

A large range of
properties in
19 countries.

Interim Report as of 31 January 2005

IMMOFINANZ

Dear Shareholders,

IMMOFINANZ continued the record course set during the first half of the 2004/05 Business Year by further expanding its property portfolio and improving earnings in the third quarter. Group revenues rose by 97% over the comparable prior year period to EUR 140 million. EBIT calculated in accordance with the IFRS fair value model reached EUR 130.8 million and EBT equalled EUR 124.8 million.

The number of properties owned by the company topped the 1,000-mark during the reporting period. As of 31 January 2005 the IMMOFINANZ portfolio included 1,059 objects with total usable space of 3,999,222 sqm in 19 countries. The sector classification of these properties shows 44.4% residential, 20.2% offices, 12.0% industrial, 10.8% retail, 10.1% parking and 2.5% hotels.

Austria



1230 Vienna,
Forstinger Central warehouse



1140 Vienna, Bermillergasse 7
Merkur supermarket



BUWOG project in 1110 Vienna
Kaiserebersdorfer Str. 35–37

IMMOAUSTRIA

The share of residential investments increased during recent quarters because of the low level of construction activity and expected housing shortage. Good opportunities are also available in retail properties at the present time. The acquisition of all 105 locations in the Forstinger automobile accessories chain before the start of 2005 triggered a massive expansion of IMMOAUSTRIA holdings in the specialty shopping centre sector. These facilities are located in eight of the Austrian provinces, and roughly 70% of total space is rented to Forstinger through long-term contracts; the other tenants are well-known retail chains. This acquisition also included the central warehouse in Vienna-Liesing with approx. 25,000 sqm. Land reserves in the Forstinger properties total 400,000 sqm and include significant space for future development.

IMMOFINANZ intensified its activities in the Stadlau commercial park (22nd District of Vienna) during the third quarter of the business year and acquired a fully rented object with 6,000 sqm of space whose lead tenant is a branch of the Eurospar supermarket chain. In Linz IMMOFINANZ purchased a specialty shopping centre with approximately 4,500 sqm of usable space that houses branches of Lutz, Wein & Co and KIK textiles. Two attractive development projects in Burgenland are in the planning stage and realization will start in the near future, with completion scheduled for 2006. A specialty shopping centre in Simmering with 4,300 sqm of usable space is under construction; the facility will open in autumn of this year and is now fully rented to well-known retail chains that include C&A, Vögele, dm, Fressnapf, Deichmann and others.

IMMOFINANZ now owns 122 specialty shopping centres in Austria that are completed or under construction with total lettable space of 242,000 sqm, and is clearly the leading property investor in this segment. In addition, the company acquired a commercial object with 3,120 sqm of space at Bergmillergasse 7 in the 14th District of Vienna, in which a Merkur supermarket is located.

A first-class renovated office property at Teinfaltstrasse 9, a prime location behind the Burgtheater in the first District of Vienna, was acquired during the third quarter of this business year. IMMOFINANZ now owns 24 objects with roughly 110,000 sqm in the Inner City of Vienna.

One BUWOG project in Vienna's 11th District is of special note. IMMOFINANZ is working to set new accents with art in subsidised housing. This housing complex was designed by Gerwald Rockenschaub, an internationally renowned artist, and offers optimal transportation connections and infrastructure. It will include 64 rental apartments and 24 condominiums. The transfer of the apartments is planned for autumn 2006.

IMMOEAST

At the start of the reporting period IMMOEAST acquired a 56.6% majority stake in IMAK CEE, a company whose goal is to develop an office and logistics portfolio in the booming cities of Warsaw and Budapest. This firm had compiled a very attractive portfolio of five objects as of 31 January 2005, which are fully rented for the most part to well-known international companies. Four of the properties – namely the Bokszerska Office Centre (offices), Bokszerska Distribution Centre (logistics and offices), Cybernetyki Office Centre (offices) and Crown Tower (offices) – are located in Warsaw. IMAK CEE is represented in Budapest with the Pharmapark Logistics Centre (logistics and offices).

The Crown Point office building in Warsaw was acquired after the close of the reporting period. The goal is to increase the property portfolio to EUR 260 million through the purchase of another five objects by 2006.

