

IMMOFINANZ

ANNUAL REPORT 2004/05

Milestones of Success

The most important stages on the road taken by IMMOFINANZ to become one of the leading property companies in Europe.

The Global Player from Austria

IMMOFINANZ is one of the largest listed property companies in Europe.

Historic opportunities in Central Europe

The Executive Board of IMMOFINANZ reviews the past business year and explains the company's strategies for the future.



IMMOFINANZ

The pearl among property stocks.



**9.4 % annual return for 10 years.
No wonder thanks to:**

- a property portfolio of EUR 4.4 billion
- 1,114 objects
- 19 countries worldwide
- 40,000 tenants

You can learn more about the IMMOFINANZ share by calling **01/532 06 39-0** or by visiting **www.immofinanz.at**

9.4 % represents the average 10-year performance as of 30 June 2005. Past profits cannot be construed as an indicator of future developments.

IMMOFINANZ

Where your money is at home.

Key Data on IMMOFINANZ

	2004/05	Change in %	2003/04	2002/03
Corporate Data				
Revenues in EUR mill.	229.6	125.1	102.0	75.2
Operating profit (EBIT) ¹⁾ in EUR mill.	309.2	197.0	104.1	84.2
Earnings before tax (EBT) ¹⁾ in EUR mill.	286.2	206.4	93.4	74.6
Gross cash flow in EUR mill.	77.4	53.0	50.6	50.6
Return on equity (ROE) ¹⁾²⁾ in %	13.4	109.4	6.4	7.7
Return on capital employed (ROCE) ¹⁾³⁾ in %	8.6	68.6	5.1	5.8
Equity in EUR mill. (including minority interests)	1,551.1	42.3	1,089.4	788.5
Equity ratio in % ⁵⁾	43.9	-32.0	64.5	64.6
Balance sheet total in EUR mill.	4,301.3	102.1	2,127.8	1,583.1
Property Data				
Number of properties	1,114	253.7	315	193
Thereof investments in other companies ⁴⁾	158	24.4	127	68
Usable space in sqm	4,093,069	141.7	1,693,215	1,264,160
Thereof investments in other companies ⁴⁾	439,779	33.3	329,823	220,016
Occupancy in %	95.6	3.6	92.3	94.4
Fair value of properties in EUR mill.	4,374.6	106.1	2,123.1	1,504.5
Thereof investments in other companies ⁴⁾	455.1	91.3	237.9	154.3
Investments in EUR mill.	1,902.9	257.4	532.5	310.2
Stock Exchange Data				
Basic earnings per share ¹⁾ in EUR	0.77	126.5	0.34	0.37
P/E ratio ¹⁾	9.2	-	19.1	16.4
Share price at year-end	7,06	8.8	6.49	6.01
Number of shares in mill.	251.7	-	201.4	153.8
Market capitalisation at year-end in EUR mill.	1,777.2	36.0	1,307.1	924.6

1) This indicator is based on data calculated according to the fair value method (IAS 40).

2) Net profit for the Group divided by average equity.

3) NOPAT (net operating profit after tax) in relation to capital employed.

4) Investments in other companies include associates consolidated at equity and holdings recorded as financial instruments in accordance with IAS 39.

5) Equity in relation to property at fair value.

Corporate Structure



	IMMOFINANZ	IMMOAUSTRIA*	IMMOEAST	IMMOWEST
Number of properties	1,114	863	58	193
Total usable space in sqm	8,457,280	2,942,439	1,948,247	3,566,594
Proportional share owned in sqm	4,093,069	2,892,029	711,356	489,684
Usable space as a percentage of the total portfolio	100	70.6	17.4	12.0
Fair value in EUR mill.	4,374.6	3,045.8	648.8	679.8
Fair value as a percentage of the total portfolio	100	69.6	14.8	15.6

* incl. two garages in Budapest that are allocated to WIPARK AG.

Status: 30.4.2005

IMMOFINANZ Immobilien Anlagen AG is one of the largest listed property companies in Europe. With 1,114 objects in 19 countries, it has the most widely diversified property portfolio and unites continuity with earning power and an excellent potential for growth. The success of IMMOFINANZ is best illustrated by the outstanding development of revenues

and earnings, which reached a new dimension in 2004/05 following successful acquisitions, the completion of numerous projects and new rentals. All this will form a stable basis for future investments, and also guarantee the continuation of the 15-year IMMOFINANZ success story for the benefit of shareholders.

Key Data
Corporate Structure
←



2004/05 at a Glance



- 1 Key Data
 - 2 Corporate Structure
 - 6 Report by the Executive Board
-

10 Milestones of Success

The most important stages on the road taken by IMMOFINANZ to become one of the leading listed property companies in Europe

20 The Global Player from Austria

IMMOFINANZ is not only one of the largest listed property companies in Europe. It also has the most widely diversified property portfolio and therefore not only the best opportunities for growth, but also the greatest earnings potential over the long-term.

26 Interview: Historic opportunities in Central Europe

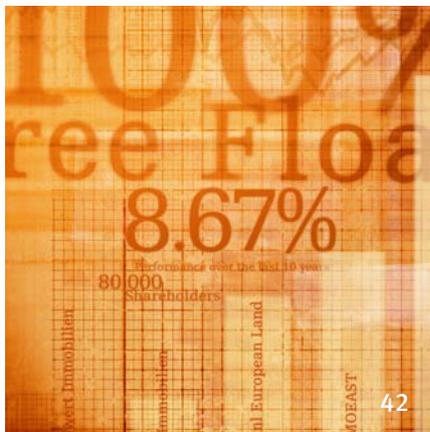
The Executive Board of IMMOFINANZ reviews the past business year and explains the company's strategies for the future.

30 Highlights

of the 2004/05 Business Year – acquisitions and sales



20



42

- 32 Strong Subsidiaries
- 33 BUWOG – Great assets, great future
- 36 WIPARK – Garage giant with potential

38 Competence, Contacts & Know-How

IMMOFINANZ has a strong, highly qualified team that also sets standards at an international level.

42 Fixed Star on the Vienna Stock Exchange

For over a decade, the IMMOFINANZ share has proven its success as an ideal asset for long-term investors.

- 48 Property Valuation: Hard facts – solid values
- 52 Investment Offensive in 2005/06

- 54 Analysis of Results of the 2004/05 Business Year
- 67 Segment Reports
- 79 Contents – Consolidated Financial Statements
- 121 Audit Opinion
- 122 Report of the Supervisory Board / Recommendation for the Distribution of Profits
- 123 Supervisory Board, Executive Board and Valuation Committee
- 124 Overview of Property Portfolio
- 140 Financial Calendar / Imprint



Karl Petrikovics, Chief Executive Officer



Norbert Gertner, Member of the Executive Board

A quantum leap for IMMOFINANZ

The year 2004/05 was marked by a number of extraordinary successes for IMMOFINANZ. Earnings reached a new record level, and major acquisitions led to a sizeable increase in the property portfolio. These milestones allowed the company to further expand its role as one of the major players on the European property scene and also establish a position as the leading listed property company in Central Europe – a development that not only paid off for our stockholders through an attractive increase in the share price during the reporting year, but also represented an important step to protect the profitable development of IMMOFINANZ over the long-term.

The figures speak for themselves: +142% in total lettable space to 4 million sqm, + 106% in the value of the property portfolio to EUR 4.4 billion and +36% in market capitalisation to EUR 1.8 billion. And that's not all: +125% in revenues, +103% in rental income, +197% in EBIT, +206% in profit before tax and last but not least an after-tax return of 10.12% on the IMMOFINANZ share, which corresponds to a net return of 13.49% before tax on investments subject to withholding tax. Earnings per share also rose from EUR 0.34 to EUR 0.77. (All data according to the fair value method)

All in all, 2004/05 was a year of growth, combined with rising profits and solid return for shareholders. As in the past, IMMOFINANZ again significantly outperformed the competition – property companies that also invest in Austria and other countries – with outstanding results. This sound development was supported in large part by the tremendous success of the IMMOEAST subsidiary (+22.47% from the IPO in December 2003 up to 30 April 2005), which also has a favourable impact on the parent company.

IMMOFINANZ and its IMMOEAST subsidiary play a key role as the only listed property companies in the Prime Market segment of the Vienna Stock Exchange. Based on the market capitalisation of free float, IMMOFINANZ ranks seventh among all Austrian shares. Stock exchange turnover of approx. EUR 1.03 billion in 2004/05 underscores the high liquidity of the share. This is a solid guarantee for each and every stockholder because IMMOFINANZ shares can be sold at any time without difficulty – not a matter of course for smaller and less popular property issues.

For IMMOFINANZ, the 2004/05 Business Year was shaped by the steady and profit-oriented management of the property portfolio as well as numerous smaller acquisitions and development projects. In other words: “business as usual”. There were also a number of exceptional transactions including the acquisitions of BUWOG, the Forstinger portfolio, a large portfolio in Italy, and a majority stake in IMAK as well as market entry into Romania, Russia and Slovakia. These developments formed the basis for unusually strong growth, which allowed IMMOFINANZ to further diversify its property portfolio and shift the focus of investments towards a higher component of residential properties in keeping with its strategy (for details on the most important investments and sales, see “Highlights” on page 30).

In 2004/05, IMMOFINANZ carried out property investments totalling EUR 1.9 billion. 73% of these new investments are located in Austria, 9% in Western Europe and the USA (IMMOWEST) and 18% in Central and Eastern Europe (IMMOEAST). In the core Central European markets of IMMOFINANZ, activities concentrated on direct investments – that is on the purchase of individual

“IMMOFINANZ sets new standards with 1,114 properties in 19 countries and the broadest diversification in Europe.”

properties and portfolios as well as the acquisition of majority stakes in other firms (e.g. IMAK). In more distant markets, above all the USA, Russia and Northern Europe, market entry only takes place in cooperation with renowned local partners who can demonstrate long-term success, detailed knowledge of their markets, and excellent contacts. This allows IMMOFINANZ to explore new markets without having to “pay its dues” as a newcomer. On the contrary: the experience gained through partnerships with local property firms is also good preparation for direct investments. This strategy has already proven successful in countries such as the Czech Republic and Poland, and a newly acquired stake in a Russian company is expected to pave the way for direct investment in the coming years.

This first-class property portfolio and strong earning power also provide IMMOFINANZ with the best possible basis to meet the challenges of the future. The company’s investment objects are widely diversified across locations in 19 countries and all sectors of the real estate market. This allows for fast action at any time and concentrates acquisitions in locations where the best profits can be earned at the lowest risk. Last but not least, IMMOFINANZ is equipped with a sound equity base as a result of two successful capital increases, which will permit the company to continue its profitable growth and diversification. In May 2004 and – just after the close of the business year – in May 2005, new shares were placed with a total value of EUR 312 million and EUR 578 million.

IMMOFINANZ now has EUR 830 million of liquid funds at its disposal that will be used to carry out roughly EUR 1.5 billion of acquisitions in 2005/06. Another transaction con-

cluded in May 2005 involved the successful placement of a commercial mortgage-backed security bond, which carries a first-class Triple A rating and is secured by segments of the property portfolio and rental income. This step will give IMMOFINANZ greater access to the European capital market and open new alternatives to traditional credit financing, and thereby create further opportunities for growth. In addition, the cost of debt will be reduced by a significant amount over a period of ten years. These steps have created an ideal foundation to continue the company’s diversification and growth course, and are now of special importance because the current market environment has opened a range of excellent opportunities. The residential sector in Austria, which forms a focal point of business activities, is characterised by a low level of new space and rising demand, and a resulting increase in rental prices. The office market has passed the low point and declining vacancy rates in modern objects provide grounds for optimism. In the retail sector, specialty shopping centres represent an important target for IMMOFINANZ and are among the major winners on the market.

In Central and Eastern Europe, the positive economic impact of the EU enlargement is gaining momentum in the new member countries as well as in the candidate states of Romania and Bulgaria. Russia, in turn, is experiencing a considerable upswing as a result of high energy prices.

Western Europe and the USA also provide a number of attractive opportunities. One focal point will be formed by the undervalued German market, where IMMOFINANZ will continue to invest in keeping with its anti-cyclical strategy. In Western Europe, the logistics sector will be empha-



A, 1010 Vienna, Dorotheergasse 5

sised through the acquisition of stakes in other companies. In the USA, new investments in Houston will be concluded in the near future and projects will be started in the residential and hotel sectors of New York following extensive preparatory work.

A “pipeline” of projects with a total volume of roughly EUR 2 billion has already been approved by the Supervisory Board. However, experience also shows that highly attractive opportunities for profitable acquisitions frequently appear over the short-term – and the solid liquidity position of IMMOFINANZ permits the utilisation of these opportunities without difficulty. That means management will ultimately select only the most attractive offers from the large pool of potential acquisitions, which will have a positive impact on the development of the share and, in turn, on the earning power of the company.

For 2005/06, investments are forecasted to total EUR 1.5 billion and the property portfolio is projected to increase from EUR 4.4 to 6 billion. Revenues should grow from EUR 230 million to EUR 310 million, and EBIT is expected to reach EUR 350 million after EUR 309 million in 2004/05.

The foundation required to reach these ambitious targets has already been laid. Today IMMOFINANZ is one of the leading listed property companies in Europe, and the number 1 in Central Europe. No other European property company has such a broadly diversified portfolio. As a shareholder, this gives you security and stable earnings. It also places IMMOFINANZ in a position to use the opportunities provided by the market better than all its competitors. We are confident that this will also lead to a stable and solid return for our shareholders in the future.

Norbert Gertner
Member of the Executive Board

Karl Petrikovics
Chief Executive Officer



Milestones of Success

The most important steps on the 15-year road taken by IMMOFINANZ to become one of the leading listed property companies in Europe.

Whether or not 15 years are a long time for a company ultimately depends on your point of view. For the stock market with its daily, weekly and monthly rhythms, 15 years is close to an eternity. But in the property business with its long-term focus, this is just slightly more than the blink of an eye. In any event, it covers a period when a company moves through a number of business cycles – booms as well as recessions – and can demonstrate the sustainability and strength of its business model.

IMMOFINANZ has provided impressive confirmation of this success during the first 15 years of its history – growth, earning power, stability and, last but not least, the attractiveness of the stock for private and institutional investors have increased steadily, also in periods of economic weakness. On the contrary: During phases of recession and years of stock market declines, IMMOFINANZ has confirmed its appeal to investors as well as the quality and earning power of its property portfolio.

Even though IMMOFINANZ has remained on a steady upward trend throughout these years, a number of exceptional events – real milestones – mark this road.

1990: Founding of the company

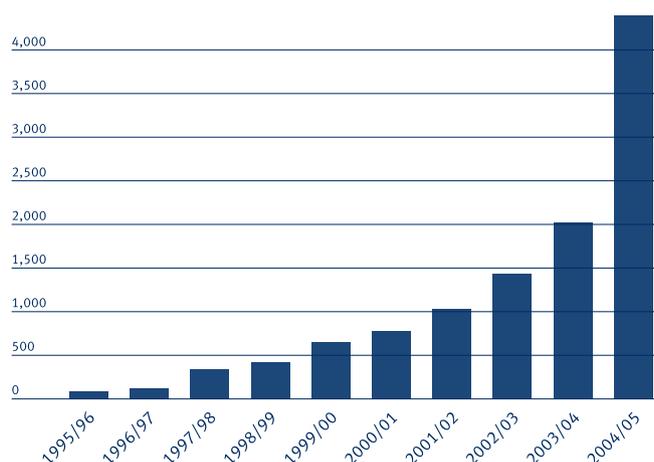
IMMOFINANZ is founded in 1990 under the almost forgotten name of C&S Immobilien Anlagen AG. Its first shareholder is Constantia Privatbank, which at this time is linked with Bankhaus Schoeller & Co through a partnership.

1991: IPO on the Vienna Stock Exchange

Only a single year after its founding, the company starts trading on the Vienna Stock Exchange. Following the IPO, market capitalisation totals approx. EUR 62 million. Property investments are diversified to include more and more sectors.

FAIR VALUE

in EUR mill.



1994: Listing in the OTC market

The company is renamed IMMOFINANZ Immobilien Anlagen AG, and lists for the first time in the over-the-counter market of the Vienna Stock Exchange.

15 years of IMMOFINANZ: Milestones in the history of the company and an increasing share price

1990/91

Founding of the company as C&S Immobilien Anlagen AG

1991/92

IPO on the Vienna Stock Exchange

1992/93

First investment outside Vienna

1993/94

Renovation of Wipplingerstrasse 10

Share price at the end of the business year:

30.4.1991: EUR 2.6

30.4.1992: EUR 2.6

30.4.1993: EUR 2.6

30.4.1994: EUR 2.4



A, 1030 Vienna, City Point

1994/95

Change in name to
IMMOFINANZ Immobilien
Anlagen AG

Share price at the end of the business year:

30.4.1995: EUR 3.1

1995/96

First capital increase brings
additional equity

30.4.1996: EUR 3.4

1996/97

Acquisition of the Business
Park Vienna doubles property
portfolio

30.4.1997: EUR 3.6

1997/98

Fair value of property exceeds
ATS 5 billion for the first time

30.4.1998: EUR 3.8



Skyline Wienerberg City

15 years of IMMOFINANZ: Milestones in the history of the company and an increasing share price

1998/99

Further diversification through purchase of WIPARK garages

Share price at the end of the business year:

30.4.1999: EUR 4.1

1999/00

Fair value over EUR 500 million for the first time

30.4.2000: EUR 4.5

2000/01

Start of successful City Tower Vienna project

30.4.2001: EUR 4.9

2001/02

First foreign investments, market capitalisation EUR 680 million

30.4.2002: EUR 5.4



IMMOFINANZ TENANT

“Our headquarters in the Vienna Twin Tower are a clear signal: With this site, we present ourselves as a modern, dynamic and international group – as a company that has conquered international markets from Vienna and advanced to become a global player.”

Wolfgang Reithofer,
CEO of Wienerberger AG

1995: First use of the “leverage effect”

IMMOFINANZ creates an important innovation by breaking a branch taboo: For the first time, property investments are not financed solely with equity, but also in part with debt. That creates leverage, which generates significantly higher returns for shareholders. The competition adopts this strategy a number of years later, and it subsequently becomes the normal operating procedure for all listed property companies.

1996: Strong growth – the first capital increase

IMMOFINANZ completes its first capital increase. The transaction brings the company additional equity, and the number of private shareholders increases by a substantial amount. This development is to continue steadily with 14

more capital increases during the course of the following nine years. In 1996 the company also changes over to the Standard Market segment of the Vienna Stock Exchange.

1997: Breakthrough – acquisition of the Business Park Vienna

Without exaggeration, a real sensation: IMMOFINANZ, which still ranks far below the listed properties companies that are managed by the major Austrian banks, acquires the Business Park Vienna. This object represents the largest and most modern property development of the 1990’s, with more than 110,000 sqm of lettable space comprising offices, shops and a hotel. IMMOFINANZ more than doubles its property portfolio in a single step, and advances to join the major players on the Austrian real estate market.

2002/03

Advance to the Prime Market segment of the Vienna Stock Exchange

Share price at the end of the business year:

30.4.2003: EUR 5.9

2003/04

Inclusion in the MSCI World and IPO of the IMMOEAST subsidiary

30.4.2004: EUR 6.4

2004/05

Acquisition of BUWOG with 20,000 apartments doubles lettable space

30.4.2005: EUR 7.1



A, 1030 Vienna, City Tower Vienna

1997: Property portfolio exceeds ATS 5 billion for the first time

The IMMOFINANZ property portfolio grows to over ATS 5 billion. But no one could guess that the property portfolio would again pass the five billion-mark nine years later in 2006 – this time in euros.

1998: Groundbreaking for Vienna Twin Tower

The cornerstone ceremony for the Vienna Twin Tower sets the course for further growth. Together with Wienerberger AG, IMMOFINANZ starts its largest development project in Austria to date: The more than 90,000 sqm of letable space in the Vienna Twin Tower expands the successful Business Park Vienna and becomes a new and modern landmark for the capital city. The object is completed in 2001, and acquired in full by IMMOFINANZ during 2004.

1999: Garages and the start of internationalisation

The next growth step: In early 1999 IMMOFINANZ acquires the garage giant WIPARK with roughly 7,300 parking spaces. This figure will grow to more than 10,000 over the next six years. The transaction increases the portfolio to include an especially attractive property sector with high earnings, and IMMOFINANZ comes an important

step closer to reaching its goal to develop a broadly diversified property portfolio that makes the company independent of fluctuations on individual sub-markets. At the same time, the first steps for geographical diversification are taken with the founding of IMMOEAST and IMMOWEST.

2000: Number 1 with over EUR 500 million of property

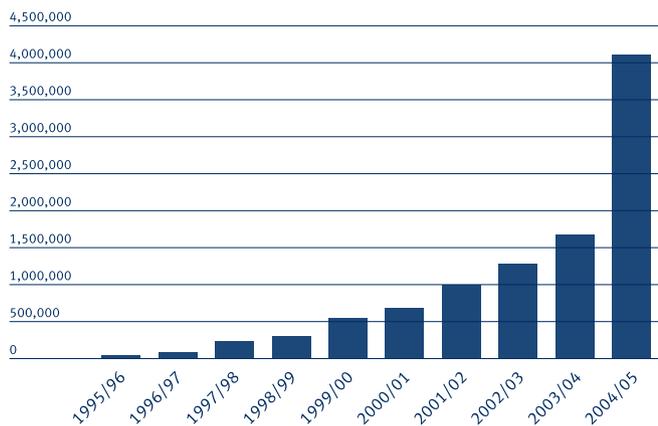
IMMOFINANZ amazes the domestic capital market by becoming the number 1 listed property company in Austria with a property portfolio of EUR 500 million. With 14,000 stockholders, it is also on the best way to becoming a real “people’s share” – above all because of its long-standing high return. The strong demand for IMMOFINANZ shares allows the company to carry out successful capital increases on a regular basis, and also secures the number 1 position according to equity and market capitalisation.

2001: First investments in Central and Eastern Europe and the USA

This year marks the most important step for the long-term development of IMMOFINANZ, with the completion of the first foreign investment in Hungary. Moreover, the company’s begin its successful activities in the USA with the acquisition of apartment complexes in Houston and stakes

LETABLE SPACE

in sqm



in US property companies. In particular, the residential projects in the Texas city of Houston become a real “gold mine”, and can be sold at a high profit (approx. 50% of the equity investment) in 2004 and 2004 together with two shopping centres that are held for only a brief period of time.

2001: Start for the Vienna City Tower

IMMOFINANZ surprises the market with the start of construction on the 26,500 sqm City Tower in 2001. While strong resistance leads to the failure of ambitious plans for expansion of the Wien-Mitte office complex, IMMOFINANZ can realise its project at an adjacent location immediately and without problems, and rent the entire building to the Republic of Austria for 30 years long before completion. And the success story of the City Tower continues: The development of the neighbouring City Point (35,000 sqm of lettable space) started in 2004, and completion is scheduled for mid-2006. The number of interested potential tenants is large because of the prime location and excellent cost/benefit ratio, and full occupancy should be reached before the end of construction.

2001: Successful convertible bond

The successful placement of a EUR 100 million convertible bond marks a twofold coup for IMMOFINANZ: On the one hand, it reduces financing costs significantly below the level of conventional debt financing through loans. On the other hand, it is a first step toward the direct use of the capital market to raise funds from outside sources and thereby make the company less dependent on financing from banks.

New approaches to financing

The success of a property company is equally dependent on buying the right objects and choosing the right financing.

IMMOFINANZ has always paid great attention to this maxim, and gained a competitive advantage with innovative financing strategies again and again.

Since the mid-1990's IMMOFINANZ has financed its investments with a mixture of equity and debt. That leads to a much higher return on equity and, in turn, strengthens the performance of the share – no wonder that the other listed property companies have followed this example, even if they started a number of years later.

- **In 1998** the financing for the Business Park Vienna is restructured with the first US cross-border lease ever used in Austria. This transaction lowers financing costs considerably for a number of years until the preferential tax treatment in the US changes.
- **In 2001** IMMOFINANZ becomes the first – and still only – Austrian property company to issue a convertible bond. This security shows excellent development and gives the company not only a low-cost financing option but provides bondholders with solid high yields.
- **In 2005** IMMOFINANZ is the first Austrian property company to issue a CMBS bond (commercial mortgage-backed security). The bond secures a historically low fixed interest rate of 3.62% for the top-rated Triple A segment over a period of ten years.

By the way: Not only IMMOFINANZ profits from the convertible bond issue, investors can also enjoy the excellent development of the security's price.

2002: First direct investments in Western Europe

The purchase and renovation of the legendary Grand Hotel des Bains Kempinski in St. Moritz represents the first direct investment by IMMOFINANZ in Western Europe. Numerous properties in Switzerland and Italy, and above all in Germany, will be added to the portfolio in the following years. The long-term strategy begins to take shape with the development from an Austrian into an international property company that views Central Europe as its home market.

TOP INVESTMENTS BY IMMOFINANZ IN 2004/05

Country	City	Property
D	Hamburg	Allermöhe Werner-Schröder-Strasse 1
D	Castrop Rauxel	FMZ Siemensstrasse
CH	Derendingen	Derendingen Nr. 125/Luterbachstrasse 3
I	Italian portfolio with 52 objects	
H	Budapest	West Gate Business Park
H	Budapest	Szepevölgyi Business Park
H	Budapest	Globe 3
RO	Bukarest	Iride Business Park
RO	Bukarest	Otopeni
RO	Bukarest	Global Business Center
H	Budapest	Europe Business Tower
CZ	Prague	Westpoint Distribution Park
PL	Katowice	Silesia City Centre
PL	Warsaw	IO-1
PL	Warsaw	Bokserska Distribution Centre
H	Budapest	Pharmapark Logistic Centre
PL	Warsaw	Crown Point
PL	Warsaw	Lopuszanska Business Park
SK	Bratislava	Bratislava Business Center
PL	Poznan	Galeria Poznan
PL	Poznan	Poznan Financial Center
RUS	Moscow	2 office properties
A	FMZ Linz	
A	apartment house portfolio with 4 objects and 15,500 sqm	
A	105 properties of the Forstinger portfolio	
A	20,000 BUWOG apartments	

2002: Advance to the Prime Market of the Vienna Stock Exchange

The capital market starts to honour the strong growth and high liquidity of IMMOFINANZ in increasing measure. A visible expression of this standing is the advance into the top segment of the Vienna Stock Exchange, the Prime Market. For three years IMMOFINANZ remains the only property company in this segment, before its IMMOEAST subsidiary follows in March 2005. All other property companies continue to trade in lower market segments today.

2003: Inclusion in the MSCI World and IPO for IMMOEAST

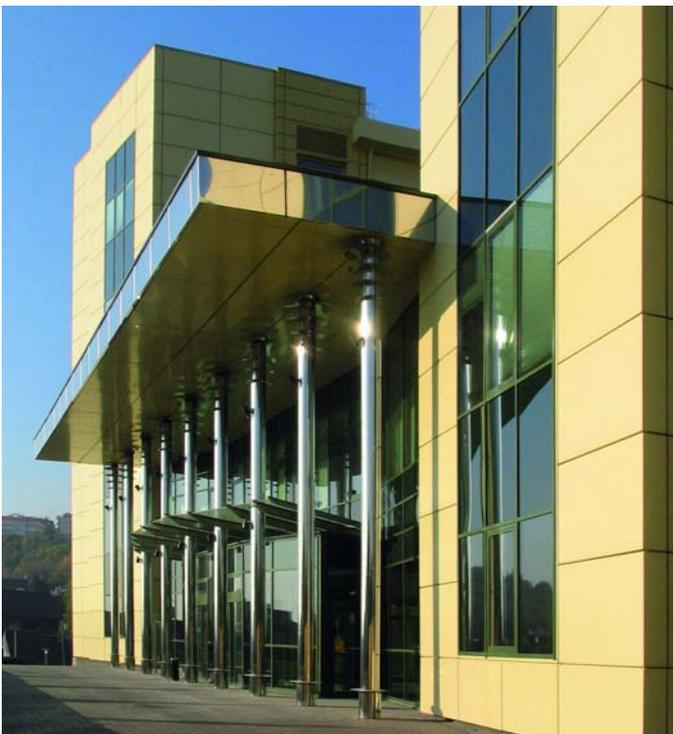
IMMOFINANZ is one of very few Austrian companies to be included in the MSCI World, the most important international share index. In the spring, shares in the IMMOEAST regional holding company are sold to institutional investors for the first time; the IPO on the Vienna Stock Exchange follows in December. IMMOEAST becomes the absolute star among the property companies and, with an average annual return of 15.78% (up to the end 2004/05), the property share with the highest return.

2004: BUWOG mega-deal doubles lettable space

Following the largest acquisition in its history, IMMOFINANZ joins the major league of listed property companies in Europe. Lettable space in the property portfolio nearly doubles to 3.5 million sqm, and IMMOFINANZ becomes one of the most important private residential owners in Austria with an additional 20,000 apartments. Last but not least, the BUWOG takeover raises the number of properties to over 1,000 for the first time.

2005: Broad-based presence in Eastern Europe and EUR 4 billion of property

Another dream hurdle is taken: The property portfolio increases to over EUR 4 billion. Or stated differently: 15 years after its founding, IMMOFINANZ has a property portfolio of roughly ATS 55 billion and is one of the key players in Central Europe. A major part of this year's growth comes from Eastern Europe, where a broad-based presence is established with investments in Poland, the Czech Republic, Slovakia, Hungary, Romania, Russia, Bulgaria and the Baltic States. IMMOFINANZ becomes the most active investor in the eastern region of the continent through its IMMOEAST subsidiary.



Above: A, 1140 Vienna, Bergmillergasse 7

Below, left: H, Budapest, Szepvölgyi Business Park

Below, right: BUWOG apartment building in A, 1100 Vienna, Monte Laa, Emil-Fucik-Gasse 3

The Global Player from Austria



Lettable space in the IMMOFINANZ portfolio by country

It's nice to read that IMMOFINANZ has grown to become one of the largest listed property companies in Europe. More important, however, is that the company has the most widely diversified property portfolio and best opportunities for growth as well as the greatest potential to increase earnings over the long-term.



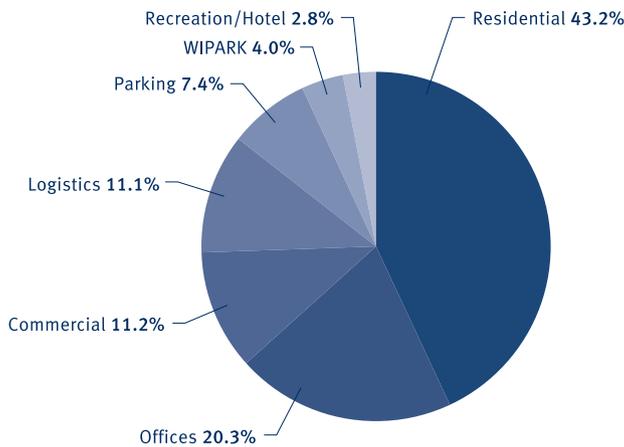
IMMOFINANZ IN INTERNATIONAL COMPARISON

as of 30.6.2005

	Country	Market capitalisation Free float in EUR mill.
Unibail	France	4,813
Rodamco Europe	Netherlands	4,555
Metrovacesa	Spain	3,719
Corio	Netherlands	3,105
IMMOFINANZ	Austria	2,514
Immobilier Colonial	Spain	1,848
Wereldhave	Netherlands	1,832
PSP Swiss Proberly	Switzerland	1,681
Fabege	Sweden	1,681
Klepierre	France	1,456

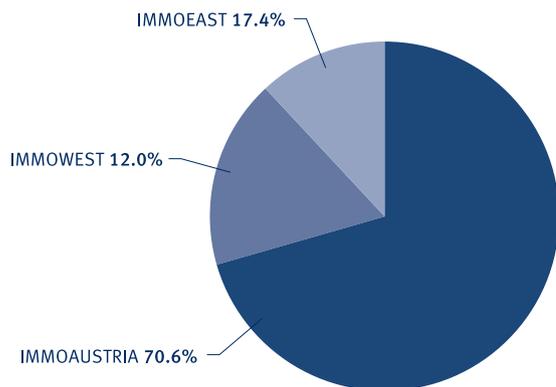
DISTRIBUTION OF LETABLE SPACE BY SECTOR

as of 30.4.2005



DISTRIBUTION OF LETABLE SPACE BY REGION

as of 30.4.2005



With market capitalisation of approx. EUR 2.5 billion as of 30 June 2005 and a property portfolio of EUR 4.4 billion, IMMOFINANZ is a “heavyweight” in European comparison. The company ranks fifth among listed property firms in Continental Europe according to market capitalisation, and a move towards the top of this list is within reach. However, size and growth are not direct goals for IMMOFINANZ – the decisive comparison with other large listed property companies is more qualitative than quantitative.

And even if size is not the most important criterion, the strong growth recorded in recent years is nevertheless a key success factor: “We have reached the critical mass to take part in really attractive large projects without a problem, and we have the contacts and the standing to be invited to participate in these transactions – smaller competitors are never asked to join such deals”, explained CEO Karl Petrikovics. Moreover, low-cost capital market financing like the CMBS loan that was floated in May 2005 (Triple A rating) is only open to large property companies, while smaller competitors are forced to look for outside financing



IMMOFINANZ TENANT

“The City Tower is an excellent location for the court centre. Perfect subway and rapid transit rail connections in the Wien-Mitte station as well as a large underground garage provide easy access for parties, while the modern offices create a pleasant working climate and have led to an improvement in efficiency.”

Rainer Geissler,
President of the Commercial Court of Vienna

in the form of (more expensive) loans. IMMOFINANZ has a genuinely unique position with regard to the diversification of its property portfolio. While other large European players limit their activities to only one or very few countries, or only specific sectors (e.g. Rodamco in the retail branch), IMMOFINANZ follows a completely different strategy. The company works to establish a broad-based presence on all important markets instead of specialising in a few sub-markets, which then determine the fate of the firm as well as the price of its share and the return for stockholders.

At the end of the 2004/05 Business Year IMMOFINANZ was represented in 19 countries, and a further two markets were added after the closing date. IMMOFINANZ has also established a broad sector diversification with its strong focus on residential, office, retail and logistics space, plus garages and hotels. “This strategy is reflected in more stable earnings growth and a steady increase in the share price”, added Petrikovics. “The IMMOFINANZ share shows considerably less fluctuation than the international property indexes.”

First-Class Partners

In the international arena, IMMOFINANZ frequently works together with large international or strong local partners, including a number of major players in the property branch. IMMOFINANZ has acquired stakes in some of these companies, started joint ventures with others and also developed long-term working relationships. One common factor among all these partnerships is the fact that they safeguard the development of know-how and provide invaluable contacts for IMMOFINANZ.

Carlyle Group

The property segment of the Carlyle Investment Group is one of the largest investors on the global market. IMMOFINANZ works together with Carlyle on several US projects, in particular in New York. In Italy, the two companies joined together to acquire a large mixed-sector portfolio.

Curzon Capital Partners

IMMOFINANZ established a broad-based presence in Western and Southern Europe by acquiring a stake in Curzon Capital Partners, which is a member company of the IXIS AEW Group. This firm invests primarily in the office and retail sectors, with the objective of building a total portfolio of approx. EUR 1 billion.

Fleming Family & Partners

Through its IMMOEAST subsidiary, IMMOFINANZ holds a 25.86% stake in the legendary Fleming family (Fleming Investment Corp.) empire. FF&P invests in Russia, above all in office and retail objects in the Moscow capital, and is one of the most renowned developers and investors on the booming Russian market.



CH, St. Moritz, Hotel Kempinski

This positioning as a security-oriented and widely diversified property company will be further intensified in the coming years. Instead of growth targets, activities will be directed toward diversification goals:

- **Expansion of the IMMOFINANZ position on its core market:** We will further diversify and expand our portfolio in the countries that belong to our core Central European market through IMMOEAST and IMMOWEST.
- **Diversification into new key markets:** We will continue our activities on major global real estate markets and also branch out into other interesting areas.
- **New sector sub-markets:** We will develop new sub-markets in countries where we are already active, for example through the addition of the residential sector to portfolios in selected countries throughout Central and Eastern European.

– **New fields of business:** The core business of IMMOFINANZ, which represents the long-term investment in properties, will be expanded to include new areas of activity. For example, IMMOFINANZ took its first steps in the profitable condominium market with the Orion Tower in New York (IMMOFINANZ share: 9.37%) and a joint venture with the British residential construction giant Grainger in the Baltic States. These residential objects will not be held over the long-term, but sold to private owners.

Such measures will allow IMMOFINANZ to position itself even more clearly as a fully integrated property expert and establish a completely independent role in the international property sector. This autonomous position is gaining increased recognition from international financial markets. The demand of institutional investors for IMMOFINANZ shares has risen by a sizeable margin – and one of the main reasons for this growing popularity is the fact that no other listed property company can demonstrate such a broad diversification or earnings stability.

PL, Katowice, Silesia City Centre



Grainger Trust Plc

The leading British residential investor is a partner of IMMOEAST in the Baltic States. Through a joint venture formed after the close of the reporting year, the two companies plan to realise a large number of residential projects in the Baltic Republics. The first two projects alone comprise more than 3,000 apartments.

Heitman Central Europe

This firm was founded by the US giant Heitman (USD 12 billion in managed assets) and now includes major branch players such as GE Capital, the EBRD, the Dutch ABP pension fund and the IMMOFINANZ subsidiary IMMOEAST. Heitman Central Europe is compiling an extensive portfolio in the Czech Republic, Poland and Hungary that also includes numerous shopping centres in dynamically growing larger cities throughout the Czech Republic.

Logistis

This company is headquartered in Luxembourg (IMMOFINANZ share: nearly 10%) and is one of the leading investors in logistics properties in Western Europe. Large property companies such as IXIS or AEDES also own stakes in Logistis, whose portfolio is comprised primarily of objects in France, Spain and Italy.

Niam Nordic Investment

The investment in Niam Nordic Investment represents an admission ticket to the North European real estate market. IMMOFINANZ is joined by prominent partners like the GE Pension Trust on this project. Niam invests in Scandinavia and the Baltic States.

TriGranit

The Hungarian TriGranit is one of the best known property developers in Central and Eastern Europe. In a step-by-step transaction, IMMOEAST is acquiring the large Silesia City Centre shopping mall in the Polish city of Katowice from this company. IMMOEAST will take over the entire object as planned in 2006.

“Historical opportunities in Central Europe”

Property portfolio doubles, revenues, earnings and market capitalisation reach new record levels: After an extraordinary 12 months, the IMMOFINANZ Executive Board reviews the past business year and explains the strategies of the future.

The BUWOG acquisition, market entry in New York and Russia, advance to become Austria’s number 1 in specialty shopping centres, major investments in Italy, remarkable growth in Central Europe. Which project would receive your vote as the single most important development in 2004/05?

Karl Petrikovics: None of these events. What really counts is the fact that we were able to further strengthen our earning power – as is demonstrated by impressive growth in key indicators like EBIT, cash flow and profit after tax. Or that the price of the IMMOFINANZ share exceeded our target for an 8 to 10% increase this year. Of course, we’re pleased by exciting successes like the BUWOG acquisition but, in the end, what counts is the bottom line for the company and its shareholders. In this respect 2004/05 was indeed outstanding, but it also represents the steady continuation of the strong upward trend that has characterised IMMOFINANZ since its IPO nearly 15 years ago. However, the acquisitions and investments I just mentioned have also created an important basis to carry on this successful growth in

the future. We’re proud that we were able to complete a number of really unusual transactions during the past year.

How would you compare IMMOFINANZ to the competition?

Norbert Gertner: In this respect, we also receive high marks. If we rank the Austrian companies that operate both internationally and on the local market – in other words, our direct competitors – the IMMOFINANZ share was the clear winner. We also demonstrate excellent results compared to open property investment funds, which generated a much more modest return for investors than expected. But just as important as this comparison with other companies is the fact that we were able to meet our own forecasts and the expectations of our shareholders. With a plus of 10.12% after tax, the IMMOFINANZ share closed the year slightly over the 8 to 10% range that we have defined as our goal. The share price showed steady upward development, and again confirmed that IMMOFINANZ is an extremely safe investment. The success of the capital increases in May 2004



Karl Petrikovics, Chief Executive Officer

and after the close of the reporting year in May 2005, when above all existing stockholders purchased new shares, proved that this is exactly what investors expect and demonstrated that we obviously meet these expectations.

IMMOFINANZ now has roughly 80,000 shareholders. Aren't you slowly approaching a limit in Austria?

Gertner: I don't think so. The news of our success gets around and since the price of the IMMOFINANZ share is increasing steadily, no one needs to worry about having missed the right time to buy. However, remember that IMMOFINANZ is not only a popular stock in Austria – we also have a growing number of shareholders in other countries, for example nearly 1,000 in the Czech Republic. In Central Europe as well, a greater number of investors is apparently looking for the rare combination of safety and return offered by IMMOFINANZ. We welcome this development, which has also led, for example, to a Czech version of our Internet homepage. We want the increasing interna-

tionalisation of our operating business to also be reflected in our shareholder structure.

What is your future investment strategy, in particular with respect to geographic diversification?

Gertner: We have set a strategic goal to increase the international component of our investment portfolio to roughly 50%. At the end of 2004/05 this figure was 30%, which means that we will now turn our focus to expanding our activities in other countries. But even if the distinction between Austria and other countries seems obvious, it continues to become less and less important for IMMOFINANZ. We no longer see ourselves as an Austrian firm that invests in other countries – we are a real Central European company. That is our new home market. We are the number 1 listed company in this region, and we want to reach the same leading position over the mid-term that characterises the standing we have developed in Austria in recent years. For this reason, roughly 90% of our near-term invest-



Norbert Gertner, Member of the Executive Board

ments will be carried out in Central Europe. But I would also like to emphasise that these strategic goals don't mean we are inflexible and only follow a rigid scheme. The BUWOG acquisition showed that you need to deviate from plans when special opportunities arise. And of course, that is what we intend to do.

What makes Central Europe so attractive?

Petrikovics: IMMOFINANZ has a range of really unique opportunities in this region, and the market outlook is excellent: Economic growth in the east is easily twice as high as the EU average, which creates an enormous demand for properties and an outstanding potential for a profitable return. In the west, Germany is particularly interesting because prices have fallen, in part dramatically, and many acquisitions are available at extremely favourable conditions. Perhaps because the EU enlargement is now part of our everyday lives, we tend to somewhat underestimate the momentum triggered by this historic step. In this respect, we

should follow the example of Irish investors who are currently pursuing a very aggressive strategy for Eastern Europe. They have seen what EU membership can do for an economically underdeveloped country, and that is why they want to be part of the boom in the east.

But there is also a real rush by other investors into this region, and that reduces our opportunities.

Petrikovics: Of course, we didn't invent Central Europe as an investment target. But we have the means to use these opportunities better than anyone else. We are the only listed company that currently has a presence in all these countries – in the east, in the new EU member states and the EU candidate countries, throughout the west, in Germany, Switzerland, northern Italy and, of course, also in Austria – and we therefore have the necessary structures, the size, the know-how and the contacts. Even if an international competitor were able to develop this background, he would hardly be in a position to close the gap on our home-grown advantage as

an Austrian company. The geographical proximity and shared history with the former countries of the Habsburg monarchy on the one hand, and the common language with Germany on the other hand, are advantages that you should under no circumstances underestimate.

What importance do you place on investments outside Central Europe – for example, the USA and Russia?

Petrikovics: These markets represent a valuable addition to our current business activities. We can further broaden our diversification and realise in part unusually high returns, as is illustrated by our residential sector investments in Houston. And these projects also open up valuable contacts to business partners for future cooperation on our home market, and provide us with a certain know-how advantage. The USA is repeatedly the starting point for trends that later appear on European markets. For this reason, we intend to expand our presence not only on our core market, but especially in the USA and Russia. The USA is the most important real estate market in the world and is a must-have for a widely diversified portfolio. Russia, on the other hand, represents a logical continuation of our Central European strategy, where we want to profit from developments in the eastern part of Europe. Additional regions will be covered by the acquisition of stakes in property companies. Smaller commitments in other areas are also possible, and we are constantly monitoring new prospects.

Aren't there a number of disadvantages connected with commitments in so many markets, and doesn't the size reached by IMMOFINANZ reduce the necessary flexibility?

Petrikovics: Of course, everything has two sides. A company that is active in 19 countries, in property sectors ranging from residential to offices, retail space, logistics and hotels to garages can never make the same spectacular profits as a firm that only bets on one or a few, wherever possible, particularly risky sub-markets. But this all-inclusive company will generate solid earnings in any situation, even if individual sub-markets go through a temporary period of weakness. The broad diversification of our investments not only brings greater safety but also significantly higher profits over the long-term because we can focus on especially attractive areas depending on market developments. In this respect,

our size is not an obstacle, but a requirement to create the necessary flexibility. Our competitors also generally know where to find the best investments, but this knowledge doesn't help if you're not present on a market and don't have the necessary detailed knowledge. In the property business, you can't enter a market immediately, but must prepare investments over the long-term. That's exactly what we do, and that's why we can offer our shareholders not only more safety, but also a higher return over longer periods of time. Moreover, size is actually an advantage in the property business because you only have access to larger and more attractive deals when you reach a certain size, have a first-class reputation and a long-standing presence on the market. And we have all that.

How do you manage this wide range of investments and growth from an organisational standpoint?

Petrikovics: Of course, this broad-based investment strategy is more expensive than one that is limited to a few sub-markets, but it's profitable and we have the structures to manage it perfectly. Our asset management group consists of highly qualified experts and our management contract with Constantia Privatbank safeguards the transfer of know-how and extensive capacity in all financial areas as well as direct access to capital markets, which pays off for highly positive transactions like our CMBS loan. And when we need to digest a major project like BUWOG or some years before WIPARK, we only need to expand and optimise the available structures. And we are well equipped to do this with our team.

Acquisitions and Sales

Highlights of the 2004/05 Business Year

BUWOG: The successful participation of IMMOFINANZ in the privatisation process for the four major federal cooperative property companies as part of the “Austria Consortium” was without doubt the most important single event of the business year. Following the conclusion of this transaction, IMMOFINANZ took over BUWOG – a jewel in this total package of 58,000 apartments and one of the largest residential property owners in Austria with roughly 20,000 apartments. IMMOFINANZ acquired this enormous property for an attractive price, and outbid its competitors by only a slight margin. BUWOG has since been successfully integrated into the IMMOFINANZ Group, and apartments now comprise roughly 43.2% of the total portfolio. This step also represents the successful conclusion of the previously announced restructuring process that has been underway for a number of years. Its end result was a shift in the focus of the portfolio from offices to a more balanced sector structure with strong emphasis on the low-risk and very profitable residential sector.

Forstinger: The second major acquisition in Austria involved the properties owned by the Forstinger automotive accessories chain. This portfolio comprises more than 100 locations in eight provinces, approximately 141,000 sqm of properties and extensive land reserves. IMMOFINANZ further expanded its leading position in the specialty shopping centre market through this transaction, which will also provide significant benefits due to the steady development of this booming form of retail trade.

Italy portfolio: The most important foreign acquisition was realised together with our long-standing partner “The Carlyle Group” and involved the acquisition of a portfolio with

270,000 sqm of lettable space in Italy. This portfolio is actively managed, and numerous objects have already been sold at a good profit. What remains is an attractive selection in the cities of the economically strong north, which leads to expectations of a sound increase in value over the coming years.

IMAK: Among the many exciting transactions concluded by our IMMOEAST regional holding company, the largest single investment was the acquisition of a majority stake in IMAK. This company has an attractive office and logistics portfolio in Poland and Hungary, and has signed advance contracts for the acquisition of further objects with 100,000 sqm in 2005 and 2006.

Silesia City Centre: IMMOEAST was able to acquire a particularly attractive object in Poland: The Silesia City Centre in Katowice, the hub of the booming Slask region in the southwest of Poland, is similar in size to Vienna’s Donauzentrum with more than 66,000 sqm of retail space. One-half of the facility has already been let before completion, and advance contracts have already been concluded for the remaining areas.

Entry into Romania, Russia and Slovakia: A further milestone was set in 2004/05 with the entry of IMMOFINANZ into three important eastern markets. In Romania the Iride Business Park and the Global Business Center as well as Otopeni, a development project at Bucharest Airport were acquired. With the purchase of a 25.86% stake in the renowned Fleming Family & Partners property company, IMMOEAST also took its first step on the attractive Russian real estate market and gained a 11.43% share of Bratislava Business Center in Slovakia.



Geographic distribution of properties in the Forstinger portfolio

Orion Tower, New York: The IMMOFINANZ success story in the USA began in Houston, and is now continuing in New York. A spectacular transaction was completed with the acquisition of a stake in the Orion Tower in the heart of Manhattan. This project involves the construction of 550 luxury apartments, which will subsequently be sold as condominiums. The object is expected to generate an excellent return because nearly 70% of the apartments were sold at prices significantly in excess of forecast only several weeks after the start of sales and more than 15 months prior to completion. In addition, two hotel investments in New York have shown excellent development and promising new residential projects were started in Houston.

