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INTERIM REPORT  
AS OF 31 MARCH 2007

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## KEY FINANCIAL FIGURES as of 31 March 2007

### INCOME STATEMENT

		1 <sup>st</sup> Quarter 2007		1 <sup>st</sup> Quarter 2006	
Rental income	€ m	30.1		18.8	
EBITDA	€ m	28.2		14.6	
Operating result (EBIT)	€ m	43.9		18.9	
Net income before taxes (EBT)	€ m	35.8		16.0	
Consolidated net income	€ m	30.3		14.4	
Operating cash flow	€ m	22.6		14.2	
Fund from operation (FFO)	€ m	18.2		10.2	

### BALANCE SHEET

		1 <sup>st</sup> Quarter 2007		1 <sup>st</sup> Quarter 2006	
Total assets	€ m	2,742.7		1,336.9	
Shareholders' equity	€ m	1,539.6		866.9	
Long-term and short-term bank liabilities	€ m	1,084.6		412.9	
Net debt	€ m	629.8		382.0	

### PROPERTY PORTFOLIO

		1 <sup>st</sup> Quarter 2007		1 <sup>st</sup> Quarter 2006	
Number of properties	(thereof in CA Immo International) pcs.	(21)	181	(18)	144
Total usable space	(thereof in CA Immo International) sqm	(413,258)	1,571,504	(296,820)	862,536
Gross yield of properties (at market values)	%		6.1		7.1
Market value	(thereof in CA Immo International) € m	(571.1)	2,144.8	(497.0)	1,168.2
Capital expenditure	(thereof in CA Immo International) € m	(61.0)	68.7	(2.9)	44.3

### OTHER KEY DATA

		1 <sup>st</sup> Quarter 2007		1 <sup>st</sup> Quarter 2006	
Staff in the Vienna head office	as of 31 March 2007	35		30	
Gearing	%	41		44	
Equity ratio	%	56		65	
Equity-to-fixed-assets ratio	%	69		67	
Net asset value (NNNAV)	€ m	1,261.5		880.6	
Rental income per share	€	0.52		0.43	
EBITDA per share	€	0.48		0.33	
NNNAV per share	€	21.69		20.18	
Operating cash flow per share	€	0.39		0.33	
Consolidated net income per share	€	0.34		0.33	

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**DEAR READERS,**

CA Immo has made a vigorous start to the new business year in the first three months. Ownership of the Hesse portfolio, which we purchased at the end of 2006, finally passed to CA Immo with effect from 1 January 2007. The investment is generating the anticipated earnings. Negotiations concerning similarly attractive acquisitions are well under way. A capital increase with a volume in excess of € 676 m – prepared in Q1 and executed in April – channelled fresh funds into the company. The proceeds will be used to extend the portfolio and reinforce the company's earning power. The excellent response to the capital increase from both private and institutional investors – the entire volume was immediately taken up – redoubles our commitment to vigorous, but prudent growth and strict compliance with our investors' interests.

The dynamic start has also been reflected on the capital market with the transfer of CA Immo's shares from the Standard Market Auction to the Prime Market of the Vienna Stock Exchange, which likewise took effect in April following preparations in the first quarter. Our shares are now traded among Austria's foremost securities; the flexibility of the premium market segment exerts a lasting influence on both performance and the share price. The interest among investors, which was already high, is being not only sustained, but among institutional investors in particular, increased. All shareholders benefit from the fresh resources injected by international wholesale investors; they give us an even stronger position when negotiating the acquisition of significant property portfolios. Such targets remain the focus of our investment activities in both Austria and Germany.

Measured against Q1 2006, rental income rose by 60 % to € 30.1 m. At 79 %, the NOI-revenues ratio is high. The EBIT increased by 132 % and the consolidated net income climbed by 110 % to € 30.3 m. The results of the first quarter firmly vindicate the pursued strategy.

Management Board (left to right): Ing. Gerhard Engelsberger,  
Dr. Bruno Ettenauer, Mag. Wolfhard Fromwald



Ing. Gerhard Engelsberger

Dr. Bruno Ettenauer

Mag. Wolfhard Fromwald

Vienna, May 2007

## SUSTAINED STRONG DEVELOPMENT

Following the most successful year in its history, CA Immo seamlessly maintained the established pattern in Q1 2007. The interim financial statements as of 31 March 2007 show a significant increase in all the key figures.

Rental income advanced by 60 %, from € 18.8 m to € 30.1 m, fuelled largely by the inaugural income from the Hesse portfolio. Net operating income reached € 26.9 m, and the NOI-revenues margin was a high 79 %. The EBITDA climbed by 93 %, from € 14.6 m to € 28.2 m; alongside the earnings contribution made by the Hesse portfolio, the increase is chiefly attributable to the successful disposal of the interests in Delta Park a.s. (Jungmannova Plaza office property) with a profit of € 3.9 m. The operating result (EBIT) was raised from € 18.9 m in Q1 2006 to € 43.9 m. This represents growth of 132 %. The performance is augmented by a further advance in the value of the Eastern European property portfolio (valuation revised with effect from 31 March by CB Richard Ellis). The revaluation gain totalled € 16.2 m, compared with € 4.7 m in Q1 2006.