Poland



PL Katowice
Silesia City Center

IMMOEAST also concluded its largest single investment to date in Poland during the reporting period by purchasing the Silesia City Center, a planned shopping mall with integrated entertainment facilities. The property will have 66,320 sqm of lettable space, which is roughly the same size as Vienna's Donauzentrum, and will become the largest shopping centre in the northern part of the Slask region with roughly 240 shops. Even though completion is not expected before spring 2006, 43% of space has already been rented to well-known brands. Negotiations have been or will be concluded shortly for a further 34%.

IMMOEAST invested in the Poznan Financial Centre in Posen, Poland, through its 19.75% stake in Polonia Property Fund, L.P. This facility has 18,000 sqm of lettable space and is almost fully rented to well-known companies such as PricewaterhouseCoopers and the Arcelor steel company. IMMOEAST was active on the Polish market with great success in recent years through its 7.79% investment in GTC. This stake was purchased before the firm's IPO, and was sold at extremely profitable conditions during the reporting period.

Russia



RU Moscow
Gogolevski Boulevard 11

Growing economic stability throughout the region has made the Russian market a highly interesting target. IMMOEAST therefore entered this market after the end of the reporting period by acquiring a 25.86% stake in FF&P Russia Real Estate Ltd., the leading property investment company in Russia. The goal of this firm is to develop a portfolio of USD 150 to 170 million in Moscow over the coming years, which will include fully rented office and retail buildings as well as commercial properties. FF&P already owns two fully rented objects with 18,000 sqm of usable space in prime locations. The office building on Gogolevsky Boulevard has a prominent circle of tenants that include KPMG, General Motors, Delta Airlines and the International Monetary Fund. The office and retail property on Lesnaya Street is rented to the Coalco aluminium company through a long-term contract.

IMMOWEST

The low US Dollar exchange rate has triggered increased interest by IMMOWEST in the United States, the largest established property market in the world. Following the profitable sale of four apartment complexes and two shopping centres in Houston, IMMOWEST invested in the development of a prestigious housing complex together with the US Carlyle Group. The 60-storey high Orion Tower is under construction on 42nd Street in Manhattan. After completion in November 2006 the tower will contain 550 luxury apartments, and their sale as high-priced condominiums has already started.

A fully rented logistics object was purchased in Derendingen, Switzerland. This property offers substantial opportunities for expansion with its 100,000 sqm of land. The acquisition of further logistics objects in Switzerland is currently under evaluation because of the positive expectations for this market. IMMOFINANZ entered the Swiss market in 2002 with an investment in the Grand Hotel des Bains in St. Moritz, which is leased to the Kempinski hotel chain through a long-term contract, and other activities in this country will now be developed. A medical centre in St. Moritz, which provides 2,800 sqm of space for 12 exclusive doctors' offices, was finished this year. A staff residence with 198 beds was also completed on the hotel grounds in November 2004, and is now fully rented to tourism employees from the entire city.

USA



USA New York
Orion Tower

OUTLOOK

Central and Eastern Europe will remain the focal point of new investment activities, but interesting projects in Western Europe will also be pursued. IMMOFINANZ places great importance on the continuous optimisation and proactive management of its portfolio, which has provided a solid basis for success over the past 15 years and will guarantee that the IMMOFINANZ share also remains a low-risk investment in the future.