Residential properties, Berlin: One investment made by IMMOFINANZ during the reporting year carries a special significance – the acquisition of two apartment buildings with nearly 100 units in Berlin. Plans call for the expansion of business activities in this country during the coming months and years because enormous pessimism over economic growth has driven property prices to an irrationally low level, and the market currently offers a wide range of opportunities to develop a first-class portfolio in this strongest European country.

GTC: “Active property management” as defined by IMMOFINANZ not only includes the search for acquisition opportunities and attractive returns, but also the utilisation of favourable prospects to sell properties and close positions with a high profit. This approach was demonstrated in an impressive manner by the well-known property developer and investor GTC, in which IMMOEAST has owned a stake of 7.79% since 2004. In May 2004 GTC started trading on the Warsaw Stock Exchange, and the price of the share rose 37% within six months. IMMOEAST took advantage of this situation to sell its holding. Although stock exchange law prohibits announcements on the proceeds generated by the transaction, one comment can be made: Seldom has IMMOFINANZ been able to earn such sizeable profits in such a short time as with the GTC transaction.

Efficiency apartments and shopping centres in Houston: Four apartment complexes and two shopping centres in Houston, Texas, were also sold at a high profit. These properties were resold at an average return on capital of 48.17% only a short time after completion or acquisition. Total profit of EUR 8.462 million makes the past activities of IMMOFINANZ in the USA an absolute success story.

Strong Subsidiaries

In addition to a large number of individual properties, the IMMOFINANZ Group also includes two leading property companies that belong to the absolute frontrunners in their branches in Austria. These subsidiaries are managed as independent units – and with across-the-board success.

BUWOG

19,565 apartments in 573 buildings with 1.6 million of lettable space – these key indicators for the BUWOG properties, which were acquired in June 2004, are not only impressive at first glance or because of their size. A detailed analysis of the BUWOG portfolio shows that 42% of the lettable space is located in Vienna and a further 28% in the other Austrian provincial capitals. This favorable positioning creates an unusually high potential to improve both earnings and value, and makes BUWOG the core of the IMMOFINANZ portfolio in Austria.

WIPARK

WIPARK Garagen AG was founded in 1960 and acquired by IMMOFINANZ in 1999. The company can look back on particularly successful growth, and its secure returns form a valuable component of the IMMOFINANZ portfolio. In addition to Vienna, where 8,800 parking spaces are available at prominent locations like the Freyung or west railway station, WIPARK also owns one car park in Graz and two in Budapest.



From left to right: Andreas Ratzinger, Gerhard Schuster, Daniel Riedl, Robert Puhr

BUWOG – great assets, great future

The acquisition of BUWOG, the largest federal cooperative property company, made IMMOFINANZ one of the leading residential property owners in Austria. The high core value of these assets and development potential of the properties create excellent prospects for the future.

15 June 2004 marked one of the most important milestones in the history of IMMOFINANZ: The Austria Consortium, in which IMMOFINANZ held a leading position, won the tender for the privatisation of a package of four federal cooperative property companies with a total of more than 58,000 apartments. BUWOG, the most attractive object in this transaction, was awarded to IMMOFINANZ and the property portfolio immediately took a “quantum leap”:

20,000 apartments with roughly 1.6 million sqm nearly doubled the amount of lettable space and formed the celebrated conclusion of the company’s long-standing efforts to expand its share of residential objects.

Nevertheless, not only size has made BUWOG the new mainstay of the IMMOFINANZ Austrian portfolio. This firm has an unusually high potential for improving both



A, 1110 Vienna, Kaiserebersdorfer Strasse



A, 1100 Vienna, Hertha-Firnberg-Strasse

return and value. “Most of the residential properties are located in the greater Vienna area and the Austrian provincial capitals”, explained BUWOG Managing Director Daniel Riedl. “In these areas, the demand for housing is particularly high, and we have numerous objects that we can profitably expand and sell during the coming years.”

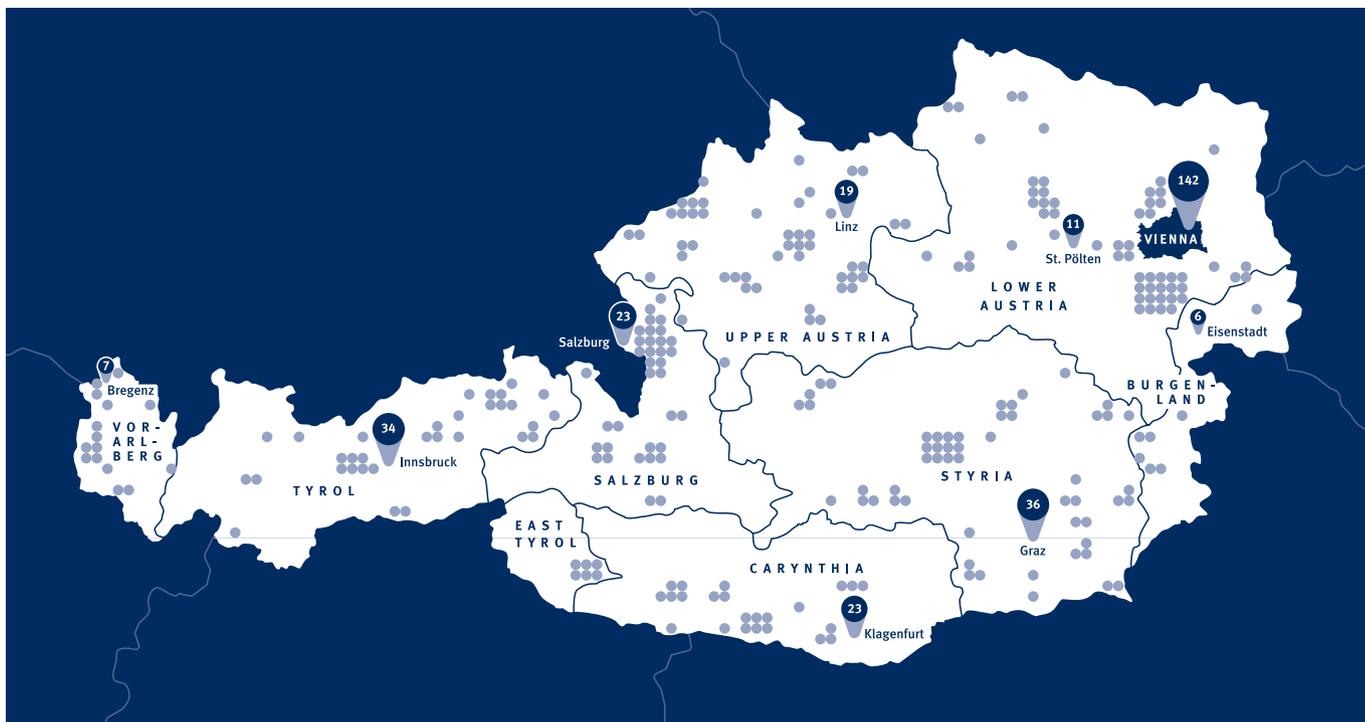
Moreover, BUWOG activities are by no means limited to the field of subsidised housing. Especially with respect to new residential construction, freely financed objects in the lucrative premium segment play an increasingly important role. “The combination of subsidised and freely financed housing has proven to be a considerable advantage”, added Riedl. “Many tenants want to move from subsidised to high-quality freely financed apartments, and that facilitates the sale of our objects considerably.”

BUWOG has four product lines: Subsidised rental apartments and condominiums are sold under the “BUWOG

Classic” name. High-quality, freely financed apartments appear on the market under the “BUWOG Exclusive” brand. The “Welcome Home” product line covers the rapidly growing segment of terraced houses and the offering is completed by “BUWOG Comfort”, apartments that are designed especially to meet the needs of senior citizens with additional services.

This target group-oriented range of products allows BUWOG to optimally utilise favourable developments in different sectors of the housing market. New construction will therefore be significantly increased, in particular throughout the Vienna region. The expansion of existing objects, above all lofts, as well as quality-based improvements will also create additional earnings potential.

“BUWOG has an efficient cost structure and now generates sound profits”, noted Riedl. “Given the good market situation and our strong position in the development business,



Geographic distribution of properties in the BUWOG portfolio

NUMBER OF BUWOG APARTMENTS BY PROVINCE

Total: 19,565 (as of 30.4.2005)

Vienna	7,635	Upper Austria	2,037	Salzburg	1,835
Lower Austria	1,581	Styria	2,830	Tyrol	1,721
Burgenland	206	Carinthia	1,176	Vorarlberg	544

we will be able to substantially increase the earning power of the company in the coming years. I am convinced that BUWOG will become one of the most attractive segments of the IMMOFINANZ Group.

BUWOG at a glance

Property portfolio of 573 objects with 19,565 apartments

Total letable space of approx. 1.6 million sqm

Average new construction over the past 5 years (p.a.):

EUR 27 million and approx. 190 apartments

Personnel: Headquarters 106 employees,
Building maintenance 376 employees (generally part-time)

Information on subsidised and freely financed apartments and terraced houses can be found on www.buwog.at or can be ordered by calling 01/878 28-0 or requested by mail: BUWOG, Hietzinger Kai 131, 1130 Vienna.



From left to right: Helmut Sattler, Günter Warmuth

Garage giant with potential

With over 10,000 parking spaces in Austria and Hungary, WIPARK makes not only a secure but also a profitable contribution to earnings. Its activities in the east open new and interesting opportunities for growth.

Drivers who end the frustrating search for a free parking space in Vienna by turning into one of city's large public garages have a good chance to become IMMOFINANZ customers, at least on for a few hours. The company's WIPARK subsidiary is one of the largest firms in Vienna's lucrative garage market, with roughly 8,800 parking spaces.

This well-known company was founded in 1960 and acquired by IMMOFINANZ in 1999. It plays an important role in the Group by forming the core of the 12.7% share of parking spaces in the Austrian property portfolio. This component is by far higher at IMMOFINANZ than at other listed property companies – and represents a positive factor for the entire Group: Virtually no other segment generates the same steady and secure profits as the garage business. These earnings are the result of thousands of satisfied long-

term customers and more than 5,600 short-term parkers each day who use WIPARK garages.

Some of the best known and most successful garages in Vienna are owned by WIPARK: for example, the garage on the Freyung in the heart of the inner city, the multi-storey car parks at the West, South and Franz Josef Railway Stations and the Stiftgasse garage near the Mariahilfer Strasse.

In addition, WIPARK has grown beyond the borders of Vienna and Austria in recent years. It opened the first commercial underground garage in Budapest, and is now represented with three garages and nearly 2,000 parking spaces in that city. Especially in the cities of Central and Eastern Europe, the supply of parking spaces is in part still disastrous and this situation creates a high growth potential for

garage operators. WIPARK has established a sound foothold on this market and good prospects to play an important role in future developments.

Last but not least, the success of WIPARK is also the result of advanced technical solutions for the garage business. One outstanding example is the lighting technology used in WIPARK garages: Energy costs were reduced by 30% in 2004 – a unique result in Europe that also found international acclaim and was recognised with one of the most important EU environmental prizes, the “Green Light Award”.

Parking at WIPARK

Under www.wipark.at you can find maps showing the locations of WIPARK garages as well as information on favourable long-term parking rates.

WIPARK GARAGES

as of 30.4.2005

	Location	Number of spaces
Direct ownership		
1010 Vienna	Garage Beethovenplatz 3	401
1010 Vienna	Garage Freyung	693
1040 Vienna	Parkhaus Südbahnhof	604
1060 Vienna	Parkhaus Windmühlgasse	453
1070 Vienna	Parkhaus Stiftgasse	737
1090 Vienna	Parkhaus Franz-Josefs-Bahnhof	683
1090 Vienna	Votivpark-Garage	630
1150 Vienna	Parkhaus Westbahnhof	637
8010 Graz	Garage Mariahilferplatz	220
H-1012 Budapest	Krisztina Garázs Kosciuszko Tádé ut. 15	380
H-1080 Budapest	Palace Garázs Rákóczi út. 43-45	209
Total direct ownership		5,647
Under management		
1030 Vienna	Garage Invalidenstrasse	276
1030 Vienna	Garage Justizzentrum	93
1040 Vienna	Garage Technische Universität	370
1090 Vienna	Garage Zoologie	94
1090 Vienna	Garage Biologie	113
1090 Vienna	Garage Wirtschaftsuniversität	398
1090 Vienna	Garage Reznicekgasse	70
1090 Vienna	Garage Pharmazie	100
1090 Vienna	Garage Erdwissenschaften	106
1090 Vienna	Garage UZA IV	102
1100 Vienna	Garage Business Park Vienna P1	430
1100 Vienna	Garage Business Park Vienna P2	499
1100 Vienna	Garage Vienna Twin Tower	1,049
1100 Vienna	Parkplatz Gesundheitszentrum Süd	218
H-1126 Budapest	MFZ-Garage MOM Park Alkotás utca 53	1,230
Total under management		5,148

A, 1150 Vienna, Parkhaus Westbahnhof



Competence, Contacts & Know-How

IMMOFINANZ has a strong, highly qualified team that also sets standards in the international arena.

A property portfolio of EUR 4.4 billion, revenues of EUR 230 million, 1,114 objects ... and no staff. Anyone who only takes a quick look at these indicators would think this is either an error or a miracle. Both guesses are wrong. A management contract with Constantia Privatbank places a large number of first-class specialists. Over the years this team has grown to more than 100 women and man who are employed by Constantia Privatbank and its subsidiaries, and work full-time or part-time on IMMOFINANZ projects. The photos on the next pages show only the managers of the Asset Management, Finance and Legal Departments.

This group represents a decisive factor for the long-term success of the company. Especially in the areas of asset management – which covers the development and administration of properties – and financing, IMMOFINANZ can rely on an extraordinary pool of know-how that safeguards an absolute top position, at least in Austria. “We are the only domestic property company that has developed specialised knowledge on all sub-markets, both at home and abroad”, explained CEO Karl Petrikovics. “We have worked hard to



Asset Management IMMOAUSTRIA und IMMOWEST:

From left to right: standing: Clemens Rumpler, Alexander Koller, Thomas Hetz, Michael Wurzinger
seated: Rupert Vögl, Clemens Uhl, Mathias Bartak, Sandra Bauernfeind, Markus Urbanz, Alexander Posch

build up this know-how since the company was founded, and have thereby created a decisive competitive advantage for IMMOFINANZ.”

Asset Management

The core of IMMOFINANZ experts are active in the field of asset management, above all in two areas. First, the asset managers are responsible for the identification, analysis and realisation of attractive investment opportunities. And second, they manage the properties and guarantee continuous optimisation.

The asset management department is divided into two teams: One is responsible for Central and Eastern Europe, which covers the scope of activities of the IMMOEAST subsidiary; the other manages Austria and all western markets.

Within the asset management team for Austria, the group headed by Michael Wurzinger develops the local market. In keeping with the size of the Austrian portfolio, which represents more than 70% of the space owned by IMMO-

FINANZ, this group includes office specialists as well as experts for the residential sector who manage the large apartment building portfolio and many new housing projects built by IMMOFINANZ, and professionals who are responsible for the expansion of the rapidly growing retail sector (in particular specialty shopping centres). Two particularly large fields of business, the 1.6 million sqm of lettable space belonging to BUWOG and the 10,000 WIPARK parking spaces, are run as stand-alone enterprises by separate management (see pages 33 and 36). The group directed by asset manager Thomas Hetz, in turn, manages the foreign markets covered by IMMOWEST. They reflect direct investments in Germany, Switzerland, Italy and the USA as well as numerous stakes in other property companies that are located in western, northern and southern Europe as well as in the USA.

The East European group is divided into three country units. The unit under Peter Oesterle is in charge of Hungary, the Czech Republic, Slovakia and Slovenia. The largest acquisition made to-date by IMMOEAST was realised by these



Asset Management IMMOEAST:

From left to right: standing: Benedikt Attems, Günther Bukor, Denitza Hodjaeva, Robert Velich, Katharina Molnar, Edgar Rosenmayr, Marie-Theres Tauber, Peter Oesterle

seated: Richard Weberberger, Birgit Gaulhofer, Eva Bano, Christian Grossschartner

experts after the end of the reporting year, namely the purchase of 13 branches belonging to the Stop Shop chain in Hungary. A second unit under the direction of Edgar Rosenmayr handles Russia, Bulgaria, Croatia and the Baltic States, and completed the market entry of IMMOFINANZ into four countries (Russia, Bulgaria, Latvia and Estonia) during the early months of 2005. The third unit under Günther Bukor is responsible for direct investments in Poland, Russia, Romania and Bulgaria. One of their most notable successes was the acquisition of the Iride Business Park in Bucharest, which is currently under expansion in a multi-stage process to become the most important commercial property in the Romanian capital.

Financial and Legal Affairs

While the property experts focus on management, another team is concerned with the primary objective for any company: numbers. The accounting department led by Christian Thornton is responsible for the consolidation of roughly 180 companies that belong to the IMMOFINANZ Group

as well as the preparation of the financial statements of the parent company and regional holding companies. This team is also in charge of controlling activities. A separate legal department deals with the extensive issues facing a property company that is active in 19 countries.

Martina Postl and Harald Heinzl in the corporate finance department are responsible for the development of optimal financing models, which are just as important for the overall success of the company as asset management. This area clearly illustrates the significant advantages created by the close long-standing cooperation with Constantia Privatbank. In other words, IMMOFINANZ can draw on a complete team of financial and capital market specialists from a leading Austrian private bank. That pays off, in particular when new ways are needed for financing – for example with the CMBS loan that was issued after the end of the business year and brings substantial savings over conventional credit financing. In addition, the optimal investment of liquid funds plays an important role in the overall success of IMMOFINANZ.



Financial and Legal Affairs:

From left to right: seated: Christian Udo Thornton, Martina Postl, Patrick Swoboda, Bettina Frühwald, Sabine Holzreiter, Martin Schweiger
standing: Alexandra Majer, Marion Fischer, Harald Heinzl, Hubert Griessnig, Tanja Hirsch, Ursula Martschin, Galena Stoyanova

All inclusive – the management contract with Constantia Privatbank

IMMOFINANZ has been managed through a contract with Constantia Privatbank since its founding in 1990. This contract covers all activities for management and business operations, and includes not only the core areas of asset management, finances and legal affairs, but also numerous other departments such as marketing, IT, personnel and investor relations with a service centre for shareholders.

The broad-based scope of these activities is illustrated by figures from the accounting department: The IMMOFINANZ Group includes roughly 180 companies that must be consolidated. Constantia Privatbank is paid to carry out these activities in the form of an all-inclusive fee. This arrangement not only eliminates personnel expenses, but also the need for office space, furniture, computers and IT facilities etc.

The management contract also brings key advantages in the marketing and administration of IMMOFINANZ properties. The leading Austrian commercial property agent, CPB Immobilienreuehand, is also a member company of the Constantia Privatbank Group – it actively markets IMMOFINANZ properties, and thereby plays an important role in maintaining high occupancy rates. IMV, another subsidiary of Constantia Privatbank, is the leading facilities management company in Austria. This firm guarantees consistent management of the property portfolio and sets continuous measures to ensure optimal utilisation.

10.12%
After-tax yield

8.67%

Performance over the last 10 years

80 000
Shareholders

Spezialkassen Immobilien

Conwert Immobilien

CA Immobilien

Meinl European Land

IMMOEAST

IMMOFINANZ

Fixed Star on the Vienna Stock Exchange

Stability, earning power and long-term success: The IMMOFINANZ share has proven to be an ideal asset for long-term investors for more than a decade.

Interested readers who peruse the daily newspaper “hit parade” of top winners and losers on the Vienna Stock Exchange can easily overlook IMMOFINANZ. It practically never makes the list because there are hardly any spectacular short-term gains or notable losses to report. For investors who want to get their kicks on the stock market, IMMOFINANZ is the wrong partner. On the other hand, long-term investors who aren't looking for a lucky pick that will generate sensational gains in a few days, but intend to hold their shares over a longer period of time to earn a secure and solid return have selected the right company with IMMOFINANZ. In an impressive way, IMMOFINANZ has demonstrated its success as a secure, high-return investment with an optimal tax structure in both short-term and long-term comparison.

The numbers speak for themselves: Annual performance over the last ten years has averaged 8.67% after tax. The share price never failed to increase, not even in a single year, and the return almost always outpaced comparable bond rates. Even crisis periods like 2001 to 2003 left IMMOFINANZ virtually untouched. In the disastrous year of 2001, when global indexes fell by 25% and 30% or more, the IMMOFINANZ share recorded a sound plus of 9.7%.

The 2004/05 Business Year represents a worthy continuation of this trend: With a plus of 10.12%, the IMMOFINANZ share beat its own long-standing average by a clear margin. Particularly good news for private investors:

KEY DATA ON THE IMMOFINANZ SHARE

	2004/05	2003/04	2002/03
Equity as of 30.4. in EUR mill.	1,551	1,089	789
Number of shares as of 30.4. in mill.	251.7	201.4	153.8
Annual high in EUR	7.12	6.53	6.02
Annual low in EUR	6.30	6.04	5.45
Price at year-end in EUR	7.06	6.49	6.01
Market capitalisation as of 30.4. in EUR mill.	1,777.2	1,307.0	924.6
Stock market turnover in EUR mill.	1,026.8	714.0	436.1
Fair value as of 30.4. in EUR mill.	4,374.6	2,123.1	1,504.5
Earnings per share* in EUR	0.77	0.34	0.37
P/E ratio* as of 30.4.	9.2	19.1	16.4

* According to IFRS Fair Value Model

Since IMMOFINANZ is a “reinvestment” company, no dividends are paid and profits are generated exclusively from growth in the share price. However, these profits are tax-free if the stock is held for at least one year (speculation



IMMOFINANZ TENANT

“Europay Austria has found a reliable and competent partner in IMMOFINANZ. We are looking forward to moving into our newly designed corporate headquarters in one of the largest inner city property development projects seen by Vienna in the last 20 years. The City Point project will certainly be a resounding success at this central location.”

Peter Neubauer,
CEO Europay Austria

period). In comparison: Profits distributed as dividends are subject to 25% withholding tax. The same after-tax return of 10.12% on investments subject to withholding tax (e.g. bank deposits, bonds etc.) would have required a return of 13.49% in 2004/05. But Austrian federal bonds brought only 8.42% during this period – while the return on the IMMOFINANZ share was roughly 60% higher.

A comparison with other property stocks also shows excellent results: IMMOFINANZ clearly outperformed the ATX property index (IATX) in 2004/05 and also ranked at the top of property companies that invest in Austria and abroad. This represents a continuation of the share’s long-term growth, with five- and ten-year projections also showing impressive results in favour of IMMOFINANZ (see charts page 47). A comparison with major stock indexes shows that IMMOFINANZ excels above all through the high stability of its share price. The IMMOFINANZ share not only outpaced major international indexes like the MSCI World, Dow Jones and German DAX in a long-term analysis of performance. While international markets generally showed substantial fluctuations, IMMOFINANZ continued to move steadily upward. Even the Austrian ATX index reported sizeable fluctuations and major declines during recent years, despite good development in international

comparison. This steady upward trend is also accompanied by the increasing importance of IMMOFINANZ for the Austrian capital market. IMMOFINANZ ranked seventh as of 1 July 2005 after the successful capital increase in May, with free float of EUR 2.54 billion. Stock market turnover in IMMOFINANZ shares has also shown impressive growth. The value of shares traded in 2004 reached EUR 868.2 million, for a plus of 40% over 2003. This ranked IMMOFINANZ ninth on the Vienna Stock Exchange – an impressive standing for a security that is suitable only for long-term investment and not for short-run speculation. This high liquidity is important for shareholders because it

DEVELOPMENT OF THE IMMOFINANZ SHARE

as of 30.4.2005 in %

Period	After-tax yield	Pre-tax yield*
1 year	10.12	13.49
3 year	9.65	12.87
5 year	9.48	12.64
10 year	8.67	11.56
since founding in 1990	7.70	10.26

* Pre-tax yield on alternative investments subject to withholding tax

VIENNA STOCK EXCHANGE – PRIME MARKET TURNOVER IN 2004

Rank	Stock	EUR mill.
1	Telekom Austria	8,556.5
2	Erste Bank	5,411.8
3	OMV	4,292.4
4	BA-CA	3,772.7
5	Wienerberger	3,058.0
6	VA Technologie	2,619.9
7	voestalpine	1,788.1
8	Boehler-Uddeholm	957.6
9	IMMOFINANZ	868.2
10	Verbund	761.6

Source: Vienna Stock Exchange

MARKET CAPITALISATION AND WEIGHTING ATX PRIME MARKET

Weighted by free float as of 31.7.2005

Titel	Market capitalisation in EUR mill.	Weighting
OMV	8,640	16.4
Erste Bank	7,660	15.3
Telekom Austria	6,251	12.2
Raiffeisen International	3,321	7.6
Bank Austria	3,214	6.4
Wienerberger	2,837	5.8
IMMOFINANZ	2,544	5.1
Verbund	1,856	3.5
voestalpine	1,812	3.5
Betandwin.com	1,594	2.8
Boehler-Uddeholm	1,556	3.2

Source: Vienna Stock Exchange

guarantees that they can sell their shares at any time with no problem. The significance of IMMOFINANZ for the capital market is also reflected in its inclusion in all major indexes. In Austria, IMMOFINANZ and its IMMOEAST subsidiary are the only property companies in the ATX Prime. On the international level, IMMOFINANZ is one of only a few Austrian firms to be weighted in the MSCI World, the most important global stock index. It is also a normal phenomenon for one of the largest listed property companies in Europe to be an integral part of key property indexes like the EPRA, GPR 15 and Property-ATX.

But this is by no means only a mark of distinction. Since institutional investors traditionally focus on indexes when they select stocks, this weighting is an important factor to

increase acceptance on the international capital market and thereby open further opportunities for growth.

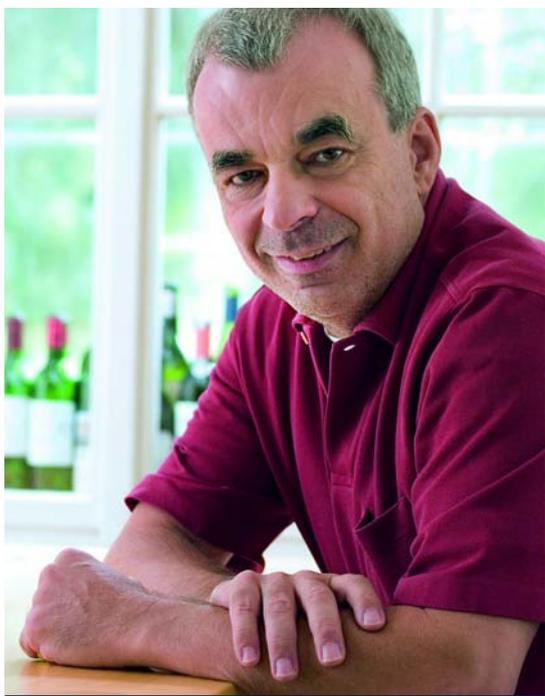
IMMOFINANZ has also established a unique standing as the second largest pure free float company on the Vienna Stock Exchange. The lack of a controlling shareholder also guarantees that the company is oriented solely toward the interests of smaller private shareholders. This is reflected, for example, not only in its dividend policy but also in the IMMOFINANZ investment strategy.

With approximately 80,000 shareholders – more than any other Austrian company – IMMOFINANZ has also become a real “people’s share”. The majority of shareholders come from Austria, but an increasing number of foreign private investors have joined the company during 2004 and 2005.

This broad-based shareholder structure has proven to be a great advantage in many respects. On the one hand, it prevents irrational price fluctuations through the purchase or sale of larger blocks of shares and, on the other hand it facilitates continued growth through the issue of new shares.

Successful subsidiary

The 2004/05 Business Year was not only successful for IMMOFINANZ, but also for IMMOEAST and its shareholders. The company closed the year with an outstanding performance growth of 16.96%, which represents the highest such increase for a property stock on the Vienna Exchange. As a 51% shareholder, IMMOFINANZ has also been able to profit from this development. This upsurge in the share price was also one of the main reasons for the enormous interest of investors in the capital increases that were carried out in June and July 2005. The volume of these two formally separate transactions totaled EUR 1.13 billion, and extremely high demand from both, private persons in Austria and large international investors, led to the closing of the subscription periods earlier than planned. These funds will allow IMMOEAST to increase its property portfolio by approx. EUR 1.5 billion during the 2005/06 Business Year, and in all probability make the company the most active investor in Central and Eastern Europe.



IMMOFINANZ TENANT

“We opened one of our most successful branches at Dr.-Karl-Lueger-Ring 12, a top location with high frequency and fashionable surroundings. And in IMMOFINANZ, we found a fair and competent partner who helped us make optimal use of the advantages provided by this site and establish a basis for our long-term success.”

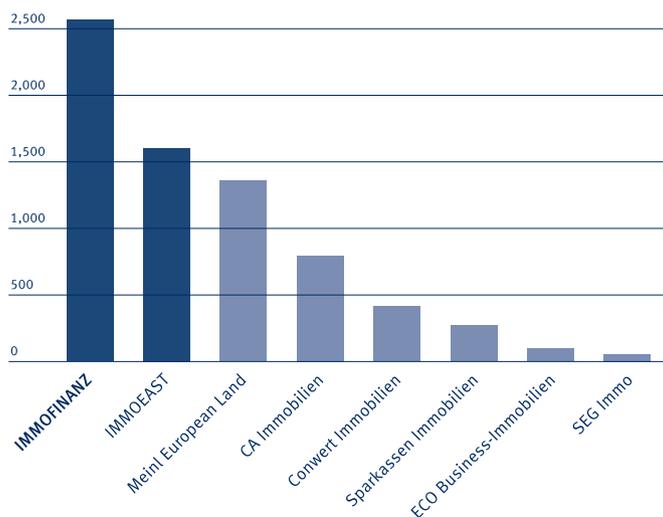
Heinz Kammerer, Wein & Co

The capital increases of EUR 312 million in May 2004 and EUR 578.9 million after the end of the reporting year in May 2005 were largely purchased by existing stockholders through the exercise of subscription rights. Since 1996

IMMOFINANZ has carried out 15 capital increases – and the confidence of shareholders forms the basis for further diversification, further growth and, as a consequence, the further success of the company.

MARKET CAPITALISATION ON THE VIENNA STOCK EXCHANGE LISTED PROPERTY COMPANIES

as of 31.7.2005

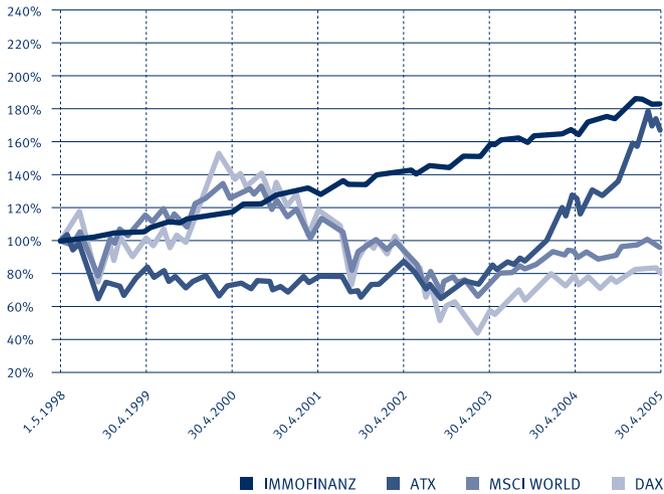


INFORMATION ON THE IMMOFINANZ SHARE

Contact Investor Relations	Emanuel Auanger
Shareholders' Telephone	01/532 06 39
E-Mail	investor@immofinanz.at
Internet	www.immofinanz.at
Vienna Stock Exchange ID	80905
Vienna Stock Exchange symbol	IIA
Reuters	UMFI VI
Datastream	O:IMMO 866289
Bloomberg	IIA AV
ISIN	AT 0000809058

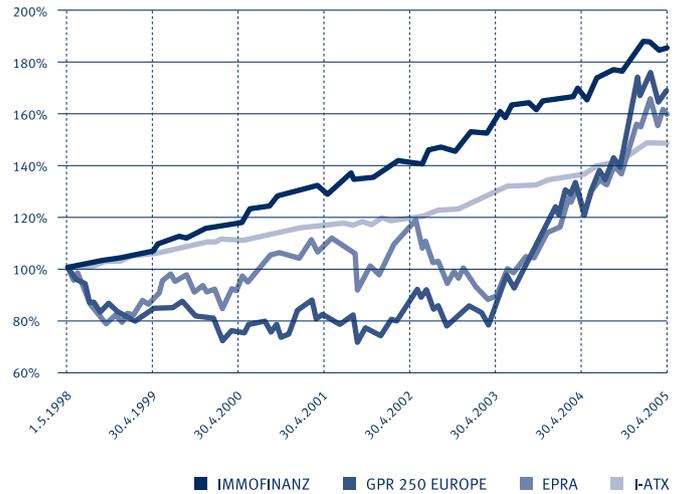
DEVELOPMENT OF SHARE PRICE: IMMOFINANZ VS. ATX, MSCI WORLD, DAX

From 1.5.1998 to 30.4.2005



DEVELOPMENT OF SHARE PRICE: IMMOFINANZ VS. GPR-250-EUROPE, EPRA, I-ATX

From 1.5.1998 to 30.4.2005



Five good reasons for the IMMOFINANZ share

Good environment: The climate for property stocks is by and large very favourable at the present time. The general level of stock prices is high, which also leads to a greater probability of market setbacks – and bond yields continue to linger at a moderate level. All these factors make property stocks the most attractive alternative with their combination of long-term higher earning power and greater security.

Strong results: IMMOFINANZ results, in particular the steady growth in revenues and good level of earnings, represent a solid foundation for profitable and secure development in the future.

Outstanding investments: The property portfolio was expanded to include a number of spectacular investments with outstanding potential – such as BUWOG, the Italian portfolio, Forstinger, the Orion Tower in New York – which will create excellent opportunities in the coming years.

Number 1: The market has come to recognise the advantages provided by the leading position of IMMOFINANZ in increasing measure. In general, the most important and most profitable investments are offered first to the branch leader. The resulting head start is honoured by the market with the “Number 1 bonus”.

Broad diversification: IMMOFINANZ is the only Austrian listed property company to have become a real global player. In its core market of Central Europe, IMMOFINANZ is as strongly represented in the western countries of Germany, Austria, Switzerland and northern Italy as in the booming new EU countries and candidate states. The portfolio also includes objects in important global markets like the USA and Russia as well as northern, western and southern Europe. This broad diversification is reflected in greater security and earning power.

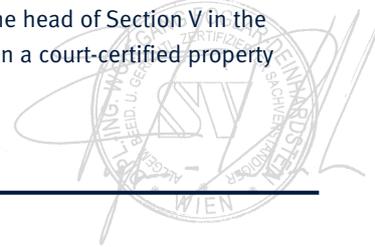
Hard facts – solid values

The IMMOFINANZ property portfolio is appraised each year by an independent Valuation Committee based on legal requirements and internationally recognised procedures. In order to provide the committee with new impulses for its work, a new member was added during the reporting period.



Wolfgang Foglar-Deinhardstein

Wolfgang Foglar-Deinhardstein is an architect who can look back on a successful career in public service. Positions with the Austrian federal construction agency and as secretary to a number of ministers preceded his appointment as the head of Section V in the Austrian Ministry of Commerce. Foglar-Deinhardstein has been a court-certified property expert since 1994.



Peter Steppan

Peter Steppan is one of the best known property experts in Austria. With 25 years of professional experience, he is regarded as a genius in the branch. After long-standing activities in the areas of property development and project management, he has worked as a court-certified expert for property and construction since 1980. His valuation activities cover objects in all sectors in Austria and other European countries.



Anton Wallner

Anton Wallner is civil engineer who has managed a civil engineering firm that specialises in building construction for 15 years. He is also a managing partner of a planning and project management company. This construction and property specialist has been active as a court-certified expert for 10 years. As a member of the Austrian standardisation institute, he also works at the interface between theory and practice.



Transparency is correctly viewed as one of the most important demands on a listed company, and IMMOFINANZ sets an outstanding example for meeting this demand. A particularly important role in this process is played by the regular valuation of the property portfolio by three independent experts. These men determine the fair value of objects owned by IMMOFINANZ for subsequent publication in the company's annual report.

Fair value is calculated with the help of standardised valuation procedures such as the discounted cash flow method.

The discounted cash flow represents the total of all discounted annual cash flows expected in the future plus the discounted residual value of the property. Each object is valued separately, and the sum of these individual values represents the fair value of the IMMOFINANZ property portfolio.

The correct determination of fair value is of enormous importance for a property company because the increase in the value of the property portfolio forms a central component of revenues and earnings. The net asset value – which



IMMOFINANZ TENANT

“Ten years ago, our company was one of the first tenants in the Business Park Vienna. Today we are still convinced that we made the right decision and found a long-term solution for our headquarters in Austria – also because this location is continually expanding and regularly modernised to meet state-of-the-art requirements.”

Ernst Klicka,
Managing Director, Unilever Austria GmbH

represents the fair value of a property less any related debt (for example loans or bonds) – generally forms a reference point for the share price. This is also one of the reasons why IMMOFINANZ became the first listed property company in Austria to commission a voluntary appraisal of its property portfolio by external experts. IMMOFINANZ, as a stock corporation, has long exceeded the legal requirements introduced in 2003 for open property investment trusts, which call for valuation by two experts.

The IMMOFINANZ Valuation Committee subjects the applied valuation methods to a critical examination year for year. In order to provide the committee with new impulses for its work, the exchange of individual members is also planned: Anton Wallner was recently appointed as a

DEVELOPMENT OF FAIR VALUE BY SEGMENT IN 2-YEAR COMPARISON

in EUR mill.

	2004/05	Change in %	2003/04
IMMOAUSTRIA	3,045.8	106.6	1,474.3
IMMOEAST	648.8	140.5	269.9
IMMOWEST	679.9	79.4	378.9

replacement for Dagobert Pantschier. “We have a range of proven instruments and financial procedures at our disposal to develop valuations that reflect the real market value”, explained Anton Wallner, who recently joined the IMMOFINANZ Valuation Committee. Nevertheless, experience is indispensable for a really accurate valuation. And experience is something that Anton Wallner and his colleagues Peter Steppan and Wolfgang Foglar-Deinhardstein are certainly not lacking. All three members of the Valuation Committee belong to the circle of Austria’s most renowned property experts and have been active in the area of property appraisal for many years.

“However, IMMOFINANZ is a special challenge because of its size,” commented Foglar-Deinhardstein. All in all, more than 1,000 objects in different sectors and different countries must be valued. Before the appraisals can begin, it is necessary to prepare extensive market analyses to determine the sustainability of current earnings, estimate future earning potential through expansion and renovation, etc. “Only that makes the valuation objective and understandable.”

The three members of the Valuation Committee work independently. Joint meetings are held to compare results, analyse differences and fuse the separate valuations into single opinions. IMMOFINANZ exercises no influence whatsoever on this process. “We are independent experts, and we issue objective opinions”, stressed Peter Steppan, the third valuation specialist, “and that is something every shareholder can count on.”

How the IMMOFINANZ portfolio is valued

Property is generally valued according to the discounted cash flow method. The starting point for this calculation is formed by technical features that include the size, scope and quality of a building as well as economic factors like the location, functionality, type of use and current and future earnings. The value of a property equals the discounted total of all expected future cash flows and the residual value.

The results of the three experts are compared at a meeting of the Valuation Committee, and form the basis for a joint valuation of the individual objects – the fair value of the

properties. The total of all property valuations is the real value of the portfolio. The fair value of the portfolio plus other assets less debt equals the net asset value of IMMOFINANZ.

A number of properties in other countries are not appraised by the Valuation Committee, but by renowned international property companies. This procedure is applied, for example, to objects in the USA (appraised by AVAIL, the leading US valuation company) or investments in other property companies (valuation by CB Richard Ellis, Knight Frank and others).



CZ, Olomouc, Olympia Centre

Investment offensive in the 2005/06 Business Year

During the first months of 2005/06 and after the end of the reporting year, IMMOFINANZ completed a number of major investments and important steps on the capital market.

1,400 apartments acquired in Berlin

In May 2005 IMMOFINANZ acquired Tefag, a residential construction firm with 1,400 apartments. The objects are situated in good locations throughout Berlin, and are almost fully rented. This transaction brings the total number of apartments owned by IMMOFINANZ in Berlin to roughly 1,550, at an investment of approximately EUR 80 million.

Successful EUR 579 million capital increase

From 21 April to 23 May 2005, IMMOFINANZ issued new shares with a total value of EUR 579 million. This largest capital increase in the history of an Austrian property company was successfully placed, and strong demand led to the closing of the subscription period earlier than planned.

IMMOFINANZ issues Triple A bond

In May 2005 IMMOFINANZ became the first Austrian company to issue a CMBS loan (commercial mortgage-backed security). The largest segment of this EUR 250 million security was rated Triple A, which represents the highest possible rating and in Austria is generally reserved for the federal government and companies with public liability guarantees. This bond will allow IMMOFINANZ to refinance its activities at a historically low fixed interest rate of 3.62% for a period of 10 years, and thereby reduce the cost of debt by a significant amount.

Acquisition of the Stop Shop chain in Hungary

In June 2005 the IMMOFINANZ subsidiary IMMOEAST acquired a chain of specialty shopping centres in Hungary.



EE, Tallinn, apartment building Haabersti

The Stop Shop chain is one of the most successful retail concepts in this country. Its portfolio includes 13 objects, which are in part completed and partly under construction or in planning. The investment volume totals approximately EUR 210 million, and is the largest investment made by IMMOEAST to date.

Joint venture for housing construction in the Baltic States

In June 2005 a large joint venture was started together with the British residential housing investor Grainger and a local partner. Over the coming years, this company will play a leading role on the housing market in the Baltic States. The first projects cover more than 3,000 units.

Investment in Bulgarian developer Prime Property BG

In June 2005, IMMOEAST also acquired a stake of roughly 20% in the leading Bulgarian property developer Prime Property BG. The transaction includes an option to acquire a majority share in all large projects carried out by Prime Property BG. This will allow IMMOEAST to invest selectively in the most attractive ventures, and also give the company an excellent opportunity to develop a major role on the growing Bulgarian real estate market.

IMMOFINANZ joins in IMMOEAST capital increase

The IMMOEAST subsidiary of IMMOFINANZ carried out a EUR 1.13 billion capital increase in the form of two successive issues in June und July. IMMOFINANZ exercised its subscription rights in full to maintain its 51% holding. The issue was oversubscribed by a significant margin, which led to a reduction in the already short subscription period. The IMMOEAST capital increase is by far the largest issue by an Austrian property company on the Vienna Stock Exchange

Investment in the Russia specialist EPH

A further transaction by IMMOEAST involved the purchase of a stake in Eastern Property Holding Ltd. (EPH), a Russia specialist that is listed in Switzerland. The company has compiled an attractive retail and office portfolio in Moscow, and also owns investments in several shopping centre chains. The IMMOEAST stake in ETH equals slightly more than 6%.

Acquisition of Airport Business Center in Prague

In July the IMMOFINANZ subsidiary IMMOEAST acquired a particularly attractive property with the Airport Business Center in the Czech capital of Prague. This 15,300 sqm object is fully let to well-known tenants that include major logistics companies (DHL, Schenker) and leading airlines as well as the Czech customs authorities, which have a rental contract with a remaining term of more than 12 years.

GEP investment strengthens position in southeast Europe

IMMOEAST also acquired roughly 25% of Global Emerging Property for EUR 31.3 million in July, and thereby became the largest shareholder of this firm. Other partners include the EBRD as well as leading Greek ship-owners. The company is managed by the southeast Europe specialist Global Finance SA, and plans to develop a property portfolio of EUR 450 million over the next three years. Investments will focus on Romania, Bulgaria and Serbia, with smaller projects in other countries of the former Yugoslavia as well as Ukraine.

IMMOFINANZ advances to become Number 3 in the GPR 15

The growing importance of IMMOFINANZ on the European real estate market is now reflected through a higher weighting in Europe's most important property stock index, the GPR 15. Since 1 July IMMOFINANZ has been weighted at 7.2% (after 4.1%) and ranks third among Continental European property issues in this listing (number five including Great Britain), which includes the 15 most important and liquid European property stocks.

Analysis of Results of the 2004/05 Business Year

The Economic Environment

DEVELOPMENT OF INTEREST RATES

3-month money market rates, in %



Euro data prior to 1999 is based on national currencies, weighted by the relevant individual GDP
Source: ECB

European economy shows moderate development

The development of the global economy in 2004 was influenced by low interest rates, rising exports and high oil prices. The main driver for the 3.5% average growth reported by the OECD countries was strong consumption in the USA and dynamic investment activity in China. After several years of weakness, the euro zone reported an average GDP increase of roughly 2%. However, growth was subdued in Germany (1.6%), Italy (1.2%), Portugal (1%) and the Netherlands (1.4%). Austria exceeded the West European average by a slight margin with an increase 2.2% as a result of sound industrial production and domestic demand.

Economic momentum maintained a steady pace in Central and Eastern Europe during 2004, with the ten new EU members recording average GDP growth of 4.9% after 3.7% in the previous year. Above-average development was reported not only by the Baltic countries but also Poland, the largest national economy in the region, which registered growth of 5.4% in 2004 after weakness in earlier years.

INTERNATIONAL ECONOMIC DEVELOPMENT

Real GDP growth, in %



Source: WIFO, OECD

Forecasts call for a moderate slowdown in the global economy during 2005. GDP growth is expected to reach 3.5% in the USA and 1.6% for the euro region. The upward trend in the CEE region should continue, but growth rates may be lower than in 2004.

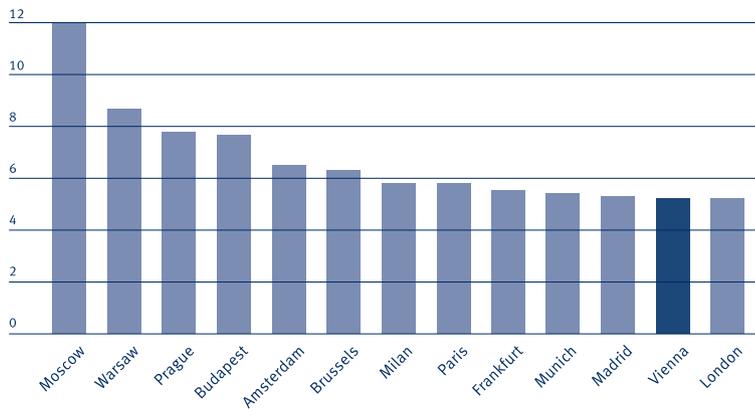
Interest rates remain low

Interest rate levels for the major currencies – the euro, US dollar and Japanese yen – remained extremely low throughout 2004. The resulting favourable cost of debt for property acquisitions led to an improvement in return on equity through the leverage effect. IMMOFINANZ has used this technique for years and intensified it through the issue of a commercial mortgage-backed security in 2005, which will secure a low fixed rate for debt for a period of ten years.

The Market Environment

TOP RETURNS ON OFFICE PROPERTIES IN EUROPEAN COMPARISON

First quarter 2005, in %



Source: CPB Immobilienreuehand GmbH

EUROPEAN REAL ESTATE MARKETS IN COMPARISON

First quarter 2005



Source: CPB Immobilienreuehand GmbH

Developments on the European real estate market vary widely by region as well as sector. Moreover, the markets of Central and Eastern Europe differ from markets in the west with regard to size and transaction volumes. Interest in the new EU member states is still focused primarily on the capital cities, and activities in the prospering provincial towns have been limited to individual projects. However, the economic momentum in these countries has triggered a shift in both the market offering and demand for rentals. For example, the share of modern office space in the major CEE cities now clearly exceeds 50% in some areas. Investment activity by German, American and Austrian investors remained strong in 2004. High demand and the resulting increase in property prices have pushed returns on Central and East European markets up to

West European levels. The first wave of investment focused on Poland, Hungary and Czech Republic, but the second and current wave is concentrated on markets such as Romania, Bulgaria, Serbia, Croatia and the Baltic States as well as Russia.

The real estate markets of Western Europe are still influenced by the tense global economic environment and, in many locations, are characterised by an excess supply of existing and new space. For anti-cyclical investors, the higher vacancy rates and decline in rent levels have created favourable opportunities for expansion. First signs of an economic upturn have led to a partial reversal of this trend, but with a certain delay.

