

# There are two ways to make money with property

*The do-it-yourself-way*

*The easy way*

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IMMOFINANZ

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Annual Report 2006/07

1.

The do-it-  
yourself-way:

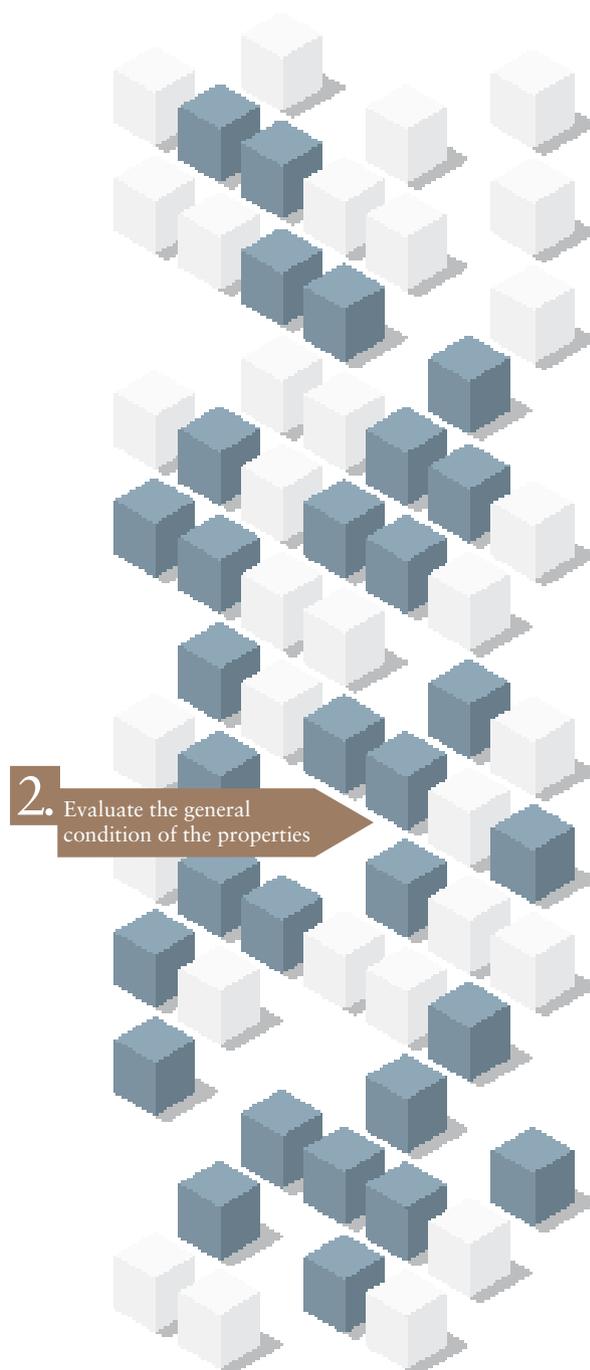
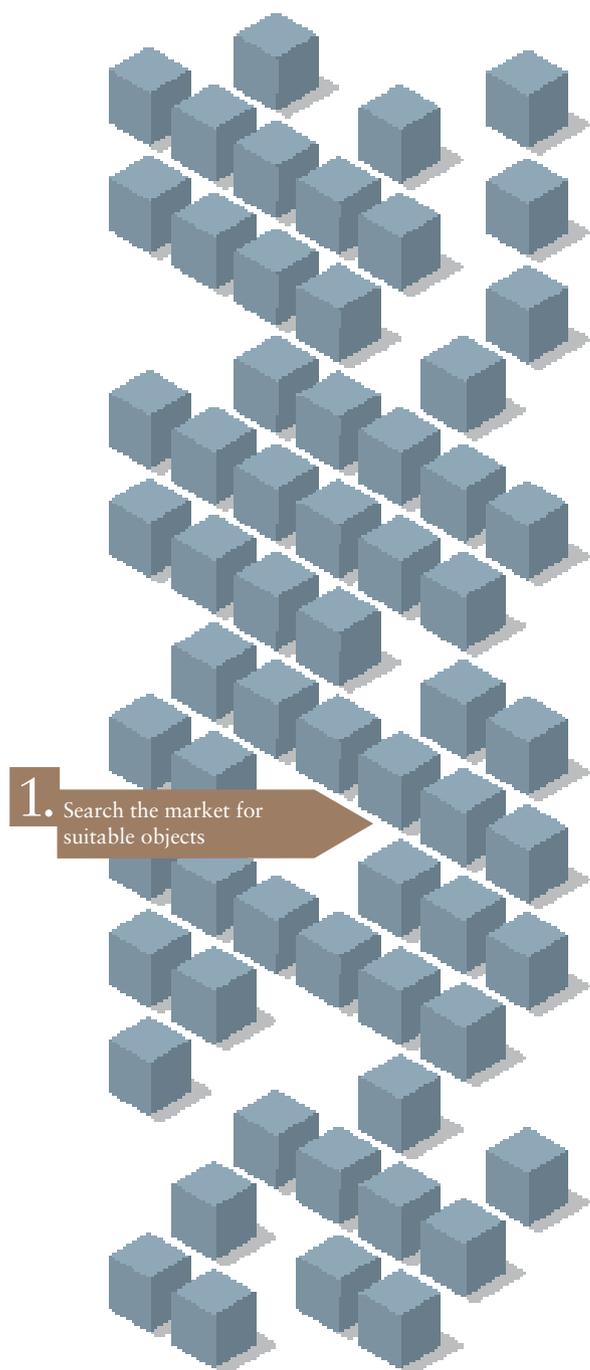


**Follow the IMMOFINANZ  
success strategy and build up  
a property portfolio.**

More on the next 12 pages.

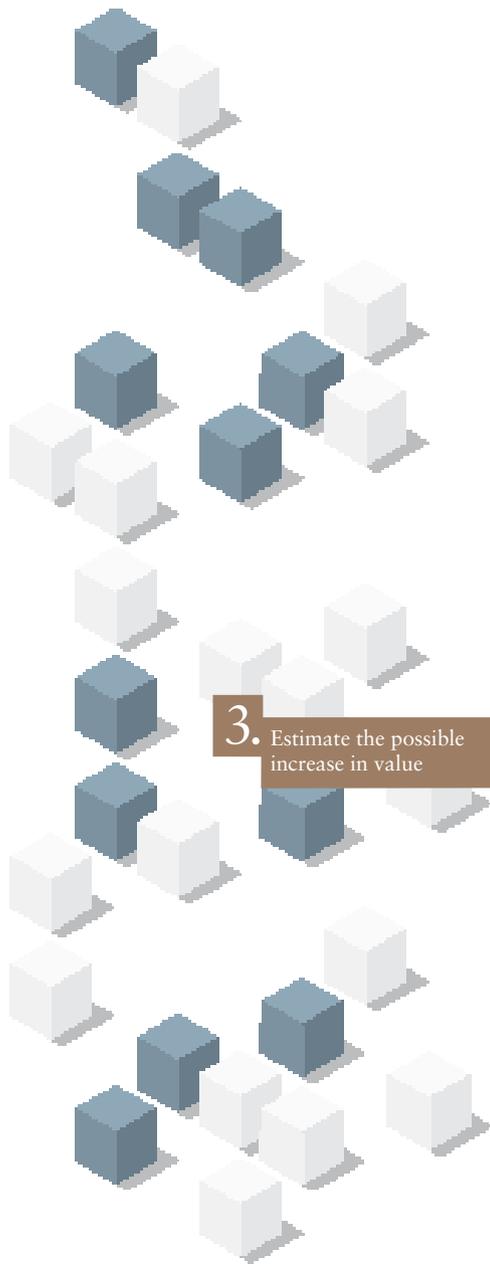
## I. Carefully select a number of objects based on detailed research

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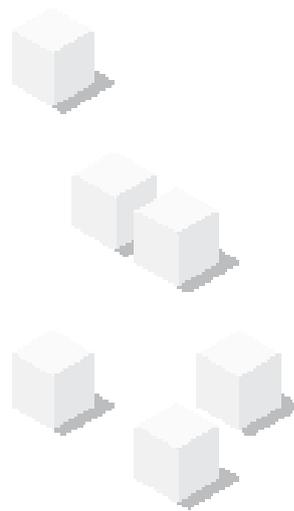


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It's easier to buy a house than you think – but much harder to find the right house than you can imagine!



3. Estimate the possible increase in value



4. Calculate the return and its long-term potential

5. *Congratulations!*  
In the ideal case, you have now found an object that would also meet the strict investment guidelines of IMMOFINANZ!



*Don't trust the facade, but take a closer look to discover the real appeal and value of a property. You don't know whether you want to buy a logistics centre, a hotel, a garage or an apartment*

*building? Which investment will really pay off and when – and what is a fair price? How high are the transaction costs, and what does this all mean from a tax standpoint? When will the first*

*reinvestments be needed? And under what conditions can you invest directly in Germany, Poland, Hungary, the Czech Republic, Slovakia, Russia, Croatia or Ukraine?*

## II. Build up a balanced geographic portfolio



A stable core market brings security – dynamic growth markets generate returns!



**Country**  
 Lettable space in sqm  
 Share of total lettable space in %  
 Other countries: 6.4%

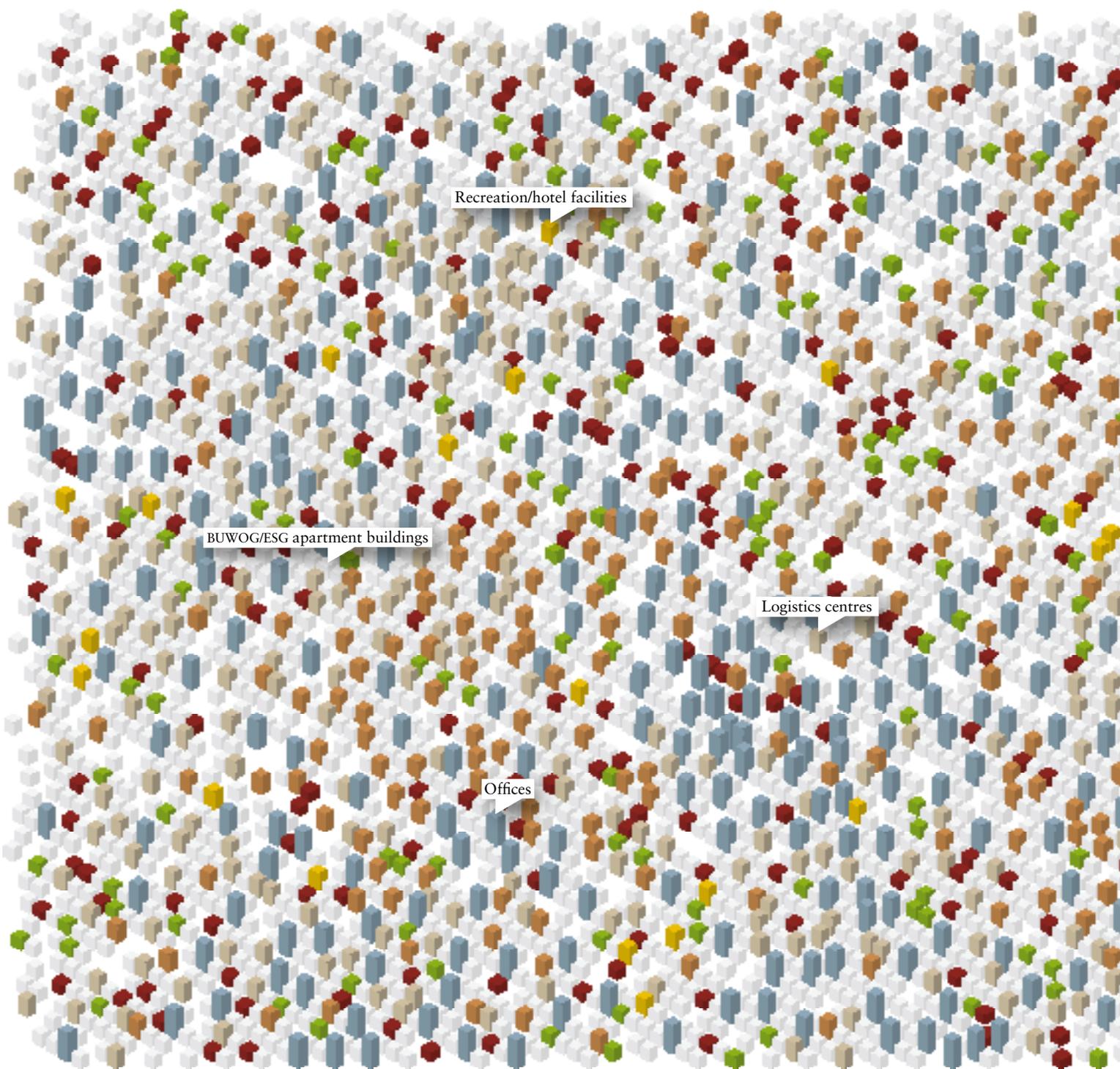
*A property portfolio is considered to be balanced when the various geographic regions are equally represented. In that case, a temporary decline in demand in one country can't affect the performance*

*of the entire portfolio – it's simply offset by another flourishing market. In order to determine exactly which market is moving in what direction and when the time is right for an investment, you need*

*experience and exact knowledge of the local conditions. And how do you reach this point? The best idea is to take a long trip and study the markets.*

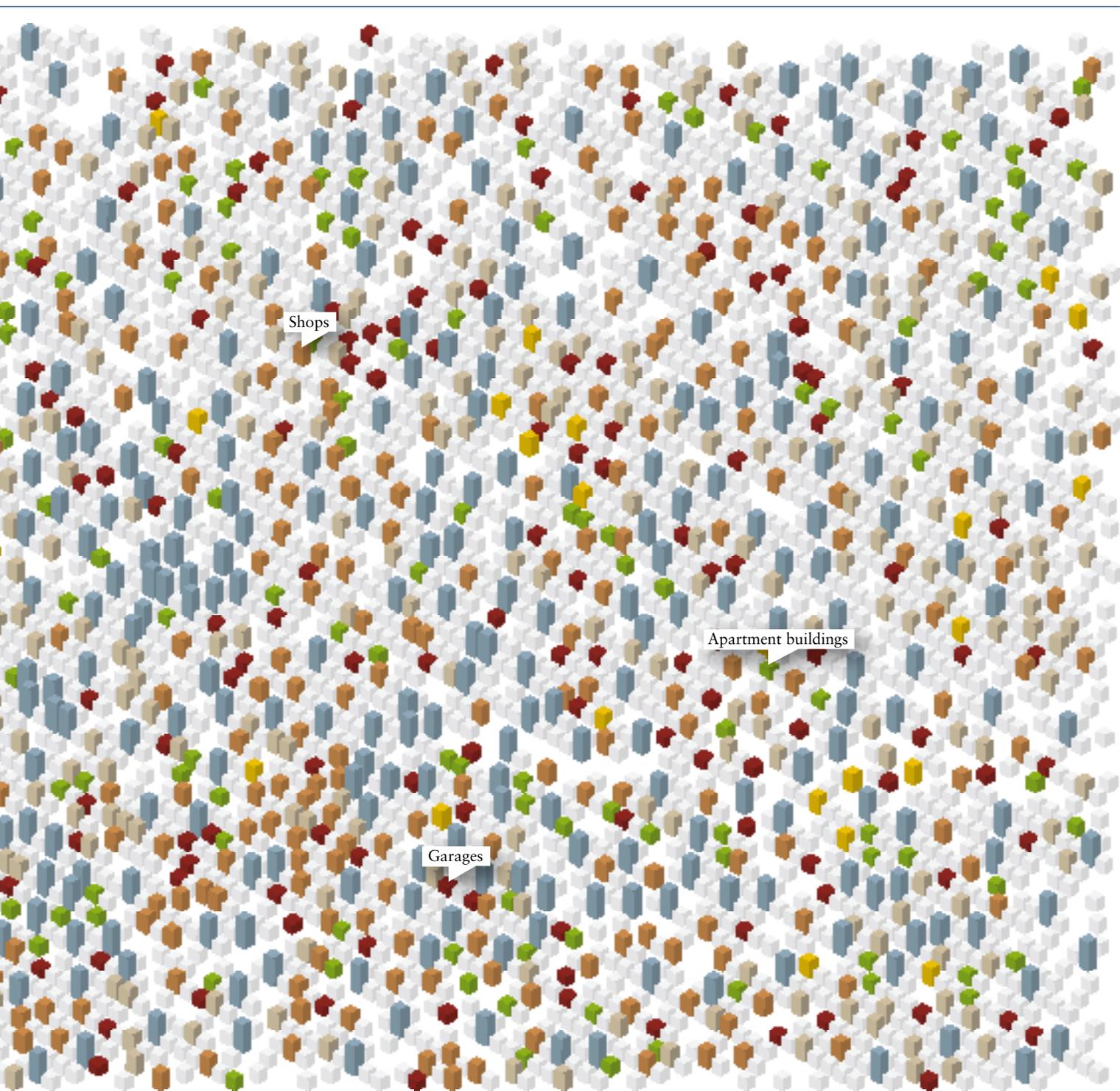
### III. Arrange for the best possible sector diversification

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The best strategy is to buy properties in each of these sectors – and balance your investments as best as possible!



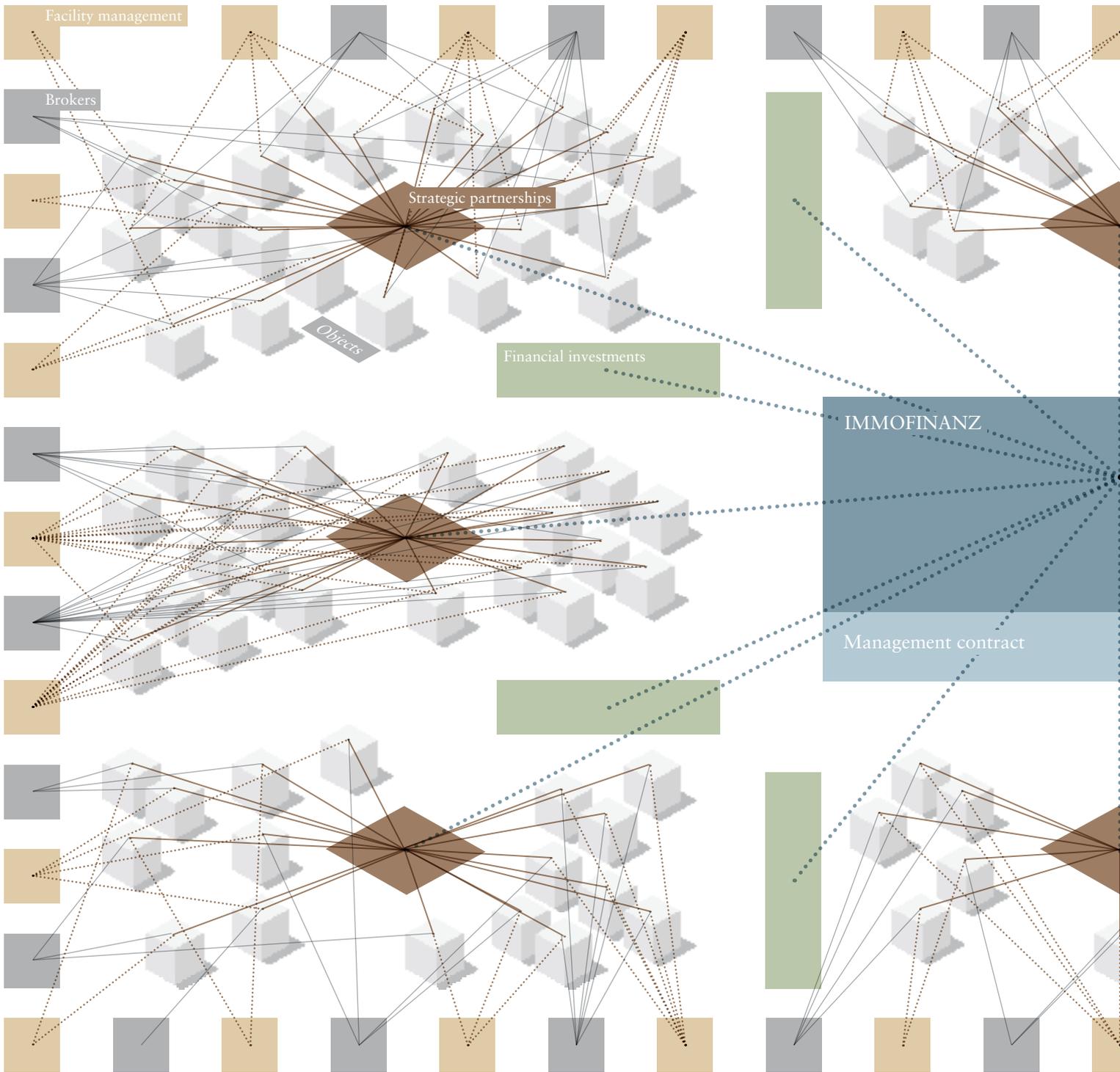
- BUWOG/ESG apartment buildings
  - Offices
  - Shops
- Logistics centres
  - Apartment buildings
  - Garages
  - Recreation/hotel facilities

*The demand for properties in the various sectors of the market moves in cycles. When apartments are booming, office buildings may be empty and*

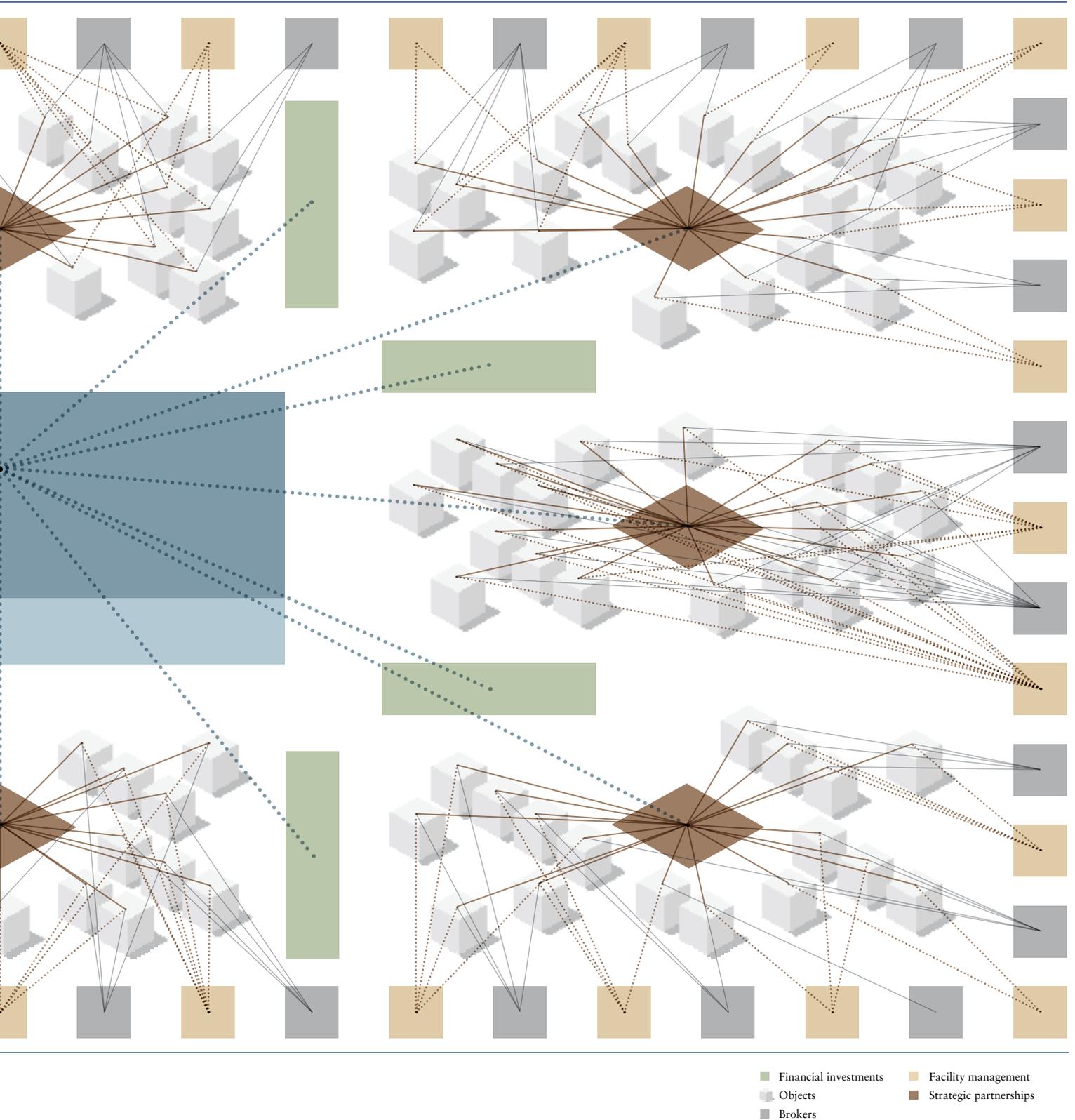
*garage owners can enjoy a steady stream of customers – but the opposite situation could also be true. That’s why investing in different sectors*

*forms the basis for the most stable development of returns.*

## IV. Enter into strategic partnerships



You don't need to be the best  
in every field – you just need to  
work with them!