Vienna, February 2005

Norbert Gertner
Member of the Executive Board

Karl Petrikovics
CEO

Consolidated Balance Sheet as of 31 January 2005

| ASSETS | 31. 1. 2005 in TEUR | 30. 4. 2004 in TEUR |
|--|----------------------------|----------------------------|
| Property | 3,177,250.9 | 1,630,954.7 |
| Other tangible assets | 16,398.2 | 10,174.3 |
| Intangible assets and goodwill | 53,203.1 | 55,653.2 |
| Shares in associated companies | 30,342.3 | 36,501.0 |
| Other financial assets | 199,292.9 | 125,733.9 |
| Deferred tax assets | 25,092.2 | 653.3 |
| Non-current assets | 3,501,579.6 | 1,859,670.4 |
| Receivables and other assets | 322,229.1 | 107,524.6 |
| Property stocks | 51,082.6 | 0.0 |
| Available-for-sale securities | 839.7 | 28,015.9 |
| Cash and cash equivalents | 327,617.7 | 132,565.9 |
| Current assets | 701,769.1 | 268,106.4 |
| ASSETS | 4,203,348.7 | 2,127,776.8 |
| EQUITY AND LIABILITIES | | |
| Share capital | 261,342.5 | 209,074.0 |
| Reserves | 999,758.1 | 753,765.2 |
| Retained earnings and consolidated profit | 26,566.2 | 34,462.1 |
| Special dividend rights as per §174 Austrian Stock Corp. Act | 1,367.9 | 1,367.9 |
| Currency translation reserve | -3,592.0 | -3,737.1 |
| | 1,285,442.7 | 994,932.1 |
| Minority interest | 199,288.2 | 95,817.7 |
| Equity | 1,484,730.9 | 1,090,749.8 |
| Long-term debt | 1,609,558.9 | 706,918.9 |
| Trade accounts payable | 502.2 | 230.0 |
| Provisions | 4,962.4 | 681.7 |
| Other liabilities | 22,848.1 | 17,631.9 |
| Deferred tax liabilities | 85,404.3 | 21,383.7 |
| Non-current liabilities | 1,723,275.9 | 746,846.2 |
| Short-term debt | 800,786.7 | 205,147.0 |
| Trade accounts payable | 107,590.9 | 42,509.3 |
| Provisions | 32,808.8 | 11,950.3 |
| Other liabilities | 54,155.5 | 30,574.2 |
| Current liabilities | 995,341.9 | 290,180.8 |
| EQUITY AND LIABILITIES | 4,203,348.7 | 2,127,776.8 |

Consolidated Income Statement IAS 40 Cost Model

| TEUR | 1. 5. 2004– 31. 1. 2005 | 1. 11. 2004– 31. 1. 2005 | 1. 5. 2003– 31. 1. 2004 | 1. 11. 2003– 31. 1. 2004 |
|--|------------------------------------|-------------------------------------|------------------------------------|-------------------------------------|
| Revenues | 139,954.0 | 77,061.2 | 71,130.1 | 25,970.4 |
| Other operating income | 43,767.4 | 10,983.3 | 10,404.7 | 2,288.8 |
| Depreciation and amortisation | -45,238.3 | -2,782.8 | -23,096.2 | -7,500.1 |
| Expenses related to properties | -43,482.6 | -25,974.8 | -17,661.0 | -6,617.8 |
| Other operating expenses | -53,402.2 | -37,600.5 | -22,097.7 | -9,882.6 |
| Personnel expenses | -5,615.9 | -3,920.0 | -2,450.2 | -887.0 |
| Operating profit (EBIT) | 35,982.4 | 17,766.4 | 16,229.6 | 3,371.8 |
| Net financing costs | -21,919.8 | -9,277.1 | -16,413.6 | -6,500.5 |
| Income/(loss) on financial assets | 17,388.0 | 2,547.5 | 3,883.3 | 377.9 |
| Share of profit/(loss) from associated companies | -1,451.5 | -1,201.5 | 1,515.0 | 531.2 |
| Financial results | -5,983.3 | -7,931.1 | -11,015.3 | -5,591.3 |
| Earnings before tax (EBT) | 29,999.1 | 9,835.3 | 5,214.3 | -2,219.5 |
| Income taxes | -19,101.3 | -10,827.6 | -2,717.5 | -150.1 |
| Net profit for the period | 10,897.8 | -992.3 | 2,496.8 | -2,369.6 |
| Equity holders of the parent company | 2,204.7 | -7,313.1 | 3,572.7 | -1,578.5 |
| Minority interests | 8,693.1 | 6,320.8 | -1,075.9 | -791.1 |

