in us as stewards of their capital, and all the dedicated CA Immo employees for their hard work and contribution to what we have achieved so far in 2026.

Vienna, 26 August 2026

The Management Board

Keegan Viscius
(CEO)

Dr. Andreas Schillhofer
(CFO)

CAPITAL MARKETS

Economic Environment

In the first half of 2026, the economic environment in Europe remained shaped by the consequences of the war in the Middle East that broke out at the end of February 2026, although the acute escalation of the first quarter partly receded over the course of the period. Following the peak of the energy price and capital market reaction in April 2026, ceasefires and a memorandum of understanding between Iran and the United States contributed to an easing of commodity markets. In its World Economic Outlook Update of July 2026, the IMF assumed a normalisation by March 2027. However, the ongoing war in Ukraine, protectionist trade conflicts (most recently the tariff measures imposed by the United States in July 2026 on around 60 trading partners, including the EU) and an energy price level that remains significantly elevated continue to weigh on the investment climate.

In the euro area, inflation peaked in May 2026. After 2.6% in March and 3.0% in April, the annual inflation rate rose to 3.2% in May according to Eurostat, the highest level since September 2023, before falling back to 2.8% in June 2026. However, the decline proved temporary. In July 2026, according to the Eurostat flash estimate, inflation rose again to 2.9%, as the energy component increased from 8.5% in June to 10.0% against the background of renewed energy price rises. Core inflation (excluding energy and food) stood at 2.5% in July, after 2.4% in June. In Germany, the HICP rate (Harmonised Index of Consumer Prices) rose to 2.8% in July, after 2.4% in June.

Against this background, the ECB ended the interest rate pause that had been in place since June 2025. On 11.06.2026, the Governing Council of the ECB raised the three key interest rates by 25 basis points. This was the first rate increase since the end of the tightening cycle in September 2023 and a reversal of the eight rate cuts between June 2024 and June 2025. Since then, the deposit facility has stood at 2.25%, the main refinancing operations at 2.40% and the marginal lending facility at 2.65% (with effect from 17 June 2026). At its meeting on 23.07.2026, the Governing Council left the key interest rates unchanged and reaffirmed a data-dependent, meeting-by-meeting approach. Markets are increasingly pricing in a further increase in September 2026. In its June projections, which take the consequences of the war into account, the ECB expects HICP inflation of 3.0% (2026), 2.3% (2027) and 2.0% (2028) as well as growth of 0.8% (2026), 1.2% (2027) and 1.5% (2028). This represents an upward revision of inflation and a downward revision of growth for 2026 and 2027 compared with the March projections.

In its World Economic Outlook Update of July 2026, the IMF paints a comparable picture. Global growth is projected at 3.0% (2026) and 3.4% (2027) and, on a cumulative basis, is broadly unchanged compared with the April 2026 Outlook. The IMF frames the outlook as a balance between the dampening effect of the war in the Middle East and a supportive, AI-driven technology investment cycle. For the euro area, the IMF expects +0.9% (2026, 0.2 percentage points lower than in April) and +1.2% (2027), and for Germany +0.7% and +1.0% respectively. In the CEE markets relevant to CA Immo, Poland was revised slightly upward to +3.4% (2026), while Czechia (+2.2%) and Hungary (+1.7%) were not revised in the July Update and remain at the level of the April Outlook. According to the IMF, global inflation remains elevated at 4.7% (2026). The disinflation observed since the beginning of 2024 has thus stalled worldwide. The Update's oil price assumption is around USD 89 per barrel for 2026.

The financing environment has tightened further since the first quarter. Yields on ten-year German government bonds (Bunds) marked their highest level in more than 15 years at around 3.20% on 23.07.2026, after the price of Brent crude oil had temporarily touched USD 100 per barrel and the ECB had signalled a possible rate increase in September. The financing level, which is significantly higher than in the years 2020 to 2022, weighs on development projects and leads to continued restraint on the transaction markets. The stabilisation of valuations that began in 2025 is thus being subjected to renewed strain. The valuation outlook for the real estate sector depends increasingly on the further course of the energy price shock and the ECB's response.

In addition, there are further macroeconomic factors. Leading indicators were recently mixed. The S&P Global Purchasing Managers' Index signalled a return of euro area business activity to growth territory in July, supported by a strong increase in German output, while German consumer confidence weakened slightly heading into August. The increase in defence spending to 5% of GDP by 2035 agreed by the NATO member states in June 2025, as well as the German and French infrastructure packages, are likely to provide growth impulses over the medium term, but at the same time increase the pressure on public finances. In its April Outlook, the IMF projected a widening of the German deficit to 3.8% of GDP for 2026.

Overall, at mid-2026 the economic environment presents a picture of heightened tension. Elevated inflation rates, albeit declining from the May peak, a still high energy price level and a once again more restrictive monetary policy are offset by a robust labour market, solid corporate balance sheets and domestic demand supported by defence and infrastructure spending. For the real estate sector, the further development of capital market yields, ECB monetary policy and the conflict in the Middle East remain the decisive determinants.

In the second quarter of 2026, seasonally adjusted GDP increased by 0.4% in the euro area and by 0.5% in the EU compared with the previous quarter, after remaining stable (0.0%) in the euro area and rising by 0.1% in the EU in the first quarter of 2026 (Eurostat flash estimate, 30.07.2026). Compared with the same quarter of the previous year, GDP increased by 1.0% in the euro area and by 1.2% in the EU, after +0.5% and +0.8% respectively in the first quarter. Growth thus came in stronger than expected but remained uneven across countries. In CA Immo's core markets, the German economy grew by 0.2%, while Austria stagnated (0.0%).

In June 2026, the euro area seasonally adjusted unemployment rate stood at 6.3%, stable compared with the previous month as well as with June 2025. In the EU, the rate was 6.0%, likewise stable compared with the previous month and the previous year. In Germany, at around 3.8%, unemployment remained well below the euro area average.

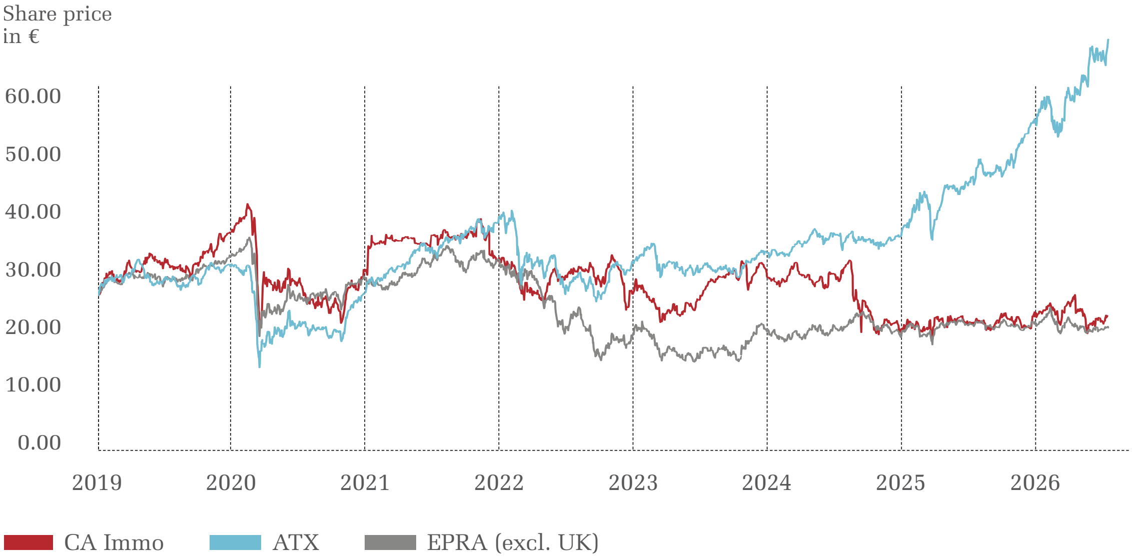
According to the Eurostat flash estimate, euro area annual inflation rose to 2.9% in July 2026, after 2.8% in June. Looking at the main components, energy had the highest annual rate at 10.0% (June: 8.5%), followed by services at 3.3% (June: 3.2%), food, alcohol & tobacco at 1.2% (June: 1.5%) and non-energy industrial goods at 0.9% (June: 0.7%).

Share Price Development, Trading, Liquidity and Market Capitalisation of the CA Immo Share

Since the beginning of the year, the CA Immo share recorded a gain of 1% and closed at €22.80 as at 30.06.2026. By comparison, the ATX gained 21%. The European real estate index EPRA (excluding the UK) recorded a decline of 2% over the same period. The CA Immo share reached its high for the year on 06.05.2026 at €27.70. The low for the year was €21.68 on 06.01.2026.

The market capitalisation of CA Immo amounted to around €2.1bn as at 30.06.2026 (30.06.2025: €2.6bn). The average daily trading volume (single count) decreased by 15% in the first six months of 2026 compared with the same period of the previous year and stood at 72.9 thousand shares versus 86.0 thousand shares in 2025. The average daily liquidity of the share (single count) fell by around 9% compared with the first six months of 2025 and stood at €1.8 million (H1 2025: €2.0 million).

Share Price Development in Relation to ATX and EPRA (01.01.2019–04.08.2026)[1]



[1] Rebased to CA Immo share price as at 01.01.2019

One-year Performance (01.07.2025–30.06.2026)

	Performance
CA Immo	–6.56%
ATX	47.15%
EPRA Developed Europe (ex UK)	–6.33%

Source: Bloomberg

Analyst Coverage

CA Immo is currently covered by six investment houses. The most recently published 12-month price targets range from €23.00 to €29.00, with the median estimate currently standing at €25.50. Based on the closing price on 30.06.2026, this represents a discount of around 11%. On 05.08.2026, Green Street initiated coverage of the CA Immo share. The initial assessment was a Hold recommendation without the publication of a conventional price target.

Analyst Recommendations

Broker	Date	Target price	Recommendation
Green Street	05.08.2026	n/a	Hold
Oddo BHF[1]	03.08.2026	€29.00	Outperform
Kepler Cheuvreux	07.07.2026	€24.50	Hold
Kempen	01.07.2026	€25.50	Neutral
Deutsche Bank	25.06.2026	€23.00	Hold
Erste Group	20.05.2026	€26.80	Accumulate
Average		**€25.76**	
Median		**€25.50**	

[1] Former Raiffeisen Bank International

Ordinary General Meeting 2026

The 39th Annual General Meeting of CA Immo was held on 06.05.2026. Taking into account the treasury shares held by the company, from which voting rights cannot be exercised, attendance was around 79% of the share capital, comprising 316 shareholders and shareholder representatives.

The Annual General Meeting addressed the standard agenda items – appropriation of profit, discharge of the Management Board and the Supervisory Board, determination of Supervisory Board remuneration, election of Deloitte Audit Wirtschaftsprüfungs GmbH as auditor and group auditor for the 2026 financial year, and adoption of the remuneration report for the 2025 financial year. In addition, resolutions were passed on the authorisations of the Management Board to acquire and dispose of treasury shares – in each case also with the exclusion of shareholders' (reverse) subscription rights in connection with the acquisition of treasury shares. No extraordinary agenda items were submitted for resolution. All resolution proposals put forward by the company achieved the legally required majority.

The Annual General Meeting's resolution on the appropriation of profit provided for the distribution of a dividend of €0.90 per dividend-bearing share from the distributable balance sheet profit of €467,709,040.81 reported as at 31.12.2025. The remaining portion of the balance sheet profit was carried forward to new account. The dividend was paid out on 13.05.2026.

Treasury Share Cancellation and New Share Buyback Programmes

On the basis of the authorization resolution of the 38th Annual General Meeting, the Management Board of CA Immobilien Anlagen Aktiengesellschaft resolved on 26.03.2026 to redeem 7,082,012 bearer shares of CA Immobilien Anlagen Aktiengesellschaft with effect from 26.03.2026. Following the approval of the Supervisory Board on 26.03.2026, the repurchased treasury shares were thus redeemed with effect from 26.03.2026. As a result of the redemption of 7,082,012 treasury shares, the share capital of CA Immobilien Anlagen Aktiengesellschaft was reduced by a total of €51,486,227.24 with effect from 26.03.2026 and now amounts to €684,031,341.11, divided into 94,089,593 no-par value shares (of which four registered shares and now 94,089,589 bearer shares). As at 25.03.2026 (the day before the redemption), CA Immo held 8,661,930 treasury shares.

Prior to this, on 08.01.2026, the Management Board of CA Immobilien Anlagen AG had decided to carry out a further share buyback programme for treasury shares on the basis of the authorization resolution of the 38th Annual General Meeting on 05.05.2025 in accordance with Section 65 para. 1 no. 8 Austrian Stock Corporation Act (AktG) ("Authorization"). The volume amounted to up to 2,768,907 shares (corresponding to 2.74% of the company's share capital at the time of the resolution, and to around 2.94% of the current share capital following the redemption of 7,082,012 treasury shares on 26.03.2026). The share buyback programme provided for the acquisition of shares via the stock exchange. The terms and conditions of these purchases followed the Authorization. In particular, the consideration to be paid for the repurchase had to fall within the range set out in the authorization resolution of the Annual General Meeting and could not be lower than 30% below and not higher than 10% above the average, unweighted closing price on the stock exchange on the ten trading days preceding the repurchase. The maximum consideration to be paid could not be higher than the most recently published IFRS NAV per share. The share buyback programme began on 15.01.2026. The buyback was carried out for any purpose permitted by the resolution of the Annual General Meeting. A general key objective was the increase in shareholder value.

The share buyback programme was completed on 22.07.2026. A total of 2,768,907 bearer shares were acquired, corresponding to around 2.94% of the share capital. The highest consideration paid per share acquired was €27.40, while the lowest consideration paid per share acquired was €21.55. The weighted average consideration paid per share acquired was €24.76 and the total value of the shares acquired amounted to €68,556,563.65. At the end of the share buyback programme, CA Immo held 3,035,148 treasury shares, corresponding to around 3.23% of the total number of voting shares issued.

Furthermore, on 23.07.2026, the Management Board of CA Immobilien Anlagen AG decided to carry out a further share buyback programme for treasury shares on the basis of the authorization resolution of the 39th Annual General Meeting on 06.05.2026 in accordance with Section 65 para. 1 no. 8 Austrian Stock Corporation Act (AktG) ("Authorization"). The volume amounts to up to 1,881,792 shares (corresponding to 2.00% of the company's current share capital). The share buyback programme provides for the acquisition of shares via the stock exchange. The terms and conditions of these purchases follow the Authorization. In particular, the consideration to be paid for the repurchase must fall within the range set out in the authorization resolution of the Annual General Meeting and may not be lower than 30% below and not higher than 10% above the average, unweighted closing price on the stock exchange on the ten trading days preceding the repurchase. The maximum consideration to be paid may not be higher than the most recently published IFRS NAV per share. The share buyback programme began on 30.07.2026 and will end on 06.11.2028 at the latest. The buyback is carried out for any purpose permitted by the resolution of the Annual General Meeting. A general key objective is the increase in shareholder value. In the current programme, a total of 205,732 bearer shares were acquired up to 17.08.2026, corresponding to around 0.22% of the share capital. The highest consideration paid per share acquired was €24.90, while the lowest consideration paid per share acquired was €23.20. The weighted average consideration paid per share acquired was €24.41 and the total value of the shares acquired amounted to €5,021,775.82.

Details regarding the transactions executed under the share buyback programmes can be found on the company’s website (www.caimmo.com/share-buyback).

Successful Issuance of a €300m Green Bond

Beginning of July 2026, CA Immo successfully issued a non-subordinated, unsecured, fixed-rate green bond of €300m with a maturity of 3 years and an annual coupon of 3.5%. At the final terms, the issue was more than five times oversubscribed, with strong demand from around 70 investors. The net proceeds are intended to finance or refinance a portfolio of eligible green projects as defined in the company's Green Financing Framework (April 2024). In doing so, CA Immo refinances, among other things, the bond maturing in February 2027 and further improves its maturity profile. The transaction, which was placed very successfully despite a volatile environment, underlines the company's continued capital market access for unsecured green financing.

Bonds & Rating

As of the balance sheet date, two corporate bonds of CA Immo were listed on the Official Market of the Vienna Stock Exchange and on the Regulated Market of the Luxembourg Stock Exchange (Bourse de Luxembourg).

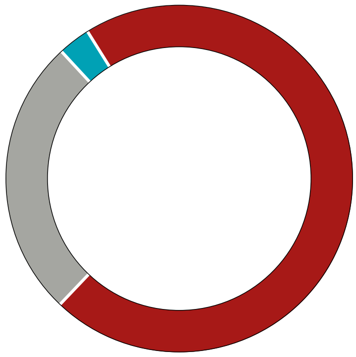
The rating agency Moody's currently rates CA Immo's long-term issuer rating and the senior unsecured ratings of the outstanding corporate bonds at Baa3 with a stable outlook. The rating was last confirmed by Moody's in April 2026.

Capital Stock and Shareholder Structure

As at 30.06.2026, the company's share capital amounts to €684,031,341.11 and is divided into 4 registered shares and 94,089,589 bearer ordinary shares, each representing a notional amount of €7.27 of the share capital. The bearer shares are listed on the Prime Market of the Vienna Stock Exchange (ISIN: AT0000641352).

With a stake of around 71% (66,531,265 bearer shares and four registered shares at the time of reporting), SOF-11 Klimt CAI S.à r.l., Luxembourg, a company managed by Starwood Capital Group, is CA Immo's largest shareholder. Starwood Capital Group is a private investment firm with a core focus on global real estate. The remaining shares in CA Immo are held in free float by institutional and private investors.