The rise in financial liabilities in connection with the Hesse portfolio acquisition pushed up the financing costs, so that the financial result for the quarter was € -8.1 m (€ -2.9 m in Q1 2006). The net income before taxes (EBT) thus increased from € 16 m in Q1 2006 to € 35.8 m, or by 124 %. The consolidated net income climbed from € 14.4 m to € 30.3 m, which corresponds to a 110 % rise. Measured against Q1 2006, the deferred tax expenses rose from € 1 m to € 3.2 m. The principal factors here were the deferred taxes arising from the earnings generated by the Hesse portfolio, and the posting of a deferred tax liability on future gains on disposal at CA Immo International. The actual tax expenses totalled € 1.5 m, which represents a tax ratio of 4 %. Some € 10.8 m of the consolidated net income (previous year € 0 m) are attributable to the 49 % minority interest in CA Immo International.

The operating cash flow was swelled in particular by the additional income from the Hesse portfolio; it increased by 60 %, from € 14.2 m to € 22.6 m. As of 31 March 2007 the NNNAV totalled € 1,261.5 m, and the NNNAV/share stood at € 21.69. Compared with 31 December 2006, the ratio has thus advanced by 2.25 %.



VIENNA Wiedner Hauptstraße



WARSAW Financial Center

## CONTINUOUSLY EXPANDING EARNINGS PLATFORM

At the end of Q1 2007 the CA Immo portfolio in Austria and Germany comprised 155 income producing properties with a lettable useful area of 1,029,055 sqm (including 237,050 sqm car parking spaces) and 5 development properties with a probable useful area of about 129,191 sqm (including 18,375 sqm car parking spaces) after completion. The aggregate value of the properties was € 1,574 m (31 March 2006: € 671 m). This substantial increase of 135 % is chiefly attributable to the investment in the Hesse portfolio.

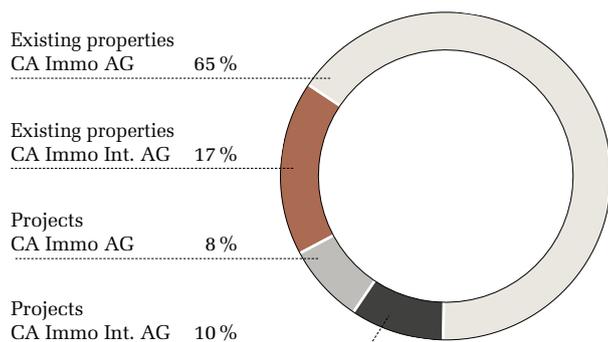
The portfolio of CA Immo International, the 51 % subsidiary of CA Immo, as of 31 March 2007 consisted of 15 income producing properties with a lettable useful area of 265,326 sqm (including 73,975 sqm car parking spaces) as well as 6 development properties with a probable useful area of 147,933 sqm (including 47,110 sqm car parking spaces) after completion. The properties are situated in

Poland, the Czech Republic, Hungary, Slovakia, Slovenia, Romania, Bulgaria, Serbia and Russia; as of the reporting date they were valued at € 571 m (31 March 2006: € 497 m). The approx. 15 % change stems from the acquisition of new properties and projects in Hungary (Budapest), Romania (Timișoara), Poland (Warsaw) and Serbia (Belgrade) on the one hand, and the highly lucrative disposal of the Jungmannova property on the other.

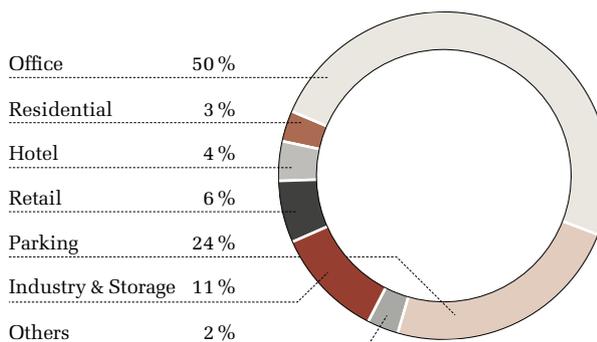
The useful area of the Group's portfolio as of 31 March 2007 thus totalled 1,571,504 sqm (including 376,510 sqm car parking spaces). Its value was € 2,145 m. The vacancy rate in the Group as of 31 March 2007 was 5 %.

The strategy in Austria and Germany focuses on acquiring complete property portfolios in key economic centres. CA Immo International pursues a policy of purchasing existing properties and developing property projects, primarily in capital cities and regional metropolises.