Property Accounting – The Cost and Fair Value Models

Reporting in accordance with IAS 40

The creation of a lasting increase in the value of property through professional portfolio and asset management form the cornerstone of IMMOFINANZ activities. Since the 2001/02 Business Year, IMMOFINANZ has prepared consolidated financial statements in accordance with International Financial Reporting Standards (IFRS, formerly IAS) as a requirement for listing in the Prime Market Segment of the Vienna Stock Exchange. IAS 40 provides enterprises with an option for recording real estate held as investment property. Companies may use a cost model, which requires property to be reported at acquisition or production cost less ordinary and extraordinary depreciation. This method corresponds to the accounting rules set forth in the Austrian Commercial Code and reflects general practice in Austria. IFRS also permit the recording of property in keeping with a fair value model, which requires the recognition of any changes in market value to the income statement.

An international focus

In keeping with Austrian practice, IMMOFINANZ utilises the cost model and deducts accumulated depreciation from the acquisition or production cost of property. In order to ensure the transparent and complete presentation of information on the development of business, IMMOFINANZ presents a transition from the cost model to a fair value model. This data is also provided because the fair value method is gaining in popularity on the international market, and the inclusion of IMMOFINANZ stock in the MSCI World Index and GPR 15 Index has led to growing interest on the part of international investors. Moreover, preparation of the income statement according to the fair value method is recommended by the European Public Real Estate Association (EPRA), an organisation of listed property companies in Europe.

Transparent presentation of results

Under the cost model, only annual depreciation is charged to the income statement. The income statement presentation of actual increases or decreases in value, which are determined through expert opinions prepared by a valuation committee, are only guaranteed by the use of a fair value model. Value is determined in accordance with IAS 40 based on the discounted cash flow method, with the inputs formed by the individual factors that establish the worth of a specific property. The starting point for valuation under the discounted cash flow method includes technical values as well as the size and quality of the building and key economic indicators such as location, functionality, type of use and both current and future earnings. With this differentiated presentation, IMMOFINANZ aims to provide shareholders with the best possible transparency concerning the development of business and the company's portfolio.

EBIT: EUR 309.2 million – EBT: EUR 286.2 million

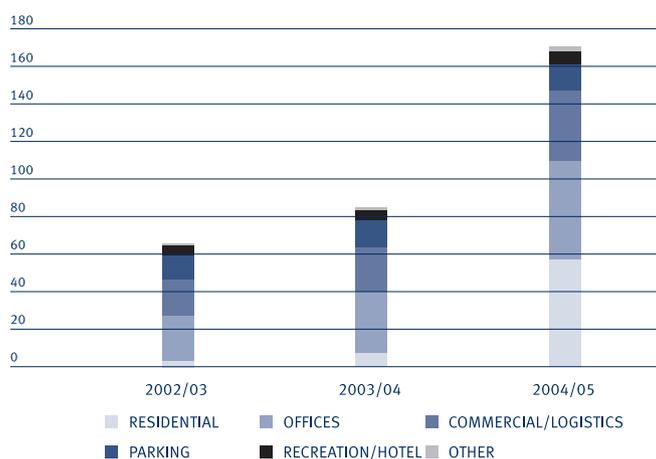
The application of the fair value model and inclusion of actual changes in the value of property increased EBIT from EUR 104.1 million to EUR 309.2 million. This represents an increase of nearly 200%. Concurrently, EBT rose to EUR 286.2 million. IFRS regulations also call for the creation of a tax provision on all temporary differences between the value of an asset for tax purposes and the IFRS value. Measures designed to optimise taxes, such as the use of Group taxation, are also available to companies to distribute and minimise this tax liability to a substantial degree when a property is sold. After the inclusion of all provisions for taxes, net profit totalled EUR 206.3 million for the 2004/05 Business Year, compared to EUR 57.9 million under the cost model.

in TEUR	Cost Model 2004/05	Expense	Income	Fair Value Model 2004/05
Revenues	229,585.0			229,585.0
Revaluation of property (IAS 40)			154,866.4	154,866.4
Other operating income	195,202.7	-8,593.8		186,608.9
Depreciation	-155,688.0		51,133.3	-104,554.7
Expenses related to properties	-84,523.4			-84,523.4
Other operating expenses	-52,961.6	-1,321.4		-54,283.0
Personnel expenses	-11,355.7			-11,355.7
Cost of materials	-7,158.4			-7,158.4
Operating profit (EBIT)	113,100.6	-9,915.2	205,999.7	309,185.1
Net financing costs	-53,509.6			-53,509.6
Income/(loss) on financial assets	35,378.5			35,378.5
Share of profit/(loss) from associated companies	-4,857.6			-4,857.6
Financial results	-22,988.7	0.0	0.0	-22,988.7
Earnings before tax (EBT)	90,111.9	-9,915.2	205,999.7	286,196.4
Income taxes	-32,207.0			-32,207.0
Deferred taxes on revaluation (IAS 40)		-47,648.4		-47,648.4
Net profit for the period	57,904.9	-57,563.6	205,999.7	206,341.0
Equity holders of the parent company	47,458.0			190,759.8
Minority interests	10,446.9	5,134.3		15,581.2
Basic earnings per share in EUR	0.19		0.58	0.77
Diluted earnings per share in EUR	0.19		0.55	0.74

Revenues

RENTAL INCOME BY SECTOR

in EUR million



125% revenue increase to EUR 229.6 million

In spite of continuing pressure on the global economy, IMMOFINANZ was able to record exceptionally good results for the 2004/05 Business Year. Group revenues increased 125% over the previous year to EUR 229.6 million and now total nearly double the 2003/04 figure. This development was supported primarily by major acquisitions like BUWOG and the Forstinger properties as well as new rentals and the completion of objects under construction. Total revenues comprise EUR 172.1 million of rental income, EUR 15.4 million from the sale of property stocks, EUR 40.6 million of operating expenses charged to tenants and EUR 1.4 million of other income.

INCOME STATEMENT SUMMARY ACCORDING TO THE FAIR VALUE MODEL

in EUR million	2004/05	Change in %	2003/04
Total revenues	229.6	125.1	102.0
EBIT	309.2	197.0	104.1
Financial results	-23.0	-113.0	-10.8
EBT	286.2	206.4	93.4
Net profit	206.3	212.1	66.1
Earnings per share in EUR	0.77	126.5	0.34

Revenues for the 2004/05 Business Year are classified by sector as follows: 31.4% residential, 28.3% offices, 20.5% retail/logistics, 7.4% parking, 3.7% recreation/hotel and 8.5% other.

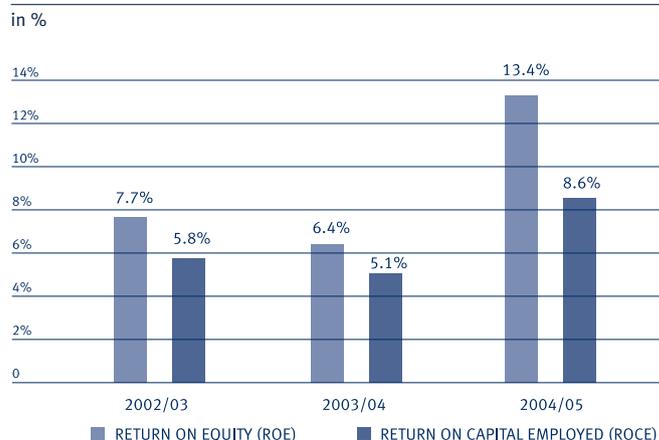
REVENUES BY PRIMARY SEGMENT

in EUR million	2004/05	Change in %	2003/04
IMMOAUSTRIA	186.9	114.9	83.1
IMMOEAST	25.4	156.6	9.9
IMMOWEST	17.3	94.4	8.9
Total revenues*	229.6	125.1	102.0

* Including other items and Group eliminations

Earnings

DEVELOPMENT OF ROE AND ROCE



EBIT increases to EUR 309.2 million

EBIT calculated under the fair value model nearly tripled from EUR 104.1 million in 2003/04 to EUR 309.2 million for the reporting year. Excellent acquisitions and the ongoing optimisation of the property portfolio are the key success factors behind this strong growth. Expenses related to properties and other operating expenses rose in proportion to revenues during 2004/05. The development of financial results was influenced above all by income from financial instruments and investments in other companies as well as an increase in financing costs that remained below the growth in property. For the 2004/05 Business Year, financial results totalled EUR -23.0 million. These factors supported a more than threefold increase in net profit before tax (EBT) to EUR 286.2 million.

Gross cash flow: EUR 77.4 million

Gross cash flow increased from EUR 50.6 million to EUR 77.4 million during the reporting year. Investments made by the company are expected to support a further substantial increase to over EUR 100 million during the 2005/06 Business Year.

Profitability

Return on equity more than doubled from 6.4% to 13.4% during the 2004/05 Business Year, and reflects the efforts of the company to meet the interests of shareholders. Return on capital employed also improved from 5.1% to 8.6% during this same period. These indicators underscore the activities of IMMOFINANZ to achieve a continuous increase in the value of the company.

STATEMENT OF CASH FLOWS – SUMMARY

in EUR million	2004/05	Change in %	2003/04
Gross cash flow	77.4	53.0	50.6
Cash flow from operating activities	109.5	252.1	31.1
Cash flow from investing activities	-651.6	-51.2	-430.9
Cash flow from financing activities	673.5	74.9	385.0
Change in cash and cash equivalents	120.5	–	-17.0
Cash and cash equivalents at the beginning of the period	132.6	–	156.9
Cash and cash equivalents at the end of the period	253.1	–	132.6

Asset and Financial Position

CONSOLIDATED BALANCE SHEET – SUMMARY

in EUR million	2004/05	in %*	2003/04	in %*
Property	3,481.6	80.9	1,631.0	76.7
Intangible assets and goodwill	8.1	0.2	55.7	2.6
Financial and other non-current assets	323.6	7.5	172.4	8.1
Non-current assets	3,813.3	88.7	1,859.0	87.4
Property stocks	54.2	1.3		
Receivables and available-for-sale securities	172.2	4.0	135.5	6.4
Cash and cash equivalents	253.1	5.9	132.6	6.2
Current assets	479.5	11.1	268.1	12.6
Deferred tax assets	8.6	0.2	0.7	-
Total assets	4,301.2	100.0	2,127.8	100.0
Equity	1,551.1	36.1	1,090.8	51.3
Non-current liabilities	1,747.8	40.6	725.5	34.1
Current liabilities	885.2	20.6	290.2	13.6
Deferred tax liabilities	117.1	2.7	21.4	1.0
Total equity and liabilities	4,301.2	100.0	2,127.8	100.0

* As a % of the balance sheet total

BALANCE SHEET INDICATORS

	2004/05	2003/04	2002/03
Equity ratio in %	36.1	51.3	49.9
Equity ratio to fair value in %	43.9	64.5	64.5
Investments in EUR million	1,902.9	532.5	310.2
Balance sheet total in EUR million	4,301.2	2,127.8	1,583.1

Balance sheet total more than doubles to EUR 4.3 billion

The balance sheet total more than doubled from the prior year level to EUR 4.3 billion in 2004/05. The structure of the IMMOFINANZ balance sheet is characterised primarily by property, cash and cash equivalents, and liabilities. The carrying value of the property portfolio increased from EUR 1.6 billion to EUR 3.5 billion. Equity as shown on the balance sheet rose to EUR 1.6 billion in 2004/05, above all as a result of the capital increase in May 2004 and net profit recorded for the reporting year. The company's share capital totalled EUR 261.3 million as of 30 April 2005, and is divided into 251.7 million shares with zero par value. Non-current assets at carrying value doubled from EUR 1.9 million to EUR 3.8 million.

Investments

IMMOFINANZ has invested available funds through its IMMO-AUSTRIA, IMMOEAST and IMMOWEST segments as follows:

PROPERTY

in EUR million	2004/05	Change in %	2003/04
IMMOAUSTRIA	1,383.9	309.7	337.8
IMMOWEST	177.1	22.1	145.0
IMMOEAST	341.9	589.3	49.6
Total IMMOFINANZ	1,902.9	257.4	532.5

IMMOFINANZ completed EUR 1.9 billion of property investments during the 2004/05 Business Year, with 73% of this total in Austria, 18% in Central and Eastern Europe and 9% in Western Europe and the USA. On the core markets of IMMOFINANZ in Central Europe, activities concentrated on direct investments or the purchase of majority stakes in other companies. In other regions, IMMOFINANZ only enters the market in cooperation with well-known local partners who can demonstrate successful long-term performance. The IMMOFINANZ property portfolio is characterised by strong earning power and first-class objects as well as broad diversification throughout 19 countries.

The most important transactions in Austria include the acquisition of BUWOG and the Forstinger property portfolio.

In Central and Eastern Europe, the positive economic impact of the EU enlargement is becoming stronger, not only in the new member states but also in the candidate countries of Romania and Bulgaria. Investment activity in the existing markets was intensified during the 2004/05 Business Year, and IMMOFINANZ also entered Romania, Russia and Slovakia.

Attractive opportunities were also found in Western Europe. One focal point was the currently undervalued German market, in which IMMOFINANZ has expanded and will continue to expand its portfolio. Following numerous successful acquisitions, projects in the logistics sector will be increased in the future.



RO, Bucharest, Global Business Center

Outlook

Forecasts call for weaker global development in the coming years, whereas the International Monetary Fund predicts sound growth for the world economy. Austria recorded a GDP increase of 2.2% in 2004 and remained slightly below the EU-15 average of 2.3%, a development that was supported chiefly by strong growth in Great Britain, Greece, Ireland, Luxembourg and Spain. The European Union continues to show widely differing results, with forecasts for individual countries of over 4% and a slowdown to 0.8% in Germany. The development of the euro and crude oil prices will continue to have a strong influence on growth in the next years.

Economic growth in the USA reached 4.4% in 2004 and exceeded the European average by a sizeable margin, but necessary budget consolidation measures are expected to hold the increase to 3.6% in 2005. The recovery that took hold in Japan during 2003 is also forecasted to weaken over the mid-term because domestic demand is losing momentum – GDP growth is expected to total only 1.8% in 2006.

IMMOFINANZ was represented in 19 European countries and the USA as of 30 April 2005. The broad regional and sector distribution of the portfolio has made it possible to offset local factors and safeguard the stable development of the company. Different paces of economic growth create important chances for investors who pursue an anti-cyclical strategy, as IMMOFINANZ has demonstrated in recent years.

OUTLOOK ON IMMOFINANZ

in EUR million	Actual		Forecast
	2004/05	Change in %	2005/06
Market value of properties	4,374.6	37.2	6,000.0
Revenues	229.6	35.0	310.0
Equity	1,551.1	35.4	2,100.0

Goal: Revenues of EUR 310 million, property of approx. EUR 6 billion

Forecasts based on transactions concluded or planned after the close of the reporting year call for revenues to reach approximately EUR 310 million in 2005/06. The property portfolio is expected to grow to roughly EUR 6 billion. Equity is expected to rise to over EUR 2 billion, which will safeguard the solid financial structure of the IMMOFINANZ Group.

Subsequent Events

IMMOFINANZ closed the 2004/05 Business Year with extraordinarily successful results, and intends to continue this successful course in the future.

In order to create a solid basis for further growth, an extensive capital increase was carried out in May 2005. This transaction increased share capital from EUR 261,342,474.90 by EUR 87,114,158.64 to EUR 348,456,633.54 and provided IMMOFINANZ with EUR 579 million in new capital.

After the close of the reporting year, the Stop Shop specialty shopping centre chain was acquired in Hungary. The acquisition includes 13 facilities that are finished, under construction or in the planning stage. Letable space will total 120,000 sqm and the investment volume is EUR 210 million.

The Olympia shopping centre in Olomouc, Czech Republic, with 31,520 sqm of letable space was purchased for an investment of EUR 56 million.

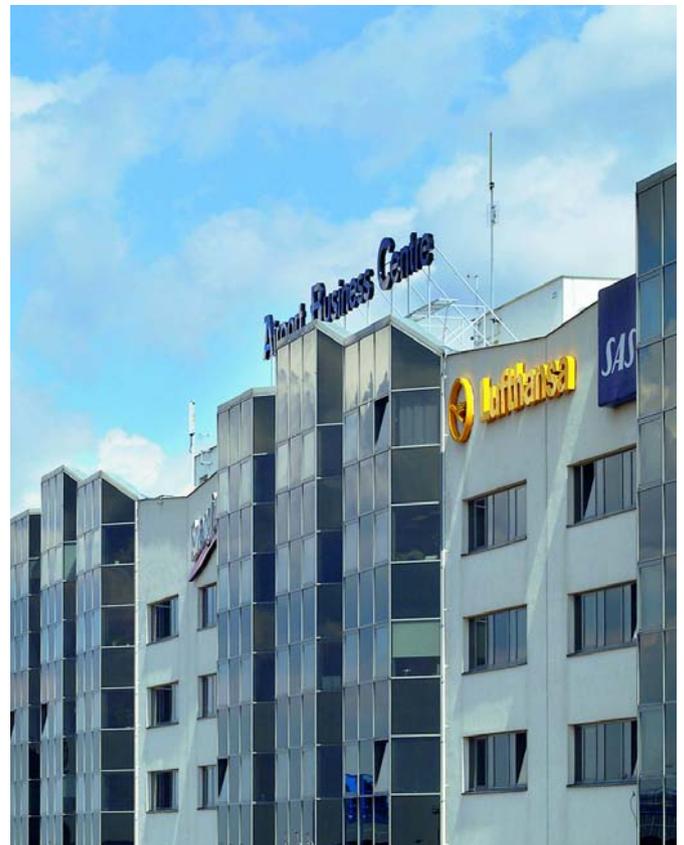
The dynamic housing market in the Baltic States was entered through a joint venture with the leading British investor Grainger Trust Plc and the local development partner Nordic Property Consultants (NPC). The first project will involve the construction of more than 3,000 apartments in the Latvian capital of Riga and the Estonian capital of Tallinn.

In Bulgaria IMMOFINANZ acquired a stake of approximately 20% in the country's leading property developer, Prime Property BG (formerly TBI-BAG).

A stake in Eastern Property Holding Ltd, a Russia specialist, was purchased after the end of the reporting period. This firm owns shares in three leading shopping centre chains with more than 15 locations in Russia.

The Airport Business Centre in Prague was also acquired. This facility represents the only office building for external companies at the international airport in the Czech capital, and has 15,000 sqm of letable space.

Detailed information on the investments carried out after the reporting period is provided in the section "Investment Offensive 2005/06" on pages 52ss.



CZ, Prague, Airport Business Center

Corporate Governance & Compliance

Guidelines for corporate management and control

For years IMMOFINANZ has pursued a strategy to realise a sustainable long-term increase in the property portfolio and, as a result, in the value of the company. Strict principles for good management and transparency as well as the steady development of an efficient system of corporate control in the interest of all stakeholders form the key elements of this policy.

The Austrian Corporate Governance Code took effect on 1 October 2002 and includes rules that serve as a framework for the management and control of companies. The objectives of these regulations include the equal treatment of all shareholders, an increase in the confidence of shareholders through greater transparency and information as well as the improvement of cooperation between the executive board, supervisory board and shareholders.

Voluntary compliance by IMMOFINANZ beginning in 2005/06

IMMOFINANZ has declared its intention to voluntarily comply with the provisions of the Corporate Governance Code beginning in the 2005/06 Business Year. The majority of these regulations have been met for years through the company's responsible and conscientious management.

The regulations set forth in the code exceed legal requirements, and compliance is voluntary. When a company agrees to comply with the code, it must explain any failure to observe the C rules ("comply or explain").

IMMOFINANZ will deviate from the following "comply or explain rules" in the Austrian Corporate Governance Code during the 2005/06 Business Year, and explains this deviation as follows:

Rule 38 and 54

The articles of association do not set a specific age limit for the members of the Executive Board or Supervisory Board. The company does not consider such age limits to be reasonable, but rather allows the individual bodies of the corporation to make their own decisions on appointments.

Rule 51

The Supervisory Board has always comprised four members, which reflects the relevant provision of the code. With regard to the balanced composition of the Supervisory Board, no motions have been made up to now to appoint a representative for free float shareholders.

IMMOFINANZ places the highest priority on the equal treatment of and provision of extensive information for all shareholders. The 10th Annual General Meeting on 22 September 2003 eliminated the 15% discount on mandatory offers that is permitted by § 26 Par. 1 of the Austrian Takeover Act to further strengthen the equal treatment of all shareholders. This step guarantees that every IMMOFINANZ shareholder will receive the same price for his/her shares in the event of a mandatory takeover offer.

Observance of Issuer Compliance Regulations

The Issuer Compliance Regulations announced by the Austrian financial markets supervisory authority took effect on 1 April 2002. These guidelines establish principles for the distribution of information within companies listed on the Vienna Stock Exchange, and are designed to prevent the misuse of such information. IMMOFINANZ complies with the provisions of the Issuer Compliance Regulations, and also extends these regulations to the activities of the Supervisory Board.

The IMMOFINANZ website (www.immofinanz.at) under "Directors' Dealings" provides up-to-date information on the purchase and sale of the company's shares by members of the Executive Board or Supervisory Board.

Voluntary external evaluation

After the end of the 2005/06 Business Year, IMMOFINANZ will commission a voluntary audit of the company's compliance with the individual regulations by an external institution, and report on the results of this evaluation.

Risk Management

The responsible management of risk is an inherent part of good corporate governance. As an international company, IMMOFINANZ is exposed to a variety of risks. The handling of these risks is an indication of the quality of this management – to recognise risks at an early stage and eliminate them to the greatest extent possible through effective operating and control systems is a key objective of IMMOFINANZ strategy.

The planning and controlling process, Group guidelines and regular reporting represent the most important instruments for the management of risk. Reporting plays a key role in the monitoring and control of the economic risks associated with ordinary business operations. Risk management is a central part of all decisions and business processes at IMMOFINANZ, and is well integrated throughout the entire organisation. The responsibility for the monitoring of risk management at the Group level lies with the Executive Board.

IMMOFINANZ conducted an extensive risk survey during the 2004/05 Business Year with the support of an external risk management consultant to systematically identify, document and evaluate all business risks.

Strategic risks

IMMOFINANZ works to steadily broaden the geographical scope of its activities in order to achieve the widest possible regional diversification in its property portfolio. Before a project is started in a new IMMOFINANZ market, the local business environment is analysed in detail by the company or a qualified local or international partner. This evaluation covers the country's general economic position, legal regulations for zoning, building procedures and municipal regulations, as well as tax and company law. IMMOFINANZ has developed direct access to local know-how through its many partners, but can also draw on international or local consultants for assistance on specific issues.

Depending on the type of investment, the physical condition of the target property as well as local economic and legal conditions will

be examined systematically by IMMOFINANZ or an experienced resident partner. If this detailed selection process leads to a positive decision by the Executive Board, the investment must then be approved by the supervisory board of the respective company. When acquisitions are made through international firms, IMMOFINANZ exercises its right of approval as a member of the relevant investment committee.

Operational risks

The credit standing of prospective tenants is evaluated before the conclusion of every contract and deposits are established based on credit ratings to ensure the fulfilment of legal obligations. IMMOFINANZ has developed standard leases for each industry segment, which are designed to meet the specific interests of property owners. Extensive negotiations are also conducted with potential tenants to determine the optimal term and lock-in period for the contract. IMMOFINANZ protects itself against the risk of inflation on new leases through an annual index adjustment. An optimal tenant structure is determined for each property based on the current market situation.

Efficient reporting by the facility and asset management department to the Executive Board and Supervisory Board guarantees the availability of key information for decision-making. The facility management experts prepare status reports and forecasts on the optimal maintenance of properties at regular intervals.

Financing and foreign exchange risks

IMMOFINANZ has an equity ratio of 44%, which forms the cornerstone for a solid balance sheet structure and stability in turbulent economic times. The target for debt financing is adjusted to reflect the respective market situation over the mid- to long-term. The goal is to maintain a balance between equity and debt. The financing currency is also selected in keeping with the respective market situation. Foreign investments are financed in Austria or through local banks, but only in major international currencies. In the area of financial management, IMMOFINANZ is supported by the specialists at Constantia Privatbank AG.



H, Budapest, Europe Business Tower

Sector and economic risks

real estate markets are characterised by cyclical fluctuation, and IMMOFINANZ works to use these developments for the benefit of its shareholders. The company's portfolio was expanded in the mid-1990's to increase the share of office space in Vienna and thereby profit from the boom at the end of the decade. In 2000 IMMOFINANZ began to acquire residential objects to take advantage of the upward trend in rental prices, which was triggered by a shortage of new completions in Austria's capital city. This strategy was successfully continued in recent years, for example with the acquisition of BUWOG in 2004.

The real estate business is a local business

The successful development of a property company is dependent on local conditions and factors. Even though international trends affect individual real estate markets, the extent of this influence can vary significantly by region. IMMOFINANZ profits from experienced partners with an on-site infrastructure, who can draw on resident asset managers, brokers and other specialists for key information and knowledge of the market.

Segment Report IMMOAUSTRIA

OVERVIEW OF IMMOAUSTRIA PROPERTIES ^{1) 2) 3)}

in TEUR	2004/05	Change in %	2003/04
Residential properties			
Number of objects	643	757.3	75
Total letable space in sqm ^{1) 2)}	1,776,662	746.2	209,956
Retail properties			
Number of objects	155	307.9	38
Total letable space in sqm ^{1) 2)}	367,409	95.6	187,884
Office properties			
Number of objects	46	27.8	36
Total letable space in sqm ^{1) 2)}	559,266	16.6	479,674
WIPARK/Garages owned			
Number of objects	11	0.0	11
Total letable space in sqm ^{1) 2)}	164,057	0.0	164,057
Leisure/hotel properties			
Number of objects	5	0.0	5
Total letable space in sqm ^{1) 2)}	46,799	0.0	46,799
Logistics properties			
Number of objects	3	0.0	3
Total letable space in sqm ^{1) 2)}	28,246	13.8	24,828
TOTAL number of objects	863	413.7	168
Total letable space in m² ^{1) 2)}	2,942,439	164.3	1,113,199
Proportion of letable space owned by IMMOAUSTRIA in sqm ^{1) 2)}	2,892,029	190.5	995,581

1) Including parking spaces (rounded)

2) The total letable space is provided to ensure a transparent presentation.

3) The objects are grouped by primary usage.

MARKET REPORT

Rising demand on the Vienna office market

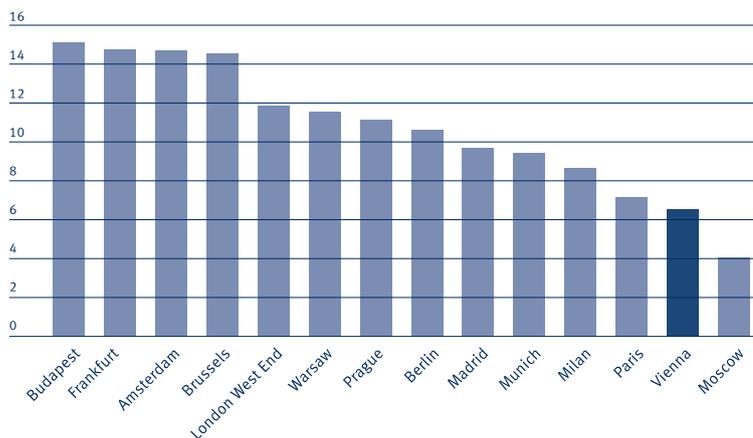
Austria has established a firm position as an economic crossroad between Eastern and Western Europe because of its favourable geographical location. In particular, the role of Vienna as a commercial centre has increased substantially with the recent enlargement of the EU. The upward trend on the Vienna office market continued into 2004, with rentals amounting to roughly 225,000 sqm. The production of approximately 210,000 sqm of new space brought the total capacity of the Vienna office market to 9.8 million sqm, whereby roughly one-fifth of this space is located in buildings that are less than ten years old. This development reduced the overall vacancy rate to an internationally low level of 6.5%; in older office buildings that have not been renovated, the vacancy rate exceeds 20%. Stable rental prices combined with low vacancy rates have triggered a sharp rise in the interest of international investors in recent years and led to excess demand for office properties in Vienna. These investors are now turning their attention to the Austrian provinces, and development projects are also becoming more popular.

Steady rise in prices on Vienna housing market

During the construction boom of the mid-1990's, new building permits exceeded 12,000 units per year. Figures published by the Austrian bureau of statistics indicate that the comparative value for 2003 had dropped by roughly one-half to 6,300 units, and first estimates for 2004 show only a slight increase. At the same time, demographic and sociological developments – population growth combined with a decline in the average household – have triggered an increase in demand. The 2001 census placed the share of single households in Vienna at 44%, and forecasts published by the Austrian bureau of statistics predict a rise in this segment to nearly 70% by 2031. The population increase is expected to total 7% during this period. For rental apartments, the trend continues to favour objects in locations with good traffic connections. The demand is high above all for 1 und 2-room apartments in districts within the beltway as well as the 18th and 19th Districts. This development has turned suitable residential properties into an attractive investment alternative with stable returns.

VACANCIES IN SELECTED EUROPEAN CITIES

First quarter 2005, in %



Source: CPB Immobilientreuhand GmbH

Change in retail structures

Subdued private consumption in recent years has left a clear mark on retail trade structures. While rental prices continue to show good development in 1A-locations and 1B-locations are stagnating at best, so-called B-locations have become much more attractive for tenants because of their favourable cost-benefit relation. Revenues recorded by the Austrian retail branch stagnated in 2004 despite a slight increase in selling space. The positive trend towards shopping centres continues, and has also extended into the provincial and district capitals in recent years.

The garage market in Vienna

New parking spaces in garages are virtually impossible to realise in the inner city of Vienna because of the difficult situation created by building permits and the opposition of neighbouring residents. In contrast, a number of new public garages are under construction outside the city centre. WIPARK, an IMMOFINANZ subsidiary, remains one of the most important garage operators in the federal capital with approximately 8,800 parking spaces.

STRATEGY

Stable share of apartments in the portfolio

The most important event of 2004/05 was undoubtedly the acceptance of the bid submitted by the Austria Consortium, which includ-

ed IMMOFINANZ, for the privatisation of the four federal cooperative property companies with a total of 58,000 apartments. IMMOFINANZ received BUWOG – the heart of this package – with roughly 20,000 apartments and 1.6 sqm of lettable space. This transaction fulfilled one of the company's goals by raising the share of residential properties in the IMMOAUSTRIA portfolio to over 50% (56.7% as of 30 April 2005). As described on pages 33ss, a further advantage of these former government-owned apartments – in addition to high occupancy rates and good building substance – is their regional diversity. The majority of the objects are not only situated in Vienna but also in the capital cities of the Austrian provinces, exactly in regions where the demand for housing has risen sharply in recent years. Plans call for IMMOAUSTRIA to hold its investments in the residential sector at this level in the coming years.

Acquisition of retail objects and specialty shopping centres

IMMOAUSTRIA set a further milestone with the purchase of properties owned by the Forstinger automotive accessories chain during the third quarter of the reporting year, which represents the development of a unique opportunity in the retail sector. The 105 locations in this portfolio are distributed throughout eight provinces and have 141,000 sqm of lettable space and sizeable land reserves. IMMOAUSTRIA also invested in selected retail facilities in Vienna and other provincial capitals during 2004/05. Due to the growing attractiveness of shopping centres, IMMOAUSTRIA will place an increased focus on such objects in the future.

Immofinanz is number 1 in the heart of Europe

IMMOFINANZ is at home all over Europe because of its broad-based investments (see page 20ss), but the focus of activities remains on the company's core market in the heart of Europe. More than 70% of the total letable space in the portfolio belongs to IMMOAUSTRIA, which gives this subsidiary a unique strategic importance. In Austria, IMMOFINANZ is by far the largest listed property company (see graph on p. 46). This size creates an advantage that also opens opportunities for the purchase of major portfolios such as the BUWOG or Forstinger properties as well as their smooth integration.

DEVELOPMENT OF BUSINESS

IMMOFINANZ activities focused on investments in Austria during the 2004/05 Business Year. Of the total investment volume of EUR 1.9 billion, 73% were invested by IMMOAUSTRIA. These transactions increased the fair value of the IMMOAUSTRIA property portfolio from EUR 1.5 billion to over EUR 3 billion. The decisive factors for this growth were major acquisitions such as BUWOG and the Forstinger automotive accessories chain.

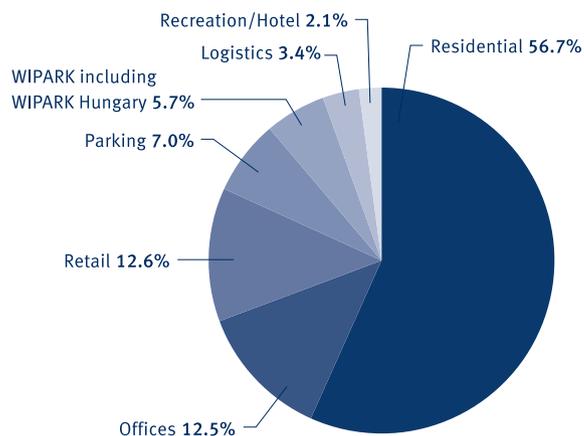
Revenues recorded by IMMOAUSTRIA rose from EUR 83.1 million in the prior year to EUR 186.9 million for 2004/05. As of 30 April 2005 the IMMOAUSTRIA property portfolio included 863 objects with 2,942,439 sqm of letable space.

SEGMENT DATA IMMOAUSTRIA

	2004/05	Change in %	2003/04
Revenues in EUR million	186.9	124.9	83.1
Fair value EBIT in EUR million	238.7	222.6	74.0
Investments in EUR million	1,383.8	309.7	337.8
Letable space as a percentage			
of the total portfolio	70.6	20.1	58.8
Fair value in EUR million	3,045.8	106.6	1,474.3
Fair value as a percentage of the total portfolio	69.6	0.3	69.4

SECTOR DISTRIBUTION OF LETABLE SPACE¹⁾

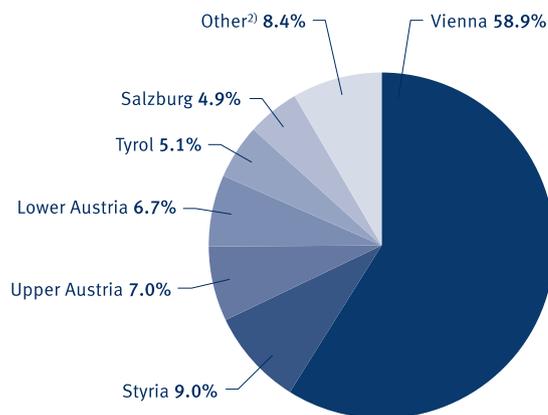
as a % of the IMMOAUSTRIA portfolio on 30.4.2005



1) Proportional share owned

REGIONAL DISTRIBUTION OF LETABLE SPACE¹⁾

as a % of the IMMOAUSTRIA portfolio on 30.4.2005



1) Proportional share owned

2) Carinthia 3.9%; Vorarlberg 2.2%; Burgenland 1.7%; WIPARK Hungary 0.6%

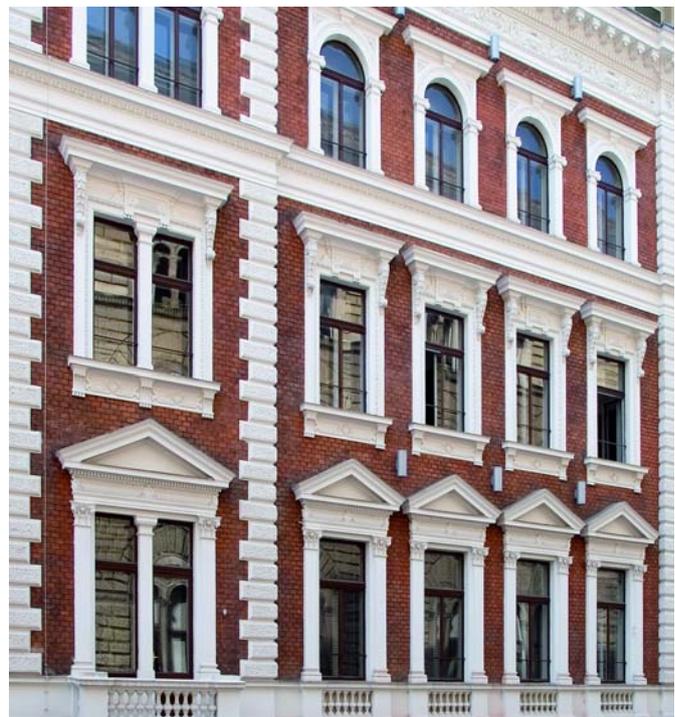
**IMMOAUSTRIA COMPLETED THE FOLLOWING INVESTMENTS
DURING THE 2004/05 BUSINESS YEAR:**

1010	Vienna	Dorotheergasse 5
1010	Vienna	Bauernmarkt 14
1010	Vienna	Hessgasse 1
1010	Vienna	Teinfaltstrasse 9
1030	Vienna	City Point (Untere Viaduktgasse 4)
1070	Vienna	Mariahilfer Strasse 114
1110	Vienna	Geiselbergstrasse 26-32
1110	Vienna	FMZ Simmering
1140	Vienna	Bergmillergasse 7
1220	Vienna	Gewerbepark Stadlau
1220	Vienna	Donaufelder Strasse 252
1230	Vienna	Triester Strasse 282-284
3100	St. Pölten	Linzerstrasse 5
4060	Linz	Kornstrasse 4
4060	Linz	FMZ Kornstrasse 6
7000	Eisenstadt	FMZ Eisenstadt (Ruster Strasse)
8010	Graz	Murgasse 2
9500	Villach	Moritschstrasse 1
	Vienna	BUWOG (142 objects)
	Burgenland	BUWOG (13 objects)
	Carynthia	BUWOG (53 objects)
	Lower Austria	BUWOG (66 objects)
	Upper Austria	BUWOG (63 objects)
	Salzburg	BUWOG (60 objects)
	Styria	BUWOG (90 objects)
	Tyrol	BUWOG (63 objects)
	Vorarlberg	BUWOG (23 objects)
	Vienna	Forstinger portfolio (3 objects)
	Lower Austria	Forstinger portfolio (33 objects)
	Upper Austria	Forstinger portfolio (19 objects)
	Styria	Forstinger portfolio (21 objects)
	Carynthia	Forstinger portfolio (9 objects)
	Tyrol	Forstinger portfolio (6 objects)
	Salzburg	Forstinger portfolio (5 objects)
	Burgenland	Forstinger portfolio (9 objects)

An overview of the IMMOAUSTRIA portfolio is provided beginning on page 124 of this annual report.

Above: A, 1110 Vienna, Geiselbergstrasse 26-32

Below: A, 1010 Vienna, Teinfaltstrasse 9



Segment Report IMMOEAST

OVERVIEW OF IMMOEAST PROPERTIES^{1) 2) 3)}

in TEUR	2004/05	Change in %	2003/04
Residential properties			
Number of objects	7	0,0	7
Total letable space in sqm ^{1) 2)}	365,615	-0.1	365,984
Retail properties			
Number of objects	12	50	8
Total letable space in sqm ^{1) 2)}	390,717	18.5	329,858
Office properties			
Number of objects	32	-5.9	34
Total letable space in sqm ^{1) 2)}	906,403	-2.0	925,143
Leisure/hotel properties			
Number of objects	1	0.0	1
Total letable space in sqm ^{1) 2)}	10,284	0.0	10,284
Logistics properties			
Number of objects	6	200.0	2
Total letable space in sqm ^{1) 2)}	275,228	63.5	168,328
TOTAL number of objects	58	11.5	52
Total letable space in m² ^{1) 2)}	1,948,247	8.3	1,799,598
Proportion of letable space owned by IMMOAUSTRIA in sqm ^{1) 2) 3)}	711,356	79.1	397,172

1) Including parking spaces (rounded)

2) The total letable space is provided to ensure a transparent presentation.

3) The objects are grouped by primary usage.

MARKET REPORT

In addition to the core markets of Poland, the Czech Republic and Hungary – which are discussed in detail below – since the reporting year IMMOFINANZ is present in Romania, Russia and Slovakia. In particular, the office markets in the Russian and Romanian capitals are characterised by enormous pent-up demand. In Moscow, for example, the demand for modern office space exceeds the available supply by a sizeable margin and vacancy rates still remain below the West European level in spite of recent price rises. The Slovakian economy, together with the office market and retail trade, has profited from EU membership and rising demand is also expected for modern residential space.

Czech Republic

The office market in the Czech Republic is concentrated in the capital city of Prague. Approximately 60% of the 1.7 million sqm of letable space is new. After new rentals reached record levels in recent years because of large single transactions and outpaced the production of new space, a substantial drop in demand to 150,000

sqm was recorded in 2004. Combined with steady high construction activity, this development triggered an increase in vacancy rates and a drop in rental prices. A return to equilibrium between supply and demand is expected in the coming years.

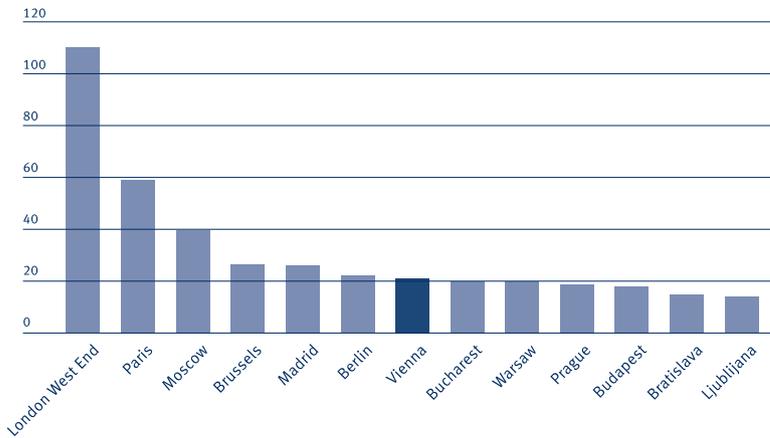
The Czech housing market is considered to be balanced, with roughly 4 million apartments and slightly more than 10 million residents. The stock of apartments is distributed equally between rentals and condominiums. However, rising wage levels are leading to an increase in the demand for higher quality apartments. The growth in purchasing power has also had a positive impact on the retail sector. The demand for space in the Prague city centre is strong, but an increasing number of shopping centres are under development in provincial cities.

Hungary

The office market in the Hungarian capital of Budapest has only 1.5 million sqm of space for a population of roughly 1.8 million. After a period of intensive construction in earlier years, roughly 95,000 sqm of new space were completed in 2003 and 2004. Com-

TOP OFFICE RENTS IN EUROPE

First quarter 2005 in EUR/sqm/month



Source: CPB Immobilienreuhand GmbH

bined with an increase in rentals – the volume of new rentals exceeded the production of new space for the first time since the mid-1990's – top rents reached EUR 16 to EUR 17/sqm. Continued market recovery is expected over the mid-term.

Hungary has roughly 4.1 million apartments for a total population of 10.1 million, which represents the average size of households in the west. However, the relation of condominium to rental apartments is different: Roughly 91% of all apartments are condominiums and the rental market is underdeveloped. Given the declining population, market activities focus primarily on the demand for higher quality. The retail trade is also profiting from the growth in purchasing power, which has encouraged a steady stream of new retail operators to enter the market.

Poland

The Warsaw office market has 2.2 million sqm of lettable space for a population of 1.7 million. A total of 150,000 sqm were completed in 2004. Strong economic recovery has led to a sharp rise in new rentals and subsequent decline in the average vacancy rate from 16% to 13%. However, vacancies in the city centre remain high at 20%. Excess demand should support a further drop in the vacancy rate and the stabilisation of rental prices over the coming years.

The housing market in Poland clearly exceeds the West European level with an average of three persons per household – only 25% of the apartments are occupied by singles. Parallel to the general improvement in living standards, forecasts also call for a massive

rise in the formation of households and adjustment to West European standards. Over 15% of all apartments are currently substandard and the growing demand overhang is therefore expected to focus not only quantity but also on quality.

The retail sector in Poland has become a focal point of interest by investors. The rapid improvement in living standards and resulting increase in consumption have made shopping malls and specialty shopping centres attractive investment targets, not only in Warsaw but also in densely populated areas such as the Slask region.

STRATEGY

IMMOEAST remains an important strategic segment of IMMOFINANZ, even after the IPO in December 2003 and resulting decrease in ownership to 51%.

Successful capital increase in June and July 2005

IMMOEAST carried out a capital increase after the end of the reporting year, which involved the placement of EUR 1.13 billion in new shares through an issue that was closed prematurely because of unusually high demand. This capital increase was carried out in the form of two separate transactions and represents the largest issue to date on the Vienna Stock Exchange. The rapid and profitable investment of these funds is guaranteed because attractive projects with substantial long-term potential have been developed in recent months.

Increased activities on the core market

The Central European core market of IMMOEAST comprises the Czech Republic, Slovakia, Hungary, Romania and Poland, which will also form focal point of investment activities in the future. Hungary and the Czech Republic are currently the largest markets in this region – each representing nearly one-third of letable space – followed by Romania and Poland. Slovakia plays a less important role due to the limited size of the real estate market. The acquisition of further profitable objects in these countries is planned for the future, in combination with the development of attractive opportunities in neighbouring markets.

Selected acquisitions

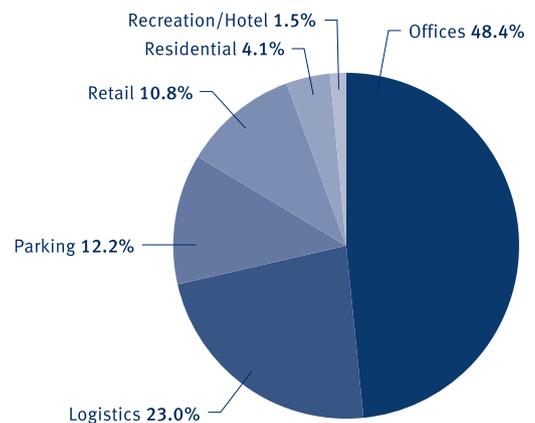
In view of the current market situation, IMMOEAST will place an increased focus on selected profitable office properties in Romania and retail space in Poland. The construction of high-quality condominiums has also made the residential market an extremely interesting and profitable field of activity, which will be further developed in the coming years.

Strong partners in new markets

IMMOEAST continues to pursue a highly successful strategy of market entry through investments in experienced local partners. Direct investments are only made after the company has gained experience and accumulated sufficient know-how on the individual markets. Following entry into the Russian market through an investment in FF&P during the third quarter of the 2004/05 Business Year, IMMOEAST also acquired a stake in the local specialist Eastern Property Holding Ltd, which is listed in Switzerland. IMMOEAST entered the market in Bulgaria by purchasing a stake of roughly 20% in Prime Property BG, the leading Bulgarian property developer, and thereby established a basis to play a leading role on the emerging Bulgarian market. In the Baltic countries, IMMOEAST will become active through a joint venture with the British residential construction investor Graininger and a local partner.

SECTOR DISTRIBUTION OF LETABLE SPACE¹⁾

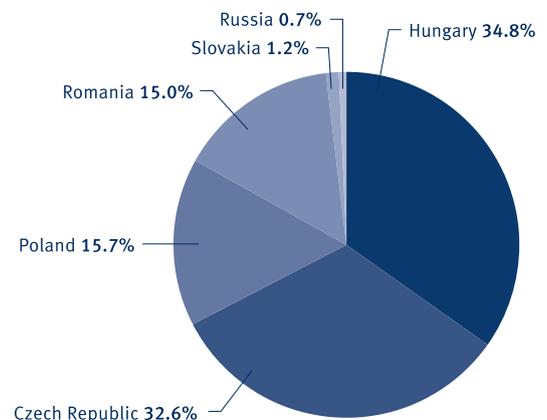
as a % of the IMMOEAST portfolio on 30.4.2005



1) Proportional share owned

REGIONAL DISTRIBUTION OF LETABLE SPACE¹⁾

as a % of the IMMOEAST portfolio on 30.4.2005



1) Proportional share owned

DEVELOPMENT OF BUSINESS

Acquisitions and an increase in the value of existing properties raised the fair value of the IMMOEAST portfolio from EUR 269.8 million in 2003/04 to EUR 648.8 million at the end of the reporting year. A total of EUR 341.9 million was invested during 2004/05. Activities focused on expansion in existing core regions as well as market entry into Romania, Russia and Slovakia. As of the balance sheet date, 33% of the property portfolio was located in the Czech Republic, 27% in Hungary, 21% in Poland, 16% in Romania and 2% in Russia and 1% in Slovakia. IMMOEAST owned 58 properties with total letable space of 1,948,247 sqm as of 30 April 2005. Revenues increased from EUR 9.9 million to EUR 25.4 million during the reporting year.