Shareholder Structure



Share related Key Figures

		30.06.2026	31.12.2025
IFRS NAV per share	€	26.54	27.41
EPRA NRV per share	€	33.72	34.53
EPRA NTA per share	€	31.08	31.74
EPRA NDV per share	€	26.77	27.60
Premium/discount to IFRS NAV per share	%	–14.10	–17.84
Premium/discount to EPRA NRV per share	%	–32.39	–34.79
Premium/discount to EPRA NTA per share	%	–26.64	–29.04
Premium/discount to EPRA NDV per share	%	–14.82	–18.41
Weighted number of shares	pcs.	94,089,593	101,171,605
Treasury shares	pcs.	2,715,140	7,348,253
Number of shares outstanding	pcs.	91,374,453	93,823,352
Ø Average number of shares	pcs.	94,089,593	101,171,605
Ø Treasury shares	pcs.	1,511,345	5,499,290
Ø Average number of shares outstanding	pcs.	92,578,248	95,672,315
Ø Average price/ share	€	24.83	23.28
Market capitalisation (key date)	€ m	2,145.2	2,278.4
Closing price	€	22.8	22.5
Highest price	€	27.7	25.1
Lowest price	€	21.6	20.2
Dividend paid in the business year/per share	€	0.9	1.0
Dividend yield[1]	%	3.95	4.44

[1] Closing price

Basic Information on the CA Immo Share

Type of shares	No-par value shares
Stock market listing	Vienna Stock Exchange. prime market
Indices	ATX, ATX-Prime, IATX, FTSE EPRA/NAREIT Europe, GPR IPCM LFFS Sustainable GRES, WBI
Specialist	Tower Research Capital Europe BV
Market Maker	Erste Group Bank AG, HRTEU Limited, Raiffeisen Bank International AG, Société Générale S.A., Susquehanna International Securities Limited, XTX Markets SAS
Stock exchange symbol/ISIN	CAI / AT0000641352
Reuters	CAIV.VI
Bloomberg	CAI:AV
Email	ir@caimmo.com
Website	www.caimmo.com

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Financial Calendar 2026

26.08.2026
Half year Result 2026

25.11.2026
Interim Report for the third Quarter 2026

PROPERTY ASSETS

The company's core business is commercial real estate, with a clear focus on office properties across the gateway cities in Germany, Austria and the CEE region; it deals with both investment properties (83% of the total portfolio) and investment properties under development (15% of the total portfolio). Properties intended for trading or sale (reported under short-term property assets) account for the remaining 2% of property assets.

As at the reporting date of 30.06.2026, the value of total property assets stood at around €4.4bn (31.12.2025: €4.7bn).

Property Assets of the CA Immo Group as at 30.06.2026

in € m	Investment properties[1]	Investment properties under development	Short-term property assets[2]	Property assets	Property assets in %
Germany	2,572.4	685.8	66.9	3,325.1	74.8
Austria	233.8	0	0	233.8	5.3
Poland	431.6	0	0	431.6	9.7
Czechia	312.1	0.5	0	312.6	7.0
Hungary	139.5	0	0	139.5	3.1
Total	**3,689.4**	**686.3**	**66.9**	**4,442.6**	**100.0**
Share of total portfolio	83%	15%	2%		

[1] Incl. properties used for own purposes and Rights-of-Use
[2] Short-term property assets include properties intended for trading or sale (reported in accordance with IAS 2 and IFRS 5)

Changes to the Portfolio in the first half of 2026

Sales

CA Immo successfully completed the sale of older and non-strategic property assets in the first half of the year. In total, sales proceeds of €228.4m (H1 2025: €247.4m) – incl. sale of real estate owned pro rata by CA Immo, at equity – were generated across the Group.

In the case of company sales (share deals), the sales proceeds are the net position of the sales price achieved for the property, less borrowings, plus other assets.

Sales Transactions completed in the first half of 2026

Property name	City	Main Usage	Type	Category	Assets	Sales date (Closing)	Share[1]	Area[2] in sqm	Book Value prior period in €m
Spreebogen	Berlin	Office	Investment property	IAS 40	1	Q1 2026	100%	29,750	91.7
Millennium Tower I	Budapest	Office	Investment property	IAS 40	1	Q1 2026	100%	18,797	40.5
Frankfurt Bus Terminal	Frankfurt	Others	Investment property	IAS 40	1	Q2 2026	100%	2,288	6.9
Campanile	Frankfurt	Others	Investment property	IAS 40	1	Q2 2026	100%	8,725	17.1
Sienna Center	Warsaw	Office	Investment property	IAS 40	1	Q2 2026	100%	20,021	45.2
Capital Square	Budapest	Office	Investment property	IAS 40	1	Q2 2026	100%	34,010	62.2
Subtotal					**6**				**263.7**
Heidelerchenstrasse	Munich	Others	Plot	IAS 2	1	Q2 2026	100%	423	0.0
Mindener Strasse Nord	Düsseldorf	Others	Plot	IAS 2	1	Q2 2026	100%	8,853	2.4
Subtotal					**2**				**2.4**
Flösserhof – Tranche A	Mainz	Residential	Investment property	IAS 2 in JV	1	Q1 2026	50%	190	1.2
Subtotal					**1**				**1.2**
Total					**9**				**267.3**

[1] Project share held by CA Immo
[2] Area: for investment properties: Rentable area; Plots: plot area

INVESTMENT PROPERTIES

This chapter shows key performance indicators for CA Immo's investment properties such as occupancy rates and yields. Properties used for own purposes and “Rights of Use” are included in the calculation of these figures.

As at 30.06.2026, the investment portfolio had an approximate book value of €3.7bn (31.12.2025: €3.7bn) and incorporated a total rentable effective area of around 0.7m sqm (31.12.2025: 0.7m sqm). Around 70% of the portfolio (based on book value) is in Germany, 24% of the investment properties are located in CEE, and 6% in Austria. In the first half of 2026, the Group generated rental income of €104.8m (H1 2025: €124.2m). As at the reporting date, the portfolio produced a yield of 5.4% (31.12.2025: 5.3%) with the occupancy rate at 94.1% (31.12.2025: 94.9%).

Lettings Performance

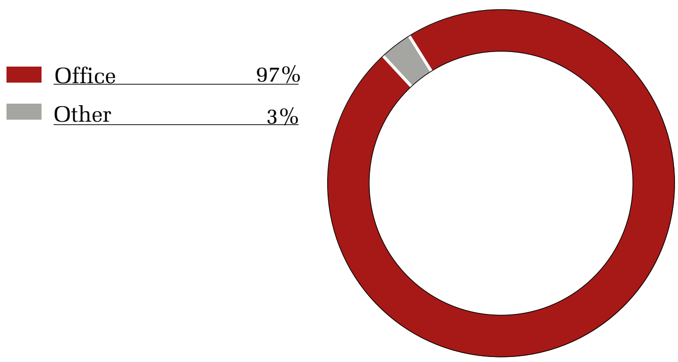
In the first half of 2026, a total of around 82,700 sqm of rentable area was newly let or extended. Of this total, 20% was attributable to the pre-leasing of the Anna Lindh Haus development project in Berlin. 55% were new leases or lease expansions for investment properties and 25% accounted for lease extensions.

Investment Properties Key Figures as at 30.06.2026[1]

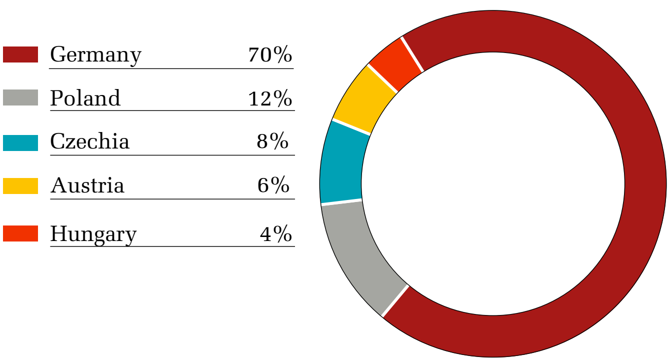
	Book value in € m	Rentable area[2] in sqm	Occupancy rate[3] in %	Annualised rental income in € m	Yield in %
Germany	2,572.4	365,216	95.8	124.7	4.8
Austria	233.8	96,128	97.1	18.3	7.8
Poland	431.6	115,797	98.5	30.5	7.1
Czechia	312.1	67,944	96.3	15.7	5.0
Hungary	139.5	71,915	72.3	10.3	7.4
Total	**3,689.4**	**717,000**	**94.1**	**199.5**	**5.4**

[1] Incl. properties used for own purposes and Right of Use
[2] Excluding strategic vacancies: strategic vacancies are defined as space that is not let for strategic reasons, for example during renovation projects while the building is in use, or to optimize the tenant structure of a building.
[3] By area (sqm)

Distribution of Book Value Investment Properties by main usage (Basis €3.7bn)



Distribution of Book Value Investment Properties by Country (Basis: €3.7bn)



INVESTMENT PROPERTIES UNDER DEVELOPMENT

The **investment properties under development** with a total book value of around €686.3m (31.12.2025: €637.1m) comprise development projects and land reserves.

Investment properties under development as at 30.06.2026

	Landbank		Projects in planning		Projects under construction		Total Investment Properties under Development	
in € m	**Book value**	**Book value in %**	**Book value**	**Book value in %**	**Book value**	**Book value in %**	**Book value**	**Book value in %**
Frankfurt	67.2	44.0	0	0	0	0	67.2	9.8
Berlin	74.7	48.9	52.9	100.0	480.6	100.0	608.2	88.6
Munich	10.4	6.8	0	0	0	0	10.4	1.5
Germany	**152.3**	**99.7**	**52.9**	**100.0**	**480.6**	**100.0**	**685.8**	**99.9**
Czechia	0.5	0.3	0	0	0	0	0.5	0.1
CEE	**0.5**	**0.3**	**0**	**0**	**0**	**0**	**0.5**	**0.1**
Total	**152.8**	**100.0**	**52.9**	**100.0**	**480.6**	**100.0**	**686.3**	**100.0**

Investment properties under development as at 30.06.2026 – Detail

in € m	**City**	**Usage**	**Share[1] in %**	**Assets**	**Area[2] in sqm**	**Book value incl. JV's**	**Book value excl. JV's**	**Total invest-ment costs[3]**	**Out-stan-ding cons-truc-tion costs**	**Gross yield on cost in %**	**Utili-sation rate[4] in %**
Upbeat	Berlin	Office	100%	1	34,911	319.6	319.6	356.1	15.2	5%	100%
Anna Lindh Haus	Berlin	Office	100%	1	16,930	104.3	104.3	119.4	31.8	6%	99%
Karlsgärten	Berlin	Office	100%	1	11,295	56.7	56.7	81.7	25.6	6%	100%
Flösserhof	Mainz	Residen-tial	50%	1	6,371	1.7	0	44.9	0.7	-	88%
Total Projects Under Construc-tion				**4**	**69,507**	**482.3**	**480.6**	**602.1**	**73.3**		
Skygreen	Berlin	Office	100%	1	18,195	39.3	39.3	-	-		
Alexander von Humboldt Haus	Berlin	Office	100%	1	6,395	13.6	13.6	-	-		
Total Projects in Planning				**2**	**24,590**	**52.9**	**52.9**				
Landbank			100%	10	93,165	152.8	152.8	-	-		
Total Landbank				**10**	**93,165**	**152.8**	**152.8**				
Total Projects & Landbank				**16**	**187,262**	**688.0**	**686.3**	**602.1**	**73.3**		

[1] Share stands for the project share held by CA Immo.
[2] Projects under construction and in planning: Gross Leasable Area. Landbank: plot size
[3] Incl. plot (and incl. existing property at Karlsgärten); total investment cost excl. plot and existing property: €491.8m.
[4] Utilization of projects for own portfolio: letting rate, projects for sale: sale

SUPPLEMENTARY REPORT

The following activities after the key date of 30.06.2026 are reported:

Project Upbeat: Completion and Handover

At the end of July, CA Immo completed the Upbeat office project in Berlin and handed over approximately 35,000 sqm of leasable space to its exclusive tenant, Deutsche Kreditbank AG (DKB).

Green Bond

CA Immo placed a fixed-rate, senior unsecured Green Bond with a volume of €300m, a three-year tenor and an annual coupon of 3.5%. The issue date (settlement) was 07.07.2026. In addition, CA Immo entered into a fair value swap with a volume of €150m.

Share Buybacks

The share buyback programme launched on 15.01.2026 was terminated after the balance sheet date (30.06.2026) on 22.07.2026. Under this programme, a total of 2,768,907 no-par value bearer shares were acquired since its commencement, corresponding to approximately 2.94% of the share capital. The highest price paid per share acquired was €27.40, and the lowest price paid per share acquired was €21.55. The volume-weighted average price paid per share acquired was €24.76, and the total value of the shares acquired amounted to €68,556,563.65. At the conclusion of the buyback programme, CA Immo held 3,035,148 treasury shares, corresponding to approximately 3.23% of the total number of voting shares issued.

Furthermore, on 23.07.2026 the Management Board of CA Immobilien Anlagen AG resolved, on the basis of the authorisation granted by the 39th Annual General Meeting of 06.05.2026 pursuant to Section 65 (1) no. 8 of the Austrian Stock Corporation Act (AktG), to carry out a further share buyback programme. The volume amounts to up to 1,881,792 shares, corresponding to 2.00% of the Company's current share capital. The buyback programme commenced on 30.07.2026 and will end no later than 06.11.2028.

Under this share buyback programme, which was launched on 30.07.2026, a total of 205,732 bearer shares were acquired up to 17.08.2026, corresponding to around 0.22% of the share capital. The highest consideration paid per share acquired was €24.90, while the lowest consideration paid per share acquired was €23.20. The weighted average consideration paid per share acquired was €24.41 and the total value of the shares acquired amounted to €5,021,775.82.

Supervisory Board

Jeffrey G. Dishner has informed the company that he will resign from the Supervisory Board ahead of schedule with effect from 15.09.2026. He has been a member of the Supervisory Board since 2018.

RESULTS

Result from letting

In the first six months of 2026, CA Immo recorded a decrease in rental income of –15.6% to €104.8m (H1 2025: €124.2m). This development is primarily attributable to the sale of non-strategic properties as part of the strategic capital rotation programme (€–19.1m year-on-year) and to lower rental income from investment properties (€–0.1m year-on-year). The decline in rental income from investment properties stems from a positive effect resulting from a one-off payment received in the first half of the comparative year 2025 due to early lease termination, rather than from declining rental income in 2026. Excluding this effect, rental income from investment properties would have risen slightly year-on-year.

Property expenses directly attributable to the asset portfolio – including own operating expenses – stood at 14.3m (H1 2025: €18.3m). The decline is primarily attributable to the disposals in the second half of 2025 and the first half of 2026, as well as to the increased occupancy rate. Net rental income after the first six months was €90.5m (H1 2025: €105.8m), a decrease of –14.5% on the previous year.

The efficiency of letting activity, measured as the operating margin in rental business (net rental income to rental income), stood at 86.4% and therefore above the previous year's value of 85.2%. The main reason for that is the higher occupancy rate.

Other expenditure directly attributable to project development stood at €–1.6m after six months, against €–1.7m in H1 2025. Gross revenue from services stood at €0.9m, above the previous year's value of €0.5m.

Sales result

As at the key date, the result from property trading stood at €0.0m (H1 2025: €5.5m). The result from the sale of investment properties amounted to €4.9m in H1 2026 (€–0.1m in H1 2025).

Indirect expenses

Indirect expenditures stood at €–18.5m in the first six months of 2026, –11.3% below the previous year's level (H1 2025: €–20.8m). The main factor for this decrease was a change in personnel expenses as well as further efficiency gains in operating activities.

This item also contains expenditure counterbalancing the aforementioned €0.9m gross revenue from services.

Earnings before interest, taxes, depreciation and amortisation (EBITDA)

As a result of the developments outlined, earnings before interest, taxes, depreciation and amortisation (EBITDA) decreased by –14.6% to €76.3m (compared to €89.4m in H1 2025).

Revaluation result

After the first six months of 2026, the total revaluation gain amounted to €17.4m, with a revaluation loss of €–71.0m. This resulted in a net revaluation of €–53.7m (€–14.0m in H1 2025). The main reason for this was primarily a slight yield decompression in Germany, which affected the valuation of the investment portfolio, development projects and land reserves. CA Immo conducts external valuations on a semi-annual basis (at mid-year and year-end).

Result from joint ventures

Current results of joint ventures consolidated at equity are reported under 'Result of joint ventures' in the consolidated income statement and amounted to €0.5m as at the reporting date (€–2.5m in H1 2025).

Earnings before interest and taxes (EBIT)

Earnings before interest and taxes (EBIT) of €22.0m was below the H1 2025 result of €71.1m.

Financial result

The financial result stood at €–17.4m after the first six months (H1 2025: €–28.7m) and thus significantly below the prior-year figure. The Group's financing costs amounted to €–22.9m, –26.2% below the value for H1 2025 (€–31.0m). The main reason for this was the repayment of the €350m bond in October 2025 and the €150m bond in March 2026.

The result from derivatives amounted to €1.4m (€–4.7m in H1 2025). The result from financial investments of €4.1m decreased compared to the reference value for the previous year's period of €7.4m. Exchange rate differences totaled €–0.0m (€–0.5m in H1 2025).

Taxes on income

Earnings before taxes (EBT) totaled €4.6m and were lower than the previous year's figure of €42.4m due to the effects described.

On the key date, income tax expense was €–6.1m (H1 2025: €–11.1m).

Consolidated net result

Consolidated net result of €–1.4m was down on the H1 2025 value of €31.3m in particular due to the effects described above. Earnings per share amounted to €–0.02 on the balance sheet date (€0.33 per share in H1 2025).

Funds from Operations (FFO)

In the first six months of 2026, FFO I of €55.6m was generated, which is –11.7% below the previous year's figure of €62.9m. FFO I is a key indicator of the Group's recurring earnings power and is reported before taxes and adjusted for the result from disposals and other non-recurring effects. Adjusted non-recurring effects amounted in total to €0.9m (H1 2025: €0.7m). These were primarily related to administrative and financing expenses. The main reason for the decline in FFO I was the successful disposal activity of recent years, which led to a decline in net rental income.

FFO I per share amounted to €0.60 as of the reporting date and was thus –8.4% below the previous year's figure (H1 2025: €0.66 per share).

FFO II, including property sales result, other non-recurring earnings effects and after tax, is an indicator of the Group's overall profitability and amounted to €41.3m as of the reporting date, –4.1% below the figure for H1 2025 of €43.1m. FFO II per share stood at €0.45 (H1 2025: €0.45 per share).

Recurring earnings (FFO I) for the full year 2026 is expected to be above €90m (€0.97 per share).