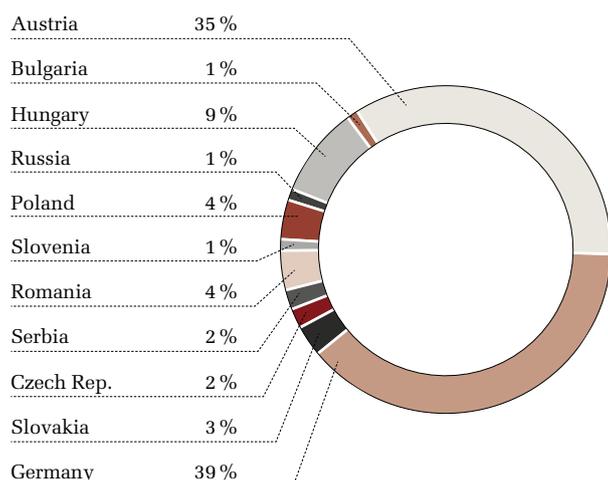
TOTAL USABLE SPACE 1,571,504 sqm



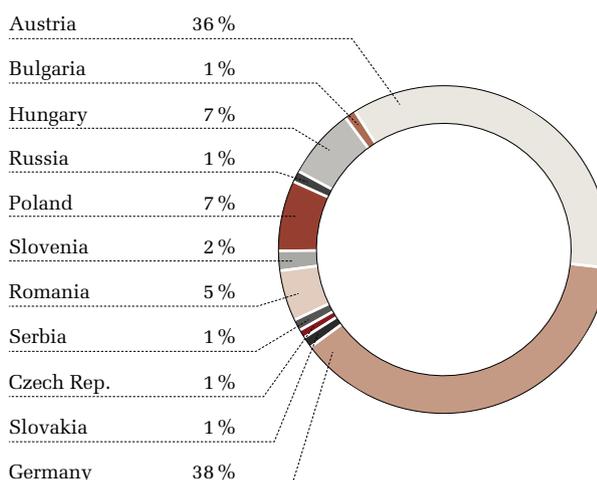
TOTAL USABLE SPACE by segment 1,571,504 sqm



TOTAL USABLE SPACE by countries 1,571,504 sqm



TOTAL FAIR VALUE by countries € 2,144.8 m



## HESSE PORTFOLIO: RECORD INVESTMENT IN COMPANY'S HISTORY RECOGNISED IN BALANCE SHEET



WIESBADEN Kultusministerium

It was not only a milestone for CA Immo, but also grabbed international headlines in the real estate sector when the company invested some € 798 m (including transaction costs) in autumn 2006 in an extensive property portfolio in the German federal state of Hesse. Rather than marking a gradual entry into one of the most potent and promising geographical regions of Germany's reinvigorated economy, the investment firmly established CA Immo's presence at a stroke. Its property assets were bolstered by 36 properties, consisting of 170 buildings, with a total useful area of some 450,000 sqm.

The portfolio was recognised in the balance sheet with effect from 1 January 2007. The anticipated annual rental income for 2007 is about € 42 m; the average duration of the leases is 24 years. The buildings were sold and have been leased back by the state of Hesse for use by public institutions, ministries and courthouses. The leases contain stable value provisions, which safeguard CA Immo's earnings and returns in the long term.



WIESBADEN Wirtschaftsministerium

## CA IMMO INTERNATIONAL: STRONG PRESENCE IN EASTERN EUROPE

By way of their 51 % shareholding in CA Immo International, CA Immo and its investors benefit from the earnings generated by the subsidiary in the most exciting real estate markets in CEE, SEE and the CIS. Since its IPO in October 2006, CA Immo International has been growing assiduously. In the first quarter of 2007 three new projects were added to the portfolio, in Budapest, Warsaw and Belgrade. The investment in Serbia marks the company's debut on that country's profitable office market.

CA Immo International passed another strategic milestone by establishing the H1 Hotelfund. This new investment product was founded jointly with the UNIQA Group and Deloitte Austria. Its target group comprises domestic and foreign institutional wholesale investors seeking to invest at least € 5 m; they are to contribute € 275 m to the fund's total volume of € 700 m. The investment strategy is geared towards 3 and 4-star hotel projects in CEE, SEE and the CIS.

In Q1 2007 the company's business developed in line with its parent's extremely favourable progress. Like CA Immo, CA Immo International posted significant increases in its key figures. The EBITDA climbed by 23 %, from € 8.8 m to € 10.7 m, and the operating result (EBIT) advanced from € 13.4 m in Q1 2006 to € 24.1 m. This represents growth of 80 %. The net income before taxes (EBT) increased from € 11 m in Q1 2006 to € 24 m, or by 119 %. The consolidated net income was pushed up from € 10.5 m to € 22 m, which constitutes a rise of 110 %. As of 31 March 2007 the NNNNAV totalled € 617.6 m, and the NNNNAV/share stood at € 14.21. Compared with 31 December 2006, the ratio has thus advanced by 4 %.

The company is committed to sustaining its portfolio's vigorous growth in the coming months. Intensive negotiations are already taking place on new acquisitions, concerning both existing properties and development projects to be realised through CA Immo New Europe.

BELGRADE Savograd Office Center



MOSCOW Maslov Tower

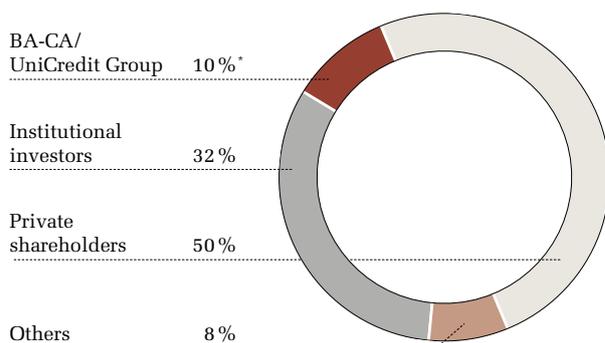


## SUSTAINED PERFORMANCE HIKE

The CA Immo share price was appreciably invigorated in the first quarter of 2007. It rose in January in particular and – after remaining at a steady high in February – significantly again in March. In the weeks that followed, the price dipped briefly before reaching new records in the wake of the capital increase.