Consolidated Income Statement IAS 40 - Fair Value Model

| TEUR | 1. 5. 2004– 31. 1. 2005 | 1. 11. 2004– 31. 1. 2005 | 1. 5. 2003– 31. 1. 2004 | 1. 11. 2003– 31. 1. 2004 |
|---|----------------------------|-----------------------------|----------------------------|-----------------------------|
| Revenues | 139,954.0 | 77,061.2 | 71,130.1 | 25,970.4 |
| Revaluation of properties (IAS 40) | 65,298.1 | 16,377.3 | 46,951.4 | 8,854.5 |
| Other operating income | 35,139.1 | 9,108.4 | 6,723.3 | 1,807.5 |
| Depreciation, amortisation and reversal of negative goodwill | -7,137.5 | 17,736.3 | -2,483.1 | -1,460.7 |
| Expenses related to properties | -43,482.6 | -25,974.8 | -17,661.0 | -6,617.8 |
| Other operating expenses | -53,402.2 | -37,600.5 | -23,624.1 | -11,409.0 |
| Personnel expenses | -5,615.9 | -3,920.0 | -2,450.2 | -887.0 |
| Operating profit (EBIT) | 130,753.0 | 52,787.9 | 78,586.4 | 16,257.9 |
| Net financing costs | -21,919.8 | -9,277.1 | -16,413.6 | -6,500.5 |
| Income/(loss) on financial assets | 17,388.0 | 2,547.5 | 3,883.3 | 377.9 |
| Share of profit/(loss) from associated companies | -1,451.5 | -1,201.5 | 1,515.0 | 531.2 |
| Financial results | -5,983.3 | -7,931.1 | -11,015.3 | -5,591.4 |
| Earnings before tax (EBT) | 124,769.7 | 44,856.8 | 67,571.0 | 10,666.6 |
| Income taxes | -19,101.3 | -10,827.6 | -2,717.5 | -150.1 |
| Deferred taxes on revaluation (IAS 40) | -19,875.4 | -8,128.0 | -21,980.2 | -5,186.3 |
| Net profit for the period | 85,793.0 | 25,901.2 | 42,873.3 | 5,330.2 |
| Equity holders of the parent company | 73,751.1 | 19,346.2 | 44,458.1 | 6,820.0 |
| Minority interests | 12,041.9 | 6,555.0 | -1,584.8 | -1,489.8 |

Consolidated Statement of Cash Flows

| TEUR | 1. 5. 2004– 31. 1. 2005 | 1. 5. 2003– 31. 1. 2004 |
|--|----------------------------|----------------------------|
| Gross cash flow | 46,928.2 | 34,362.1 |
| Cash flow from operating activities | 190,005.4 | 65,955.8 |
| Cash flow from investing activities | -308,023.5 | -374,609.1 |
| Cash flow from financing activities | 312,237.4 | 246,292.2 |
| Differences arising from foreign currency translation | 832.5 | -3,140.4 |
| Change in cash and cash equivalents | 195,051.8 | -65,501.4 |
| 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 | 327,617.7 | 91,364.1 |
| Change in cash and cash equivalents | 195,051.8 | -65,501.4 |

Statement of Changes in Equity

| TEUR | 1. 5. 2004– 31. 1. 2005 | 1. 5. 2003– 31. 1. 2004 |
|---|----------------------------|----------------------------|
| Balance as of 30 April 2004 | 1,090,749.7 | 709,505.5 |
| Change in available-for-sale financial assets | -312.7 | 0.0 |
| Net profit | 10,897.8 | 3,572.7 |
| Capital increase | 406,571.9 | 281,876.4 |
| Costs of capital increase | -15,954.0 | -9,037.3 |
| Negative goodwill | 6,179.4 | 0.0 |
| Distribution | -3,341.2 | 0.0 |
| Revaluation | -14,020.3 | 0.0 |
| Other changes | 0.0 | -1,119.4 |
| Currency translation adjustment | 3,960.3 | -3,133.5 |
| Balance as of 31 January 2005 | 1,484,730.9 | 981,664.4 |

Key Figures

| | 31. 1. 2005 | 31. 1. 2004 | 2003/2004 |
|--|-------------|-------------|-----------|
| Corporate Data | | | |
| Revenues in MEUR | 140.0 | 71.1 | 102.0 |
| Operating profit (EBIT) ¹⁾ in MEUR | 130.8 | 78.6 | 104.1 |
| Earnings before tax (EBT) ¹⁾ in MEUR | 124.8 | 67.6 | 93.4 |
| Gross cash flow in MEUR | 46.9 | 34.4 | 50.6 |
| Equity in MEUR | 1,285.4 | 981.7 | 994.9 |
| Equity ratio in % ²⁾ | 46.2% | 65.7% | 64.5% |
| Balance sheet total in MEUR | 4,203.3 | 2,034.9 | 2,127.8 |
| Property Data | | | |
| Number of properties | 1,059 | 283 | 315 |
| Thereof investments in other companies ³⁾ | 146 | 100 | 127 |
| Usable space in sqm | 3,999,222 | 1,591,550 | 1,693,215 |
| Thereof investments in other companies ³⁾ | 397,747 | 282,249 | 329,823 |
| Fair value of properties in MEUR | 3,842.0 | 1,991.8 | 2,123.1 |
| Thereof investments in other companies ³⁾ | 313.7 | 197.1 | 237.9 |
| Stock Exchange Data | | | |
| Earnings per share ¹⁾ in EUR | 0.30 | 0.25 | 0.34 |
| Share price at end of period | 7.10 | 6.35 | 6.49 |
| Number of shares in million | 251.7 | 201.4 | 201.4 |
| Market capitalisation at end of period in MEUR | 1,787.3 | 1,278.8 | 1,307.0 |

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

³⁾ Investments in other companies include associates consolidated at equity and holdings recorded as financial instruments in accordance with IAS 39.