Funds from Operations (FFO)

€ m	H1 2026	H1 2025
Net rental income (NRI)	90.5	105.8
Income from services	0.9	0.5
Other operating income/expenses excl. services	0.1	0.1
Other operating income/expenses	1.0	0.7
Indirect expenses	–18.5	–20.8
Result from joint ventures	0.4	0.2
Finance costs	–22.9	–31.0
Result from financial investments[1]	4.1	7.4
Non-recurring adjustments[2]	0.9	0.7
FFO I (excl. trading and pre taxes)	**55.6**	**62.9**
Result from trading	0.0	5.5
Result from the sale of investment properties	4.9	–0.1
Result from disposal of joint ventures	0.0	0.0
At-equity result property sales	0.2	–2.4
At-equity result property sales	5.2	3.0
Property sales result	0.0	0.0
Result from disposal of assets at fair value	0.0	0.0
Other financial results[3]	–1.0	–1.9
Other adjustments	–18.5	–20.9
FFO II (incl. trading and after taxes)	**41.3**	**43.1**

[1] Excluding value adjustments for cash and restricted cash and the result from the sale of other investments
[2] Adjustment for property sales and other non-recurring results
[3] Includes other non-recurring results adjusted in FFO I

Balance sheet: assets

As at the balance sheet date, long-term assets amounted to €4,435.5m (87.1% of total assets). Investment property assets on balance sheet stood at €3,677.8m on the key date (31.12.2025: €3,694.1m). The decline in investment properties was primarily driven by the slightly negative valuation result.

The balance sheet item 'Property assets under development' was €686.3m on 30.06.2026 (31.12.2025: €637.1m) and thus higher than the 2025 year-end figure due to ongoing investments in development projects. Total property assets (investment properties, properties used for own purposes, property assets under development and property assets held as current assets) amounted to €4,442.6m on the key date (€4,675.4m on 31.12.2025).

The net assets of joint ventures are shown in the balance sheet item 'Investments in joint ventures', which stood at €16.1m on the key date (€17.3m on 31.12.2025).

Cash and cash equivalents incl. cash deposits stood at €513.2m on the balance sheet date (€645.0m on 31.12.2025) und thus below the previous year's figure. The use of cash and cash equivalents included, among other things, ongoing investments in development projects and the investment portfolio, as well as the repayment of a €150m bond at the end of March 2026.

Balance sheet: liabilities

Equity

As at the key date, shareholders' equity on the Group balance sheet stood at €2,425.4m (€2,571.6m on 31.12.2025). Since the start of the year, total assets decreased by around –6.7% to €5,094.7m (31.12.2025: €5,461.7m). The equity ratio has increased slightly to 47.6% (31.12.2025: 47.1%).

Interest-bearing liabilities

The Group's financial liabilities amounted to €2,049.3m as of the reporting date (31.12.2025: €2,259.9m). Net debt (interest-bearing liabilities less cash and cash equivalents, cash deposits and restricted cash) stood at €1,532.0m at the end of June 2026 (31.12.2025: €1,611.9m). 100% of liabilities to banks and bonds are denominated in Euro.

Gearing (net debt to equity) was 63.2% at the reporting date (31.12.2025: 62.7%). The loan-to-value ratio based on balance sheet values was 34.5% (net, taking into account the Group's cash and cash equivalents, cash deposits and restricted cash) as of 30.06.2026, compared to 34.5% at the beginning of the year.

Key Balance Sheet and Finance Figures

€ m	**H1 2026**	**31.12.2025**
Shareholders' equity	**2,425.4**	**2,571.6**
Long-term interest-bearing liabilities	1,362.6	1,972.8
Short-term interest-bearing liabilities	686.7	287.0
Cash and cash equivalents	–488.1	–544.9
Restricted cash	–4.2	–3.0
Fixed cash deposits	–25.1	–100.1
Net debt	**1,532.0**	**1,611.9**
Equity ratio	47.6	47.1
Gearing (net)	63.2	62.7
Gearing (gross)	84.5	87.9
Loan-to-value (net)	34.5	34.5
Loan-to-value (gross)	46.1	48.3

EPRA METRICS

In order to ensure comparability with other listed property companies, CA Immo reports individual key figures in accordance with the standards of EPRA (European Public Real Estate Association), the leading interest group for listed property companies. These key figures may differ from the values determined in accordance with IFRS rules. CA Immo follows EPRA's 'Best Practice Recommendations' (www.epra.com).

EPRA Net Asset Value (NAV)

With the publication of the EPRA Best Practices Recommendations Guidelines October 2019, the net asset value reporting was revised with the aim of better reflecting recent market and company developments. As a consequence, EPRA NAV and EPRA NNNAV were replaced by three new Net Asset Valuation metrics: EPRA Net Reinstatement Value, EPRA Net Tangible Assets and EPRA Net Disposal Value. CA Immo has only reported these key figures as of Q1 2021, which are defined by EPRA as follows (Source: EPRA – Best Practices Recommendations Guidelines, Oktober 2019).

EPRA Net Asset Value (NAV)

€ m		30.06.2026	31.12.2025
EPRA NRV	€ m	3,081.2	3,240.2
EPRA NRV per share	€	33.72	34.53
EPRA NTA	€ m	2,839.8	2,977.7
EPRA NTA per share	€	31.08	31.74
EPRA NDV	€ m	2,445.9	2,589.7
EPRA NDV per share	€	26.77	27.60

EPRA Net Reinstatement Value
The objective of the EPRA Net Reinstatement Value measure is to highlight the value of net assets on a long-term basis. Assets and liabilities that are not expected to crystallize in normal circumstances such as the fair value movements on financial derivatives and deferred taxes on property valuation surpluses are therefore excluded. Since the aim of the metric is to also reflect what would be needed to recreate the company through the investment markets based on its current capital and financing structure, related costs such as real estate transfer taxes should be included.

EPRA Net Tangible Assets
The underlying assumption behind the EPRA Net Tangible Assets calculation assumes entities buy and sell assets, thereby crystallizing certain levels of deferred tax liability.

EPRA Net Disposal Value
Shareholders are interested in understanding the full extent of liabilities and resulting shareholder value if company assets are sold and/or if liabilities are not held until maturity. For this purpose, the EPRA Net Disposal Value provides the reader with a scenario where deferred tax, financial instruments, and certain other adjustments are calculated as to the full extent of their liability, including tax exposure not reflected in the Balance Sheet, net of any resulting tax. This measure should not be viewed as a "liquidation NAV" because, in many cases, fair values do not represent liquidation values.

Net Asset Value (IFRS) amounted to €2,425.4m (€26.54 per share) as of 30.06.2026, compared to €2,571.6m (€27.41 per share) at year end 2025 – a decrease of 5.7% (-3.2% per share).

EPRA Net Tangible Assets (NTA) amounted to €2,839.8m as of the reporting date, 4.6% below the year end 2025 level (€2,977.7m). This corresponds to an EPRA NTA per share of €31.08, which is 3.2% below the EPRA NTA per share of €31.74 as of 31.12.2025.

The number of shares outstanding totaled 91,374,453 as of the reporting date (31.12.2025: 93,823,352).

Net Asset Value (NRV, NTA and NDV by EPRA)

€ m	30.06.2026 EPRA NRV	30.06.2026 EPRA NTA	30.06.2026 EPRA NDV	31.12.2025 EPRA NRV	31.12.2025 EPRA NTA	31.12.2025 EPRA NDV
IFRS Equity attributable to shareholders	**2,425.4**	**2,425.4**	**2,425.4**	**2,571.6**	**2,571.6**	**2,571.6**
i) Hybrid instruments (Convertible)	–	–	–	–	–	–
Diluted NAV	**2,425.4**	**2,425.4**	**2,421.1**	**2,571.6**	**2,571.6**	**2,571.6**
ii.a) Revaluation of IP (if IAS 40 cost option is used)	0.4	0.4	0.3	0.0	0.0	0.0
iv) Revaluation of trading properties	7.1	4.9	4.9	7.5	5.2	5.2
Diluted NAV at Fair Value	**2,433.0**	**2,430.8**	**2,430.7**	**2,579.2**	**2,576.9**	**2,576.9**
v) Deferred taxes in relation to fair value gains of IP	437.7	433.4	–	450.2	427.1	–
vi) Fair value of financial instruments	–24.4	–24.4	–	–26.3	–26.3	–
ix) Fair value of fixed interest rate debt	–	–	15.2	–	–	12.8
xi) Purchasers' costs	234.8	–	–	237.1	–	–
NAV	**3,081.2**	**2,839.8**	**2,445.9**	**3,240.2**	**2,977.7**	**2,589.7**
Fully diluted number of shares	91,374,453	91,374,453	91,374,453	93,823,352	93,823,352	93,823,352
NAV per share in €	**33.72**	**31.08**	**26.77**	**34.53**	**31.74**	**27.60**

EPRA Loan-to-Value

Loan-to-value (LTV) is a widely used metric in corporate reporting. However, as there is no predefined and generally accepted concept on how to calculate and report LTV, investors, analysts and financing professionals often find that the calculation of the ratio is inconsistent among different listed real estate companies and in different jurisdictions. The objective of the EPRA LTV is to assess the gearing of the shareholders' equity within a real estate company. To achieve this goal, EPRA LTV provides adjustments to IFRS reporting.

The EPRA LTV is calculated on the basis of a proportional consolidation. This means that EPRA LTV includes the Group's share of the net debt and net assets of joint ventures or significant associated companies. Assets are recognized at fair value, net debt at nominal value.

EPRA Loan-to-Value

	30.06.2026			31.12.2025		
€ m	**CAI**	**JV**	**Total**	**CAI**	**JV**	**Total**
Include:						
Borrowings from Financial Institutions	1,198.4	–	1,198.4	1,248.1	–	1,248.1
Bonds	850.0	–	850.0	1,000.0	–	1,000.0
Net payables	52.3	18.9	71.1	52.9	10.2	63.2
Exclude:						
Cash and cash deposits	540.3	35.4	575.8	671.4	27.3	698.8
Net debt	**1,560.4**	**–16.6**	**1,543.8**	**1,629.6**	**–17.1**	**1,612.5**
Include:						
Own used properties at fair value	12.1	–	12.1	11.9	–	11.9
Investment properties at fair value	3,677.8	–	3,677.8	3,694.1	–	3,694.1
Properties held for sale	70.3	6.9	77.2	335.8	9.0	344.8
Properties under development	686.3	–	686.3	637.1	–	637.1
Intangible assets	0.4	0.0	0.4	0.6	0.0	0.6
Financial assets	–0.0	0.0	–0.0	–0.0	0.0	–0.0
Total Property Value	**4,446.7**	**6.9**	**4,453.7**	**4,679.5**	**9.0**	**4,688.5**
EPRA Loan to Value in %	**35.09%**	**–238.94%**	**34.66%**	**34.82%**	**–190.60%**	**34.39%**

EPRA Yields

The type and scope of yield disclosures often vary, and the metrics used are not consistently defined. In order to provide comparable reporting in terms of yields across Europe, EPRA has defined two yield measures.

The EPRA Net Initial Yield is calculated as annualized rental income based on rents at the balance sheet date, less non-refundable property operating costs, divided by the market value of the property. The EPRA "topped up" Net Initial Yield is calculated using an adjustment in respect of the granting of rent-free periods (or other unexpired lease incentives such as discounted lease periods and step-rents).

EPRA Yields[1]

€ K	Germany	Austria	Poland	Czechia	Hungary	Total
Investment properties	2,719,790	248,200	422,200	315,300	143,400	3,848,890
Annualised cash rental income (net)	113,826	16,000	29,087	13,226	7,222	179,361
EPRA Net Initial Yield	**4.2%**	**6.4%**	**6.9%**	**4.2%**	**5.0%**	**4.7%**
Lease incentives	**–759**	**–354**	**–828**	**–1,691**	**–905**	**–5,038**
EPRA "topped-up" Net Initial Yield	**4.2%**	**6.3%**	**6.7%**	**3.7%**	**4.4%**	**4.5%**

[1] Based on the like-for-like portfolio adjusted for transaction costs

EPRA Vacancy Rate

Vacancy rate reporting is not standardized across the real estate industry. In order to promote comparable and consistent reporting, the EPRA requirements specify a single, clearly defined vacancy rate disclosure. The EPRA Vacancy Rate is to be expressed as a percentage equal to the expected rental value of vacant space divided by the expected rental value of the entire portfolio. The EPRA Vacancy Rate is calculated only for completed properties (investment, trading and including share of joint ventures' vacancy), but excluding properties under development.

The EPRA vacancy rate stood at 5.3% as of 30.06.2026 (31.12.2025: 4.6%). In Germany, which accounts for 70% of the investment portfolio, vacancy remained low at 3.7%. The increase at Group level was mainly attributable to Hungary (27.6%) and Czechia (8.9%). Both markets are classified as non-strategic under the capital rotation programme; exclusive sale negotiations are underway for the remaining Czech portfolio. The biggest part of vacancy is thus concentrated in assets outside the strategic core portfolio.

EPRA Vacancy Rate

	Vacancy ERV	Full Reversion ERV	EPRA Vacancy Rate
Germany	5.3	143.9	3.7%
Austria	1.3	14.7	8.9%
Poland	0.5	28.0	1.7%
Czechia	1.7	18.7	8.9%
Hungary	2.5	9.0	27.6%
Total	**11.3**	**214.3**	**5.3%**

EPRA Cost Ratios

The EPRA Cost Ratios are aimed at providing a consistent baseline from which companies can provide further information around costs where appropriate. The EPRA recommendation therefore includes suggestions for how companies might provide this additional information.

The EPRA Cost Ratios show the company's cost efficiency by comparing the proportional share of the operating and administrative expenses for investment property – both including and excluding direct vacancy costs – to gross rental income for the reporting period.

Gross rental income under the EPRA definition declined to €99.2m in H1 2026 (H1 2025: €116.4m), mainly due to property disposals under the capital rotation programme. Property expenses decreased disproportionately to €14.3m (H1 2025: €18.3m). This was driven not only by the smaller portfolio but also, in particular, by lower vacancy costs of €2.3m (H1 2025: €3.0m) resulting from the increased occupancy rate. The EPRA cost ratio improved accordingly to 14.4% including direct vacancy costs (H1 2025: 15.7%), or 12.0% excluding direct vacancy costs (H1 2025: 13.2%).

In determining the EPRA cost ratio, CA Immo capitalizes only expenses that lead to a future economic benefit for the property. Overhead and operating costs were not capitalized in the reporting period.

EPRA Cost Ratios

€ m	**H1 2026**	**H1 2025**
Expenses from investment property	–14.3	–18.3
Exclude:		
Ground rent costs	0.0	–0.0
EPRA costs (including direct vacancy costs) (A)	**–14.3**	**–18.3**
Vacancy costs	–2.3	–3.0
EPRA costs (excluding direct vacancy costs) (B)	**–11.9**	**–15.3**
Gross rental income (C)	**99.2**	**116.4**
EPRA cost ratio (including direct vacancy costs)	**14.4%**	**15.7%**
EPRA cost ratio (excluding direct vacancy costs)	**12.0%**	**13.2%**

EPRA Like-for-Like

The like for like analysis measures the operational performance of a property portfolio that remains unchanged over the entire comparison period. Only assets that were held in the portfolio throughout the full period are taken into account; effects from acquisitions, disposals, or completions are excluded.

Book values remained largely unchanged on a like-for-like basis. The gross yield increased slightly, while the occupancy rate at Group level came in below the prior-year level. Annualized rental income was thus up 2.4%. Thereof a small decline was attributable to the CEE region. The German portfolio held up well, with increased rental income, an occupancy rate up by around 100 basis points, and an increased gross yield, driven mainly by leasing performance and lease indexation. In Austria, all key figures remained largely stable.

EPRA Like-for-Like

	Book values		**Annualized Rental Income**		**Gross yield in % [1]**		**Occupancy (sqm) in % [2]**	
m	**30.06.2026**	**30.06.2025**	**30.06.2026**	**30.06.2025**	**30.06.2026**	**30.06.2025**	**30.06.2026**	**30.06.2025**
Germany	2,560.9	2,578.5	124.0	119.0	4.8	4.6	95.8	94.8
Austria	233.7	233.4	18.3	17.9	7.8	7.7	97.1	97.4
CEE	863.4	840.8	56.6	57.2	6.6	6.8	90.6	93.7
Total	**3,658.0**	**3,652.7**	**198.8**	**194.1**	**5.4**	**5.3**	**94.1**	**94.8**

[1] Annualized headline rent / Book value
[2] Occupancy rate based on lettable area

EPRA Capex

EPRA capex comprises capital expenditures relating to the standing investment portfolio, broken down according to the categories defined by EPRA (including acquisitions, projects/new construction, conversions, major maintenance, and measures aimed at extending or improving leasability). The disclosure serves to provide a structured and comparable presentation of capital expenditure across the portfolio.

EPRA Capex amounted to €85.1m in H1 2026, up from €79.2m in the prior year. The increase was mainly driven by construction progress on the fully (100%) pre-let Berlin development pipeline, which accounted for the majority at €67.1m (H1 2025: €61.5m). This also includes capitalized interest (net) in accordance with IAS 23 in the amount of €4.8m (H1 2025: €2.1m). Capex on investment properties remained nearly unchanged at €18.0m (H1 2025: €17.8m) and comprised value-preserving measures, tenant-related fit-outs, and modernization work.

EPRA Capex

€ m	**H1 2026**	**H1 2025**
Acquisitions	0.0	0.0
Projects under construction	67.1	61.5
Investment properties	18.0	17.8
Total Capex	**85.1**	**79.2**

RISK REPORT

Key Risks

Information about the risk management system and further details on those risks that have or could have a significant impact on CA Immo can be found in the 2025 Annual Report on pages 67 through 76.

The results of the risk-bearing capacity analysis indicate **sufficient risk-bearing capacity** as of the reporting date.

The economic situation in the EU is affected by a general increase in environmental uncertainty, such as rising geopolitical tensions coupled with potential disruptions of supply chains, the Russian invasion of Ukraine, and an expansion of the U.S.-initiated tariff regime.