By way of the capital increase and the transfer of the listing from the Standard Market Auction to the Prime Segment of the Vienna Stock Exchange just after the end of Q1, CA Immo sent out two strong signals to the capital market. With some 21,000 predominantly private, but also institutional shareholders (as of 31 March 2007), CA Immo continues to cement its reputation as a corporation that is substantially owned by the public.

### SHAREHOLDER STRUCTURE after capital increase in April 2007



\* BA-CA/UniCredit Group share at least 10 %

### PERFORMANCE p.a., cutoff date 30 April 2007

1 year:	17.8 %
3 years:	9.1 %
5 years:	7.7 %
10 years:	6.5 %
Since first listing in 1988:	7.2 %

### FINANCIAL CALENDAR

22 MARCH: PUBLICATION OF ANNUAL RESULTS FOR 2006

29 MAY: Q1 INTERIM REPORT

30 APRIL: PUBLICATION OF ANNUAL REPORT 2006

30 AUGUST: HY1 INTERIM REPORT

29 MAY: GENERAL ANNUAL MEETING

30 NOVEMBER: Q3 INTERIM REPORT

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 TRADING VOLUME AND SHARE PRICE TREND 25 May 2004 to 25 May 2007

Vienna Stock Exchange




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 KEY DATA OF SHARE

Key data per share in €		1 <sup>st</sup> Quarter 2007	1 <sup>st</sup> Quarter 2006
Rental income per share	€	0.52	0.43
EBITDA per share	€	0.48	0.33
NNNAV per share	€	21.69	20.18
Operating cash flow per share	€	0.39	0.32
Consolidated net income per share	€	0.34	0.33

Valuation € m		1 <sup>st</sup> Quarter 2007	1 <sup>st</sup> Quarter 2006
Market capitalisation		1,453.7	927.1

**Share**

Number of shares	Stk.	58,172,400	43,629,300
Average number of shares	Stk.	58,172,400	43,629,300
Average performance	€	23.17	21.19
High	€	25.00	21.31
Low	€	22.11	21.01
Performance as at 31 march 2007		24.99	21.25

## RESULTS

## CONSOLIDATED INCOME STATEMENT

€ 1,000	1 <sup>st</sup> Quarter 2007	1 <sup>st</sup> Quarter 2006		Change
Rental income	30,057.0	18,805.3	11,251.7	60 %
Operating costs passed on tenants	4,010.9	3,267.8	743.1	
<b>Gross rental income</b>	<b>34,067.9</b>	<b>22,073.1</b>	<b>11,994.8</b>	<b>54 %</b>
Operating expenses	-4,538.7	-3,840.3	-698.4	
Other expenses directly related to the properties	-2,642.8	-1,111.4	-1,531.4	
<b>Net operating income</b>	<b>26,886.4</b>	<b>17,121.4</b>	<b>9,765.0</b>	<b>57 %</b>
Profit from the sale of properties	37,414.5	102.0	78,771.0	
Book value	-32,132.6	-75.0	-73,516.1	
<b>Result from the sale of properties</b>	<b>5,281.9</b>	<b>27.0</b>	<b>5,254.9</b>	
Administrative expenses	-4,369.0	-2,811.5	-1,557.5	
Other operating income	374.3	258.3	116.0	
<b>EBITDA</b>	<b>28,173.6</b>	<b>14,595.2</b>	<b>13,578.4</b>	<b>93 %</b>
<b>Depreciation and amortisation of other assets</b>	<b>-460.4</b>	<b>-356.6</b>	<b>-103.8</b>	<b>29 %</b>
Revaluation gain	17,223.8	5,606.8	11,617.0	
Revaluation loss	-1,051.6	-900.3	-151.3	
<b>Change from revaluation</b>	<b>16,172.2</b>	<b>4,706.5</b>	<b>11,465.7</b>	<b>244 %</b>
<b>Operating result (EBIT)</b>	<b>43,885.4</b>	<b>18,945.1</b>	<b>24,940.3</b>	<b>132 %</b>
Financing costs	-13,257.3	-4,655.3	-8,602.0	
Differences in currency exchange rates	382.5	903.0	-520.5	
Result of financial investments	4,780.1	805.2	3,974.9	
<b>Financial result</b>	<b>-8,094.7</b>	<b>-2,947.1</b>	<b>-5,147.6</b>	<b>175 %</b>
<b>Net income before taxes (EBT)</b>	<b>35,790.7</b>	<b>15,998.0</b>	<b>19,792.7</b>	<b>124 %</b>
Taxes on income	-5,487.7	-1,579.6	-3,908.1	
<b>Consolidated net income</b>	<b>30,303.0</b>	<b>14,418.4</b>	<b>15,884.6</b>	<b>110 %</b>
of which: attributable to minority shareholders	10,784.5	0.0	10,784.5	
of which: attributable to the parent company	19,518.5	14,418.4	5,100.1	35 %
<b>Earnings per share</b>	<b>€ 0.34</b>	<b>€ 0.33</b>		