*New markets can be interesting and full of potential – but they can also carry a great deal of risk. To make sure this risk doesn't become a stumbling block, it's*

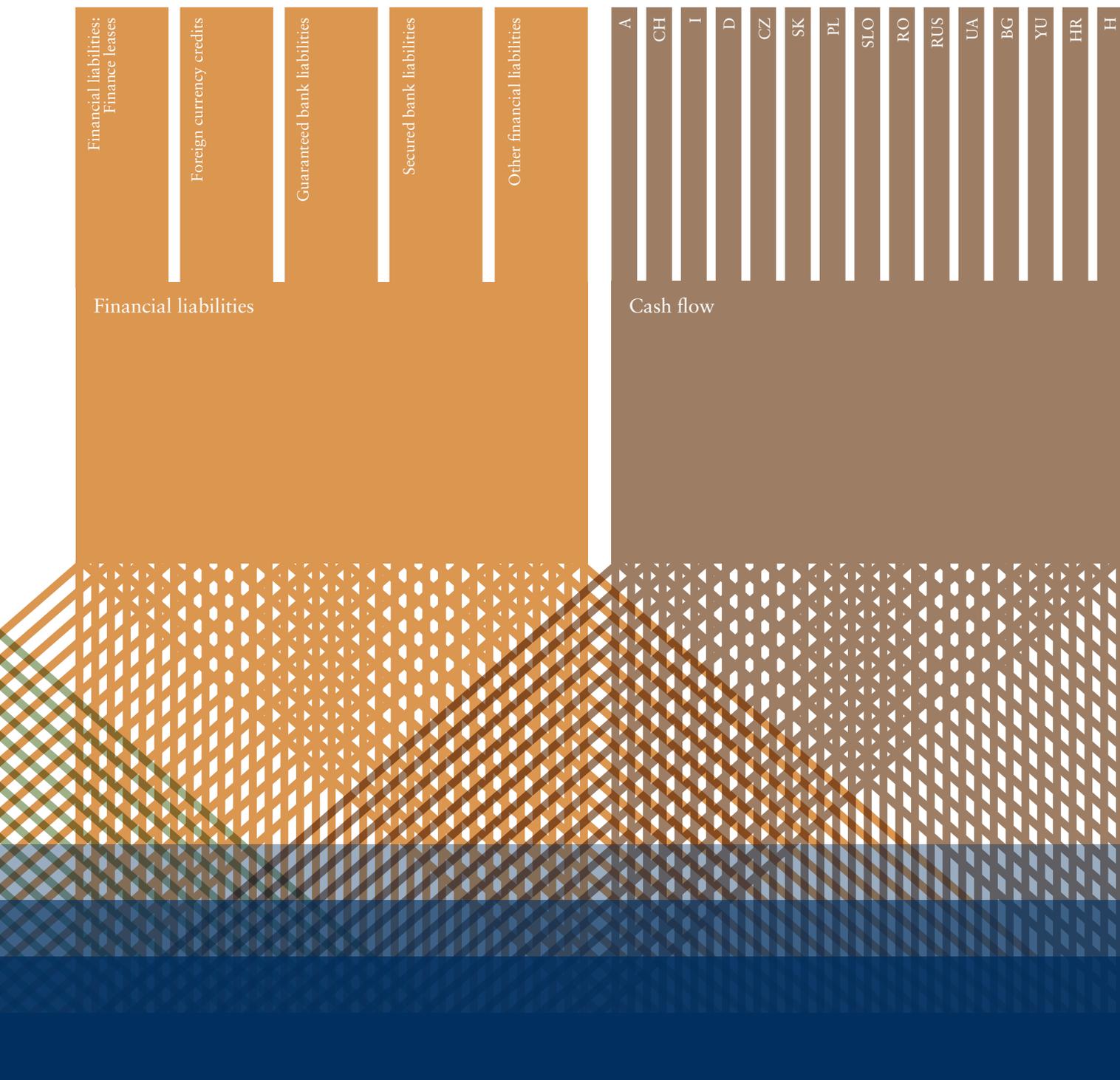
*a good idea to work together with experienced and well-known companies, and develop your own know-how at the same time. You can start to learn*

*Hungarian, Czech, Slovakian, Bulgarian, Romanian, Russian and Italian ... or you can hire the right staff and sign the best contacts.*

## V. Coordinate optimal financing



Internal or external  
financing – or both?  
But how and in what ratio?

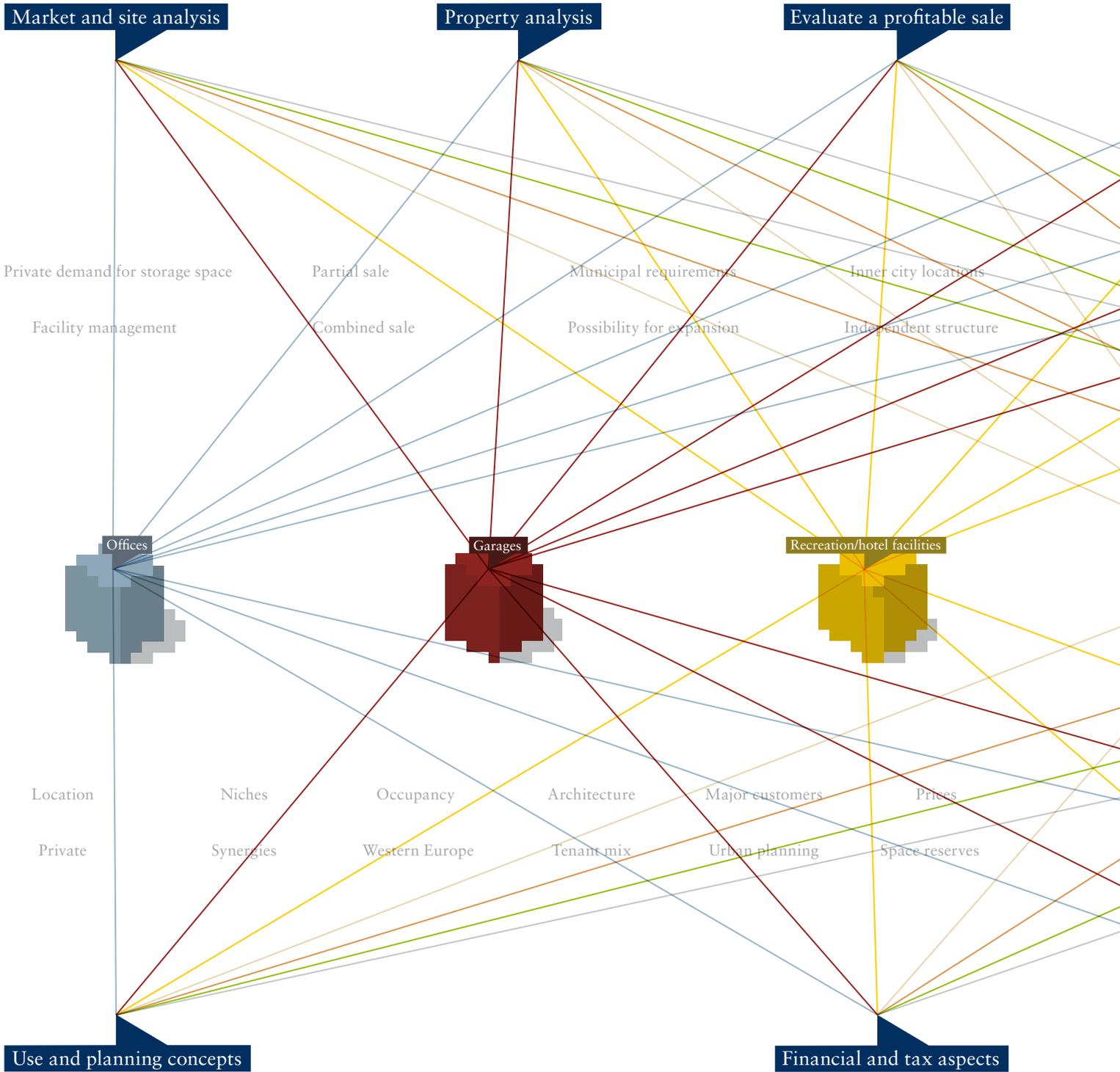


*Choosing the right financing mix plays an important role in the success of your property investment. What effect will an increase in interest rates have on your bank loans, what is leverage, and is*

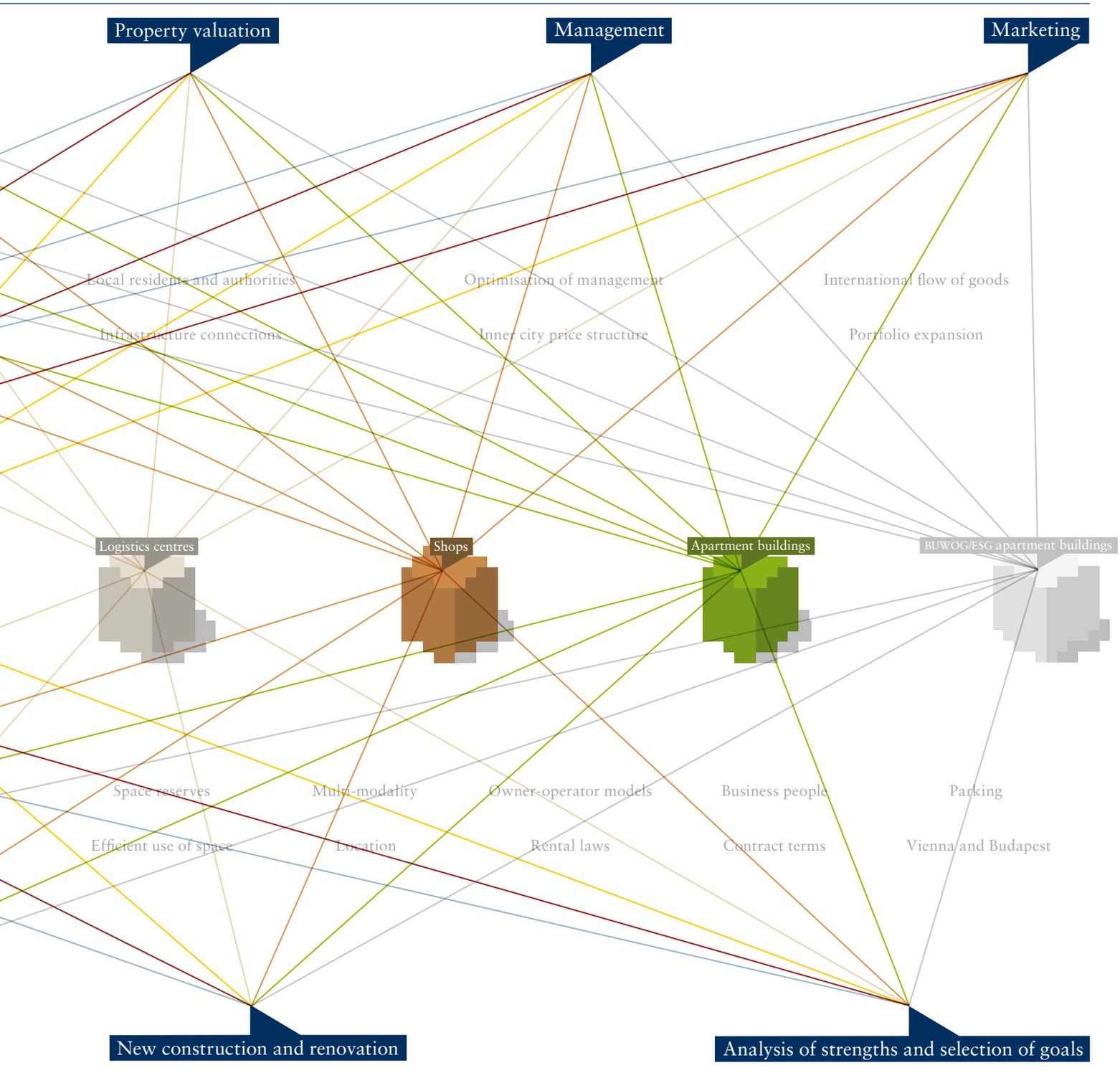
*interest expense deductible or not? Did you understand all this? Then don't forget the collateral for your foreign currency credits and the indexing for your rental income. And when you're*

*finished, convince your bank or your shareholders to give you enough money to realise your plans.*

## VI. Manage your portfolio actively



# Is the value of your properties increasing continuously?



*If you're convinced your investment is on the right track after you have selected the objects, defined the sector and geographic weighting of your portfolio, talked to your bank and signed the*

*purchase contracts – you're wrong. Now you have to manage the properties, minimise vacancies, make sure the rents are paid, utilise extra land reserves, settle legal disputes and, in the end,*

*continuously increase the value of your portfolio. And while you're busy with all that, don't overlook the right time to sell a property!*

2.

The

easy way:



**Become an IMMOFINANZ  
shareholder and earn an average  
annual return of 9.18%\*).**

More information can be found on the  
following pages of this annual report.

*\*)Average annual performance for the last ten years as of 10 August 2007 (copy deadline)*

Contact us if you have any questions. We would be happy to help:  
Telephone: +43/1/532 06 39-0, e-mail: [info@immofinanz.com](mailto:info@immofinanz.com)

## Key Data on IMMOFINANZ AG

	2006/07	Change in %	2005/06
<b>Corporate Data</b>			
Revenues in EUR mill.	518.9	29.3%	401.3
Operating profit (EBIT) in EUR mill.	887.7	63.3%	543.6
Earnings before tax (EBT) in EUR mill.	913.6	75.6%	520.4
Gross cash flow in EUR mill.	169.6	31.2%	129.3
Return on equity (ROE) in %	11.1%	-3.5%	11.5%
Return on capital employed (ROCE) <sup>1)</sup> in %	13.3%	56.5%	8.5%
Equity in EUR mill. (including minority interest)	6,515.3	89.6%	3,436.9
Equity as a % of the balance sheet total	51.2%	11.1%	46.1%
Equity ratio in % (including contracted investments)	39.2%	10.7%	35.4%
Gearing in %	46.9%	-38.9%	76.8%
Balance sheet total in EUR mill.	12,721.6	70.6%	7,456.1
Net asset value per share in EUR	10.9	16.0%	9.4
<b>Property Data</b>			
Number of properties	2,637	22.9%	2,146
Thereof investments in other companies <sup>2)</sup>	720	70.6%	422
Letable space in sqm	11,316,479	65.3%	6,844,109
Thereof investments in other companies <sup>2)</sup>	2,282,344	158.6%	882,678
Fair value of properties in EUR mill.	16,281.9	136.5%	6,884.0
Thereof investments in other companies <sup>2)</sup>	1,688.8	79.1%	943.0
Investments in EUR mill. (including contracted investments)	5,778.7	41.9%	4,073.0
<b>Stock Exchange Data</b>			
Earnings per share in EUR	1.03	4.0%	0.99
Price/earnings ratio	11.6	34.9%	8.6
Share price at end of period in EUR	11.96	37.8%	8.68
Number of shares in mill.	459.0	36.8%	335.6
Market capitalisation at end of period in EUR mill.	5,490.0	88.4%	2,913.4

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

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

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# Report by the Executive Board



Karl Petrikovics (left), Chief Executive Officer, Norbert Gertner, Member of the Executive Board

## Dear Shareholders,

Market capitalisation plus 88.4%, operating profit plus 63.3%, property portfolio more than doubled. These few indicators underscore the fact that 2006/07 represents a very special year in the history of IMMOFINANZ. This company – your company – was able to take over one of the top positions in the ranking of listed property companies in Europe, and also continue its steady and strong growth.

The most important developments of the past year undoubtedly include the rapid growth of our subsidiary IMMOEAST, which has established a dominant market position as the leading institutional investor in Central, Eastern and South-eastern Europe as well as Ukraine and Russia. IMMOEAST also expanded its geographical presence during the past year, and is now represented in 13 countries with direct investments.

Less spectacular than our strong growth in the east – but just as important for the success of the company – is the sound development of IMMOFINANZ in Austria. Of special note here is the success of our residential property subsidiary BUWOG/ESG, which forms more than half of the IMMOAUSTRIA property portfolio and has proven to be a real “gem” with great potential for the future. The high level of occupancy in our flagship, the Business Park Vienna/Vienna Twin Tower, is also worth mentioning – above all, since it formed the basis for our decision to expand the Business Park by roughly 50,000 sqm beginning in autumn 2007. During the past year we were also able to significantly strengthen the position of IMMOFINANZ in Germany, our most important foreign market in the west. The strong growth of our subsidiary Deutsche Lagerhaus, the start of two unusual urban development projects in Cologne and Düsseldorf, and the rapid expansion of the SelfStorage – Dein Lagerraum network in the German cities of Berlin, Hamburg, Frankfurt, Nuremberg and Munich have allowed us to establish strong positions in highly attractive submarkets and niches that will provide numerous opportunities for growth and an increase in value over the coming years.

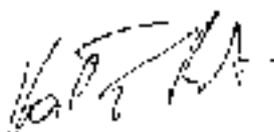
This successful development was also honoured by the capital market: a capital increase in May 2006 and the issue of a convertible bond in January 2007 raised proceeds of EUR 1.67 billion. In addition, IMMOEAST issued new shares with a total value of EUR 2.75 billion. These transactions made the IMMOFINANZ Group the most active issuer by far on the Vienna Stock Exchange.

The strong growth of IMMOEAST during 2006/07 was accompanied by a further improvement in earnings, which also supported the development of the IMMOFINANZ share. With an increase of 37.8% in the share price during the reporting year, IMMOFINANZ was the most successful property stock in Austria.

The 2006/07 financial year was not only profitable for IMMOFINANZ, but also extremely rewarding for you as the owners of the company – and we expect to continue this success course in the future based on the dynamic growth of the Group, its solid financial basis and the strong economic momentum in the countries where IMMOFINANZ is active.



Norbert Gertner,  
Member of the Executive Board



Karl Petrikovics,  
Chief Executive Officer

**Strong improvement in all key indicators**

**Rapid growth in Central, Eastern and South-eastern Europe**

**Sound development on western markets, above all in Austria and Germany**

**Successful issue of shares and convertible bond**

**Significant increase in share price**

**Solid foundation for the coming years**

# Highlights for 2006/07

## Capital increase and convertible bond

IMMOFINANZ completed its largest capital increase to date in May 2006, placing shares with a total value of EUR 923 million. In January 2007 the company issued a convertible bond for institutional investors with a volume of EUR 750 million, which was also well received by the capital market – the issue was oversubscribed nearly four-times. In June 2006 the IMMOEAST subsidiary carried out the largest issue of shares by a European property company with a volume of EUR 2.75 billion.

## EUR 5 billion invested in the east

During the 2006/07 financial year, IMMOEAST completed the largest investment programme ever undertaken by a property company in Eastern Europe. A total of EUR 5 billion was invested in this region. The IMMOEAST portfolio has grown to include 385 retail, office, logistics and residential objects with 4.9 million sqm of lettable space.

## Urban develop- ment projects in Germany

At the start of 2007 IMMOFINANZ acquired two exciting urban development projects through a joint venture at a total cost of more than EUR 600 million: the “Gerling headquarters” project in Cologne and the “courthouse” project in Düsseldorf. Both assignments involve the construction of new multi-functional city districts with luxury apartments, state-of-the art offices, shopping and recreational facilities as well as a 5-star plus hotel in Cologne.

## Investment offensive by Deutsche Lagerhaus

The IMMOFINANZ subsidiary Deutsche Lagerhaus increased its portfolio by a substantial amount during 2006/07, and established a firm position as one of the most active investors in the logistics sector of Germany and Switzerland. The Deutsche Lagerhaus portfolio more than doubled during the reporting year from the original 300,000 sqm, and increased further to 723,000 sqm in 26 objects after the end of the 2006/07 financial year. IMMOFINANZ increased its stake in this company to 90% during 2006/07.

## Investment in TriGránit

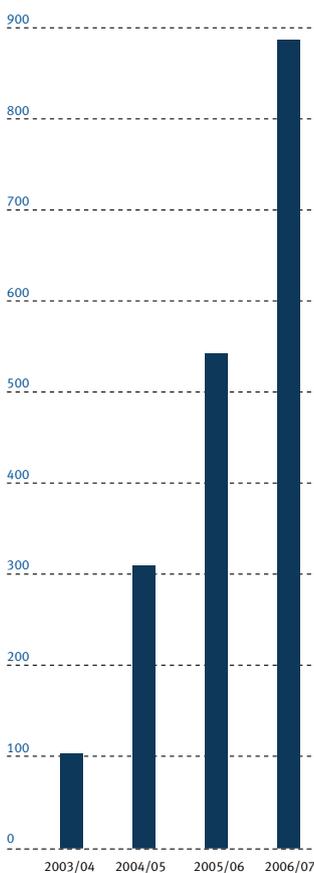
During the summer of 2006 IMMOEAST acquired a 25% stake in the Hungarian TriGránit, the leading property developer in Central, Eastern and South-eastern Europe, for an investment of EUR 400 million. This firm has compiled a development portfolio with a fair value of roughly EUR 8 billion. TriGránit is specialised in large assignments, above all multi-functional urban development projects, and in 2007 concluded a framework agreement with the Russian Gazprom for more than 30 urban development projects in major Russian cities.

## Successful completion of City Point project

The City Point complex was finalised and opened during autumn 2006. With 40,000 sqm it was the largest office building to be constructed in the inner city of Vienna in more than a decade. The object was fully let before completion, and was honoured with the prestigious “Property of the Year” award in Austria. The City Point represents the perfect continuation of the City Tower (29,000 sqm) success story, a neighbouring building that was let to the Republic of Austria for 30 years.

**EBIT: +63.3%**

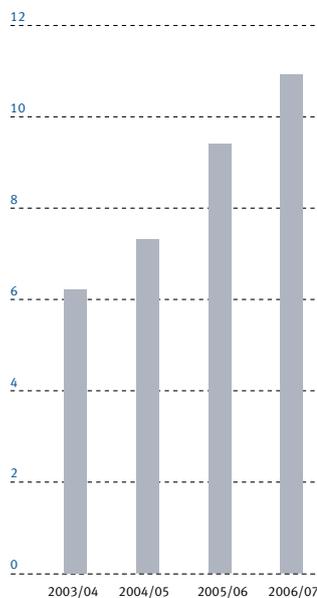
in EUR million  
 As of 30.4.2007



Strong growth in revenues and rising property prices supported an increase of 63.3% in operating profit to EUR 887.8 million. As a result, EBIT more than doubled for the second year in succession.

**Net asset value:**

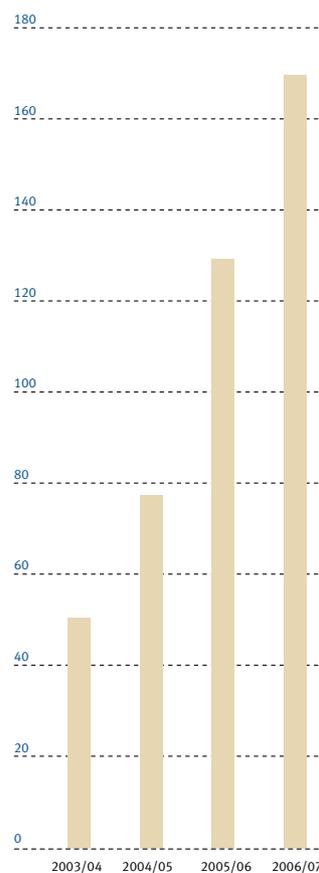
**+16.0%**  
 in EUR per share  
 As of 30.4.2007



In spite of the 111.9 million new shares issued during the capital increase in 2006/07, net asset value – the inherent value of the IMMOFINANZ share – grew by 16.0% to EUR 10.9 per share, and raised the absolute net asset value of the company to more than EUR 5 billion for the first time.

**Gross cash flow:**

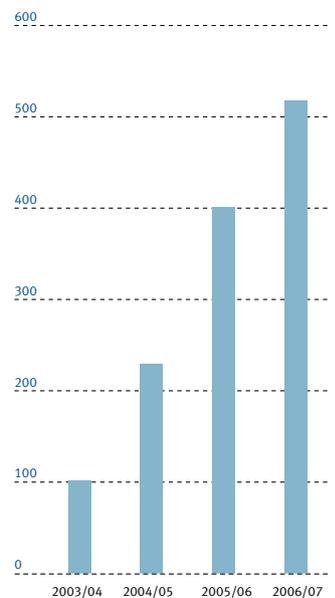
**+31.2%**  
 in EUR million  
 As of 30.4.2007



Gross cash flow rose by 31.2% to EUR 169.6 million.

**Revenues:**

**+29.3%**  
 in EUR million  
 As of 30.4.2007



An increase of 50.8% in rental income to EUR 378.9 million triggered a strong rise in total revenues – including operating costs, proceeds on the sale of properties and other revenues – to more than EUR 518.9 million. More than one-half of Group revenues were recorded in the IMMOAUSTRIA segment with 55.8%, while IMMO-EAST generated 37.2% and IMMOWEST 7.0% of Group revenues.

## Overview of key investments

IMMOFINANZ invested a total of EUR 5.78 billion in portfolio properties, development projects and holdings in other companies during 2006/07. The largest share of these investments was realised by IMMOEAST. The average size of the investment by project increased during the reporting year – and a significant part of the investments represent development projects that will be recognised in the financial statements during several different accounting periods. The most important investments are presented in the following overview:

### Königskinder

During the second quarter of 2007 IMMOFINANZ started the “Königskinder” residential project in Düsseldorf together with the German developer Frankonia. This complex involves the construction of 100 luxury apartments at a cost of EUR 68 million, with completion scheduled for 2010.