During Q1 2026, the regional conflict in the Near and Middle East involving the key players Iran, Israel, and the U.S. escalated. Restrictions on oil and gas production in the Gulf region as well as on transport through the Strait of Hormuz have increased significantly, leading to major fluctuations in energy prices and volatile reactions in the capital markets. With regard to developments in the Gulf region, Q2 2026 was marked by a fragile ceasefire, a temporary reopening of the Strait of Hormuz, and the commencement of peace negotiations – all accompanied by conflicting signals.

There are no direct impacts on CA Immo. Indirect impacts may include higher refinancing costs (driven by new inflationary pressures and, consequently, potential interest rate hikes), a reduction in demand for office space (due to increasing economic challenges for tenants), and rising costs in development projects.

For current development projects, risks from additional cost increases are largely hedged against through construction progress and, predominantly, through existing price-fixing agreements.

The **inflation rate** in the Eurozone has risen to 3.2% in May 2026 (2.8% in June 2026), primarily due to the Iran crisis. Against this backdrop, the ECB raised its main refinancing rate in June 2026 from 2.15% to 2.40% – the first interest rate hike in nearly three years.

The CA Immo Group is subject to all risks typically associated with the acquisition, sale, development, and management of real estate – including, in particular, risks arising from unexpected changes in the macroeconomic market environment, cyclical market fluctuations, delays and budget overruns in project developments, as well as financing and interest rate risks.

Interest rates are highly dependent on external factors beyond CA Immo's control, such as general monetary and fiscal policy, national and international economic and political developments, inflationary factors, budget deficits, trade surpluses or deficits, and regulatory requirements. Interest expense increases when the relevant benchmark interest rate rises.

Market-driven fluctuations in interest rates affect both the financing rate and the market value of the interest rate hedging transactions entered into. CA Immo relies on domestic and foreign banks for financing, as well as on the issuance of corporate bonds, and strives to maintain the highest possible interest rate hedging ratio. To hedge against impending interest rate changes and the associated fluctuations in its financing costs, the company is increasingly entering into derivative financial instruments for variable-rate loans.

CA Immo has already mitigated inflation risk in advance by linking nearly all lease agreements to rising inflation rates. The successful issuance of a €300 million bond in July 2026 has a risk reducing effect.

Due to the current economic conditions, all of CA Immo's core markets continue to face a challenging environment for operations, characterized in particular by a significant slowdown in transaction activity compared to the years prior to 2022, especially for high-volume transactions in the range of over € 50 million.

Should **leasing activity** also slow significantly, longer marketing and vacancy periods for unoccupied units are to be expected in the future as well. Since demand for office space also depends on overall economic trends, it remains to be seen how office space sales will develop in fiscal year 2026. This is particularly relevant for Germany, where the majority of CA Immo's portfolio is located and for which the majority of economists forecast extremely weak GDP growth for 2026. However, recent quarters have shown that high-quality properties ("prime" – real estate), whose lease agreements offer strong protection against inflation, continue to generate higher demand from tenants and investors despite the challenging market environment, and thus also demonstrate greater resilience and stability.

With regard to **real estate development**, the greatest risks currently stem from financing costs that have risen significantly compared to 2022, increased construction costs, and general market uncertainties – and the resulting reduction in the targeted project profit (developer profit).

The company currently has a robust balance sheet and sufficient **liquidity**. However, the past year has shown that access to debt financing remains difficult due to current market conditions and, above all, continues to be associated with significantly higher costs compared to the years before 2022. On the one hand, banks are conducting more rigorous due diligence for risk management purposes; on the other hand, **capital markets** are characterized by higher volatility and uncertainty, which is reflected – particularly in the real estate sector – in investors' expectations of higher risk premiums.

Overall, the Group's key risk indicators have remained (largely) unchanged over the past two quarters. The statements made in the risk report as of December 31, 2025, therefore remain largely valid.

Vienna, 26.08.2026

The Management Board

Keegan Viscius
(CEO)

Dr. Andreas Schillhofer
(CFO)

CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

Consolidated Income Statement

€ K	H1 2026	H1 2025	Q2 2026	Q2 2025
Rental income	104,794	124,156	48,872	55,632
Operating costs charged to tenants	27,637	30,264	13,538	14,117
Operating expenses	–29,850	–33,490	–14,308	–15,574
Other expenses directly related to properties rented	–12,043	–15,088	–3,324	–2,456
Net rental income	**90,538**	**105,842**	**44,778**	**51,719**
Other expenses directly related to properties under development	**–1,639**	**–1,722**	**–598**	**–606**
Income from trading	30	6,259	30	3,794
Book value of properties sold incl. ancillary costs	8	–764	12	–174
Result from trading	**38**	**5,495**	**42**	**3,620**
Result from the sale of investment properties	**4,896**	**–95**	**5,060**	**–2,774**
Income from services	883	510	447	278
Indirect expenses	–18,468	–20,822	–7,313	–11,980
Other operating income	91	146	71	45
EBITDA	**76,340**	**89,355**	**42,488**	**40,302**
Depreciation and impairment of long-term assets	–1,121	–1,718	–552	–863
Changes in value of properties held for trading	–32	–17	42	20
Depreciation and impairment/reversal	**–1,153**	**–1,735**	**–510**	**–843**
Revaluation gain	17,361	44,523	–469	41,880
Revaluation loss	–71,015	–58,567	–46,988	–45,017
Result from revaluation	**–53,654**	**–14,045**	**–47,457**	**–3,138**
Result from joint ventures	**511**	**–2,460**	**129**	**–3,211**
Result of operations (EBIT)	**22,043**	**71,115**	**–5,350**	**33,110**
Finance costs	–22,898	–31,024	–10,832	–15,679
Foreign currency gains/losses	–5	–454	–349	142
Result from derivatives	1,369	–4,676	–5,009	–5,538
Result from financial investments	4,121	7,450	1,911	3,608
Financial result	**–17,413**	**–28,705**	**–14,279**	**–17,466**
Net result before taxes (EBT)	**4,630**	**42,410**	**–19,629**	**15,644**
Current income tax	–18,414	–20,695	–9,388	–14,042
Deferred taxes	12,342	9,546	10,945	7,165
Income tax	**–6,072**	**–11,149**	**1,557**	**–6,877**
Consolidated net result from continuing operations	**–1,442**	**31,261**	**–18,072**	**8,767**
Consolidated net result	**–1,442**	**31,261**	**–18,072**	**8,767**
thereof attributable to non-controlling interests	0	3	0	2
thereof: attributable to the owners of the parent	**–1,442**	**31,258**	**–18,072**	**8,765**
Earnings per share in € (basic = diluted)	**–0.02**	0.33	**–0.20**	0.09
Basic = diluted earnings per share in € from continuing operations	**–0.02**	0.33	**–0.20**	0.09

Consolidated Statement of Comprehensive Income

€ K	H1 2026	H1 2025	Q2 2026	Q2 2025
Consolidated net result	**–1,442**	**31,261**	**–18,072**	**8,767**
Other comprehensive income				
Cash flow hedges – changes in fair value	–1,140	–2,876	–2,204	–2,174
Foreign currency gains/losses	20	33	42	–3
Income tax related to other comprehensive income	364	918	704	694
Other comprehensive income for the period (realised through profit or loss)	**–757**	**–1,925**	**–1,459**	**–1,483**
Revaluation IAS 19	–56	–85	–56	193
Income tax related to other comprehensive income	20	27	20	–62
Other comprehensive income for the period (not realised through profit or loss)	**–35**	**–58**	**–35**	**131**
Other comprehensive income for the period	**–792**	**–1,983**	**–1,494**	**–1,351**
Comprehensive income for the period	**–2,234**	**29,278**	**–19,566**	**7,416**
thereof attributable to non-controlling interests	0	3	0	2
thereof: attributable to the owners of the parent	**–2,234**	**29,274**	**–19,566**	**7,414**

Consolidated Statement of Financial Position

€ K	30.06.2026	31.12.2025
ASSETS		
Investment properties	3,677,791	3,694,123
Investment properties under development	686,260	637,100
Own used properties	11,616	11,870
Office furniture and equipment	5,083	5,379
Intangible assets	373	564
Investments in joint ventures	16,134	17,340
Other assets	37,160	41,479
Deferred tax asset	1,047	1,186
Long-term assets	**4,435,464**	**4,409,040**
Long-term assets as a % of total assets	87.1	80.7
Assets held for sale and relating to disposal groups	62,867	338,492
Properties held for trading	4,018	3,929
Receivables and other assets	71,008	59,340
Current income tax receivables	8,120	5,906
Fixed cash deposits	25,075	100,111
Cash and cash equivalents	488,134	544,855
Short-term assets	**659,222**	**1,052,634**
Total assets	**5,094,686**	**5,461,674**
LIABILITIES AND SHAREHOLDERS' EQUITY		
Share capital	684,031	735,518
Capital reserves	870,375	880,073
Other reserves	10,252	11,044
Retained earnings	860,783	945,003
Shareholders' equity	**2,425,442**	**2,571,638**
Shareholders' equity as a % of total assets	47.6	47.1
Provisions	22,329	21,876
Interest-bearing liabilities	1,362,627	1,972,848
Other liabilities	24,281	28,612
Deferred tax liabilities	434,796	447,416
Long-term liabilities	**1,844,033**	**2,470,752**
Current tax liabilities	38,210	36,449
Provisions	59,837	56,046
Interest-bearing liabilities	686,721	287,036
Other liabilities	40,443	33,822
Liabilities relating to disposal groups	0	5,930
Short-term liabilities	**825,211**	**419,283**
Total liabilities and shareholders' equity	**5,094,686**	**5,461,674**

Consolidated Statement of Cash Flows

€ K	H1 2026	H1 2025
Operating activities		
Net result before taxes from continuing operations	4,630	42,410
Revaluation result incl. change in accrual and deferral of rental income	56,496	16,318
Depreciation and impairment/reversal	1,153	1,746
Result from the sale of long-term properties and office furniture and other equipment	–4,913	80
Finance costs and result from financial investments	18,778	23,575
Foreign currency gains/losses	5	454
Result from derivatives	–1,369	4,676
Result from joint ventures	–511	2,460
Taxes paid excl. taxes for the sale of long-term properties and investments	–11,050	–4,174
Interest paid (excluding interest for financing activities)	–376	–32
Interest received (excluding interest from investing activities)	152	61
Cash flow from operations	**62,994**	**87,573**
Change in properties held for trading	–119	–17
Change in receivables and other assets	–4,733	36,800
Change in provisions	–2,897	–281
Change in other liabilities	–1,091	1,589
Cash flow from change in net working capital	**–8,840**	**38,091**
Cash flow from operating activities	**54,154**	**125,664**
Investing activities		
Acquisition of and investment in long-term properties	–77,098	–85,913
Acquisition of fully consolidated companies	0	–44
Inflow of cash and cash equivalents from the acquisition of fully consolidated companies	0	2,885
Acquisition of office equipment and intangible assets	–161	–232
Fixed cash and other deposits	–39	–17,544
Repayment fixed cash deposits	75,000	0
Disposal of investment properties and other assets	162,767	192,996
Disposal of fully consolidated companies	106,271	35,737
Outflow of cash and cash equivalents fully consolidated companies disposed	–7,255	–3,172
Investments in joint ventures	–345	–100
Loans made to joint ventures	0	–375
Taxes paid relating to the sale of long-term properties and investments	–7,828	–5,564
Dividend distribution from at equity consolidated entities	2,000	2,622
Interest paid for capital expenditure in investment properties	–5,579	–3,126
Interest received from financial investments	4,520	7,778
Cash flow from investing activities	**252,249**	**125,949**

€ K	H1 2026	H1 2025
Financing activities		
Repayment of bonds	–150,000	0
Costs paid/ Cash inflow from the issuance of bonds	0	–170
Acquisition of treasury shares	–59,858	–32,419
Dividend payments to shareholders	–82,778	–95,847
Acquisition of non-controlling interest and payments to shareholders of non-controlling interests	0	–156
Change restricted cash for loans	–1,119	11,902
Repayment of loans	–45,450	–112,295
Received payments from termination of interest rate derivates	91	869
Other interest paid	–32,592	–32,461
Cash flow from financing activities	**–371,706**	**–260,577**
Net change in cash and cash equivalents	**–65,303**	**–8,963**
Fund of cash and cash equivalents 01.01.	544,892	647,041
Changes in the value of foreign currency	289	255
Changes due to classification from/of disposal group	8,297	–2,503
Fund of cash and cash equivalents 30.06.	**488,174**	**635,829**
Expected credit losses cash and cash equivalents	–40	–45
Cash and Cash equivalents 30.06. (Balance Sheet)	**488,134**	**635,785**

The interest paid in H1 2026 totalled € –38,547K (H1 2025: € –35,619K). The income taxes paid in H1 2026 totalled €–18,878K (H1 2025: €–9,738K).

Statement of Changes in Equity

€ K	Share capital	Capital reserves – Others	Capital reserves – Treasury share reserve
As at 01.01.2025	**774,229**	**1,113,437**	**–193,277**
Cash flow hedges – changes in fair value	0	0	0
Foreign currency gains/losses	0	0	0
Revaluation IAS 19	0	0	0
Other income	**0**	**0**	**0**
Consolidated net result	0	0	0
Comprehensive income for 2025	**0**	**0**	**0**
Dividend payments to shareholders	0	0	0
Acquisition of treasury shares	0	0	–30,071
As at 30.06.2025	**774,229**	**1,113,437**	**–223,347**
As at 01.01.2026	**735,518**	**1,039,880**	**–159,806**
Cash flow hedges – changes in fair value	0	0	0
Foreign currency gains/losses	0	0	0
Revaluation IAS 19	0	0	0
Other income	**0**	**0**	**0**
Consolidated net result	0	0	0
Comprehensive income for 2026	**0**	**0**	**0**
Dividend payments to shareholders	0	0	0
Cancellation of treasury shares	–51,486	–106,263	157,749
Acquisition of treasury shares	0	0	–61,184
As at 30.06.2026	**684,031**	**933,616**	**–63,241**

Retained earnings	Valuation result (hedging – reserve)	Other reserves	Attributable to the owners of the parent	Non-controlling interests	Shareholders' equity (total)
856,441	**13,407**	**–2,137**	**2,562,101**	**99**	**2,562,200**
0	–1,958	0	–1,958	0	–1,958
0	0	33	33	0	33
0	0	–58	–58	0	–58
0	**–1,958**	**–25**	**–1,983**	**0**	**–1,983**
31,258	0	0	31,258	3	31,261
31,258	**–1,958**	**–25**	**29,274**	**3**	**29,278**
–95,847	0	0	–95,847	0	–95,847
0	0	0	–30,071	0	–30,071
791,852	**11,449**	**–2,162**	**2,465,458**	**102**	**2,465,560**
945,003	**10,779**	**265**	**2,571,638**	**0**	**2,571,638**
0	–776	0	–776	0	–776
0	0	20	20	0	20
0	0	–35	–35	0	–35
0	**–776**	**–16**	**–792**	**0**	**–792**
–1,442	0	0	–1,442	0	–1,442
–1,442	**–776**	**–16**	**–2,234**	**0**	**–2,234**
–82,778	0	0	–82,778	0	–82,778
0	0	0	0	0	0
0	0	0	–61,184	0	–61,184
860,783	**10,002**	**250**	**2,425,442**	**0**	**2,425,442**

Operating Segments

€ K	Germany			Austria
H1 2026	**Income producing**	**Other properties**	**Total**	**Income producing**
Rental income	65,276	279	65,555	8,905
Rental income with other operating segments	597	0	597	0
Operating costs charged to tenants	13,043	4	13,046	2,620
Operating expenses	–13,261	–68	–13,329	–2,788
Other expenses directly related to properties rented	–5,537	–310	–5,848	–1,145
Net rental income	**60,117**	**–95**	**60,022**	**7,592**
Other expenses directly related to properties under development	0	–1,717	–1,717	0
Result from trading	0	525	525	0
Result from the sale of investment properties	–178	3,835	3,657	-0
Income from services	105	2,172	2,277	0
Indirect expenses	–5,242	–3,227	–8,469	–220
of which personnel expenses	*–3,245*	*–3,574*[3]	*–6,819*	*0*
Other operating income	50	176	227	4
EBITDA	**54,852**	**1,668**	**56,521**	**7,376**
Depreciation and impairment/reversal	–202	–561	–762	0
Revaluation gain	3,512	9,419	12,932	173
Revaluation loss	–26,430	–28,755	–55,185	–1,475
Result from joint ventures	0	0	0	0
Result of operations (EBIT)	**31,733**	**–18,228**	**13,505**	**6,074**
Timing of revenue recognition				
Income from trading	0	4,354	4,354	0
Income from sale of investment properties	115,373	5,600	120,973	0
Total income IFRS 15 – transferred at a point in time	**115,373**	**9,954**	**125,327**	**0**
Operating costs charged to tenants	13,043	4	13,046	2,620
Income from services	105	2,172	2,277	0
Total income IFRS 15 – transferred over time	**13,147**	**2,176**	**15,323**	**2,620**
Total income IFRS 15	**128,520**	**12,130**	**140,650**	**2,620**
30.06.2026				
Property assets[1]	2,635,032	697,220	3,332,251	233,700
Other assets	453,730	590,900	1,044,630	28,746
Deferred tax assets	754	23	777	0
Segment assets	**3,089,516**	**1,288,142**	**4,377,659**	**262,446**
Interest-bearing liabilities	1,288,757	356,633	1,645,390	55,541
Other liabilities	34,473	111,993	146,466	26,286
Deferred tax liabilities and current income tax liabilities	371,149	83,718	454,866	13,641
Liabilities	**1,694,378**	**552,344**	**2,246,722**	**95,468**
Shareholders' equity	**1,395,138**	**735,799**	**2,130,937**	**166,978**
Capital expenditures[2]	6,016	68,926	74,943	470

[1] Property assets include rental investment properties, investment properties under development, own used properties, properties held for trading and properties available for sale.

[2] Capital expenditures include all acquisitions of properties (long-term and short-term) including additions from initial consolidation, office furnitures and other equipment and intangible assets; thereof €145K (31.12.2025: €906K) in properties held for trading.

[3] Of the personnel expenses H1 2026 in the Germany Other Properties segment, €1,969K (H1 2025: €1,093K) were capitalized as own work performed in the Germany Other Properties segment and recognized as a reduction in indirect expenses. In addition, €355K of personnel expenses (H1 2025: €600K) were charged to the Germany Investment Properties segment and capitalized there as acquisition costs of the investment property.