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 CONSOLIDATED BALANCE SHEET
 

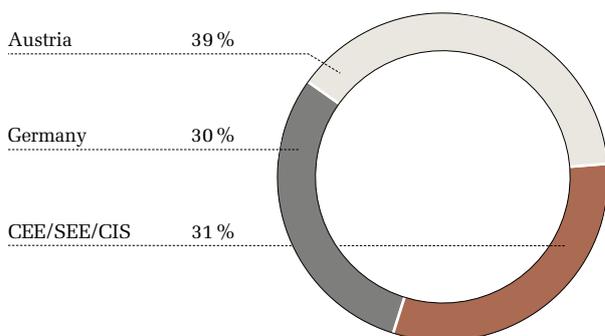
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€ 1,000	31.03.2007	31.12.2006	Change	
<b>ASSETS</b>				
Property assets let	2,000,659.5	1,227,758.6		
Property assets under development	144,106.5	90,532.6		
Prepayments on property assets let	0.0	797,709.6		
Office furniture and equipment	4,296.6	4,482.8		
Intangible assets	29,558.6	30,378.7		
Prepayments on investments in properties	2,052.5	2,000.0		
Investments in associates	30,047.6	30,047.6		
Loans to joint ventures	16,002.6	5,795.0		
Other loans	5,051.9	2,364.8		
Financial assets	9.4	9.4		
Deferred tax assets	2,027.4	1,833.8		
<b>Long-term assets</b>	<b>2,233,812.6</b>	<b>2,192,912.9</b>	<b>40,899.7</b>	<b>2%</b>
Long-term assets as a % of balance sheet total	81%	81%		
Receivables from joint venture partners	37.5	2,504.9		
Receivables and other assets	53,993.9	28,170.1		
Securities held	303,823.5	340,916.8		
cash and cash equivalents	150,993.3	148,295.1		
<b>Short-term assets</b>	<b>508,848.2</b>	<b>519,886.9</b>	<b>-11,038.7</b>	<b>-2%</b>
<b>Total assets</b>	<b>2,742,660.8</b>	<b>2,712,799.8</b>	<b>29,861.0</b>	<b>1%</b>
<b>LIABILITIES AND SHAREHOLDERS' EQUITY</b>				
Share capital	422,913.3	422,913.3		
Capital reserves	540,628.7	540,628.7		
Retained earnings	268,409.1	244,511.1		
Minority interests	307,618.0	285,528.0		
<b>Shareholders' equity</b>	<b>1,539,569.1</b>	<b>1,493,581.1</b>	<b>45,988.0</b>	<b>3%</b>
Shareholders' equity as a % of balance sheet total	56%	55%		
Provisions for taxation	1,008.8	0.0		
Provisions	395.3	370.9		
Loans	194,017.2	193,894.5		
Financial liabilities	851,262.7	842,422.1		
Trade creditors	2,024.8	1,308.1		
Other liabilities	15,045.7	6,919.7		
Deferred tax liabilities	70,352.8	60,217.5		
<b>Long-term liabilities</b>	<b>1,134,107.3</b>	<b>1,105,132.8</b>	<b>28,974.5</b>	<b>3%</b>
Provisions for taxation	830.1	973.8		
Provisions	11,113.5	9,368.6		
Financial liabilities	39,334.3	51,225.4		
Payables to joint venture partners	383.2	378.7		
Trade creditors	9,861.0	19,002.3		
Other liabilities	7,462.3	33,137.1		
<b>Short-term liabilities</b>	<b>68,984.4</b>	<b>114,085.9</b>	<b>-45,101.5</b>	<b>-40%</b>
<b>Total liabilities and shareholders' equity</b>	<b>2,742,660.8</b>	<b>2,712,799.8</b>	<b>29,861.0</b>	<b>1%</b>

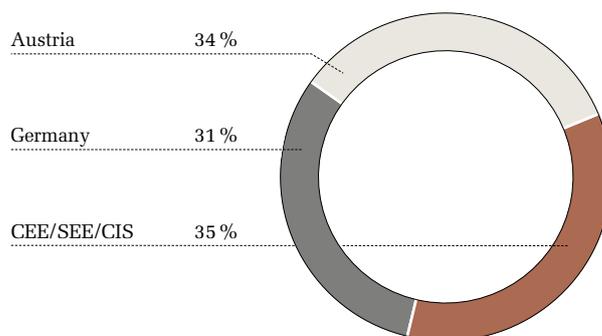
## STATEMENT OF CHANGES IN CONSOLIDATED SHAREHOLDERS' EQUITY