SEGMENT DATA: IMMOEAST

	2004/05	Change in %	2003/04
Revenues in EUR million	25.4	156.6	9.9
Fair value EBIT in EUR million	34.3	328.8	8.0
Investments in EUR million	341.9	589.3	49.6
Letable space as a percentage of the total portfolio	17.4	-26.0	23.5
Fair value in EUR million	648.8	140.5	269.8
Fair value as a percentage of the total portfolio	14.8	16.8	12.7

IMMOEAST COMPLETED THE FOLLOWING INVESTMENTS DURING THE 2004/05 BUSINESS YEAR:

CZ	Prague	Westpoint Distribution Park
H	Budapest	Europe Business Tower
H	Budapest	Globe 3
H	Budapest	Pharmapark Logistic Centre
H	Budapest	Szepevölgyi Business Park
H	Budapest	West Gate Business Park
PL	Glogow	Galeria Glogow
PL	Gniezno	Galeria Gniezno
PL	Grudziadz	Galeria Grudziadz
PL	Kalisz	Galeria Kalisz
PL	Katowice	Silesia City Centre
PL	Ostrowiec	Galeria Ostrowiec
PL	Poznan	Galeria Poznan
PL	Poznan	Poznan Financial Center
PL	Warsaw	Bokserska Distribution Centre
PL	Warsaw	Bokserska Office Centre
PL	Warsaw	Crown Point
PL	Warsaw	Crown Tower
PL	Warsaw	Cybernetyki Office Centre
PL	Warsaw	IO-1
PL	Warsaw	Lopuszanska Business Park
RO	Bucharest	Global Business Center
RO	Bucharest	Iride Business Park
RO	Bucharest	Otopeni
RUS	Moscow	Gogolevsky Boulevard 11
RUS	Moscow	Lesnaya Strasse 3
SK	Bratislava	Bratislava Business Center

An overview of the IMMOEAST portfolio is provided on page 134 of this annual report.

Segment Report IMMOWEST

OVERVIEW OF IMMOWEST PROPERTIES^{1) 2) 3)}

in TEUR	2004/05	Change in %	2003/04
Residential properties			
Number of objects	48	242.9	14
Total letable space in sqm ^{1) 2)}	966,533	148.1	389,501
Retail properties			
Number of objects	21	320.0	5
Total letable space in sqm ^{1) 2)}	99,685	136.1	42,219
Office properties			
Number of objects	75	41.5	53
Total letable space in sqm ^{1) 2)}	1,113,139	59.5	698,104
Recreation/hotel properties			
Number of objects	15	87.5	8
Total letable space in sqm ^{1) 2)}	190,938	316.1	45,885
Logistics properties			
Number of objects	34	126.7	15
Total letable space in sqm ^{1) 2)}	1,196,299	122.2	538,471
Total number of objects	193	103.2	95
Total letable space in sqm^{1) 2)}	3,566,594	108.1	1,714,179
Proportion of letable space owned by IMMOWEST in sqm ^{1) 3)}	489,684	63.0	300,461

1) Including parking spaces (rounded)

2) The total letable space is provided to ensure a transparent presentation.

3) The objects are grouped by primary usage.

MARKET REPORT

Developments on West European office markets continued to be influenced by the tense economic environment that has characterised past years, and recovery had only a limited effect on demand. However, low rent levels and high vacancy rates provide anti-cyclical investors with a wide range of opportunities for favourable acquisitions. IMMOFINANZ is represented in Germany, Switzerland, Italy, France and the USA – whose real estate markets are described in detail in the following – and also with individual investments in Great Britain, Finland, Denmark, Belgium and Spain.

Germany

The German real estate market shows a clear discrepancy between the western and eastern regions of the country. The office market is concentrated above all in Berlin, Frankfurt, Hamburg, Munich, Düsseldorf and Cologne. After a number of boom years at the turn of the millennium that were triggered primarily by high demand in the telecommunications and information branches, the recent economic downturn has had a clear impact on the office market. However, vacancy rates differ widely by region: While Düsseldorf reports

13%, vacancies in Cologne and Hamburg are close to 8%. New rentals reached a satisfactory level in Berlin and Hamburg during 2004, with both cities also reporting an increase in rental prices.

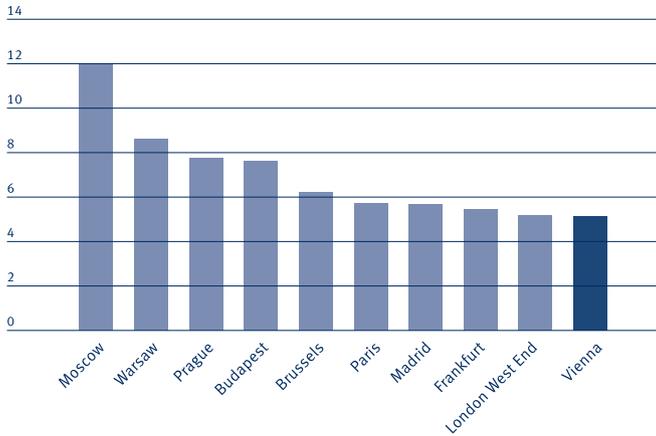
The German housing market also shows clear differences in demand. Following heavy construction activity during the 1990's, a number of German provinces are confronted with massive oversupply as a result of high unemployment and resulting relocations. In contrast, the western provinces have been able to reduce excess supply over the past years and rental prices have started to rise due to a shortage of space.

Switzerland

The office market in Switzerland, and particularly the situation in Zurich, has been influenced by the stagnating global economy in recent years. Low demand was contrasted with an above-average supply of new space. In spite of a cutback in new construction, the decline in rentals led to a steady upward trend in vacancies. There are no signs of a lasting turnaround because of the delayed economic recovery in Switzerland, which will also slow recovery on the office market. However, a general decline in purchase prices com-

TOP OFFICE RENTS IN EUROPEAN CITIES

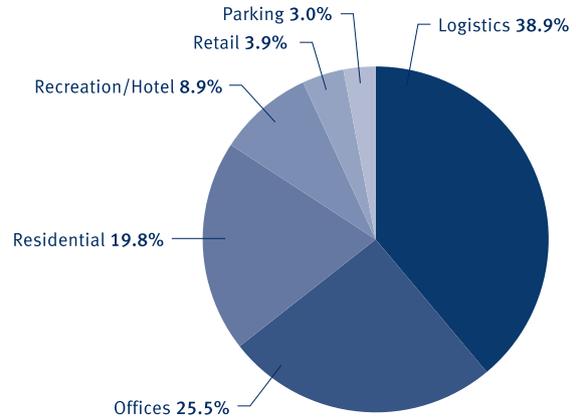
First quarter of 2005 in %



Source: CPB Immobilienreuehand GmbH

SECTOR DISTRIBUTION OF LETTABLE SPACE¹⁾

as a % of the IMMOWEST portfolio on 30.4.2005



1) Proportional share owned

bined with the normally stable market conditions have led to increased interest on the part of investors.

Economic stagnation has also created a favourable climate for anti-cyclical investors who are interested in logistics and retail space. However, excellent knowledge of the local environment is necessary because of the lack of transparency on the Swiss real estate market.

Italy

The real estate markets in Italy are generally concentrated in Rome as well as cities such as Milan or Bologna in the north of the country. A comparatively low level of new production allowed these areas to survive the recent period of slow economic growth with only minor problems. In Northern Italy, Milan represents an interesting location for investors. With 1.3 million inhabitants and over 11 million sqm of office space, this city is the largest office and real estate market in Italy. After a noticeable slump in rentals to 150,000 sqm for the previous year, 2004 was characterised by positive development. Due to the good economic development registered in the north, investors have classified Milan as an important future market.

STRATEGY

Focus on the Central European core market

A strong market presence in Germany, Italy and Switzerland gives IMMOWEST an important position within the IMMOFINANZ Group in the heart of Europe. In view of the current favourable conditions on local real estate markets, IMMOWEST will continue to focus on these countries in keeping with their distinctive regional features. Investments in Germany will concentrate on the west because of the sizeable structural differences. Business activities in Italy will focus on the north as well as cities like Rome, also for structural reasons. This approach will be augmented by investments in selected objects in other West European or American markets, such as Houston, Texas.

Sector diversification

IMMOWEST utilises the substantial regional differences on real estate markets to achieve the best possible diversification in its portfolio. Investments in Germany concentrate on the residential sector, with selected objects in the office and retail branches. In Switzerland, the residential market is of low importance due to the inflexible and restrictive rental laws, but there are profitable opportunities in the office and logistics sectors. In Italy, IMMOWEST invests primarily in office and retail properties.

DEVELOPMENT OF BUSINESS

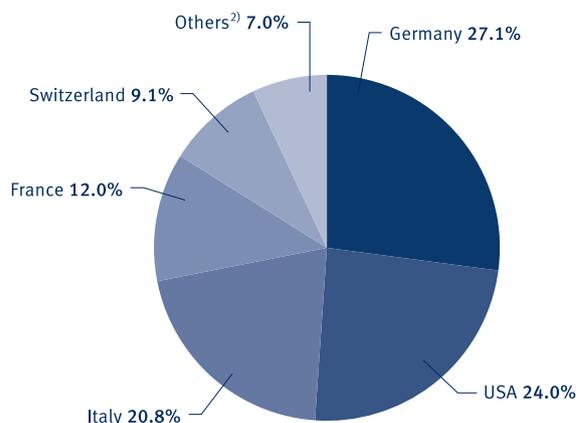
Acquisitions and an increase in the value of existing properties raised the fair value of the IMMOWEST portfolio from EUR 378.9 million in 2003/04 to EUR 679.8 million for the reporting year. Investments of EUR 177.1 million were directed chiefly to the core markets of Germany, Italy and the Switzerland. As of 30 April 2005 the IMMOWEST property portfolio contained 193 properties with total lettable space of 3,566,594 sqm. Revenues doubled to EUR 17.3 million in the 2004/05 Business Year.

SEGMENT DATA: IMMOWEST

	2004/05	Change in %	2003/04
Revenues in EUR million	17.3	94.4	8.9
Fair value EBIT in EUR million	36.2	63.8	22.1
Investments in EUR million	177.1	22.1	145.0
Lettable space as a percentage of the total portfolio	12.0	-32.2	17.7
Fair value in EUR million	679.8	79.4	378.9
Fair value as a percentage of the total portfolio	15.6	-13.4	17.9

REGIONAL DISTRIBUTION OF LETTABLE SPACE¹⁾

as a % of the IMMOWEST portfolio on 30.4.2005



1) Proportional share owned

2) Spain 2.2%; Netherlands 1.9%; Sweden 1.2%; Denmark 0.6%; Great Britain 0.5%; Finland 0.4%; Belgium 0.2%

IMMOWEST COMPLETED THE FOLLOWING INVESTMENTS DURING THE 2004/05 BUSINESS YEAR:

B	Brussels	Loi 15
CH	Derendingen	Derendingen Nr. 125/ Luterbachstrasse 3
CH	St. Moritz	Hotel Kempinski
D	Berlin	Becherweg 29-37
D	Berlin	Lupinenweg 1-5
D	Castrop-Rauxel	FMZ Siemensstrasse
D	Duisburg	Am Blumenkampshof 70
D	Duisburg, Frankfurt, Hanover, Nuremberg, Steinhagen	Logistics portfolio
D	Frankfurt	Ferdinand-Porsche-Strasse
D	Hamburg	Gänsemarkt 45
D	Hamburg-Allermöhe	Werner-Schröder-Strasse 1
D	Hanover	Am Grossmarkt
D	Nuremberg	Duisburger Strasse 89
D	Steinhagen	Waldbadstrasse 24-26
E	Tarragona	Logistics centre
F	Allonne (near Beauvais)	Allone
F	Dourges	Dourges Distripole Building D
F	Le Havre	Port Autonome du Havre
F	Louveciennes/Versailles	Rue de la Princesse
F	Marseille	Clesud II ("C")
F	Marseille	Salon de Provence
F	Montrouge	50 Avenue Jean Jaurès
F	Paris	L'Imprimerie Nationale
F	Paris/Sénart	Moissy-Cramayel
F	Porte Les Valence	Logistics centre
F	St. Denis	La Chapelle
FIN	Helsinki	Kluuvikatu
FIN	Oulu	Pilot 1
FIN	Tampere	Dynamo
GB	Cumbernauld/Schottland	Cumbernauld
I	Bergamo	Via Stendhal 5
I	Bologna	Via Farini 12
I	Bologna	Via Ferrarese 156/6
I	Bologna	Via Galliera 4
I	Bologna	Via Grimaldi 5/e
I	Bologna	Via Larga 35/2
I	Bologna	Via Usberti 8/c
I	Casalecchio di Reno	Via del Lavoro 47
I	Cerea	Via Trento 19
I	Cervignano del Friuli	Via Nazario Sauro 23
I	Chioggia	Calle Renier 1260
I	Dolo	Via Borgo Cairoli 12

I	Fusignano	Via Emaldi 99
I	Genoa	Via Dante Alighieri 63
I	Gorizia	Corso Verdi 104
I	Gorizia	Via Carducci 6/20
I	Gorizia	Via Fatebenefratelli 26
I	Gorizia	Via XXIV Maggio 4/B
I	Gradisca d'Isonzo	Viale Trieste
I	Milan	Via Broletto 9
I	Maniago	Via Roma/Via Castello 3
I	Montegrotto Terme	Viale Stazione 16
I	Naples	Via C. Muzy 19
I	Naples	Via Diocleziano 42
I	Naples	Via Medina 5
I	Nichelino	Via Cagliari 23
I	Padua	Largo Europa 16
I	Padua	Via Belzoni 1-3
I	Padua	Via Busonera 8
I	Padua	Via Magarotto 2
I	Padua	Via Mantegna
I	Padua	Via Porciglia 14 int. 2
I	Padua	Via Porciglia 14 int.1
I	Padua	Via VIII febbraio 20
I	Perugia	Via Pontani 14
I	Piagenza/Milan	Castel San Giovanni A+B
I	Prato	Via Giani 9
I	Ravenna	Piazza Arcivescovado 9
I	Rome	Via Biancamano 25/B
I	Rovigo	Via Verdi
I	S. Giovanni in Persiceto	Corso Italia 27
I	Saronno	Via Grieg 5
I	Turin	Corso Galileo Ferraris 54
I	Turin	Via Arsenale 17
I	Turin	Via Monte di Pietà 26
I	Turin	Via Santa Teresa 3
I	Udine	Via Gemona 39
I	Venice	Calle delle Acque 5009
I	Venice Mestre	Corso del Popolo 1/A
I	Venice Mestre	Corso del Popolo 209/215
I	Venice Mestre	Corso Popolo 86
I	Venice Mestre	Via Aleardi 17/b
I	Venice Mestre	Via Carducci 23
NL	Rotterdam, Utrecht, Amersfoort	Logistics portfolio
S	Botkyrka/Stockholm	Loviseberg I + III
S	Stockholm	Borgarfjord 2
S	Stockholm	Roddaren 58

USA	Annapolis, Maryland	Park Place
USA	Arlington, Virginia	Clarendon 1021
USA	Atlanta, Georgia	Buckhead Grand
USA	Atlanta, Georgia)	The Paramount
USA	Boston, Massachusetts	Parris Landing
USA	Chicago, Illinois	550 West Adams
USA	Columbia, Maryland	Hobbits Grove
USA	Dallas, Texas	545 Carpenter Freeway
USA	Dallas, Texas	909 Lake Carolyn
USA	Falls Church, Virginia	High Point at Jefferson Park
USA	Falls Church, Virginia	Renaissance 2230
USA	Fontana, California	Calabash I
USA	Fort Lauderdale, Florida	Nu River Landing
USA	Fort Lauderdale, Florida	Trump International Hotel
USA	Houston, Texas	Eldrige Appartements
USA	Las Vegas, Nevada	Allure
USA	Miami, Florida	Palmetto Lakes portfolio
USA	Minneapolis, Minnesota	Fifth Street Towers
USA	Norwalk, Connecticut	River Park
USA	NY, New York	350 West 42nd Street
USA	NY, New York	99th and Broadway
USA	NY, New York	Days Inn Hotel (8th Avenue Hotel)
USA	NY, New York	Howard Johnson Hotel (8th Avenue Hotel)
USA	Ontario, California	Haven Distribution Center
USA	Pasadena, California	Pasadena Hilton
USA	Raleigh, North Carolina	Sunrise of North Hills
USA	Redmond, Washington	Ravenwood at the Park
USA	Redondo Beach, California	Redondo Beach
USA	San Diego, California	Atria
USA	San Diego, California	Heights at Carmel Valley
USA	San Diego, California	Park Terrace
USA	San Francisco, California	One Rincon Hill
USA	Washington D.C.	1010 Massachusetts Avenue
USA	Washington D.C.	1275 K Street
USA	Washington D.C.	3883 Connecticut Avenue
USA	Washington D.C.	Quincy Court
USA	Washington D.C.	The Whitman
USA	Washington D.C.	Thomas House
USA	Wheaton, Illinois	Briarcliffe Apartments
USA	Yorba Lind, California	Sunrise of Yorba Linda

An overview of the IMMOEAST portfolio is provided beginning on page 135 of this annual report.

Consolidated Financial Statements of IMMOFINANZ IMMOBILIEN ANLAGEN AKTIENGESELLSCHAFT

80	Consolidated Balance Sheet
81	Consolidated Income Statement
82	Consolidated Statement of Cash Flows
83	Statement of Changes in Shareholders' Equity
84	Statement of Changes in Non-Current Assets
86	Segment Reporting
89	Notes to the Consolidated Financial Statements
89	General Principles
91	Basis of Consolidation
96	Accounting and Valuation Principles
99	Notes to the Balance Sheet
108	Notes to the Income Statement
111	Notes to the Statement of Cash Flows
112	IAS 40 – Fair Value Model
113	Other Information
117	Group Companies
121	Auditor's Opinion

IMMOFINANZ Immobilien Anlagen AG

Consolidated Balance Sheet as of 30 April 2005

with comparison to prior year

ASSETS	Note	30 April 2005 in TEUR	30 April 2004 in TEUR
Property	(4.1)	3,481,575.4	1,630,954.7
Other tangible assets	(4.2)	18,055.6	10,174.3
Intangible assets and goodwill	(4.3)	8,045.4	55,653.2
Shares in associated companies	(4.4)	26,379.6	36,501.0
Other financial instruments	(4.5)	250,691.9	125,733.9
Receivables and other assets	(4.6)	28,458.9	0.0
Deferred tax assets	(4.15)	8,628.9	653.3
Non-current assets		3,821,835.7	1,859,670.4
Inventories	(4.8)	54,181.0	0.0
Receivables and other assets	(4.6)	169,668.9	107,524.6
Securities	(4.7)	2,522.4	28,015.9
Cash and cash equivalents	(6)	253,056.7	132,565.9
Current assets		479,429.0	268,106.4
ASSETS		4,301,264.7	2,127,776.8
SHAREHOLDERS' EQUITY AND LIABILITIES			
Share capital		261,342.5	209,074.0
Capital reserves		1,000,006.5	753,765.2
Retained earnings and consolidated profit		90,421.3	34,462.1
Currency translation adjustment		-2,809.2	-3,737.1
		1,348,961.1	993,564.2
Minority interest		202,175.7	95,817.7
Shareholders' equity	(4.9)	1,551,136.8	1,089,381.9
Long-term financial liabilities	(4.10)	1,648,665.3	708,286.8
Trade accounts payable	(4.11)	1,034.0	230.0
Provisions	(4.12)	6,056.7	681.7
Other liabilities	(4.13)	92,039.2	17,631.9
Deferred tax liabilities	(4.15)	117,110.9	21,383.7
Non-current liabilities		1,864,906.1	748,214.1
Short-term financial liabilities	(4.10)	701,504.1	205,147.0
Trade accounts payable	(4.11)	97,315.8	42,509.3
Provisions	(4.12)	27,266.8	11,950.3
Other liabilities	(4.13)	59,135.1	30,574.2
Current liabilities		885,221.8	290,180.8
SHAREHOLDERS' EQUITY AND LIABILITIES		4,301,264.7	2,127,776.8

The following Notes to the Consolidated Financial Statements form an integral part of this Consolidated Balance Sheet.

IMMOFINANZ Immobilien Anlagen AG

Consolidated Income Statement for 2004/05

with comparison to prior year

IAS 40 – COST MODEL	Note	2004/05 in TEUR	2003/04 in TEUR
Revenues	(5.1)	229,585.0	101,994.5
Other operating income	(5.2)	195,202.7	20,735.9
Depreciation and amortisation	(5.3)	-155,688.0	-32,173.0
Expenses related to properties	(5.4)	-84,523.4	-27,652.9
Other operating expenses	(5.5)	-52,961.6	-33,071.3
Personnel expenses	(5.6)	-11,355.7	-2,930.7
Cost of goods sold	(5.7)	-7,158.4	0.0
Operating profit (EBIT)		113,100.6	26,902.5
Net financing costs		-53,509.6	-22,707.3
Income/(loss) on financial instruments		35,378.5	12,728.1
Share of profit/(loss) from associated companies		-4,857.6	-772.7
Financial results	(5.8)	-22,988.7	-10,751.9
Earnings before tax (EBT)		90,111.9	16,150.6
Income taxes	(5.9)	-32,207.0	-2,591.8
Net profit for the period		57,904.9	13,558.8
Equity holders of the parent company		47,458.0	11,854.2
Minority interest		10,446.9	1,704.6
Earnings per share in EUR	(8.2)	0.19	0.06

The following Notes to the Consolidated Financial Statements form an integral part of this Consolidated Income Statement.

Consolidated Income Statement for 2004/05 according to the fair value model

with comparison to prior year

IAS 40 – FAIR VALUE MODEL	2004/05 in TEUR	2003/04 in TEUR
Revenues	229,585.0	101,994.5
Revaluation of investment property (IAS 40)	154,866.4	58,945.6
Other operating income	186,608.9	11,344.5
Depreciation and amortisation	-104,554.7	-4,516.2
Expenses related to properties	-84,523.4	-27,652.9
Other operating expenses	-54,283.0	-33,071.3
Personnel expenses	-11,355.7	-2,930.7
Cost of goods sold	-7,158.4	0.0
Operating profit (EBIT)	309,185.1	104,113.5
Net financing costs	-53,509.6	-22,707.3
Income/(loss) on financial instruments	35,378.5	12,728.1
Share of profit/(loss) from associated companies	-4,857.6	-772.7
Financial results	-22,988.7	-10,751.9
Earnings before tax (EBT)	286,196.4	93,361.6
Income taxes	-32,207.0	-2,591.8
Deferred taxes from revaluation (IAS 40)	-47,648.4	-24,644.5
Net profit for the period	206,341.0	66,125.3
Equity holders of the parent company	190,759.8	62,906.8
Minority interest	15,581.2	3,218.5
Basic earnings per share in EUR	0.77	0.34
Diluted earnings per share in EUR	0.74	0.33

The following Notes to the Consolidated Financial Statements form an integral part of this Consolidated Income Statement.

IMMOFINANZ Immobilien Anlagen AG

Consolidated Statement of Cash Flows

with comparison to prior year

	2004/05 TEUR	2003/04 TEUR
Earnings before tax	90,111.9	16,150.6
Amortisation/reversal of (negative) goodwill	6,044.3	31,257.9
Share of profit/(loss) from associated companies	4,857.6	772.7
Gain/(loss) on the sale of non-current assets	-26,569.7	-10,221.1
Temporary changes in the fair value of financial instruments	-34,165.4	3,023.9
Income taxes paid	-10,485.4	-308.9
Net financing costs	53,658.6	16,639.2
Other non-cash income/(expenses)	-6,014.2	-6,667.1
Gross cash flow	77,437.7	50,647.2
Receivables and other assets	-26,541.5	-23,354.3
Trade accounts payable	37,433.1	-1,331.2
Provisions (excl. tax provisions)	8,059.4	506.1
Other liabilities	13,142.6	4,604.9
Cash flows from operating activities	109,531.3	31,072.7
Acquisition of property	-275,277.1	-387,764.2
Acquisition of property companies less cash and cash equivalents (TEUR 42,458.5; prior year TEUR 591.4)	-456,047.3	-39,649.7
Acquisition of other tangible assets	-4,018.6	-1,472.2
Acquisition of intangible assets	-6,029.3	-7,503.1
Acquisition of financial assets	-108,870.2	-40,990.3
Acquisition of current assets	0.0	-20,368.5
Proceeds from the sale of current assets	18,931.4	0.0
Proceeds from the sale of non-current assets	110,339.9	38,230.6
Currency translation adjustments to investments	0.0	8,317.5
Proceeds from the sale of financial instruments	37,342.9	7,304.6
Interest income from financial instruments	32,000.6	5,721.9
Cash flows from investing activities	-651,627.7	-438,173.4
Cash inflows from long-term financing	418,583.4	120,068.6
Cash inflows from capital increases	296,440.1	272,839.1
Cash inflows from changes in investments	981.1	0.0
Cash inflows from short-term financing	249,840.2	46,424.1
Repayment of short-term debt	-153,691.9	0.0
Repayment of long-term debt	-97,270.7	-32,443.9
Interest expense	-36,867.9	-21,848.2
Dividends paid	-4,517.8	0.0
Cash flows from financing activities	673,496.5	385,039.7
Differences arising from foreign currency translation	-10,909.3	-2,238.6
Change in cash and cash equivalents	120,490.8	-24,299.6
Cash and cash equivalents at the beginning of the period	132,565.9	156,865.5
Cash and cash equivalents at the end of the period	253,056.7	132,565.9
Change in cash and cash equivalents	120,490.8	-24,299.6

The following Notes to the Consolidated Financial Statements form an integral part of this Consolidated Statement of Cash Flows.

IMMOFINANZ Immobilien Anlagen AG

Statement of Changes in Shareholders' Equity

with comparison to prior year

All amounts in TEUR	Share capital	Capital reserves	Retained earnings	Currency translation adjustment	Minority interest	Total
Balance on 30 April 2003	159,709.3	530,290.7	20,871.0	-2,733.4	80,378.0	788,515.6
Changes in cash flow hedge	-	-	100.8	-	-	100.8
Changes in financial assets available for sale	-	-	1,636.2	-	505.8	2,142.0
Net income recognised directly in equity	-	-	1,737.0	-	505.8	2,242.8
Net profit for 2004	-	-	11,854.1	-	1,704.6	13,558.7
Total recognised income and expense for the period	-	-	13,591.1	-	2,210.4	15,801.5
Capital increase	49,364.7	233,132.9	-	-	18,710.8	301,208.4
Cost of capital increase	-	-9,658.4	-	-	-	-9,658.4
Structural changes	-	-	-	-	-5,319.4	-5,319.4
Dividends	-	-	-	-	-162.1	-162.1
Currency translation adjustment	-	-	-	-1,003.7	-	-1,003.7
Balance on 30 April 2004	209,074.0	753,765.2	34,462.1	-3,737.1	95,817.7	1,089,381.9
Negative goodwill	-	-	4,291.0	-	2,003.3	6,294.4
Adjusted balance as of 1 May 2004	209,074.0	753,765.2	38,753.1	-3,737.1	97,821.0	1,095,676.3
Fair value reserve	-	-	6,291.7	-	1,562.9	7,854.6
Deferred tax asset/liability recognised directly in equity	-	-	-2,041.8	-	-398.0	-2,439.8
Realisation of unrealised losses	-	-	231.3	-	25.6	256.9
Realisation of unrealised deferred tax assets/liabilities	-	-	-57.8	-	-6.4	-64.2
Net income recognised directly in equity	-	-	4,423.4	-	1,184.1	5,607.5
Net profit for 2005	-	-	47,458.0	-	10,446.9	57,904.9
Total recognised income and expense for the period	-	-	51,881.4	-	11,631.0	63,512.4
Capital increase	52,268.5	259,877.4	-	-	94,425.9	406,571.8
Cost of capital increase	-	-13,636.1	-	-	-2,069.7	-15,705.8
Dividends	-	-	-	-	-4,517.8	-4,517.8
Structural changes	-	-	-	-	2,752.7	2,752.7
Currency translation adjustment	-	-	-	1,000.1	2,403.9	3,404.0
Changes in shareholders' equity of associates	-	-	-213.2	-72.2	-271.3	-556.7
Balance on 30 April 2005	261,342.5	1,000,006.5	90,421.3	-2,809.2	202,175.7	1,551,136.8

The following Notes to the Consolidated Financial Statements form an integral part of this Statement of Changes in Equity.

Statement of Changes in Non-Current Assets

All amounts in TEUR	Balance on 1 May 2003	Change in consolidation range	Currency translation differences	Historical cost	
				Additions	Disposals
Land, rights to land and buildings, and buildings on land owned by third parties	1,134,683.4	143,510.1	-8,767.9	323,131.0	-27,952.7
Prepayments and properties under construction	130,082.0	3,466.6	-2,434.3	64,633.2	-1,166.7
Properties	1,264,765.4	146,976.7	-11,202.2	387,764.2	-29,119.4
Machinery and equipment	5,753.4	30.0	-526.7	557.4	0.0
Other equipment, fixtures and furniture	15,708.5	786.3	-85.4	914.8	-52.3
Other tangible assets	21,461.9	816.3	-612.1	1,472.2	-52.3
Other intangible assets	6,814.3	0.3	-1.2	247.1	-18.3
Intangible assets	6,814.3	0.3	-1.2	247.1	-18.3

All amounts in TEUR	Balance on 1 May 2004	Change in consolidation range	Currency translation differences	Historical cost	
				Additions	Disposals
Land, rights to land and buildings, and buildings on land owned by third parties	1,731,510.2	1,555,342.6	103,726.9	196,804.6	-68,497.5
Prepayments and properties under construction	28,468.2	74,532.9	-71.1	76,214.1	-17,489.3
Properties	1,759,978.4	1,629,875.5	103,655.8	273,018.7	-85,986.8
Land, rights to land and buildings, and buildings on land owned by third parties	1,559.1	7,356.3	0.0	40.2	0.0
Machinery and equipment	3,057.6	0.0	10.9	1,583.1	-30.4
Other equipment, fixtures and furniture	17,982.6	564.2	502.5	1,518.0	-188.4
Prepayments	8.9	0.0	-12.3	861.5	-8.9
Other tangible assets	22,608.2	7,920.5	501.1	4,002.8	-227.7
Other intangible assets	6,991.6	2,700.7	152.2	303.6	-0.2
Intangible assets	6,991.6	2,700.7	152.2	303.6	-0.2

The following Notes to the Consolidated Financial Statements form an integral part of this Statement of Changes in Non-Current Assets.

Reclassification	Balance on 30 April 2004	Balance on 1 May 2003	Currency translation differences	Accumulated Depreciation		Reclassifi- cation	Balance on 30 April 2004	Carrying Amounts	
				Depreciation current year	Disposals			30 April 2004	30 April 2003
166,906.3	1,731,510.2	105,152.7	-3,033.0	-1,112.6	346.5	27,637.1	128,990.7	1,602,519.5	1,029,530.7
-166,112.6	28,468.2	33.4	-20.1	0.0	0.0	19.7	33.0	28,435.2	130,048.6
793.7	1,759,978.4	105,186.1	-3,053.1	-1,112.6	346.5	27,656.8	129,023.7	1,630,954.7	1,159,579.3
-2,756.5	3,057.6	1,552.0	-487.2	-0.2	-275.6	341.4	1,130.4	1,927.2	4,201.4
2,278.7	19,550.6	8,934.5	-4.8	-49.4	221.2	2,202.0	11,303.5	8,247.1	6,774.0
-477.8	22,608.2	10,486.5	-492.0	-49.6	-54.4	2,543.4	12,433.9	10,174.3	10,975.4
-50.6	6,991.6	1,204.1	-39.3	-18.3	-26.7	253.0	1,372.8	5,618.8	5,610.2
-50.6	6,991.6	1,204.1	-39.3	-18.3	-26.7	253.0	1,372.8	5,618.8	5,610.2
Reclassification	Balance on 30 April 2005	Balance on 1 May 2004	Currency translation differences	Accumulated Depreciation		Reclassifi- cation	Balance on 30 April 2005	Carrying Amounts	
				Depreciation current year	Disposals			30 April 2005	30 April 2004
64,945.4	3,583,832.2	128,990.7	8,145.9	-1,773.3	0.0	62,517.9	197,881.2	3,385,951.0	1,602,519.5
-65,890.3	95,764.5	33.0	10.5	0.0	0.0	96.6	140.1	95,624.4	28,435.2
-944.9	3,679,596.7	129,023.7	8,156.4	-1,773.3	0.0	62,614.5	198,021.3	3,481,575.4	1,630,954.7
85.0	9,040.6	1,057.7	0.0	0.0	0.0	1,755.5	2,813.2	6,227.4	501.4
0.0	4,621.2	1,130.4	0.9	-5.2	0.0	440.6	1,566.7	3,054.5	1,927.2
-85.0	20,293.9	10,245.8	185.6	-114.3	0.0	2,052.3	12,369.4	7,924.5	7,736.8
0.0	849.2	0.0	0.0	0.0	0.0	0.0	0.0	849.2	8.9
0.0	34,804.9	12,433.9	186.5	-119.5	0.0	4,248.4	16,749.3	18,055.6	10,174.3
21.5	10,169.4	1,372.8	70.8	0.7	0.0	679.7	2,124.0	8,045.4	5,618.8
21.5	10,169.4	1,372.8	70.8	0.7	0.0	679.7	2,124.0	8,045.4	5,618.8

Segment Reporting

Segmentation by Region

All amounts in TEUR	IMMOAUSTRIA		IMMOEAST	
	2004/05	2003/04	2004/05	2003/04
Revenues from property rental/leasing	134,185.7	68,931.0	20,328.2	7,585.6
Sale of properties	15,399.5	0.0	0.0	0.0
Operating costs charged to tenants	34,506.3	13,138.6	4,855.1	1,768.9
Other revenues	2,781.9	1,033.2	218.2	589.5
Revenues	186,873.4	83,102.8	25,401.5	9,944.0
Depreciation and amortisation	-47,432.9	-26,520.7	-6,610.7	-2,747.7
Operating profit/(loss) (EBIT)	95,434.6	23,407.1	9,799.3	2,118.8
Financial results				
Earnings before tax (EBT)				
Thereof share of profit/(loss) from joint ventures	-931.5	-5,792.9	705.2	27.3
Thereof share of profit/(loss) from companies consolidated at equity	-215.7	-636.2	-4,641.9	-136.5
Segment assets	3,048,985.7	1,485,108.5	680,766.3	268,885.8
Thereof investments in companies consolidated at equity	1,209.7	1,425.4	25,169.9	35,075.7
Liabilities	2,558,448.9	1,285,854.5	298,495.2	105,691.7
Investments	1,383,841.7	337,840.3	341,922.5	49,645.9

IMMOWEST		Other Items and Group Eliminations		IMMOFINANZ Group	
2004/05	2003/04	2004/05	2003/04	2004/05	2003/04
15,928.7	8,439.3	18.6	0.0	170,461.2	84,955.9
0.0	0.0	0.0	0.0	15,399.5	0.0
1,283.3	455.1	0.0	0.0	40,644.7	15,362.6
79.4	53.3	0.0	0.0	3,079.6	1,676.0
17,291.4	8,947.7	18.6	0.0	229,585.0	101,994.5
-5,625.5	-2,900.4	-61.9	-4.2	-59,731.0	-32,173.0
8,910.9	5,155.4	-1,044.2	-3,778.8	113,100.6	26,902.5
				-22,988.7	-10,751.9
				90,111.9	16,150.6
-9,324.9	3,365.7	-0.1	0.0	-9,551.2	-2,399.9
0.0	0.0	0.0	0.0	-4,857.6	-772.7
544,103.3	295,198.9	27,409.4	78,583.6	4,301,264.7	2,127,776.8
0.0	0.0	0.0	-0.1	26,379.6	36,501.0
302,871.2	187,327.5	-409,687.4	-541,846.7	2,750,127.9	1,037,027.0
177,130.0	144,983.2	0.0	0.0	1,902,894.2	532,469.4

Segment Reporting

Segmentation by Sector

All amounts in TEUR	2004/05			2003/04		
	Revenues	Investments	Assets	Revenues	Investments	Assets
Offices	65,071.3	357,442.5	1,033,661.6	39,384.8	178,421.2	691,738.8
Logistics/Commercial	46,972.9	332,036.0	700,260.2	28,773.5	147,195.9	378,738.1
Recreation/Hotel	8,485.0	4,280.1	113,677.8	7,036.3	19,367.3	111,104.5
Residential	72,179.4	1,208,116.5	1,478,031.7	9,008.5	182,673.0	292,106.8
Car parks and parking spaces	17,101.6	1,019.1	155,944.2	16,162.8	4,812.0	157,266.5
Other	19,774.8	0.0	0.0	1,628.6	0.0	0.0
Total	229,585.0	1,902,894.2	3,481,575.4	101,994.5	532,469.4	1,630,954.7
Shares in associated companies			26,379.6			36,501.0
Investments in other companies			164,245.9			61,188.1
Other assets			819,498.7			399,133.0
Total Group assets			4,301,264.7			2,127,776.8

Notes to the Consolidated Financial Statements

1. General Principles

1.1 Introduction

IMMOFINANZ IMMOBILIEN ANLAGEN AKTIENGESELLSCHAFT (hereafter IMMOFINANZ Immobilien Anlagen AG) is the largest listed property company in Austria. The company headquarters are located at Bankgasse 2, A-1010 Vienna. The business activities of the IMMOFINANZ Group include the acquisition, rental and best possible commercial utilisation of properties to optimise asset management.

The IMMOFINANZ share is listed in the Prime Market Segment of the Vienna Stock Exchange. The number of shareholders totals roughly 80,000.

The consolidated financial statements of IMMOFINANZ Immobilien Anlagen AG were prepared in accordance with the requirements of International Financial Reporting Standards (IFRS). IFRS comprise the new IFRS issued by the International Accounting Standards Board (IASB) and International Accounting Standards (IAS) as well as the interpretations of the International Financial Reporting Interpretations Committee (IFRIC) and Standing Interpretations Committee (SIC).

The IASB amended 13 existing IAS standards as part of the so-called "Improvement Project", and also issued revised versions of IAS 32 and IAS 39 in December 2003. Furthermore, the IASB issued other amendments and new regulations during the first half of 2004. These new or amended standards generally apply to business years that begin on or before 1 January 2005, whereby early application is recommended. IMMOFINANZ Immobilien Anlagen AG applied most of these new or amended standards earlier (see 1.2).

These consolidated financial statements were prepared pursuant to the Austrian Consolidated Financial Statements Act, which was issued in March 1999. As set forth in this law, parent companies that prepare consolidated financial statements in accordance with internationally recognised accounting standards and also issue a Group management report are released from the obligation to provide consolidated financial statements in keeping with the requirements of the Austrian Commercial Code.

The annual financial statements of all fully consolidated Austrian and foreign companies were audited by independent certified public accountants and awarded unqualified opinions. The correct transition from the annual financial statements prepared under national requirements to IFRS-conform financial statements that meet Group guidelines was also verified.

In accordance with IAS 27.26, the balance sheet date for the consolidated financial statements is the same as the balance sheet date of the parent company. The balance sheet dates for the annual financial statements of all fully consolidated companies are the same as the balance sheet date for the consolidated financial statements.

The principle of fair presentation was observed in preparing the consolidated financial statements. The asset, financial and earnings positions as well as cash inflows and cash outflows of the company provide a true and fair view of the actual situation and events.

The consolidated financial statements are presented in thousand EURO ("TEUR", rounded). The use of automatic data processing equipment can lead to rounding differences in the addition of rounded amounts or percentage rates.

1.2 Overview of applied standards and interpretations

Given the large number of new standards and generally permitted early application of these standards, the following table provides an overview of the regulations applied by IMMOFINANZ Immobilien Anlagen AG in preparing the consolidated financial statements as of 30 April 2005:

Standard	Application	Standard	Application	Interpretation	Application
IFRS 1	n.a.	IAS 23	as of 2000/01	SIC-7 to IAS 21	n.a.
IAS 1	up to 2003/04	IAS 24	up to 2003/04	SIC-10 to IAS 20	n.a.
IAS 1 (revised 2003)	as of 2004/05 ^{*)}	IAS 24 (revised 2003)	as of 2004/05 ^{*)}	SIC-12 to IAS 27	n.a.
IFRS 2	n.a.	IAS 26	n.a.	SIC-13 to IAS 31	n.a.
IAS 2	n.a.	IAS 27	up to 2003/04	SIC-15 to IAS 17	as of 2000/01
IAS 2 (revised 2003)	as of 2004/05 ^{*)}	IAS 27 (revised 2003)	as of 2004/05 ^{*)}	SIC-21 to IAS 12	n.a.
IFRS 3	as of 2004/05 ^{*)}	IAS 28	up to 2003/04	SIC-25 to IAS 12	n.a.
IFRS 4	n.a.	IAS 28 (revised 2003)	as of 2004/05 ^{*)}	SIC-27 to IAS 1/17/18	as of 2000/01
IFRS 5	n.a.	IAS 29	n.a.	SIC-29 to IAS 1	n.a.
IAS 7	as of 2000/01	IAS 30	n.a.	SIC-31 to IAS 18	n.a.
IAS 8	up to 2003/04	IAS 31	up to 2003/04	SIC-32 to IAS 38	n.a.
IAS 8 (revised 2003)	as of 2004/05 ^{*)}	IAS 31 (revised 2003)	as of 2004/05 ^{*)}		
IAS 10	up to 2003/04	IAS 32	up to 2003/04		
IAS 10 (revised 2003)	as of 2004/05 ^{*)}	IAS 32 (revised 2003)	as of 2004/05 ^{*)}		
IAS 11	n.a.	IAS 33	up to 2003/04		
IAS 12	as of 2000/01	IAS 33 (revised 2003)	as of 2004/05 ^{*)}		
IAS 14	as of 2000/01	IAS 34	as of 2000/01		
IAS 15 ^{**))}	n.a.	IAS 35	n.a.		
IAS 16	as of 2000/01	IAS 36	up to 2003/04		
IAS 16 (revised 2003)	n.a.	IAS 36 (revised 2004)	as of 2004/05 ^{*)}		
IAS 17	up to 2003/04	IAS 37	as of 2000/01		
IAS 17 (revised 2003)	as of 2004/05 ^{*)}	IAS 38	up to 2003/04		
IAS 18	as of 2000/01	IAS 38 (revised 2004)	as of 2004/05 ^{*)}		
IAS 19	as of 2000/01	IAS 39	up to 2003/04		
IAS 20	as of 2000/01	IAS 39 (revised 2003)	as of 2004/05 ^{*)}		
IAS 21	up to 2003/04	IAS 40	as of 2000/01		
IAS 21 (revised 2003)	as of 2004/05 ^{*)}	IAS 40 (revised 2003)	n.a.		
IAS 22 ^{**))}	up to 2003/04	IAS 41	n.a.		

*) new; **) cancelled without replacement; ***) replaced by IFRS 3; n.a. = not applied / not applicable

In contrast to the previous depreciation method, IAS 16 and consequently also the new version of IAS 40 now require the separate capitalisation and depreciation of components of major assets as stated in IAS 16.43 and IAS 40.56. This component approach leads to a different allocation of the purchase price for the individual components of an asset over their individual useful lives. Since the allocation of existing properties – because of their number and value – is connected with considerable expense and high costs for expert opinions, management has decided not to apply IAS 16 und IAS 40 earlier.

IFRS 5 was not applied earlier during the current period. The application of this standard would have led to the separate presentation of non-current assets held for sale and, measurement at fair value less cost to sell. Depreciation of these assets is not permitted.

2. Basis of Consolidation

2.1 Consolidation methods

In accordance with IFRS 3, which was applied together with IAS 36 and IAS 38 as of 1 May 2004, all business combinations must be accounted for using the purchase method. This method calls for the elimination of the investment and equity at the point of purchase through the offset of the purchase price with the revalued proportional share of net assets in the acquired company. All identifiable assets, liabilities and contingent liabilities of the subsidiary are stated at their full fair value, independent of any minority interest. Intangible assets must be shown separately from goodwill, if they are separable from the company or result from a contractual or other right. Provisions for restructuring may not be created during the allocation of the purchase price. Any remaining differences are capitalised as goodwill. Negative differences arising from the initial consolidation are recognised immediately to the income statement. Any negative goodwill that arose or existed prior to 30 April 2004 was offset against reserves as required by IFRS 3.81.

In accordance with IFRS 3 in connection with IAS 36, capitalised goodwill has not been amortised since 1 May 2004. In place of this amortisation, goodwill is subject to an impairment test once each year or on an interim basis if there are any signs of a decrease in value. If the carrying value of a cash generating unit to which goodwill has been allocated should fall below its recoverable amount, goodwill will be reduced by the amount of the difference through an extraordinary write-down. Any remaining difference will be reflected in a proportional reduction of the carrying value of the other non-current assets.

Joint ventures are included at their proportional share according to the same general principles described above.

All receivables and liabilities, revenues, other income and expenses from the provision of goods and services between companies consolidated at 100% or their proportional share are eliminated. All intergroup profits were eliminated.

For associated companies consolidated at equity, the difference resulting from the elimination of the investment and equity is determined according to the same general principles used for fully consolidated companies. The carrying values of assets and liabilities as well as the amount of revenues and expenses were determined in accordance with IAS 28.20 on a uniform basis as required by IFRS. For associated companies with a different balance sheet date, financial statements were prepared at a balance sheet date within three months from the balance sheet date used by IMMOFINANZ Immobilien Anlagen AG in accordance with IAS 28.25. Major transactions were reflected in a proportional adjustment of results included in the consolidated financial statements.

2.2 Consolidation range

An overview of the Group companies of IMMOFINANZ Immobilien Anlagen AG is presented on pages 117ss.

The consolidation range was determined in keeping with the principles of IAS 27.12. In addition to IMMOFINANZ Immobilien Anlagen AG, the consolidated financial statements include 68 domestic and 28 foreign subsidiaries in which IMMOFINANZ Immobilien Anlagen AG directly or indirectly holds the majority of shareholder voting rights or exercises legal or actual control.

In accordance with IAS 31, 11 domestic and 61 foreign companies are included in the consolidation using the proportional method.

Three companies and one consolidated sub-group are included in the consolidated financial statements at equity.

Through syndicate agreements concluded with other shareholders for the joint management of businesses in accordance with IAS 31.3 in connection with IAS 31.9, IMMOFINANZ Immobilien Anlagen AG does not exercise control despite its majority holding (see Group companies of IMMOFINANZ Immobilien Anlagen AG) in some cases.