	Poland Income produ-cing	Czechia Income produ-cing	CEE other Income produ-cing	Total segments	Holding	Transition Consolidation	Total
	15,117	6,913	8,375	104,864	-0	–70	104,794
	0	0	0	597	0	–597	0
	5,822	2,404	3,744	27,637	-0	0	27,637
	–5,936	–2,991	–4,811	–29,855	0	5	–29,850
	–1,782	–1,476	–1,810	–12,062	-0	19	–12,043
	13,221	**4,850**	**5,497**	**91,183**	**-0**	**–644**	**90,538**
	0	0	0	–1,717	0	78	–1,639
	0	0	0	525	0	–487	38
	0	0	827	4,483	0	413	4,896
	-0	156	-0	2,433	3,421	–4,972	883
	–2,118	–1,753	–1,290	–13,850	–10,199	5,582	–18,468
	–522	*–794*	*–594*	*–8,729*	*–6,348*	*–4*	*–15,081*
	-0	4	3	237	31	–177	91
	11,103	**3,258**	**5,036**	**83,294**	**–6,746**	**–207**	**76,340**
	–6	–163	–9	–940	–216	3	–1,153
	2,083	2,035	138	17,361	0	0	17,361
	–2,011	–9,705	–2,639	–71,015	-0	0	–71,015
	0	0	0	0	0	511	511
	11,170	**–4,575**	**2,525**	**28,699**	**–6,962**	**307**	**22,043**
	0	0	0	4,354	0	–4,324	30
	41,216	0	64,039	226,227	0	0	226,227
	41,216	**0**	**64,039**	**230,581**	**0**	**–4,324**	**226,257**
	5,822	2,404	3,744	27,637	-0	0	27,637
	-0	156	-0	2,433	3,421	–4,972	883
	5,822	**2,560**	**3,744**	**30,071**	**3,421**	**–4,972**	**28,521**
	47,038	**2,560**	**67,783**	**260,652**	**3,421**	**–9,295**	**254,778**
	431,632	312,590	139,469	4,449,642	87	–7,177	4,442,552
	54,305	118,596	44,200	1,290,477	511,558	–1,150,948	651,086
	55	75	162	1,070	10,242	–10,265	1,047
	485,991	**431,261**	**183,831**	**5,741,188**	**521,887**	**–1,168,390**	**5,094,686**
	169,744	110,951	57,027	2,038,654	1,008,535	–997,842	2,049,348
	13,918	11,663	8,605	206,938	41,098	–101,146	146,889
	9,429	14,744	1,055	493,734	-0	–20,728	473,006
	193,091	**137,358**	**66,687**	**2,739,326**	**1,049,633**	**–1,119,716**	**2,669,243**
	292,900	**293,903**	**117,144**	**3,001,862**	**–527,746**	**–48,674**	**2,425,442**
	2,339	11,238	126	89,116	40	–24	89,131

€ K			Germany	Austria
H1 2025	**Income producing**	**Other**	**Total**	**Income producing**
Rental income	70,637	321	70,959	9,831
Rental income with other operating segments	184	11	195	0
Operating costs charged to tenants	12,112	1	12,113	2,603
Operating expenses	–12,317	–97	–12,414	–3,163
Other expenses directly related to properties rented	–6,116	–270	–6,386	–1,734
Net rental income	**64,501**	**–34**	**64,467**	**7,537**
Other expenses directly related to properties under development	0	–2,002	–2,002	0
Result from trading	-0	5,804	5,804	0
Result from the sale of investment properties	144	2,167	2,311	-0
Income from services	715	1,802	2,517	0
Indirect expenses	–6,701	–4,118	–10,819	–248
of which personnel expenses	*–4,169*	*–3,846*[3]	*–8,015*	*0*
Other operating income	34	224	258	26
EBITDA	**58,693**	**3,844**	**62,536**	**7,314**
Depreciation and impairment/reversal	–58	–1,278	–1,336	–2
Revaluation gain	33,370	3,128	36,498	0
Revaluation loss	–21,095	–4,564	–25,658	–3,682
Result from joint ventures	0	0	0	0
Result of operations (EBIT)	**70,909**	**1,131**	**72,040**	**3,630**
Timing of revenue recognition				
Income from trading	0	10,634	10,634	0
Income from sale of investment properties	109,928	2,218	112,145	0
Total income IFRS 15 – transferred at a point in time	**109,928**	**12,852**	**122,780**	**0**
Operating costs charged to tenants (adjusted)[4]	12,112	1	12,113	2,603
Income from services	715	1,802	2,517	0
Total income IFRS 15 – transferred over time (adjusted)[4]	**12,827**	**1,803**	**14,630**	**2,603**
Total income IFRS 15 (adjusted)[4]	**122,755**	**14,655**	**137,410**	**2,603**
31.12.2025				
Property assets[1]	2,767,870	654,017	3,421,887	234,700
Other assets	414,686	610,183	1,024,869	8,601
Deferred tax assets	849	25	874	0
Segment assets	**3,183,405**	**1,264,225**	**4,447,630**	**243,301**
Interest-bearing liabilities	1,335,456	340,593	1,676,049	57,951
Other liabilities	38,834	122,293	161,128	3,293
Deferred tax liabilities and current income tax liabilities	374,907	91,457	466,364	14,553
Liabilities	**1,749,197**	**554,344**	**2,303,541**	**75,797**
Shareholders' equity	**1,434,207**	**709,881**	**2,144,089**	**167,504**
Capital expenditures[2]	12,683	136,526	149,210	1,384

[4] Operating costs charged to tenants relate entirely to recognition over time. The amounts were adjusted to the consolidated income statement.

Poland Income producing	Czechia Income producing	CEE other Income producing	Total segments restated	Holding	Transition Consolidation (restated)	Total
16,072	13,458	13,936	124,256	0	–100	124,156
0	0	0	195	0	–195	0
5,417	4,907	5,223	30,264	0	0	30,264
–5,956	–5,516	–6,366	–33,415	0	–75	–33,490
–1,588	–1,051	–3,984	–14,743	0	–345	–15,088
13,945	**11,799**	**8,809**	**106,557**	**0**	**–715**	**105,842**
0	-0	0	–2,002	0	280	–1,722
0	0	0	5,804	0	–309	5,495
354	–3,009	–661	–1,005	0	910	–95
-0	165	-0	2,682	3,984	–6,155	510
–1,783	–1,769	–1,565	–16,185	–11,318	6,681	–20,822
–542	*–745*	–680	*–9,983*	*–8,330*	*822*	*–17,491*
-0	3	25	311	139	–304	146
12,516	**7,188**	**6,608**	**96,163**	**–7,195**	**387**	**89,355**
0	–165	–14	–1,517	–235	17	–1,735
4,039	3,986	0	44,523	0	0	44,523
–2,699	–14,582	–11,946	–58,567	0	0	–58,567
0	0	0	0	0	–2,460	–2,460
13,856	**–3,572**	**–5,352**	**80,601**	**–7,431**	**–2,056**	**71,115**
0	0	0	10,634	0	–4,375	6,259
21,000	35,663	70,500	239,308	0	0	239,308
21,000	**35,663**	**70,500**	**249,943**	**0**	**–4,375**	**245,568**
5,417	4,907	5,223	30,264	0	0	30,264
-0	165	-0	2,682	3,984	–6,155	510
5,417	**5,072**	**5,223**	**32,946**	**3,984**	**–6,155**	**30,774**
26,417	**40,735**	**75,723**	**282,888**	**3,984**	**–10,530**	**276,342**
475,113	309,690	244,698	4,686,088	174	–10,812	4,675,450
50,761	122,899	68,822	1,275,952	588,530	–1,079,444	785,038
74	84	184	1,216	10,023	–10,052	1,186
525,948	**432,673**	**313,704**	**5,963,255**	**598,726**	**–1,100,308**	**5,461,674**
196,305	106,051	104,817	2,141,173	1,059,574	–940,862	2,259,884
14,803	23,791	13,086	216,101	14,811	–84,625	146,287
7,489	17,037	3,350	508,793	0	–24,928	483,864
218,597	**146,879**	**121,253**	**2,866,066**	**1,074,385**	**–1,050,415**	**2,890,035**
307,351	**285,794**	**192,451**	**3,097,189**	**–475,658**	**–49,893**	**2,571,638**
12,298	17,375	3,284	183,550	245	–911	182,885

NOTES TO THE CONDENSED INTERIM FINANCIAL STATEMENTS

General Notes

CA Immobilien Anlagen Aktiengesellschaft and its subsidiaries constitute an international real estate group ("CA Immo"). The parent company is CA Immobilien Anlagen Aktiengesellschaft ("CA Immo AG"), which has its head office at 1030 Vienna, Mechelgasse 1, Austria. CA Immo Group owns, develops and manages especially office properties in Austria and Germany as well as in CEE.

The condensed consolidated interim financial statements of CA Immo as at 30.06.2026 were prepared in accordance with IAS 34 (Interim Financial Reporting) and are based on the accounting policies and measurement basis described in the annual consolidated financial statements of CA Immobilien Anlagen Aktiengesellschaft for the year 2025, except for new or amended standards.

The condensed consolidated interim financial statements, for the reporting period from 01.01. to 30.06.2026 (excluding the quarterly figures presented in the consolidated income statement and the statement of comprehensive income) have been subject to a review by Deloitte Audit Wirtschaftsprüfungs GmbH, Vienna.

The use of automatic data processing equipment may lead to rounding differences in the addition of rounded amounts and percentage rates.

Changes in Accounting Policies and Calculation Methods

The condensed consolidated interim financial statements as at 30.06.2026 were prepared in accordance with all IASs, IFRSs, IFRIC and SIC interpretations (existing standards as amended and new standards) as adopted by the EU and applicable for the financial year beginning 01.01.2026. The following amended standards are applicable for the first time in the business year 2026:

Standard / Interpretation	**Content**	**Effective Date**[1]
Amendments to IFRS 9 and IFRS 7	Classification and Measurement of Financial Instruments	01.01.2026
Annual Improvements to IFRS Accounting Standards	Other small clarifications in respect of IFRS 1, IFRS 9, IFRS 10 and IAS 7	01.01.2026

[1] The standards and interpretations are to be applied to business years commencing on or after the effective date.

The first-time application of the amended standards and interpretations has no essential impact on the condensed consolidated interim financial statements.

Scope of Consolidation

In H1 2026 and in 2025, CA Immo sold its shares of the following companies:

Company name/domicile	year	Invest-ments %	Consolidation method before change in participation	Sales price € 1,000	Deconsolida-tion date
Duna Irodaház Kft., Budapest	2026	100%	Full consolidation (IAS 40)	20,441	31.01.2026
Váci 76 Kft., Budapest	2026	100%	Full consolidation (IAS 40)	43,598	24.06.2026
Total 2026	**2026**			**64,039**	
Visionary Prague, s.r.o., Prague	2025	100%	Full consolidation (IAS 40)	35,845	02.06.2025
Baumkirchen MI GmbH & Co. KG, Grünwald	2025	100%	Full consolidation (IAS 2)	3,726	11.06.2025
Baumkirchen MI Verwaltungs GmbH, Grünwald	2025	100%	Full consolidation (IAS 2)	34	11.06.2025
KILB Kft., Budapest	2025	100%	Full consolidation (IAS 40)	33,370	30.09.2025
4P – Immo. Praha s.r.o., Prague	2025	100%	Full consolidation (IAS 40)	76,636	25.11.2025
Total affiliated entities				**149,610**	
Eggarten Projektentwicklung GmbH & Co. KG, Grünwald	2025	50%	At-equity	40,614	14.07.2025
Eggarten Projektentwicklung Verwaltung GmbH, Grünwald	2025	50%	At-equity	0	14.07.2025
Total joint ventures				**40,614**	
Total 2025	**2025**			**190,224**	

The open sale prices for sales in 2026 amount to €700K as at 30.06.2026.

The fully consolidated entities comprised the following net assets as of the date of the sale:

€ K	Total 2026	Total 2025
Property assets	102,629	201,819
Other assets	2,862	2,637
Cash and cash equivalents	7,255	9,014
Liabilities from income and deferred taxes	–1,653	–10,716
Provisions	–548	–1,961
Interest-bearing liabilities	0	–31,005
Other liabilities	–3,992	–5,917
Net assets sold before receivabes/ payables from/ towards affiliated companies	**106,553**	**163,872**
Payables of the entities sold towards CA Immo	–43,458	–25,140
Net assets sold	**63,095**	**138,732**

Macroeconomic environment

Global economic developments in the reporting period were characterized by a renewed weakening of the price and interest rate environment. The war in the Middle East that broke out at the end of February 2026 led to an increase in energy prices and changed the macroeconomic conditions. The ongoing war in Ukraine and protectionist tendencies, in particular in the form of US tariffs on European goods, additionally dampened the investment climate and economic momentum in the euro area.

Against this background, the disinflation process of previous years came to a halt. After 1.7% in January and 1.9% in February 2026, the annual rate of inflation in the euro area rose to 3.2% by May 2026. At the end of the reporting period it stood at 2.8% and thus remained above the ECB's target of 2.0%. The main driver was the energy component, whose annual rate stood at 8.5% in June 2026. Core inflation was 2.4% at the end of the first half-year.

During the reporting period, the ECB ended the interest rate pause that had been in place since June 2025. On 11.06.2026, the Governing Council of the ECB raised the three key interest rates by 25 basis points. This was the first rate increase since the end of the tightening cycle in September 2023. With effect from 17.06.2026, the deposit facility rate stands at 2.25%, the main refinancing rate at 2.40% and the marginal lending rate at 2.65%. In its June projections, the ECB expects HICP inflation (harmonized Index of Consumer Prices) of 3.0% and growth of 0.8% for 2026. This represents an upward revision of inflation and a downward revision of growth compared with the March projections.

For the real estate sector, conditions remained challenging in the reporting period. Yields on ten-year German government bonds rose significantly in the first quarter of 2026 and reached 3.11% at the end of April, but eased again in the second quarter and stood at 2.84% as at the reporting date (31.12.2025: 2.85%). Financing costs therefore remained elevated by historical standards, transaction activity subdued and investors' risk appetite selective. Against the background of the conditions described, pressure on property valuations increased again in the reporting period.

On the capital market, conditions for issuers with strong credit quality remained fundamentally constructive. Investment grade bonds could still be placed on competitive terms, while issuers with weaker ratings faced restricted market access and higher risk premiums. The divergence in refinancing conditions according to credit quality thus remained a defining feature of the reporting period. The company made use of this environment and placed an unsecured green bond of €300M at the end of June 2026 (issuance after the quarterly reporting date), which was more than five times oversubscribed with around 70 investors.

The reporting period marks a transitional phase in which the inflation and interest rate environment weakened again compared with the previous year. A market environment that broadly favours real estate investment has not yet emerged. Elevated financing costs, persistently elevated capital market interest rates, geopolitical uncertainties and selective investor demand continued to shape valuation conditions in the real estate sector and affected the assumptions and market parameters underlying the valuation of the property assets.

Income Statement

The result from derivatives comprises the following:

€ K	H1 2026	H1 2025
Valuation interest rate derivative transactions	1,211	–4,555
Ineffectiveness of interest rate swaps	157	–121
Result from derivatives	**1,369**	**–4,676**

Tax expenses comprise the following:

€ K	H1 2026	H1 2025
Current income tax (current year)	–18,751	–22,971
Current income tax (previous years)	337	2,276
Current income tax	**–18,414**	**–20,695**
Change in deferred taxes	12,342	9,546
Income tax	**–6,072**	**–11,149**

Current income tax (current year) arises in Germany in the amount of €–17,430K (H1 2025: €–20,192K). Current income tax (previous years) mainly arises in Germany and relates to effects from tax audits.

Change in deferred taxes includes €–8,553K trade tax expense resulting from the change in the trade tax rate in Germany in 2026 and €4,333K tax income from the capitalization of prior years non-capitalized deferred tax assets. In H1 2025, €5,810K trade tax income was taken into account as a consequence of an expected trade tax exempt sale in Germany.

Earnings per share

		H1 2026	H1 2025
Weighted average number of shares outstanding	pcs.	92,578,248	96,060,503
Consolidated net income, attributable to the owners of the parent	€ K	–1,442	31,258
Basic = diluted earnings per share	**€**	**–0.02**	**0.33**

Property assets

As at key date 30.06.2026, an external valuation was performed for 100.0% (31.12.2025: 100.0%) of the properties (excl. IFRS 5) in Germany, Austria and CEE that are measured at fair value. As a matter of principle, CA Immo commissions external valuations on a semi-annual basis. For this purpose, the appraisers are provided with all material property-specific documents and information relevant to the valuation. Prior to the completion of the valuation reports, they are subject to internal plausibility checks (including input testing) before being finalized by the appraisers.

In Germany, rents for modern, high-quality office properties in requested locations were observed to be rising in some cases. Higher financing costs, uncertainty, and inflationary pressure stemming from international conflicts, as well as the economic situation in Germany, led to an increase in office yields. The transaction volume for office properties remains at a low level. Positive effects were driven in particular by property-specific changes, such as the signing of lease agreements and project progress. Rising construction costs and, in some cases, falling land values are having a particularly negative impact on project developments. Outside of central locations and for older properties, the market continues to see rising vacancy rates and a negative trend in market rents.

In CEE, no significant change in market values was observed as rent indexation and, in some cases, rising market rents, were counterbalanced by continued increases in yields in certain areas. In addition, increased transaction activity was observed in CEE compared to the recent past. However, it remains to be seen how sustainable this trend will be in the context of international conflicts.

The appraiser uses the discounted cash flow (DCF) method to determine the fair value of investment properties. The fair value (market value) represents the present value of future expected cash flows and the present value of the residual value (terminal value) at the end of the period under consideration. In most cases, the residual value is derived by capitalizing the potential annual rental income with the capitalization rate. The present value of the cash flows and the present value of the residual value are then determined using the discount rate.

For properties under development and construction, the residual or comparative method is applied unchanged.