€ 1,000	Share capital	Capital reserves	Retained earnings	Minority interests	Valuation result (hedging)	Shareholders' equity (total)
<b>As at 1 January 2006</b>	<b>317,185.0</b>	<b>355,407.2</b>	<b>179,581.1</b>	<b>0.0</b>	<b>-892.8</b>	<b>851,280.5</b>
Valuation of cash flow hedge	0.0	0.0	0.0	0.0	1,175.9	1,175.9
Consolidated net income 1 <sup>st</sup> Quarter 2006	0.0	0.0	14,418.4	0.0	0.0	14,418.4
<b>As at 31 March 2006</b>	<b>317,185.0</b>	<b>355,407.2</b>	<b>193,999.5</b>	<b>0.0</b>	<b>283.1</b>	<b>866,874.8</b>
<b>As at 1 January 2007</b>	<b>422,913.3</b>	<b>540,628.7</b>	<b>239,240.8</b>	<b>285,528.0</b>	<b>5,270.3</b>	<b>1,493,581.1</b>
Valuation cash flow hedge	0.0	0.0	0.0	105.5	4,379.5	4,485.0
Consolidated net income 1 <sup>st</sup> Quarter 2007	0.0	0.0	19,518.5	10,784.5	0.0	30,303.0
<b>Total result for the period</b>	<b>0.0</b>	<b>0.0</b>	<b>19,518.5</b>	<b>10,890.0</b>	<b>4,379.5</b>	<b>34,788.0</b>
Capital payment of minority shareholder	0.0	0.0	0.0	11,200.0	0.0	11,200.0
<b>As at 31 March 2006</b>	<b>422,913.3</b>	<b>540,628.7</b>	<b>258,759.3</b>	<b>307,618.0</b>	<b>9,649.8</b>	<b>1,539,569.1</b>

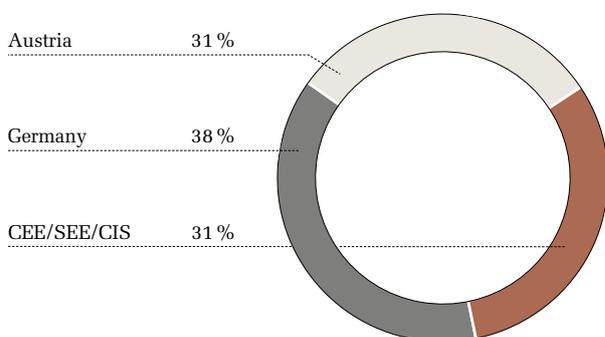
## PROPERTIES



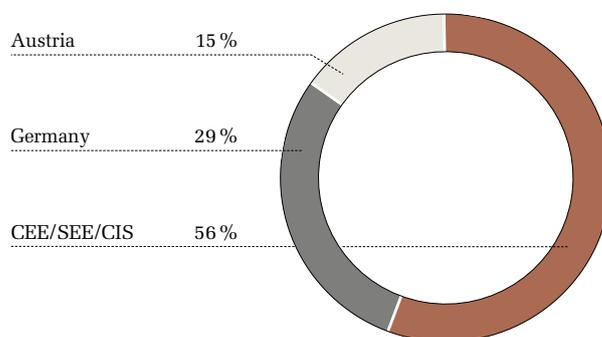
## GROSS REVENUES



## NET INCOME (NOI)



## EBIT



## SEGMENTATION BY REGIONS

€ 1,000	1 <sup>st</sup> Quarter 2007				1 <sup>st</sup> Quarter 2006			
	Austria	Germany	CEE/SEE/ CIS	Total	Austria	Germany	CEE/SEE/ CIS	Total
Rental Income	10,067.6	10,550.7	9,438.7	30,057.0	9,156.7	92.2	9,556.4	18,805.3
Operating costs passed on to tenants	1,442.9	58.9	2,509.1	4,010.9	1,089.6	18.3	2,159.9	3,267.8
<b>Gross revenues</b>	<b>11,510.5</b>	<b>10,609.6</b>	<b>11,947.8</b>	<b>34,067.9</b>	<b>10,246.3</b>	<b>110.5</b>	<b>11,716.3</b>	<b>22,073.1</b>
Operating costs	-1,873.0	-58.9	-2,606.8	-4,538.7	-1,664.8	-20.9	-2,154.6	-3,840.3
Expenses directly related to the properties	-1,325.2	-365.7	-951.9	-2,642.8	-724.9	-27.7	-358.8	-1,111.4
<b>Net operating income</b>	<b>8,312.3</b>	<b>10,185.0</b>	<b>8,389.1</b>	<b>26,886.4</b>	<b>7,856.6</b>	<b>61.9</b>	<b>9,202.9</b>	<b>17,121.4</b>
NOI as a % of the gross revenues	72.2 %	96.0 %	70.2 %	78.9 %	76.7 %	56.0 %	78.5 %	77.6 %
Result from the sale of properties	1,342.5	0.0	3,939.4	5,281.9	27.0	0.0	0.0	27.0
Administrative expenses	-2,935.9	-63.0	-1,370.1	-4,369.0	-2,169.8	0.0	-641.7	-2,811.5
Other operating income	225.1	0.8	148.4	374.3	62.3	1.4	194.6	258.3
<b>EBITDA</b>	<b>6,944.0</b>	<b>10,122.8</b>	<b>11,106.8</b>	<b>28,173.6</b>	<b>5,776.1</b>	<b>63.3</b>	<b>8,755.8</b>	<b>14,595.2</b>
EBITDA as a % of the gross revenues	60.3 %	95.4 %	93.0 %	82.7 %	56.4 %	57.3 %	74.7 %	66.1 %
Depreciation and amortisation	-134.2	0.0	-326.2	-460.4	-105.9	0.0	-250.7	-356.6
Revaluation gains/losses	-28.0	2,492.9	13,707.3	16,172.2	-164.7	0.0	4,871.2	4,706.5
<b>Operating result (EBIT)</b>	<b>6,781.8</b>	<b>12,615.7</b>	<b>24,487.9</b>	<b>43,885.4</b>	<b>5,505.5</b>	<b>63.3</b>	<b>13,376.3</b>	<b>18,945.1</b>
EBIT as a % of the gross revenues	58.9 %	118.9 %	205.0 %	128.8 %	53.7 %	57.3 %	114.2 %	85.8 %
Financial result without foreign currency gains/losses	-1,895.2	-6,126.2	-455.8	-8,477.2	-890.7	0.0	-2,959.4	-3,850.1
Foreign currency gains/losses	53.0	-0.1	329.6	382.5	69.1	0.0	833.9	903.0
<b>Net income before taxes (EBT)</b>	<b>4,939.6</b>	<b>6,489.4</b>	<b>24,361.7</b>	<b>35,790.7</b>	<b>4,683.9</b>	<b>63.3</b>	<b>11,250.8</b>	<b>15,998.0</b>