### Düsseldorf Courthouses

IMMOFINANZ acquired the “courthouse” development project in the centre of Düsseldorf together with Frankonia in February. The courts currently operating at this location will move at the end of 2009, and plans call for the conversion of the existing structures into a high-quality ensemble with luxurious apartments in both new and old buildings as well as the creation of representative office space, a luxury hotel and spacious gastronomy, retail and recreation facilities with 60,000 sqm of lettable space. Approximately EUR 260 million will be invested up to the planned completion in 2012.



### Logistics Centre Bülach

The largest property purchased to date in Switzerland was acquired during January 2007. The IMMOFINANZ subsidiary Deutsche Lagerhaus acquired the Logistics Centre Bülach, which is located close to Zurich Airport and has 61,743 sqm of lettable space. The Fiege logistics company is the lead tenant in this modern object, which also houses a number of major retail chains.



### Silk 7

The Silk 7 office building in Vienna's Seidengasse was completed during January 2007. This 10,000 sqm object was built on a site that previously served as the headquarters for the publishers of the “Kurier” newspaper, and is the largest new office building to be construction in the booming zone between the ring road and beltway. The investment by IMMOFINANZ totalled EUR 16 million.



### Gerling Headquarters

In December 2006 IMMOFINANZ acquired the headquarters of the Gerling insurance company in the inner city of Cologne through a joint venture. After the company relocates, this project will involve the construction of a new multi-purpose district with 155,000 sqm of high-quality apartments, modern offices and attractive recreation, shopping and gastronomy facilities as well as a hotel. The investment volume totals EUR 380 million, and the complex will be completed in two stages during 2011 and 2013.



### Logistics Centre Bönen

The IMMOFINANZ subsidiary Deutsche Lagerhaus purchased a spacious logistics centre in Bönen, North-Rhein-Westphalia, during February 2007. This fully let object has over 52,000 sqm of space and excellent connections to the transportation network, and is located in one of the most important industrial regions of Germany.



### BUWOG “Look” apartment building

The “Look” apartment building constructed in Vienna by the IMMOFINANZ subsidiary BUWOG was completed during June 2006. This object contains 88 units (64 for subsidised rental/24 for subsidised ownership), which were fully let or sold before completion and – based on the design by the well-known Austrian artist Gerwald Rockenschau – are considered to be a benchmark for modern spacious residential construction. BUWOG invested a net total of EUR 9.5 million in the construction of the Look. In 2006 this project was awarded the property developer prize by the Austrian federation of architects.



### Favoriten Geriatric Centre

In April 2007 the city of Vienna and the IMMOFINANZ subsidiary BUWOG signed an agreement for the construction of a modern geriatric centre with ten stations and a total of 273 beds in the former Heller candy factory in Vienna-Favoriten. This project will give an attractive new service function to a building previously used by the “Wirtschafts-Blatt” daily newspaper. The investment in this 22,000 sqm geriatric centre will equal approx. EUR 58.4 million.

### City Point

The City Point office project was completed in November 2006. With 40,000 sqm it was the largest office building to be constructed in the inner city of Vienna in over a decade. The object is fully let, and was recently awarded the prestigious "Property of the Year" prize in Austria. The investment volume totalled EUR 74 million.



### Alacor

IMMOEAST and the leading Ukrainian property developer Alacor formed a joint venture in June 2006 for the construction of the Alacor Logistics Park City and Alacor Business Park with 160,000 sqm of lettable space and an investment volume totalling EUR 120 million.



### IMAK-Portfolio

In June 2006 IMMOEAST increased its previous 56.6% stake in IMAK CEE to 100%. This firm holds a portfolio of 11 fully occupied logistics and office properties in Hungary and Poland, which have 165,000 sqm of lettable space and a fair value of roughly EUR 280 million.



### Weihburg and Marriott Garages

In June 2006 the IMMOFINANZ subsidiary WIPARK purchased the underground garage in the Hotel Marriott as well as the Weihburg-gasse Garage, which was completed during December 2006 at a nearby site. The two garages have a combined total of 526 parking spaces as well as a high level of occupancy due to their excellent location in the inner city of Vienna, and are among the most successful commercial garages in Vienna.



### Golden Babylon

IMMOEAST completed its first direct investment in Russia during June 2006 with the purchase of two shopping centres in Moscow. The Golden Babylon I and II have lettable space totalling nearly 60,000 sqm and are fully occupied. The investment volume equals EUR 198 million.



### Investment in TriGránit

The largest investment of the 2006/07 financial year was completed during the summer of 2006: IMMOEAST acquired a 25% stake in the Hungarian TriGránit, the leading property developer in Central, Eastern and South-eastern Europe, for EUR 400 million. This highly profitable company is specialised in very large assignments and has completed a number of outstanding urban development projects. TriGránit currently holds a development portfolio with a value of EUR 8 billion in 11 countries.

### Equator

In August 2006 IMMOEAST acquired the majority stake in one of the largest office development projects in the Polish capital. The Equator Office in the dynamic Jerozolimskie business corridor has 125,000 sqm of letable space, comprising 85,000 sqm of offices as well as warehouse and retail areas and underground garages. The investment volume totals EUR 190 million.



### Diamond Point

The Diamond Point office building in Prague was acquired during autumn 2006. This object has 27,000 sqm of letable space that is fully rented to well-known companies through long-term contracts. The investment totals roughly EUR 70 million. In a subsequent step 49% of the shares will be sold to the Allianz Group, one of the lead tenants.



### Polus Center Cluj

IMMOEAST carried out its largest investment in Romania during November 2006 with the acquisition of the Polus Center Cluj, a shopping centre that is located in Klausenburg in the booming province of Transylvania. With 100,000 sqm of letable space, it is one of the largest shopping centres in Romania. The investment totals EUR 210 million.



### Residential projects with 2,000 apartments

Together with local partners IMMOEAST started work on four residential projects with a total of 2,000 apartments in Poland, Slovakia, Romania and Bulgaria. This represents the first large-scale investment in the construction of condominium facilities. The four projects have a total volume of EUR 180 million.



### Majority takeover of Mester Park

IMMOEAST increased its stake in the Mester Business Park from 45% to 75% during autumn 2006. This major project will involve the construction of up to 250,000 sqm in letable space at a central location by 2010. The first stage of construction at the Mester Park was completed shortly after the end of the 2006/07 financial year.



### Mokotow Business Park

In November 2006 IMMOEAST acquired the Mokotow Business Park through a 50:50 joint venture with Heitman European Property Partners, a firm in which IMMOEAST holds a stake of 7.13%. The Mokotow is the largest office complex in Warsaw and comprises nine buildings with 136,000 sqm of letable space and an excellent level of occupancy. In addition, the construction permit was granted for an additional office building. The investment volume totals EUR 260 million.

### Grand Center Zagreb

In November 2006 IMMOEAST completed its first investment in Croatia by acquiring the recently completed Grand Center in the capital city of Zagreb. The property's 21,400 sqm are fully let, whereby the largest tenants are international corporations that include Generali and Strabag. The investment volume totals EUR 40 million.



### Polus Center Constanta

The Polus Center in Constanta was purchased in March 2007. This object has 90,000 sqm and is scheduled for completion in autumn 2008. It will become the largest shopping centre in this Black Sea metropolis, which has a population of more than 300,000. The investment by IMMOEAST amounted to EUR 185 million.



### Investment in Adama

IMMOEAST acquired a strategic investment of 25% in Adama, a residential construction group that is active in South-eastern Europe, for EUR 60 million during March 2007. This company has already completed projects with a value of EUR 600 million, and has a development portfolio of 8,000 apartments. A further 20 projects are currently under preparation in Romania, Ukraine, Serbia and the Republic of Moldavia.



### BB Centrum

In January 2007 IMMOEAST acquired three fully let objects with a total of 73,700 sqm in the BB Centrum office park, one of the top office locations in Prague. The investment volume equalled EUR 160 million.



### Portfolio in Prague and Brno

In March 2007 IMMOEAST acquired a large portfolio with five objects in Prague and Brno. Roughly two-thirds of the 110,000 sqm in lettable space represent offices, while the remainder comprises retail areas. Two of the objects are still under construction. The investment volume equals EUR 210 million, making this project the largest commitment by IMMOEAST to date in the Czech Republic.



### Victoria Park

Shortly before the end of the financial year in April 2007 IMMOEAST acquired the recently completed Victoria Park in Bucharest. This object is located at a prime site between the city centre and international airport, and has nearly 30,000 sqm that are fully let to international corporations. The investment by IMMOEAST totalled EUR 60 million.

# IMMOFINANZ in European Comparison



IMMOFINANZ is one of the top players in Europe, and expanded this leading position in 2006/07 with a large number of acquisitions – such as the Equator Office in Warsaw.

## The IMMOFINANZ Group – number 2 in Europe

IMMOFINANZ was able to further expand its position among the major players on the European property market during 2006/07, with the growth of the property portfolio and market capitalisation significantly exceeding the average for the property branch in Europe.

This strong development is underscored by the standing of the entire IMMOFINANZ Group, which is comprised of IMMOFINANZ and its listed subsidiary IMMOEAST. Based on the combined market capitalisation of the parent and subsidiary companies, the Group ranked second in Europe after the completion of a capital increase by IMMOEAST in May 2007.

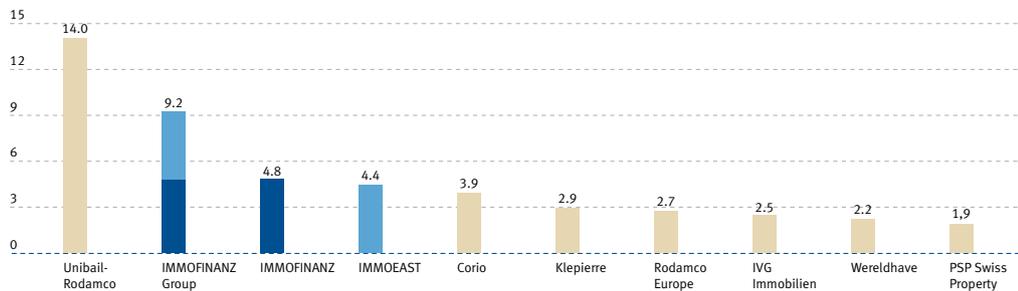
The IMMOFINANZ Group even held first place for several weeks. Only the merger of Unibail (France) and Rodamco (Netherlands), two long-established firms, created a new “giant” whose market capitalisation surpasses the IMMOFINANZ Group. A comparison with property companies that have other legal structures also shows the IMMOFINANZ Group as the clear leader.

This growing importance in the European property branch is also reflected in the weighting of the two companies in European property stock indexes. In the GPR 15, the index of the most important blue chips in the branch, IMMOFINANZ and IMMOEAST have a combined weighting of 16.1%.

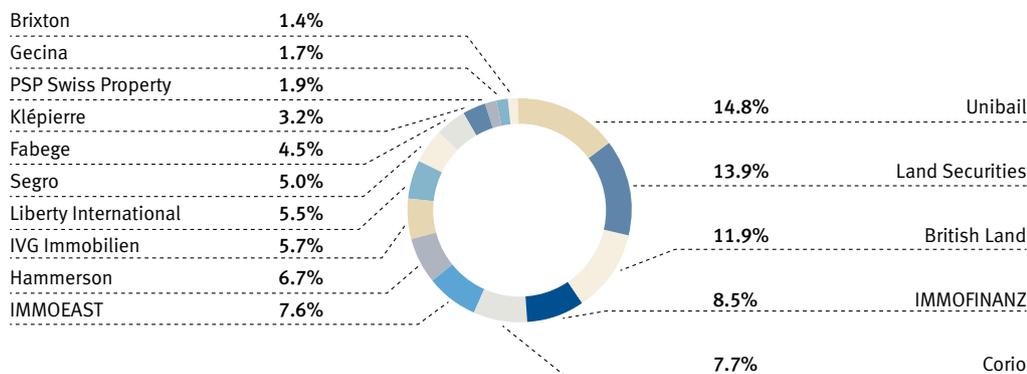
**Growth outpaces branch average in 2006/07**

**IMMOFINANZ Group – number 2 in Europe based on market capitalisation**

**Strong weighting in EPRA-15 index**



**IMMOFINANZ in Continental Europe**  
 Market capitalisation based on free float in EUR billion  
 As of 30.6.2007



**Weighting of GPR 15**  
 As of July 2007

# Business Model and Strategy



Strong expansion in the east is balanced by stabilising investments in Western Europe, like the Lenbach Gärten residential project in Munich.

## Balanced portfolio mix of east and west

The investment activities of IMMOFINANZ are concentrated on clearly defined core regions of Europe, which cover the “western” markets of Austria, Germany and Switzerland as well as the “eastern” markets in Central, Eastern and South-eastern Europe and the larger successor states of the former Soviet Union, Ukraine and Russia. At the end of the 2006/07 financial year, 55% of the portfolio was held in eastern countries by the regional holding company IMMOWEST and 45% of the properties were located in the west through the regional holding companies IMMOWEST and IMMOAUSTRIA. This structure provides a number of key strategic and operating advantages for IMMOFINANZ and its shareholders. The approach pursued by the Group involves combining the dynamics and earning power of the rapidly developing growth markets in the East with the stability and long-term security of the established markets in the west. The common denominator among the markets selected by IMMOFINANZ is that they will all profit over the mid- and long-term from the widespread political and economic changes in Europe through the eastern expansion of the EU – the markets in the east through their accession to the EU and the neighbouring states of the region, Austria and Germany, from the resulting momentum in this region and their role as the most important trading partner for the countries in Central, Eastern and South-eastern Europe.

**55% of portfolio  
invested in eastern markets,  
45% in the west**

At the operating level IMMOFINANZ has important advantages over the major international competitors on its core markets. In the west the company operates almost exclusively in the German-speaking countries of Austria, Germany and Switzerland; in the east it profits from close geographic proximity to the target markets, the growing economic activity of Austrian companies in this region and the availability of highly qualified eastern specialists at its headquarters in Vienna as well as the common history and mentality of Austria with the countries of Eastern Europe.

**Focus on core market  
safeguards competitive  
advantage over  
international firms**

### Broad sector diversification

IMMOFINANZ has developed a portfolio that is widely diversified across the major sectors of the property market: residential, offices, retail, logistics and garages. This structure increases the stability of earnings and the value of the property portfolio because the cyclical developments in the various sectors are generally not comparable and submarkets with favourable conditions are able to offset weakness in other areas of business. However, not only the stability but also the mid- and long-term earning power of the entire portfolio is strengthened by this sector diversification. The management contract with Constantia Privatbank provides IMMOFINANZ with the personnel, market knowledge and contacts to cover all submarkets, which gives the company the necessary flexibility to shift the focal points of investments and quickly meet changes in the market environment. This, in turn, allows IMMOFINANZ to make optimal use of the many opportunities offered by booming markets. Property companies that concentrate on only a single sector are limited in their range of activities and, for this reason, react much more slowly to market developments.

**Broad sector diversification  
increases stability of earnings  
and growth in value**

### Combination of investment properties, development projects and investments in other companies

IMMOFINANZ also utilises different methods to invest in properties. The traditional approach to acquiring objects for the portfolio has now been replaced by investments in development projects as the primary focus of activities. More than half the volume of investments carried out during 2006/07 represented projects that are under development by IMMOFINANZ or were acquired in the planning or construction phase and will be realised together with partners. This shift in focus is a reaction by IMMOFINANZ to the declining returns on most of the markets in which it invests. Although these declines have reduced the prospects for earnings on the purchase of completed objects, they have also led to a significant increase in the earnings potential of successful development projects. The well-planned combination of investments in completed properties and development projects will make it possible for IMMOFINANZ to match the high level of earnings

**Greater focus on  
development projects**

recorded in previous years in spite of the changing market conditions. On individual projects, the design of the contract with the development partners, who generally carry the full risk associated with construction costs and, in many cases, most of the risk associated with rentals, allows IMMOFINANZ to fine-tune its risk position.

Strategic investments in property companies also form an integral part of the IMMOFINANZ investment strategy. These investments are designed, in particular, to fulfil three goals:

- Investments in the portfolios of property companies leads to broader diversification.
- Indirect investments in new markets through other companies represent an optimal method to prepare for market entry through direct property investments: They provide the know-how and contacts that are necessary for a successful start in new markets.
- The objects owned by companies in which IMMOFINANZ holds strategic investments are generally offered first to IMMOFINANZ for acquisition (“right of first opportunity”). That ensures optimal access to attractive investment opportunities, and thereby strengthens the potential for earnings and further growth over the mid- and long-term.

## Management contract with Constantia Privatbank

### Broad-based management contract provides flexible resources

IMMOFINANZ is managed by Constantia Privatbank based on a contract concluded by the two companies. This management contract covers the transfer of all management responsibilities and administrative duties, including the responsibilities of the Executive Board and other key IMMOFINANZ managers as well as controlling, finance and accounting, the realisation of investments and representation of owner interests for the company’s property portfolio. During the 2006/07 financial year, roughly 500 men and women in the Constantia Privatbank Group worked on behalf of IMMOFINANZ, which has no employees of its own. The entire infrastructure required for business operations (offices, equipment etc.) is also provided by Constantia Privatbank. Compensation for the services covered by the management contract is provided by a flat-rate management fee, which equals 1.0% of new investments and 0.6% of the objects in the portfolio at the start of a financial year.

### Asset management by recognised experts

The most important function covered by the management contract is related to asset management for the IMMOFINANZ property portfolio. These activities are directed by highly qualified experts:

- Michael Wurzinger directs asset management in Austria.
- Thomas Hetz directs asset management for Germany and Switzerland.
- Günther Bukor heads the group for direct property investments in South-eastern Europe, Russia and Ukraine.
- Peter Oesterle heads the group for direct property investments in Central and Eastern Europe.
- Edgar Rosenmayr heads the group for investments in other companies in the entire region as well as residential projects in Ukraine, Russia and the Baltic States.
- Walter Wölfler heads the group for shopping malls and specialty shopping centres in all countries of the region.
- Daniel Riedl, Robert Pühr and Gerhard Schuster manage the operating subsidiaries BUWOG/ESG.
- Helmut Sattler directs the WIPARK subsidiary.

The cooperation with Constantia Privatbank gives IMMOFINANZ a number of key advantages above and beyond the management contract – and these advantages are created above all by the Constantia Privatbank subsidiaries that are active in Austria as well as Central, Eastern and South-eastern Europe. CPB Immobilienreuehand, Austria's leading office broker with subsidiaries in Hungary, the Czech Republic, Poland, Slovakia and Romania, is responsible for letting a large part of the space owned by IMMOFINANZ and plays an important role in ensuring a high degree of occupancy. The close cooperation with CPB on marketing activities also gives IMMOEAST an important head start in planning new projects and evaluating investment opportunities. IMV Immobilienmanagement und -verwaltung (IMV) is one of the leading property management companies in Europe with more than 3 million sqm of managed space and subsidiaries in Hungary, the Czech Republic, Poland, Slovakia and Romania.

### Key support through cooperation with subsidiaries of Constantia Privatbank

### Amendment of the management contract beginning in 2007/08

The Supervisory Board of IMMOFINANZ approved an amendment to the management contract after the end of the 2006/07 financial year. This modification reduces the fixed management fee and introduces a performance-based bonus that will be paid when a pre-determined increase in net asset value (NAV) per share is realised. The new guideline also calls for the payment of only the base fee of 0.6 percentage points to Constantia Privatbank for newly acquired objects, which is 0.4 percentage points less than the previous charge. When net asset value (NAV, inherent value) per share rises by more than 8% after payment of the base fee, Constantia Privatbank is entitled to a bonus. This bonus equals 20% of the increase in value over 8 percentage points. This new directive took effect at the start of the 2007/08 financial year, and Constantia Privatbank has approved the change to the management contract.

### Base fee of 0.6 percentage points and bonus

## Valuation by independent experts

The preparation of the IMMOEAST financial statements also includes the application of the fair value model recommended by the European Public Real Estate Association (EPRA), which means the property portfolio is shown at fair value (present value) on the balance sheet. The calculation of fair value requires the regular revaluation of all properties owned by the company, and the results of this revaluation have a significant influence on the company's earnings. The property portfolio is valued in accordance with the EPRA's Best Practices Policy Recommendations using the fair value model defined in IAS 40.

The property portfolio is valued by well-known external experts at the end of each financial year, which guarantees the correct and independent valuation of all properties. The portfolios of IMMOAUSTRIA and IMMOWEST are valued by a committee of three court-certified experts. The IMMOEAST portfolio and selected IMMOWEST objects are appraised and valued by international property experts. Two global players, Colliers and DTZ, are currently responsible for these functions.

The properties are generally valued using the discounted cash flow method, which follows international valuation principles. Under this

method, fair value is determined on the basis of expected future cash flows generated by a property. Cash flows that will be received in the near future carry a greater weighting, while later cash flows are discounted at an appropriate rate. Additional opportunities for earnings are reflected in a premium to the discount rate, risks are accounted for through discounts. The discounts used in the valuation are established by the experts and correspond to the various property submarkets. The fair value of the portfolio plus other assets less debt equals net assets (net asset value or NAV). When this figure is divided by the number of shares outstanding, the results is net asset value or "inherent value" per share.

In addition to a valuation at year-end, the IMMOFINANZ portfolio will also be valued by external experts at mid-year beginning in 2007/08. The valuations for the first and third quarters will be performed internally by IMMOFINANZ. These valuations will be based on the same principles used by the external experts, whereby the fair values determined by the last external valuation form the starting point for the internal valuation of the property portfolio.

# Development of the Property Portfolio



Projects like the Jandarmeriei Office and Residential have made Romania the second largest country market in the IMMOFINANZ portfolio.

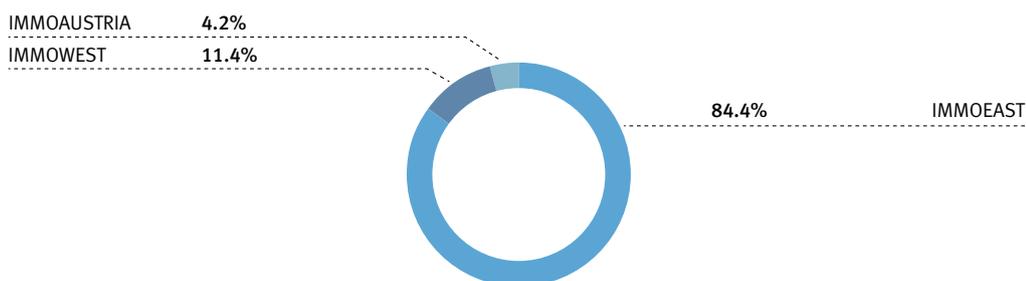
## Geographic diversification

### Decrease in Austria component, expansion of activities in Eastern Europe

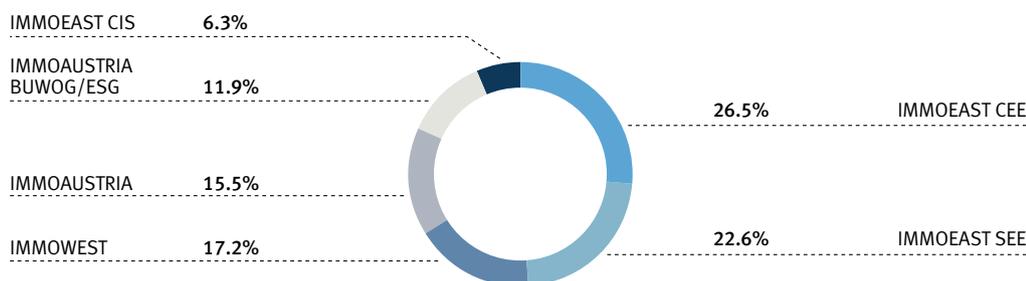
There was a noticeable shift in the geographical distribution of the property portfolio during the 2006/07 financial year. The share of properties in the Group's home country of Austria, which equalled 55.2% of fair value at the end of 2005/06, declined to 27.4%. This development reflects the steady and planned internationalisation of the IMMOFINANZ portfolio.

The structure of the portfolio changed, above all, in favour of IMMOEAST. This regional holding company invested approximately EUR 4.9 billion during the reporting period and increased its share of the IMMOFINANZ portfolio from 28.1% to 55.4%. The IMMOWEST share of the portfolio rose from 16.7% to 17.2%.

**Higher internationalisation leads to reduction in Austria component**



**Distribution of investment programme of EUR 5.8 billion for 2006/07 by segment**  
 As of 30.4.2007



**Distribution of fair value by segment**  
 As of 30.4.2007

### Investment properties and development projects

The acquisition of investment properties continued to decline with the growing focus on development projects. In 2006/07 development projects exceeded the share of investment properties for the first time, and no larger objects were acquired for the Austrian portfolio. The subsidiary Deutsche Lagerhaus was responsible for the major acquisitions of completed properties in the IMMOWEST segment, where investments focused primarily on major development projects. Investment activities by IMMOEAST also concentrated on the development field.

**Development projects exceed investment properties for first time**

This greater focus on development projects also played an important role in safeguarding the profitability of new investments. While declining returns limit the earnings on investment properties, this situation creates additional opportunities for developers. The strong and long-standing presence of IMMOFINANZ in all key submarkets forms an important basis for the Group's increasing activities in development projects.

**Strategic investments in property developers safeguard long-term growth**

Strategic investments in other properties companies have also become increasingly important for IMMOFINANZ. Above all in the IMMOEAST segment, IMMOFINANZ uses these acquisitions as a vehicle to make its first indirect investments in new submarkets. The investments in other property companies also provide the Group with privileged access to developed objects and create attractive opportunities for future investments and growth.