Under this method, the market value is based on the estimated market value upon completion, less expected outstanding expenses and after applying a reasonable developer profit in the range of 5% to 15% of the market value upon completion (31.12.2025: 5% to 15%). Developer profit for properties under development, which are nearly completed, ranges at the bottom of the margin according to their reduced risk. Risks of investment properties (after completion) considered are, the estimated future rents and initial yields in the range from 4.20% to 4.60% (31.12.2025: 4.10% to 4.45%) and financing interest rates in the range from 4.50% to 5.50% (31.12.2025: 4.25% to 5.25%). The rates vary in particular depending on the general market climate, location and type of use. The closer a project is to completion, the greater the portion of parameters that are based on actual or contractually fixed amounts. After completion or immediately before completion, the properties are valued by applying the DCF method (see above), adjusted for outstanding work.

The following table shows the essential input factors for the valuation of investment property and property under development (the properties are assigned to each class based on their main use). The tables show for the properties in each classification the minimum and maximum values for rent and interest rate, the area-weighted average values for rent and vacancy as well as the weighted yield based on the potential rent (sum of current rental income and vacancies at market rents) and the average remaining lease terms calculated in years. The input factors relate to the property assets on the reporting date. The development of the classes can be seen in the analysis by class.

The sustainability and ESG risks associated with the asset, as well as other real estate characteristics, are implicitly taken into account in the valuation assumptions applied. An explicit approach has so far proved difficult. Firstly, the basis for comparing sustainable characteristics is not standardized and secondly, the market cannot clearly quantify the value attributed to the individual sustainability and ESG criteria in a given transaction.

Classification of investment properties valuation technique DCF	Fair value in € K 30.06.2026	Fair value in € K 31.12.2025	Inputs	Range 30.06.2026	Range 31.12.2025
Office Germany	2,560,890	2,577,680	Actual-rent €/m² p. m. min/max/average weighted	18.44 / 41.64 / 28.01	17.45 / 41.64 / 27.67
			Market-rent €/m² p. m. min/max/average weighted	18.38 / 37.96 / 30.33	18.41 / 36.72 / 30.13
			average remaining lease term in years	6.90	7.26
			average vacancy %	4.46	3.96
			Discount Rate Min/Max/weighted average %	5.00 / 7.00 / 6.17	4.80 / 7.00 / 6.10
			Capitalisation Rate Min/Max/weighted average %	4.25 / 5.80 / 4.86	4.20 / 5.80 / 4.82
Office Austria	135,800	136,600	Actual-rent €/m² p. m. min/max/average weighted	12.51 / 18.48 / 14.59	12.13 / 17.79 / 14.14
			Market-rent €/m² p. m. min/max/average weighted	11.37 / 14.57 / 12.47	11.37 / 14.57 / 12.47
			average remaining lease term in years	4.48	4.70
			average vacancy %	2.91	3.23
			Discount Rate Min/Max/weighted average %	7.15 / 8.90 / 8.13	7.00 / 9.00 / 8.19
			Capitalisation Rate Min/Max/weighted average %	5.25 / 7.50 / 6.60	5.25 / 7.50 / 6.61
Office CEE[1]	883,201	881,743	Actual-rent €/m² p. m. min/max/average weighted	10.92 / 26.31 / 18.47	14.13 / 25.77 / 18.15
			Market-rent €/m² p. m. min/max/average weighted	12.37 / 22.77 / 17.51	12.83 / 22.74 / 17.39
			average remaining lease term in years	4.11	3.95
			average vacancy %	9.44	16.88
			Discount Rate Min/Max/weighted average %	7.70 / 11.20 / 8.75	7.50 / 11.20 / 8.69
			Capitalisation Rate Min/Max/weighted average %	5.50 / 8.60 / 6.53	5.40 / 8.60 / 6.49
Office total	**3,579,891**	**3,596,023**			

[1] The book value of "Office CEE" classification includeds right of use assets in the amount of €19,801K (31.12.2025: €20,143K).

Classification of investment properties valuation technique DCF	Fair value in € K 30.06.2026	Fair value in € K 31.12.2025	Inputs	Range 30.06.2026	Range 31.12.2025
Retail and Other Austria	97,900	98,100	Actual-rent €/m² p. m. min/max/average weighted	14.42 / 14.54 / 14.53	14.37 / 14.42 / 14.37
			Market-rent €/m² p. m. min/max/average weighted	10.76 / 12.81 / 12.64	10.76 / 12.82 / 12.65
			average remaining lease term in years	5.31	5.35
			average vacancy %	5.69	7.34
			Discount Rate Min/Max/weighted average %	6.85 / 10.00 / 7.72	6.75 / 10.00 / 7.66
			Capitalisation Rate Min/Max/weighted average %	5.50 / 8.50 / 6.33	5.35 / 8.50 / 6.23
Other total	**97,900**	**98,100**			

Classification properties under development in realisation and planning Valuation technique residual value	Fair value in € K 30.06.2026	Fair value in € K 31.12.2025	Inputs[1]	Range 30.06.2026	Range 31.12.2025
Office Germany	533,500	472,500	Contractual- /Marketrent €/m² p.m.	35.50 / 41.58	35.50 / 41.32
			Construction cost €/m² min/max	2,020 / 4,477	1,843 / 4,389
			Related cost in % of Constr. Cost min/max	23.85 / 29.76	23.15 / 27.96
Development total	**533,500**	**472,500**			

[1] The inputs relate only to the investment properties under development in realization

Land banks which are not currently under development or which are not expected to be developed in the near future are valued through the comparable transactions method.

Classification Landbank Comparative or residual method	Fair value in € K 30.06.2026	Fair value in € K 31.12.2025	Inputs	Range 30.06.2026	Range 31.12.2025
Landbank Germany	152,270	164,110	Valuation approach / m² plot area	400.47 / 21,701.60	427.64 / 25.832.31
Landbank CEE	490	490	Valuation approach / m² plot area	97.59	97.59
Landbank total	**152,760**	**164,600**			

Hierarchy classification

The following tables show the development of separate classes that are assigned according to IFRS 13 to level 3 of the fair value hierarchy:

€ K	Office Germany	Office Austria	Office CEE
As at 01.01.2025	**2,693,300**	**136,900**	**1,224,539**
Additions	11,127	653	32,812
Disposals	0	0	–203,103
Revaluation gain	28,877	0	15,488
Revaluation loss	–22,535	–695	–37,472
Reclassification IFRS 5	–91,579	0	–147,268
Reclassification own-used properties	–4,478	0	0
Reclassification between classes	–35,600	0	0
Sales related change in lease incentives	–1,432	–259	–3,253
As at 31.12.2025 = 01.01.2026	**2,577,680**	**136,600**	**881,743**
Additions	5,925	34	13,580
Disposals	0	0	–53
Revaluation gain	3,512	173	4,256
Revaluation loss	–25,849	–903	–14,355
Sales related change in lease incentives	–378	–103	–1,971
As at 30.06.2026	**2,560,890**	**135,800**	**883,201**

€ K	Hotel and Other Germany	Retail and Other Austria	Total Classes
As at 01.01.2025	**96,800**	**98,200**	**4,249,738**
Additions	279	730	45,602
Disposals	–7,252	0	–210,355
Revaluation gain	1,282	0	45,646
Revaluation loss	–3,163	–869	–64,734
Reclassification IFRS 5	–87,905	0	–326,752
Reclassification own-used properties	0	0	–4,478
Reclassification between classes	0	0	–35,600
Sales related change in lease incentives	–41	40	–4,945
As at 31.12.2025 = 01.01.2026	**0**	**98,100**	**3,694,123**
Additions	0	437	19,976
Disposals	0	0	–53
Revaluation gain	0	0	7,941
Revaluation loss	0	–571	–41,679
Sales related change in lease incentives	0	–65	–2,518
As at 30.06.2026	**0**	**97,900**	**3,677,791**

€ K	Development under construction Germany	Development in planning Germany	Landbank Germany	Landbank CEE	Total Classes
As at 01.01.2025	**224,500**	**58,400**	**173,640**	**490**	**457,030**
Additions	123,329	8,789	1,671	0	133,789
Revaluation gain	26,571	0	3,161	0	29,733
Revaluation loss	0	–4,689	–12,012	0	–16,701
Reclassification IFRS 5	0	0	–2,350	0	–2,350
Reclassification between classes	44,900	–9,300	0	0	35,600
As at 31.12.2025 = 01.01.2026	**419,300**	**53,200**	**164,110**	**490**	**637,100**
Additions	66,453	1,360	683	0	68,496
Revaluation gain	9,419	0	0	0	9,419
Revaluation loss	–14,572	–1,660	–12,523	0	–28,755
As at 30.06.2026	**480,600**	**52,900**	**152,270**	**490**	**686,260**

The result from revaluation includes an amount of €496K (2025: €5,258K) related to investment properties after their reclassification as properties held for sale.

The following tables show the sensitivities of the fair values to a change in the expected rental income (defined as market rent for these model purposes) and the discount rates of future expected cash flows and capitalization rate of the residual value at the end of the period under review for all investment properties with the exception of properties held for sale.

Office Germany

30.06.2026

€ K Change in market rent of	Change in discount and capitalisation rate –50 bp	–25 bp	0 bp	+25 bp	+50 bp
–10%	115,890	–36,250	–172,280	–294,390	–404,840
–5%	213,960	55,650	–86,150	–213,220	–328,740
0%	312,530	147,650	0	–131,960	–252,360
+5%	411,190	239,840	86,410	–51,390	–176,270
+10%	510,140	332,050	172,540	29,650	–99,890

31.12.2025

€ K Change in market rent of	Change in discount and capitalisation rate –50 bp	–25 bp	0 bp	+25 bp	+50 bp
–10%	125,800	–28,700	–166,600	–290,600	–402,600
–5%	221,300	60,900	–83,200	–212,200	–329,100
0%	316,900	149,400	0	–134,200	–255,400
+5%	412,600	238,500	83,600	–56,300	–182,000
+10%	508,300	327,900	166,600	21,900	–108,500

Office Austria

30.06.2026

€ K Change in market rent of	Change in discount and capitalisation rate –50 bp	–25 bp	0 bp	+25 bp	+50 bp
–10%	0	–5,800	–11,000	–16,000	–20,200
–5%	6,100	0	–5,500	–10,500	–15,300
0%	12,100	5,800	0	–5,300	–10,400
+5%	18,400	11,600	5,700	–100	–5,200
+10%	24,400	17,400	11,000	5,300	–300

31.12.2025

€ K Change in market rent of	Change in discount and capitalisation rate –50 bp	–25 bp	0 bp	+25 bp	+50 bp
–10%	100	–5,600	–10,900	–15,600	–20,000
–5%	6,100	200	–5,400	–10,500	–15,100
0%	12,000	5,800	0	–5,300	–10,200
+5%	18,000	11,400	5,400	–100	–5,200
+10%	24,000	17,100	10,800	5,000	–300

Office CEE

30.06.2026

€ K Change in market rent of	Change in discount and capitalisation rate –50 bp	–25 bp	0 bp	+25 bp	+50 bp
–10%	–2,000	–40,300	–74,900	–106,600	–136,000
–5%	39,100	–700	–37,300	–71,200	–102,200
0%	80,500	38,500	0	–35,300	–68,100
+5%	121,700	77,500	37,500	100	–34,000
+10%	163,200	117,100	74,500	35,900	–100

31.12.2025

€ K Change in market rent of	Change in discount and capitalisation rate –50 bp	–25 bp	0 bp	+25 bp	+50 bp
–10%	–2,800	–41,200	–76,200	–108,300	–138,200
–5%	39,500	–800	–37,900	–72,000	–103,500
0%	82,000	39,400	0	–35,400	–68,500
+5%	123,900	79,200	38,400	800	–33,800
+10%	166,300	119,600	76,600	37,400	800

Retail and Other Austria

30.06.2026 € K Change in market rent of	–50 bp	–25 bp	Change in discount and capitalisation rate 0 bsp	+25 bp	+50 bp
–10%	1,300	–3,100	–7,200	–11,000	–14,500
–5%	5,400	700	–3,600	–7,600	–11,200
0%	9,400	4,600	0	–4,000	–7,900
+5%	13,500	8,400	3,800	–600	–4,600
+10%	17,600	12,300	7,400	3,000	–1,200

31.12.2025 € K Change in market rent of	–50 bp	–25 bp	Change in discount and capitalisation rate 0 bsp	+25 bp	+50 bp
–10%	800	–3,600	–7,800	–11,600	–15,000
–5%	5,200	400	–3,900	–7,800	–11,600
0%	9,600	4,600	0	–4,200	–8,000
+5%	14,000	8,700	3,900	–400	–4,400
+10%	18,300	12,900	7,800	3,400	–900

Development projects

For the development projects under realization, which are valued by the residual value method, the table below illustrates the sensitivity of the fair value to an increase or decrease in the projected outstanding development and construction costs. Development projects actively being developed were used as the basis.

30.06.2026 € M	-10%	-5%	Still outstanding capital expenditures Initial value	+5%	+10%
Still outstanding capital expenditures	65.4	69.0	72.6	76.3	79.9
Changes to initial value	–7.3	–3.6		3.6	7.3
Fair value	487.9	484.2	480.6	477.0	473.3
Changes to initial value	2%	1%		–1%	–2%

31.12.2025 € M	–10%	–5%	Still outstanding capital expenditures / Change in non-fixed rent Initial value	+5%	+10%
Still outstanding capital expenditures	113.4	119.7	126.0	132.3	138.6
Changes to initial value	–12.6	–6.3		6.3	12.6
Fair value	431.9	425.6	419.3	413.0	406.7
Changes to initial value	3%	2%		–2%	–3%
Change in non-fixed rent	407.2	413.2	419.3	425.4	431.4
Changes to initial value	–3%	–1%		1%	3%

The sensitivity analysis of the projects under development in realization (30.06.2026 and 31.12.2025: 3 projects: Upbeat, Anna-Lindh-Haus and Karlsgärten) is based on an average percentage of completion of approximately 87% (31.12.2025: approximately 77%) as at the balance sheet date, related to total construction costs. The sensitivity only relates to the outstanding costs of the building constructions works. The outstanding capital expenditures will reduce with the increase of the percentage of completion. Based on the residual value method this leads to an increase in the fair value of the projects under development. An increase or decrease of the outstanding capital expenditures leads to an inverse development of the fair value of the projects under development, within the residual value method.

Other assets

The other assets (long term assets) consist of the following items:

€ K	30.06.2026	31.12.2025
Derivative financial instruments	26,546	30,335
Other financial assets	10,614	11,145
Other assets	**37,160**	**41,479**

Other financial assets include cash subject to drawing resticitions of more than 12 months and other long-term receivables.

As at 30.06.2026, a property in Germany was classified as assets held for sale. In H1 2026 the closing of four properties in Germany and three in CEE took place (all of them were classified as assets held for sale as at 31.12.2025).

€ K	30.06.2026	31.12.2025
Fixed cash deposits	**25,075**	**100,111**
Cash in banks	488,163	544,878
Cash on hand	12	14
Fund of cash and cash equivalents (cash flow)	**488,174**	**544,892**
Expected credit losses in cash and cash equivalents	–40	–37
Cash and cash equivalents (balance sheet)	**488,134**	**544,855**
Fixed deposit and cash and cash equivalents	**513,209**	**644,966**

In general, cash and cash equivalents to which CA Immo only has restricted access for a period of up to three months are presented as ‘Cash and cash equivalents’ (30.06.2026 and 31.12.2025: €0K). Cash and cash equivalents subject to drawing restrictions from 3 up to 12 months are presented under ‘Receivables and other assets’ (short-term assets). Restricted cash with a longer lock-up period (over 12 months) is presented under ‘Other assets’ (long-term assets). Cash in banks subject to drawing restrictions is used for securing outstanding loans for income producing properties (repayment, interest and CAPEX) as well as current investments in development projects and cash deposits for guarantees.

€ K	30.06.2026	31.12.2025
Maturity > 1 year	4,316	4,934
Maturity from 3 to 12 months	22,792	21,548
Cash at banks with drawing restrictions	**27,108**	**26,482**

Equity, Dividends and Treasury Shares

Share capital equals the fully paid-up nominal capital of CA Immobilien Anlagen Aktiengesellschaft of €684,031,341.11 (31.12.2025: €735,517,568.35). It is divided into 94,089,589 (31.12.2025: 101,171,601) bearer shares and four no-par value registered shares. The registered shares are held by SOF-11 Klimt CAI S.à.r.l., Luxemburg, a company managed by Starwood Capital Group.

On 13.05.2026 a dividend of €0.90 (2025: €1.00) per share was distributed to shareholders, thus in total €82,778K (2025: €95,847K).

On the basis of the authorization resolution of the 38th Annual General Meeting, the Management Board of CA Immo AG resolved on 26.03.2026 to redeem 7,082,012 bearer shares of CA Immo AG with effect from 26.03.2026. Following the approval of the Supervisory Board on 26.03.2026, the repurchased treasury shares were thus redeemed with effect from 26.03.2026. As a result of the redemption of 7,082,012 treasury shares, the share capital of CA Immo AG was reduced by a total of €51,486,227.24 with effect from 26.03.2026 and now amounts to €684,031,341.11, divided into 94,089,593 no-par value shares (of which four registered shares and now 94,089,589 bearer shares). As at 25.03.2026 (the day before the redemption), CA Immo AG held 8,661,930 treasury shares.

Prior to this, on 08.01.2026, the Management Board of CA Immo AG had decided to carry out a further share buyback programme for treasury shares on the basis of the authorization resolution of the 38th Annual General Meeting on 05.05.2025 in accordance with Section 65 para. 1 no. 8 Austrian Stock Corporation Act (AktG) ("Authorization"). The volume amounted to up to 2,768,907 shares (corresponding, at the time of the resolution, to 2.74% of the company's share capital at that time; following the redemption of 7,082,012 treasury shares on 26.03.2026, this corresponded to around 2.94% of the current share capital). The share buyback programme provided for the acquisition of shares via the stock exchange. The terms and conditions of these purchases followed the authorization. In particular, the consideration to be paid for the repurchase had to fall within the range set out in the authorization resolution of the Annual General Meeting and could not be lower than 30% below and not higher than 10% above the average, unweighted closing price on the stock exchange on the ten trading days preceding the repurchase. The maximum consideration to be paid could not be higher than the most recently published IFRS NAV per share. The share buyback programme began on 15.01.2026. The buyback was carried out for any purpose permitted by the resolution of the Annual General Meeting. A general key objective was the increase in shareholder value.