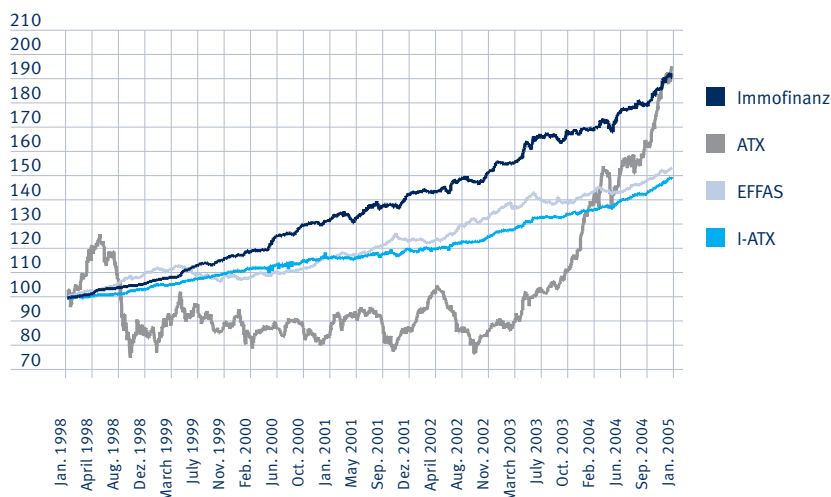
²⁾ Equity in relation to property at fair value.

Development of the IMMOFINANZ Share

IMMOFINANZ shareholders participate in the growth of their company through an increase in the stock price. During the period from 1 February 2004 to 31 January 2005 the price of the IMMOFINANZ share gained 12.44%. This represents a pre-tax yield of 16.59% on alternative investments subject to withholding tax. The average secondary market yield for the fourth quarter of 2004 was 3.25% and the ATX property index (IATX) rose by 9.70% during this period.

Over the past five years (1.2.2000 – 31.1.2005) the price of the IMMOFINANZ share has risen by 9.71% per year, which corresponds to a pre-tax yield of 12.95%. During the last 10 years, IMMOFINANZ has generated an annual increase of 8.98% (pre-tax yield: 11.97%) for shareholders.

Performance: IMMOFINANZ – ATX – EFFAS – IATX 1.1.1998 – 31.1.2005



Notes

Significant accounting policies

The interim financial statements as of 31 January 2005 were prepared in accordance with the principles set forth in International Financial Reporting Standards. This report reflects the standards adapted as part of the Improvement Project: minority interests are shown under equity in accordance with IAS 1.68 (o) (rev. 2003) and the entity approach; the consolidated income statement ends with net profit after tax; and this profit is subsequently allocated between majority and minority shareholders. Provisions for deferred taxes are now classified by term under non-current assets or non-current liabilities in accordance with IFRS. The principles set forth in the new IFRS 3, which replaces IAS 22, were also applied for the first time and the ordinary amortisation of goodwill was replaced by a regular impairment test. Negative goodwill from prior periods was charged to retained earnings in accordance with IFRS 3.81; any new negative goodwill will be immediately recognised to the income statement. In addition, the development of equity now also shows changes in minority interests.

BUWOG – Bauen und Wohnen Gesellschaft mbH and ESG Wohnungsgesellschaft mbH Villach were consolidated for the first time as of the acquisition date in accordance with IFRS 3.61 and 3.62.

The impact of the reduction in the Austrian corporate tax rate from 34% to 25% was taken into account as required by IAS 12.46 in connection with IAS 12.60, as explained in the consolidated financial statements as of 30 April 2004.