## Sector distribution

**Reduction in short-term overweighting of residential sector**

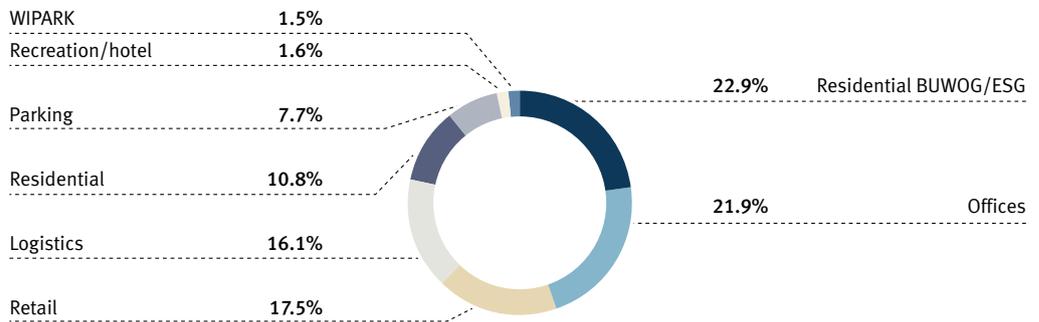
The most visible development of the reporting year with respect to the sector distribution of the property portfolio was the sharp decline in the share of residential space. This sector had grown to comprise up to 50% of the lettable space in the IMMOFINANZ portfolio after the acquisition of BUWOG and ESG. By the end of 2006/07 residential properties had declined to 33.7% of total lettable space which largely eliminated the temporary overweighting of this sector.

The strongest growth was recorded in the retail sector, where the share of lettable space rose by 6.2 percentage points to 17.5% as a result of extensive acquisitions in Central and Eastern Europe. Only slight changes were registered in the share of office space (21.9% after 19.7%) and logistics space (16.1% after 12.9%) during 2006/07.

**Different sector distribution for regional holding companies**

This shift in the sector distribution is also related to the change in the geographical structure of the portfolio. Since the property portfolio in Central, Eastern and South-eastern Europe has a clearly different sector structure – above all in comparison with the Austria portfolio – the strong growth of IMMOEAST automatically led to an adjustment in the sector weighting of the IMMOFINANZ portfolio.

**Sector distribution of lettable space in %  
As of 30.4.2007**



## Sector distribution

## Residential: expansion in the east, additions in Austria

### Development of 3,000 condominiums in Central, Eastern and South-eastern Europe

In spite of the extensive investments made in office, retail and logistics space, residential properties comprise the largest sector in the IMMOFINANZ portfolio with 3.8 million sqm. The widespread investments in this sector were made by the IMMOEAST subsidiary in Central, Eastern and South-eastern Europe.

Beginning in summer of 2006 Group companies signed the contracts for a large number of projects, which cover the construction of roughly 3,000 apartments:

- Poland: Silesia Residential (Katowice, 980 apartments)
- Slovakia: Century Residence (Bratislava, 400 apartments)
- Romania: Jandarmeriei Residential (Bucharest, 360 apartments)
- Bulgaria: Koral Bay & St. Vlas (Black Sea Coast, 470 apartments)
- Serbia: Francuska (Belgrade, 120 apartments)

In addition, IMMOEAST is involved in a large number of projects through investments in other property companies.

All these projects represent apartment complexes that will be built together with local or international property developers and then sold as condominiums. For this reason, the objects are only held for a brief period of time. This approach – which does not follow the IMMOFINANZ business model – reflects the lack of a rental market in the region as well as the high demand for condominiums. Furthermore, the Group's capital is only tied up over the short-term and the returns are therefore particularly high.

IMMOFINANZ acquired a strategic investment in Adama, a residential construction company, shortly before the end of the 2006/07 financial year (see page 49).

### IMMOEAST enters residential sector



SRB, Belgrade, Francuska

### Cooperation with local and international developers



RO, Bucharest, Jandarmeriei Residential

**Sale of apartment buildings at prices far above the appraised value**

The majority of the IMMOFINANZ residential portfolio in Austria is held by the BUWOG/ESG subsidiary, which is also steadily expanding its investment activities (see section “Subsidiaries and investments in other companies”, page 43).



D, Berlin, Lupinenweg

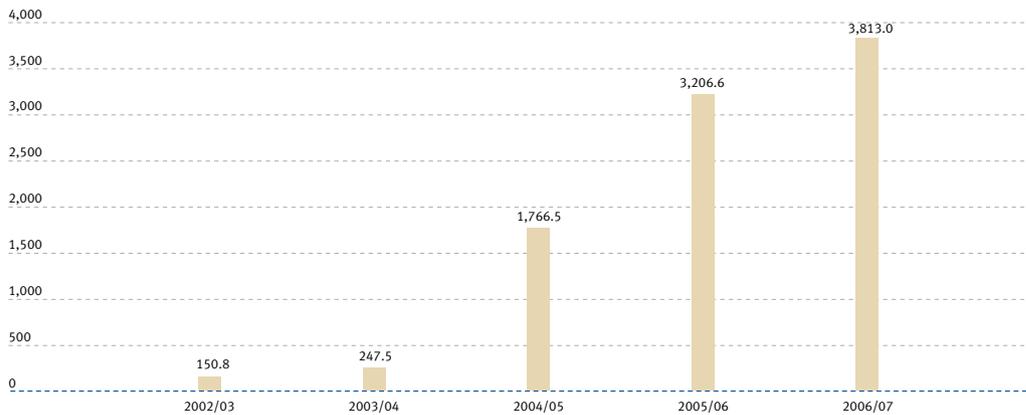
IMMOFINANZ also owns a large number of apartment buildings, which were acquired above all during the 1990’s. Through expansion and renovation, cost reduction and the optimisation of the tenant structure, the earning power of these objects has improved substantially over time. In addition, the market is currently very advantageous for sellers. IMMOFINANZ used this situation to sell off part of its portfolio during 2006/07. The sale programme, which covered a total of 17 objects, was concluded shortly after the end of the reporting year. In every case, the realised prices were significantly (20% to 25%) above the values established by the appraisers.



D, Düsseldorf, Königskinder

The IMMOWEST portfolio includes roughly 1,550 apartments in the German capital of Berlin. The favourable development of the market in this city has led to a substantial increase in value, and there have been no major new investments or sales in recent years. In Düsseldorf the “Königskinder” project was started together with the well-known developer Frankonia, and will involve the construction of roughly 100 luxury apartments at one of the most popular locations – the Medienhafen – by 2010. The investment in this project totals EUR 68 million.

**Development of residential space in 1,000 sqm**  
As of 30.4.2007



## Offices: investments with a total volume of EUR 2.3 billion

### Multi-functional development projects in Germany

The most spectacular projects in the office sector – two multi-functional urban development projects – were started in Germany during 2006/07. This market segment has become the most important growth driver for IMMOWEST. The prices for investment properties have risen strongly, especially in Germany, and are now largely uninteresting for investors, but the development of high-quality “city in the city” concepts offers excellent opportunities for earnings. The basis for these projects is frequently formed by modern office properties.

The “Gerling headquarters” project in Cologne will involve the construction of high-quality offices, luxury apartments and a 5-star hotel as well as gastronomy, retail and recreation areas in several stages up to 2013 after the relocation of the Gerling corporation. The investment volume will equal EUR 380 million and the lettable space will total 155,000 sqm.

**Investment of EUR 380 million in Gerling project**



D, Cologne, Gerling headquarters



D, Düsseldorf,  
Courthouses

Only several weeks after the purchase of the Gerling headquarters, another major investment was started in Düsseldorf. Similar to the project in Cologne, the “courthouse” development will involve the construction of roughly 80,000 sqm of offices, retail and hotel space at a top inner city location. This investment in this project equals roughly EUR 280 million. Both the Gerling headquarters and courthouse project will be realised together with Frankonia.

### Successful projects in Vienna

IMMOAUSTRIA was able to complete two highly successful projects in 2006/07. The 40,000 sqm City Point (investment volume: EUR 74 million) was the largest new office building to be constructed at a central location in Vienna in more than ten years. This property, which has excellent connections to the public transportation system, was fully occupied from the start. The second office property in Vienna, the Silk 7 (10,000 sqm) in the booming 7th District, is enjoying even stronger demand.

### Business Park Vienna grows by 50,000 sqm

The IMMOFINANZ flagship in Austria, the Business Park Vienna with the Vienna Twin Tower, has shown excellent development. This 230,000 sqm object is almost fully let, and planning has therefore started for a 50,000 sqm extension. Construction is scheduled to start in autumn 2007.

### Extensive acquisition and development activities in the east

The office sector continues to play a key role in the broad-based IMMUEAST investment programme. Objects and development projects with 1 million sqm of lettable space were acquired during the 2006/07 financial year.

### Increased focus on development projects

The focal point of investment activities was formed by very large projects, including major acquisitions such as the Mokotow Business Park (EUR 260 million), several objects in the BB Centrum (EUR 160 million) and the Diamond Point in Prague (EUR 70 million) or the Victoria Park in Bucharest (EUR 60 million). Since the prices for investment properties have risen sharply –

## Specialty shopping centres provide key support for growth

Specialty shopping centres form a submarket that carries excellent prospects for future growth. IMMOFINANZ has been active in this rapidly developing segment for roughly ten years, and is the market leader in Austria with more than 150 centres. This formula for success has now been exported to Central and Eastern Europe. Following the acquisition of the STOP.SHOP. specialty shopping centre group in Hungary during 2005, work has been proceeding steadily on the development of a chain of centres in the most important markets of Central, Eastern and South-eastern Europe (Hungary, Czech Republic, Slovakia, Poland, Romania, Slovenia and Ukraine).

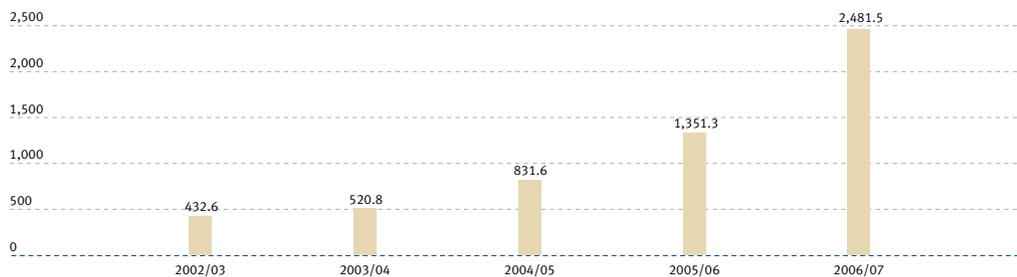
Specialty shopping centres are mid-sized retail properties with a minimum area of 3,500 to 10,000 sqm, which are typically located at or near traffic crossroads in mid-sized cities. The development of these facilities is based on a high degree of standardisation, which covers both the design of the objects as well as the tenant mix. In contrast to shopping malls, there are

no joint advertising or marketing activities and facility management is also less extensive. These lower costs allow the centre owner to offer substantially lower rents. For this reason, specialty shopping centres are attractive above all for retail chains in the middle and lower price segments. In addition, they are also able to benefit from the discounter boom.

Specialty shopping centres are generally “anonymous” in design, but IMMUEAST operates its facilities under a separate name with high brand recognition. Under the STOP.SHOP. name, which is becoming a strong brand, a total of 45 specialty shopping centres are currently under development throughout the entire region and 11 of these facilities have already opened. Beginning in 2007/08, a STOP.SHOP. will open every two to three weeks on average. Above and beyond this expansion programme, work has started on a further development phase that will involve the construction of 120 STOP.SHOP. specialty shopping centres by IMMUEAST in the coming years.

## Sector distribution

especially in the Central European markets of Poland, Hungary and the Czech Republic – and have already reached western levels, IMMOEAST has started work on an increased number of development projects. Of special note are the Equator in Warsaw (EUR 190 million), the Jandarmeriei Office in Bucharest (EUR 80 million) and the Haller Garden in Budapest (EUR 80 million).



## Development of office space in 1,000 sqm

As of 30.4.2007

## Retail: offensive in Central and Eastern Europe

The retail activities of IMMOFINANZ were concentrated on the markets of Central, Eastern and South-eastern Europe as well as Russia during the 2006/07 financial year. In the IMMOEAST investment programme, retail properties formed the largest segment.

A number of excellent investments were made in Romania. This largest market in South-eastern Europe is currently characterised by rapid recovery, and offers a wide range of attractive investment opportunities. The demand by international retail chains for modern space is strong, above all in the rapidly developing regional centres outside the capital city of Bucharest.

Activities in this area are concentrated on the acquisition of development projects. Outstanding examples are the Polus Center Cluj (100,000 sqm of lettable space), the Polus Center Constanta (90,000 sqm), the Gold Plaza in Baia Mare (43,000 sqm) and a shopping mall in Craiova (34,000 sqm) as well as the Euromall in Pitesti (32,000 sqm), which was completed during the spring of 2007.

### Acquisition of three shopping centres in Moscow

Major acquisitions were also completed in Russia. In the capital city of Moscow, three shopping centres were purchased for a total investment of EUR 312 million. The Golden Babylon I and II (60,000 sqm) were acquired in the summer of 2006, and the 5th Avenue (45,000 sqm) was added to the portfolio during the third quarter of the reporting year. Another shopping centre (Rostokino) with 200,000 sqm of lettable space is currently under development in Moscow.

All three objects are fully occupied, specifically by large international retail chains. The shop rents in Moscow are among the highest in Europe. As a consequence of the sound economic growth in Russia as well as the steadily rising purchasing power and high spending patterns of the new Russian middle class, the demand for modern retail space remains high.

### Extensive retail investments in eastern markets

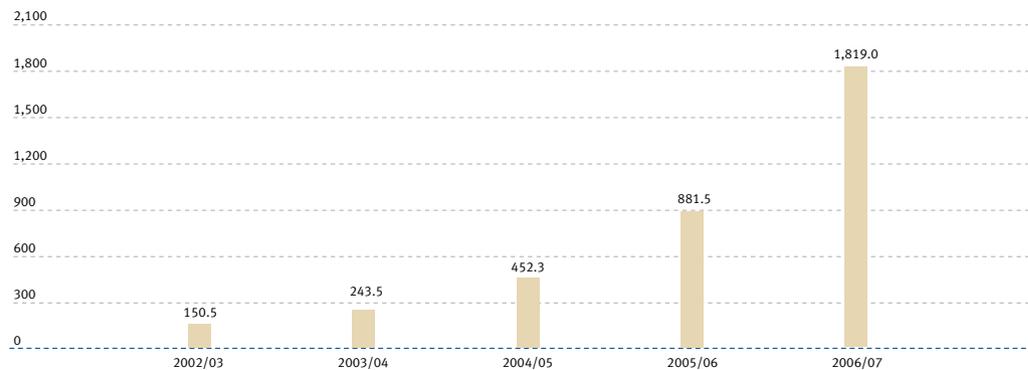


RO, Craiova shopping center



RUS, Moscow, 5th Avenue

### Development of logistics space in 1,000 sqm As of 30.4.2007



## Logistics: good returns and high occupancy

### Purchase of investment objects in the west, development projects in the east

The logistics sector was expanded during the 2006/07 financial year, with both IMMOWEST and IMMOEAST closing a number of interesting acquisitions. Transactions in the west focused exclusively on fully let investment properties, while activities in the east were comprised primarily of development projects.



D, Poing, Deutsche Lagerhaus, Gruberstrasse

Investments in the logistics sector are currently attractive for two main reasons: the average level of occupancy is significantly higher than office properties and returns exceed the levels realisable on office and retail objects. As a rule, the difference between the top returns for offices and returns for fully let logistics properties in good locations range from one to two percentage points. Market analyses by leading property service companies point to the logistics sector as the most attractive market for investors in Western Europe.

### Deutsche Lagerhaus subsidiary as growth driver

Investments on West European markets in this sector were located in Germany and Switzerland. They were carried out chiefly by the Deutsche Lagerhaus subsidiary and are described in detail in the section “Subsidiaries and investments in other companies” (page 46).

The largest single logistics project in the IMMOEAST segment was started in Ukraine. The Alacor Logistics Park City and Alacor Business Park City will be built together with the Ukrainian developer Alacor, and have approx. 211,000 sqm of lettable space. The investment volume for these two projects in Kiev totals EUR 160 million.

The Pantelimon logistics centre, which is located in the northern section of the Romanian capital of Bucharest, was acquired during 2006/07. This facility has 52,000 sqm of lettable space and will be completed in autumn 2007. It represents the first in a portfolio of ten logistics centres that will be developed together with the European Future Group. Plans call for the development of 400,000 to 500,000 sqm of lettable space and an investment of EUR 300 million.

## Future market: self-storage

In addition to the traditional areas of business such as residential properties, offices, retail space and logistics facilities, IMMOFINANZ is developing market positions in the area of self-storage. This service involves the letting of warehouse space to private households, normally in very small units (beginning with 1 sqm).

The self-storage markets in the USA, Great Britain and Scandinavia have already reached impressive dimensions, but are still in the early stages of development in Continental Europe. The rising cost of apartments, lack of storage areas and space required to store household goods that are not used every day translate into high rates of growth.

IMMOFINANZ entered this area of business in 2005 with the purchase of a stake in SelfStorage – Dein Lagerraum, the Austrian market leader. This company is currently expanding at a rapid pace on the German market. In April 2007 IMMOFINANZ acquired a 90% stake in the Dutch self-storage company City Box. Detailed information on SelfStorage – Dein Lagerraum and City Box is provided in the section “Subsidiaries and investments in other companies” on pages 48 and 51.

IMMOFINANZ will continue to invest in the self-storage sectors of other European cities and thereby move beyond its geographical core market. In a next step, this business will be spun off from the three regional holding companies and combined into a separate sector holding company.

**Managed storage space for private households**

**Major growth potential in Central Europe**

**Acquisition of the Dutch City Box**

**Self-storage to be combined in a sector holding company**



A, Vienna, SelfStorage – Dein Lagerraum, Grenzackerstrasse

# Subsidiaries and Investments in Other Companies



IMMOFINANZ expanded its portfolio in Germany and Switzerland during 2006/07 with Deutsche Lagerhaus, a subsidiary that is specialised in logistics properties.

## BUWOG/ESG with strong improvement in earnings

The merger of the two large residential construction companies, BUWOG and ESG, was largely concluded during the 2006/07 financial year. These two IMMOFINANZ subsidiaries now have a common management; IT and accounting were standardised, and extensive synergies were also realised in other areas ranging from procurement to customer service.

The merger of BUWOG and ESG led to a significant improvement in the cost structure which, in turn, played an important role in the outstanding results recorded by the BUWOG/ESG Group. Together the Group owns a total of 32,265 apartments that have an average occupancy rate of 99.2%. More than 4,000 apartment units are managed by BUWOG/ESG, above all for owners and municipalities.

The combined operating profit reported by BUWOG and ESG rose by 13.9% from EUR 17.6 million to EUR 20.1 million. Net profit before the release of retained earnings increased 10.6% to EUR 24.9 million (2005/06: EUR 22.5 million).

**Merger of BUWOG and ESG largely completed**

**Strong improvement in EBIT and net profit**



A, Vienna, BUWOG headquarters

### Increased activities in freely financed and subsidised residential construction

The development of new construction activity remained favourable in 2006/07, with the volume of construction – above all in the core market of BUWOG, the greater Vienna/Lower Austria region – continuing at a high level. A number of residential construction projects were completed during the reporting year, including the “Look” complex with 88 apartments, which was awarded the property developer prize by the Austrian federation of architects. A total of 161 apartments were completed, and projects with a further 218 apartments are under construction.

The focus on quality is particularly clear in the area of new construction. Both in freely financed and subsidised housing, BUWOG/ESG places great value on attractive architectonic design and top-quality construction. In the selection of locations, good connections to the transportation network and an intact local infrastructure form the decisive criteria. This not only facilitates the rental of the new objects, but also substantially improves the development in the value of the properties over the long-term.

**Focus of BUWOG on construction of high-quality apartments**

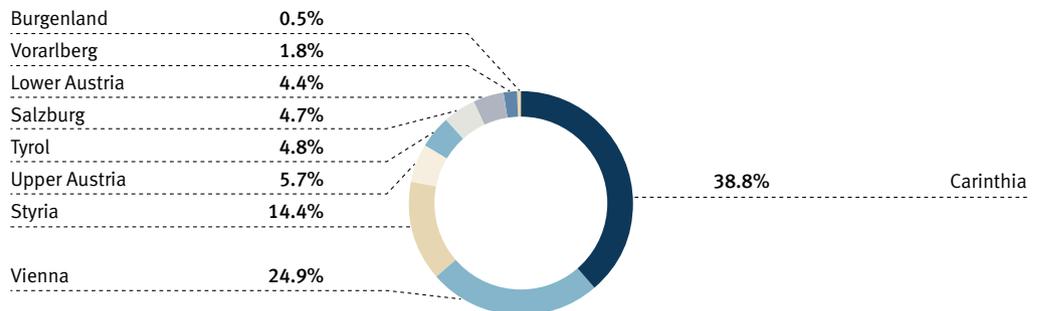
### Proceeds from apartment sales clearly exceed own estimates

The greatest potential for an increase in value at BUWOG/ESG is demonstrated by the proceeds realised on the sale of apartments. In nearly all cases, the prices exceeded the company's estimates by a substantial amount. A total of 171 portfolio apartments were sold during 2006/07. The average price per square metre equalled EUR 1,708 and resulted in total proceeds of EUR 22.9 million.

The BUWOG customer service centre and the company headquarters on Hietzinger Kai in Vienna were renovated and modernised during the period from January to May 2007. This extensive work was completed after only five months.

### Distribution of letable space in the BUWOG/ESG portfolio by province

As of 30.4.2007



## BUWOG constructs large geriatric centre in the form of a PPP-model

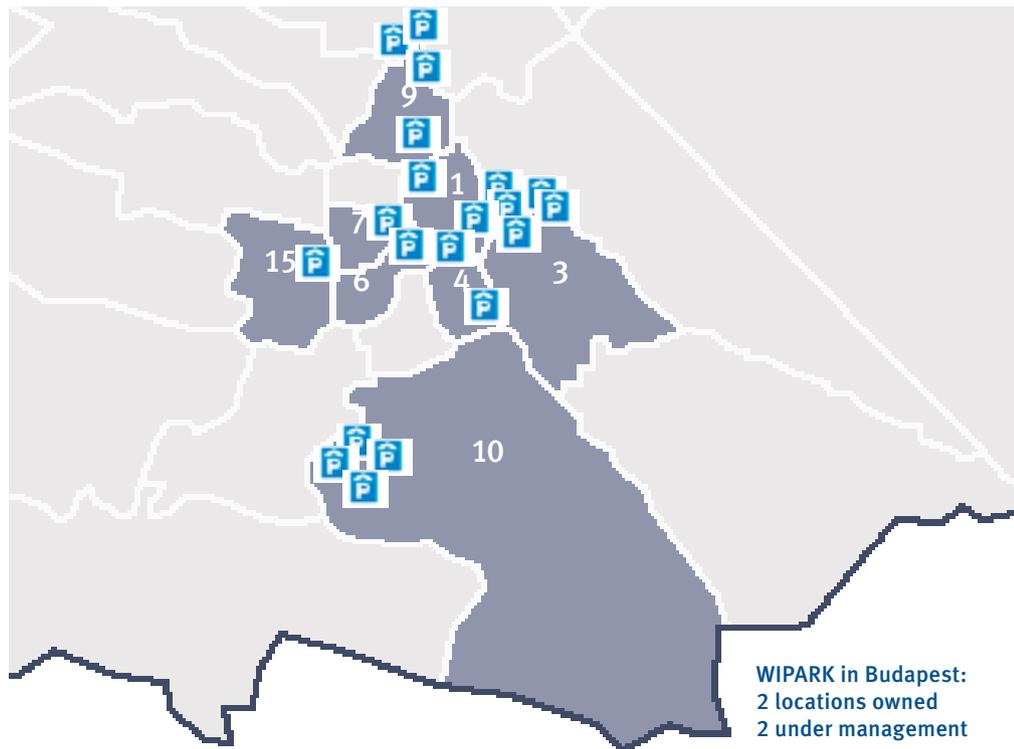
BUWOG/ESG have started to develop new activities that are related to their primary business in the residential sector. After compiling broad-based experience in the area of assisted living with the "BUWOG Comfort" product line, a new step was taken during the reporting year: a geriatric centre for 273 residents will be built in the BUWOG property at Davidgasse 79 in

Vienna, the former Heller candy factory, together with the city of Vienna in the form of a public-private partnership. This first project with an investment volume of approx. EUR 58.4 million will be followed in the coming years by further activities on the rapidly growing market of special housing for the older generation.

## WIPARK expands garage portfolio

The garage subsidiary WIPARK is also on a sound growth course. This company, which is one of the largest garage operators in Austria, manages 30 facilities with more than 10,500 parking spaces in Vienna, Graz and Budapest. This total includes 13 garages with 6,173 parking spaces that are owned by WIPARK. In addition, WIPARK manages 17 other garages with a total of 4,341 spaces that are owned by other companies.

**Number of WIPARK garage spaces rises to 10,500**



**WIPARK garages in Vienna**

As of 30.4.2007

At the start of the IMMOFINANZ financial year in 2006/07, WIPARK completed its largest acquisition in several years – the underground garage of the Hotel Marriott in the inner city of Vienna. The Marriott garage has space for 377 vehicles and, since it is one of the most highly frequented underground garages in this city, also generates above-average revenues. At the same time, a neighbouring construction project, the Weihburggasse Garage with 149 parking spaces, was also acquired. This garage was completed and opened in December 2006. These two transactions give WIPARK more than 500 parking spaces at one of the most attractive locations in Vienna.