Until 30.06.2026, a total of 2,448,899 no-par value bearer shares had been acquired under the 2026 share buyback programme. The highest consideration paid per share acquired was €27.40, the lowest consideration paid per share acquired was €21.55. The weighted average consideration paid per share acquired was €24.87, and the total value of the shares acquired amounted to €60,903,288.88. As at the reporting date of 30.06.2026, CA Immo AG accordingly held 2,715,140 treasury shares (31.12.2025: 7,348,253 treasury shares), corresponding to approximately 2.9% of the total number of voting shares issued.

Financial Instruments

Category € K	Book value 30.06.2026	Fair value 30.06.2026	Book value 31.12.2025	Fair value 31.12.2025
Cash at banks with drawing restrictions	4,316	4,316	4,934	4,934
Derivative financial instruments	26,546	26,546	30,335	30,335
Primary financial instruments	6,298		6,211	
Other assets	**37,160**		**41,479**	
Cash at banks with drawing restrictions	22,792	22,794	21,548	21,549
Derivative financial instruments	3,418	3,418	1,483	1,483
Other receivables and other financial assets	37,036		31,171	
Non financial assets	7,762		5,138	
Receivables and other assets	**71,008**		**59,340**	
Fixed cash deposits	**25,075**	**25,076**	**100,111**	**100,115**
Cash and cash equivalents	**488,134**		**544,855**	
	621,377		**745,785**	

The fair value of the receivables and other assets essentially equals the book value due to daily and/or short-term maturities. The primary financial instruments mainly consist of long-term receivables from deposits.

Financial assets are partially pledged as securities for financial liabilities.

Category € K	Book value 30.06.2026	Fair value 30.06.2026	Book value 31.12.2025	Fair value 31.12.2025
Bonds	850,929	845,161	1,011,741	1,009,006
Loans	1,148,882	1,140,422	1,192,646	1,183,341
Promissory loan	27,081	26,342	27,562	26,792
Lease liabilities	22,456		27,935	
Interest-bearing liabilities	**2,049,348**		**2,259,884**	
Derivative financial instruments	2,876	2,876	4,867	4,867
Other primary liabilities	61,848		57,567	
Other liabilities	64,724		**62,434**	
	2,114,072		**2,322,319**	

The fair value of other primary liabilities essentially equals the book value.

CA Immo AG has a credit line (Revolving Credit Facility) with a duration until December 2028 in the amount of €150M with an increase option for additional €50M and two one-year prolongation options. As at 30.06.2026, the outstanding credit amounts to €0M (31.12.2025: €0M).

Derivative financial instruments and hedging transactions

€ K	Nominal value	Fair value	30.06.2026 Book value	Nominal value	Fair value	31.12.2025 Book value
Interest rate swaps – assets	636,234	29,644	29,644	669,900	31,480	31,480
Interest rate swaps – liabilities	431,994	–2,876	–2,876	291,148	–4,867	–4,867
Total interest rate swaps	**1,068,227**	**26,767**	**26,767**	**961,048**	**26,613**	**26,613**
Interest rate caps	67,189	318	318	67,448	329	329
Interest rate floors	38,025	2	2	38,475	8	8
Total derivatives	**1,173,441**	**27,088**	**27,088**	**1,066,971**	**26,950**	**26,950**
thereof hedging (cash flow hedges)	205,425	13,662	13,662	207,728	14,644	14,644
thereof stand alone (fair value derivatives) – assets	536,022	16,303	16,303	568,095	17,173	17,173
thereof stand alone (fair value derivatives) – liabilities	431,994	–2,876	–2,876	291,148	–4,867	–4,867

Interest rate derivatives	Nominal value in € K	Start	End	Fixed interest rate as at 30.06.2026	Reference interest rate	Fair value in € K 30.06.2026
EUR – Cashflow Hedges	205,425	03/2022	01/2029	-0.16%	3M-Euribor	13,662
EUR – stand alone – assets	430,809	12/2019-09/2024	03/2027-12/2032	0.04%-2.29%	3M-Euribor	15,982
EUR – stand alone – liabilities	281,994	11/2023-06/2026	06/2028-12/2033	2.71%-3.05%	3M-Euribor	–2,839
Total interest swaps = variable in fixed	**918,227**					**26,804**
EUR – stand alone – liabilities	150,000	06/2026	07/2029	3.34%	6M-Euribor	–37
Total interest swaps = fixed in variable	**150,000**					**–37**
Interest rate caps	67,189	12/2022	11/2029	3.09%	3M-Euribor	318
Interest rate floors	38,025	05/2018	05/2028	0.00%	3M-Euribor	2
Total interest rate derivatives	**1,173,441**					**27,088**

Interest rate derivatives	Nominal value in € K	Start	End	Fixed interest rate as at 31.12.2025	Reference interest rate	Fair value in € K 31.12.2025
EUR – Cashflow Hedges	207,728	03/2022	01/2029	-0.16%	3M-Euribor	14,644
EUR – stand alone – assets	462,172	05/2017-07/2022	03/2026–12/2032	0.04%-1.78%	3M-Euribor	16,836
EUR – stand alone – liabilities	291,148	11/2023-09/2024	09/2028–12/2033	2.29%-3.05%	3M-Euribor	–4,867
Total interest swaps = variable in fixed	**961,048**					**26,613**
Interest rate caps	67,448	12/2022	11/2029	3.09%	3M-Euribor	329
Interest rate floors	38,475	05/2018	05/2028	0.00%	3M-Euribor	8
Total interest rate derivatives	**1,066,971**					**26,950**

Gains and losses in other comprehensive income (hedging reserve)

€ K	2026	2025
As at 01.01.	10,779	13,407
Change in valuation of cash flow hedges	–983	–2,997
Change of ineffectiveness cash flow hedges	–157	121
Income tax cash flow hedges	364	918
As at 30.06.	**10,002**	**11,449**

Hierarchy of fair values

Financial instruments measured at fair value relate to derivative financial instruments. As in the prior year, the valuation of derivative financial instruments is based on inputs which can be observed either directly or indirectly (e.g. interest rate curves or foreign exchange for-ward rates). This represents level 2 of the fair value hierarchy in accordance with IFRS 13.81. There were no reclassifications between the levels.

Capital structure

Net debt, gearing ratio and net LTV:

€ K	**30.06.2026**	**31.12.2025**
Interest-bearing liabilities		
Long-term interest-bearing liabilities	1,362,627	1,972,848
Short-term interest-bearing liabilities	686,721	287,036
Interest-bearing assets		
Cash at banks with drawing restrictions > 3 months	–4,156	–3,037
Fixed cash deposits	–25,075	–100,111
Cash and cash equivalents	–488,134	–544,855
Net debt	**1,531,983**	**1,611,882**
Shareholders' equity	2,425,442	2,571,638
Gearing ratio (Net debt/equity)	**63.2%**	**62.7%**
Investment properties	3,677,791	3,694,123
Investment properties under development	686,260	637,100
Own used properties	11,616	11,870
Properties held for trading	4,018	3,929
Investment properties pursuant to IFRS 5	62,867	328,428
Property assets	**4,442,552**	**4,675,450**
LTV (net)	**34.5%**	**34.5%**

CA Immo pursues an investment grade financial policy. The long-term strategic objective is an equity ratio of 45% to 50% and a loan-to-value ratio (net financial liabilities to property assets) of 30% to 40%.

As at 30.06.2026, the equity ratio was 47.6% (31.12.2025: 47.1%). The loan-to-value ratio was 34.5% as at 30.06.2026 (31.12.2025: 34.5%). These target ranges are a self-defined guideline. No external financial covenants are affected.

In calculating the gearing, for simplicity the book value of the cash and cash equivalents and fixed cash deposits has been taken into account. The cash at bank with drawing restrictions > 3 months is included in the calculation of net debt, if it is used to secure the repayments of interest bearing liabilities.

Business Relationship with Related Parties

Balances/transactions with Joint Ventures

€ K	30.06.2026	31.12.2025
Investments in joint ventures	16,134	17,340
Receivables	1,709	1,816
Liabilities	2,327	2,571
Provisions	3,989	4,080
	H1 2026	**H1 2025**
Joint ventures result	511	–2,460
Other income	26	123
Other expenses	0	–1,211
Interest income	0	159

Starwood Capital Group (Starwood)

Since 27.09.2018, SOF-11 Klimt CAI S.à r.l. is the largest single shareholder of CA Immo AG. In H1 2026, Starwood Capital Group did not further increase its shareholding in CA Immo AG through its investment vehicle SOF-11 Klimt CAI S.à r.l. As at 30.6.2026, SOF-11 Klimt CAI S.à r.l. held a total of 66,531,265 bearer shares and four registered shares of CA Immo AG. As a result of the cancellation of 7,082,012 treasury shares on 26.03.2026, the notional ownership interest of SOF-11 Klimt CAI S.à r.l. in the share capital increased from approximately 65.76% as at year-end 2025 to approximately 70.71%. SOF-11 Klimt CAI S.à r.l. is a company controlled by Starwood Capital Group ("Starwood"). Starwood Capital Group is a private investment firm with a primary focus on global real estate.

The asset management agreement in Germany with a company of the Starwood Capital Group, which had been in place since 01.01.2024, was terminated with effect from 31.03.2026. The arm's length nature of the terms and conditions governing the business relationship was continuously documented and monitored. The relationship with the Starwood Capital Group relates to the following items:

€ K	30.06.2026	31.12.2025
Receivables from services	242	196

€ K	H1 2026	H1 2025
Revenues from service contracts	141	94

Other Liabilities and Contingent Liabilities

Guarantees and other commitments

As at 30.06.2026, CA Immo Germany Group is subject to guarantees and other commitments resulting from purchase agreements for decontamination costs and war damage costs amounting to €105K (31.12.2025: €105K). As a security for the liabilities of one (31.12.2025: one) joint ventures loan, guarantees were issued totaling €2,500K (31.12.2025: €2,500K) in Germany. Furthermore, as security for warranty risks in Germany a guarantee was issued in the amount of €9,000K (31.12.2025: €9,000K).

In connection with disposals, marketable guarantees exist between CA Immo and the buyer for coverage of possible warranty and liability claims, which have been recognized in the statement of financial position accordingly. The actual claims may exceed the expected level.

As at 30.06.2026, CA Immo AG is the defendant in a total of four actions for annulment. All actions for annulment relate to Annual General Meetings of previous business years (the Annual General Meetings in 2021, 2022 and 2024 as well as the Extraordinary General Meeting in 2021). The actions for annulment are mainly directed against resolutions in connection with the discharge of the Management Board and the Supervisory Board, elections to the Supervisory Board and the payment of additional dividends. All proceedings are (again) in the first instance, whereby to date, for the most part, only procedural aspects (on the legal question of the plaintiff's capacity to be a party) have been at issue.

Mortgages, pledges of rental receivables, bank accounts and share pledges as well as similar guarantees are used as market collateral for bank liabilities.

Tax risks

For the purpose of recognizing tax provisions, estimates have to be made. Uncertainties exist concerning the interpretation of complex tax regulations as well as calculation methods to determine the amount and timing of taxable income. Due to these uncertainties and the complexity estimates may vary from the real tax expense also in a material amount. This may include amended interpretations of tax authorities for previous periods. CA Immo recognizes appropriate provisions for known and probable charges arising from ongoing tax audits.

Uncertainty in the tax treatment of transactions require an assessment of whether the relevant tax authority is likely to accept the interpretation of the tax treatment of the transaction or not. Based on this assessment, the CA Immo recognizes tax liabilities in the amount considered most probable in the event of uncertainty. These uncertainties and complexities may result in future tax payments being significantly higher or lower than the obligations currently assessed as probable and recognized in the balance sheet.

Contingent receivables

In 2020, CA Immo AG filed two actions for damages: a first (partial) action for €1M and a second action for approximately €1.9bn, both against the Republic of Austria and the federal state of Carinthia. These actions are based on the, since March 2025, legally binding conviction of the former Austrian Minister of Finance, Mr. Grasser, and others for crimes relating to the manipulated privatization of state-owned residential property companies, such as BUWOG, in 2004 to the detriment of CA Immo AG. In August 2025, the Supreme Court (OGH) finally determined that the claims are not time-barred. The case is now back before the court of first instance, which will continue the proceedings regarding the claims for damages with an uncertain outcome. The court will likely first determine the claims on the merits. The first hearing in these proceedings took place on 12.03.2026. The proceedings on the second claim are interrupted until a final judgment in the first proceedings.

Other financial obligations

In addition, there are other financial obligations of order commitments related to building site liabilities for work carried out in the course of developing real estate in Germany in the amount of €35,462K (31.12.2025: €45,894K), in Austria in the amount of €40K (31.12.2025: €125K) and in CEE in the amount of €2,399K (31.12.2025: €10,715K). Additionally, as at 30.06.2026, CA Immo is subject to other financial commitments in Germany resulting from construction costs from urban development contracts which can be capitalised in the future in the amount of €7,454K (31.12.2025: €8,099K).

Interest-bearing liabilities in CA Immo are subject to financial covenants. Of the interest-bearing liabilities subject to financial covenants, the credit facility and promissory note loans generally entitle the creditor to early termination or partial maturity in the event of a breach, unless the breach is remedied within the specified period. In the event of a breach of the financial covenants, the bonds do not entitle the bondholders to early termination or acceleration but do lead to restrictions on further borrowing. All financial covenants must be tested individually for each property or at Group level in accordance with the specific ancillary agreements. The financial covenants are tested for compliance on each reporting date.

Interest-bearing liabilities for which contractual conditions (financial covenants) were not met on the reporting date and where this breach of the contractual conditions gives the lender the option of early termination is reported under current interest-bearing liabilities, regardless of the remaining term specified in the contract. This applies regardless of the status of negotiations with the lender regarding the continuation or amendment of the loan agreements. As at 30.06.2026, this did not affect any loans (31.12.2025: no loans).

If it is foreseeable that a financial covenant may not be met in the future, negotiations regarding an amendment to the loan agreement are conducted at an early stage. As at 30.06.2026, this is related to no loan (31.12.2025: no loans).

Significant Events after the End of the Interim Reporting Period

CA Immo AG placed a fixed-rate, senior unsecured Green Bond with a volume of €300M, a three-year tenor and an annual coupon of 3.5%. The issue date (settlement) was 07.07.2026. In addition, CA Immo entered into a fair value swap with a volume of €150M.

End of July, CA Immo completed the Upbeat office project and handed over approximately 35,000 sqm of leasable space to an exclusive tenant.

The share buyback programme was completed on 22.07.2026. A total of 2,768,907 bearer shares were acquired, corresponding to around 2.94% of the share capital. The highest consideration paid per share acquired was €27.40, while the lowest consideration paid per share acquired was €21.55. The weighted average consideration paid per share acquired was €24.76 and the total value of the shares acquired amounted to €68,556,563.65. At the end of the share buyback programme, CA Immo AG held 3,035,148 treasury shares, corresponding to around 3.23% of the total number of voting shares issued.

Furthermore, on 23.07.2026, the Management Board of CA Immo AG decided to carry out a further share buyback programme for treasury shares on the basis of the authorization resolution of the 39th Annual General Meeting on 06.05.2026 in accordance with Section 65 para. 1 no. 8 Austrian Stock Corporation Act (AktG) ("Authorization"). The volume amounts to up to 1,881,792 shares (corresponding to 2.00% of the company's current share capital). The share buyback programme provides for the acquisition of shares via the stock exchange. The terms and conditions of these purchases follow the Authorization. In particular, the consideration to be paid for the repurchase must fall within the range set out in the authorization resolution of the Annual General Meeting and may not be lower than 30% below and not higher than 10% above the average, unweighted closing price on the stock exchange on the ten trading days preceding the repurchase. The maximum consideration to be paid may not be higher than the most recently published IFRS NAV per share. The share buyback programme began on 30.07.2026 and will end on 06.11.2028 at the latest. The buyback is carried out for any purpose permitted by the resolution of the Annual General Meeting. A general key objective is the increase in shareholder value. In the current programme, a total of 205,732 bearer shares were acquired up to 17.08.2026, corresponding to around 0.22% of the share capital. The highest consideration paid per share acquired was €24.90, while the lowest consideration paid per share acquired was €23.20. The weighted average consideration paid per share acquired was €24.41 and the total value of the shares acquired amounted to €5,021,775.82.

Jeffrey G. Dishner has informed the company that he will resign from the Supervisory Board ahead of schedule with effect from 15.09.2026. He has been a member of the Supervisory Board since 2018.

Vienna, 26.08.2026

The Management Board

Keegan Viscius
(CEO)

Dr. Andreas Schillhofer
(CFO)

DECLARATION OF THE MANAGING BOARD IN ACCORDANCE WITH SECTION 125 OF THE AUSTRIAN STOCK EXCHANGE ACT

The managing board confirms to the best of their knowledge that the condensed consolidated interim financial statements of CA Immobilien Anlagen Aktiengesellschaft, which were prepared in accordance with International Financial Reporting Standards (IFRS) for interim financial reporting (IAS 34) as adopted by the EU, give 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 gives a true and fair view of important events that have occurred during the first six months of the financial year and their impact on the condensed consolidated interim financial statements of the principal risks and uncertainties for the remaining six months of the financial year and of the major related party transactions to be disclosed.

Vienna, 26.08.2026

The Management Board

Keegan Viscius
(CEO)

Dr. Andreas Schillhofer
(CFO)

REPORT ON THE REVIEW OF THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

Introduction

We have reviewed the accompanying condensed consolidated interim financial statements as of June 30, 2026 of CA Immobilien Anlagen Aktiengesellschaft, Vienna, for the period from 1 January, 2026 to June 30, 2026. The condensed consolidated interim financial statements comprise the consolidated statement of financial position as of June 30, 2026, the consolidated income statement, the consolidated statement of comprehensive income, the consolidated statement of cash flows and the statement of changes in equity for the period from January 1, 2026 to June 30, 2026, and the notes to the consolidated interim financial statements, which summarize the significant accounting policies applied and other explanatory notes.

Management is responsible for the preparation of the condensed consolidated interim financial statements in accordance with the IFRS Accounting Standards applicable to interim financial reporting as adopted by the EU.