31.3.2007

31.12.2006

Segment assets	1,050,196.3	828,561.5	861,875.6	2,740,633.4	1,077,238.2	812,030.8	821,697.0	2,710,966.0
Deferred tax assets	939.6	191.2	896.6	2,027.4	995.0	115.5	723.3	1,833.8
<b>Balance sheet total</b>	<b>1,051,135.9</b>	<b>828,752.7</b>	<b>862,772.2</b>	<b>2,742,660.8</b>	<b>1,078,233.2</b>	<b>812,146.3</b>	<b>822,420.3</b>	<b>2,712,799.8</b>
Segment liabilities	341,237.0	556,985.6	233,686.2	1,131,908.8	348,410.7	578,010.6	231,606.1	1,158,027.4
Deferred tax liabilities	50,208.9	4,758.9	16,215.1	71,182.9	49,351.5	1,944.5	9,895.3	61,191.3
<b>Segment debts</b>	<b>391,445.9</b>	<b>561,744.5</b>	<b>249,901.3</b>	<b>1,203,091.7</b>	<b>397,762.2</b>	<b>579,955.1</b>	<b>241,501.4</b>	<b>1,219,218.7</b>
<b>Capital expenditure</b>	<b>7,692.6</b>	<b>0.7</b>	<b>48,019.1</b>	<b>55,712.4</b>	<b>158,381.9</b>	<b>797,709.7</b>	<b>47,170.9</b>	<b>1,003,262.5</b>

Capital expenditure includes all acquisitions in property assets, office furniture and equipment, and intangible assets.

## CONSOLIDATED CASH FLOW STATEMENT

€ 1,000	1 <sup>st</sup> Qu. 2007	1 <sup>st</sup> Qu. 2006
Operating cash flow	22,609.3	14,151.7
Cash flow from change in net current assets	7,331.4	-4,748.7
Cash flow from operating activities	29,940.7	9,403.0
Cash flow from investment activities	-30,608.5	-57,108.8
Cash flow from financing activities	3,286.2	7,860.3
<b>Net change in cash and cash equivalents</b>	<b>2,618.4</b>	<b>-39,845.5</b>

## TAXES ON INCOME Tax expenses are composed as follows:

€ 1,000	1 <sup>st</sup> Qu. 2007	1 <sup>st</sup> Qu. 2006
Corporation tax and trade tax (current tax)	-1,427.1	-450.3
Trade tax (current tax)	-51.6	-49.1
<b>Corporation tax and trade tax (current tax)</b>	<b>-1,478.7</b>	<b>-499.4</b>
Tax quote	-4 %	-3 %
Amortisation of adjustment items		
from intangible assets	-820.7	-81.0
Change in deferred tax liabilities (deferred tax)	-3,188.3	-999.2
	<b>-5,487.7</b>	<b>-1,579.6</b>

## GENERAL NOTES

The quarterly financial statements as of 31 March 2007 were prepared according to the International Financial Reporting Standards (IFRS). The interim report on Q1 2007 complies with IAS 34 (Interim Financial Reporting). It is based on the accounting principles described in the 2006 annual report of CA Immobilien Anlagen Aktiengesellschaft.

## SCOPE OF CONSOLIDATION

The CA Immo Group (CA Immobilien Anlagen Aktiengesellschaft and its subsidiaries) acquired the following companies between 31 December 2006 and 31 March 2007:

Company name/ seat	Stake %	Purchase price € '000	Effective acquisition date	First-time consoli- dation
CA Immo Zehn GmbH/ Frankfurt	100.0	27.5	1.1.2007	1.1.2007
Váci Ut 76 Kft./Budapest	100.0	6,500.0	1.1.2007	1.1.2007
Larico Ltd./Cyprus, incl. <sup>1)</sup>	50.0	0.9	1.1.2007	1.1.2007
- Triastron Ltd./Cyprus	50.0		1.1.2007	1.1.2007
- OOO Business Center Maslovska/Moscow	50.0		1.1.2007	1.1.2007
- OOO BBM/Moscow	50.0		1.1.2007	1.1.2007

<sup>1)</sup> Larico Ltd. holds the direct and indirect interests in Triastron Ltd., OOO Business Center Maslovska and OOO BBM.