A, Vienna, WIPARK,  
Weihburggasse Garage

The company also increased its activities in Hungary during the reporting year. In Budapest the number of locations was increased from three to four, and WIPARK now manages over 763 parking spaces in the Hungarian capital.

**Expansion of portfolio in Budapest**

WIPARK recorded sound development during the 2006/2007 financial year. The occupancy rates of the garages continued to improve and revenues, which are comprised of income from long-term rentals, short-term parking fees and the letting of areas and advertising space, exceeded the 2005/2006 level by 18%. Approximately two-thirds of this increase represents organic growth following the purchase of new garages, while the remainder resulted from higher earnings in existing objects.



A, Vienna, Marriott Parkring Garage

## Deutsche Lagerhaus: property portfolio more than doubled

**Portfolio grows to 26 objects  
with approx. 723,000 sqm**

The logistics property specialist Deutsche Lagerhaus, which was acquired at the start of 2006, began a steady growth course during its first full financial year as a subsidiary of the IMMOFINANZ Group. From 14 objects with roughly 300,000 sqm of letable space at the start of 2006/07, the property portfolio more than doubled during the course of the year.

The Deutsche Lagerhaus portfolio now comprises 26 objects with approx. 723,000 sqm of letable space (incl. acquisitions closed shortly after the end of the reporting year). This development makes the company one of the most active investors on the German logistics market. Indications now show that the original goal – the expansion of the portfolio to roughly one million square metres within three years – will presumably be reached earlier than planned.

This expansion was not only carried out in Germany, but also on the Swiss market. Two objects with 92,177 sqm of letable space were acquired in Switzerland. Investments generally concentrate on tri-modal objects (road, rail and ship) as well as logistics centres in particularly attractive locations, for example close to airports. As a rule, only completely or largely let objects are purchased.

The most important acquisitions made during 2006/07 include the following properties:

- Logistics centre Poing near Munich Airport with 28,750 sqm of letable space
- Warehouses and storage areas in the Bremen Harbour with 115,000 sqm of letable space
- Logistics centre Bönen in North Rhine-Westphalia with 52,740 sqm of letable space
- Logistics centre Bülach in Switzerland near Zurich Airport with 61,743 sqm of letable space
- Logistics centre Egerkingen in the Swiss canton of Solothurn with 30,434 sqm of letable space
- Logistics centre Kirchheim near Munich Airport with 21,263 sqm of letable space.

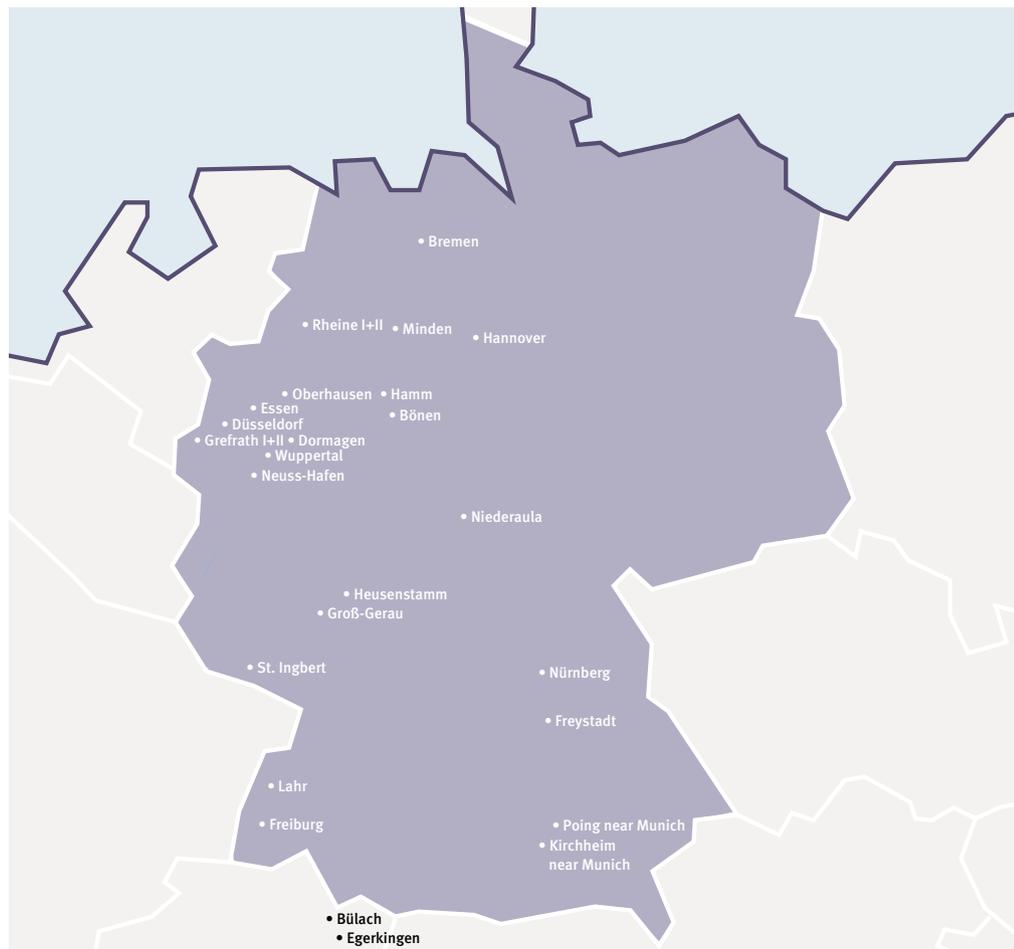
This major expansion by Deutsche Lagerhaus was financed, among others, by a series of capital increases. IMMOFINANZ raised its holding continuously during these transactions, reaching a total of 90% by the end of the 2006/07 financial year.

### Expansion in Germany and Switzerland



D, Heusenstamm,  
Levi-Strauss-Allee

### IMMOFINANZ increases stake in Deutsche Lagerhaus to 90%



### Locations of Deutsche Lagerhaus

As of 30.4.2007

## Acquisition of the self-storage company City Box

### Entry in one of the best developed self-storage markets in Continental Europe

In April IMMOFINANZ acquired a 90% stake in the Dutch self-storage company City Box. The remaining shares are held by the managers who founded the company in 1998. City Box is one of the leading firms in the self-storage branch in the Netherlands.

City Box operates 14 self-storage facilities with a combined total of 45,000 sqm near the major cities in the country, including Amsterdam, Rotterdam and The Hague. The company lets roughly 9,000 storage units to private and commercial customers. The strengths of City Box include the excellent locations of the facilities and high brand recognition.

### Goal to achieve market leadership in the Netherlands

One of the primary reasons for the acquisition of a stake in this company by IMMOFINANZ was formed by the many growth opportunities offered by the rapidly growing self-storage market in Europe. City Box plans to open 20 additional facilities during the next two years, which will also be situated near major cities in the Netherlands. The implementation of these expansion plans will make City Box the market leader in this country.



NL, Den Haag, City Box

## Strategic investments in other companies

The IMMOFINANZ Group also increased its portfolio of investments in other companies by a substantial amount during 2006/07. In particular, the IMMOEAST subsidiary utilises strategic investments to pursue its expansion in new markets and secure access to growth opportunities over the mid- to long-term through cooperation with these companies.

### TriGránit: leading property developer in the east

In August 2006 the IMMOFINANZ subsidiary IMMOEAST acquired a 25% stake in the Hungarian TriGránit Holding. With a purchase price of approximately EUR 400 million, this transaction represents the largest single investment by the IMMOFINANZ Group since the acquisition of BUWOG in 2004.

TriGránit has been active in Central, Eastern and South-eastern Europe for roughly ten years, and has established a position as the leading property developer in the region.

The TriGránit development portfolio covered objects with a value of roughly EUR 8 billion in 11 countries at the end of April 2007. Business activities focus primarily on multi-functional urban development projects and large shopping centres. TriGránit also pursues assignments in the office sector as well as the construction of residential properties, hotels and recreation facilities, infrastructure and conference centres. TriGránit was also one of the first companies to carry out projects in Central and Eastern Europe within the framework of public-private partnerships. This form of cooperation between federal and municipal authorities is expected to become more important over the coming years.

At the start of 2007 TriGránit concluded a highly unusual transaction in Russia by signing a framework agreement for the realisation of 30 urban development projects in major Russian cities together with Gazprombankinvest, a member company of the Gazprom Group. The volume of this development programme will total at least EUR 5 billion. It will also provide IMMOEAST with excellent opportunities for further investments on the Russian market. However, the TriGránit pipeline also contains interesting projects in other countries, such as the Zagreb Arena in Croatia, the Bonanka City Center in Krakow (Poland) and the Passanger Center in Ljubljana (Slovenia).

Size, earning power and market potential as well as the outstanding reputation of TriGránit on the capital markets make an initial public offering (IPO) by this company a realistic option. This possibility is currently under evaluation and, according to current plans, an IPO by TriGránit in 2009 is conceivable.

### Adama: Strong position in South-eastern Europe

Another strategic investment was made in Romania during 2006/07: in March 2007 IMMOEAST purchased a 25% stake in the residential developer Adama. This company has realised projects with a total volume of EUR 600 million, and holds a development portfolio with 8,000 apartments. That makes Adama the leading property developer in the residential sector of Romania and the entire region of South-eastern Europe. The purchase price for this holding, which was acquired largely in connection with a capital increase, totalled EUR 60 million.

### Further expansion of investment portfolio

### TriGránit holding is the largest single investment since the BUWOG acquisition



H, Budapest  
Duna Pest

### Cooperation with Gazprom: 30 urban development projects in Russia



SK, Bratislava, Lakeside



CZ, Prague, Park Hostivar

The funds raised by Adama will be used to finance a wide-ranging expansion programme, whereby 20 large residential projects are currently in preparation. Adama not only plans to strengthen its leading position in Romania, but also increase its positions on other markets in South-eastern Europe. Projects are currently being readied in Ukraine, the Republic of Moldavia and Serbia. In all four countries where Adama has invested or will invest, the residential market is characterised by high growth rates and the prices realised for apartments are also very satisfactory.

#### **S+B CEE: Czech Republic, Poland and Romania**

In 2002/03 IMMOEAST acquired a stake of 50% in S+B CEE, the East European subsidiary of the well-known Austrian property developer S+B. Since the entry of IMMOEAST, the scope of this company's business has increased significantly. S+B CEE is now working on development projects in the Czech Republic, Poland and Romania, primarily in the office and retail sectors.

#### **Rondo Jazdy Polskiej development project in the centre of Warsaw**

This successful cooperation began with a series of projects in Prague, which included the Park Hostivar shopping centre (23,900 sqm) and the Vitek office and retail project (52,600 sqm). A number of these objects have since been acquired by IMMOEAST. At the end of the 2005/06 financial year S+B CEE started work on the Rondo Jazdy Polskiej office project in Warsaw. The investment volume for this centrally located property with 20,000 sqm of lettable space amounts to EUR 36 million. S+B CEE is also a key development partner of IMMOEAST in the expansion of the STOP.SHOP. specialty shopping centre chain.



BG, St. Vlas, Sunny Beach

#### **Prime Property: leading property developer in Bulgaria**

IMMOEAST holds a stake of 42.23% in the Bulgarian developer Prime Property. This firm has grown substantially since the entry of IMMOEAST and established a position as the leading property developer on this second largest market in South-eastern Europe.

In particular, Prime Property operates highly successful vacation apartment complexes on the Black Sea Coast and is preparing a number of large office development projects in Sofia. The development portfolio of Prime Property comprised six projects at the end of the 2006/07 financial year.

#### **Eastern Property Holdings: growth course in Russia**

In June 2005 IMMOEAST purchased shares in Eastern Property Holdings (EPH), a company listed on the Zurich Stock Exchange, and has gradually increased its holding since that time. At the end of 2006/07, the IMMOEAST stake in EPH equalled 19.78%.

EPH is active as a developer and investor on the Russian market, and recorded an increase of 175% in its property portfolio to USD 140.6 million during 2006. In addition, net profit rose to USD 27 million. EPH owned or held investments in five retail, office and logistics objects in Russia with 48,000 sqm of lettable space as of 31 December 2006. The company also holds investments in a number of objects that are owned by the leading Mosmart retail chain. The largest investment realised by EPH during the past year was the acquisition of the multi-functional Pertrovsky Fort in St. Petersburg with approx. 22,400 sqm of lettable space.

#### **EPH investment reaches market value of EUR 56.6 million**

Based on the market price of Eastern Property Holdings, the IMMOEAST stake had a value of EUR 56.6 million at the end of the 2006/07 financial year.

### SelfStorage – Dein Lagerraum expands in Germany

SelfStorage – Dein Lagerraum, a self-storage company in which IMMOFINANZ has owned an investment of 30% since 2005, substantially expanded its presence in Germany and Switzerland during 2006/07. This company is the market leader in Austria with six facilities, and also operates six locations in the German cities of Berlin, Hamburg, Frankfurt and Munich. Another 15 self-storage centres are under construction or in the planning stage.

SelfStorage – Dein Lagerraum has already realised a major part of its expansion programme, which calls for an increase to 30 locations. Forecasts indicate that this investment programme will be largely completed by 2008.

Additional self-storage centres will also be developed in the home market of Vienna. At the end of the 2006/07 financial year, properties were under construction in the district of Hietzing and on Gaudenzdorfer Gürtel and both objects will be completed by the beginning of 2008.

### SelfStorage – Dein Lagerraum expands in Germany and Switzerland

### Conclusion of investment programme planned for 2008



A, Vienna, SelfStorage – Dein Lagerraum, Hernalersdorf

# Investor Relations

## The capital market and property shares

### Positive mood in spite of volatility

International stock markets were influenced by the volatile development of prices for raw materials and crude oil as well as the subsequent impact on economic growth, inflation and interest rates during the IMMOFINANZ financial year from May 2006 to the end of April 2007. In spite of massive corrections during early summer, all key international stock indexes reported positive results for the fourth calendar year in succession. However, this development was qualified by a sharp, but brief correction in February 2007; in total, the upward trend continued during the first quarter of 2007, although macroeconomic factors and geopolitical risks clouded the general investment climate.

In year-on-year comparison, the US S&P 500 recorded an increase of 13,1% as of April 2007 and the leading German DAX reported a plus of 23.3%. The Austrian Traded Index (ATX) of the Vienna Stock Exchange closed with 4,738 points at the end of April, which represents an increase of 13.5% over the previous year.

### Early summer brings strong corrections for property shares

Property shares outperformed the market during the 2006/07 financial year, with positive impulses provided above all by the strong economic recovery in Eastern Europe and the resulting increase in the demand for space. The I-ATX property index of the Vienna Stock Exchange recorded a plus of nearly 26% from May 2006 to the end of April 2007. However, the early summer months of 2007 brought in part significant corrections. Uncertainly was fuelled above all an ECB announcement of a further increase in the interest rate to 4.25%, which triggered a sharp drop in share prices over the summer months.

## Capital increase and convertible bond

### The IMMOFINANZ Group is the branch leader with a total issue volume of EUR 4.42 billion

IMMOFINANZ was highly active on the capital market during the 2006/07 financial year. The funds raised through successful capital increases were used to finance the strong growth of the two regional holding companies IMMOWEST and IMMOEAST. IMMOFINANZ carried out a capital increase and issued a convertible bond during the reporting year, which generated proceeds of EUR 1.67 billion. The IMMOFINANZ Group was the most active property company on the European capital market with a total issue volume of EUR 4.42 billion.

### IMMOFINANZ capital increase in May 2006

During the first days of the 2006/07 financial year, IMMOFINANZ carried out a major 3:1 capital increase. The subscription period started on 24 April and ended on 16 May 2006, and therefore began during the 2005/06 financial year. A total of 111,880,249 shares were offered for sale. The subscription price of EUR 8.25 per share was determined through a bookbuilding procedure, and resulted in a total issue volume of EUR 923 million.

### Sizeable interest from foreign investors

The demand for the shares was high and the issue was oversubscribed by a substantial margin. The necessary reductions were made solely to orders placed by institutional investors, while all orders by private persons were filled. However, strong interest from foreign countries led to a sizeable increase in the share of institutional investors.

### IMMOEAST subsidiary with record issue

#### Record issue by IMMOEAST subsidiary

Immediately following the capital increase by IMMOFINANZ, the IMMOEAST subsidiary also started a similar transaction. It involved the sale of 333,529,650 shares at a price of EUR 8.25 per share, which was determined through a bookbuilding procedure. The resulting issue volume totalled EUR 2.75 billion, making this subsidiary's capital increase significantly larger than the

transaction carried out by the parent company. The demand for these shares was also substantially higher than the offering, and numerous orders by institutional investors could only be filled in part.

After the end of the reporting period from 2 to 21 May 2007, IMMOEAST carried out another capital increase that – with a total volume of EUR 2.84 billion – surpassed the 2006 transaction. All of the new shares were successfully placed, while the banks were again required to reduce the allocations by a substantial amount. IMMOFINANZ exercised its subscription rights to this capital increase in full, and continues to hold 50.46% of IMMOEAST shares.

**IMMOFINANZ continues to hold 50.46% of IMMOEAST**

#### **IMMOFINANZ convertible bond 2007 to 2012**

IMMOFINANZ started another capital market transaction on 16 January 2007 by issuing the second convertible bond in its history. This security, which was backed by 55.9 million IMMOFINANZ shares was heavily oversubscribed, and therefore closed after only several hours. The convertible bond was offered exclusively to institutional investors, and was the largest such security ever issued by a property company in Europe.

**Convertible bond for institutional investors**

The convertible bond represents a fixed interest loan for IMMOFINANZ, which pegged the major part of the credit portfolio at a rate of 2.75%. This represents a significant cost advantage compared with the financing of investments through credits. This advantage has also grown with the steady rise in long-term interest rates since the issue.

## Performance of the IMMOFINANZ share

The 2006/07 financial year was an extraordinary period for the IMMOFINANZ share: the share price rose from EUR 8.68 at the start of the financial year to EUR 11.96, for an annual performance of 37.8%. The price of the share exceeded EUR 12 during the year, reaching an annual high of EUR 12.54 on 16 April 2007. The long-term performance of the IMMOFINANZ share also rose to a new record level: with a plus of 10.14%, the average annual performance since the founding of the company in 1990 surpassed the 10%-mark for the first time

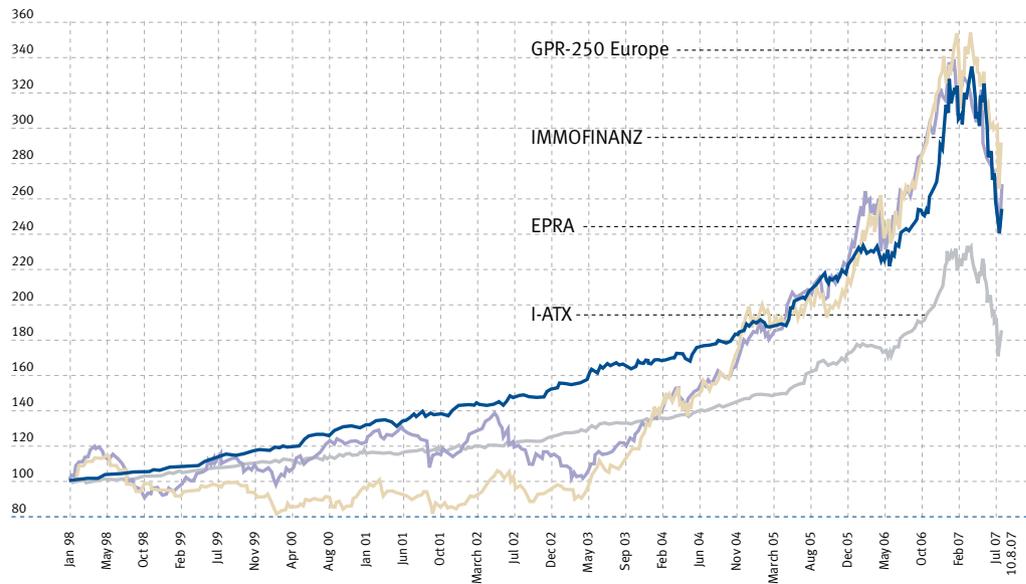
**Share performance of 37.8% in 2006/07**

This development made IMMOFINANZ the most successful property share by far on the Vienna Stock Exchange in 2006/07, with an increase that exceeded the I-ATX property index gain of 25.7%. The key indexes of the Vienna Stock Exchange, the ATX and ATX Prime, also remained behind the IMMOFINANZ share with increases of 12.3% and 15.1%, respectively. After the end of the reporting period the IMMOFINANZ share was also caught up by the general crisis on capital markets, and a sharp drop in the share price followed during the summer months of 2007. In spite of this development, the 10-year performance as of 10 August 2007 still equalled an attractive 9.18% per year.

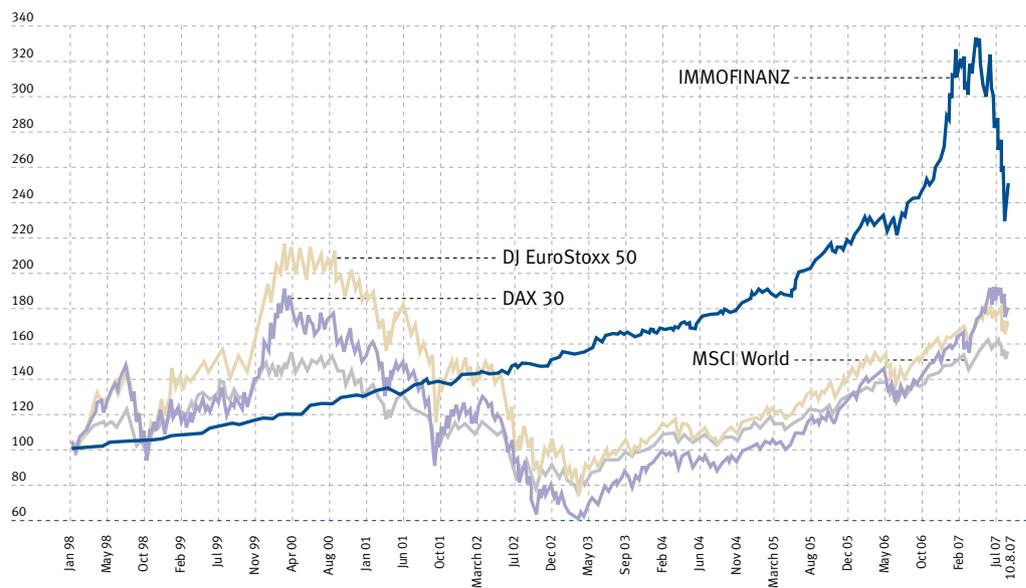
The market capitalisation of the IMMOFINANZ share rose by 88.4% from EUR 2.91 billion to EUR 5.49 billion during the reporting period. This higher market capitalisation also led to an increase in the weighting of IMMOFINANZ in various indexes.

**Market capitalisation rises by 88.4% to approx EUR 5.5 billion**

Development of share price:  
IMMOFINANZ vs.  
GPR-250 Europe, I-ATX, EPRA  
from 1.1.1998 to 10.8.2007



Development of share price:  
IMMOFINANZ vs. DAX 30,  
DJ EuroStoxx 50, MSCI World  
from 1.1.1998 to 10.8.2007



## Bookbuilding Procedure

The bookbuilding procedure was used for the first time to determine the price for the IMMOFINANZ shares issued during the capital increases in 2006/07. Under this method the company first determines a price range, or maximum price, for the new shares. The shareholders then indicate if and to what extent they are prepared to exercise their subscription rights. In a next step, the final subscription price is determined on the basis of the orders received from existing shareholders and the orders placed by new investors. The orders from existing shareholders are filled first in relation to

their subscription rights, and the remaining shares are allocated to new investors. The bookbuilding procedure offers two major advantages: on the one hand, it reflects international standards and thereby facilitates the placement of shares with institutional investors; on the other hand, it ensures that all shareholders – regardless of whether they exercise their subscription rights, or not – will realise the same performance. In contrast, the methods previously used to determine an issue price created certain disadvantages for shareholders who decided not to exercise their subscription rights.

At the end of the financial year, the IMMOFINANZ share was weighted at 6.3% (4.3%) in the ATX-Prime and 8.5% (7.2%) in the GPR 15, the index of the 15 leading property companies in Europe. The liquidity of the share has also shown strong growth: during the 2006/07 financial year, IMMOFINANZ shares with a value of EUR 7,098.9 million were traded on the Vienna Stock Exchange. This represents an increase of 211.4% over the previous year, and made IMMOFINANZ the most liquid property share on the Vienna Stock exchange during this period.