Consolidation range

Major changes in the consolidation range during the third quarter of the business year involve the acquisition of 100% of the shares in ARO Immobilien GmbH, STAR Immobilien Treuhand- und Versicherungsmakler Gesellschaft m.b.H. and PIO Liegenschaftsverwertungs GmbH as well as 75% of the shares in SL Immobilienprojekt GmbH. The acquisition of a further 45% stake in “Wienerberg City” Errichtungsgesellschaft m.b.H. led to a changeover from proportional consolidation to full consolidation. The IMMOEAST subsidiary acquired and consolidated the following companies: Global Trust s.r.l. (Romania, 100%), Central Bud sp. z.o.o. (Poland, 100%), Gordon Invest kft. (Hungary, 100%) and ABLO Building s.r.o. (Czech Republic, 90%). A further 45% of shares were acquired in Atom Centrum s.a. (Czech Republic), and this firm was included in the consolidation for the first time using the proportional method. The IMMOWEST subsidiary consolidated Poseidon JV s.a.r.l., a 50% joint venture managed with Carlyle, for the first time.

Capital increase

The largest capital increase in the history of IMMOFINANZ Immobilien Anlagen AG was completed in May 2004. Share capital was increased to EUR 261,342,474.90 through the issue of 50,346,112 shares, and raised cash of MEUR 312.1 for the Group. Share capital is now comprised of 251,730,554 bearer and six registered shares.

Other significant events

During the third quarter IMMOEAST sold its 7.79% stake in the listed Global Trade Centre S.A. (Poland) at very advantageous conditions. In addition, the strong increase in the Polish Zloty, Hungarian Forint, Romanian Leu and Czech Krone had a positive effect on financial results.

Notes to the interim financial statements and outlook

Non-current assets at carrying value rose 88.3% to EUR 3.5 billion during the first nine months of the 2004/05 Business Year. Property stated at fair value totalled EUR 3.8 billion as of 31 January 2005, and equity equalled 46.2% of property at fair value on the closing date. The Group recorded revenues of EUR 139.9 million for the first nine months of the 2004/05 Business Year, which represents an increase of roughly 97% over the comparable prior year period. EBIT calculated in accordance with the fair value model rose by approximately EUR 52 million to EUR 130.7 million.

Group revenues are expected to exceed EUR 190 million and fair value EBIT should equal roughly EUR 160 million for the current business year.

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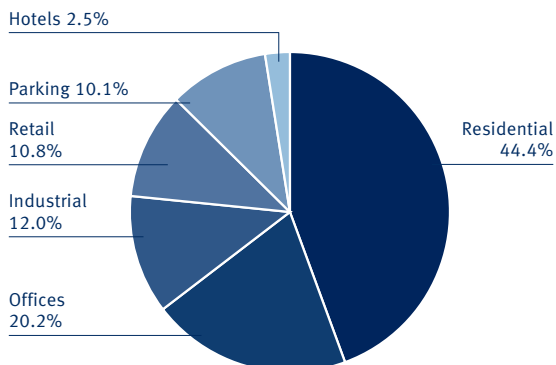
Web: www.immofinanz.at

Financial Calendar

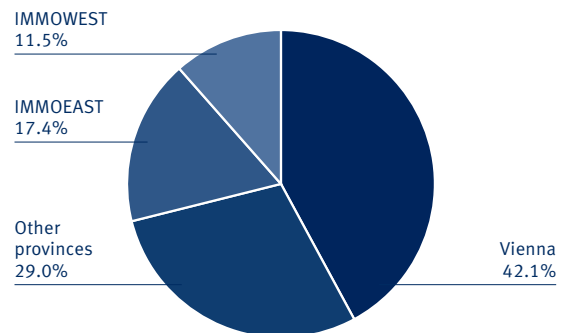
| | | | | |
|---|---|---|---|---|
| 31 August 2005 | 29 September 2005 | 30 September 2005 | 16 December 2005 | 31 March 2006 |
| Annual Report for the 2004/2005 Business Year | 12 th Annual General Meeting | Report on the First Quarter as of 31. 7. 2005 | Report on the First Six Months as of 31. 10. 2005 | Report on the Third Quarter as of 31. 1. 2006 |

Portfolio Mix IMMOFINANZ

Letable Space by Sector



Letable Space by Region



The IMMOFINANZ Share

| | |
|-------------------------------|-----------------------|
| Traded on: | Vienna Stock Exchange |
| Segment: | Prime Market |
| ISIN: | AT 0000809058 |
| Vienna Stock Exchange Symbol: | IIA |

| | |
|-------------|----------------|
| Reuters: | IMFI VI |
| Bloomberg: | IIA AV |
| Datastream: | O: IMMO 866289 |

Included in the following indexes: MSCI-World, MSCI Europe, MSCI EMU, Stoxx 600, GPR 15, GPR 250 Europe, EPRA, ATX Prime, Immobilien-ATX, WBI.