The purchase price therefore totalled € 6,528,400 and was paid in full.

Váci Ut 76 Kft./Budapest and OOO Business Center Maslovska/Moscow are project development companies erecting office buildings in Budapest and Moscow respectively. The other companies are finance and management enterprises.

Delta Park a.s./Prague was sold effective 1 January 2007. The selling price was € 13,373,000.

The acquisition and disposal of the forenamed companies affects the consolidated balance sheet as of 31 March 2007 as follows:

	€ '000
Property assets	9,420.2
Intangible fixed assets	1.2
Other assets	345.7
Cash and cash equivalents	-287.2
Deferred taxes	-5,138.4
Financial liabilities	907.4
Other liabilities	-8,216.9

The acquired companies have generated gross revenues of € 0.0 since they were acquired (that is since 1 January 2007); the net income before taxes is negative, at € -723,500. The acquired companies are included in the consolidated balance sheet as of 31 March 2007 with assets of € 30,955,200 and liabilities of € 15,438,700.

In addition, CA Immo Sava City d.o.o. (project development company) and CA Immo d.o.o. (management company), each resident in Belgrade, were founded and consolidated for the first time in Q1 2007. The capital contributions to the newly established companies totalled € 1,000,500.

The down payment for setting up a hotel fund, in which the CA Immo International Group and other investors are to hold interests, was made in the reporting period.

## NOTES TO THE INTERIM FINANCIAL STATEMENTS AND MAJOR EVENTS AFTER THE CLOSE OF THE INTERIM REPORTING PERIOD

As of the reporting date, 31 March 2007, the balance sheet total of the CA Immo Group was € 2,742,660,800. Measured against 31.12.2006, the long-term assets increased by approx. 2% to € 2,233,812,600.

The consolidated revenues climbed from € 22,073,100 in Q1 2006 to € 34,067,900 in Q1 2007. This represents a rise of about 54%. Compared with the previous year, the EBITDA advanced by 93% in the first three months of the 2007 business year.

The revaluation result in the amount of € 16,172,200 stems largely from Eastern Europe (at gross market value).

The income from the sale of properties encompasses, in particular, the disposal of the interests in Delta Park a.s./Prague and the sale of a property in Vienna.

Deferred taxes for properties held by foreign companies are reported only to the extent that tax is likely to arise in the event of the property being rented and/or sold. Income from the disposal of foreign property companies is exempt from corporation tax subject to compliance

with certain conditions. The CA Immo Group intends to satisfy these requirements. In the case of properties situated abroad, the extent of the disclosed deferred taxes thus depends on the properties' average anticipated retention period and therefore on the ratio of the taxable to the tax-free returns on the investment in the properties. The anticipated amount is updated as of each reporting date.

A settlement is currently being negotiated with a lessee of the hotel in Ljubljana concerning the premature termination of the lease; the outcome and associated cash flows cannot be reliably assessed at present.

A property in Berlin, Germany, and a 50 % interest in Larrisa Sp.z.o.o./Warsaw (project development company) were purchased in April 2007 for € 6,184,000. In May 2007 a property in Vienna was acquired and a contract was concluded to purchase a property portfolio in Austria with an anticipated closing date before the end of June 2007. In April 2007 CA Immo AG issued 29,086,200 non-par bearer shares with a total nominal value of € 211,456,674 at a price of € 23.25 each. The capital increase has a total placement volume of € 676.3 m. The number of shares issued and in circulation has thus increased from 58,172,400 to 87,258,600.

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#### CONTINGENT LIABILITIES

No contingent liabilities exist as of 31 March 2007 because the liabilities existing as of 31 December 2006, in the amount of € 17,900,000, in respect of a pro rata consolidated company in Russia, have expired.

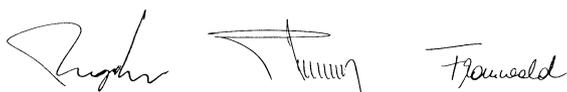
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#### EXCHANGE RATE DIFFERENCES

The total exchange rate differences of € 382,500 (Q1 2006: € 903,000) arise chiefly from the balance of unrealised (non-cash-effective) gains and losses from the end-of-period valuation of foreign currency loans taken out in USD (rate on 31 March 2007: 1.32; rate on 31 December 2006: 1.31) and changes in the value of the forward exchange transactions.

Vienna, 16 May 2007

The Management Board



Ing. Gerhard Engelsberger Dr. Bruno Ettenauer Mag. Wolfhard Fromwald

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## GENERAL INFORMATION ON CA IMMO SHARE

Listed on Vienna Stock Exchange  
ISIN: AT0000641352

Shareholders' equity: € 422,913,300  
Number of shares (31 March 2007): 58,172,400

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