**Stock exchange turnover in IMMOFINANZ shares rises by 211.4% to EUR 7.1 billion**

The following investment houses publish analyses on the IMMOFINANZ share:

- Aurel Leven
- CA IB
- Credit Suisse
- Deutsche Bank
- Kempen & Co
- Merrill Lynch
- RCB

#### Financial Calendar

20 September 2007	Report on the First Quarter as of 31.7.2007
27 September 2007	14th Annual General Meeting
27 December 2007	Report on the First Six Months as of 31.10.2007
27 March 2008	Report on the First Three Quarters as of 31.1.2008

#### Performance of the IMMOFINANZ Share as of 30.4.2007 in % p.a.

Period	After-tax return
1 year	37.79%
3 years	23.09%
5 years	17.43%
10 years	12.78%
Since founding in 1990	10.14%

#### Key Data on the IMMOFINANZ Share

	2006/07	Change in %	2005/06	2004/05
Equity as of 30.4. in EUR mill.	6,515.3	89.6%	3,436.9	1,830.4
Number of shares as of 30.4. in mill.	459.0	36.8%	335.6	251.7
Annual high in EUR	12.54	43.3%	8.75	7.12
Annual low in EUR	8.25	18.1%	6.99	6.30
Price at year-end in EUR	11.96	37.8%	8.68	7.06
Market capitalisation as of 30.4. in EUR mill.	5,490.0	88.4%	2,913.4	1,777.2
Stock market turnover in EUR mill.	7,098.9	211.4%	2,280.0	1,026.8
Fair value as of 30.4. in EUR mill.	16,281.9	136.5%	6,884.0	4,093.0
Earnings per share in EUR	1.03	4.0%	0.99	0.80
Net asset value per share in EUR	10.9	16.0%	9.4	7.3
P/E ratio as of 30.4.	11.6	34.9%	8.6	9.2

### Information on the IMMOFINANZ share

Contact for Investor Relations	Margit Hermentin
Shareholders' Telephone	01/532 06 39
E-Mail	investor@immofinanz.com
Internet	www.immofinanz.com
Vienna Stock Exchange ID	80905
Vienna Stock Exchange Symbol	IIA
Reuters	UMFI VI
Datastream	O:IMMO 866289
Bloomberg	IIA AV
ISIN	AT 0000809058
Included in the following indexes	WBI, ATX Prime, Immobilien-ATX, EPRA Europe, GPR 15, DJ EURO STOXX, DJ STOXX 600, GPR 250 Europe, GPR 250 Global, MSCI World, MSCI Europe, MSCI EMU (European Monetary Union), FTSE World Europe, FTSE Global Index

### Market capitalisation and weighting in the ATX Prime Market

Weighted by free float as of 30.6.2007

Company	Market capitalisation in EUR mill.	Weighting in %
ERSTE BANK DER OESTERR. SPK AG	13,298.9	15.1%
OMV AG	11,135.3	12.6%
RAIFFEISEN INTERNATIONAL BANK-HOLDING AG	8,402.0	9.5%
VOESTALPINE AG	7,425.0	8.4%
TELEKOM AUSTRIA AG	6,382.5	7.2%
<b>IMMOFINANZ AG</b>	<b>4,961.8</b>	<b>5.6%</b>
IMMOEAST AG	4,365.1	5.0%
WIENERBERGER AG	4,057.0	4.6%
VERBUNDGESELLSCHAFT AG KAT. A	2,860.3	3.2%
WIENER STÄDTISCHE VERSICHERUNG AG	2,772.0	3.1%
ANDRITZ AG	1,910.6	2.2%
CA IMMOBILIEN ANLAGEN AG	1,903.1	2.2%
BOEHLER-UDDEHOLM AG	1,887.0	2.1%
CONWERT IMMOBILIEN INVEST AG	1,220.6	1.4%
FLUGHAFEN WIEN AG	1,151.6	1.3%

## Investor Relations

IMMOFINANZ has developed a broad range of investor relations activities and publications to provide shareholders with comprehensive information on the Group's performance and investments.

Detailed information on the development of business at IMMOFINANZ – capital market transactions and investments as well as the latest price of the IMMOFINANZ share and convertible bond – can be found on the Group's homepage under [www.immofinanz.com](http://www.immofinanz.com). In addition, the IMMOFINANZ Newsletter is published several times each year, and provides facts and figures on the

latest events at IMMOFINANZ. Shareholders also have an opportunity to meet representatives of their company at investor trade fairs: among others, IMMOFINANZ took part in the GEWINN 2006 in Vienna and the Moneyworld in Salzburg.

The Group's communications with institutional investors were also expanded during the 2006/07 financial year. IMMOFINANZ participated in numerous capital market events and road shows in the most important European and global financial centres, including London, Paris, Frankfurt, Munich, Stockholm, Amsterdam, Zurich, Geneva, New York, San Francisco, Boston, Sydney and Melbourne.

# Corporate Governance Report

## Commitment to the Austrian Corporate Governance Code

The Austrian Corporate Governance Code is a voluntary, self-regulating work that comprises elements of Austrian stock corporation law and recognised international standards of good corporate management. The goals of the code include the creation of more transparent corporate structure and effective control as well as the provision of information on the financial position and development of a company to all stakeholder groups.

IMMOFINANZ is committed to compliance with the rules of the Austrian Corporate Governance Code in its current version from January 2007, and is dedicated to the principles of responsible management in order to realise a sustainable and long-term increase in the value of the company. Furthermore, special emphasis is placed on the development and continuous improvement of an efficient system of corporate control and risk management.

The code comprises important legal requirements (“L rules”) as well as recognised international standards, whereby any failure to observe these standards (“C rules”) must be disclosed and explained. In addition, the code includes a number of recommendations (“R rules”) that exceed mandatory requirements and call for voluntary compliance.

IMMOFINANZ complied with the Austrian Corporate Governance Code during the 2006/07 financial year. The company deviated from the following comply or explain rule during the past year, and explains this difference as follows:

### Rule 18:

Depending on the size of a company, an internal audit function must be installed as a separate staff department or these activities must be outsourced to a qualified institution.

A risk analysis performed by IMMOFINANZ indicated that the creation of a traditional internal audit department would not support the reasonable optimisation of risk management because of the specific characteristics of the group. In accordance with the results of this analysis, internal control and audit functions are carried out as part of group controlling activities. The Executive Board provide regular reports to the Supervisory Board on the results of monitoring and controls.

### Rules 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 responsible bodies of the corporation to make their own decisions on appointments.

IMMOFINANZ will also comply with the regulations of the Austrian Corporate Governance Code during the 2007/08 financial year. Since an internal audit department was established as a separate staff department at the beginning of 2007/08, IMMOFINANZ now also meets the requirements defined in rule 18 of the code.

**Voluntary self-regulating work for good corporate management**

**Commitment to Austrian Corporate Governance Code in the January 2006 version**

**Few variances to comply or explain rules**

### Executive Board and Supervisory Board

#### Members of the Executive Board

**Karl Petrikovics**, born 20 May 1954,  
appointed to 30 April 2010  
Chairman and Chief Executive Officer

**Norbert Gertner**, born 15 February 1956,  
appointed to 30 April 2010  
Member of the Executive Board

#### Members of the Supervisory Board

**Helmut Schwager**, born 14 November 1943  
Chairman of the Supervisory Board  
First appointed on 4 April 1990, current  
term ends with the annual general meeting  
in 2011

Member of the Managing Board of  
Constantia Packaging AG  
Positions on the supervisory boards of other  
listed companies: IMMOFINANZ AG

**Michael Kaufmann**, born 26 October 1948  
Vice-Chairman  
First appointed on 25 September 1997,  
current term ends with the annual general  
meeting in 2011

Member of the Managing Board of Frapag  
Industrieholding AG  
Positions on the supervisory boards of other  
listed companies: Hirsch Servo AG (Austria)  
Billerud AB (Sweden)

**Klaus Hübner**, born 9 November 1952  
Member  
First appointed on 28 September 2006,  
current term ends with the annual general  
meeting in 2011  
Chartered Accountant  
Positions on the supervisory boards of other  
listed companies: none

**Guido Schmidt-Chiari**,  
born 13 September 1932  
Member  
First appointed on 23 September 1998,  
current term ends with the annual general  
meeting in 2011  
Chief Executive Officer (ret.)  
Positions on the supervisory boards of other  
listed companies: Constantia Packaging AG,  
Bank für Tirol und Vorarlberg AG, Ober-  
bank AG

### Audit Committee and activities of the Supervisory Board

The Supervisory Board created an Audit Committee to deal with issues concerning the accounting and audit of the company and the group. The members of this committee are Helmut Schwager (Chairman), Michael Kaufmann and Guido Schmidt-Chiari. Helmut Schwager has been designated as the financial expert in accordance with the provisions of the Austrian Corporate Governance Code. The rules of procedure for the Supervisory Board call for the creation of additional committees only when this body has more than six members.

The Supervisory Board held five meetings during the 2006/07 financial year; all members of the Supervisory Board were present at every meeting. The financial position and corporate strategy as well as important events and investments were discussed at these meetings. In addition, the Chairmen of the Executive Board and Supervisory Board conferred regularly on major events and decisions between the meetings. The approval of the Supervisory Board was requested for all investment and sale decisions after written and verbal reports had been provided. The members of the Supervisory Board have defined criteria for independence in accordance with the guidelines established by the Austrian Corporate Governance Code. Every member of this body evaluated his position and, with the exception of Helmut Schwager, all members are considered to be independent.

### Remuneration

Based on the management contract with Constantia Privatbank, the members of the IMMOFINANZ Executive Board do not receive any remuneration from the company. The remuneration for the Supervisory Board is determined by the annual general meeting, and equalled TEUR 110 (for work performed by the Supervisory Board during 2005/06). Details are provided in the notes

**Full attendance at  
all five meetings of the  
Supervisory Board**

**Annual general meeting  
defines remuneration for  
Supervisory Board**

to the financial statements on page xx. The members of the Executive Board and Supervisory Board owned a total of 383,084 IMMOFINANZ shares as of 30 April 2007. No options have been issued for IMMOFINANZ shares. Information on the purchase and sale of the company's shares by members of the Executive Board and Supervisory Board is provided on the IMMOFINANZ website [www.immofinanz.com](http://www.immofinanz.com) under "Directors' Dealings".

### Members of the Executive Board and Supervisory Board hold IMMOFINANZ shares

#### Transactions with related parties

IMMOFINANZ AG is the parent company of the IMMOFINANZ Group. Constantia Privatbank Aktiengesellschaft as well as its corporate bodies and subsidiaries are considered related parties in the sense of IAS 24. In addition to services provided on the basis of the management contract, a wide range of other services are performed by these companies at arm's length. Detailed information on this subject is provided in the notes to the financial statements beginning on page 237.

#### Compliance

In accordance with the Issuer Compliance Regulations issued by the Austrian Financial Markets Supervisory Authority, IMMOFINANZ defined internal rules for the distribution of data, in order to prevent the misuse of insider information. IMMOFINANZ has extended these rules to also cover the Supervisory Board, and monitors compliance on a regular basis.

#### External evaluation

The implementation and correctness of the statement of compliance by IMMOFINANZ were examined by KPMG Austria GmbH Wirtschaftsprüfungs- und Steuerberatungsgesellschaft based on the rules issued by the International Federation of Accountants (IFAC) for activities related to the review of annual financial statements (ISRE 2400).

### Evaluation by KPMG Austria GmbH Wirtschaftsprüfungs- und Steuerberatungsgesellschaft

#### Summary of the evaluation of compliance with the Austrian Corporate Governance Code during the 2006/07 Business Year

We have evaluated compliance with the Austrian Corporate Governance Code by the Executive Board and Supervisory Board of IMMOFINANZ AG, Vienna, as presented in the public statement made by the Executive Board. The Executive Board and Supervisory Board of the company are responsible for compliance with the individual regulations as well as public reporting. Our responsibility is to issue a report on compliance with the regulations of the code based on our evaluation. We conducted our evaluation in accordance with the rules issued by the International Federation of Accountants (IFAC) for activities related to the review of annual financial statements (ISRE 2400). These principles require that we plan and perform the evaluation to obtain reasonable assurance about whether the statement by the Executive Board on compliance with the Corporate Governance Code is free of material misstatements. The evaluation basically includes interviews with the responsible persons as well as an examination, on a test basis, of compliance with the Austrian Corporate Governance Code. We performed our evaluation based on the questionnaire issued by the Austrian Working Group for Corporate Governance.

Our evaluation we did not reveal any facts that conflict with the statement issued by the Executive Board on compliance with the provisions of the Austrian Corporate Governance Code. Our responsibility and liability toward the company and third parties are defined by § 275 (2) of the Austrian Commercial Code.

Vienna, 1 August 2007

KPMG Austria GmbH  
Wirtschaftsprüfungs- und Steuerberatungsgesellschaft

Yann-Georg Hansa  
Certified Public Accountants

Günther Hirschböck  
Certified Public Accountants

# Report of the Supervisory Board



The Supervisory Board and the Executive Board worked closely together during 2006/07 for the benefit of the company and in accordance with the principles of good corporate governance.

## **The Supervisory Board is closely involved in the definition of strategy**

The financial position and strategic development of the company as well as major events and investments were discussed extensively and candidly at these meetings. Specific issues and decisions were evaluated between the meetings in discussions between the Chairmen of the Supervisory Board and Executive Board. The investments planned by the company were deliberated and analysed in detail at the Supervisory Board meetings, and the Executive Board requested and received the approval of the Supervisory Board for all investment and sale transactions after providing verbal and written reports. In particularly urgent cases, the Supervisory Board passed its resolutions in writing.

## **Supervisory Board acknowledges excellent development of earnings**

The activities of the Supervisory Board during the 2006/07 financial year focused above all on examining the long-term business opportunities for the company together with the Executive Board and thereby setting the course for the profitable expansion strategy of IMMOFINANZ AG. In order to finance the its investment programme, the company carried out a capital increase in May 2006. It is an impressive confirmation of the positive development of the company that the entire proceeds from this capital increase have already been invested in a large number of acquisitions or development projects and generated excellent results in 2006/07.

The Executive Board provided the Supervisory Board with regular, timely and comprehensive verbal and written reports and information on all key issues concerning the development of business and the risk position of the company. This enabled the Supervisory Board to monitor and support the management activities of the Executive Board on a continuous basis.

The Supervisory Board held five meetings during the 2006/07 financial year.

The Audit Committee of the Supervisory Board met once during the reporting year. In the presence of the auditor, the Audit Committee discussed the annual financial statements, consolidated financial statements and recommendation for the distribution of profits, and

recommended that the Supervisory Board approve the annual financial statements. The Audit Committee obtained a statement of independence from the auditor and issued a recommendation for the election of the auditor for the 2006/07 financial year.

The Supervisory Board of IMMOFINANZ AG supports compliance with the Austrian Corporate Governance Code, and thereby also endorses the principles of responsible corporate management and control as well as the achievement of a high degree of transparency for all stakeholders of the company. A summary of the measures taken by IMMOFINANZ AG to implement the Austrian Corporate Governance Code is presented in the annual report and on the homepage of the company.

#### **Support for Austrian Corporate Governance Code**

The annual financial statements and management report of IMMOFINANZ AG as of 30 April 2007 (2006/07 financial year), which were prepared by the Executive Board, as well as the consolidated financial statements and consolidated management report as of 30 April 2007 (2006/07 financial year), which were prepared by the Executive Board in accordance with International Financial Reporting Standards (IFRS), were audited by KPMG Austria GmbH Wirtschaftsprüfungs- und Steuerberatungsgesellschaft and awarded an unqualified opinion. All documentation for the financial statements as well as the audit reports, management letter and recommendation for the distribution of profit were discussed in detail by the Audit Committee in the presence of the auditor and presented to the Supervisory Board. The Supervisory Board has examined this documentation as required by § 96 of the Austrian Stock Corporation Act and accepted the annual financial statements for 2006/07, which are therefore considered approved in accordance with § 125 (2) of the Austrian Stock Corporation Act. The Supervisory Board also declared its agreement with the consolidated financial statements and consolidated management report, and approved the recommendation of the Executive Board for the use of retained earnings. The annual report by the internal audit department did not identify any risks which, in the absence of controls, could have a material effect on the continued existence or development of business in the company. Consequently, there were no grounds for objections.

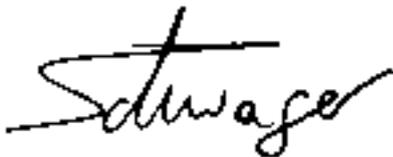
#### **Approval of annual financial statements for 2006/07**

Particular attention was paid to the valuation of properties located outside Austria during the 2006/07 financial year. The international valuation companies Colliers and DTZ were commissioned to value the properties owned by IMMOEAST as well as selected objects in the IMMO-WEST portfolio. The methodology used and opinions prepared by these experts were discussed at length by the Supervisory Board and Executive Board.

#### **Property valuation by international specialists**

In conclusion, the Supervisory Board would like to thank the management and employees of IMMOFINANZ AG for their commitment and performance during 2006/07.

Vienna, 23 July 2007



Helmut Schwager  
Chairman of the Supervisory Board

# Planning and Perspectives



The focus of investments remains in Eastern Europe, but IMMOFINANZ will also carry out projects in Austria – like the expansion of the Business Park Vienna.

## After the reporting period

### Successful EUR 2.84 billion capital increase by IMMOEAST

Immediately after the end of the reporting period – from 2 to 21 May 2007 – the IMMOEAST subsidiary issued 277,941,375 new shares. The issue price was determined through a bookbuilding procedure and equalled EUR 10.20 per share, for a resulting volume of EUR 2.84 billion. This capital market transaction was the largest issue to date by a European property company, and was oversubscribed nearly two-times.

### IMMOEAST starts second listing on the Warsaw Stock Exchange

After gaining a large number of private and institutional investors as IMMOEAST shareholders during a public offering, the share was introduced for trading on the Warsaw Stock Exchange on 25 May 2007. IMMOEAST is now an “east share”, not only from a business but also a capital market standpoint. That represents an important milestone for the company, especially in view of the guidelines followed by many institutional investors.

### Expansion of IMMOEAST Managing Board

The Executive Board of IMMOEAST was expanded at the start of the 2007/08 financial year to reflect the strong growth in the scope of business activities. Christian Thornton was appointed as a new member of this body, and will be responsible for finances. In addition, Edgar Rosenmayr was appointed to the Executive Board as a deputy member.

### Investments made between 1 May and 31 July 2007

- Gold Plaza shopping centre (Romania)**  
 IMMOEAST acquired 80% of the Gold Plaza development project in Baia Mare, a city with a population of 150,000. The investment volume for this property totals EUR 97 million. The shopping centre with 43,000 sqm of letable space is scheduled for completion during the fourth quarter of 2008, and IMMOEAST plans to acquire the remaining shares at that time.
- Egerkingen logistics centre (Switzerland)**  
 The Deutsche Lagerhaus subsidiary acquired a logistics centre in Egerkingen, in the Swiss canton of Solothurn. The object has 30,434 sqm of letable space and is fully occupied.
- Pantelimon and logistics developments (Romania)**  
 Together with a local partner, IMMOEAST has signed an agreement to develop ten logistics centres in Romania with 400,000 to 500,000 sqm of letable space. The investment volume will equal roughly EUR 300 million. The first project, the Pantelimon Logistics Centre (52,000 sqm) on the outskirts of Bucharest, will be completed later this year.
- Euro Mall Pitesti (Romania)**  
 The Euro Mall in the university city of Pitesti was acquired for EUR 87 million. This facility was completed in May 2007 and is fully occupied. The Euro Mall Pitesti meets the highest international standards and has 32,000 sqm of letable space.
- Rondo Jazdy Polskiej (Poland)**  
 The Rondo Jazdy Polskiej office project in the centre of Warsaw is under development by S+B CEE, an IMMOEAST shareholding. This object has excellent connections to the transportation network and will be completed in summer 2009; the investment volume totals EUR 36 million.
- TriGránit urban development projects in St. Petersburg (Russia)**  
 The property developer TriGránit (IMMOEAST stake 25%) and the city government of St. Petersburg have signed a framework agreement covering a number of major urban development projects. This makes TriGránit the most important developer in this second largest city in Russia.

**Large number of private shareholders outside Austria for the first time**

**Strengthening of Executive Board**



RO, Baia Mare, Gold Plaza



CH, Egerkingen, Logistics centre



RO, Logistics centre Pantelimon

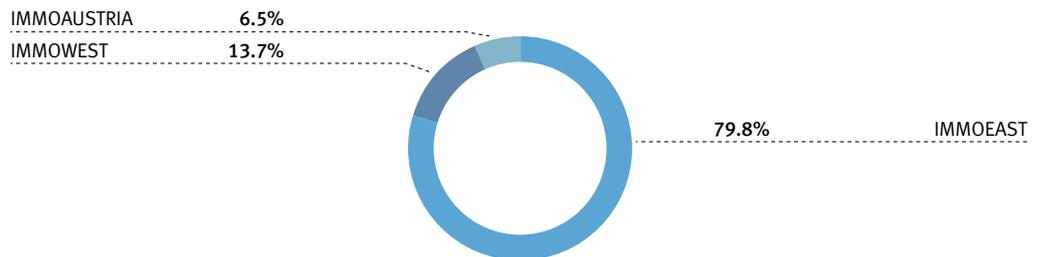
## Investment programme for 2007/08

### Focus of growth remains in the east

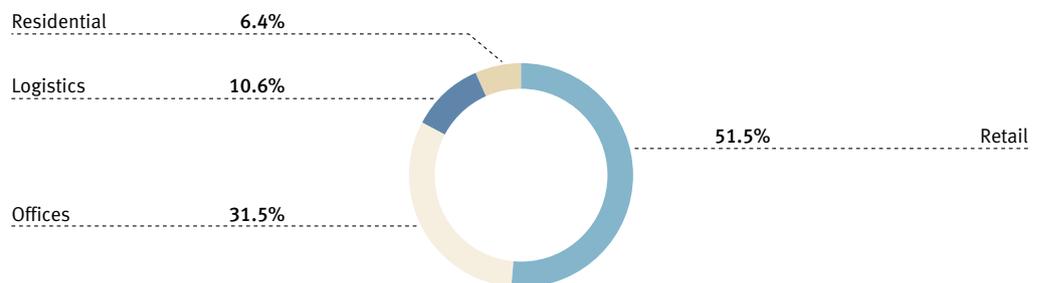
#### Planned investment volume of nearly EUR 7.5 billion

IMMOFINANZ will invest more in the property portfolio during 2007/08 than ever before, with projects totalling roughly EUR 7.5 billion scheduled for realisation. Since the time between the identification of an acquisition target and the conclusion of a transaction generally covers several months, most of the investments planned for 2007/08 were prepared in detail during the 2006/07 financial year and have already been approved by the Supervisory Board. Therefore, a fairly exact overview of the investments scheduled for the coming year was available when this annual report was prepared during the first half of July 2007.

#### Distribution of investment programme of EUR 7.5 billion for 2007/08 by primary segment



#### Distribution of investment programme of EUR 7.5 billion for 2007/08 by sector



#### Distribution of investment programme of EUR 7.5 billion for 2007/08 by type of investment



## IMMOEAST

The focal point of growth in 2007/08 will again be found in the regional holding company IMMOEAST, which means in Central, Eastern and South-eastern Europe as well as Russia and Ukraine. IMMOEAST will carry out an investment programme with a volume of EUR 6 billion. From a geographic standpoint, the concentration of investments will shift from Central and Eastern Europe to South-eastern Europe. Extensive acquisitions are planned, above all on the booming Romanian market, but activities in Russian and Ukraine will also increase significantly.

The sector focus shows a continued shift toward retail properties, which will comprise more than 60% of the total investment volume in 2007/08 and be weighted twice as high as the office sector. Within the retail sector, the share of investments in the STOP.SHOP. specialty shopping centres will also increase by a substantial margin. The shares of logistics and residential properties in the portfolio will decline slightly despite an impressive volume of more than EUR 300 million and EUR 200 million, respectively.

The expansion of the development business will also continue during 2007/08, with the Group's own development projects or the acquisition of stakes in other property companies comprising two-thirds of the total investment volume. The planned acquisitions of stakes in other companies (10% of the investment volume) are generally classified as investments in development projects from a financial standpoint because they are made up almost entirely of shares in property development firms.

The shift in the sector and geographical focus of the portfolio as well as the higher share of development projects represents a reaction by IMMOEAST to the decline in market returns. In particular, the top rents for let investment properties in the established markets of Central and Eastern Europe (Poland, Czech Republic, Slovakia, Hungary), and here above all in the office sector, have moved close to western levels. This changing focus to investments in countries with higher returns and projects in the retail sector – where returns also exceed the opportunities for office properties – will make it possible for IMMOEAST to maintain its high earning power. A greater commitment in the area of development projects will also increase the return on IMMOEAST investments.

**Focus on retail segment, especially STOP.SHOP. specialty shopping centres**

**Increasing share of development projects**

**Structural shift in investments supports continued high returns**



RO, Constanta, Harbourside

### IMMOAUSTRIA – increase in offices and apartments

After a phase of reserved investment activity on its home market, IMMOFINANZ will also take a more offensive approach in Austria during 2007/08. In particular, the office market in Vienna again offers excellent prospects after the comparably low development activities in recent years.



A, Vienna, Business Park  
Vienna

One especially important project is the enlargement of the Business Park Vienna by roughly 50,000 sqm to more than 280,000 sqm. This extension will be comprised largely of modern office space, and one section is expected to also include a 4-star hotel. The construction of both objects is scheduled to start in autumn 2007.

Extensive investments will also be made by the BUWOG/ESG residential subsidiary, whereby the construction of terraced houses will become more important. In 2007/08 BUWOG will complete projects with nearly 212 apartments and start construction on five complexes with roughly 400 apartments. The construction of the Favoriten geriatric centre will also mark the start of activities in a new field of business.

SelfStorage – Dein Lagerraum, an IMMOFINANZ holding, will complete two new facilities in Vienna during 2007.

### Sharp rise in market prices in Germany



D, Bönen, Rudolf-Diesel-  
Strasse

### IMMOWEST – concentration on market niches and development projects

In Germany, the primary market for the IMMOFINANZ regional holding company IMMOWEST, property prices have risen sharply in recent years. The current price level makes investments in many sectors unattractive, especially in the key markets for let office and retail objects.