The consolidation range changed during the reporting year as follows:

Consolidation range	Fully consolidated	Proportionate consolidation	Associates
Balance on 30 April 2004	65	25	4
Newly consolidated	38	53	0
Disposal through merger	0	-3	0
Disposal through liquidation	-7	-2	0
Change in consolidation method	1	-1	0
Balance on 30 April 2005	97	72	4
Thereof foreign companies	28	61	3

2.3 Changes in the consolidation range

The following acquisitions made during the 2004/05 Business Year were consolidated for the first time:

Name of Company	Share	Consolidation-method
Geiselbergstrasse 30-32 Immobilienbewirtschaftungs GmbH	100%	V
IMMOFINANZ Drei D Liegenschaftsverwertungs GmbH	100%	V
“Untere Viaduktgasse 4” Liegenschaftsverwaltungs GmbH	100%	V
BUWOG Bauen und Wohnen Gesellschaft mbH	100%	V
ESG Wohnungsgesellschaft mbH Villach	56.6%	Q
“Heller Fabrik” Liegenschaftsverwertungs GmbH	50%	Q
BUWOG Projektentwicklungs,- Service- und Dienstleistungs GmbH	100%	V
WELCOME HOME MARKETING GmbH	50%	Q
Immofinanz TCT Liegenschaftsverwertungs GmbH	100%	V
PIO Liegenschaftsverwertungs GmbH	100%	V
SL Immobilienprojekt GmbH	100%	V
ARO Immobilien GmbH	100%	V
STAR Immobilien Treuhand-Versicherungsmakler GmbH	100%	V
IMMOFINANZ Vier D Liegenschaftsverwertungs GmbH	100%	V
FMZ Rosental Betriebs GmbH	50%	Q
IMF Immobilienholding Gesellschaft mbH	100%	V
AAX Immobilienholding GmbH	100%	V
Bauteil H Errichtungsges.m.b.H.	90%	V
Wipark Budavar Kft.	50%	Q
IMMOFINANZ Enodia Realitäten Vermietungs GmbH & Co OEG	100%	V
IMF Investments No. 104 Ltd.	66%	Q
IMF Investments No. 204, Ltd.	66%	Q
IMF Investments No. 304, Ltd.	66%	Q
SEGESTIA Holding GmbH	100%	V
IWD IMMOWEST Immobilienholding GmbH	100%	V
ProWest Holding GmbH	100%	V
CHB Immobilienholding GmbH & Co KG	100%	V
IMMOFINANZ IMMOBILIEN ANLAGEN Schweiz AG	100%	V
Poseidon JV sarl	50%	Q
Poseidon Investment A sarl	50%	Q
Poseidon Investment B sarl	50%	Q
CSP Investimenti Srl	50%	Q
CEREP Poseidon A Srl	50%	Q
CEREP Poseidon A1 Srl	50%	Q
CEREP Poseidon A2 Srl	50%	Q
CEREP Poseidon A3 Srl	50%	Q
CEREP Poseidon A4 Srl	50%	Q
CEREP Poseidon A5 Srl	50%	Q
CEREP Poseidon A6 Srl	50%	Q
CEREP Poseidon A7 Srl	50%	Q
CEREP Poseidon A8 Srl	50%	Q
CEREP Poseidon A10 Srl	50%	Q
CEREP Poseidon A11 Srl	50%	Q
CEREP Poseidon A12 Srl	50%	Q
CEREP Poseidon A14 Srl	50%	Q
CEREP Poseidon A15 Srl	50%	Q
CEREP Poseidon A18 Srl	50%	Q
CEREP Poseidon Casa Srl	50%	Q
CEREP Poseidon B Srl	50%	Q
CEREP Poseidon B1 Srl	50%	Q
IMMOASIA IMMOBILIEN ANLAGEN GMBH	100%	V
IMMOASIA Beteiligungs GmbH	100%	V

Name of Company	Share	Consolidation-method
IRIDE S.A.	100%	V
Westgate Kft.	100%	V
Globe 3 Kft.	100%	V
Szpevölgyi Business Park Kft.	100%	V
Gordon Invest Kft.	100%	V
S+B CEE Project srl	50%	Q
Global Trust srl	100%	V
ABLO Property s.r.o.	90%	V
IO-1 Building Sp. Z.o.o.	100%	V
Atom Centrum a.s.	50%	Q
IMAK CEE B.V.	56.6%	Q
ARE 1 Sp. z.o.o.	56.6%	Q
ARE 2 Sp. z.o.o.	56.6%	Q
ARE 3 Sp. z.o.o.	56.6%	Q
ARE 4 Sp. z.o.o.	56.6%	Q
ARE 5 Sp. z.o.o.	56.6%	Q
ARE 7 Sp. z.o.o.	56.6%	Q
Flex Invest Sp. z.o.o.	56.6%	Q
Central Bud Sp. z.o.o.	56.6%	Q
Secure Bud Sp. z.o.o.	56.6%	Q
Al Sp.z.o.o.	56.6%	Q
Atlantis Sp.z.o.o.	56.6%	Q
Ol Sp.z.o.o.	56.6%	Q
Omega Invest Sp.z.o.o.	56.6%	Q
SAS Inter Kft.	56.6%	Q
IMAK Finance B.V.	56.6%	Q
Akron Finance Kft.	56.6%	Q
UKS GmbH	56.6%	Q
I-E-H Immoeast Holding GmbH	100%	V
I-E-H Holding GmbH	100%	V
ImmoPoland Sp. z.o.o.	100%	V
ARE 6 Sp. z.o.o.	46%	Q
S+B CEE Cyprus Ltd.	50%	Q
KIP Development spol.s.r.o.	50%	Q
Zitna Building s.r.o.	100%	V
Immoeast Silesia Holding Ltd.	100%	V
Immoeast Real Estate Holding Ltd.	100%	V
IMMOEAST Acquisition & Management GmbH	100%	V
ProEast Holding GmbH	100%	V

V = Full consolidation; Q = Proportional consolidation

IMMOAUSTRIA

As of 1 May 2004 IMMOFINANZ Immobilien Anlagen AG acquired 100% of the shares in Geiselbergstrasse 30-32 Immobilienbewirtschaftungs GmbH, which owns 25,605 sqm of office and warehouse space.

All shares in IMMOFINANZ Drei D Liegenschaftsverwaltungs GmbH and "Untere Viaduktgasse 4" Liegenschaftsverwaltungs GmbH were acquired as of 31 August 2004.

The acquisition of BUWOG was finalised at the start of October: On 15 June 2004 four federal cooperative property companies with a total of 58,000 apartments were acquired by the Austria Consortium (Raiffeisenlandesbank Oberösterreich Aktiengesellschaft, IMMOFINANZ Immobilien Anlagen AG, Wiener Städtische Versicherung, Hypo Oberösterreich and OÖ Versicherung). These four companies were divided among the five members of the bidding consortium. IMMOFINANZ Immobilien Anlagen AG received 100% of BUWOG, the best known residential housing company with roughly 20,000 apartments. The BUWOG acquisition also resulted in the takeover of 100% of BUWOG Projektentwicklungs-, Service- und Dienstleistungs GmbH, 50% in WELCOME HOME MARKETING GmbH and 50% in "Heller Fabrik" Liegenschaftsverwertungs GmbH. Furthermore, IMMOFINANZ Immobilien Anlagen AG purchased 56.6% of the shares in ESG Wohnungsgesellschaft mbH as part of the privatisation of the federal cooperative property companies.

All shares in Immofinanz TCT Liegenschaftsverwertungs GmbH were acquired as of 1 November 2004, which represent 15,550 sqm of office, commercial and residential space.

During the third quarter of the 2004/05 Business Year, IMMOFINANZ intensified its specialty shopping centre activities in the Stadlau Commercial Park (22nd District of Vienna) and purchased 100% of PIO Liegenschaftsverwaltungs GmbH, a fully rented object with 6,000 sqm of space.

The acquisition of 75% of the shares in SL Immobilienprojekt GmbH as of 1 January 2005 resulted in the takeover of 2,383 sqm of office space. The remaining 25% stake in this company was purchased during the fourth quarter.

All shares in ARO Immobilien GmbH were acquired as of 1 January 2005, and included the takeover of all 105 locations of the Forstinger automotive accessories chain. This transaction significantly expanded activities in the specialty shopping centre sector. Roughly 70% of this space, which is located in eight Austrian provinces, is rented to Forstinger through long-term contracts; the other tenants are well-known retail chains. In addition to the retail locations, this business deal included the central warehouse in Vienna-Liesing with ca. 25,000 sqm of space.

During the third quarter of 2004/05, 100% of the shares in STAR Immobilien Treuhand-Versicherungsmakler GmbH were purchased. This company owns a commercial property with 3,120 sqm in the 14th District of Vienna, which houses a branch of the Merkur supermarket chain.

Following the purchase of a further 45% in "Wienerberg City" Errichtungsgesellschaft m.b.H. during the third quarter, a transitional consolidation was made to change over from proportional to full consolidation. The impact of this transitional consolidation is explained under point 6.

IMMOWEST

IMMOWEST results include Poseidon JV s.a.r.l., a joint venture (50%) managed together with Carlyle, beginning in the third quarter of the 2004/05 Business Year.

As of 30 April 2005 IMMOFINANZ liquidated IMF Investments No. 601 Ltd., IMF Investments No. 701 Ltd., IMF Investments No. 401 Ltd. and IMF Investments No. 201 Ltd. as well as its holding companies, IMF Holdings 203 LLC, IMF Holdings 202 LLC, IMF Holdings 204 LLC, IMF Holdings 204-A LLC and IMF Holdings 204-B LLC after all assets held by these companies had been sold and all liabilities were paid. The companies were subsequently deconsolidated.

IMMOEAST

The purchase of all shares in the Romanian IRIDE S.A. as of 13 May 2004 resulted in the takeover of the IRIDE Business Park with 55,000 sqm of letable space. Roughly 35,000 sqm are occupied by offices, and a further 20,000 sqm is warehouse area. An additional 30,000 sqm are scheduled for completion by the end of 2005.

Further acquisitions include 100% of the shares in the Hungarian Westgate Kft. on 2 July 2004 and 100% of the shares in Globe 3 Kft on 13 July 2004. The West Gate Business Park has 12,500 sqm of usable space and is fully rented to international tenants. A further 5,500 sqm of office and warehouse space has been completed, and is now partly rented. The prime state-of-the-art Globe 3 office project has 7,900 sqm of letable space and is located in the 3rd District of Budapest.

All shares in the Hungarian Szepvölgyi Business Park Kft. were acquired as of 5 August 2004. This object is situated at a central location on the Buda side of the 3rd District of Budapest and has 15,399 sqm of usable space.

As of 6 August 2004 IMMOEAST AG purchased all shares in the Hungarian Gordon Invest Kft., which owned the Europe Tower project. This object has 24,500 sqm of usable space on 16 stories and is located directly at the Arpad Bridge. This prime site is not only close to the Danube River, but also near the most important office and shopping district in Budapest.

During the second quarter of the 2004/05 Business Year, IMMOEAST AG made a future-oriented acquisition on the Bucharest property market through its 50% holding in S+B CEE. The purchase of S+B CEE Project srl in Romania also included a 38,520 sqm property directly adjacent to Otopeni International Airport. A project with 14,700 sqm of letable space, comprising 10,700 sqm of offices and 4,000 sqm of warehouses, will be realised here by 2006.

Through I-E-H Immoeast Holding GmbH, IMMOEAST Beteiligungs GmbH acquired 100% of the shares in the Romanian Global Trust srl during the third quarter of the 2004/05 Business Year. This transaction expanded the property portfolio of IMMOEAST AG to include the Global Business Center in Bucharest, which has 10,600 sqm of usable space.

As of 3 December 2004 90% of the shares in ABLO Property s.r.o. were acquired. This firm owns the Westpoint Distribution Park in the west of Prague, which has 61,237 sqm of letable space.

All shares in the Polish IO-1 Building Sp. z o.o. were purchased as of 9 December 2004. This company is constructing a modern office and commercial building in Warsaw with 29,823 sqm of usable space.

A further 45% stake was acquired in Atom Centrum a.s., Czech Republic, during the third quarter of 2004/05. The investment was consolidated at a proportional share of 50%.

IMMOEAST AG acquired a 56.6% stake in the property portfolio of the joint venture partner Akron Investment Central Eastern Europe B.V with Crown Point, an office property in Warsaw with 6,620 sqm of usable space, and Central Bud Sp.z.o.o. with Crown Tower, another office building with 4,827 sqm, of usable space as of 30 April 2005 through IMAK CEE B.V. and its associate IMAK Finance B.V. and in exchange for the transfer of investments and shareholder loans to ARE 3 Sp. z o.o., ARE 4 Sp. z o.o. and Flex Invest Sp. z o.o. This transaction includes the operating companies Omega Sp. z o.o. with the Bokserska Distribution Park and Bokserska Office Center, Atlantis Sp z o.o. with Cybernetiki and Sasinter Kft. with the Pharma Park in Budapest. The first joint project was the purchase of the Lopuszanska Distribution Park together with Secure Bud Sp z o.o.

In accordance with IFRS 3.36, newly acquired companies are included in the consolidation for the first time as of the date of acquisition, when control over net assets and business activities has been transferred.

The acquisition of companies and resulting initial consolidations had the following impact on the consolidated balance sheet:

All amounts in TEUR	30 April 2005	30 April 2004		30 April 2005	30 April 2004
Non-current assets	1,882,566	152,217	Equity	635,074	40,241
Current assets	198,707	5,183	Non-current liabilities	1,125,737	47,947
			Current liabilities	320,462	69,212
	2,081,273	157,400		2,081,273	157,400

The following table shows the pro rata values for companies included in the consolidated financial statements at their proportional share:

All amounts in TEUR	30 April 2005	30 April 2004		30 April 2005	30 April 2004
Non-current assets	642,922	293,185	Equity	148,681	68,418
Current assets	73,896	20,559	Non-current liabilities	448,081	140,445
			Current liabilities	120,056	104,881
Total	716,818	313,744		716,818	313,744

All amounts in TEUR	2004/05	2003/04
Revenues	30,968.3	16,256.7
Operating profit	6,308.0	4,470.9
Financial results	-15,859.2	-6,870.8
Income before tax	-9,551.2	-2,399.9

In accordance with IFRS 3.70, information on pro-forma results is not provided for reasons of practicality.

2.4 Foreign currency translation

The individual Group companies record foreign currency transactions at the average exchange rate in effect on the date of the event. Monetary assets and liabilities denominated in foreign currencies are translated on the balance sheet date at the average exchange rate in effect on this date. Any resulting foreign exchange gains or losses are recognised to the income statement for the reporting year.

The Group currency is the EURO. In accordance with IAS 21 and the functional currency concept, assets and liabilities, goodwill and any valuation adjustments resulting from the initial consolidation of these companies are translated at the average exchange rate on the balance sheet date. Income statement items are translated at the weighted average exchange rate for the reporting year. Any resulting foreign exchange gains or losses are recorded to the currency translation reserve under equity, with no effect on the income statement. The following exchange rates were used for foreign currency translation:

	HUF	USD	CHF	PLN	CZK	ROL	CYP
Balance sheet rate							
on 30 April 2005	252.51000	1.29570	1.53740	4.27150	30.49900	36,180.00000	0.58180
Average rate	248.72000	1.25430	1.54142	4.37586	31.28200	39,224.20000	0.58156
Prior year rate	251.15000	1.19470	1.55110	4.81080	32.54300	40,424.00000	0.58650

3. Accounting and Valuation Principles

3.1 Intangible assets

In accordance with IAS 38, intangible assets are recorded at cost less ordinary amortisation and any impairment losses. All intangible assets with the exception of goodwill have an identifiable useful life, and are therefore reduced by ordinary amortisation. Ordinary amortisation is calculated according to the straight-line method, based on the following useful lives:

	Useful life in years
Leasing and construction rights	8 - 64
Other intangible assets	3 - 25

Intangible assets include no items that were internally generated.

In accordance with IFRS 3, which was applied for the first time in the reporting year, goodwill is no longer amortised at regular intervals but subject to an impairment test once each year or on an interim basis if there are signs of a loss in value. In preparation for this impairment test, goodwill is allocated to the various cash generating units. The need to record an impairment charge to a cash generating unit is determined by comparing the carrying value of the asset with its recoverable amount. If the recoverable amount falls below the carrying value, the difference must be reflected in an extraordinary write-down. Any remaining difference is distributed among the other assets of the cash generating unit in proportion to their carrying values.

For goodwill, the carrying value of the cash generating unit is increased by the carrying value of the goodwill. This total is compared with the recoverable amount of the cash generating unit.

A negative difference leads to an extraordinary write-down of this goodwill. Newly acquired project companies normally generate positive goodwill through the recording of deferred tax liabilities on the re-valued properties. The asymmetrical valuation of these deferred tax liabilities, which in contrast to the other acquired net assets may not be discounted according to IFRS 3.57b in connection with IFRS 3.B16 (i) and IAS 12.53, results in goodwill being a technical figure that is subject to an impairment test at the point of acquisition. The outcome of this valuation concept is an impairment charge due to the fact that this goodwill results from the recognition of a deferred tax liability consequently, goodwill was impaired.

3.2 Property and other tangible assets

Investment properties comprise all objects that are held to generate rental revenue or long-term increases in value and are not used in production, for administrative purposes or for sale as part of the ordinary business activities of the company.

Property is valued in accordance with the cost model, in keeping with an option set forth in IAS 40. As required by this model, property is valued at cost less ordinary straight-line depreciation and any impairment losses. Other tangible assets are carried at cost less depreciation according to IAS 16.

Depreciation is calculated beginning in the month of acquisition.

As additional information, an income statement is prepared in accordance with the fair value method (see 7.). Details on valuation are provided under point 4.1.

Government grants are recorded as a reduction of cost after a binding commitment is received.

Financing costs are capitalised in accordance with IAS 23.

Ordinary straight-line depreciation on depreciable tangible assets is based on the following useful lives:

	Useful life in years
Property (buildings)	25 - 60
Other tangible assets	4 - 10

3.3 Inventories

In accordance with IAS 2, objects are recorded as inventories on the balance sheet if they are held for sale as part of ordinary business activities or are under construction and sale is planned. Inventories are capitalised at purchase or construction cost and measured at the lower of carrying value or recoverable amount as of the balance sheet date. Recoverable value is determined as the estimated selling price less any outstanding production costs and the costs of sale.

Sales of inventories are included in revenues, whereby revenue is realised when ownership is transferred.

3.4 Leasing

In accordance with IAS 17, the allocation of a leased asset to the lessor or lessee is based on the transfer of all material risks and rewards incident to ownership of the asset.

Assets obtained through financing leases are capitalised at the fair value or lower present value of the minimum lease payments, and amortised over the shorter of the presumed useful life or term of the lease agreement. Payments required on operating leases are recognised to the income statement in equal instalments over the term of the lease.

3.5 Financial instruments

Investments in other companies are stated at fair value. If this amount cannot be determined reliably, such investments are reported at cost less any impairment losses.

Loans granted are generally recorded at cost or the lower present value as of the balance sheet date.

Securities reported under non-current assets and investments in other companies are classified as available-for-sale in keeping with IAS 39, and recorded at their fair value or market value as of the balance sheet date. If fair value cannot be determined and no comparable market prices are available, fair value is determined using generally accepted valuation methods (DCF). The initial valuation is made as of the settlement date. Changes in fair value are charged or credited to equity with no effect on the income statement; these changes are only recognised to the income statement in the event of impairment or when the securities are sold. If there are objective

indications of impairment to an asset, an appropriate write-down is made. Financial assets acquired after 1 May 2004 are generally designated as financial assets at fair value through profit or loss (see 4.5).

3.6 Receivables and other assets

Receivables and other assets are stated at nominal value. Recognisable individual risks are reflected in appropriate valuation adjustments.

3.7 Available-for-sale securities

Securities recorded under current assets are classified as available-for-sale in keeping with IAS 39, and shown at their fair value or market value as of the balance sheet date. All purchases and sales are recorded on the date the asset is transferred. Temporary fluctuations in fair value are recognised to the income statement.

3.8 Cash and cash equivalents

Cash on hand and deposits with financial institutions are recorded at their actual value as of the balance sheet date.

3.9 Impairment of assets

In accordance with IAS 36 all assets, in particular intangible assets with an indeterminate useful life as well as goodwill, are subject to a regular impairment test. This test is generally performed individually for each asset. The impairment test is only performed on the smallest group of assets, the cash generating unit, in cases where cash inflows cannot be directly allocated to a specific asset and an individual valuation is therefore not possible.

The cash generating unit is the smallest identifiable group of assets to generate cash inflows that are largely independent of the cash inflows from other assets or groups of assets.

The relevant standard for the impairment test according to IAS 36 is the recoverable amount. This figure is the higher of an asset's fair value less cost to sell and its value in use. If the carrying value of an asset exceeds its recoverable amount, the difference is reflected in an impairment.

Fair value less cost to sell represents the amount obtainable from the sale of an asset or cash generating unit in an arm's length transaction at normal market conditions between knowledgeable and willing parties less the costs of disposal. The costs of disposal are incremental costs directly attributable to the disposal of an asset or cash generating unit, excluding financing costs.

Value in use is the present value of estimated future cash flows that are expected to arise from the continuing use of an asset or cash generating unit.

Any necessary impairment is recognised to the income statement. If there is an indication that an impairment loss may no longer exist or may have decreased, the impairment loss is reversed to the carrying

amount that would have been determined (net of amortisation or depreciation) if no impairment loss had been recognised in prior years. This does not apply to goodwill.

3.10 Deferred taxes

In accordance with the balance sheet liability method required by IAS 12, deferred taxes are calculated on all temporary differences between the carrying amount of an asset or liability in the IFRS consolidated financial statements and its tax base in the individual company financial statements. This calculation includes probable realisable tax benefits from existing tax loss carry-forwards.

For Austrian companies, the calculation of deferred taxes is based on a corporate tax rate of 25%. The relevant local tax rate is used for foreign companies. The effect of the reduction in the corporate tax rate in Austria from 34% to 25% was recorded as required by IAS 12.46 in connection with IAS 12.60.

In accordance with IAS 1.51, deferred taxes are now classified solely by term under non-current assets or non-current liabilities.

3.11 Financial liabilities

Liabilities are recorded at the amount of funds received less transaction costs. Any premium, discount or other difference (e.g. costs for the procurement of funds) between the amount received and the repayment amount is allocated over the term of the financing according to the effective interest rate method and recorded under financial results.

3.12 Provisions and other liabilities

In accordance with IAS 37.14, an obligation arising from past events whose timing or amount is uncertain is recorded as a provision when it becomes probable that an outflow of resources will be required to settle this obligation. The provision is based on the best estimate possible at the time the financial statements are prepared.

3.13 Obligations to employees

Provisions for severance compensation, pensions and service anniversary bonuses are calculated according to the projected unit credit method. This method computes the present value of claims earned by employees as of the balance sheet date, and includes an estimated average increase of 2% in compensation. The calculation

is based on a retirement age of 56 years for women and 61 years for men, as well as a discount rate of 5.0%. Appropriate discounts for employee turnover are also included, and are graduated by length of service. Actuarial gains and losses are recognised in their entirety during the reporting year.

3.14 Derivative financial instruments

Derivative financial instruments are used to reduce the risks associated with foreign exchange and interest rate fluctuations. Derivative transactions are only concluded with financial institutions that have first-rate credit standings.

Derivative financial instruments are recorded on the balance sheet at cost in accordance with IAS 39.43. After initial recognition, they are carried at fair value. Any valuation changes are recognised to the income statement.

3.15 Contingent liabilities

Contingent liabilities represent possible or existing obligations that arise from past events and it is not probable that an outflow of resources will be required to settle the obligation. In accordance with IFRS 3, contingent liabilities are only recorded on the balance sheet if they were obtained in connection with the acquisition of a company and fair value at the point of acquisition can be measured with sufficient reliability.

3.16 Revenue recognition

Revenues from the rental of property are recognised during the appropriate period as called for by the rental agreement.

3.17 Estimates

In preparing the Group financial statements, it is necessary to estimate certain figures (for example, with respect to the parameters for property valuation, see 4.1) and make assumptions that influence the recording of assets and liabilities, the declaration of other obligations as of the balance sheet date, and the recording of revenues and expenses during the reporting period. The actual figures that become known at a later time may differ from these estimates.

4. Notes to the Balance Sheet

Detailed information on the development of fixed and financial assets is provided on the Statement of Changes in Non-Current Assets. The effect of changes in the consolidation range is shown separately. Also shown separately are currency translation differences, which result from the translation of assets by foreign companies using different exchange rates at the beginning and end of the year.

4.1 Property

The development of property is shown on the Statement of Changes in Non-Current Assets, which forms an integral part of these consolidated financial statements.

Property owned by the IMMOFINANZ Group was appraised as of 30 April 2005 by an independent Valuation Committee of three court-certified experts. Office and logistics objects were valued using the discounted cash flow method, which conforms to the principles of International Valuation Standards. These calculations are based on a valuation period of ten years; at the end of this period, a perpetual yield is computed in keeping with a growth discount. Potential risks are incorporated in the discounted cash flow. The discount factors vary in the different property markets, and are based on the experience of the Valuation Committee. Other objects in the property portfolio are valued at the average of net asset value and earnings value.

The apartment complexes and property in Houston, Texas, were appraised by a US specialist – AVAIL Consulting, LLC – as of 30 April 2005 based on the Standards of Professional Appraisal Practice in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP) issued by the Appraisal Foundation. The discounted cash flow method was used for this calculation.

The fair value of the property portfolio developed as follows during the 2004/05 Business Year:

All amounts in EUR million	Fair value of property held as financial investments (IAS 40) ¹⁾	Fair value of property under construction ²⁾	Fair value of other property ³⁾	Total fair value
Balance on 30 April 2003	1,141.3	209.0	154.3	1,504.6
Additions	500.2	53.6	108.6	662.4
Disposals	-37.3	0.0	-7.6	-44.9
Changes in value	17.6	0.9	-17.4	1.1
Reclassification	150.1	-150.1	0.0	0.0
Balance on 30 April 2004	1,771.9	113.4	237.9	2,123.2
Additions	1,983.7	108.4	118.4	2,210.5
Disposals	-73.1	-13.2	-45.0	-131.3
Changes in value	22.0	6.5	143.7	172.2
Reclassification	38.0	-38.0	0.0	0.0
Balance on 30 April 2005	3,742.5	177.1	455.0	4,374.6

¹⁾ Additions resulting from the acquisition of property classified as financial investments (IAS 40) represent the following objects:

IMMOAUSTRIA

1010 Vienna, Bauernmarkt 14	3400 Klosterneuburg, Inku Strasse 15	7350 Oberpullendorf, Wiener Strasse 21
1010 Vienna, Dorotheergasse 5	3430 Tull, Kaplanstrasse 12	7400 Oberwart, Steinamangerer Strasse 180
1010 Vienna, Hessgasse 1	3500 Krems, An der Schütt 37	7423 Pinkafeld, Wiener Strasse 55
1010 Vienna, Teinfaltstrasse 9	3580 Horn, Am Kuhberg 4	7540 Güssing, Wiener Strasse 19
1070 Vienna, Mariahilfer Strasse 114	3580 Horn, Prager Strasse 46	8010 Graz, Conrad-von-Hötzendorf-Strasse 14
1110 Vienna, Geiselbergstrasse 26-32	3830 Waidhofen/Thaya, Franz-Steurer-Strasse 3	8010 Graz, Murgasse 2
1140 Vienna, Bergmillergasse 7	3910 Zwettl, Industriestrasse 22	8041 Graz, Hauptstrasse 30
1220 Vienna, Donaufelder Strasse 252	4052 Ansfelden, Gewerbepark 5	8045 Graz, Weinzöttlstrasse 40
1220 Vienna, Gewerbepark Strasse 3	4060 Leonding, Kornstrasse 18	8052 Graz, Strassganger Strasse 124
1220 Vienna, Percostrasse 1	4070 Eferding, Linzer Strasse 22	8160 Weiz, Gleisdorfer Strasse 29
1220 Vienna, PIO-Halle	4150 Rohrbach, Umfahrung Süd Nr. 2	8200 Gleisdorf, Ziegelgasse 4
1230 Vienna, Richard-Strauss-Strasse 28	4240 Freistadt, Linzer Strasse 57	8280 Fürstenfeld (A), Körmenderstrasse 35-37
2000 Stockerau, Eduard-Rösch-Strasse 6-8	4240 Freistadt, Prager Strasse 2	8280 Fürstenfeld (B), Körmenderstrasse 35-37
2020 Hollabrunn, Christopherus Strasse 4	4320 Perg, Naarner Strasse 83	8295 Hartberg, St. Johann i.d. Haide 166
2100 Korneuburg, Laaer Strasse 81	4400 Steyr, Marlen-Hausdorfer-Strasse 2	8330 Feldbach, Mühlhof 3
2102 Hagenbrunn, Industriestrasse 4-6	4470 Enns, Forstbergstrasse 1	8380 Jennersdorf, Hauptstrasse 65
2103 Langenzersdorf, Weisses-Kreuz-Strasse 5	4481 Asten, Lagerstrasse 5	8430 Leibnitz, Gralla 55 C
2130 Mistelbach, Ernst-Brunner-Strasse Parz. 379	4560 Kirchdorf, Am Bauteich 4	8490 Bad Radkersburg, Halbenrainer Strasse 7
2136 Laa/Thaya, Thayapark 19	4600 Wels, Griesskirchner Strasse 66	8490 Bad Radkersburg, Halbenrainer Strasse 7a
2225 Zistersdorf, Schalthausgasse 1	4710 Grieskirchen, Unternberg 4	8530 Deutschlandsberg, Frauentaler Strasse 94
2231 Strasshof, Hauptstrasse 4	4780 Schärding/Inn, Badhöring 30	8582 Voitsberg, Hauptstrasse 65
2320 Schwechat, Humberger Strasse 56	4810 Gmunden, Neuohofenstrasse 44	8684 Mürzzuschlag, Grautschhof 34
2351 Wiener Neudorf, Griesfeldstrasse IZ-NÖ Süd 2	4840 Vöcklabruck, Salzburger Strasse 44	8700 Leoben, Kärntner Strasse 300
2412 Hainburg, Betriebsstrasse 7	4910 Ried/Innkreis, Hannes Grub 5	8720 Knittelfeld, Kärntner Strasse 73
2460 Bruck/Leitha, Altstadt 86b	5071 Wals, Gewerbegeb. 1/Höhlstrasse 497	8750 Judenburg, Burggasse 18a
2512 Baden, Kornfeldgasse 1-3	5204 Strasswalchen, Steindorf 204	8850 Murau, Bundesstrasse 14
2514 Traiskirchen, Wr. Neustädter Strasse 26	5230 Mattighofen, Braunauer Strasse 5a	8940 Liezen, Gesäuse Bundesstrasse 26
2560 Berndorf, Leobersdorfer Strasse 58	5280 Braunau, Laabstrasse 42	9020 Klagenfurt, Rosentalerstrasse 199
2620 Neunkirchen, Am Spitz 14	5550 Radstadt, Gewerbestrasse 3	9020 Klagenfurt, Völkermarkter Strasse 250
2700 Wiener Neustadt, Stadionstrasse 36	5621 St. Veit/Pongau, Gewerbestrasse 3a	9100 Völkermarkt, Umfahrungsstrasse 8
2870 Aspang, Grottendorf 50	5760 Saalfelden, Loferer Bundesstrasse 19a	9300 St. Veit/Glan (A), Friesacher Strasse 82
3002 Purkersdorf, Linzer Strasse 59	6064 Innsbruck, Siemensstrasse 9	9300 St. Veit/Glan (B), Friesacher Strasse 82
3100 St. Pölten, Linzer Strasse 5	6300 Wörgl, Brixentaler Strasse 52	9360 Friesach, Industriestrasse 8
3106 St Pölten/Spratzern, Hugo-von-Hofmannstal-Strasse 6	6330 Kufstein, Rosenheimer Strasse 2	9400 Wolfsberg, Ziegeleistrasse 2
3107 St. Pölten/Viehofen, Dr.-Dochgasse 3	6380 St. Johann/Tirol, Pass-Thurn-Strasse 5d	9500 Villach, Moritschstrasse 1
3160 Traisen, Hainfelder Bundesstrasse 6	6460 Imst, Industriezone 33a	9560 Feldkirchen, Eppensteiner Strasse 16
3250 Wieselburg, Zur Autobahn 1B	7000 Eisenstadt, Mattersburger Strasse 25	9800 Spittal/Drau, St.-Sigmund-Strasse 3
3300 Amstetten, Hart 98	7100 Neusiedl/See, Rote Kreuzgasse 10	9990 Lienz/Debant, Drautal Bundesstrasse 8
3390 Melk, Wiener Strasse 97	7210 Mattersburg, Industriestrasse 7	
	7350 Oberpullendorf, Gymnasiumstrasse 25	

Furthermore, 584 objects were acquired in connection with the purchase of BUWOG Bauen und Wohnen Gesellschaft mbH and 625 objects were acquired through the purchase of shares in ESG Wohnungsgesellschaft mbH Villach.

IMMOEAST

CZ, Prague, Pankrac House
CZ, Prague, Westpoint Distribution Park
H, Budapest, Globe 3
H, Budapest, Pharma Park
H, Budapest, Szepvölgyi Business Park
H, Budapest, Westgate Business Park
PL, Warsaw, Bokserska Distribution Park
PL, Warsaw, Bokserska Office Center
PL, Warsaw, Crown Point
PL, Warsaw, Crown Tower
PL, Warsaw, Cybernetyki Office Center
PL, Warsaw, Lopuszanska
RO, Bucharest, Global Business Center
RO, Bucharest, Iride Business Park

IMMOWEST

CH, Derendingen, Derendingen	I, Naples, via Diocleziano, 42
D, Berlin, Becherweg 29-37	I, Naples, via Medina, 5
D, Berlin, Lupinenweg 1-5	I, Nichelino, via Cagliari, 23
D, Castrop Rauxel, FMZ Siemensstrasse	I, Padua, largo Europa, 16
D, Hamburg, Coloplast	I, Padua, via Belzoni 1-3, ang. via Paolotti
I, Bergamo, via Stendhal, 5/via Campagnola	I, Padua, via Busonera, 8
I, Bologna, via Farini, 12	I, Padua, via Magarotto, 2
I, Bologna, via Ferrarese, 156/6	I, Padua, via Mantegna, piazza Eremitani
I, Bologna, via Galliera, 4	I, Padua, via Porciglia, 14 int.1/2
I, Bologna, via Grimaldi, 5/e	I, Padua, via VIII febbraio, 20
I, Bologna, via Larga, 35/2	I, Perugia, via Pontani, 14
I, Bologna, via Usberti, 8/c	I, Prato, via Giani, 9
I, Casalecchio di Reno, via del Lavoro, 47	I, Ravenna, piazza Arcivescovado, 9
I, Cerea, via Trento, 19	I, Rome, via Biancamano, 25/B
I, Cervignano del Friuli, via Nazario Sauro, 23	I, Rovigo, via Verdi,
I, Chioggia, calle Renier, 1260	I, S. Giovanni in Persiceto, corso Italia, 27
I, Dolo, via Borgo Cairoli, 12	I, Saronno, via Grieg, 5
I, Fusignano, via Emaldi, 99	I, Turin, corso Galileo Ferraris, 54
I, Genoa, via Dante Alighieri, 63/via Fieschi, 8	I, Turin, via Arsenale, 17
I, Gorizia, corso Verdi, 104	I, Turin, via Monte di Pietà, 26
I, Gorizia, via Carducci, 6/20	I, Turin, via Santa Teresa, 3
I, Gorizia, via Fatebenefratelli, 26	I, Udine, via Gemona, 39
I, Gorizia, via XXIV Maggio, 4/B	I, Venice, calle delle Acque, 5009
I, Gradisca D'Isonzo, viale Trieste	I, Venice-Mestre, corso del Popolo, 1/A
I, Maniago, via Roma/via Castello, 3	I, Venice-Mestre, corso del Popolo, 209/215
I, Milan, via Broletto, 9	I, Venice-Mestre, corso Popolo, 86
I, Montegrotto Terme, viale Stazione, 16	I, Venice-Mestre, via Aleardi, 17/b
I, Naples, via C. Muzy, 19	I, Venice-Mestre, via Carducci, 23
	USA, Houston/TX Eldrige Apartments

²⁾ Properties under development or construction are generally valued at cost in accordance with IAS 16. Major projects as of the balance sheet date on 30 April 2005 were as follows:

IMMOAUSTRIA	IMMOEAST	IMMOWEST
1020 Vienna, Handelskai 348 (50%)	CZ, Prague, VITEK	USA, Houston/TX Eldridge Apartments
1030 Vienna, Marxergasse 29	H, Budapest, Europe Tower	USA, Houston/TX Townhouse Lots
1030 Vienna, Untere Viaduktgasse 4	H, Budapest, Lentia Real - Xenter 13	USA, Houston/TX Patio Lots
1050 Vienna, Bräuhausgasse 37	PL, Katowice, Silesia City Center	
1090 Vienna, Gilgegasse	PL, Warsaw, IO-1 Building	
1100 Vienna, FMZ Simmering	RO, Bucharest, Otopeni	
1120 Vienna, Altmannsdorfer Strasse 84		
1180 Vienna, Antonigasse 26/Eduardgasse 2-4		
1200 Vienna, Dresdner Strasse 68A		
1230 Vienna, Triester Strasse 282-284		
4060 Linz-Leonding, Kornstrasse 4		
7000 Eisenstadt, FMZ Eisenstadt		

As of the balance sheet date, the Group had total obligations of TEUR 40,491.5 (2002/03: TEUR 24,507.1) for the purchase of tangible assets.

³⁾ The fair value of other properties reflects investments in other companies, which are recorded in keeping with IAS 39. These items are comprised primarily of stakes in CB Richard Ellis Strategic Partners, Curzon Capital Partners, Carlyle Europe Real Estate Partners, Carlyle Realty Partners, Logistis Luxembourg S.A.R.L., Heitman Central Europe Property Partners II, ProLogis European Properties, Polonia Property Fund L.P., Heitman Central Europe Property Partners III, Nowe Centrum s.a. and FF & P Russia Real Estate Limited (see 4.5). Objects shown under 'other property' are stated at the proportional share fair value, or the proportional share of acquisition cost if purchased close to the balance sheet date.

The property portfolios of associated companies consolidated at equity were also appraised by the independent Valuation Committee. These stakes were recorded as additions to investments in other companies at their proportional share, or in keeping with any differing agreements for the distribution of profit.

Financing costs capitalised during the 2004/05 Business Year totalled TEUR 133.6 (2003/04: TEUR 2,210.8). In general, the effective interest rate on the convertible bonds formed the basis for this calculation.

Government grants of TEUR 5,175.5 (2003/04: TEUR 4,541.5) received by the company were deducted from the carrying value of property.

Land, rights to land and buildings, and buildings on land owned by third parties include land with a value of TEUR 807,094.5 (2003/04: TEUR 499,114.4).

The carrying value of tangible assets pledged as collateral for long-term debt totalled TEUR 2,102,661.5 (2003/04: TEUR 895,593.3). Liens of TEUR 1,572,226.3 (2003/04: TEUR 346,854.1) are recorded in land registers.

Off-balance-sheet tangible assets represent leased car parks. Obligations resulting from the use of such assets are as follows:

All amounts in TEUR	2004/05	2003/04
Obligations for the next business year	846.2	882.8
Obligations for the next five business years	4,230.9	4,414.2

Impairment losses of TEUR 6,364.7 (2003/04: TEUR 697.7) were recognised to property during the reporting year in cases where the recoverable value of the individual objects was lower than the book value.

The acquisition of ARO Immobilien GmbH during the third quarter of the 2004/05 Business Year resulted in the takeover of all 105 locations belonging to the Forstinger automotive accessories chain. These objects were generally transferred through finance leases that apply to specialty shopping centres throughout Austria. The book value of the related objects totalled TEUR 100,154.1 as of 30 April 2005 (2003/04: TEUR 20,440.0). Minimum lease payments totalled TEUR 88,291.0 as of 30 April 2005 (2003/04: TEUR 16,601.1). The corresponding present value is TEUR 76,701.9 (2003/04: TEUR 11,075.9).

Minimum lease payments of TEUR 3,275.3 were made for these leased objects during the 2004/05 Business Year, and are comprised of the following:

All amounts in TEUR	30 April 2005	Due within 1 year	Due within 1 to 5 years	Due after 5 years	30 April 2004
Present value	76,701.9	5,881.9	33,255.4	37,564.6	11,075.9
Interest component	11,589.1	130.8	3,579.9	7,878.4	5,525.2
Total	88,291.0	6,012.6	36,835.2	45,443.0	16,601.1

4.2 Other tangible assets

Details on the development of these assets are shown on the Statement of Changes in Non-Current Assets, which forms an integral part of these consolidated financial statements.

Other tangible assets are comprised primarily of furniture, fixtures and office equipment as well as machinery and equipment located in the individual properties. During the reporting year, impairment losses of TEUR 1,741.2 (2003/04: TEUR 530.7) were recognised to other tangible assets.

4.3 Intangible assets and goodwill

Details on the development of this item (with the exception of goodwill – see following table) are shown on the Statement of Changes in Non-Current Assets, which forms an integral part of these consolidated financial statements.

If goodwill arises on an acquisition, the carrying value of the cash generating unit is increased by the amount of this goodwill. The total is subsequently compared with the recoverable amount of the cash generating. Any negative difference is reflected in an extraordinary write-down to goodwill. Newly acquired project companies normally generate positive goodwill through the recording of provisions for taxes on the re-valued properties. The asymmetrical valuation of these deferred tax liabilities, which in contrast to other acquired net assets may not be discounted according to IFRS 3.57b in connection with IFRS 3.B16 (i) and IAS 12.53, results in goodwill being a technical figure that is subject to an impairment test at the point of acquisition and the outcome of this valuation concept is an impairment charge.

During the reporting year an impairment of TEUR 89,367.8 was recognised to existing and new goodwill in accordance with IFRS 3.54. The development of goodwill is as follows:

Development of goodwill	All amounts in TEUR
Cost as of 30 April 2004	62,109.7
Accumulated amortisation as of 30 April 2004	-5,895.8
Carrying values as of 30 April 2004	56,213.9
Additions	33,054.0
Currency translation differences	99.9
Impairment	-89,367.8
Carrying values as of 30 April 2005	0.0

Negative goodwill arising from business combinations that were completed prior to the reporting year was credited on the opening balance sheet to reserves in accordance with IFRS 3.81; the relevant amount equalled TEUR 6,294.4. Of this total, TEUR 4,291.0 are related to the Group and TEUR 2,003.3 to minority shareholders of IMMOEAST AG. In the current business year, newly acquired negative goodwill will require a new assessment of the purchase price allocation in accordance with IFRS 3.56 (a). The remaining surplus of acquired net assets over the purchase price must be recognised to the income statement in accordance with IFRS 3.56 (b). The resulting difference of TEUR 152,048.8 was recorded under other operating income.

The development of negative goodwill is as follows:

Development of negative goodwill	All amounts in TEUR
Cost as of 30 April 2004	-6,620.7
Accumulated reversal as of 30 April 2004	441.2
Carrying value as of 30 April 2004	-6,179.5
Currency translation differences	-114.9
Offset against reserves as per IFRS 3.81	6,294.4
Additions	-141,297.1
Change in consolidation method	-10,751.7
Reversal with recognition to the income statement	152,048.8
Carrying value as of 30 April 2005	0.0

4.4 Shares in associated companies

Development of shares in associated companies	All amounts in TEUR	
	2004/05	2003/04
Cost as of 1 May	37,483.4	34,723.0
Additions	0.0	2,760.4
Disposals	-4,707.2	0.0
Cost as of 30 April	32,776.2	37,483.4
Carrying value as of 1 May	36,501.0	33,348.1
Additions	0.0	2,760.4
Disposals	-4,707.2	0.0
Changes in the associated equity	-556.6	1,165.2
Share of profit /(loss)	-4,857.6	-772.7
Carrying value as of 30 April	26,379.6	36,501.0

Shares in associated companies include a 45% stake in Mester Park Kft. and Mester Park Ost Bt, a 25% stake in European Property Group Ltd., and an investment in Immofinanz Gamma Liegen- schaft- und Mobilienvermietungsgesellschaft m.b.H.

The proportional changes in the associated equity, which were included in the consolidated financial statements in accordance with IAS 28.11, covers a hedging reserve of TEUR -213.2 (minority share of TEUR -201.9) from the consolidated financial statements of European Property Group Ltd. as well as foreign currency differences of TEUR -72.2 (minority share of TEUR -69.4).

4.5 Other financial instruments

All amounts in TEUR	Investments in other companies	Non-current securities	Other loans granted	Total
Cost as of 1 May 2004	59,134.0	49,548.0	15,814.5	124,496.5
Additions	100,314.7	2,146.2	47,932.6	150,393.5
Disposals	-3,447.3	-9,246.7	-19,945.4	-32,639.4
Cost as of 30 April 2005	156,001.4	42,447.5	43,801.7	242,250.6
Carrying value as of 30 April 2004	61,188.1	49,296.9	15,248.9	125,733.9
Carrying value as of 30 April 2005	164,245.9	42,546.8	43,899.2	250,691.9

Investments in other companies are comprised primarily of the stakes in CB Richard Ellis Strategic Partners, Curzon Capital Partners, Carlyle Europe Real Estate Partners, Carlyle Realty Partners, Logistis Luxembourg S.A.R.L., Heitman Central Europe Property Partners II, Pro-Logis European Properties, Polonia Property Fund L.P., Heitman Central Europe Property Partners III, Nowe Centrum s.a., NIAM Nordic Investment Fund, Carlyle 350 West 42nd Street, TMW Asia Property Fund, Carlyle 8th Avenue Hotel Portfolio, Carlyle Realty Partners IV LP, Carlyle Asia Fund II LP, MGP Asia Fund II LP and FF & P Russia Real Estate Limited. All other investments acquired up to 30 April 2004 are classified as available-for-sale, and changes in value are recognised directly in equity. The following investments acquired during the reporting year are designated as financial instruments in accordance with IAS 39: FF&P Russia Real Estate Limited, NIAM Nordic Investment Fund, Carlyle 350 West 42nd Street, TMW Asia Property Fund, Carlyle 8th Avenue Hotel Portfolio, Carlyle Realty Partners IV LP, Carlyle Asia Fund II LP, MGP Asia Fund II LP. Valuations recognised to the income statement totalled TEUR 3,062.4 for the reporting year.

Distributions of TEUR 6,720.6 (2003/04: TEUR 834.5) from other financial instruments were recognised to the income statement during the reporting year.

Securities consist chiefly of special dividend rights, bonds and shares in investment funds.

Other loans granted include a mezzanine loan of TEUR 15,855.4 provided to Nowe Centrum Sp. z o.o. as well as loans of TEUR 28,043.8 that were granted by BUWOG – Bauen und Wohnen Gesellschaft mbH.

4.6 Receivables and other assets

All amounts in TEUR	30 April 2005	Thereof remaining term under 1 year	Thereof remaining term between 1 and 5 years	Thereof remaining term over 5 years	30 April 2004
Trade accounts receivable					
- Rents receivable	28,682.9	27,959.3	723.6		12,040.3
Accounts receivable from joint venture partners	22,865.4	14,071.5	2,365.8	6,428.1	40,854.9
Accounts receivable from associated companies	3,742.5	3,742.5			
Other receivables and assets					
- Financing	39,847.8	28,554.8	859.5	10,433.5	38,776.1
- Fiscal authorities (transaction taxes)	35,250.5	35,248.5	2.0		4,580.2
- Administrative duties	9,468.2	9,468.2			71.3
- Property management	4,048.0	3,099.8	948.2		2,099.5
- Fiscal authorities (income taxes)	1,454.6	1,346.5	108.1		
- Insurance	806.1	802.9	3.2		10.8
- Commissions	531.8	486.8	30.3	14.7	
- Accrued interest	356.3	251.5		104.8	242.2
- Miscellaneous	51,073.5	44,636.6	1,615.6	4,821.4	8,849.3
	198,127.8	169,668.9	6,656.4	21,802.5	107,524.6

4.7 Available-for-sale securities

In 2003/04 this item included TEUR 28,015.9 of shares in Globe Trade Centre S.A. These shares were sold in November 2004 (see 5.8).

4.8 Inventories

Inventories totalled TEUR 54,181.0 as of 30 April 2005. Of this amount, TEUR 29,398.3 represent objects under construction.

4.9 Shareholders' Equity

The development of equity in the IMMOFINANZ Group is shown on the Statement of Changes in Equity, which forms an integral part of these consolidated financial statements.

The share capital of IMMOFINANZ Immobilien Anlagen AG equalled EUR 261,342,474.90 as of 30 April 2005. It is divided into 251,730,560 non-par value shares.

The classification of shares as of 30 April 2005 is as follows:

	Number of shares 30 April 2005	Share capital in EUR 30 April 2005	Number of shares 30 April 2004	Share capital in EUR 30 April 2004
Registered shares	6	6.23	6	6.23
Bearer shares	251,730,554	261,342,468.67	201,384,442	209,073,973.69
Total	251,730,560	261,342,474.90	201,384,448	209,073,979.92

The transfer of registered shares is subject to approval by the company. Each owner of registered shares has the right to nominate one member to the Supervisory Board.

A capital increase was carried out in May 2004 and raised share capital by EUR 52,268,494.98, or from EUR 209,073,979.92 to EUR 261,342,474.90. Prior to this increase, share capital totalled 201,384,448 shares with zero par value; it comprised 6 registered shares and 201,384,442 bearer shares. After the capital increase, share capital comprised 6 registered shares and 251,730,554 bearer shares.

The annual general meeting on 30 September 2004 authorised the Executive Board to increase share capital in accordance with § 169 of the Austrian Stock Corporation Act. This authorisation is valid for a period of five years beginning on the date the relevant amendment to the articles of association is recorded in the company register, and covers an increase of up to EUR 130,671,237.45 to EUR 392,013,712.35. The increase is authorised to take place through the issue of up to 125,865,280 new bearer shares of common stock in exchange for cash or contributions in kind, with or without subscription rights.

The share premium in the individual financial statements prepared in accordance with Austrian commercial law includes appropriated reserves of EUR 1,016,569,936.48 (2003/04: TEUR 756,692.5) (§ 229 Par. 2 Nr. 1 of the Austrian Commercial Code in conjunction with § 130 Par. 2 of the Austrian Stock Corporation Act).

Capital increases carried out during the 2004/05 Business Year generated premiums of TEUR 259,877.4. Issue costs of TEUR 13,636.1 (thereof TEUR 11,482.0 from the capital increase carried out by IMMOFINANZ AG and TEUR 2,154.1 from the capital increase carried out by IMMOEAST AG) were charged to the share premium account after the deduction of taxes.

Statutory reserves pursuant to Austrian stock corporation law equalled EUR 230,378.70 as of the balance sheet date (2003/04: TEUR 230.4).

In past years equity also included special dividend rights, which are non-cancellable and ensure the provision of this capital as long as the company continues to exist. Furthermore these dividend rights call for full participation by the holders of these dividend rights in any losses generated by the company and grant no rights whatsoever under company law. These special dividend rights were recorded under equity in accordance with IAS 32.21 (old) because the holders of these rights have no option to demand repayment of or cancel their investment. As a result of the amendment to IAS 32, which focuses solely on the theoretical possibility of repayment (IAS 32.18 (b)), TEUR 1,367.9 of special dividend rights from the current and prior reporting periods were reclassified to non-current financial liabilities in accordance with IAS 32.97.