Our responsibility is to express a conclusion on these condensed consolidated interim financial statements based on our review procedures. Our liability towards the Company and towards third parties is limited in accordance with section 125 par 3 of the Austrian Stock Exchange Act (BörseG) in connection with section 275 par 2 of the Austrian Commercial Code (UGB).

Other Matter

Separate presentation of the consolidated income statement and consolidated statement of comprehensive income for the 2nd quarter 2026

The figures presented separately in the consolidated income statement and the consolidated statement of comprehensive income for the 2nd quarter of 2026 were not subject to the review of the condensed consolidated interim financial statements as of June 30, 2026.

Scope of Review

We conducted our review in accordance with Austrian Standards for Chartered Accountants, in particular KFS/PG11 "Principles for the Review of Financial Statements" and the International Standard on Review Engagements 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity".

A review of interim financial statements consists of making inquiries, primarily of persons responsible for financial and accounting matters and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Austrian Standards on Auditing and International Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying condensed consolidated interim financial statements are not prepared, in all material respects, in accordance with the IFRS Accounting Standards for interim financial reporting as adopted by the EU.

Statement on the consolidated interim management report and the declaration of the legal representatives pursuant to section 125 Austrian Stock Exchange Act (BörseG)

We have read the consolidated interim management report and evaluated whether it does not contain any apparent inconsistencies with the condensed consolidated interim financial statements. Based on our evaluation, the consolidated interim management report does not contain any apparent inconsistencies with the condensed consolidated interim financial statements.

The financial report as at 30 June 2026 contains the declaration of the legal representatives in accordance with section 125 par 1 subpar 3 Austrian Stock Exchange Act (BörseG).

Vienna, August 26, 2026

Deloitte Audit Wirtschaftsprüfungs GmbH

Mag. Marieluise Krimmel

Certified Public Accountant

This report is a translation of the review report. The translation is presented for the convenience of the reader only. The German wording of the review report is solely valid and is the only legally binding version.

GENERAL OVERVIEW OF PROPERTIES [1]

Postal Code	City	Property	Share per key date	Main Usage	Plot	Total area[3]	Fair value as at 30.06.2026	Fair value as at 30.06.2025
Investment properties[2]					**229.2**	**717.0**	**3,689,407**	**3,678,911**
Investment properties Austria								
1030	Vienna	Erdberger Lände 26	100%	Office	31.7	49.7	101,200	101,300
1030	Vienna	Silbermöwe	100%	Office	4.2	17.5	54,100	54,400
1030	Vienna	Galleria	100%	Retail	10.5	28.9	78,400	77,700
Properties with a fair value <€10m							87	231
Investment properties Austria total					**46.4**	**96.1**	**233,787**	**233,631**
Investment properties Germany								
10557	Berlin	Jean Monnet Tower	100%	Office	1.7	14.2	116,800	119,500
10557	Berlin	Monnet 4	100%	Office	2.5	8.2	61,665	61,400
10557	Berlin	John F. Kennedy Haus	100%	Office	3.6	17.9	153,200	152,300
10557	Berlin	Heidestraße 58	100%	Office	3.2	12.8	84,800	86,800
10557	Berlin	Bürogebäude am Kunstcampus	100%	Office	0.9	2.8	24,600	25,000
10785	Berlin	Pohlstraße 20	100%	Office	2.8	8.2	25,500	28,000
10963	Berlin	Schöneberger Ufer	100%	Office	13.1	25.2	143,000	143,500
10557	Berlin	MY.B	100%	Office	4.6	14.9	122,700	123,600
10719	Berlin	Joachimsthaler Straße 20	100%	Office	1.4	6.0	25,600	24,239
10963	Berlin	Grasblau	100%	Office	7.4	13.5	124,400	124,500
10557	Berlin	Hochhaus am Europaplatz	100%	Office	2.8	22.9	229,300	232,700
40545	Düsseldorf	Belmundo	100%	Office	2.7	10.3	56,400	55,200
40545	Düsseldorf	LaVista	100%	Office	1.2	4.1	22,600	21,900
40545	Düsseldorf	CIELO	100%	Office	2.6	10.6	69,400	68,900
50668	Cologne	Johannisstraße 60-64	100%	Office	2.2	5.5	22,200	19,600
60327	Frankfurt	ONE	100%	Office	4.8	68.6	473,700	467,800
80636	Munich	Skygarden	100%	Office	11.6	32.3	279,600	281,100
80636	Munich	Kontorhaus	100%	Office	7.9	28.7	214,600	216,300
80639	Munich	Ambigon	100%	Office	6.2	16.2	81,200	84,400
80639	Munich	MY.O	100%	Office	8.3	27.1	161,600	165,800
81673	Munich	NEO (Commercial)	100%	Office	2.4	15.1	79,300	79,200
Properties with a fair value <€10m							255	1,282
Investment properties Germany total					**93.9**	**365.2**	**2,572,419**	**2,583,021**

[1] All data refer to the share of CA Immo; Plot size in 1,000 sqm; Values in €1,000
[2] Incl. owner-occupied areas
[3] Excluding strategic vacancies: Strategic vacancies are defined as space that is not let for strategic reasons, for example while modernisation work is being carried out or in order to optimise a building's tenant structure.
[4] Calculation yield (gross yield): Annualized rental income/fair value
[5] Energy efficiency classes according to the energy performance certificate (EPC). The "Top 15%" or "Top 30%" classification applies to buildings constructed before 2021 that, based on their primary energy demand or consumption, rank in the top 15% or top 30% of the most energy-efficient buildings in the national building stock. German buildings were assessed according to the reference values for the top 15% provided by Drees & Sommer. The "10%<NZEB" classification refers to buildings constructed after 2020 whose primary Energy demand is at least 10% below the Nearly Zero-Energy Building standard.
[6] Weighted Average Unexpired Lease Term until the first contract termination option
[7] Weighted Average Unexpired Lease Term until contract end
[8] Weighted Average Unexpired Lease Term until the last possible contract extension option

Rental income annualized	Occupancy (sqm) in %	Yield in %[4]	Energy efficiency class[5]	Sustainability certification	WAULT to Break[6]	WAULT to End[7]	WAULT to Last Ext.[8]
199,468	**94%**	**5.4%**			**4.6**	**5.0**	**9.2**
8,961	99%	8.9%	C		3.6	4.2	5.0
4,184	100%	7.7%	C	Certification in process	3.1	3.1	3.1
5,105	92%	6.5%	B	Certification in process	4.0	4.5	5.6
18,251	**97%**	**7.8%**			**3.6**	**4.2**	**5.0**
4,832	100%	4.1%	Top 15%	DGNB Gold	1.2	1.2	1.2
1,793	65%	2.9%	Top 15%	DGNB Gold	5.5	5.5	14.2
7,170	100%	4.7%	Top 15%	DGNB Platin	3.8	4.0	8.9
4,147	100%	4.9%	Not Top 30%	DGNB Platin	1.8	1.8	11.8
1,421	100%	5.8%	Top 15%	DGNB Gold	3.3	3.3	3.3
653	42%	2.6%	Top 15%		2.3	2.3	3.8
7,275	99%	5.1%	Not Top 30%		5.0	5.0	8.9
6,037	99%	4.9%	Top 15%	DGNB Gold	3.6	3.6	7.5
1,048	58%	4.1%	Top 15%		2.8	2.8	6.6
6,787	100%	5.5%	10%<NZEB	DGNB Gold	5.2	5.2	9.8
9,315	100%	4.1%	10%<NZEB	DGNB Gold	7.8	7.8	17.8
3,163	89%	5.6%	Top 15%	DGNB Gold	3.9	3.9	8.1
1,385	100%	6.1%	Top 15%	DGNB Gold	2.3	2.6	8.2
3,684	100%	5.3%	Top 15%	DGNB Gold	1.7	1.7	5.9
1,485	100%	6.7%	Top 15%		5.2	6.5	13.7
25,070	98%	5.3%	10%<NZEB	DGNB Platin	8.8	10.1	16.2
12,402	100%	4.4%	Top 15%	LEED Gold	2.6	2.7	7.6
9,092	99%	4.2%	Not Top 30%	DGNB Gold	4.0	4.0	9.3
4,846	99%	6.0%	Top 15%	DGNB Gold	5.1	5.5	12.5
8,257	100%	5.1%	Top 15%	DGNB Gold	4.2	4.2	13.7
4,802	100%	6.1%	Top 15%	LEED Gold	9.0	9.2	14.8
124,662	**96%**	**4.8%**			**5.2**	**5.5**	**11.3**

GENERAL OVERVIEW OF PROPERTIES [1] (Continued)

Postal Code	City	Property	Share per key date	Main Usage	Plot	Total area[3]	Fair value as at 30.06.2026	Fair value as at 30.06.2025
Investment properties CEE[2]								
18600	Prague	Danube House	100%	Office	11.7	4.9	89,800	64,400
18600	Prague	Nile House	100%	Office	6.7	18.9	63,900	67,900
18600	Prague	Amazon Court	100%	Office	9.4	23.3	75,000	79,200
18600	Prague	Mississippi House	100%	Office	6.3	13.4	52,300	53,000
18600	Prague	Missouri Park	100%	Office	5.8	7.4	31,100	31,300
1095	Budapest	Millennium Tower II	100%	Office	5.7	18.6	39,069	39,136
1095	Budapest	Millennium Tower III	100%	Office	5.8	21.0	41,300	41,000
1095	Budapest	Millennium Tower H	100%	Office	4.2	12.3	25,700	25,500
1092	Budapest	City Gate	100%	Office	8.7	20.1	33,400	36,300
00-844	Warsaw	Warsaw Spire Building B	100%	Office	2.7	21.7	97,927	96,873
00-844	Warsaw	Warsaw Spire Building C	100%	Office	2.7	21.8	99,347	97,893
02-676	Warsaw	P14	100%	Office	12.0	34.6	90,675	91,969
00-121	Warsaw	Warsaw Towers	100%	Office	3.1	22.3	66,300	65,900
00-103	Warsaw	Saski Crescent	100%	Office	4.2	15.5	77,383	71,889
Investment properties CEE total					**88.9**	**255.7**	**883,201**	**862,259**

[1] All data refer to the share of CA Immo; Plot size in 1,000 sqm; Values in €1,000
[2] Incl. owner-occupied areas
[3] Excluding strategic vacancies: Strategic vacancies are defined as space that is not let for strategic reasons, for example while modernisation work is being carried out or in order to optimise a building's tenant structure.
[4] Calculation yield (gross yield): Annualized rental income/fair value
[5] Energy efficiency classes according to the energy performance certificate (EPC). The "Top 15%" or "Top 30%" classification applies to buildings constructed before 2021 that, based on their primary energy demand or consumption, rank in the top 15% or top 30% of the most energy-efficient buildings in the national building stock. Polish buildings were assessed according to the reference values for the top 15% and top 30% provided by the Polish government.
[6] Weighted Average Unexpired Lease Term until the first contract termination option
[7] Weighted Average Unexpired Lease Term until contract end
[8] Weighted Average Unexpired Lease Term until the last possible contract extension option

Rental income annualized	Occupancy (sqm) in %	Yield in %[4]	Energy efficiency class[5]	Sustainability certification	WAULT to Break[6]	WAULT to End[7]	WAULT to Last Ext.[8]
1,475	100%	1.6%	B	LEED Platin	2.7	4.6	4.7
4,100	92%	6.4%	D	LEED Gold	3.0	3.3	4.7
4,938	96%	6.6%	C	DGNB Platin	2.5	3.1	5.4
3,261	100%	6.2%	A	LEED Platin	1.4	1.4	5.4
1,952	100%	6.3%	A	LEED Platin	2.4	3.5	8.4
3,198	81%	8.2%	C	BREEAM Very good	2.7	3.2	5.8
3,158	82%	7.6%	B	BREEAM Very good	4.3	4.7	8.3
1,937	74%	7.5%	C	LEED Gold	2.7	5.6	7.9
2,010	53%	6.0%	C	BREEAM Very good	2.9	4.7	4.7
7,476	100%	7.6%	Top 30%	BREEAM Excellent	3.5	3.5	5.5
6,123	100%	6.2%	Top 30%	BREEAM Excellent	3.0	3.0	4.5
6,764	100%	7.5%	Top 30%	BREEAM Excellent	5.6	5.6	7.6
5,596	94%	8.4%	Not Top 30%	BREEAM Very Good	4.8	4.9	5.5
4,566	98%	5.9%	Not Top 30%	BREEAM Excellent	4.8	5.1	5.3
56,555	**91%**	**6.4%**			**3.6**	**4.0**	**5.9**

GENERAL OVERVIEW OF PROPERTIES [1] (Continued)

Postal Code	City	Property	Share per key date	Main Usage	Plot	Total area[2]	Fair value as at 30.06.2026	Fair value as at 30.06.2025
Investment properties under development					**110.5**	**87.0**	**636,610**	**456,540**
Landbank Germany								
10557	Berlin	EC - Hamburger Höfe 03	100%	Residential	6.2		14,100	14,900
10557	Berlin	EC - Hamburger Höfe 04	100%	Office	8.2		24,200	28,900
10557	Berlin	EC - MK 08	100%	Office	1.6		35,200	36,500
60327	Frankfurt	Millennium Tower	100%	Office	8.7		66,200	71,400
80939	Munich	VIERTEL FOUR	100%	Office	2.7		5,600	2,460
Properties with a fair value <€5m					58.2		6,970	18,240
Landbank Germany total					**85.6**		**152,270**	**172,400**
Projects in planning Germany								
10963	Berlin	Skygreen	100%	Office	6.5	18.2	39,300	37,400
10557	Berlin	Alexander von Humboldt Haus	100%	Office	1.2	6.2	13,600	13,100
Projects in planning Germany total					**7.7**	**24.4**	**52,900**	**81,248**
Actual projects Germany								
10557	Berlin	Upbeat	100%	Office	7.7	34.9	319,600	225,000
10557	Berlin	Anna Lindh Haus	100%	Office	3.6	16.9	104,300	56,800
10785	Berlin	Karlsgärten	100%	Office	4.0	11.3	56,700	47,500
Actual projects Germany total					**15.4**	**63.1**	**480,600**	**329,300**
Landbank CEE								
CZ	Prague	River City Infrastructure	100%	Others	5.0		490	490
Landbank CEE total					**5.0**		**490**	**490**
Properties held for trading					**378.1**		**7,610**	**10,639**
Properties held for trading Germany								
55120	Mainz	Flösserhof	50%	Residential	2.9		1,742	4,880
Properties with a fair value <€5m					375.2		5,869	5,760
Properties held for trading Germany total					**378.1**		**7,610**	**10,639**

[1] All data refer to the share of CA Immo; Plot size in 1,000 sqm; Values in €1,000

[2] Excluding strategic vacancies: Strategic vacancies are defined as space that is not let for strategic reasons, for example while modernisation work is being carried out or in order to optimise a building's tenant structure.

Rental income annualized	Occupancy (sqm) in %	Yield in %	Energy efficiency class	Sustainability certification	WAULT to Break	WAULT to End	WAULT to Last Ext.

GENERAL OVERVIEW OF PROPERTIES [1] (Continued)

Postal Code	City	Property	Share per key date	Main Usage	Plot	Total area[3]	Fair value as at 30.06.2026	Fair value as at 30.06.2025
Assets held for sale Germany								
10557	Frankfurt	InterCity Hotel Frankfurt	100%	Hotel	3.0	18.7	62,867	65,400
Assets held for sale Germany total					**3.0**	**18.7**	**62,867**	**65,400**
Investment properties[2]					**229.2**	**717.0**	**3,689,407**	**3,678,911**
Investment properties Austria					46.4	96.1	233,787	233,631
Investment properties Germany					93.9	365.2	2,572,419	2,583,021
Investment properties CEE					88.9	255.7	883,201	862,259
Investment properties under development					**113.7**	**87.5**	**686,260**	**583,438**
Landbank Germany					85.6	0.0	152,270	172,400
Projects in planning Germany					7.7	24.4	52,900	81,248
Actual projects Germany					15.4	63.1	480,600	329,300
Landbank CEE					5.0	0.0	490	490
Properties held for trading					**378.1**	**0.0**	**7,610**	**10,639**
Properties held for trading Germany					378.1	0.0	7,610	10,639
Assets held for sale					**3.0**	**18.7**	**62,867**	**65,400**
Assets held for sale Germany					3.0	18.7	62,867	65,400
Total					**724.0**	**823.3**	**4,446,144**	**4,338,388**

[1] All data refer to the share of CA Immo; Plot size in 1,000 sqm; Values in €1,000
[2] Incl. owner-occupied areas
[3] Excluding strategic vacancies: Strategic vacancies are defined as space that is not let for strategic reasons, for example while modernisation work is being carried out or in order to optimise a building's tenant structure.
[4] Calculation yield (gross yield): Annualized rental income/fair value
[5] Energy efficiency classes according to the energy performance certificate (EPC). The "Top 15%" or "Top 30%" classification applies to buildings constructed before 2021 that, based on their primary energy demand or consumption, rank in the top 15% or top 30% of the most energy-efficient buildings in the national building stock.

	Rental income annualized	**Occupancy (sqm) in %**	**Yield in %[4]**	**Energy efficiency class[5]**	**Sustainability certification**	**WAULT to Break**	**WAULT to End**	**WAULT to Last Ext.**
	4,324	100%	6.9%	Top 15%	DGNB Gold			
	4,324	**100%**	**6.9%**					
	199,468	**94%**	**5.4%**					
	18,251	97%	7.8%					
	124,662	96%	4.8%					
	56,555	91%	6.4%					
	4,324	**100%**	**6.9%**					
	4,324	100%	6.9%					
	203,792							

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General information on CA Immo Share

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Bloomberg: CAI: AV

Disclaimer

This Report contains statements and forecasts which refer to the future development of CA Immobilien Anlagen AG and their companies. The forecasts represent assessments and targets which the Company has formulated on the basis of any and all information available to the Company at present. Should the assumptions on which the forecasts have been based fail to occur, the targets not be met, then the actual results may deviate from the results currently anticipated. This Report does not constitute an invitation to buy or sell the shares of CA Immobilien Anlagen AG.

We ask for your understanding that gender-conscious notation in the texts of this Report largely had to be abandoned for the sake of undisturbed readability of complex economic matters.

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