IMMOWEST will therefore continue to pursue the strategy implemented during 2006/07 and only invest in selected special areas of the market. One such area is the logistics sector, which is still undervalued with low vacancy rates and attractive opportunities for an increase in value over the coming years. Investments in the logistics sector will be made primarily by the Deutsche Lagerhaus subsidiary. In the logistics sector, Switzerland also represents an interesting target market for investments.

Another highly promising area of business covers high-quality multi-functional urban development projects, like the ones started in Cologne and Düsseldorf in early 2007 together with a German property developer. IMMOWEST will remain active on this market and search for suitable investment opportunities.

### Spin off of the self-storage business from the regional holding companies

The self-storage business will be spun off from the IMMOWEST and IMMOAUSTRIA regional holding companies. In this new area IMMOFINANZ will also work to develop a leading position in Continental Europe outside its defined geographic core market. The objective is to purchase investments in or directly acquire local self-storage providers in numerous countries.



A, Vienna, Bergmillergasse

## Long-term perspectives and goals

IMMOFINANZ will continue to concentrate on its current core market over the middle and long-term. In the west, this market covers the German-speaking countries of Germany, Austria and Switzerland; in the east, it includes Central and Eastern Europe, South-eastern Europe and selected successor states of the former Soviet Union. This combination of established markets in the west and rapidly growing markets in the east makes it possible to combine security and stability with high earning power. Within this defined core market, IMMOFINANZ will focus on a broad-based approach to investments in the future and concentrate on the development of a property portfolio that is broadly diversified by both region and sector.

In the eastern regions of its core market, the IMMOEAST regional holding company will work to safeguard its leading market position through direct investments and investments in property development companies. Major investment programmes will be carried out in this region over the coming years in order to best utilise the boom in the east. The fact that IMMOFINANZ – through its IMMOEAST subsidiary – holds the top position in a region that is home for more than 40% of the European population underscores the wide range of long-term opportunities.

In the west, IMMOFINANZ will work through its IMMOWEST regional holding company to steadily expand its portfolio on the German and Swiss markets and establish a sound position as one of the major institutional investors. IMMOFINANZ does not intend to invest in all submarkets, but will concentrate on a selected attractive niches and areas of business in keeping with the development of the market.

The IMMOAUSTRIA regional holding company will round out and expand its Austria portfolio in all market segments. In total, IMMOFINANZ plans to continue the pursuit of its growth course, with the objective of maintaining or improving its position in Europe – number 2 based on the combined market capitalisation of IMMOFINANZ and IMMOEAST – on a lasting basis.

**Security and stability through balanced geographic diversification**

**IMMOEAST: protection of leading market position**

**IMMOWEST: stronger core businesses in attractive submarkets**

# The Development of Business in 2006/07

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## 1. The Economic Environment

### Economic upturn in Europe

The global economy remained on an upward trend throughout 2006. Whereas recent growth was driven primarily by the USA and China, a notable upturn was registered in Europe – including the previously slow-moving German economy – during the past year. The high prices of raw materials and crude oil were contrasted by robust consumer demand and a strong rise in capital investment. However, slight weakness began to take hold of the US economy during the year.

### GDP growth in Central and Eastern Europe again exceeds West European average

Real GDP growth in the EU-15 ranged from 1.7% to nearly 3% in 2006, but was again outpaced by the countries of Central and Eastern Europe. Hungary reported an increase of 3.9%, while Poland and the Czech Republic grew by 6.1% – but Estonia and Latvia reported dynamic momentum of more than 10%. A comparison of economic indicators shows that the recovery process has still not been concluded in this region: GDP per capita for the EU-15 currently equals more than EUR 34,000, but the average value for the ten countries that joined the EU in 2004 is only EUR 10,400.

## Interest rates

After a phase of low interest rates in the years up to 2004 – which was marked by a decline to 1.6% in the USA – a turnaround began in 2005. The US Federal Reserve increased interest rates in a series of steps, with the three-month rate reaching a preliminary high of 5.2% in 2006. The European Central Bank subsequently followed this development, raising the 3-month Euribor from 2.1% to 3.73% by year-end 2006. The key success factors for property investors like IMMOFINANZ in this type of operating environment include the well-timed use of hedging instruments, the identification of an optimal balance of equity and debt to maximise the leverage effect and the development of innovative financing models.

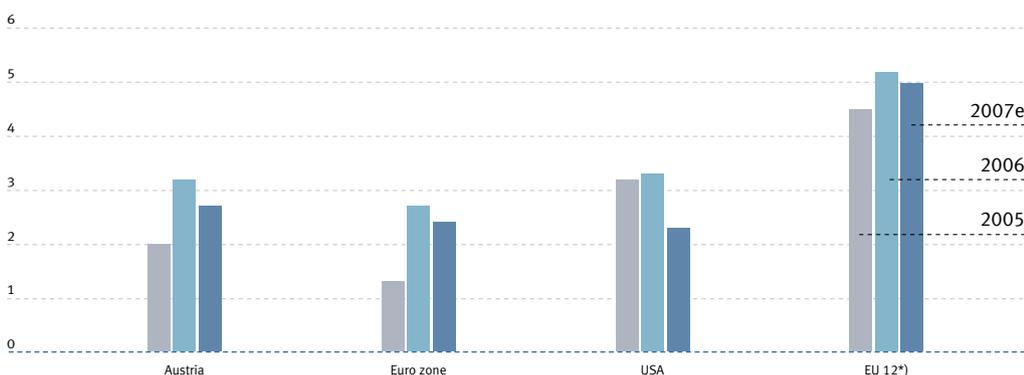
**ECB abandons low interest rate policy and raises interest rates in a series of steps**

## 2. The Market Environment

The development of property markets generally follows the development of the economy, but with a time lag. This is illustrated by an increase in the demand for space on most sectors of the European property market during 2006. In the markets of Central and Eastern Europe, the dynamic mood remained unbroken throughout 2006. The growing economic ties of these economies with the West European industrial nations also triggered an increase in the volume of investment projects. The tenant structures in the newly constructed office and commercial buildings are comprised largely of foreign companies and international retail chains. In individual sectors, such as the office market in Budapest or Prague, returns and the stage of development have approached levels comparable to Western Europe in recent years. At the same time, other countries in the region – such as Bulgaria, Romania and Ukraine – have only just started their recovery process.

**Strong demand for space; first CEE markets approach West European returns**

The year 2006 was also characterised by a significant upturn on West European markets. The cycle that provided favourable initial returns for investors due to low prices – as is illustrated by the residential and office markets in Germany – came to a close. Investors who act on an anti-cyclical basis, such as IMMOFINANZ, are now able to profit from the rising level of rents. The development of the various sectors of the property market is described in detail in the individual segment reports.

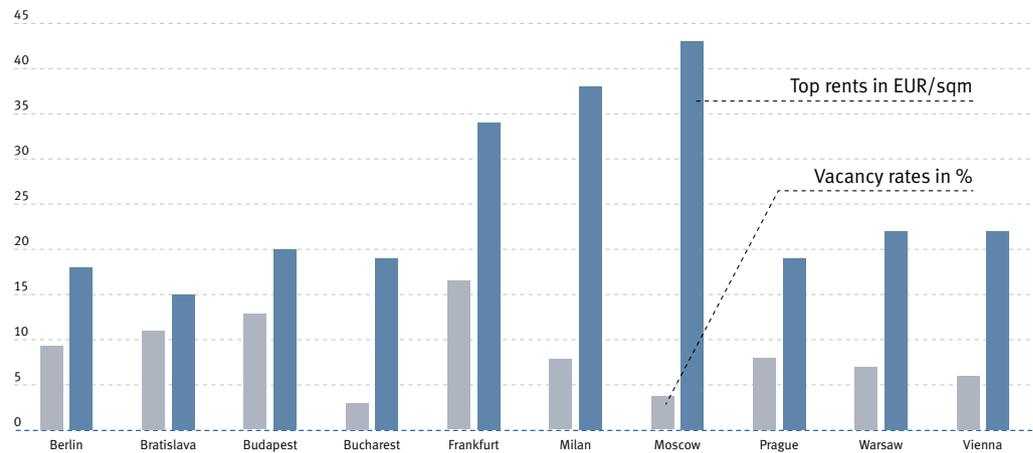


**GDP growth in comparison in %**

\*) Estonia, Latvia, Lithuania, Malta, Poland, Slovakia, Slovenia, Czech Republic, Hungary, Cyprus, Bulgaria, Romania

### Comparison of office markets in Europe

(Spring 2007, Source: CPB Immobilienreuehand GmbH)



## 3. Corporate Profile

### IMMOFINANZ takes the leading role in Europe

IMMOFINANZ AG (IMMOFINANZ) is one of the largest and most successful property investors in Europe. The company is a leading player in Europe with a property portfolio that currently includes 1,917 directly owned properties as well as 720 objects held through various investment vehicles that cannot or may not be consolidated, for a proportional share of lettable space totalling 11,316,479 sqm.

### Broad regional and sector diversification

IMMOFINANZ is diversified through two different types of segments: a classification based on region, which comprises IMMOAUSTRIA, IMMOEAST and IMMOWEST, and a classification based on sector that reflects the various uses of properties such as offices, retail space, logistics facilities, hotels and residential buildings. In addition to this operational diversification, IMMOFINANZ also holds financial investments that support a broader distribution of risk.

IMMOFINANZ receives operational support from Constantia Privatbank AG through a management contract, which was concluded between the two companies.

## 4. Accounting and Valuation Policies

### Limited comparability with prior years due to IFRS dynamics

The application of new accounting standards and a change in the accounting methods selected from available options have had a significant influence on the results reported by IMMOFINANZ and limit comparability with previous annual financial statements. Information on the accounting and valuation methods used by IMMOFINANZ is provided on page 149ff of the notes.

## 5. Results for the 2006/07 Financial Year

### 5.1 Earnings position

The following table shows summarised data from the IMMOFINANZ income statements for the 2006/07 and 2005/06 financial years according to the fair value model defined in IAS 40.33:

#### Income Statement – Summary

All amounts in TEUR	2006/07	2005/06	Change in %
Revenues	518,883.0	401,270.1	29.3%
Operating profit (EBIT)	887,694.4	543,626.5	63.3%
Financial results	25,875.1	-23,214.0	211.5%
Earnings before tax (EBT)	913,569.5	520,412.5	75.5%
Net profit for the period	724,867.7	396,371.2	82.9%
Basic earnings per share in EUR	1.03	0.99	4.0%
Diluted earnings per share in EUR	1.00	0.96	4.2%

The full income statement can be found on page 95.

#### Rental income and revenues by primary segment

All amounts in TEUR	Rental Income				Revenues			
	2006/07	2005/06	Change	in %	2006/07	2005/06	Change	in %
IMMOAUSTRIA	202,592.3	185,497.1	17,095.2	9.2%	289,788.2	294,515.8	-4,727.6	-1.6%
IMMOEAST	146,151.2	59,323.7	86,827.5	146.4%	192,920.4	80,014.5	112,905.9	141.1%
IMMOWEST	30,179.3	22,253.1	7,926.2	35.6%	36,174.4	26,732.2	9,442.2	35.3%
Consolidation	0.0	0.0	0.0	0.0	0.0	7.5	-7.5	-100.0%
<b>Total</b>	<b>378,922.8</b>	<b>267,073.8</b>	<b>111,849.0</b>	<b>41.9%</b>	<b>518,883.0</b>	<b>401,270.1</b>	<b>117,612.9</b>	<b>29.3%</b>

Revenues rose by TEUR 117,612.9 (29.3%) to TEUR 518,883.0 and rental income increased by TEUR 111,849.0 (41.9%) to TEUR 378,922.8 during the 2006/07 financial year. Properties acquired during the financial year were responsible for TEUR 49,576.6, or 17% of the growth in revenues.

IMMOAUSTRIA remained the largest segment in the IMMOFINANZ Group, generating TEUR 202,592.3 (53.5%) of rental income and TEUR 289,788.2 (56%) of revenues in 2006/07. IMMOEAST strengthened its position compared to the other two segments of business with an improvement of 146.4% in rental income to TEUR 146,151.2 and 141.1% in revenues to TEUR 192,920.4. The share of rental income recorded in the IMMOWEST segment rose by 35.6% to TEUR 30,197.3 (8% of Group rental income). A decisive factor for this development was the stronger focus of IMMOWEST on financial investments.

**IMMOAUSTRIA generates highest share of Group revenues**

IMMOEAST served as the primary driver for growth in the IMMOFINANZ Group during the reporting year with an increase of 146.4% or TEUR 86,827.5 in rental income. This development was supported above all by major new acquisitions – including the Mokotow Business Park, the Golden Babylon I and II, Fifth Avenue and Brama Zachodnia – as well as the low vacancy rates of the properties. The focal point of the portfolio is formed chiefly by office, logistics and commercial properties.

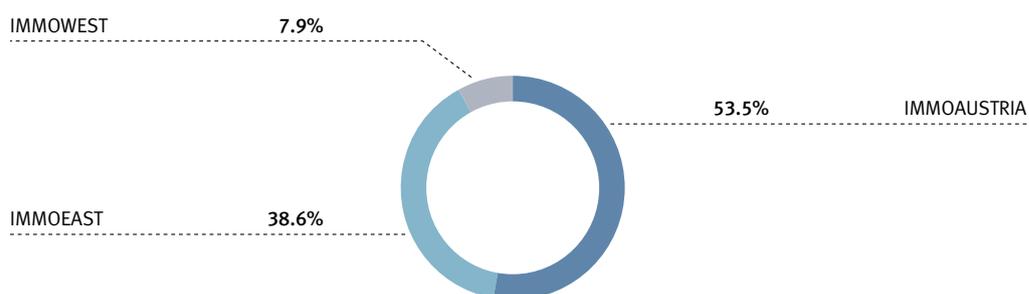
**IMMOEAST increases rental income by 146.4%**

**Acquisitions support  
35.6% increase in rental  
income for IMMOWEST**

The IMMOWEST segment reported an increase of TEUR 7,926.2 over the prior year to TEUR 30,179.3 (35.6%). This growth resulted from major new acquisitions, such as the projects realised together with the Deutsche Lagerhaus Group (logistics objects in Germany and Switzerland) and the joint ventures with Frankonia Eurobau (Courthouses in Düsseldorf and Gerling in Cologne).

IMMOAUSTRIA recorded an increase of 9.2% in rental income during 2006/07, which resulted from the rental of completed objects (City Point) as well as organic growth. The revenues generated by IMMOAUSTRIA declined by 1.6% in comparison with 2005/06 because the sale of apartments by the subsidiaries BUWOG and ESG led to a planned reduction from the record level in 2005/06. In addition, the comparable figure for the prior year includes a non-recurring effect from the sale of two investment apartment complexes.

**Structure of rental income  
2006/07 by primary segment  
in %**



**Structure of rental income by secondary segment**

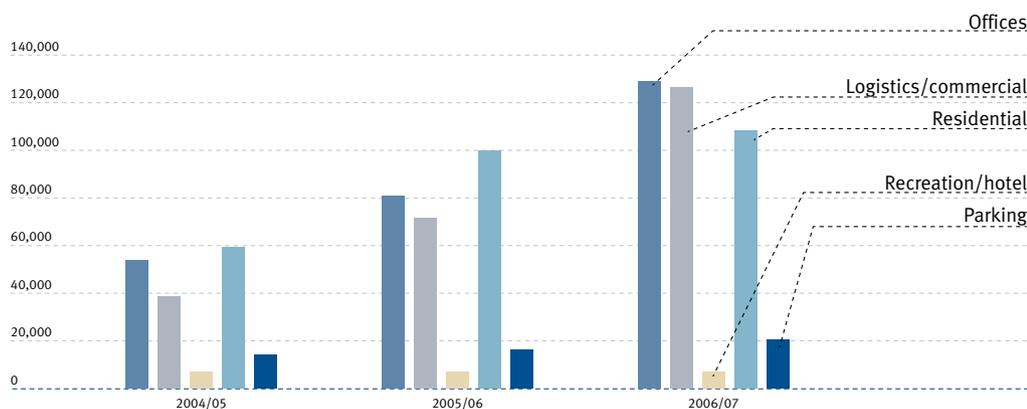
All amounts in TEUR	2006/07	2005/06	Change	in %
Offices	124,944.8	78,492.1	46,452.7	59.2%
Logistics/commercial	122,410.3	69,346.5	53,063.8	76.5%
Recreation/hotel	6,880.9	6,706.3	174.6	2.6%
Residential	104,985.9	96,723.3	8,262.6	8.5%
Parking	19,700.9	15,805.6	3,895.3	24.6%
<b>Rental income</b>	<b>378,922.8</b>	<b>267,073.8</b>	<b>111,849.0</b>	<b>41.9%</b>
Sale of inventories	10,116.3	40,598.1	-30,481.8	-75.1%
Operating costs	114,861.9	80,763.5	34,098.4	42.2%
Other revenues	14,982.0	12,834.7	2,147.3	16.7%
<b>Revenues</b>	<b>518,883.0</b>	<b>401,270.1</b>	<b>117,612.9</b>	<b>29.3%</b>

**Rental income generated  
equally by office, logistics  
and commercial space**

There was a slight shift in the weighting of the individual secondary segments during the 2006/07 financial year. While 29% of rental income was recorded in the office sector during the previous year, this figure rose to 33% in 2006/07. The share of rental income generated by logistics and commercial space rose from 26% to 32%. This development reflects the IMMOEAST strategy, which calls for the acquisition of large shopping centres in major cities and important secondary municipalities as well as the continued expansion of the Group's STOP.SHOP. brand with its smaller retail facilities in Central, Eastern and South-eastern Europe. The result was an increase of 77% in rental income from logistics and commercial facilities to TEUR 122,410.3. Income from the rental of office space rose by 59.2% to TEUR 124,944.8.

Results for 2006/07

Residential space generated rental income of TEUR 104,985.9 in 2006/07, which represents an increase of 8.5%. This growth resulted from the adjustment of rents in the BUWOG/ESG portfolio as well as from new acquisitions in Germany (Cologne).



Structure of rental income by secondary segment in TEUR

### Revaluation results

Revaluation results include all increases and decreases in the value of investment properties, and any impairment charges to development projects are also recorded here. In comparison to the previous year, revaluation results rose by 124% to TEUR 749,716.3. Properties acquired during the reporting year generated TEUR 286,597.4 or 38% of the total amount. This significant increase was the result of three main factors: on the one hand, the yield compression in Central and Eastern Europe intensified significantly in relation to 2005/06 – Hungary was the only country to report a different development. On the other hand, IMMOEAST was able to acquire a number of interesting sites for future project development, which were revalued during 2006/07. Also included here are properties that did not exceed their acquisition cost in revaluations carried out during earlier years. Revaluation results include TEUR 151,835.5 from the revaluation of property sites in 2006/07, which represents 20% of total revaluation results. The third factor that influenced revaluation results was the revaluation income of TEUR 187,805.6 on the objects in the BUWOG and ESG portfolio, which resulted from synergy effects and the adjustment of rental prices.

Three factors lead to massive rise in revaluation results

A strong rise in the Polish Zloty, Romanian Leu, Hungarian Forint and Slovakian Krone had a substantial negative impact on revaluation results for the year. This effect was particularly significant in Slovakia, where a 9.8% increase in the value of the Krone over the prior year level had an equal impact on revaluation results. The Hungarian Forint gained 6.4% in relation to the Euro, a development that was also reflected in revaluation results.

Foreign exchange developments have direct impact on revaluation results

### Revaluation results by segment and as a % of the property portfolio

	Revaluation results				Investment properties			
	2006/07	2005/06	Change	in %	2006/07	2005/06	Increase in value in %	
IMMOAUSTRIA	263,116.1	210,146.5	52,969.6	25.2%	3,633,092.4	3,188,908.7	7.8%	7.1%
IMMOEAST	493,095.1	116,986.1	376,109.0	321.5%	3,501,914.5	1,586,376.6	16.4%	8.0%
IMMOWEST	-6,494.9	8,082.5	-14,577.4	-180.4%	676,640.6	368,992.0	-1.0%	2.2%
<b>Total</b>	<b>749,716.3</b>	<b>335,215.1</b>	<b>414,501.2</b>	<b>123.7%</b>	<b>7,811,647.5</b>	<b>5,144,277.3</b>	<b>10.6%</b>	<b>7.0%</b>

The IMMOEAST segment recorded a strong year-on-year increase of 16.4% in the value of its investment properties during 2006/07. In comparison with the prior year, revaluation results in this segment rose by TEUR 376,109.0 (322%). This development was supported above all by the yield compression, which had an impact on earnings through the yields of up to 5.25% in Central and Eastern Europe.

**IMMOAUSTRIA records high revaluation gain due to BUWOG/ESG and completion of objects**

IMMOAUSTRIA reported an increase of 7.8% in the value of its investment properties in relation to the property portfolio, which represents a total revaluation gain of TEUR 263,116.1. Of this total, TEUR 187,805.6 (25%) was related to the revaluation of the BUWOG/ESG portfolio and TEUR 32,325.2 (12%) to the initial recognition of completed projects through profit and loss. The yields used in the valuation of investment properties ranged from 8.75% to 5.8%.

The IMMOWEST segment reported negative revaluation results of TEUR -6,494.9 for the reporting year, which resulted primarily from a decline in the value of properties on the logistics and residential markets in Germany.

**Other operating income**

Other operating income is comprised primarily of gains on the sale of investment properties, the reversal of negative goodwill, gains on the translation of foreign currency items related to operating activities, deconsolidation income and other positions.

**Lower negative goodwill leads to decline in other operating income**

Other operating income fell by 37.6% from TEUR 162,550.7 in the prior year to TEUR 101,461.5 for 2006/07, primarily to a decline in negative goodwill. This position represented 62% of other operating income in the previous year, but fell to 5.4% in 2006/07. The decrease resulted from the use of the agreed transaction price for the recognition of properties at fair value on the acquisition date, instead of a revaluation based on expert opinions. In addition, negative goodwill from the acquisition of Salzburg Center S.A. by IMMOEAST was reversed because the returns defined in a forward purchase contract exceeded the current market value.

Negative goodwill of TEUR 118,975.3 in the previous financial year resulted above all from the acquisition of Center Invest kft., the owner of the STOP.SHOP. chain in Hungary (TEUR 12,768.2), as well as the purchase of the remaining 90% of shares in Nowe Centrum sp. z o.o., the owner of the Silesia City Centers (TEUR 38,414.7), and the acquisition of the remaining shares in ESG Villach (TEUR 54,996.9).

Other operating income was positively influenced by foreign exchange effects of TEUR 15,884.9 relating to the operating business as well as the sale of the Europe Tower, which generated a gain of TEUR 14,053.1 on sale.

**Depreciation and amortisation**

**Initial recognition of deferred tax liabilities on the determination of CGU book values**

This item is comprised chiefly of impairment charges to goodwill and depreciation on tangible assets. Depreciation and amortisation rose by TEUR 31,406.7 (52.6%) over 2005/06. In contrast to the prior year, the procedure followed in 2006/07 involved the deduction of deferred tax liabilities in determining the book value of a cash-generating unit (CGU) prior to the comparison with the fair value of the CGU. The fair value of deferred tax liabilities was set at zero in all cases because the deduction of these items in determining the purchase price for a property is generally not possible in the regions in which IMMOFINANZ is active.

Impairment charges of TEUR 72,065.1 to goodwill were largely the result of insufficient reserves (IAS 16) or insufficient valuation results. Any goodwill allocated to a property that was identified as impaired was also reduced through an impairment charge.

**Increase of 34.8% in impairment charges**

### Expenses related to properties

Expenses related to properties consist for the most part of operating costs, valuation adjustments to receivables and other directly allocated expenses. The increase in these expenses is proportional to the growth in rental income.

### Other operating expenses

Other operating expenses are comprised of administrative charges, consulting fees, taxes on property and legal transactions as well as commissions and advertising expenses. These expenses rose by 68.1% over the prior year to TEUR 183,177.5 in 2006/07. The increase resulted primarily from higher administrative fees charged by Constantia Privatbank AG based on the management contract with IMMOEAST, which rose to TEUR 85,067.7. This development was triggered by the expansion of IMMOEAST and strong growth in the property portfolio.

**Growth-related increase in operating expenses**

Legal, auditing and consulting expenses rose by 12.6% to TEUR 19,616.6. The need for consulting services increased during the reporting year, above all as a result of rapid changes in the legal and tax environments of the countries in Eastern Europe. In addition, audit costs rose due to an increase in the number of managed companies from 304 to 463. These expenses are expected to increase further over the coming years.

**Number of managed companies rises from 304 to 463**

Taxes and duties also rose by a substantial 109.4% to TEUR 6,654.2, primarily as a result of building taxes that are charged in certain Central and East European countries. These taxes, in turn, triggered an increase in transaction taxes because of the higher number of properties in the portfolio. In addition, the trade tax in Hungary and the capital investment tax on direct shareholder contributions in Austria contributed to the increase in this category of expenses. The many investor relations events held during the reporting year also resulted in higher advertising expenses, which rose by 25% to TEUR 6,211.9.

The cost of expert opinions rose sharply by TEUR 1,983.3 to TEUR 3,665.7, chiefly as a result of the initial preparation of valuations by the international property experts Colliers and DTZ. In subsequent periods, the expenses for property valuation will decline by roughly 30% for objects which were part of the IMMOEAST portfolio as of April 30, 2007.

**First valuation of properties by international experts Colliers International and DTZ**

Miscellaneous other operating expenses include TEUR 14,276.0 of exchange rate effects, TEUR 4,134.8 of penalties and TEUR 13,884.7 of capital investment tax on the share of the IMMOEAST AG capital increase that was subscribed by IMMOFINANZ AG (see note 4.9). A further TEUR 1,020.2 are related to the convertible bond that was issued in 2007.