4.10 Financial liabilities

All amounts in TEUR	30 April 2005	Thereof remaining term under 1 year	Thereof remaining term between 1 and 5 years	Thereof remaining term over 5 years	30 April 2004
Liabilities arising from convertible bond	96,142.4	0.0	96,142.4	0.0	94,449.7
Amounts due to financial institutions	2,037,995.6	687,624.1	346,814.5	1,003,557.0	760,056.5
Amounts due to local authorities	117,807.9	6,180.8	24,939.2	86,687.9	0.0
Liabilities arising from finance leases	76,701.9	5,881.9	33,255.4	37,564.6	11,075.9
Liabilities arising from the issue of bonds	3,127.5	153.3	554.9	2,419.4	0.0
Other financial liabilities	18,394.1	1,664.0	3,455.4	13,274.6	47,851.7
Total	2,350,169.4	701,504.1	505,161.8	1,143,503.5	913,433.8

The extraordinary annual general meeting on 18 June 2001 authorised the Executive Board to issue up to 150,000 interest-bearing bearer convertible bonds with a nominal value of EUR 1,000.00 each at an issue price of 98% within a period of four years. These convertible bonds may be exchanged for shares in the company, in observance of the legal subscription rights of shareholders. The holders of convertible bonds will receive the irrevocable right to exchange the securities at the end of their term for bearer shares in the company, which will carry dividend rights beginning with the business year in which the bonds are converted; each bond shall be convertible into 150 shares. A total of 100,000 convertible bonds with a nominal value of EUR 1,000.00 each were issued on 31 August 2001 based on this resolution. The convertible bonds carry an interest rate of 4% per year.

In order to guarantee bondholders the irrevocable right to exchange these securities for shares in the company, the extraordinary general meeting on 18 June 2001 also authorised a conditional increase in share capital from EUR 116,152,213.26 by up to EUR 23,359,125.27 through the issue of up to 22,500,000 shares of bearer stock with zero par value and dividend rights beginning with the business year in which the bonds are converted.

These convertible bonds represent a structured financial instrument as defined in IAS 32.23, whose equity and liability components must be classified separately. The equity component was valued at TEUR 4,158.7 after the deduction of taxes, and is included in the share premium account.

The fair value of the convertible bond as of 30 April 2005 was TEUR 120,000.0 (2003/04: TEUR 113,100.0).

See point 4.9 for information on the reclassification of special dividend rights.

The key conditions of financial liabilities are as follows:

All amounts in TEUR	Currency	Nominal value	Interest rate fixed/variable	Effective interest rate
Liabilities arising from convertible bonds	EUR	100,000,000	fixed	6.20%
Amounts due to financial institutions				
Loans and advances	EUR	2,527,334,176	variable	3.19%
	EUR	268,265,610	fixed	3.28%
	USD	39,727,123	variable	2.41%
	CHF	40,313,143	variable	2.41%
Other financial liabilities	EUR	868,238	variable	3.00%
	EUR	18,604,246	fixed	4.43%
Amounts due to local authorities	EUR	117,807,900	fixed	0.75%
Liabilities arising from finance leases	EUR	76,701,900	variable	2.85%
Liabilities arising from the issue of bonds	EUR	1,453,458	fixed	5.80%
	EUR	1,453,458	variable	4.88%

4.11 Trade accounts payable

All amounts in TEUR	30 April 2005	Thereof remaining term under 1 year	Thereof remaining term between 1 and 5 years	Thereof remaining term over 5 years	30 April 2004
Trade accounts payable	98,349.8	97,315.8	1,034.0	0.0	42,739.3
Total	98,349.8	97,315.8	1,034.0	0.0	42,739.3

4.12 Provisions

Other provisions were created primarily for taxes as well as auditing, consulting and expert opinion costs. This item developed as follows during the reporting year:

All amounts in TEUR	Other provisions	
	2004/05	2003/04
Balance on 1 Mai	12,067.1	10,147.3
Use	-11,461.0	-5,628.8
Reversal	-1,184.6	222.2
Addition	18,958.8	7,010.0
Foreign currency differences	16.8	-8.0
Change in consolidation method	1,050.5	0.0
Change in consolidation range	8,946.4	324.4
Balance on 30 April	28,394.0	12,067.1
Thereof current	27,266.8	11,950.3
Thereof non-current	1,127.2	116.8

Other provisions include TEUR 5,873.1 of provisions for taxes.

Employee-related provisions include accruals for severance compensation and pensions. This item developed as follows during the reporting year:

All amounts in TEUR	2004/05	2003/04
Present value of severance compensation and pension claims as of 1 May	564.9	608,7
Interest expense	0.6	24.3
Service cost	683.3	25.0
Change in consolidation range	3,897.5	1.9
Payments	-216.8	-95.0
Present value of severance compensation and pension claims as of 30 April	4,929.5	564.9

The actuarial opinion to determine the defined benefit obligation as of 30 April 2005 was prepared by AKTUAR Versicherungsmathematik GmbH.

4.13 Other liabilities

All amounts in TEUR	30 April 2005	Thereof remaining term under 1 year	Thereof remaining term		30 April 2004
			between 1 and 5 years	over 5 years	
Fair value of derivative financial instruments (liabilities)	5,147.7	5,147.7			1,838.5
Advance rental and lease prepayments	4,854.8	4,048.5	368.8	437.5	157.8
Fiscal authorities (transaction taxes)	4,285.1	4,278.5	3.5	3.1	7,340.6
Property management	3,429.2	3,429.2			3,868.9
Amounts due to joint venture partners	2,758.6	2,367.2	325.8	65.6	12,490.8
Special dividend rights and silent partner investments	1,103.6	158.9		944.7	
Amounts due to associated companies	1,009.3	998.7	10.6		
Fiscal authorities (income taxes)	819.2	819.2			
Payments received for construction and refurbishing	674.2	559.9	114.3		16.6
Income from the sale of rental rights	610.9	365.6	130.8	114.5	2.6
Advance rental payments from US head lease contract	0.0				8,025.2
Miscellaneous	126,481.7	36,961.7	62,879.6	26,640.4	14,465.1
Total	151,174.3	59,135.1	63,833.4	28,205.8	48,206.1

4.14 Contingent liabilities and guarantees

Contingent liabilities are valued in accordance with IAS 37. Guarantees are as follows:

All amounts in TEUR	30 April 2005	30 April 2004
US lease	0.0	123,982.9

All contracts connected with the US lease financing were cancelled through a termination agreement dated 14 September 2004. All reciprocal receivables and liabilities were discharged through discount payments. At the same time, the swaps related to this financing were terminated and all guarantees were cancelled. The impact of the termination agreement on earnings is shown under other operating income (see 5.2).

In conjunction with the acquisition of BUWOG - Bauen und Wohnen Gesellschaft m.b.H., contingent liabilities of TEUR 4.318,3 were recorded in accordance with IFRS 3.37.

4.15 Deferred taxes

Through an agreement dated 29 April 2005, the major Austrian companies have joined together in a group as defined in § 9 of the Austrian Corporate Tax Act as set forth in the Austrian Tax Act. The parent company, IMMOFINANZ Immobilien Anlagen AG, will serve as the head of the group. Taxable income earnings by the individual members of the group will be allocated to the head of the group after an offset against any (individual company) losses. A tax charge was included in the group contract as settlement for the transfer of taxable income.

On 6 May 2004 the Austrian parliament approved a reduction in the corporate tax rate from 34% to 25% beginning in 2005. In accordance with International Financial Reporting Standards, deferred taxes were calculated based on the current rate of 25%.

Deferred tax assets and liabilities as of 30 April 2005 and 30 April 2004 are the result of the following timing differences in valuation or accounting treatment between book values in the IAS consolidated financial statements and the related tax bases. Furthermore, deferred tax assets were created for tax loss carry-forwards.

All amounts in TEUR	30 April 2005		30 April 2004	
	Assets	Liabilities	Assets	Liabilities
Property	1,753.7	110,442.2	4.8	64,774.3
Intangible assets	0.0	0.0	0.0	0.0
Other financial assets	6,865.7	4,419.5	6,864.4	3,370.8
Total	8,619.4	114,861.7	6,869.2	68,145.1
Financial liabilities	17,190.8	43,167.3	490.2	13,128.3
Total	17,190.8	43,167.3	490.2	13,128.3
Tax loss carry-forwards	23,736.9	0.0	53,183.6	0.0
Provisions for deferred tax assets/liabilities	49,547.0	158,029.0	60,543.0	81,273.4
Net sum of tax credits and liabilities to the same fiscal authorities	-40,918.1	-40,918.1	-59,889.7	-59,889.7
Net sum of deferred tax assets and liabilities	8,628.9	117,110.9	653.3	21,383.7

5. Notes to the Income Statement

5.1 Revenues

Detailed information on revenues is presented by region (primary segmentation) and sector (secondary segmentation) under segment reporting, which forms an integral part of these consolidated financial statements.

As stated in IAS 14, the segments of business should be defined in keeping with the “risks and rewards approach”. The internal reporting structure of the company provides an important basis for this definition.

Rental revenues are classified by sector as follows:

All amounts in TEUR	2004/05	%	2003/04	%
Offices	52,025.2	30.2%	32,805.4	38.6%
Logistics/commercial	37,557.1	21.8%	23,966.8	28.2%
Recreation/hotel	6,784.2	3.9%	5,860.9	6.9%
Residential	59,710.9	34.7%	7,503.6	8.8%
Car parks and parking spaces	13,673.6	7.9%	13,462.8	15.8%
Misc. rental income	2,346.5	1.4%	1,356.4	1.6%
Rental income	172,097.5	100.0%	84,955.9	100.0%
Sale of inventories	15,399.5		0.0	
Other income	1,443.3		1,676.0	
Operating costs	40,644.7		15,362.6	
Revenues	229,585.0		101,994.5	

5.2 Other operating income

All amounts in TEUR	2004/05	2003/04
Reversal of negative goodwill	152,048.8	915.2
Disposal of non-current assets	25,407.7	10,221.1
Expenses charged on	2,065.0	2,355.9
Changes in exchange rates	1,314.3	1,439.3
Reversal of provisions	1,184.6	222.2
Insurance compensation	438.6	350.4
Miscellaneous	12,743.7	5,231.8
Total	195,202.7	20,735.9

Miscellaneous other operating income includes TEUR 5,104.3 from the termination agreement for the US lease financing in accordance with SIC 27.8.

5.3 Depreciation and amortisation

For information on depreciation and amortisation, see the Statement of Changes in Non-Current Assets and the explanations on the amortisation of goodwill (4.3).

5.4 Expenses related to properties

All amounts in TEUR	2004/05	2003/04
Operating costs charged on	40,558.2	14,727.8
Maintenance	18,074.3	2,453.8
Other directly allocated expenses	7,202.6	4,129.7
Third party services	6,346.0	9.6
Valuation adjustments to receivables	4,715.0	765.4
Vacancies	4,040.2	3,150.0
Commissions	1,123.6	1,155.7
Other regular expenses	2,463.5	1,260.9
Total	84,523.4	27,652.9

5.5 Other operating expenses

All amounts in TEUR	2004/05	2003/04
Administration	20,987.4	12,303.7
Legal, auditing and consulting expenses	7,984.9	4,866.5
Commissions	4,573.7	527.1
Taxes and duties	4,475.0	1,612.0
Advertising	2,801.5	1,966.2
Expenses charged on	606.0	2,158.0
Rental and leasing expenses	445.0	2,025.2
Miscellaneous	11,088.1	7,612.6
Total	52,961.6	33,071.3

The acquisition of ARO Immobilien GmbH during the 2004/05 Business Year led to the takeover of five objects through operating leases. Payments of TEUR 167.5 were made for these objects during the reporting year.

5.6 Personnel expenses

All amounts in TEUR	2004/05	2003/04
Wages	2,495.6	360.0
Salaries	5,812.9	1,864.4
Expenses for severance compensation	647.3	88.5
Expenses for pensions	158.7	13.9
Expenses for legally required social security and other employee benefits	2,093.2	603.9
Other personnel expenses	148.0	0.0
Total	11,355.7	2,930.7

The parent company had no employees during the reporting year. The average number of employees in companies included in the consolidated financial statements developed as follows during the 2004/05 Business Year:

	2004/05	2003/04
Wage employees	244	4
Salaried employees	215	54
Total	459	58

The increase in the number of employees was related primarily to the acquisition of BUWOG Bauen und Wohnen Gesellschaft mbH.

5.7 Cost of goods sold

All amounts in TEUR	2004/05	2003/04
Cost of goods sold	403.2	0.0
Increase/(decrease) in inventories	6,659.2	0.0
Third party services	96.0	0.0
Total	7,158.4	0.0

5.8 Financial results

All amounts in TEUR	2004/05	2003/04
Interest and similar income	10,587.3	5,136.4
Interest and similar expenses	-64,096.9	-26,859.9
Other expenses	0.0	-983.8
Net financing costs	-53,509.6	-22,707.3
Profit/(loss) on financial instruments and proceeds from the disposal of financial instruments	16,845.5	3,555.4
Share of profit/(loss) from investments in other companies	9,289.6	9,172.7
Currency translation differences	9,243.4	0.0
Profit/(loss) on financial instruments	35,378.5	12,728.1
Share of profit/(loss) from associated companies	-4,857.6	-772.7
Financial results	-22,988.7	-10,751.9

5.9 Income taxes

This item includes income taxes paid or owed by Group companies and provisions for deferred taxes.

All amounts in TEUR	2004/05	2003/04
Income tax expense	-8,450.5	-4,826.2
Deferred taxes	-23,756.5	2,234.4
Total	-32,207.0	-2,591.8

The difference between theoretical income tax expense (profit before tax multiplied by the national tax rate of 25%) and actual income expense for 2004/05 as per the income statement is due to the following factors:

All amounts in TEUR	2004/05		2003/04	
Profit before tax	90,111.9		16,150.6	
Income tax expense at tax rate of 31%	-27,934.7	31.0%	-5,491.2	34.0%
Impairment losses recognised to investments	0.0	0.0%	1,849.7	-11.5%
Changes in tax rates	4,157.0	-4.6%	416.5	-2.6%
Foreign tax rates	2,038.5	-2.3%	86.9	-0.5%
Tax-free income from investments in other companies and non-deductible investments	-483.8	0.5%	555.6	-3.4%
Creation of tax provisions for prior periods	2,013.1	-2.2%		
Valuation adjustments to provisions for taxes	-27,248.3	30.2%		
Deferred tax assets not recognised	-189.2	0.2%		
Income/(expenses) related to other periods	-2,115.3	2.3%	591.1	-3.7%
Amortisation of goodwill/reversal of negative goodwill	15,670.2	-17.4%	-273.6	1.7%
Other non-temporary differences	1,885.4	-2.1%	-326.7	2.0%
Effective tax rate	-32,207.1	35.7%	-2,591.7	16.0%

This calculation was performed in accordance with the transition rules defined in § 26c Nr. 2 of the Austrian Income Tax Act of 1988 as set forth in the Austrian Tax Reform Act of 2005, which allow companies with differing business years to allocate taxable income to the periods before and after 31 December 2004. The old 34% tax rate is used up to 31 December 2004, and the new 25% tax rate is used beginning on 1 January 2005. An average based on the relevant number of months resulted in a tax rate of 31% for IMMOFINANZ Immobilien Anlagen AG.

As a result of the different situation caused by the changeover to group taxation, provisions of TEUR 27,248.3 for deferred tax assets were classified as presumably not recoverable and written off during the business year.

6. Notes to the Statement of Cash Flows

The Statement of Cash Flows for the IMMOFINANZ Group shows the changes in cash and cash equivalents resulting from the inflow and outflow of funds during the reporting year. The Statement of Cash Flows distinguishes between cash flows from operating activities, investing activities, and financing activities. Cash flow from operating activities is calculated using the indirect method in accordance with IAS 7.18 (b). Cash and cash equivalents of TEUR 29,383.9 are attributable to companies consolidated on a proportional basis. All information required by IAS 7 is provided in the statement of cash flows. The following assets and liabilities, which were acquired through the purchase of property companies or additional stakes in companies (transition consolidation), are stated at present value:

All amounts in TEUR	2004/05		Total	2003/04
	Initial consolidations	Transition consolidations		
Cash and cash equivalents	42,245.1	213.4	42,458.5	591.4
Intangible assets (excluding goodwill)	2,700.8	-2.0	2,698.8	0.0
Receivables and other assets	84,627.2	32.1	84,659.3	4,592.1
Deferred tax assets	22,428.7	7,167.2	29,595.9	4,234.2
Property	1,629,875.5	84,058.6	1,713,934.1	146,976.8
Other tangible assets	7,920.4	286.5	8,206.9	816.3
Other financial assets	34,476.5	0.0	34,476.5	390.1
Inventories	49,913.8	0.0	49,913.8	0.0
Financial liabilities	-803,834.1	-61,462.3	-865,296.4	-87,284.0
Trade accounts payable	-17,758.5	-393.7	-18,152.2	-2,156.0
Provisions	-12,843.9	-1,050.5	-13,894.4	-2,118.5
Other liabilities	-240,545.9	-13,585.9	-254,131.8	-7,161.0
Deferred tax liabilities	-89,439.1	-4,479.6	-93,918.7	-18,439.7
Net assets acquired	709,766.5	10,783.8	720,550.3	40,441.7
(Negative) goodwill	-113,743.2	-10,751.7	-124,494.9	-200.5
	596,023.3	32.1	596,055.4	40,241.2
Group share of purchase price	498,473.6	32.1	498,505.7	40,241.2
Less cash and cash equivalents "acquired"	-42,245.1	-213.4	-42,458.5	-591.4
Net purchase price for property companies	456,228.5	-181.3	456,047.2	39,649.8

The TEUR 498,505.7 (2003/04: TEUR 40,241.2) purchase price for property companies was paid in cash.

Cash and cash equivalents are comprised of the following:

All amounts in TEUR	2004/05	2003/04
Cash and cash equivalents	253,056.7	132,565.9
Total	253,056.7	132,565.9

Liquidity as shown on the Statement of Cash Flows is comprised solely of cash and cash equivalents.

7. IAS 40 – Fair Value Model

IAS 40 provides an option for the reporting of property held as a financial investment, and allows companies to choose between the fair value model and cost model. IMMOFINANZ continues to record property at cost less accumulated depreciation. Especially in the international arena, the fair value model is becoming more and more the method of choice. IMMOFINANZ provides this data to ensure the greatest possible transparency in reporting, especially following the inclusion of the company's share in the GPR 15 Real Time Index and MSCI World Index. In presenting results according to the fair value model, IMMOFINANZ also follows a recommendation by the European Public Real Estate Association (EPRA), an organisation of listed property companies in Europe.

Application of the fair value model and the recognition of changes in fair value to the income statement yield the following:

in TEUR	Cost model		Fair value model	
	2004/05	Expense	Income	2004/05
Revenues	229,585.0			229,585.0
Revaluation of property (IAS 40)			154,866.4	(1) 154,866.4
Other operating income	195,202.7	-8,593.8		(2) 186,608.9
Depreciation and amortisation	-155,688.0		51,133.3	(3) -104,554.7
Expenses related to properties	-84,523.4			-84,523.4
Other operating expenses	-52,961.6	-1,321.4		(2) -54,283.0
Personnel expenses	-11,355.7			-11,355.7
Cost of materials	-7,158.4			-7,158.4
Operating profit (EBIT)	113,100.6	-9,915.2	205,999.7	309,185.1
Net financing costs	-53,509.6			-53,509.6
Profit/(loss) on financial instruments	35,378.5			35,378.5
Share of profit/(loss) from associated companies	-4,857.6			-4,857.6
Financial results	-22,988.7	0.0	0.0	-22,988.7
Earnings before tax (EBT)	90,111.9	-9,915.2	205,999.7	286,196.4
Income taxes	-32,207.0			-32,207.0
Deferred taxes from revaluaton (IAS 40)		-47,648.4		(1) (2) (3) -47,648.4
Net profit for the period	57,904.9	-57,563.6	205,999.7	206,341.0
Equity holders of the parent company	47,458.0			190,759.8
Minority interests	10,446.9	5,134.3		(1) (2) (3) 15,581.2
Basic earnings per share in EUR	0.19		0.58	(1) (2) (3) 0.77
Diluted earnings per share in EUR	0.19		0.55	0.74

The revaluation of property (1) resulted in a gain of TEUR 154,866.4. A deferred tax asset was created for this income, which reflects the deduction of taxes at the tax rate applicable for the country in which the property is located. Other operating income (2) was reduced by the difference between proceeds from the disposal of property valued under the cost model and fair value model. This reduction reflects the realisation of valuation gains under the fair value model in prior periods, which were not included in proceeds calculated under the cost model. Other operating expenses were adjusted to reflect any foreign currency translation losses on the sale of properties. Provisions for deferred taxes that were accumulated on valuation gains in prior periods were reversed. Depreciation on properties (3), which was recorded under the fair value model, was cancelled. In this case, a provision for taxes was also created in keeping with the tax rate of the country in which the property is located.

The effect of any stakes owned by minority shareholders are included in the transition adjustments on lines (1) through (3).

The adjustment of net profit to reflect the fair value model leads to an increase of EUR 0.58 in earnings per share. However, the convertible bond leads to a reduction of EUR 0.03 per share and results in diluted earnings per share of EUR 0.74.

8. Other Information

8.1 Reporting on financial instruments

IAS 32 and IAS 39 make a distinction between primary and derivative financing instruments.

Primary financing instruments include investments in other companies that are reported under financial instruments as well as securities and loans granted, trade accounts receivable, available-for-sale securities and deposits with financial institutions. Available-for-sale financial assets are carried at fair value; all other financial assets are shown at purchase price less amortisation. The determination of fair value is based on market prices or calculated in accordance with recognised valuation methods. Primary financial instruments recorded under liabilities are comprised primarily of financial liabilities and trade accounts payable, which are shown at acquisition cost less amortisation.

The volume of primary financing instruments held by the Group is shown on the balance sheet. The value of financial assets represents the maximum risk of default. Any default risks identified for financial assets are reflected in valuation adjustments.

As an internationally active company, the Group is exposed to various financial risks that arise from business operations and financing activities. The most important financial risks for IMMOFINANZ Immobilien Anlagen AG are associated with possible changes in foreign exchange rates, interest rates, and stock prices as well as the creditworthiness and liquidity of the Group's customers and business partners. The business policies of the Group are oriented to actively limiting these risks through systematic management. Therefore these risks are countered in part by hedging transactions, which do not qualify as hedge accounting as defined in IAS 39.85 – IAS 39.102. Derivative financial instruments are used to counter the following risks: foreign exchange and interest rate risks arising from business operations as well as risks from the investment of funds and financing transactions. The instruments used include above all forward exchange contracts, foreign exchange options, cross currency swaps and interest rate swaps.

Derivative financing instruments are comprised of the following, and included under the following balance sheet items:

	Currency	30 April 2005		30 April 2004	
		Reference value in TEUR	Market value in TEUR	Reference value in TEUR	Market value in TEUR
Financial assets					
Interest rate swap	USD	0.0	0.0	10,522.8	1,362.1
	EUR	0.0	0.0	0.0	0.0
Other liabilities					
Interest rate swap	EUR	90,576.6	3,576.5	47,151.7	695.5
Cross currency swap	CHF	39,970.1	1,558.8	39,970.1	1,143.1

The reference value forms the basis value for derivatives outstanding as of the balance sheet date.

Credit risks arise from the possibility that the counterparty to a transaction is unable or unwilling to meet his/her obligations, and the Group incurs financial damages as a result. The maximum credit risk for assets is represented by the amounts shown on the balance sheet. The risk associated with receivables due from tenants is low because the credit standing of all tenants and customers is reviewed on a regular basis, and no single tenant or customer is responsible for more than 5% of total outstanding receivables. The risk of non-payment associated with other primary or derivative asset instruments is also low because all financing transactions are concluded with financial institutions that have excellent credit ratings.

Interest rate risks result from fluctuations in interest rates, which have a negative impact on the asset and/or earnings position of the Group. Interest rate fluctuations lead to fluctuations in interest income and expense as well as the balance sheet value of interest-bearing assets and liabilities. Risks associated with interest rate fluctuations are chiefly related to long-term debt and changes in the fair value of derivative instruments. A list of all major interest-bearing liabilities with information on the effective interest rate and remaining term as well as information on existing hedges are provided under Note 4.10.

Foreign exchange risks are related primarily to assets and liabilities denominated in US dollars. The general foreign exchange risk associated with fluctuations in the more volatile currencies of Central Europe are countered above all with euro-based financing and the linkage of rental contracts to the euro. The risks resulting from normal foreign exchange fluctuations in the value of balance sheet items have a direct – but non-cash – impact on the income statement through the valuation effect.

The fair value of financial assets and financial liabilities is indicated by the relevant item.

8.2 Earnings per share

In accordance with IAS 33, earnings per share are calculated by dividing net profit for the period by the weighted average number of issued shares.

	2004/05	2003/04
Total number of shares	251,730,560	201,384,448
Weighted average number of shares	248,006,327	184,748,009
Net profit in EUR	47,458,000	11,854,200
Earnings per share in EUR	0.19	0.06

The shares of common stock that would result from the convertible bond (15,000,000 shares) and the related net interest expense would not have a diluting effect on earnings per share under the cost model. In accordance with IAS 33.41, no information on diluted earnings per share may be provided.

8.3 Information on the company

The members of the Executive Board and Supervisory Board of IMMOFINANZ Immobilien Anlagen AG are as follows:

EXECUTIVE BOARD:

Karl Petrikovics – CEO

Norbert Gertner – Member

SUPERVISORY BOARD:

Helmut Schwager – Chairman

Erhard Schaschl – Vice-Chairman

Michael Kaufmann

Guido Schmidt-Chiari

PROXY:

Michael Wurzinger

Daniel Joachim Riedl

Thomas Hetz

Brigitta Schwarzer (up to 9 February 2005)

Martina Postl (since 25 August 2004)

8.4 Relations with related parties

The company has concluded an agreement with Constantia Privatbank Aktiengesellschaft, Vienna, for the provision of administrative services (asset management, finance and accounting, reporting etc). Constantia Privatbank Aktiengesellschaft provides IMMOFINANZ with a complete infrastructure and personnel.

Payment for the calendar year was set at 1% of new investments and commissioned projects plus 0.60% of existing properties at the beginning of the year. This second component is linked to the consumer price index. Administrative fees are charged out to the subsidiaries with a mark-up of 5%. For WIPARK Garages, the administration fee equals 0.25% of existing property.

For the 2004/05 Business Year, Constantia Privatbank Aktiengesellschaft charged administrative fees of TEUR 20,987.4 (2003/04: TEUR 12,303.7) to the IMMOFINANZ Group.

In addition, the company conducts investment and service transactions with the Constantia Privatbank Group at arm's length conditions.

The Executive Board receives no additional compensation from the company. Plans call for the submission of a motion to the next annual general meeting, which would provide for total remuneration of EUR 110,000 for the members of the Supervisory Board. The members of the Executive Board and Supervisory Board hold a total of 1,711,247 shares of stock. There are no options outstanding for the company's shares.

8.5 Subsequent events

The company completed an extensive capital increase in May 2005, which raised share capital from EUR 261,342,474.90 by EUR 87,114,158.64 to EUR 348,456,633.54. Prior to this increase, share capital totalled 251,730,560 shares with zero par value; it comprised 6 registered shares and 251,730,554 bearer shares. After the capital increase, share capital comprised 6 registered shares and 335,640,741 bearer shares.

The Stop Shop specialty shopping centre in Hungary was acquired after the end of the reporting year. A number of the 13 locations are completed, and the remainder is under construction or in planning. The lettable space in all locations totals 120,000 sqm and the investment volume for the acquisition equalled EUR 210 million.

The Olympia shopping centre in Olomouc, Czech Republic, with 31,520 sqm of usable space was purchased for EUR 56 million.

The company took its first step on the booming residential market in the Baltic States through a joint venture with the leading British investor Grainger Trust Plc and a local development partner, Nordic Property Consultants (NPC). Activities will focus on the construction of up to 3,000 apartments in the Latvian capital of Riga and the Estonian capital of Tallinn.

In Bulgaria the company acquired an approx. 20% stake in this country's leading property developer, Prime Property BG REIT (formerly TBI-BAC).

A stake in Eastern Property Holding Ltd., a Russia specialist, was also purchased after the close of the reporting year. This firm holds investments in three major shopping centre chains with more than 15 facilities in Russia.

In Prague, the Airport Business Centre was acquired. It is the only office building available to external companies at the international airport in the Czech capital. The facility is fully rented and has 15,000 sqm of usable space.

Major differences between the Austrian Commercial Code and IFRS accounting principles

Fundamental differences

Austrian accounting standards and International Financial Reporting Standards (IFRS) are based on fundamentally different principles. The Austrian Commercial Code places the principle of conservatism and protection of creditors in the foreground, while the primary goal of accounting under IFRS is the provision of appropriate decision-making information for shareholders. For this reason, IFRS places a higher value on the comparability of annual financial statements than the Austrian Commercial Code.

Goodwill

In accordance with IFRS 3 in connection with IAS 36, the IMMOFINANZ Group has not amortised goodwill on a regular basis since 1 May 2004, but subjects this goodwill to a test once each year or on an interim basis if there are signs of a decrease in value. The Austrian Commercial Code requires the capitalisation and regular amortisation of goodwill or an offset against reserves.

Deferred taxes

IFRS require the creation of deferred taxes on all temporary differences arising between the financial statements prepared for tax purposes and IFRS financial statements; in such cases deferred taxes are calculated based on the current actual tax rate. IFRS also require the calculation of deferred tax assets on tax loss carry-forwards that are expected to be realised in the future. The Austrian Commercial Code calls for the creation of provisions for deferred taxes on timing differences if a tax liability is expected to arise when these differences are reversed.

Other provisions

In contrast to the Austrian Commercial Code, IFRS interpret the principle of conservatism differently with respect to provisions. IFRS tend to place stricter requirements on the probability of an event occurring and on estimating the amount of the provision.

Foreign currency valuation

Under IFRS the exchange rate in effect on the balance sheet date is used to translate foreign exchange liabilities; the historical exchange rate in effect on the date of the initial transaction is disregarded. In contrast to Austrian accounting practice, IFRS therefore recognise both unrealised gains and unrealised losses.

Issue costs

In accordance with IAS 32.35, directly allocable external transaction costs associated with a security offering should be recorded as a reduction of equity after the deduction of any related income tax

benefits. The Austrian Commercial Code requires these transaction costs to be expensed in their entirety.

Derivative financial instruments

Derivative financial instruments are classified as available-for-sale and carried in the consolidated financial statements at fair value, unless they are held explicitly for hedging purposes. In contrast to the Austrian Commercial Code, derivative financial assets are recorded in the IFRS consolidated financial statements at fair value; Austrian regulations require the use of the cost principle.

Hybrid financial instruments (convertible bond)

Under IAS 32.28 financial instruments that have both an equity and debt component must be separated into these components for reporting and valuation. The component elements of the convertible bond are valued in keeping with the subtraction method. This procedure first determines the fair value of the debt component, which is easier to develop, and then shows the equity component as a remainder under reserves. Under Austrian regulations, the repayment amount of the convertible bond is recorded at nominal value. Any discount from an issue at par value is reversed over the term of the bond.

Employee-related provisions

The provisions for severance compensation, pensions and service anniversary bonuses are computed in accordance with the (actuarial) projected unit credit method. This method is based on the assumption that employees earn a proportional part of their total claims each year. Under the Austrian Commercial Code, the "Teilwertverfahren" or present value procedure are used to determine claims for severance compensation and pensions. Austrian commercial law also permits the determination of provisions for pensions in accordance with actuarial principles.

Elimination of the investment and equity

Under IFRS 3, business combinations are recorded in accordance with the purchase method. All acquired identifiable assets, liabilities and contingent liabilities are subject to a completely new valuation independent of acquisition price and minority interests. In contrast, the Austrian Commercial Code permits the use of the book value method or re-valuation method for the valuation of newly acquired assets and liabilities.

The consolidated financial statements were completed and signed by the Executive Board of IMMOFINANZ Immobilien Anlagen AG on 21 July 2005.

Vienna, 21 July 2005

**The Executive Board of
IMMOFINANZ Immobilien Anlagen AG**



Norbert Gertner
Member



Karl Petrikovics
Chairman

The consolidated financial statements of IMMOFINANZ Immobilien Anlagen AG and all relevant documents were filed with the Company Register of the Commercial Court in Vienna under Registry Number FN 114425 y.

Group Companies of IMMOFINANZ Immobilien Anlagen AG

Company	Headquarters	Share capital	Currency	Stake	Type of consolidation	
					consolidation	Initial
IMMOFINANZ IMMOBILIEN ANLAGEN AKTIENGESELLSCHAFT	Vienna	261,342,475	EUR			
IMMOAUSTRIA IMMOBILIEN ANLAGEN GMBH	Vienna	45,000,000	EUR	100%	13.03.2001	V
City Tower Vienna Errichtungs- und Vermietungs-GmbH	Vienna	35,000	EUR	100%	22.12.2000	V
HK 348 Vermögensverwaltungs GmbH	Vienna	35,000	EUR	50%	31.12.2001	Q
HK 348 Vermögensverwaltungs GmbH & Co KEG	Vienna	10,000	EUR	50%	31.12.2001	Q
Immofinanz Alkmene Immobilien Vermietungs GmbH	Vienna	35,000	EUR	100%	31.01.2004	V
IMMOFINANZ Immobilien Vermietungs-Gesellschaft m.b.H.	Vienna	2,180,185	EUR	100%	30.04.1994	V
IMMOFINANZ ALPHA Immobilien Vermietungs-Gesellschaft m.b.H.	Vienna	72,673	EUR	100%	30.04.1994	V
IMMOFINANZ Naglergasse Liegenschaftsvermietungs GmbH	Vienna	36,336	EUR	100%	30.04.1994	V
IMMOFINANZ Aleos Anlagen Leasing GmbH	Vienna	36,336	EUR	100%	01.05.2001	V
IMMOFINANZ Artemis Immobilien Vermietung GmbH	Vienna	726,728	EUR	100%	30.04.1996	V
IMMOFINANZ Ismene Immobilien Vermietungs-Gesellschaft m.b.H.	Vienna	36,336	EUR	100%	30.04.2000	V
IMMOFINANZ Enodia Realitäten Vermietungs GmbH	Vienna	36,336	EUR	100%	01.10.2001	V
IMMOFINANZ Metis Anlagen Leasing GmbH	Vienna	36,336	EUR	100%	30.04.1998	V
SPE Liegenschaftsvermietung Gesellschaft m.b.H.	Vienna	36,336	EUR	100%	31.12.1996	V
RentCon Handels- und Leasing GmbH	Vienna	36,336	EUR	100%	31.12.1997	V
AEDIFICIO Liegenschaftsvermietungs- und Beteiligungsgesellschaft m.b.H.	Vienna	7,267,283	EUR	100%	22.01.1998	V
AEDIFICIO Liegenschaftsvermietungs- und Beteiligungsgesellschaft m.b.H. & Co Burggasse 89 KEG	Vienna	1,000	EUR	100%	31.12.1999	V
AEDIFICIO Liegenschaftsvermietungs- und Beteiligungsgesellschaft m.b.H. & Co Börsegasse 1 KEG	Vienna	1,000	EUR	100%	31.12.1999	V
AEDIFICIO Liegenschaftsvermietungs- und Beteiligungsgesellschaft m.b.H. & Co Wollzeile 31 KEG	Vienna	1,000	EUR	100%	31.12.1999	V
AEDIFICIO Liegenschaftsvermietungs- und Beteiligungsgesellschaft m.b.H. & Co Gumpendorferstrasse 81 KEG	Vienna	1,000	EUR	100%	31.12.1999	V
AEDIFICIO Liegenschaftsvermietungs- und Beteiligungsgesellschaft m.b.H. & Co Fischof 3 KEG	Vienna	1,000	EUR	100%	06.04.2000	V
AEDIFICIO Liegenschaftsvermietungs- und Beteiligungsgesellschaft m.b.H. & Co Kaiserstrasse 57-59 KEG	Vienna	1,000	EUR	100%	30.04.2000	V
Immofinanz Gamma Liegenschafts- und Mobilienvermietungsgesellschaft m.b.H.	Vienna	36,336	EUR	100%	01.05.2000	E
ECE Shoppingcenter Projektentwicklungs- und Management GmbH	Vienna	35,000	EUR	50%	16.02.1999	Q
F&I Liegenschaftsvermietungs GmbH	Vienna	35,000	EUR	50%	15.06.1999	Q
Diefenbachgasse 53 - 55 Bauentwicklungs GmbH	Vienna	35,000	EUR	100%	01.10.2001	V
HL Bauprojekt GesmbH	Vienna	36,336	EUR	100%	01.05.2001	V
Infinitas ProjektentwicklungsgesmbH	Vienna	35,000	EUR	100%	01.11.2002	V
WIPARK Holding GmbH	Vienna	35,000	EUR	100%	01.05.2001	V
WIPARK Garagen AG	Vienna	10,000,000	EUR	100%	30.04.1999	V
Garage am Beethovenplatz Gesellschaft m.b.H. & Co. KG	Vienna	125,978	EUR	100%	30.04.1999	V
TGF - Tiefgarage Freyung Errichtungs- und Verwaltungsgesellschaft m.b.H. & Co KG	Vienna	72,673	EUR	100%	30.04.1999	V
TGF - Tiefgarage Freyung Errichtungs- und Verwaltungsgesellschaft m.b.H.	Vienna	36,336	EUR	100%	30.04.1999	V
WIPARK Hungaria Garáže Kft.	Budapest, H	405,000,000	HUF	100%	30.04.1999	V
WIPARK Palace Garáže Kft.	Budapest, H	300,000,000	HUF	70%	23.07.2001	V
Business Park Beteiligungs AG	Vienna	72,670	EUR	90%	31.05.1997	V
Business Park Vienna Holding AG	Vienna	363,350	EUR	90%	31.05.1997	V
Bauteile A+B Errichtungsges.m.b.H.	Vienna	36,336	EUR	90%	31.05.1997	V
Bauteile C+D Errichtungsges.m.b.H.	Vienna	36,336	EUR	90%	31.05.1997	V
MARINA Handelsgesellschaft m.b.H.	Vienna	72,673	EUR	100%	30.04.1998	V
Master Boats Vertriebs- und Ausbildungs GmbH	Vienna	36,336	EUR	100%	01.07.2001	V

Company	Headquarters	Share capital	Currency	Stake	Type of consolidation	
					consolidation	Initial
"Wienerberg City" Errichtungsges.m.b.H.	Vienna	1,816,821	EUR	95%	31.08.1998	V
FUTUR-IMMOBILIEN GmbH	Vienna	73,000	EUR	100%	01.05.2003	V
REVIVA Immobilien AG	Vienna	8,760,000	EUR	98.2%	30.06.2003	V
REVIVA Am Spitz Liegenschafts AG	Vienna	5,840,000	EUR	50%	30.06.2003	V
ROMA Immobilienentwicklungsgesellschaft m.b.H.	Vienna	36,336	EUR	50%	31.10.2003	Q
IMMOFINANZ Drei D Liegenschaftsverwertungs GmbH	Vienna	35,000	EUR	100%	31.08.2004	V
"Untere Viaduktgasse 4" Liegenschaftsverwaltungs GmbH	Vienna	35,000	EUR	100%	31.08.2004	V
IMMOFINANZ Vier D Liegenschaftsverwertungs GmbH	Vienna	35,000	EUR	100%	07.09.2004	V
FMZ Rosental Betriebs GmbH	Vienna	35,000	EUR	50%	13.08.2004	Q
BUWOG Bauen und Wohnen Gesellschaft mbH	Vienna	18,894,937	EUR	100%	01.10.2004	V
ESG Wohnungsgesellschaft mbH Villach	Villach	5,087,098	EUR	56.6%	01.10.2004	Q
"Heller Fabrik" Liegenschaftsverwertungs GmbH	Vienna	72,000	EUR	50%	01.10.2004	Q
BUWOG Projektentwicklungs-, Service- und Dienstleistungs GmbH	Vienna	73,000	EUR	100%	01.10.2004	V
WELCOME HOME MARKETING GmbH	Vienna	35,000	EUR	50%	01.10.2004	Q
Immofinanz TCT Liegenschaftsverwertungs GmbH	Vienna	1,500,000	EUR	100%	01.11.2004	V
IMF Immobilienholding Gesellschaft mbH	Vienna	35,000	EUR	100%	14.05.2004	V
Geiselbergstrasse 30-32 Immobilienbewirtschaftungs GmbH	Vienna	35,000	EUR	100%	01.05.2004	V
PIO Liegenschaftsverwertungs GmbH	Vienna	79,940	EUR	100%	01.01.2005	V
SL Immobilienprojekt GmbH	Vienna	480,000	EUR	100%	01.01.2005	V
ARO Immobilien GmbH	Vienna	7,267,283	EUR	100%	01.01.2005	V
AAX Immobilienholding GmbH	Vienna	40,790	EUR	100%	01.01.2005	V
STAR Immobilien Treuhand- Versicherungsmakler GmbH	Vienna	110,000	EUR	100%	01.01.2005	V
Bauteil H Errichtungsges.m.b.H.	Vienna	35,000	EUR	90%	02.03.2005	V
Wipark Budavar Kft.	Budapest, H	3,000,000	HUF	50%	30.04.2005	Q
IMMOFINANZ Enodia Realitäten Vermietungs GmbH & Co OEG	Vienna	1,000	EUR	100%	22.04.2005	V
IMMOWEST IMMOBILIEN ANLAGEN AG	Vienna	72,670	EUR	100%	30.04.2000	V
Les Bains de St. Moritz Holding AG	St. Moritz, CH	200,000	CHF	50%	31.12.2001	Q
St. Moritz Bäder AG	St. Moritz, CH	21,750,000	CHF	50%	31.12.2001	Q
IMMOWEST Beteiligungs GmbH	Vienna	35,000	EUR	100%	22.08.2001	V
IMMOFINANZ FRANCE, SARL	Nice, F	8,000	EUR	100%	21.03.2002	V
IMMOFINANZ USA, Inc.	Wilmington, USA	10	USD	100%	08.08.2001	V
IMF Holdings LLC	Wilmington, USA	17,210,622	USD	73.3%	17.07.2002	Q
IMF Investments No. 104 Ltd.	Houston, USA	8,000,000	USD	66%	30.09.2004	Q
IMF Investments No. 301, Ltd.	Houston, USA	10,000,000	USD	66%	06.09.2001	Q
IMF Investments No. 204, Ltd.	Houston, USA	501,000	USD	66%	29.03.2005	Q
IMF Investments No. 304, Ltd.	Houston, USA	201,000	USD	66%	29.03.2005	Q
IMF Holdings 201 LLC	Wilmington, USA	2,993,426	USD	100%	31.01.2003	V
SUEBA Investments No. 303, Ltd.	Houston, USA	1,370,000	USD	90%	31.01.2003	Q
IMF Investments No. 501, Ltd.	Houston, USA	1,950,000	USD	90%	31.01.2003	Q
IMF Holdings 205 LLC	Wilmington, USA	10,337	USD	100%	31.07.2003	V
IMMOWEST OVERSEAS REAL ESTATE GMBH	Vienna	35,000	EUR	100%	31.01.2004	V
IMMOFINANZ USA REAL Estate, Inc.	Wilmington, USA	7,689,760	USD	100%	31.01.2004	V
IMF Deutschland GmbH	Frankfurt, D	25,000	EUR	100%	31.01.2004	V
SEGESTIA Holding GmbH	Vienna	35,000	EUR	100%	04.11.2004	V
IWD IMMOWEST Immobilienholding GmbH	Vienna	35,000	EUR	100%	06.11.2004	V
ProWest Holding GmbH	Vienna	35,000	EUR	100%	08.12.2004	V
CHB Immobilienholding GmbH & Co KG	Frankfurt, D	5,000	EUR	100%	09.11.2004	V
IMMOFINANZ IMMOBILIEN ANLAGEN Schweiz AG	Luterbach, CH	9,300,000	CHF	100%	25.01.2005	V
Poseidon JV sarl	Luxembourg	12,500	EUR	50%	17.11.2004	Q
Poseidon Investment A sarl	Italy	12,500	EUR	50%	17.11.2004	Q

Company	Headquarters	Share capital	Currency	Stake	Type of consolidation	
					consolidation	Initial
Poseidon Investment B sarl	Italy	12,500	EUR	50%	17.11.2004	Q
CSP Investimenti Srl	Italy	12,000,000	EUR	50%	17.11.2004	Q
CEREP Poseidon A Srl	Italy	10,000	EUR	50%	17.11.2004	Q
CEREP Poseidon A1 Srl	Italy	10,000	EUR	50%	17.11.2004	Q
CEREP Poseidon A2 Srl	Italy	10,000	EUR	50%	17.11.2004	Q
CEREP Poseidon A3 Srl	Italy	10,000	EUR	50%	17.11.2004	Q
CEREP Poseidon A4 Srl	Italy	10,000	EUR	50%	17.11.2004	Q
CEREP Poseidon A5 Srl	Italy	10,000	EUR	50%	17.11.2004	Q
CEREP Poseidon A6 Srl	Italy	10,000	EUR	50%	17.11.2004	Q
CEREP Poseidon A7 Srl	Italy	10,000	EUR	50%	17.11.2004	Q
CEREP Poseidon A8 Srl	Italy	10,000	EUR	50%	17.11.2004	Q
CEREP Poseidon A10 Srl	Italy	10,000	EUR	50%	17.11.2004	Q
CEREP Poseidon A11 Srl	Italy	10,000	EUR	50%	17.11.2004	Q
CEREP Poseidon A12 Srl	Italy	10,000	EUR	50%	17.11.2004	Q
CEREP Poseidon A14 Srl	Italy	10,000	EUR	50%	17.11.2004	Q
CEREP Poseidon A15 Srl	Italy	10,000	EUR	50%	17.11.2004	Q
CEREP Poseidon A18 Srl	Italy	10,000	EUR	50%	17.11.2004	Q
CEREP Poseidon Casa Srl	Italy	10,000	EUR	50%	17.11.2004	Q
CEREP Poseidon B Srl	Italy	10,000	EUR	50%	17.11.2004	Q
CEREP Poseidon B1 Srl	Italy	10,000	EUR	50%	17.11.2004	Q
IMMOASIA IMMOBILIEN ANLAGEN GMBH	Vienna	35,000	EUR	100%	28.12.2004	V
IMMOASIA Beteiligungs GmbH	Vienna	35,000	EUR	100%	01.03.2005	V
IMMOEAST IMMOBILIEN ANLAGEN AG	Vienna	59,294,160	EUR	51%	22.12.1999	V
IMMOEAST Beteiligungs GmbH	Vienna	35,000	EUR	100%	22.08.2001	V
Mester Park Kft.	Budapest, H	626,000,000	HUF	45%	31.12.2000	E
Mester Park Ost Bt.	Budapest, H	1,403,000,000	HUF	45%	31.12.2002	E
European Property Group Ltd.	Tortula, BVI	133,902,000	CHF	25%	31.12.2001	E
S+B CEE Beteiligungsverwaltungs GmbH	Vienna	35,000	EUR	50%	01.01.2003	Q
SBF Development Praha, spol.s.r.o.	Prague, CZ	30,600,000	CZK	50%	01.01.2003	Q
ODP Office Development Praha spol.s.r.o.	Prague, CZ	10,700,000	CZK	50%	01.01.2003	Q
WEGE, spol.s.r.o.	Prague, CZ	100,000	CZK	50%	01.01.2003	Q
SB Praha 4, spol.s.r.o.	Prague, CZ	26,532,000	CZK	50%	01.01.2003	Q
RHP Development spol.s.r.o.	Prague, CZ	200,000	CZK	50%	08.01.2003	Q
VERDI Development spol.s.r.o.	Prague, CZ	200,000	CZK	50%	08.07.2003	Q
VALDEK Praha spol.s.r.o.	Prague, CZ	100,000	CZK	50%	16.10.2003	Q
KIP Development spol.s.r.o.	Prague, CZ	200,000	CZK	50%	20.05.2004	Q
I-E-H Immoeast Holding GmbH	Vienna	35,000	EUR	100%	18.09.2004	V
I-E-H Holding GmbH	Vienna	35,000	EUR	100%	15.02.2005	V
I-E Immoeast Real Estate GmbH	Vienna	35,000	EUR	100%	30.04.2004	V
ARE 4 Sp. z o.o.	Warsaw, PL	50,000	PLN	56.6%	07.12.2004	Q
Central Bud Sp. z o.o.	Warsaw, PL	50,000	PLN	56.6%	09.12.2004	Q
ImmoPoland Sp. z o.o.	Warsaw, PL	50,000	PLN	100%	20.01.2005	V
ARE 3 Sp. z o.o.	Warsaw, PL	50,000	PLN	56.6%	31.01.2005	Q
ARE 6 Sp. z o.o.	Warsaw, PL	50,000	PLN	46%	03.02.2005	Q
IO-1 Building Sp. z.o.o.	Warsaw, PL	50,000	PLN	100%	09.12.2004	V
IMAK CEE B.V.	Amsterdam, NL	45,000	EUR	56.6%	18.02.2005	Q
Immofinanz Polska Sp.z.o.o.	Warsaw, PL	50,000	PLN	100%	31.03.2004	V
Global Trust srl	Bukarest, RO	20,300,436	ROL	100%	01.01.2005	V
IRIDE S.A.	Bukarest, RO	167,085,431,200	ROL	100%	13.05.2004	V
S+B CEE Project srl	Bukarest, RO	4,000,000	ROL	50%	16.08.2004	Q

Company	Headquarters	Share capital	Currency	Stake	Type of consolidation	
					consolidation	Initial
S+B CEE Cyprus Ltd.	Nicosia, Cyprus	1,000	CYP	50%	01.08.2004	Q
Zitna Building s.r.o.	Prague, CZ	7,000,000	CZK	100%	24.11.2004	V
ABLO Property s.r.o.	Prague, CZ	100,000	CZK	90%	03.12.2004	V
ATLAS 2001 CR s.r.o.	Prague, CZ	200,000	CZK	100%	20.04.2004	V
Arpad Center Kft.	Budapest, H	31,000,000	HUF	100%	01.08.2002	V
Globe 13 Kft.	Budapest, H	50,000,000	HUF	100%	01.08.2002	V
IMMOFINANZ Hungária Harmadik Kft.	Budapest, H	3,000,000	HUF	100%	20.02.2004	V
Lentia Real (1) Kft.	Budapest, H	227,000,000	HUF	100%	24.02.2004	V
Westgate Kft.	Budapest, H	3,180,000	HUF	100%	02.07.2004	V
Globe 3 Kft.	Budapest, H	561,000,000	HUF	100%	13.07.2004	V
Szepevölgyi Business Park Kft.	Budapest, H	601,000,000	HUF	100%	05.08.2004	V
Gordon Invest Kft.	Budapest, H	583,000,000	HUF	100%	06.08.2004	V
Immoeast Silesia Holding Ltd.	Nicosia, Cyprus	1,000	CYP	100%	29.10.2004	V
Immoeast Real Estate Holding Ltd.	Nicosia, Cyprus	1,000	CYP	100%	31.01.2005	V
Atom Centrum a.s.	Prague, CZ	1,000,000	CZK	50%	20.01.2005	Q
IMMOEAST Acquisition & Management GmbH	Vienna	35,000	EUR	100%	21.04.2005	V
ARE 1 Sp. z.o.o.	Warsaw, PL	50,000	PLN	56.6%	30.04.2005	Q
ARE 2 Sp. z.o.o.	Warsaw, PL	50,000	PLN	56.6%	30.04.2005	Q
ARE 5 Sp. z.o.o.	Warsaw, PL	50,000	PLN	56.6%	30.04.2005	Q
ARE 7 Sp. z.o.o.	Warsaw, PL	50,000	PLN	56.6%	30.04.2005	Q
Flex Invest Sp. z.o.o.	Warsaw, PL	51,000	PLN	56.6%	30.04.2005	Q
Secure Bud Sp. z.o.o.	Warsaw, PL	50,000	PLN	56.6%	30.04.2005	Q
AI Sp.z.o.o.	Warsaw, PL	50,000	PLN	56.6%	30.04.2005	Q
Atlantis Sp.z.o.o.	Warsaw, PL	51,000	PLN	56.6%	30.04.2005	Q
OI Sp.z.o.o.	Warsaw, PL	50,000	PLN	56.6%	30.04.2005	Q
Omega Invest Sp.z.o.o.	Warsaw, PL	50,000	PLN	56.6%	30.04.2005	Q
SAS Inter Kft.	Budapest, H	258,690,000	HUF	56.6%	30.04.2005	Q
IMAK Finance B.V.	Amsterdam, NL	18,000	EUR	56.6%	30.04.2005	Q
Akron Finance Kft.	Budapest, H	3,000,000	HUF	56.6%	30.04.2005	Q
UKS GmbH	Vienna	35,000	EUR	56.6%	30.04.2005	Q
ProEast Holding GmbH	Vienna	35,000	EUR	100%	16.04.2005	V

V = Full consolidation, Q = Proportional consolidation, E = Equity accounting

Auditor's Opinion

We have audited the accompanying consolidated financial statements of IMMOFINANZ IMMOBILIEN ANLAGEN AKTIENGESELLSCHAFT as of April 30, 2005, which were prepared in accordance with International Financial Reporting Standards (IFRS). These financial statements are the responsibility of the Company's management. Our responsibility is to express an opinion on these consolidated financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in Austria and International Standards on Auditing (ISA). Those Standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatements. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the consolidated financial statements present fairly, in all material respects, the financial position of IMMOFINANZ IMMOBILIEN ANLAGEN AKTIENGESELLSCHAFT as of April 30, 2005, and the results of its operations and its cash flows for the year then ended in accordance with IFRS.

Pursuant to Austrian commercial law, the Management Report and the Company's adherence to requirements for exemption from the obligation to compile consolidated financial statements in accordance with Austrian commercial law must be examined.

We confirm that the Management Report complies with the consolidated financial statements and that the legal requirements are met to exempt the company from the obligation to prepare consolidated financial statements in accordance with the Austrian Commercial Code.

Vienna, 22 July 2005

KPMG Alpen-Treuhand GmbH
Wirtschaftsprüfungs- und Steuerberatungsgesellschaft

Johann Perthold

Günther Hirschböck

Certified Public Accountants

Report of the Supervisory Board

The Supervisory Board performed those duties mandated by law and the articles of association during the 2004/2005 Business Year. The Executive Board provided the Supervisory Board with regular reports and information on the development of business and the status of the company.

The Supervisory Board held seven meetings during the reporting year.

The annual financial statements and management report of IMMOFINANZ Immobilien Anlagen AG as of 30 April 2005, which were prepared by the Executive Board, as well as the consolidated financial statements and group management report as of 30 April 2005, which were prepared by the Executive Board in accordance with International Financial Reporting Standards (IFRS), were audited by KPMG Alpen-Treuhand GmbH Wirtschaftsprüfungs- und Steuerberatungsgesellschaft and awarded an unqualified opinion. The Supervisory Board has accepted and approved the results of this audit.

The Supervisory Board has approved the annual financial statements of IMMOFINANZ Immobilien Anlagen AG and declared its agreement with the management report. The annual financial statements as of 30 April 2005 are therefore considered approved in accordance with § 125 of the Austrian Stock Corporation Act. The Supervisory Board has also approved the consolidated financial statements and group management report.

The Supervisory Board would like to thank the members of the Executive Board and all employees of the company for their commitment and successful performance.

Vienna, 29 July 2005



Helmut Schwager
Chairman of the Supervisory Board

Recommendation for the Distribution of Profits

The Executive Board recommends that retained earnings of EUR 7,407,999.77 reported by IMMOFINANZ Immobilien Anlagen AG as of 30 April 2005 be used as follows: EUR 7,400,000 shall be transferred to voluntary reserves and the remainder of EUR 7,999.77 shall be carried forward.

Vienna, 21 July 2005



Norbert Gertner
Member of the Board



Karl Petrikovics
CEO

Supervisory Board, Executive Board and Valuation Committee

SUPERVISORY BOARD

Helmut Schwager, Chairman
Erhard Schaschl, Vice-Chairman
Michael Kaufmann
Guido Schmidt-Chiari

EXECUTIVE BOARD

Karl Petrikovics, CEO
Norbert Gertner

MANAGEMENT

Thomas Hetz
Daniel Joachim Riedl
Brigitta Schwarzer (up to 9 February 2005)
Michael Wurzinger
Martina Postl (since 25 August 2004)

VALUATION COMMITTEE

Wolfgang Foglar-Deinhardstein
Court-certified expert for property valuation

Peter Steppan
Court-certified expert for construction and property

Anton Wallner
Court-certified expert for property valuation

Corporate Bodies of IMMOAUSTRIA Immobilien Anlagen GmbH

MANAGING DIRECTORS

Karl Petrikovics
Norbert Gertner

MANAGEMENT

Daniel Joachim Riedl
Michael Wurzinger
Brigitta Schwarzer (up to 1 December 2004)

Corporate Bodies of IMMOEAST Immobilien Anlagen AG

SUPERVISORY BOARD

Helmut Schwager, Chairman
Wolfgang Reithofer, Vice-Chairman
Christian Böhm
Herbert Kofler
Erhard Schaschl

EXECUTIVE BOARD

Karl Petrikovics, CEO
Norbert Gertner

Corporate Bodies of IMMOWEST Immobilien Anlagen AG

SUPERVISORY BOARD

Helmut Schwager, Chairman
Christian Grave, Vice-Chairman
Brigitta Schwarzer (up to 8 December 2004)
Christian Thornton

EXECUTIVE BOARD

Karl Petrikovics, CEO
Norbert Gertner

Overview of Properties owned by IMMOFINANZ

as of 30.4.2005

IMMOAUSTRIA¹⁾

OFFICE PROPERTIES

Postal code	City	Street	Addition	Total usable space in sqm ²³⁾
1010	Vienna	Bauernmarkt 14	2004 N	2,806
1010	Vienna	Dominikanerbastei 19	2001	1,596
1010	Vienna	Dr.-Karl-Lueger-Ring 12	2003	3,899
1010	Vienna	Fischhof 3	2000	6,776
1010	Vienna	Franz-Josefs-Kai 27	2003	3,495
1010	Vienna	Gonzagagasse 15	2003	3,578
1010	Vienna	Hessgasse 1	2004 N	2,482
1010	Vienna	Karlsplatz 1	2003	3,787
1010	Vienna	Rudolphsplatz 13a	1999	7,508
1010	Vienna	Schreyvogelgasse 2	2001	3,400
1010	Vienna	Teinfaltstrasse 9	2004 N	2,383
1010	Vienna	Universitätsstrasse 5	2003	3,693
1020	Vienna	Handelskai 348	2002	36,702
1030	Vienna	City Tower Vienna (Marxergasse 1a)	2001	26,446
1030	Vienna	City Point (Untere Viaduktgasse 4)	2004 N	35,250
1030	Vienna	Jacquingasse 16-18	1996	11,998
1030	Vienna	Rennweg 54	1997	3,905
1030	Vienna	Ungargasse 37	2001	23,571
1040	Vienna	Operngasse 9	2002	3,100
1040	Vienna	Wohllebengasse 6	2003	2,699
1070	Vienna	Kaiserstrasse 14	2000	2,822
1070	Vienna	Kaiserstrasse 16	2000	789
1080	Vienna	Josefstädter Strasse 78	1990	3,355
1100	Vienna	Business Park Vienna (Wienerbergstrasse 3, 5, 7, 9)	1997	110,920
1100	Vienna	Laxenburger Strasse 121	1998	2,796
1100	Vienna	Vienna Twin Tower (Wienerbergstrasse 11)	1998	91,918
1110	Vienna	Geiselbergstrasse 17-19	2002	25,514
1110	Vienna	Geiselbergstrasse 26-32	2004 N	25,605
1120	Vienna	Altmannsdorfer Strasse 91	1999	11,575
1120	Vienna	Altmannsdorfer Strasse 93	2000	2,820
1120	Vienna	Breitenfurter Strasse 111-119	2000	10,035
1120	Vienna	Gaudenzdorfer Gürtel 67	2001	7,215
1120	Vienna	Schönbrunner Strasse 231	2001	3,621
1130	Vienna	Hietzinger Kai 67-69	1999	3,033
1140	Vienna	Kuefsteingasse 15-19	2000	6,892
1150	Vienna	Linke Wienzeile 244-246	2001	7,650
1180	Vienna	Herbeckstrasse 5	1991	1,330
1190	Vienna	Grinzinger Strasse 70	2003	999
1200	Wien	Dresdner Strasse 68a	2002	1,958
1200	Vienna	Dresdner Strasse 108	1997	10,152
1200	Vienna	Dresdner Strasse 70	1996	9,987
1200	Vienna	Wehlistrasse 27b	1996	7,904

Postal code	City	Street	Addition	Total usable space in sqm ²³⁾
1210	Vienna	Am Spitz 2/3	2003	14,122
1210	Vienna	Brünner Strasse 73b	1997	3,829
4020	Linz	Landstrasse 66	1991	1,836
6020	Innsbruck	Museumstrasse 3	1990	1,516

RETAIL/COMMERCIAL PROPERTIES

Postal code	City	Street	Addition	Total usable space in sqm ²³⁾
1010	Vienna	Dorotheergasse 17	2002	18,846
1010	Vienna	Hegelgasse 21	2003	1,278
1030	Vienna	Landstrasser Hauptstrasse 64	2003	980
1050	Vienna	Bräuhausgasse 37	2003	3,041
1050	Vienna	Stolberggasse 42	1997	790
1070	Vienna	Kirchengasse 11	1991	1,138
1070	Vienna	Lerchenfelder Strasse 37	2003	2,266
1060	Wien	Mariahilfer Strasse 53	2001	4,430
1100	Vienna	Wielandgasse 6-8	2002	5,700
1110	Vienna	FMZ Simmering	2005 N	4,300
1120	Vienna	Meidlinger Hauptstrasse 65	2002	373
1120	Vienna	Wienerbergstrasse 31-39	1997	12,870
1140	Vienna	Bergmillergasse 7	2004 N	3,117
1210	Vienna	Donaufelder Strasse 101	1999	11,122
1210	Vienna	Julius-Ficker-Strasse 91	2002	3,000
1220	Vienna	Donaufelder Strasse 252	2004 N	428
1220	Vienna	FMZ Stadlau	2003	9,505
1220	Vienna	Gewerbepark Stadlau	2004 N	4,604
1220	Vienna	Gewerbeparkstrasse 1a	2003	7,966
1230	Vienna	Triester Strasse 282-284	2004	3,640
2100	Korneuburg	FMZ Korneuburg (Teiritzstrasse 6)	2003 N	2,773
2102	Bisamberg	Klein Engersdorf	2002	800
2460	Bruck/Leitha	FMZ Bruck/Leitha	2002	7,821
2500	Baden	Mühlgasse 48	1990	3,524
2620	Neunkirchen	Am Spitz 5	1991	4,192
3100	St. Pölten	Linzerstrasse 5	2004 N	1,895
3100	St. Pölten	Rathausplatz 3-4	2002	1,425
3430	Tulln	FMZ Tulln	2002	6,018
3580	Horn	FMZ Horn (Am Kuhberg 5-7)	2003	28,893
3950	Gmünd	FMZ Gmünd (Emmerich-Berger-Strasse 15)	2003	2,205
4020	Linz	Fabrikstrasse 26	2002	3,429
4060	Linz	FMZ Kornstrasse 6	2004 N	4,387
4060	Linz	Kornstrasse 4	2004 N	8,116
4600	Wels	Löwenzahnstrasse 10-12	1998	4,078
4655	Vorchdorf	Streitingerstrasse	2002	800

Postal code	City	Street	Addition	Total usable space in sqm ²³⁾
5020	Salzburg	Schrannengasse 7	2002	3,522
5550	Radstadt	FMZ Radstadt (Forstauer Strasse 2b)	2001	2,170
6370	Kitzbühel	Jochberger Strasse 64	1990	700
7000	Eisenstadt	FMZ Eisenstadt (Ruster Strasse)	2005	N 6,488
7210	Mattersburg	Fachmarktzentrum 1	2000	2,240
7400	Oberwart	FMZ Oberwart (Steinamangerer Strasse 177-183)	2003	6,857
7400	Oberwart	Umfahrungsstrasse	1998	1,415
8010	Graz	Murgasse 2	2004	N 850
8020	Graz	Jakominiplatz 7-9	2002	4,657
8600	Bruck	Wiener Strasse 31-35	2000	1,773
8605	Kapfenberg	ECE Europaplatz (Wiener Strasse 35)	1999	6,637
8642	St. Lorenzen	Dr.-Reinhard-Machold-Strasse 2-5	1998	2,446
8750	Judenburg	Burggasse 67	2002	3,000
9020	Klagenfurt	Villacher Strasse 8	2002	2,678
9131	Grafenstein	Hauptstrasse 49	2002	800

105 OBJECTS IN THE FORSTINGER PORTFOLIO, WHICH WAS ACQUIRED IN 2004

Postal code	City	Street	Addition	Total usable space in sqm ²³⁾
1220	Vienna	Gewerbepark Strasse 3	N	5,676
1220	Vienna	Percostrasse 1	N	706
1232	Vienna	Richard-Strauss-Strasse 28	N	24,752
2000	Stockerau	Eduard-Rösch-Strasse 6-8	N	616
2020	Hollabrunn	Christophorusstrasse 4	N	1,369
2100	Korneuburg	Laaer Strasse 81	N	1,370
2102	Hagenbrunn	Industriestrasse 4-6	N	1,346
2103	Langenzersdorf	Weisses-Kreuz-Strasse 5	N	636
2130	Mistelbach	Ernst-Brunner-Strasse Parz. 379	N	1,512
2136	Laa/Thaya	Thayapark 19	N	1,370
2225	Zistersdorf	Schaltheusgasse 1	N	1,020
2231	Strasshof	Hauptstrasse 4	N	1,338
2320	Schwechat	Himberger Strasse 56	N	569
2351	Wr. Neudorf	Griesfeldstrasse IZ-NÖ Süd 2	N	600
2412	Hainburg	Betriebsstrasse 7	N	1,020
2460	Bruck/Leitha	Altstadt 86b	N	630
2512	Baden	Kornfeldgasse 1-3	N	613
2514	Traiskirchen	Wr. Neustädter Strasse 26	N	773
2560	Berndorf	Leobersdorfer Strasse 58	N	1,361
2620	Neunkirchen	Am Spitz 14	N	4,470
2700	Wr. Neustadt	Stadionstrasse 36	N	1,000
2870	Aspang	Grottendorf 50	N	1,018
3002	Purkersdorf	Linzer Strasse 59	N	1,007
3106	St.Pölten	Hugo-von-Hofmannstal-Strasse 6	N	740
3107	St.Pölten	Dr.-Doch-Gasse 3	N	1,424
3160	Traisen	Hainfelder Bundesstrasse 6	N	927
3250	Wieselburg	Zur Autobahn 1 B	N	1,361
3300	Amstetten	Hart 98	N	1,773
3390	Melk	Wiener Strasse 97	N	1,213

Postal code	City	Street	Addition	Total usable space in sqm ²³⁾
3400	Klosterneuburg	Inku Strasse 15	N	1,420
3430	Tulln	Kaplanstrasse 12	N	1,370
3500	Krems	An der Schütt 37	N	1,369
3580	Horn	Am Kuhberg 4	N	1,416
3580	Horn	Prager Strasse 46	N	534
3830	Waidhofen/Thaya	Franz-Steurer-Strasse 3	N	1,231
3910	Zwettl	Industriestrasse 22	N	1,516
4052	Anselden	Gewerbepark 5	N	998
4060	Leonding	Kornstrasse 18	N	642
4070	Eferding	Linzer Strasse 22	N	2,510
4150	Rohrbach	Umfahrung Süd Nr.2	N	956
4240	Freistadt	Linzer Strasse 57	N	1,219
4240	Freistadt	Prager Strasse 2	N	629
4320	Perg	Naarner Strasse 83	N	1,019
4400	Steyr	Marlen-Haushofer-Strasse 2	N	1,326
4470	Enns	Forstbergstrasse 1	N	620
4481	Asten	Lagerstrasse 5	N	1,000
4560	Kirchdorf	Am Brauteich 4	N	1,370
4600	Wels	Griesskirchner Strasse 66	N	578
4710	Grieskirchen	Unternberg 4	N	910
4780	Schärding/Inn	Badhöring 30	N	1,145
4810	Gmunden	Neuhofenstrasse 44	N	708
4840	Vöcklabruck	Salzburger Strasse 44	N	668
4910	Ried/Innkreis	Hannesgrub 5	N	602
5071	Wals	Gewerbegebiet 1/Hölzlstrasse 497	N	615
5204	Strasswalchen	Steindorf 204	N	917
5230	Mattighofen	Braunauer Strasse 5a	N	604
5280	Braunau	Laabstrasse 42	N	1,534
5550	Radstadt	Gewerbestrasse 3	N	892
5621	St. Veit/Pongau	Gewerbestrasse 3a	N	906
5760	Saalfelden	Loferer Bundesstrasse 19a	N	1,219
6064	Innsbruck	Siemensstrasse 9	N	664
6300	Wörgl	Brixentaler Strasse 52	N	1,217
6330	Kufstein	Rosenheimer Strasse 2	N	629
6380	St.Johann/Tirol	Pass-Thurn-Strasse 5d	N	918
6460	Imst	Industriezone 33a	N	1,013
7000	Eisenstadt	Mattersburger Strasse 25	N	710
7100	Neusiedl/See	Rote Kreuzgasse 10	N	1,256
7210	Mattersburg	Industriestrasse 7	N	1,823
7350	Oberpullendorf	Gymnasiumstrasse 25	N	1,464
7350	Oberpullendorf	Wiener Strasse 21	N	677
7400	Oberwart	Steinamangerer Strasse 180	N	1,309
7423	Pinkafeld	Wiener Strasse 55	N	1,370
7540	Güssing	Wiener Strasse 19	N	1,222
8010	Graz	Conrad-von-Hötzendorf-Strasse 14	N	826
8045	Graz	Weinzöttlstrasse 40	N	944
8052	Graz	Strassganger Strasse 124	N	1,005

1) Properties classified by primary usage

2) Including parking spaces (rounded)

3) In order to provide a transparent presentation, the total usable space of the properties is provided. The share of usable space owned by IMMOAUSTRIA totals 2,892,029 sqm.

N Represents newly acquired objects.

Postal code	City	Street	Addition	Total usable space in sqm ²³³⁾
8160	Weiz	Gleisdorfer Strasse 29	N	1,020
8200	Gleisdorf	Ziegelgasse 4	N	681
8280	Fürstenfeld	Körmenderstrasse 35-37	N	612
8280	Fürstenfeld	Körmenderstrasse 35-37	N	724
8295	Hartberg	St. Johann in der Haide 166	N	957
8330	Feldbach	Mühldorf 3	N	932
8380	Jennersdorf	Hauptstrasse 65	N	1,017
8401	Graz	Hauptstrasse 30	N	1,598
8430	Leibnitz	Gralla 55 C	N	1,377
8490	Bad Radkersburg	Halbenrainer Strasse 7	N	967
8490	Bad Radkersburg	Halbenrainer Strasse 7a	N	626
8530	Deutsch-landsberg	Frauentaler Strasse 94	N	611
8582	Voitsberg	Hauptstrasse 65	N	769
8684	Mürzzuschlag	Grautschhof 34	N	1,006
8700	Leoben	Kärntner Strasse 300	N	603
8720	Knittelfeld	Kärtner Strasse 73	N	1,605
8750	Judenburg	Burggasse 18a	N	990
8850	Murau	Bundesstrasse 14	N	1,071
8940	Liezen	Gesäuse Bundesstrasse 26	N	3,260
9020	Klagenfurt	Rosentaler Strasse 199	N	1,369
9020	Klagenfurt	Völkermarkter Strasse 250	N	1,351
9100	Völkermarkt	Umfahrungsstrasse 8	N	1,839
9300	St. Veit/Glan	Friesacher Strasse 82	N	611
9300	St. Veit/Glan	Friesacher Strasse 82	N	602
9360	Friesach	Industriestrasse 8	N	1,121
9400	Wolfsberg	Ziegeleistrasse 2	N	604
9560	Feldkirchen	Eppensteiner Strasse 16	N	600
9800	Spittal/Drau	St.-Sigmund-Strasse 3	N	600
9990	Lienz/Debant	Drautal Bundesstrasse 8	N	615

RECREATION/HOTEL PROPERTIES

Postal code	City	Street	Addition	Total usable space in sqm ²³³⁾
1020	Vienna	Hilton Vienna Danube (Handelskai 269)	2000	19,500
1020	Vienna	Hotel am Tabor (Taborstrasse 25)	1990	4,980
1020	Vienna	Marina Wien (Handelskai 343)	1998	1,265
1060	Vienna	Hotel Mercure (Matrosengasse 6-8)	1999	8,740
1100	Vienna	Hotel Holiday Inn (Triester Strasse 72)	1997	12,314

LOGISTICS PROPERTIES

Postal code	City	Street	Addition	Total usable space in sqm ²³³⁾
1210	Vienna	Brünner Strasse 73	1991	5,375
1230	Vienna	Richard-Strauss-Strasse 33	1997	2,825
6719	Bludesch	Gais, Walgaustrasse 10	2003	20,045

WIPARK/GARAGES OWNED

Postal code	City	Street	Addition	Total usable space in sqm ²³³⁾
1010	Vienna	Garage Beethovenplatz	1999	9,446
1010	Vienna	Garage Freyung	1999	19,000
1040	Vienna	Parkhaus Südbahnhof	1999	18,411
1060	Vienna	Parkhaus Windmühlgasse	1999	12,520
1070	Vienna	Parkhaus Stiftgasse	1999	19,440
1090	Vienna	Garage Votivpark	1999	22,000
1090	Vienna	Parkhaus Franz-Josefs-Bahnhof	1999	19,575
1150	Vienna	Parkhaus Westbahnhof	1999	19,115
8010	Graz	Garage Mariahilferplatz	1999	7,500
H 1080	Budapest	Palace Garázs Rákóczi út 43-45	2001	8,000
H 1012	Budapest	Krisztina Garázs Kosciuszko Tádé utca 15	1999	9,050

RESIDENTIAL PROPERTIES

Postal code	City	Street	Addition	Total usable space in sqm ²³³⁾
1010	Vienna	Börsegasse 1	2000	1,754
1010	Vienna	Dorotheergasse 5	2004	N 2,481
1010	Vienna	Getreidemarkt 10	2002	2,230
1010	Vienna	Himmelfortgasse 7	1998	5,175
1010	Vienna	Naglergasse 21	1991	1,394
1010	Vienna	Schwertgasse 4	1991	1,938
1010	Vienna	Wipplingerstrasse 10	2000	4,016
1010	Vienna	Wollzeile 31	2000	2,077
1020	Vienna	Lasallestrasse 26	2003	2,069
1020	Vienna	Mexikoplatz 24	2003	2,172
1030	Vienna	Aspangstrasse 29	1990	548
1030	Vienna	Barichgasse 19	2003	1,840
1030	Vienna	Charasgasse 3	2001	3,408
1030	Vienna	Marxergasse 29	2004	4,562
1030	Vienna	Rasumofskygasse 11	2003	3,002
1030	Vienna	Steingasse 10-14	1990	6,520
1030	Vienna	Wassergasse 33	2001	1,651
1040	Vienna	Operngasse 36	2002	3,440
1040	Vienna	Südtiroler Platz 2	2003	1,007
1040	Vienna	Viktorgasse 16	2000	4,510
1040	Vienna	Weyringergasse 1-5	2003	8,313
1050	Vienna	Gartengasse 2	2002	4,113
1050	Vienna	Margaretenstrasse 120	2003	1,740
1050	Vienna	Ramperstorffergasse 43	2003	2,813
1050	Vienna	Reinprechtsdorfer Strasse 5	2003	2,064
1050	Vienna	Reinprechtsdorfer Strasse 54	2003	1,208
1050	Vienna	Schönbrunner Strasse 48	2003	2,227
1050	Vienna	Zeuggasse 1-3	2003	2,867
1050	Vienna	Ziegelofengasse 27	2000	3,626
1060	Vienna	Gumpendorfer Strasse 81	2000	4,809
1060	Vienna	Linke Wienzeile 64	2003	2,383
1060	Vienna	Otto-Bauer-Gasse 13	2003	1,682
1070	Vienna	Burggasse 28-30	2003	10,836
1070	Vienna	Burggasse 79	1990	1,955

Postal code	City	Street	Addition	Total usable space in sqm ²⁾³⁾
1070	Vienna	Burggasse 89	2000	2,253
1070	Vienna	Kaiserstrasse 18	2000	2,189
1070	Vienna	Kaiserstrasse 26	2003	1,760
1070	Vienna	Kaiserstrasse 57-59	2000	4,805
1070	Vienna	Kirchberggasse 26	1990	1,169
1070	Vienna	Mariahilfer Strasse 114	2004 N	2,865
1070	Vienna	Wimberggasse 12	2003	3,448
1080	Vienna	Josefstädter Strasse 52	2003	2,102
1080	Vienna	Josefstädter Strasse 76	2001	3,165
1080	Vienna	Strozzigasse 18-20	2003	1,504
1090	Vienna	Alser Strasse 10	2001	3,467
1090	Vienna	Müllnergasse 5-7	2003	2,474
1090	Vienna	Währinger Strasse 49	2003	537
1090	Vienna	Wasagasse 31	2003	2,667
1100	Vienna	Grudrunstrasse 177	2003	1,464
1120	Vienna	Rosagasse 13	1999	1,801
1120	Vienna	Steinbauergasse 31	2003	1,518
1120	Vienna	Vivenotgasse 17	2003	1,188
1130	Vienna	Lainzer Strasse 145	2003	789
1130	Vienna	Premrenergasse 14-18	2000	1,576
1150	Vienna	Hütteldorfer Strasse 56	2003	1,744
1160	Vienna	Ottakringer Strasse 37	2003	1,449
1170	Vienna	Hernalser Hauptstrasse 49	2003	2,019
1170	Vienna	Schumanngasse 67	2000	5,265
1170	Vienna	Wattgasse 54	2003	4,648
1180	Vienna	Anastasius-Grün-Gasse 14	1997	1,499
1180	Vienna	Antonigasse 26	2003	2,644
1180	Vienna	Gersthofer Strasse 119	2003	14,409
1180	Vienna	Gymnasiumstrasse 28	1997	1,257
1180	Vienna	Hofmanngasse 6	2001	1,614
1180	Vienna	Staudgasse 35	2003	1,000
1180	Vienna	Währinger Strasse 117-119	2003	2,798
1190	Vienna	Heiligenstädter Strasse 117	1990	1,950
1190	Vienna	Hutweidengasse 22	2001	3,081
1190	Vienna	Obersteingasse 11-15	2003	4,717
9500	Villach	Moritschstrasse 1	2004 N	1,742

PROPERTIES IN THE BUWOG PORTFOLIO, WHICH WAS ACQUIRED IN 2004

Postal code	City	Street	Addition	Total usable space in sqm ²⁾³⁾
1020	Vienna	Blumauergasse 1c/8	N	80
1020	Vienna	Rustenschacherallee 28	N	1,249
1020	Vienna	Rustenschacherallee 30-32	N	4,303
1020	Vienna	Schiffamtsgasse 9	N	2,627
1020	Vienna	Untere Augartenstrasse 5	N	2,894
1020	Vienna	Untere Augartenstrasse 5	N	1,011
1030	Vienna	Am Modenapark 13	N	1,427
1030	Vienna	Apostelgasse 26-28	N	2,578
1030	Vienna	Reisnerstrasse 22	N	876
1030	Vienna	Rennweg 89	N	15,292
1030	Vienna	Salesianergasse 1b	N	6,033

Postal code	City	Street	Addition	Total usable space in sqm ²⁾³⁾
1040	Vienna	Graf-Starhemberg-Gasse 21	N	3,176
1050	Vienna	Bräuhausgasse 64	N	2,109
1050	Vienna	Franzensgasse 10	N	1,303
1050	Vienna	Schlossgasse 6-8	N	2,195
1060	Vienna	Aegidigasse 12	N	2,030
1080	Vienna	Alser Strasse 69	N	408
1080	Vienna	Piaristengasse 31	N	1,365
1080	Vienna	Tigergasse - Heim	N	2,014
1080	Vienna	Tigergasse 23-27	N	568
1090	Vienna	Badgasse 12	N	1,218
1090	Vienna	Zimmermanngasse 22/14	N	47
1100	Vienna	Alpengasse 7	N	2,449
1100	Vienna	Columbusgasse 104	N	1,336
1100	Vienna	Emil-Fucik-Gasse 1 (Stg. 1+2); 3 (Stg. 3-5)	N	8,291
1100	Vienna	Franz-Mika-Weg 5	N	8,497
1100	Vienna	Hardtmuthgasse 63	N	1,525
1100	Vienna	Hertha-Firnberg-Strasse 7	N	4,493
1100	Vienna	Schröttergasse	N	1,100
1100	Vienna	Trambauerstrasse 10	N	4,497
1100	Vienna	Troststrasse 76	N	145
1100	Vienna	Waltenhofengasse; Bürogebäude Screen	N	5,800
1110	Vienna	Am Hofgärtel 12	N	7,082
1110	Vienna	Dreherstrasse 42	N	4,185
1110	Vienna	Ernst-Heiss-Gasse 3	N	2,216
1110	Vienna	Pretschgasse 21	N	10,612
1110	Vienna	Zinnergasse 29a	N	2,454
1120	Vienna	Bendlgasse 2	N	1,385
1120	Vienna	Bonygasse 31-32	N	7,704
1120	Vienna	Hetzendorfer Strasse 93	N	8,533
1130	Vienna	Amalienstrasse 40-42	N	2,527
1130	Vienna	Amalienstrasse 75	N	19,670
1130	Vienna	Auhofstrasse 77-87	N	11,764
1130	Vienna	Auhofstrasse 99-111	N	14,980
1130	Vienna	Dr.-Schober-Strasse 21	N	3,792
1130	Vienna	Elisabethallee 37-43	N	4,971
1130	Vienna	Fasangartengasse 5-7	N	2,890
1130	Vienna	Fleschgasse 15-17	N	3,993
1130	Vienna	Hietzinger Hauptstrasse 151	N	2,426
1130	Vienna	Matrasgasse 4	N	459
1130	Vienna	Premrenergasse 25/1	N	53
1130	Vienna	Seuttergasse 19	N	805
1130	Vienna	Speisinger Strasse 80/Stg.1+2 jew. Wohn. Nr. 8	N	152

1) Properties classified by primary usage

2) Including parking spaces (rounded)

3) In order to provide a transparent presentation, the total usable space of the properties is provided. The share of usable space owned by IMMOAUSTRIA totals 2,892,029 sqm.

N Represents newly acquired objects.

Postal code	City	Street	Total usable space in sqm ²³³⁾
1140	Vienna	Ameisgasse 63	N 8,597
1140	Vienna	Breitenseer Strasse 102	N 4,281
1140	Vienna	Einwanggasse 42, 44	N 5,097
1140	Vienna	Felbigergasse 117-119, 126	N 13,839
1140	Vienna	Felbigergasse 41	N 8,047
1140	Vienna	Friedrich-Lieder-Weg 4-8	N 9,435
1140	Vienna	Hadikgasse 170	N 1,878
1140	Vienna	Heinrich-Collin-Strasse 29-31	N 5,141
1140	Vienna	Hütteldorfer Strasse 122	N 3,637
1140	Vienna	Hütteldorfer Strasse 236-240	N 2,737
1140	Vienna	Keisslergasse 18, 18a	N 9,718
1140	Vienna	Linzer Strasse 435-437	N 5,932
1140	Vienna	Mitisingasse 5	N 3,576
1140	Vienna	Steinbruchstrasse 33a	N 2,265
1150	Vienna	Alliogasse 11	N 1,339
1150	Vienna	Diefenbachgasse 28	N 847
1150	Vienna	Gablengasse 91-93	N 7,188
1150	Vienna	Guntherstrasse 9	N 3,041
1160	Vienna	Enekelstrasse 3a, 5	N 3,424
1160	Vienna	Habichergasse 31	N 4,101
1160	Vienna	Herbststrasse 74-78	N 4,763
1160	Vienna	Kreitnergasse 20-24	N 2,209
1160	Vienna	Landsteinergerasse 3-7	N 3,617
1160	Vienna	Lorenz-Mandl-Gasse 11-17	N 7,301
1160	Vienna	Lorenz-Mandl-Gasse 44-46	N 3,303
1170	Vienna	Andergasse 56	N 786
1170	Vienna	Balderichgasse 19-21	N 2,838
1170	Vienna	Dornbacher Strasse 25	N 1,220
1170	Vienna	Lascygasse 24	N 5,838
1170	Vienna	Rebenweg 1	N 7,659
1170	Vienna	Rudolf-Bärenhart-Gasse 11	N 473
1180	Vienna	Abt-Karl-Gasse 13	N 1,002
1180	Vienna	Bastienngasse 39-41	N 5,046
1180	Vienna	Dr.-Heinrich-Maier-Strasse 46-50	N 4,763
1180	Vienna	Ferrogasse 47	N 2,089
1180	Vienna	Gentzgasse 10	N 10,998
1180	Vienna	Gentzgasse 10 (Alteshaus)	N 893
1180	Vienna	Gersthofer Strasse 140	N 2,563
1180	Vienna	Gersthofer Strasse 85	N 1,445
1180	Vienna	Littrougasse 1	N 1,416
1180	Vienna	Peter-Jordan-Strasse 145-149	N 1,844
1180	Vienna	Pötzleinsdorfer Strasse 38	N 1,230
1180	Vienna	Pötzleinsdorfer Strasse 40	N 3,692
1180	Vienna	Schopenhauerstrasse	N 566
1190	Vienna	Bauernfeldgasse 7-9	N 2,364
1190	Vienna	Dionysius-Andrassy-Strasse 2	N 1,295
1190	Vienna	Heiligenstädter Strasse 125-127a	N 4,576
1190	Vienna	Krapfenwaldgasse 34	N 741
1190	Vienna	Kreindlgasse 23	N 3,138
1190	Vienna	Nussw1dgasse 22a	N 3,341
1190	Vienna	Reimersgasse 16	N 2,495
1190	Vienna	Rudolfinergasse 3a	N 148
1190	Vienna	Saileräckergasse 47-57	N 3,329

Postal code	City	Street	Total usable space in sqm ²³³⁾
1190	Vienna	Zahnradbahnstrasse 10	N 3,839
1200	Vienna	Allerheiligenplatz 10	N 2,892
1200	Vienna	Forsthausgasse 15	N 9,679
1200	Vienna	Forsthausgasse 16-20	N 34,138
1200	Vienna	Forsthausgasse 16-20 Stg. 2	N 7,017
1200	Vienna	Forsthausgasse Studentenheim	N 2,158
1200	Vienna	Leystrasse 20a-20d	N 7,534
1200	Vienna	Meldemannstrasse 6-10	N 4,791
1200	Vienna	Öffentlicher Fussweg 4, 6 bei Traisengasse 5; Pasettistrasse 70, 72	N 10,032
1210	Vienna	Am Spitz 8 / Whg. Nr. 9+16	N 209
1210	Vienna	Andreas-Hofer-Strasse 20	N 4,155
1210	Vienna	Bessemerstrasse 18-20	N 3,892
1210	Vienna	Floridusgasse 2-10	N 8,853
1210	Vienna	Floridusgasse 25	N 1,051
1210	Vienna	Grabmayrgasse 2	N 2,699
1210	Vienna	Morelligasse 10	N 6,760
1210	Vienna	Ocwirkgasse 11, Stiegen 1-8	N 7,937
1210	Vienna	Ostmarkgasse 33	N 6,211
1210	Vienna	Plankenbüchlergasse 19	N 3,148
1220	Vienna	Bellegardegasse 1	N 1,497
1220	Vienna	Berresgasse 4 A, B, C	N 9,211
1220	Vienna	Pirquetgasse 14	N 18,112
1220	Vienna	Ullreichgasse 13	N 8,051
1230	Vienna	Breitenfurter Strasse 516	N 1,559
1230	Vienna	Corvinusgasse 1-3	N 6,399
1230	Vienna	Corvinusgasse 4-6	N 7,310
1230	Vienna	Endemanngasse 13	N 3,277
1230	Vienna	Endemanngasse 6-18	N 12,251
1230	Vienna	Fabergasse 3	N 1,734
1230	Vienna	Hassreitersteig 1-3	N 2,056
1230	Vienna	Kaserngasse 9	N 958
1230	Vienna	Khekgasse 38	N 1,015
1230	Vienna	Lange Gasse 106-120	N 7,961
1230	Vienna	Mehlführergasse 18	N 7,138
1230	Vienna	Perfektastrasse 23	N 7,380
1230	Vienna	Stipcakgasse 18-22	N 5,446
2020	Hollabrunn	Gerichtsberggasse 2-4, 4a	N 1,417
2103	Langenzersdorf	Friedhofstrasse 1b, Stiege 1, 2	N 2,165
2103	Langenzersdorf	Friedhofstrasse 1b, Stiege 3	N 1,059
2320	Schwechat	Schlossstrasse 4	N 2,476
2340	Mödling	Lerchengasse 19	N 2,973
2340	Mödling	Schillerstrasse 101	N 1,713
2340	Mödling	Schillerstrasse 101	N 1,662
2340	Mödling	Stephan-Milow-Gasse 1	N 320
2345	Brunn am Gebirge	Gattringerstrasse 83	N 1,717
2345	Brunn am Gebirge	Goldtruhenweg	N 528
2345	Brunn am Gebirge	Liechtensteinstrasse 70	N 3,127
2351	Wr. Neudorf	Hauptstrasse 62	N 2,154
2361	Laxenburg	Am Kanal 6	N 645
2361	Laxenburg	Gusindegasse 2-28	N 1,789

OVERVIEW OF PROPERTIES/IMMOAUSTRIA

Postal code	City	Street	Total usable space in sqm ²⁾³⁾
2361	Laxenburg	Herbert-Rauch-Gasse 1	N 1,160
2361	Laxenburg	Leopold-Figl-Strasse 5	N 1,854
2361	Laxenburg	Leopold-Figl-Strasse 7	N 1,353
2361	Laxenburg	Leopold-Figl-Strasse 9	N 1,643
2460	Bruck an der Leitha	Alte Wiener Strasse 32-34	N 1,618
2460	Bruck an der Leitha	Arbeitergasse 8-10	N 2,129
2460	Bruck an der Leitha	Johann-Strauss-Gasse 1-4, 6, 8, 10, 12	N 2,224
2500	Baden b. Wien	Helenenstrasse 79-83	N 1,699
2500	Baden b. Wien	Kaiser-Franz-Ring 22	N 3,078
2700	Wr. Neustadt	Wielandgasse 1, 3, 5, 6, 7, 8, 9, 10, 12, 14, 16, 18, 20, 22	N 6,086
3001	Purkersdorf Sanatorium	Wiener Strasse 64	N 3,852
3002	Purkersdorf	Franz Guschlgasse 5-7	N 1,357
3002	Purkersdorf	Karl-Kurz-Gasse 4	N 2,358
3002	Purkersdorf	Waldgasse 2-4	N 1,396
3003	Gablitz	Ferdinand-Ebner-Gasse 3	N 446
3100	St. Pölten	Abstellplätze St. Pölten	N -
3100	St. Pölten	Ausstellungsstrasse 1-3	N 1,682
3100	St. Pölten	Birkengasse 46-50	N 3,382
3100	St. Pölten	Josefstrasse 80a, 80b	N 2,536
3100	St. Pölten	Josefstrasse 82	N 729
3100	St. Pölten	Josefstrasse 83, 83a-83b, 85-89, 89a	N 2,740
3100	St. Pölten	Probst-Führer-Strasse 38-40	N 1,745
3100	St. Pölten	Steinfeldstrasse 35-45	N 2,895
3100	St. Pölten	Wernerstrasse 36-38	N 733
3100	St. Pölten	Widerinstrasse 11	N 855
3100	St. Pölten	Widerinstrasse 9	N 771
3133	Traismauer	Donaustrasse 1-14, 2-10, 26	N 10,402
3250	Wieselburg an der Erlauf	Bahnhofstrasse 21	N 1,374
3250	Wieselburg an der Erlauf	Haydnweg 22-24	N 952
3250	Wieselburg an der Erlauf	Schülerheim Weinzierl	N 1,965
3300	Amstetten	Joseph-Haydn-Strasse 14-20	N 1,440
3390	Melk	Abt-Karl-Gasse 35	N 1,293
3400	Klosterneuburg	Albrechtstrasse 93-95, 95a	N 1,498
3400	Klosterneuburg	Feldgasse 50-54	N 283
3400	Klosterneuburg	Feldgasse 51, 51a, 53, 53a, 55, 55a, 57, 57a, 59, 59a, 61, 61a, 63, 63a, 67, 69	N 1,515
3400	Klosterneuburg	Kierlinger Hauptstrasse 37-41	N 2,020
3400	Klosterneuburg	Kierlinger Hauptstrasse 61	N 1,968
3500	Krems an der Donau	Dr.-Alfred-Nagl-Gasse 14, 16	N 2,180
3500	Krems an der Donau	Dr.-Karl-Dorrek-Strasse 28	N 1,590
3500	Krems an der Donau	Klomsersstrasse 12, 12a-12c	N 4,416
3541	Senftenberg	Am Pfeningberg 15	N 145
3541	Senftenberg	Am Pfeningberg 17	N 145
3541	Senftenberg	Am Pfeningberg 11	N 145

Postal code	City	Street	Total usable space in sqm ²⁾³⁾
3541	Senftenberg	Am Pfeningberg 13	N 145
3541	Senftenberg	Am Pfeningberg 9	N 145
3541	Senftenberg	Am Pfeningberg 7	N 145
3580	Horn	Josef-Misson-Gasse 13-19	N 1,231
3830	Waidhofen an der Thaya	Magschitzgasse 1	N 816
3830	Waidhofen an der Thaya	Raiffeisenstrasse 11-13	N 920
3910	Zwettl	Alpenlandstrasse 17-19, 19a	N 991
3950	Gmünd	Conrathstrasse 21-23	N 924
3950	Gmünd	Johann-Strauss-Gasse 1	N 287
4020	Linz	Holzstrasse 44-46	N 9,309
4020	Linz	Hueberstrasse 6-8	N 9,275
4020	Linz	Röntgenstrasse 2-8	N 2,984
4020	Linz	Rosenuerstrasse 35-41	N 1,820
4020	Linz	Werndlstrasse 50-58	N 3,712
4030	Linz	Alleitenweg 30	N 5,168
4030	Linz	Alleitenweg 39-47	N 2,651
4030	Linz	Flötzerweg 152, 152 a, b, c, d	N 3,065
4030	Linz	Meschedeweg 3	N 5,151
4030	Linz	Meschedeweg 5-19	N 4,394
4040	Linz	Colerusstrasse 16-28	N 6,568
4040	Linz	Finkstrasse 2-6	N 5,242
4040	Linz	Freistädter Strasse 86-94	N 3,763
4040	Linz	Freistädter Strasse 96-98	N 3,681
4040	Linz	Heindlstrasse 10-16	N 2,869
4040	Linz	Heindlstrasse 18-22	N 2,379
4040	Linz	Hofmannstrasse 9-13	N 2,441
4040	Linz	Kürnbergblick 1, 2	N 2,521
4040	Linz	Prager Strasse 7-13	N 2,772
4053	Haid bei Ansfelden	Lenaustrasse 5	N 4,449
4070	Eferding	Johann-Nepomuk-David-Strasse 2	N 598
4100	Ottensheim	Bahnhofstrasse 31/3	N 584
4150	Rohrbach	Ehrenreiterweg 9-11	N 1,112
4240	Freistadt	Hessenstrasse 4-8	N 2,282
4240	Freistadt	Linzer Strasse 14-16	N 1,461
4320	Perg	Herrenstrasse 54	N 970
4320	Perg	Machlandstrasse 16	N 837
4400	Steyr	Bogenhausstrasse 14-16	N 1,007
4400	Steyr	Bogenhausstrasse 8-12	N 1,339
4400	Steyr	Ferdinand-Hanusch-Strasse 12-20	N 2,327
4400	Steyr	Johann-Puch-Strasse 27c/III	N 1,232
4400	Steyr	Resselstrasse 32	N 707
4451	Garsten	Carlonestrasse 12-14	N 639

1) Properties classified by primary usage

2) Including parking spaces (rounded)

3) In order to provide a transparent presentation, the total usable space of the properties is provided. The share of usable space owned by IMMOAUSTRIA totals 2,892,029 sqm.

N Represents newly acquired objects.

Postal code	City	Street	Total usable space in sqm ²³⁾
4451	Garsten	Carlonestrasse 4-10	N 1,920
4560	Kirchdorf an der Krems	Keplerstrasse 5	N 1,107
4560	Kirchdorf an der Krems	Maderspergerstrasse 3-5	N 2,450
4560	Kirchdorf an der Krems	Weberstrasse 16-20	N 1,564
4600	Wels	Bonellistrasse 1-7	N 2,608
4600	Wels	Carl-Richter-Strasse 1-3	N 1,767
4600	Wels	Carl-Richter-Strasse 5-7	N 1,557
4600	Wels	Laahener Strasse 12, 12a	N 1,889
4600	Wels	Laahener Strasse 14-16	N 1,370
4600	Wels	Laahener Strasse 18-20	N 1,404
4600	Wels	Laahener Strasse 6-10	N 2,417
4651	Stadl-Paura	Marktplatz 2-4	N 854
4710	Grieskirchen	Griesstrasse 5-11	N 1,621
4780	Schärding	Kainzbauernweg 20-24	N 1,355
4780	Schärding	Max-Hirschenauer-Strasse 26	N 914
4780	Schärding	Passauer Strasse 12-14	N 1,168
4780	Schärding	Peter-Rosegger-Weg 2a, 2b, 4a, 4b, 6	N 2,963
4780	Schärding	Schmiedweg 2, 1	N 1,097
4785	Haibach bei Schärding	Gattern Nr. 48-49	N 1,003
4785	Haibach bei Schärding	Hinding 39	N 418
4810	Gmunden	Scharsteiner Strasse 6-8	N 1,304
4810	Gmunden	Stefan-Fadinger-Strasse 7-9	N 575
4820	Bad Ischl	Dumbastrasse 2a-2b	N 2,835
4840	Vöcklabruck	Mittelschulweg 8-14	N 2,267
4840	Vöcklabruck	Rainer-Maria-Rilke-Weg 7-9	N 1,260
4861	Schörfling am Attersee	Khevenhüllerstrasse 30	N 447
4910	Ried im Innkreis	Rabenbergerweg 1-5	N 1,314
4910	Ried im Innkreis	Riedauer Strasse 2-6	N 1,580
4910	Ried im Innkreis	Riedauer Strasse 8	N 602
4975	Suben	Suben Nr. 71-72	N 858
5020	Salzburg	Alpenstrasse 19	N 2,462
5020	Salzburg	Alpenstrasse 21-23	N 1,487
5020	Salzburg	Alpenstrasse 25-35	N 3,537
5020	Salzburg	Anton-Behacker-Strasse 9	N 934
5020	Salzburg	Anton-Steinhart-Strasse 1-5, 16-18	N 2,612
5020	Salzburg	Anton-Steinhart-Strasse 4-14	N 2,990
5020	Salzburg	Banaterstrasse 1-11	N 9,604
5020	Salzburg	Bergheimerstrasse 57	N 1,609
5020	Salzburg	Erzbischof-Gebhard-Strasse 4-8	N 1,667
5020	Salzburg	Felix-Harta-Strasse 4-12	N 2,970
5020	Salzburg	Gaswerkgasse 6	N 1,056
5020	Salzburg	Lederwaschgasse 20-24	N 1,650
5020	Salzburg	Lederwaschgasse 26-28	N 1,226
5020	Salzburg	Lederwaschgasse 8-18	N 3,689
5020	Salzburg	Leonhard-von-Keutschach-Strasse 8-12	N 2,260
5020	Salzburg	Maria-Cebotari-Strasse 21-37	N 3,389

Postal code	City	Street	Total usable space in sqm ²³⁾
5020	Salzburg	Mayburger Kai 68-72, 72a	N 1,349
5020	Salzburg	Rosa-Hofmann-Strasse 1-5	N 1,942
5020	Salzburg	Rudolf-Biebl-Strasse 29-39	N 3,027
5020	Salzburg	Schiessstattstrasse 20	N 1,495
5020	Salzburg	Siezenheimer Strasse 26-30, 30a, 30b	N 2,044
5020	Salzburg	Walsersweg 11-17	N 1,909
5020	Salzburg	Willibald-Hauthaler-Strasse 13-15, 17, 17a	N 2,801
5071	Wals bei Salzburg	Grenzstrasse 361-368	N 3,690
5071	Wals bei Salzburg	Käferheimer Strasse 43-49	N 3,034
5071	Wals bei Salzburg	Obere-Walserberg-Strasse 58-60	N 1,536
5071	Wals bei Salzburg	Uferstrasse 171-175	N 3,274
5071	Wals bei Salzburg	Uferstrasse 214-217	N 2,388
5071	Wals bei Salzburg	Walser Strasse 438-441	N 2,175
5081	Anif	Am Gois Nr. 15, 15a, 17, 17a, 17b	N 5,202
5084	Grossgmain	Falkenweg 451	N 892
5091	Unken	Niederland 145-145d	N 1,254
5101	Bergheim bei Salzburg	Bräumühlweg 25-31	N 1,262
5101	Bergheim bei Salzburg	Bräumühlweg 33-43	N 1,739
5101	Bergheim bei Salzburg	Bräumühlweg 45-51	N 1,498
5161	Elixhausen	Ursprungstrasse 4	N 1,622
5201	Seekirchen am Wallersee	An der Fischach 10-14	N 1,572
5280	Braunau am Inn	Fleschenfeldstrasse 10-16	N 2,488
5280	Braunau am Inn	Hammersteinstrasse 10, 19-23	N 2,033
5310	Mondsee	Lindentalerstrasse 19-21	N 795
5400	Hallein	Johannes-Döttl-Strasse 2	N 1,640
5400	Hallein	Johannes-Döttl-Strasse 4	N 623
5400	Hallein	Pfarrhofgutweg 5-7, 10-12, 37-39	N 3,544
5400	Hallein	Pfarrhofgutweg 9-35	N 6,154
5500	Bischofshofen	Hauptschulstrasse 13-21	N 2,225
5500	Bischofshofen	Hauptschulstrasse 23-25	N 1,940
5600	St. Johann im Pongau	Ing.-Ludwig-Pech-Strasse 4-8	N 1,159
5600	St. Johann im Pongau	Mehrlgasse 3-5	N 725
5600	St. Johann im Pongau	Neu-Reinbach 10	N 663
5600	St. Johann im Pongau	Salzburger Strasse 9-13	N 1,231
5600	St. Johann im Pongau	Sparkassenstrasse 17-21	N 1,636
5640	Badgastein	Karl-Heinrich-Waggers-Strasse 35-39	N 1,032
5640	Badgastein	Stubnerkogelstrasse 47	N 684
5645	Böckstein	Berg Herrenstrasse 3-13	N 2,440
5700	Zell am See	Fuchslehenstrasse 4	N 638

OVERVIEW OF PROPERTIES/IMMOAUSTRIA

Postal code	City	Street	Total usable space in sqm ²³⁾	Postal code	City	Street	Total usable space in sqm ²³⁾
5700	Zell am See	Steinergasse 10-16	N 2,046	6176	Völs	Herzog-Sigmund-Strasse 1, 1a, 3, 3a	N 4,843
5700	Zell am See	Steinergasse 11	N 1,410	6176	Völs	Herzog-Sigmund-Strasse 2, 2a, 4, 4a, 6, 6a, 6b	N 7,090
5700	Zell am See	Wildentenweg 10	N 1,175	6176	Völs	Maximilianstrasse 6, 6a, 6b	N 3,790
5760	Saalfelden am Steinernen Meer	Lichtenbergstrasse 2-10	N 2,281	6261	Strass im Zillertal	Strass Nr. 94	N 340
5760	Saalfelden am Steinernen Meer	Palvenstrasse 16-18	N 1,229	6330	Kufstein	Langkampferstrasse 11-13	N 1,761
6020	Innsbruck	An der Furt 10-14	N 2,586	6330	Kufstein	Langkampferstrasse 9, 9a	N 1,565
6020	Innsbruck	An der Furt 16-17	N 879	6330	Kufstein	Stimmerfeldstrasse 13-17	N 2,128
6020	Innsbruck	An der Furt 17a-17b, 19a-19b	N 2,876	6330	Kufstein	Stimmerfeldstrasse 2-10	N 3,712
6020	Innsbruck	An der Furt 18-19	N 597	6330	Kufstein	Stimmerfeldstrasse 7-11	N 2,156
6020	Innsbruck	An der Furt 20-21	N 816	6335	Thiersee	Lechen Nr. 46	N 530
6020	Innsbruck	An der Furt 2-3	N 1,613	6370	Kitzbühel	Achenpromenade 6-8, 8a	N 765
6020	Innsbruck	An der Furt 4-8	N 2,367	6370	Kitzbühel	Hammerschmiedstrasse 2-4	N 1,230
6020	Innsbruck	An der Furt 9	N 172	6370	Kitzbühel	Malinggasse 35-41	N 615
6020	Innsbruck	Andechsstrasse 21-27	N 2,652	6372	Oberndorf in Tirol	Alfons-Walde-Weg 3	N 981
6020	Innsbruck	Andechsstrasse 29-35	N 2,277	6500	Landeck	Brixnerstrasse 9-11	N 290
6020	Innsbruck	Andechsstrasse 37-43	N 2,709	6500	Landeck	Kirchenstrasse 4-10	N 294
6020	Innsbruck	Andechsstrasse 45-51	N 2,497	6543	Nauders	Nauders Nr. 354	N 550
6020	Innsbruck	Andechsstrasse 5-19	N 4,607	6632	Ehrwald	Garmischer Strasse 28-30	N 1,164
6020	Innsbruck	Botanikerstrasse 5-5d	N 1,968	6700	Bludenz	Beim Kreuz 41-42	N 1,077
6020	Innsbruck	Clemens-Holzmeister-Strasse 2-16	N 4,073	6712	Bludesch	Thomasweg 7a-7d	N 1,981
6020	Innsbruck	Erzherzog-Eugen-Strasse 32-36	N 5,243	6712	Bludesch	Walgaustrasse 20-30	N 2,819
6020	Innsbruck	Gerhard-Hauptmann-Strasse 46	N 851	6764	Lech	Lech Nr. 226	N 410
6020	Innsbruck	Gerhard-Hauptmann-Strasse 50	N 689	6800	Feldkirch	Blasenberggasse 2-18	N 2,360
6020	Innsbruck	Hans-Untermüller-Strasse 5-7	N 4,609	6800	Feldkirch	Böschmahdstrasse 30, 30a	N 2,205
6020	Innsbruck	Höttinger Au 72	N 4,500	6800	Feldkirch	Böschmahdstrasse 36-38	N 2,843
6020	Innsbruck	Kärntner Strasse 30-32	N 552	6800	Feldkirch	Pfarrer-Gunz-Strasse 3	N 1,013
6020	Innsbruck	Kärntner Strasse 34-36	N 2,468	6800	Feldkirch	Pfarrer-Gunz-Strasse 4	N 1,909
6020	Innsbruck	Mitterweg 114, 114a, 116, 116a	N 1,077	6800	Feldkirch	Pfarrer-Gunz-Strasse 5	N 1,013
6020	Innsbruck	Mitterweg 160-166	N 1,276	6800	Feldkirch	Riedteilweg 28, 28a	N 2,105
6020	Innsbruck	Prinz-Eugen-Strasse 70-76	N 1,236	6850	Dornbirn	Beckenweg 7-9	N 1,035
6020	Innsbruck	Prinz-Eugen-Strasse 78-84	N 1,133	6900	Bregenz	Achsiedlungsstrasse 21-25	N 4,833
6020	Innsbruck	Prinz-Eugen-Strasse 84a-84b	N 1,416	6900	Bregenz	Achsiedlungsstrasse 69-71, 79	N 3,472
6020	Innsbruck	Prinz-Eugen-Strasse 86-88	N 921	6900	Bregenz	Auf der Matte 28-38	N 3,256
6020	Innsbruck	Reichenauer Strasse 21, 23c	N 1,033	6900	Bregenz	Felchenstrasse 4-6	N 1,233
6020	Innsbruck	Reichenauer Strasse 23, 23a, 23b	N 1,284	6900	Bregenz	Felchenstrasse 8-12	N 1,637
6020	Innsbruck	Reichenauer Strasse 25-27	N 467	6900	Bregenz	Im Dorf 1-5	N 1,096
6020	Innsbruck	Reichenauer Strasse 29-31	N 466	6900	Bregenz	Reutegasse 46-48	N 1,251
6020	Innsbruck	Reichenauer Strasse 35-41	N 2,094	6912	Hörbranz	Richard-Sannwald-Platz 6-8	N 2,631
6020	Innsbruck	Reichenauer Strasse 92, 92a-92d	N 3,402	6923	Lauterach	Bundesstrasse 103b-103c	N 1,427
6020	Innsbruck	Weingartnerstrasse 115-125	N 2,915	6952	Hittisau	Banholz 383	N 436
6108	Scharnitz	Scharnitz 264-265	N 356	6974	Gaissau	Sonnenfeldstrasse 34	N 494
6130	Schwaz	Alois-Norer-Strasse 1-5	N 1,335	7000	Eisenstadt	Josef-Reichl-Gasse 15	N 1,473
6130	Schwaz	Anton-Ofner-Strasse 4	N 162	7000	Eisenstadt	Kirchäckergasse 6	N 440
6130	Schwaz	Gilmstrasse 29-31	N 478				
6150	Steinach am Brenner	Erlach 158-159	N 651				
6150	Steinach am Brenner	Schlurnweg 18-22	N 2,182				
6176	Völs	Aflinger Strasse	N -				
6176	Völs	Aflinger Strasse 13, 13a, 13b	N 3,922				
6176	Völs	Aflinger Strasse 17, 17a-17b	N 1,337				
6176	Völs	Aflinger Strasse 19-27	N 6,116				

1) Properties classified by primary usage

2) Including parking spaces (rounded)

3) In order to provide a transparent presentation, the total usable space of the properties is provided. The share of usable space owned by IMMOAUSTRIA totals 2,892,029 sqm.

N Represents newly acquired objects.

Postal code	City	Street	Total usable space in sqm ²³⁾
7000	Eisenstadt	Ruster Strasse 66b	N 770
7000	Eisenstadt	Ruster Strasse 66d	N 684
7000	Eisenstadt	Ruster Strasse 66a, 66c	N 1,413
7000	Eisenstadt	Wormser Strasse 1-4, 6-16	N 2,440
7100	Neusiedl am See	Semmelweisgasse 18	N 2,351
7350	Oberpullendorf	Augasse 45-47	N 490
7400	Oberwart	Obere Hochstrasse 11-13	N 835
7400	Oberwart	Obere Hochstrasse 15	N 410
7423	Pinkafeld	Antoniefeldstrasse 4-6	N 1,523
7423	Pinkafeld	Turbagasse 1	N 239
7432	Oberschützen	Willersdorfer Strasse 42	N 558
8010	Graz	Am Hofacker 1-7, 7a	N 2,506
8010	Graz	Am Hofacker 2	N 3,367
8010	Graz	Am Hofacker 4	N 760
8010	Graz	Am Hofacker 6	N 1,733
8010	Graz	Am Hofacker 8-12	N 3,316
8010	Graz	Am Hofacker 9-13	N 1,927
8010	Graz	Bahnhofgürtel 57	N 2,430
8010	Graz	Carnerigasse 10	N 4,570
8010	Graz	Carnerigasse 11-13	N 2,071
8010	Graz	Carnerigasse 12	N 4,578
8010	Graz	Carnerigasse 14-20	N 5,466
8010	Graz	Carnerigasse 1-9	N 4,417
8010	Graz	Carnerigasse 22-28	N 5,591
8010	Graz	Friedrichstrasse 25	N 2,650
8010	Graz	Froschaugasse 7	N 5,211
8010	Graz	Grillparzerstrasse 28-30	N 1,563
8010	Graz	Laimburggasse 29-33	N 1,720
8010	Graz	Meinonggasse 5-9	N 1,770
8010	Graz	Moserhofgasse 24, 24a-24e	N 4,548
8010	Graz	Peter-Tunner-Gasse 39-49	N 907
8010	Graz	Schützenhofgasse 5	N 676
8010	Graz	Steyrergerasse 34	N 879
8010	Graz	Theodor-Körner-Strasse 62-64	N 1,729
8010	Graz	Theodor-Körner-Strasse 75-87	N 6,157
8010	Graz	Theodor-Körner-Strasse 86	N 2,478
8010	Graz	Vogelweiderstrasse 28-32	N 2,897
8010	Graz	Vogelweiderstrasse 40-48	N 6,983
8010	Graz	Wilhelm-Raabe-Gasse 7-11	N 1,592
8020	Graz	Algersdorfer Strasse 66, 66a-66c	N 6,781
8020	Graz	Alte Poststrasse 12	N 7,353
8020	Graz	Alte Poststrasse 14-20	N 6,358
8020	Graz	Alte Poststrasse 2-10	N 4,959
8020	Graz	Blümelstrasse 10, 10a, 12-18, 18a	N 6,801
8020	Graz	Grillparzerstrasse 32	N 847
8045	Graz/Andritz	Prohaskagasse	N 5,518
8160	Weiz	Franz-Pichler-Strasse 14-16	N 117
8160	Weiz	Hans-Kloepfer-Gasse 9-11	N 1,081
8200	Gleisdorf	Dr.-Hermann-Hornung-Gasse 56	N 568
8200	Gleisdorf	Johann-Josef-Fux-Gasse 2-8	N 923
8223	Stubenberg/See	Zeil 136	N 6,955
8230	Hartberg	Grünfeldgasse 7	N 548

Postal code	City	Street	Total usable space in sqm ²³⁾
8230	Hartberg	Steinfeldgasse 1	N 501
8230	Hartberg	Steinfeldgasse 2-4	N 1,002
8280	Fürstenfeld	Südtiroler Strasse 19	N 305
8280	Fürstenfeld	Südtiroler Strasse 21-25	N 1,008
8280	Fürstenfeld	Wieskapellenweg 17-25	N 2,133
8330	Feldbach	Gaulhoferstrasse 1-5	N 942
8330	Feldbach	Ringstrasse 31-37	N 1,902
8330	Feldbach	Schillerstrasse 22-24, 25	N 1,054
8430	Leibnitz	Schulweg 1-7	N 1,872
8471	Spielfeld	Spielfeld Nr. 176-178	N 881
8490	Bad Radkersburg	Kodolitsch-Hof	N 690
8490	Bad Radkersburg	Neubaustrasse	N 705
8530	Deutschlandsberg	Dr.-Hans-Klöpfer-Weg 6	N 654
8530	Deutschlandsberg	Schillerstrasse 5	N 377
8530	Deutschlandsberg	Schulgasse 2-6	N 1,466
8580	Köflach	Viktor-Suppan-Strasse 22-24	N 1,202
8600	Bruck an der Mur	Bergstrasse 33-35	N 1,309
8600	Bruck an der Mur	Feldgasse 1-2	N 1,743
8600	Bruck an der Mur	Fraunedergerasse 4	N 1,154
8600	Bruck an der Mur	Schillerstrasse 32-36	N 2,733
8605	Kapfenberg	Wiener Strasse 74-78	N 1,911
8650	Kindberg	Sportgasse 6-10	N 922
8680	Mürzzuschlag	Rosegger Gasse 39-41	N 2,566
8684	Spital am Semmering	Bundesstrasse 24a	N 619
8700	Leoben	Alois-Edlinger-Strasse 28-30	N 1,934
8700	Leoben	Anzengrubergasse 10-14	N 1,565
8700	Leoben	Anzengrubergasse 23-27	N 1,195
8700	Leoben	Barbaraweg 8-22, 28-46, 52-54	N 1,577
8700	Leoben	Fischerauergasse 9-11, 13-20, 22	N 9,083
8700	Leoben	Judendorfer Strasse 33, 33a, 33b	N 5,808
8700	Leoben	Max-Tendler-Strasse 6-10	N 1,236
8700	Leoben	Pichlmayergasse 1-5	N 1,644
8700	Leoben	Schellhofgasse 1-5	N 1,721
8700	Leoben	Schellhofgasse 17-23	N 1,216
8700	Leoben	Schellhofgasse 7-15	N 2,261
8700	Leoben	Südtiroler Gasse 4-10	N 1,719
8740	Zeltweg	Fleischergasse 10	N 885
8740	Zeltweg	Grössingstrasse 20	N 1,336
8740	Zeltweg	Grössingstrasse 22	N 1,044
8740	Zeltweg	Hauptstrasse 92	N 859
8750	Judenburg	Dr.-Theodor-Körner-Platz 3	N 2,061
8750	Judenburg	Dr.-Theodor-Körner-Platz 5-7	N 1,502
8750	Judenburg	Sackgasse 13-15	N 1,032
8850	Murau	Erzherzog-Johann-Siedlung 4-5	N 830
8940	Liezen	Grimminggasse 22-22a	N 537

OVERVIEW OF PROPERTIES/IMMOAUSTRIA

Postal code	City	Street	Total usable space in sqm ²³⁾
8940	Liezen	Roseggergasse 1-3	N 1,014
8950	Stainach	Stainach Nr. 320	N 486
8952	Irdning	Irdning Nr. 84-88	N 1,598
8952	Irdning	Schulstrasse 161	N 978
9020	Klagenfurt	Auergasse 8-12	N 2,318
9020	Klagenfurt	Christoph-Martin-Wieland-Strasse 23-27	N 2,858
9020	Klagenfurt	Christoph-Martin-Wieland-Strasse 29	N 2,900
9020	Klagenfurt	Christoph-Martin-Wieland-Strasse 31-35	N 1,988
9020	Klagenfurt	Fischlstrasse 17	N 4,354
9020	Klagenfurt	Fischlstrasse 21	N 4,777
9020	Klagenfurt	Friedlstrasse 12	N 1,008
9020	Klagenfurt	Funderstrasse 16-18	N 1,419
9020	Klagenfurt	Funderstrasse 20-22	N 1,767
9020	Klagenfurt	Funderstrasse 24-26	N 1,077
9020	Klagenfurt	Georg-Lora-Gasse 20-24	N 2,308
9020	Klagenfurt	Miesstalerstrasse 23	N 2,092
9020	Klagenfurt	Mozartstrasse 22	N 1,760
9020	Klagenfurt	Mozartstrasse 29-53	N 520
9020	Klagenfurt	Mozartstrasse 55-59	N 2,474
9020	Klagenfurt	Obirstrasse 36-40	N 1,556
9020	Klagenfurt	Ramsauerstrasse 20-22	N 3,116
9020	Klagenfurt	Reichenberger Strasse 35-45	N 4,836
9020	Klagenfurt	Rilkestrasse 2-4	N 1,742
9020	Klagenfurt	Rilkestrasse 6-14	N 4,589
9020	Klagenfurt	Rudolfsbahngürtel 24-26	N 1,197
9073	Klagenfurt-Viktring	Haselbachweg 2-46	N 2,983
9073	Klagenfurt-Viktring	Langobardenweg 1-5	N 1,750
9073	Klagenfurt-Viktring	Limburggasse 1-55	N 1,425
9201	Krumpendorf	10.-Oktober-Strasse 18-24	N 1,311
9201	Krumpendorf	10.-Oktober-Strasse 6-16	N 2,512
9201	Krumpendorf	Berthastrasse 45-47	N 1,507
9300	St. Veit an der Glan	Friesacher Strasse 17	N 1,297
9300	St. Veit an der Glan	Gerichtsstrasse 12-14	N 1,265
9300	St. Veit an der Glan	Sponheimerstrasse 4-6	N 718
9400	Wolfsberg	Lindhofstrasse 5-7	N 1,169
9400	Wolfsberg	Lindhofstrasse 9	N 782
9400	Wolfsberg	St.-Michaeler-Strasse 28	N 1,331
9500	Villach	Auer-von-Welsbach-Strasse 10-14	N 2,710
9500	Villach	Auer-von-Welsbach-Strasse 8	N 1,537
9500	Villach	Heimstrasse 6-8	N 739
9500	Villach	Jakob-Ghon-Allee 22-26	N 2,318
9500	Villach	Jakob-Ghon-Allee 28-32	N 1,923
9500	Villach	Ossiacher Zeile 30	N 3,117
9560	Feldkirchen in Kärnten	Bambergerplatz 13	N 914
9601	Arnoldstein	Dr.-Julius-Kugy-Strasse 9-11	N 1,805
9620	Hermagor	Hauptstrasse 61-63	N 995
9800	Spittal an der Drau	Gottscheerstrasse 1-3	N 526

Postal code	City	Street	Total usable space in sqm ²³⁾
9800	Spittal an der Drau	Lagerstrasse 11-13	N 1,350
9800	Spittal an der Drau	Lagerstrasse 7-9	N 1,369
9800	Spittal an der Drau	Ulrich-von-Cilli-Strasse 57	N 2,127
9800	Spittal an der Drau	Ulrich-von-Cilli-Strasse 59	N 2,224
9900	Lienz	Andreas-Hofer-Strasse 18-26	N 1,351
9900	Lienz	Andreas-Hofer-Strasse 28-30	N 1,196
9900	Lienz	Dolomitenstrasse 41-43	N 1,417
9900	Lienz	Dolomitenstrasse 45-47	N 1,498
9900	Lienz	Drahtzuggasse 7-9	N 2,415
9900	Lienz	Michael-Gamper-Strasse 1-3	N 1,232

TOTAL IMMOAUSTRIA

2,942,439

1) Properties classified by primary usage

2) Including parking spaces (rounded)

3) In order to provide a transparent presentation, the total usable space of the properties is provided. The share of usable space owned by IMMOAUSTRIA totals 2,892,029 sqm.

N Represents newly acquired objects.

IMMOEAST¹⁾

OFFICE PROPERTIES

Postal code	City	Street	Addition	Total usable space in sqm ²⁾³⁾
CZ	Prague	Arbes	2002	6,449
CZ	Prague	European Business Center	2001	3,830
CZ	Prague	Italská	2001	3,060
CZ	Prague	Palladium	2001	79,510
CZ	Prague	Pankrác Business Corner	2002	6,215
CZ	Prague	Pankrác House	2002	20,996
CZ	Prague	Valdek	2002	5,834
CZ	Prague	Vinice	2004	37,167
CZ	Prague	Vitek	2003	105,277
H	Budapest	Arpad Center	2002	6,932
H	Budapest	East-West Business Centre	2004	27,032
H	Budapest	Europe Business Tower	2004	N 34,324
H	Budapest	Globe 13	2002	21,870
H	Budapest	Globe 3	2004	N 7,952
H	Budapest	Mester Business Park	2001	200,000
H	Budapest	Obuda Gate Office Center	2003	20,191
H	Budapest	Szepevölgyi Business Park	2004	N 15,542
H	Budapest	West Gate Business Park	2004	N 18,069
H	Budapest	Xenter 13 Office Building	2004	11,927
PL	Poznan	Poznan Financial Center	2004	N 22,369
PL	Warsaw	Bokserska Office Centre	2004	N 7,095
PL	Warsaw	Crown Point	2005	N 10,989
PL	Warsaw	Crown Tower	2004	N 8,528
PL	Warsaw	Cybernetyki Office Centre	2004	N 7,438
PL	Warsaw	IO-1	2004	N 29,823
RO	Bucharest	Global Business Center	2004	N 13,688
RO	Bucharest	Iride Business Park	2004	N 85,586
RO	Bucharest	Otopeni	2004	N 14,746
RUS	Moscow	Gogolevsky boulevard 11	2005	N 10,897
RUS	Moscow	Lesnaya Strasse 3	2005	N 8,000
SK	Bratislava	Bratislava Business Center	2004	N 55,067

RETAIL/COMMERCIAL PROPERTIES

Postal code	City	Street	Addition	Total usable space in sqm ²⁾³⁾
CZ	Hradec Kralove	Futurum Centrum	2003	57,568
CZ	Olomouc	Hana Centrum	2003	15,000
CZ	Ostrava	Futurum Centrum	2003	56,051
CZ	Prague	Park Hostivar	2002	36,516
PL	Glogow	Galeria Glogow	2004	N 22,050
PL	Gniezno	Galeria Gniezno	2004	N 18,750
PL	Grudziadz	Galeria Grudziadz	2004	N 21,400
PL	Kalisz	Galeria Kalisz	2004	N 25,159
PL	Katowice	Silesia City Centre	2005	N 66,318
PL	Ostrowiec	Galeria Ostrowiec	2004	N 22,500
PL	Poznan	Galeria Poznan	2004	N 36,205
PL	Wloclawek	Real Hypermarket	2004	13,200

RECREATION/HOTEL PROPERTIES

Postal code	City	Street	Addition	Total usable space in sqm ²⁾³⁾
CZ	Prague	Opletalová	2003	10,284

LOGISTICS PROPERTIES

Postal code	City	Street	Addition	Total usable space in sqm ²⁾³⁾
CZ	Prague	Rudna Logistics Park	2003	115,917
CZ	Prague	Westpoint Distribution Park	2004	N 61,237
H	Budapest	Pharmapark Logistic Centre	2004	N 14,649
PL	Warsaw	Bokserska Distribution Centre	2004	N 17,455
PL	Warsaw	Lopuszanska Business Park	2005	N 13,559
PL	Warsaw	Zeran Park	2004	52,411

RESIDENTIAL PROPERTIES

Postal code	City	Street	Addition	Total usable space in sqm ²⁾³⁾
CZ	Prague	Novy Eden	2004	5,468
CZ	Prague	Stodulky	2004	21,500
CZ	Prague	Vokovice	2004	10,950
H	Budapest	Engel Park	2004	27,660
H	Budapest	Sun Palace	2004	46,759
H	Győr	Győr	2004	216,000
PL	Warsaw	Lesna Polana	2004	37,278

TOTAL IMMOEAST

1,948,247

1) Properties classified by primary usage

2) Including parking spaces (rounded)

3) In order to provide a transparent presentation, the total usable space of the properties is provided. The share of usable space owned by IMMOEAST totals 711,356 sqm.

N Represents newly acquired objects.

IMMOWEST¹⁾

OFFICE PROPERTIES

Postal code	City	Street		Total usable space in sqm ²⁾³⁾
B	Brüssel	Loi 15	2004	N 18,578
D	Düsseldorf	Emanuel-Leutze-Strasse	2004	19,200
D	Hamburg	Gänsemarkt 45	2005	N 12,126
D	Nieder-Eschbach	Berner Strasse 38	2003	10,613
D	Offenbach	Kaiserstrasse 73	2003	3,613
F	Louvenciennes/ Versailles	Rue de la Princesse	2004	N 15,800
F	Montrouge	50 Avenue Jean Jaurès	2005	N 69,699
F	Paris	Clichy Boulevard Leclerc	2001	33,438
F	Paris	L'Imprimerie Nationale	2004	N 37,500
F	Paris	Montrouge 1 Rue Barbès	2002	17,665
F	Paris	Route de la Reine	2002	4,099
F	Paris	Rue Baudin, Les Vallois	2002	10,269
F	Paris/Montreuil	Avenue Léon Gaumont	2004	41,956
F	Paris/Nanterre	5-6 Esplanade Charles de Gaulle (Le Carillon)	2002	21,322
F	Richelieu	Rue Richelieu	2003	12,300
F	St. Denis	La Chapelle	2004	N 9,600
FIN	Helsinki	Kluuvikatu	2004	N 8,280
FIN	Oulu	Pilot 1	2004	N 4,330
FIN	Tampere	Dynamo	2004	N 12,443
GB	London	Cheapside	2003	16,865
I	Milan	Assago Asset	2003	16,227
I	Milan	Piazza 4 Novembre	2003	13,251
I	Milan	Via Gallarate 184	2002	10,455
I	Milan	Viale Jenner	2002	9,400
I	Milan	Via Agnello 18	2003	4,569
I	Rome	IBM Building	2003	36,315
S	Stockholm	Borgarfjord 2	2004	N 41,341
USA	Chicago, Illinois	550 West Adams	2004	N 44,950
USA	Dallas, Texas	545 Carpenter Freeway	2005	N 34,281
USA	Dallas, Texas	909 Lake Carolyn	2005	N 33,538
USA	Los Angeles, California	One Wilshire	2002	53,865
USA	Manhattan, NY New York	261 Fifth Avenue	2004	39,607
USA	Minneapolis, Minnesota	Fifth Street Towers	2004	N 99,400
USA	Norwalk, Connecticut	River Park	2005	N 38,298
USA	Washington D.C.	1010 Massachusetts Avenue	2004	N 3,933
USA	Washington D.C.	1275 K Street	2004	N 22,190

RETAIL/COMMERCIAL PROPERTIES

Postal code	City	Street		Total usable space in sqm ²⁾³⁾
D	Castrop-Rauxel	FMZ Siemensstrasse	2005	N 9,495
GB	Cumbernauld/ Schottland	Cumbernauld	2004	N 30,690
USA	Las Vegas, Nevada	Paradise Esplanade	2004	5,482
USA	Miami, Florida	Palmetto Lakes Portfolio	2004	N 39,139

RECREATION/HOTEL PROPERTIES

Postal code	City	Street		Total usable space in sqm ²⁾³⁾
CH	St. Moritz	Hotel Kempinski	2002	N* 28,030
D	Neu-Isenburg	Frankfurter Strasse 190	2003	13,781
F	Roquebrune	Villa Esmara	2002	639
USA	Fort Lauderdale, Florida	Trump International Hotel	2004	N 7,284
USA	Ft. Worth, Texas	Diamond Oaks Country Club	2004	4,181
USA	Grand Prairie, Texas	Riverside Golf Course	2004	139
USA	Grand Prairie, Texas	Woodhaven Country Club	2004	3,716
USA	Northville Hills, Michigan	Northville Hills Golf Club	2004	929
USA	NY New York	350 West 42nd Street	2004	N 51,598
USA	NY New York	Days Inn Hotel (8th Avenue Hotel)	2004	N 18,400
USA	NY New York	Howard Johnson Hotel (8th Avenue Hotel)	2004	N 15,000
USA	Pasadena, California	Pasadena Hilton	2004	N 23,225

* Designated as new following construction of annexes

LOGISTICS PROPERTIES

Postal code	City	Street		Total usable space in sqm ²⁾³⁾
CH	Derendingen	Derendingen Nr. 125/ Luterbachstrasse 3	2005	N 30,498
D	Bingen	Logistikcenter	2003	27,200
D	Duisburg	Am Blumenkampshof 70	2004	N 61,732
D	Frankfurt	Ferdinand-Porsche-Strasse	2004	N 12,569
D	Glinde (bei Hamburg)	Wilhelm-Bergner-Strasse 1	2002	54,468

1) Properties classified by primary usage

2) Including parking spaces (rounded)

3) In order to provide a transparent presentation, the total usable space of the properties is provided. The share of usable space owned by IMMOWEST totals 489,684 sqm.

N Represents newly acquired objects.

Postal code	City	Street	Addition	Total usable space in sqm ⁽²³⁾
D	Hamburg-Allermöhe	Werner-Schröder-Strasse 1	2004	N 12,352
D	Hannover	Am Grossmarkt	2004	N 16,970
D	Kassel	Logistikcenter	2003	45,000
D	Nürnberg	Duisburger Strasse 89	2004	N 16,687
D	Otzberg	Reinhard-Müller-Ring	2003	44,297
D	Steinhagen	Waldbadstrasse 24-26	2004	N 15,285
E	Barcelona	La Granada	2001	60,767
E	Tarragona	Logistikzentrum	2005	N 46,000
F	Dourges	Dourges Distripole Building D	2004	N 36,100
F	Dourges	Dourges Distripole Building E	2003	21,650
F	Le Havre	Port Autonome du Havre	2005	N 24,000
F	Lyons	Plaine de L'Ain	2003	50,557
F	Marseille	Clesud II ("C")	2005	N 25,155
F	Marseille	Salon de Provence	2004	N 20,586
F	Paris	Bonneuil-en-France 1a	2004	48,270
F	Paris	Brie Compte Robert A+B	2003	38,758
F	Paris	Sénart Tigery	2002	16,018
F	Paris/Sénart	Moissy-Cramayel	2004	N 30,436
F	Porte Les Valence	Logistikzentrum	2005	N 35,000
F	St. Witz	Logistikcenter	2003	20,000
F	Toulouse	Eurocentre Building C	2004	19,350
I	Allonne (near Beauvais)	Allone	2004	N 32,062
I	Pescara/Abruzzo	San Salvo	2004	37,000
I	Piagenza/Mailand	Castel San Giovanni A+B	2004	N 46,872
NL	Rotterdam, Utrecht	Logistik-Portfolio Ammersfoot	2004	N 84,307
S	Botkyrka/Stockholm	Loviseberg I+III	2004	N 34,079
USA	Fontana, California	Calabash I	2005	N 49,083
USA	Ontario, California	Haven Distribution Center	2005	N 77,137

RESIDENTIAL PROPERTIES

Postal code	City	Street	Addition	Total usable space in sqm ⁽²³⁾
D	Berlin	Becherweg 29-37	2005	N 5,410
D	Berlin	Lupinenweg 1-5	2005	N 5,692
DK	Copenhagen	Bryggen Waterfront	2004	51,000
S	Stockholm	Roddaren 58	2004	N 20,265
USA	Annapolis, Maryland	Park Place	2004	N 56,715
USA	Arlington, Virginia	Clarendon 1021	2004	N 34,231
USA	Atlanta, Georgia	Buckhead Grand	2004	N 32,493
USA	Atlanta, Georgia	The Paramount	2004	N 47,550

Postal code	City	Street	Addition	Total usable space in sqm ⁽²³⁾
USA	Boston, Massachusetts	Parris Landing	2004	N 38,172
USA	Boston, Massachusetts	Strada 234	2003	12,104
USA	Chicago, Illinois	Lincoln Park	2004	4,831
USA	Columbia, Maryland	Hobbits Grove	2005	N 16,470
USA	Falls Church, Virginia	High Point at Jefferson Park	2004	N 22,760
USA	Falls Church, Virginia	Renaissance 2230	2004	N 30,471
USA	Fort Lauderdale, Florida	Nu River Landing	2004	N 63,802
USA	Ft. Meyers, Florida	High Point Place	2004	51,654
USA	Houston, Texas	Eldrige Appartements	2004	N 35,322
USA	Las Vegas, Nevada	Allure	2004	N 40,220
USA	Melville, NY (New Yor)	Huntington Terrace	2003	21,406
USA	NY New York	99th and Broadway	2005	N 35,342
USA	Queens, NY New York	Savoy at Little Neck	2004	9,450
USA	Raleigh, North Carolina	Sunrise of North Hills	2004	N 8,640
USA	Redmond, WA Washington	Ravenwood at the Park	2005	N 31,629
USA	Redondo Beach, California	Redondo Beach	2005	N 7,932
USA	San Diego, California	Atria	2004	N 18,867
USA	San Diego, California	Heights at Carmel Valley	2004	N 23,690
USA	San Diego, California	Park Terrace	2004	N 19,244
USA	San Francisco, California	One Rincon Hill	2004	N 37,858
USA	Silver Spring, Maryland	930 Wayne Avenue	2004	14,861
USA	South Miami Beach, Florida	The Floridian	2004	49,661
USA	Thousand Oaks, California	Westlake Village	2004	5,923
USA	Washington D.C.	3883 Conneticut Avenue	2004	N 11,850
USA	Washington D.C.	Quincy Court	2004	N 12,540
USA	Washington D.C.	The Dumbarton	2004	8,260
USA	Washington D.C.	The Whitman	2004	N 27,546
USA	Washington D.C.	Thomas House	2005	N 16,723
USA	Wheaton, Illinois	Briarcliffe Apartments	2005	N 15,126
USA	Yorba Lind, California	Sunrise of Yorba Linda	2004	N 4,820

16 OBJECTS IN THE ITALIAN PORTFOLIO, WHICH WAS ACQUIRED IN 2003

Postal code	City	Street	Total usable space in sqm ²³⁾
Cassina de' Pecchi		Via Roma 108 Ed. A	10,221
Cassina de' Pecchi		Via Roma 108 Ed. C-D	16,553
Cassina de' Pecchi		Via Roma 108 Ed. F	9,790
Cassina de' Pecchi		Via Roma 108 Ed. G	2,776
Genua		Via Antonio Cantore 3	7,806
Genoa		Via Balbi 40	7,717
Genoa		Via Milano 43	8,804
Milan		Via G. Patecchio 2	6,688
Milan		Via G.B. Ramusio 1	7,910
Milan		Via Polonia 10	7,082
Milan		Via Stephenson 94	10,407
Rome		Via Asmara 38	851
Rome		Via Berio dei 91-97	8,150
Rome		Via del Pescaccio 22-28	8,982
Rome		Via Staderini 93	5,012
Segrate		Viale Europa - Tigli A	4,463

33 OBJECTS IN THE ITALIAN PORTFOLIO, WHICH WAS ACQUIRED DURING THE THIRD QUARTER OF 2004/05

Postal code	City	Street	Total usable space in sqm ²³⁾
Bergamo		Via Stendhal 5	N 8,186
Bologna		Via Farini 12	N 3,346
Bologna		Via Ferrarese 156/6	N 4,759
Bologna		Via Galliera 4	N 2,235
Bologna		Via Larga 35/2	N 10,750
Casalecchio di Reno		Via del Lavoro 47	N 28,280
Genoa		Via Dante Alighieri 63	N 1,238
Gorizia		Via XXIV Maggio 4/B	N 3,052
Milan		Via Broletto 9	N 5,172
Naples		Via Diocleziano 42	N 4,476
Naples		Via Medina 5	N 1,686
Padua		Largo Europa 16	N 6,215
Padua		Via Belzoni 1-3	N 4,146
Padua		Via Magarotto 2	N 9,612
Padua		Via Mantegna	N 2,219
Padua		Via Porciglia 14 int. 2	N 306
Padua		Via Porciglia 14 int.1	N 1,162
Padua		Via VIII febbraio 20	N 1,109
Perugia		Via Pontani 14	N 3,136
Prato		Via Giani 9	N 1,748
Ravenna		Piazza Arcivescovado 9	N 1,548
Rovigo		Via Verdi	N 4,555
Saronno		Via Grieg 5	N 6,054
Turin		Corso Galileo Ferraris 54	N 1,528
Turin		Via Arsenale 17	N 2,726
Turin		Via Monte di Pietà 26	N 3,546
Turin		Via Santa Teresa 3	N 1,426

Udine		Via Gemona 39	N 1,208
Venice		Calle delle Acque 5009	N 1,402
Venice Mestre		Corso del Popolo 209/215	N 4,491
Venice Mestre		Corso del Popolo 86	N 2,694
Venice Mestre		Via Aleardi 17/b	N 1,219
Venice Mestre		Via Carducci 23	N 9,558

19 OBJECTS IN THE ITALIAN PORTFOLIO, WHICH WAS ACQUIRED DURING THE FOURTH QUARTER OF 2004/05

Postal code	City	Street	Total usable space in sqm ²³⁾
Bologna		Via Grimaldi 5/e	N 229
Bologna		Via Usberti 8/c	N 694
Cerea		Via Trento 19	N 65
Cervignano del Friuli		Via Nazario Sauro 23	N 246
Chioggia		Calle Renier 1260	N 532
Dolo		Via Borgo Cairoli 12	N 205
Fusignano		Via Emaldi 99	N 257
Gorizia		Corso Verdi 104	N 172
Gorizia		Via Carducci 6/20	N 499
Gorizia		Via Fatebenefratelli 26	N 71
Gradisca d'Isonzo		Viale Trieste	N 148
Maniago		Via Roma/Via Castello 3	N 218
Montegrotto Terme		Viale Stazione 16	N 211
Naples		Via C. Muzy 19	N 328
Nichelino		Via Cagliari 23	N 188
Padua		Via Busonera 8	N 502
Rome		Via Biancamano 25/B	N 239
S. Giovanni in Persiceto		Corso Italia 27	N 188
Venice Mestre		Corso del Popolo 1/A	N 257

TOTAL IMMOWEST

3,551,820

1) Properties classified by primary usage

2) Including parking spaces (rounded)

3) In order to provide a transparent presentation, the total usable space of the properties is provided. The share of usable space owned by IMMOWEST totals 489,684 sqm.

N Represents newly acquired objects.

Glossary

Asset management: The management of assets by specialised service firms through a power of attorney.

ATX: Austrian Traded Index.

ATX Prime: Includes all shares in the Prime Market segment of the Vienna Stock Exchange. The Prime Market segment covers all stocks that are admitted for official trading or traded over-the-counter and also meet additional requirements. The ATX Prime was introduced on 2 January 2002 and included 39 stocks as of 31 July 2005 (IMMOFINANZ as well as IMMOEAST since March 2005).

Benchmark: External standard for the evaluation of business indicators.

Book value: Amount at which a property is carried on the balance sheet after the deduction of all ordinary and any extraordinary depreciation.

Cash flow from operating activities: Increase or decrease in cash and cash equivalents arising from cash inflows and outflows during the business year.

Corporate governance: The Austrian Corporate Governance Code issued in fall 2002 represents a "corporate constitution", or system of rules for the responsible management and control of a company.

Cost model: IFRS accounting method for property, which is similar to the method required by the Austrian Commercial Code and calls for annual depreciation independent of fair value.

DAX: German stock index.

Diversification: Distribution of property investments among various sectors and geographic regions to minimise risk.

Earnings per share: Net profit divided by the weighted average number of shares outstanding.

Earnings retention: Net income is not distributed as dividends but reinvested in the company, and thereby supports earnings growth; investors gain through an increase in the stock price.

EBIT: Earnings before interest and tax, or operating profit.

EBT: Earnings before tax.

EPRA: European Public Real Estate Association, an organisation of listed property companies in Europe.

Equity method: Accounting method, under which the value of an investment in a company is recorded at acquisition price and adjusted annually to reflect the proportional share of net assets; the pro rata share of annual profit or loss in the relevant company is recognised to the income statement.

Equity ratio: Indicator showing the relation of equity to total assets.

Fair value model: IFRS accounting method for property, which is based on actual realisable market value.

Fair value: The market value of property as determined by the valuation committee.

Free float: The percentage of shares held by a large number of stockholders.

Gearing: Ratio of net debt to equity

GPR-15 Real Time Index: Global Property Research (GPR) prepares a stock index that covers the 15 largest listed property companies in Europe; of these companies, eight are located in Continental Europe. The index weighting of IMMOFINANZ increased from 4% to 7.2% as of 1 July 2005.

IAS 40: IAS 40 provides enterprises with an option for recording real estate held as investment property; companies may choose between a fair value model and a cost model (also see definitions of fair value model and cost model).

IATX: Branch index for property stocks in the ATX.

IFRS and IAS: International Financial Reporting Standards and International Accounting Standards.

IPO: Initial Public Offering; first issue by a company on the stock exchange (IMMOEAST in December 2003).

ISIN: International Security Identification Number (code number for stocks and bonds)

Market capitalisation: The market value of a stock corporation (stock price x number of shares).

MSCI World Index: Stock index published by Morgan Stanley Capital International (MSCI), which is based on roughly 2,000 stock prices from over 20 countries; in addition to a global index, MSCI also issues regional indexes (MSCI Europe Index).

Net debt: Financial liabilities minus liquid funds.

Net Asset Value (NAV): Fair value of the property portfolio less debt.

P/E ratio: Price/earnings ratio, an indicator of the market valuation of a stock.

Portfolio management: The purchase and management as well as the possible sale of property to increase and maintain the value of a portfolio.

Pre-letting: Space rented before the start of construction.

Private placement: Sale of shares outside the stock exchange.

Return: Key indicator for the yield on an investment, expressed as a percent of invested capital.

Revenues: For IMMOFINANZ, revenues equal income from rentals and operating costs.

ROE: Return on equity, or net income divided by average capital employed; key indicator for the profitable use of equity.

Secondary market yield: Average return on securities traded on the secondary market.

Speculation period: Austrian law classifies certain speculation gains (for example, the difference between the purchase and sale price of a share) as tax-free after one year.

Stock performance: Development of the value of a stock.

Undisclosed reserves: The fair value minus the carrying value of property.

Valuation committee: Group of three court-certified experts, who calculate the fair values of property as of the balance sheet date.

Withholding tax: Capital yields tax, which currently equals 25% in Austria.

Financial Calendar

29 September 2005
12th Annual General Meeting

30 September 2005
Report on the First Quarter as of 31.07.2005

16 December 2005
Report on the First Six Months as of 31.10.2005

31 March 2006
Report on the First Three Quarters as of 31.01.2006

Investor Relations Contact: Emanuel Auanger

Shareholders' Telephone: +43/1/532 06 39

E-mail: investor@immofinanz.at

Internet: www.immofinanz.at

Imprint

Publisher:
IMMOFINANZ Immobilien Anlagen AG
Bankgasse 2
A-1010 Vienna

Tel.: +43/1/532 06 39-0
Fax: +43/1/532 06 39-790
Mail: marketing@immofinanz.at
www.immofinanz.at

Consulting and coordination: BCA Mensalia
Design: Rosebud, Inc.
Photos: IMMOFINANZ archive, Peter Rigaud, Klaus Vyhnalek

The **IMMOFINANZ** Property Guide

The IMMOFINANZ property portfolio contained 1,114 objects in 19 countries as of 30 April 2005. The attached Property Guide highlights a number of these properties – and also shows their broad sector and geographical diversification.

A list of all properties in the IMMOFINANZ portfolio is also provided on pages 124-137 of this annual report.

IMMOFINANZ Immobilien Anlagen AG

Bankgasse 2
A-1010 Vienna

Tel: +43/1/532 06 39-0
Fax: +43/1/532 06 39-790

marketing@immofinanz.at
www.immofinanz.at