## Operating profit (EBIT)

### Comparison of EBIT and revaluation results by primary segment

All amounts in TEUR	EBIT				Revaluation results			
	2006/07	2005/06	Change	in %	2006/07	2005/06	Share in %	
IMMOAUSTRIA	393,219.3	382,980.9	10,238.4	2.7%	263,116.1	210,146.5	66.9%	54.9%
IMMOEAST	541,288.7	156,269.4	385,019.3	246.4%	493,095.1	116,986.1	91.1%	74.9%
IMMOWEST	-21,223.5	11,469.5	-32,693.0	-285.0%	-6,494.9	8,082.5	30.6%	70.5%
Consolidation	-25,590.1	-7,093.3	-18,496.8	-260.8%	0.0	0.0	0.0	0.0
<b>Total</b>	<b>887,694.4</b>	<b>543,626.5</b>	<b>344,067.9</b>	<b>63.3%</b>	<b>749,716.3</b>	<b>335,215.1</b>	<b>84.5%</b>	<b>61.7%</b>

EBIT rose by 63% to a new record level of TEUR 887,694.4 in 2006/07. As in previous years, this development was strongly influenced by the development of revaluation results. In 2005/06 revaluation results represented 62% or TEUR 335,215.1 of Group EBIT totalling TEUR 543,626.5, but this figure comprised 85% or TEUR 749,716.3 of Group EBIT (TEUR 887,694.4) for the reporting year. The relation of revenues to EBIT declined from 74% in the prior year to 58% for 2006/07.

### Top returns in some CEE markets approach West European levels

The primary reason for this development was the yield compression, which influenced the entire Central and East European region. While prime yields averaged were slightly higher than 6.0% in the previous year, they approached the 5.0%-mark above all on the markets in Central and Eastern Europe and individual transactions in the market after April 30, 2007 have shown that they fell already below this level. Yields in South-eastern Europe segment fell more substantially, especially in Romania and Bulgaria. The prime yield remained near 8.0% in the previous year, but is now only slightly more than 6.0% in Romania and 7.0%, in Bulgaria.

IMMOEAST recorded an increase of 246% or TEUR 385,019.3 in EBIT for the 2006/07 financial year and, for the first time, generated the highest earnings of the three segments in the IMMOFINANZ Group. The largest contributions to earnings in the IMMOEAST segment were provided by the regional subsegments Central and Eastern Europe (TEUR 298,432.5) and South-eastern Europe (TEUR 223,150.8). IMMOAUSTRIA was responsible for 44% or TEUR 393,219.3 of Group EBIT in 2006/07. Only the IMMOWEST segment was unable to register positive EBIT. Lower revaluation results and impairment charges to goodwill arising from the acquisition of City Box in the Netherlands triggered a decline in EBIT to TEUR -21,223.5 (2005/06: TEUR 11,469.5).

### Cash EBIT and Cash EBIT margin by primary segment

All amounts in TEUR	IMMOAUSTRIA		IMMOEAST		IMMOWEST	
	2006/07	2005/06	2006/07	2005/06	2006/07	2005/06
Operating profit (EBIT)	393,219.3	382,980.9	541,288.7	156,269.4	-21,223.5	11,469.5
Revaluation of properties	-263,116.1	-210,146.5	-493,095.1	-116,986.1	6,494.9	-8,082.5
Reversal of negative goodwill	0.0	-56,329.6	-5,015.2	-62,639.5	-474.4	-6.3
Depreciation and amortisation	21,462.9	24,488.2	43,816.3	31,868.0	24,944.1	3,330.0
Income taxes paid	-917.8	-774.2	-13,062.8	-1,651.4	-5,825.6	-2,366.3
<b>Cash EBIT</b>	<b>150,648.3</b>	<b>140,218.8</b>	<b>73,932.0</b>	<b>6,860.4</b>	<b>3,915.6</b>	<b>4,344.6</b>
Revenues	289,788.2	294,515.8	192,920.4	80,014.5	36,174.4	26,732.2
Cash EBIT margin	52.0%	47.6%	38.3%	8.6%	10.8%	16.3%

Results for 2006/07

**Cash EBIT and Cash EBIT margin by primary segment**

(continued) All amounts in TEUR	Other and Group eliminations		IMMOFINANZ Group	
	2006/07	2005/06	2006/07	2005/06
Operating profit (EBIT)	-25,590.1	-7,093.3	887,694.4	543,626.5
Revaluation of properties	0.0	0.0	-749,716.3	-335,215.1
Reversal of negative goodwill	0.0	0.0	-5,489.5	-118,975.3
Depreciation and amortisation	942.0	72.4	91,165.3	59,758.6
Income taxes paid	-3.4	-454.2	-19,809.6	-5,246.1
<b>Cash EBIT</b>	<b>-24,651.6</b>	<b>-7,475.1</b>	<b>203,844.3</b>	<b>143,948.6</b>
Revenues			518,883.0	401,270.1
Cash EBIT margin			39.3%	35.9%

Cash EBIT – which, in contrast to the segment presentation in the consolidated financial statements, also includes the sale of investment properties – rose by TEUR 59,895.7 or 42% to TEUR 203,844.3 for the 2006/07 financial year. The cash EBIT margin increased from 35.9% in the prior year to 39.3%. With the exception of the IMMOWEST segment all segments reported an improvement in cash EBIT.

**42% increase in cash EBIT**

**Financial results**

Financial results comprise current financing costs (interest income and interest expense) as well as profit and loss on financial investments and the proportional share of profit and loss from associated companies. This position improved by TEUR 49,089.1 over the prior year to TEUR 25,875.1, and turned the negative financial results in 2005/06 into a positive contribution to the net profit of the period. This development was supported above all by an increase of 135% in income from financial investments, which rose to TEUR 161,459.1 in 2006/07. The growth in income from financial investments comprised an increase of more than 370% in income from and disposals of financial instruments to TEUR 64,970.5 as well as distributions totalling TEUR 41,922.8. Exchange rate gains and losses equalled TEUR 32,591.8 compared with TEUR 11,240.8 in the prior year.

**Improvement of approx. EUR 49 million in financial results**

**Financial results by segment**

All amounts in TEUR	2006/07	2005/06	Change	in %
IMMOAUSTRIA	-113,502.5	-83,407.0	-30,095.5	-36.1%
IMMOEAST	104,163.5	26,676.3	77,487.2	290.5%
IMMOWEST	48,669.8	25,004.2	23,665.6	94.6%
Consolidation	-13,455.7	8,512.5	-21,968.2	-258.1%
<b>Total</b>	<b>25,875.1</b>	<b>-23,214.0</b>	<b>49,089.1</b>	<b>211.5%</b>

The above table shows that financial results – with the exception of foreign exchange effects – are generated to a limited extent by the operating segments and realised primarily at the holding company level.

**Income taxes**

This item includes income tax expense as well as provisions for deferred taxes. Income tax expense for the Group rose from TEUR -124,041.3 in the prior year to TEUR -188,701.8 for 2006/07, but the Group tax rate declined from 23.8% to 20.7%. A calculation based on

TEUR -19,809.6 of income taxes actually paid for the reporting year shows a rate of 2.2% for the actual taxation of earned income.

## 5.2 Financial position

### Cash Flow Statement – Summary

All amounts in TEUR	2006/07	2005/06	Change in %
Gross cash flow	169,631.9	129,345.1	31.1%
Cash flow from operating activities	-35,756.3	-22,452.5	-59.3%
Cash flow from investing activities	-1,924,423.1	-705,446.6	-172.8%
Cash flow from financing activities	3,038,797.0	1,012,872.7	200.0%
Cash and cash equivalents at the beginning of the period	533,491.9	253,056.7	110.8%
Cash and cash equivalents at the end of the period	1,657,052.0	533,491.9	210.6%
Change in cash and cash equivalents	1,123,560.1	280,435.2	300.7%

The full consolidated cash flow statement is shown on page 97.

#### Gross cash flow

**Increase of 31% outpaces growth in revenues**

Gross cash flow demonstrates the strength of a company's operational earnings. However, the strong growth of IMMOFINANZ in recent years has made this indicator less important than earnings data for an accurate evaluation of performance. In spite of this fact, it should be noted the 31% increase in gross cash flow to TEUR 169,631.9 exceeded the rate of growth in revenues. Income taxes paid rose by 277.6% to TEUR 19,809.6, primarily due to the sale of the Europe Tower in Budapest by the IMMOEAST segment, which took the form of an asset deal and did not allow for the (full) elimination of tax expense.

#### Cash flow from operating activities

Cash flow from operating activities is based on gross cash flow, and includes the changes in the various components of working capital. For the reporting year, cash flow from operating activities fell significantly below gross cash flow because of a sharp rise in other receivables. This increase was related to amounts due from taxation authorities in various East European countries for input VAT as well as recently granted financing.

#### Cash flow from investing activities

**Growth of more than 172% to EUR 1.9 billion**

Cash flow from investing activities clearly reflects the expansion strategy of IMMOFINANZ, with an increase of more than 172% from TEUR 705,446.6 in 2005/06 to TEUR 1,924,423.1. Investment activity for the reporting year was concentrated primarily in the IMMOEAST segment. The most important positions were the acquisition of investment properties for TEUR 694,894.3, the acquisition of property companies for TEUR 834,529.6 and the purchase of financial assets for TEUR 771,311.0, whereby the acquisition of a 25% stake in TriGránit represents a major component of this item.

#### Cash flow from financing activities

Cash flow from financing activities is comprised primarily of net proceeds from the capital increases carried out by IMMOEAST and IMMOFINANZ (TEUR 2,178,098.8) as well as cash inflows from long-term financing (TEUR 1,549,801.4), which were related in particular to the issue of a convertible bond in January 2007.

## Financing

IMMOFINANZ currently has an equity ratio of 51.2% and gearing of 46.9%. This standing reflects the capital increase that was carried out during the 2006/07 financial year.

**Equity ratio rises  
from 46.1% to 51.2%**

Information on the conditions of financial liabilities is provided in the notes to the financial statements on page 191ff.

## 5.3 Asset position

### Consolidated Balance Sheet – Summary

All amounts in TEUR	30 April 2007	30 April 2006	Change in %
Investment property	8,221,528.8	5,524,259.6	48.8%
Property under construction	400,502.6	276,913.7	44.6%
Other non-current assets	1,698,641.7	729,702.1	132.8%
<b>Non-current assets</b>	<b>10,320,673.1</b>	<b>6,530,875.4</b>	<b>58.0%</b>
Receivables and other assets	592,845.4	292,276.9	102.8%
Property held for sale	11,500.0	55,197.6	-79.2%
Inventories	139,572.7	44,222.2	215.6%
Financial instruments, cash and cash equivalents	1,657,052.0	533,491.9	210.6%
<b>Current assets</b>	<b>2,400,970.1</b>	<b>925,188.6</b>	<b>159.5%</b>
<b>ASSETS</b>	<b>12,721,643.2</b>	<b>7,456,064.0</b>	<b>70.6%</b>
Equity	6,515,334.3	3,436,853.9	89.6%
Financial liabilities	4,314,372.6	2,813,349.2	53.4%
Other non-current liabilities	1,131,710.5	547,195.7	106.8%
<b>Non-current liabilities</b>	<b>5,446,083.1</b>	<b>3,360,544.9</b>	<b>62.1%</b>
<b>Current liabilities</b>	<b>760,225.8</b>	<b>658,665.2</b>	<b>15.4%</b>
<b>EQUITY AND LIABILITIES</b>	<b>12,721,643.2</b>	<b>7,456,064.0</b>	<b>70.6%</b>

### Non-current assets

The continuation of the IMMOFINANZ expansion strategy led to an increase of 58% or TEUR 3,789,797.7 in non-current assets to TEUR 10,320,673.1 during the reporting year. Investments were concentrated on the acquisition of investment properties as well as development projects. In addition, the Group increased its focus on the purchase of strategic investments in development companies such as TriGránit and Adama in order to improve the diversification of risk and, at the same time, secure access to new projects.

**Increase of 70.6% in balance  
sheet total to EUR 12.7 billion**

### Current assets

Current assets rose by TEUR 1,475,781.1 or 159.5% to TEUR 2,400,970.1 as of 30 April 2007. This growth was supported in part by liquid funds remaining from the capital increase that was carried out by IMMOEAST AG in 2006/07 as well as the issue of a convertible bond in January 2007.

**Temporary liquid reserves  
for realisation of investment  
programme**

### Equity

Equity rose by TEUR 3,078,480.4 as a result of the capital increases carried out by IMMOFINANZ and IMMOEAST as well as an improvement in results for the reporting period. The equity ratio reached 51.2% and asset coverage rose to over 158% as of the balance sheet date on 30 April 2007.

### Non-current liabilities

Non-current liabilities rose by TEUR 2,085,538.2 or 62% to TEUR 5,446,083.1. Deferred tax liabilities also increased by 79% to TEUR 912,506.1, above all due to the revaluation of assets as part of the initial consolidation of acquisitions or the revaluation of properties at year-end.

### Current liabilities

Current liabilities rose by 101,560.6 to TEUR 760,225.8.

### Net Asset Value

All amounts in TEUR	2006/07		2005/06	
Equity before minority interests	4,081,659.5		2,603,345.9	
Goodwill	-199,684.5			
Deferred tax assets	-84,631.7		-28,225.3	
Deferred tax liabilities	912,506.1	4,709,849.4	510,377.6	3,085,498.2
Property under construction (carrying value)	400,502.6		276,913.7	
Property under construction (fair value)	744,068.4	343,565.8	307,631.1	30,717.4
Inventories (carrying value)	139,572.7			
Inventories (fair value)	209,630.0	70,057.3		
Residual value of forward purchase contracts and investments in other companies carried at cost		41,144.9		
Property held for sale (carrying value)	11,500.0		55,197.6	
Property held for sale (fair value)	11,500.0	0.0	64,952.2	9,754.6
Shares in associated companies (carrying value)	373,213.6		22,932.2	
Shares in associated companies (fair value)	438,847.3	65,633.7	41,337.1	18,404.9
Minority interests		-249,271.0		
<b>Net asset value</b>		<b>4,980,980.1</b>		<b>3,144,375.1</b>
Number of shares (in 1,000)		459,001.4		335,640.7
<b>Net asset per share (in EUR)</b>		<b>10.9</b>		<b>9.4</b>

### Improvement of 16% in net asset value per share

Net asset value per share rose by 16% from EUR 9.4 in the prior year to EUR 10.9 in 2006/07. This figure includes the valuation of all development projects, inventories and investments in other companies that are not carried at fair value. The increase was supported by two main factors: on the one hand, the Group was able to acquire numerous new development projects that carry a high potential for future earnings and, on the other hand, the yield compression on investment properties led to significant increases in value. The calculation of net asset value is based on a Best Practices Policy Recommendation (6.3) of the European Public Real Estate Association (EPRA).

Results for 2006/07

### Triple net asset value

All amounts in TEUR	30 April 2007	
<b>Net asset value (NAV)</b>	<b>4,980,980.1</b>	<b>4,980,980.1</b>
Deferred taxes (fair value)	-8,554.0	-8,554.0
<b>Triple net asset value (NNNAV)</b>		<b>4,972,426.1</b>
Number of shares (in 1,000)		459,001.4
<b>Triple net asset value per share (in EUR)</b>		<b>10.8</b>

Since IMMOFINANZ now holds inventories that will inevitably result in tax effects when they are sold – even after the utilisation of opportunities for the reduction of taxes – triple net asset value was calculated for the first time. This calculation is based on the assumption that the full gain on sale will be taxed at the current tax rate (outside Austria). Since the Group has sufficient tax loss carryforwards in Austria, it is assumed that gains realised on the sale of properties in this country will not be subject to taxation.

### Calculation of NNNAV for first time

### Net operating income

Net operating income for the year based on the rental of investment properties is as follows:

All amounts in TEUR	Fair Value	NOI (a)	Return
Segment			
IMMOEAST	3,177,059.9	202,112.6	6.4%
IMMOAUSTRIA	3,955,765.3	208,843.2	5.3%
IMMOWEST	755,455.0	54,777.9	7.3%
	<b>7,888,280.3</b>	<b>465,733.7</b>	<b>5.9%</b>

Net operating income is defined as annual rental income after the deduction of rental costs that cannot be charged out. The return in the above table reflects the weighted average discount factor used for the valuation of properties.

The expected net operating income on development projects (with the exception of inventories) is as follows:

### Net operating income from development projects

#### Development projects (excluding inventories)

All amounts in TEUR	Construction costs	NOI (e)	Development yield	Fair value yield
Segment				
IMMOEAST	3,247,971.8	332,851.2	10.2%	8.5%
IMMOAUSTRIA	295,058.4	25,171.4	8.5%	7.5%
IMMOWEST	299,189.5	23,791.6	8.0%	6.5%
	<b>3,842,219.7</b>	<b>381,814.2</b>	<b>9.8%</b>	<b>8.3%</b>

The fair value yield represents the return on properties, based on their value as of the balance sheet date. The development yield is calculated by dividing NOI (e) by construction costs.

### Transition to the property portfolio

The property portfolio of the IMMOFINANZ Group totalled approximately EUR 16.3 billion as of the balance sheet date on 30 April 2007. This value is comprised of the following:

All amounts in EUR million	
Investment properties <sup>*)</sup>	8,233.0
Properties under construction <sup>*)</sup>	400.5
Reserves	343.6
	<b>744.1</b>
Inventories <sup>*)</sup>	139.6
Reserves	70.1
	<b>209.6</b>
Construction costs for forward purchases	3,854.3
Reserves for forward purchases	106.8
Properties held through investments in other companies and commitments	3,134.1
	<b>7,095.2</b>
<b>Total</b>	<b>16,281.9</b>

<sup>\*)</sup> Value as per balance sheet

## 6. Segment Reports

### 6.1. Segment report IMMOAUSTRIA

#### Overview of IMMOAUSTRIA properties<sup>1)2)3)</sup>

	2006/07	Change in %	2005/06
<b>Residential properties</b>			
Number of objects	1,369	0.5%	1,362
Total letable space in sqm	3,164,940	7.9%	2,934,542
<b>Retail properties</b>			
Number of objects	159	1.9%	156
Total letable space in sqm	422,591	11.6%	378,619
<b>Office properties</b>			
Number of objects	51	2.0%	50
Total letable space in sqm	641,467	0.2%	639,925
<b>WIPARK/garages owned</b>			
Number of objects	14	16.7%	12
Total letable space in sqm	190,317	7.4%	177,167
<b>Recreation/hotel properties</b>			
Number of objects	4	0.0%	4
Total letable space in sqm	45,534	0.0%	45,534
<b>Logistics properties</b>			
Number of objects	31	72.2%	18
Total letable space in sqm	172,519	35.9%	126,979
<b>Total number of objects IMMOAUSTRIA</b>	<b>1,628</b>	<b>1.6%</b>	<b>1,602</b>
<b>Total letable space in sqm IMMOAUSTRIA</b>	<b>4,637,367</b>	<b>7.8%</b>	<b>4,302,765</b>
Proportion of letable space owned by IMMOAUSTRIA in sqm	4,466,512	6.8%	4,182,295

1) Including parking spaces (rounded).

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

3) The objects are grouped according to their primarily use.

#### 6.1.1. Market report

##### The office market

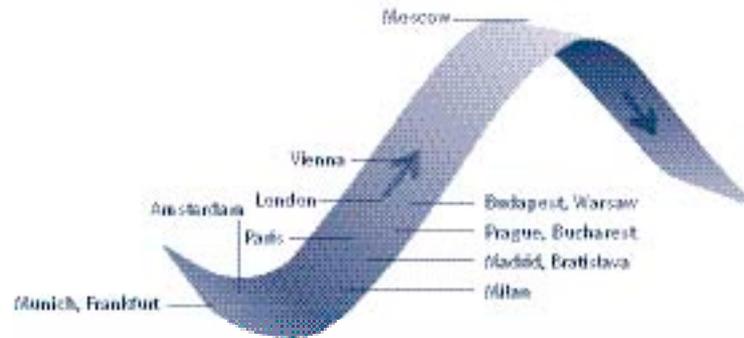
The office market in Vienna – with its current volume of more than 10 million sqm – has been characterised by strong growth in recent years. In 2006 demand exceeded the production of new space for the fourth year in succession. Forecasts for 2007 show roughly 340,000 sqm of demand facing 220,000 sqm of new space. The increase in rentals has reduced the vacancy rate slightly to 6%, and a further increase in rental prices is expected.

**Demand again exceeds  
production of new space**

### The Vienna Office Market in European Comparison

Spring 2007

Source: CPB Immobilienreuehand GmbH



**Strong demand for top locations and high-quality objects**

#### The residential property market

The residential market in Vienna has been characterised by a generally positive climate for several years. Although the number of building permits and housing completions has declined, the population and number of households are growing steadily. The demographic forecasts published by ÖROK and Statistik Austria indicate that this trend should continue up to 2030. However, there are strong local differences within Vienna – top locations and high-quality objects are in great demand, and prices are increasing continuously.

**Strong interest only for A-locations**

#### The retail property market

The retail sector is flourishing as a consequence of strong private consumption and this, in turn, has led to a significant increase in the demand for space. However, location is the decisive factor: while the rents for top addresses and selected shopping streets are rising steadily, so-called B-locations are difficult to let. The trend toward the development of specialty shopping centres in regional cities continues, but an attractive and in part selective mix of retail tenants is becoming an increasingly important factor for success.

**Market for private users begins to develop**

#### The logistics property market

The logistics market comprises facilities for private users (e.g. self-storage depots) as well as warehousing for commercial and industrial customers. In the commercial sector, the gap between supply and demand has grown steadily in recent years with the relocation of manufacturing companies to Eastern Europe. However, there has been an increase in prices at facilities with good traffic connections in and around Vienna. The private logistics field is in the early stages of development and IMMOFINANZ has taken on a pioneering role with its subsidiary SelfStorage – Dein Lagerraum.

#### The garage market

The steady increase in the number of registered motor vehicles and growing volume of traffic will further exaggerate the tense parking situation, above all in major cities. The development of the garage market is therefore expected to at least remain stable over the coming years, since it is virtually impossible to receive approval for new projects.

Segment Reports

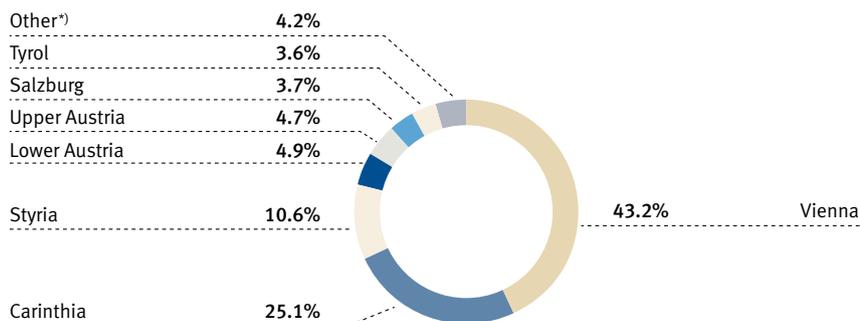
6.1.2. Development of business

Revenues recorded by the IMMOAUSTRIA segment totalled TEUR 289,788.2 in 2006/07, which represents a decrease from the prior year level. This decline resulted from the reduced sale of BUWOG/ESG apartments during the reporting year as well as non-recurring effects in 2005/06. However, rental income rose by 9.2% due to the completion of objects and organic growth. IMMOAUSTRIA generated EBIT of TEUR 393,219.3 in 2006/07, which represents 44% of EBIT reported by the IMMOFINANZ Group.

Rental income increases 9.2%

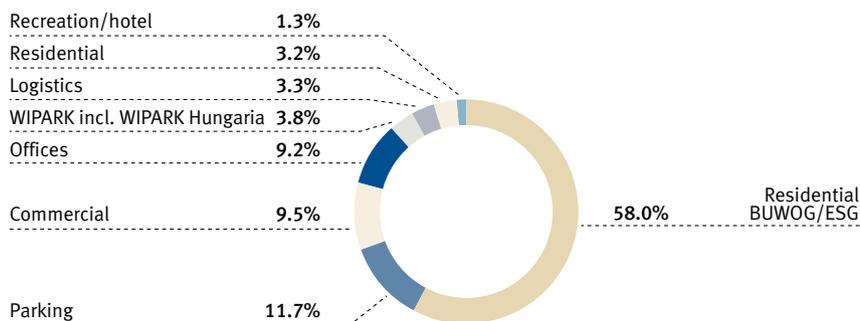
Key figures on the IMMOAUSTRIA segment

	2006/07	2005/06	Change in %
Revenues in TEUR	289,788.2	294,515.8	-1.6%
EBIT in TEUR	393,219.3	382,980.9	2.7%
Segment assets in TEUR	5,438,700.8	4,325,140.9	25.7%
Segment liabilities in TEUR	4,234,702.5	3,280,851.9	29.1%
Letable space as a % of the total portfolio	39.5%	61.1%	-35.4%
Fair value in EUR mill.	4,468.8	3,798.9	17.6%
Fair value as a % of the total portfolio	27.4%	55.2%	-50.4%



Regional distribution of letable space IMMOAUSTRIA as a % of total letable space As of 30.4.2007

\*) Other: Burgenland 1.3%, Vorarlberg 1.7%, WIPARK Hungaria 0.5%, SelfStorage foreign countries 0.7%



Sector distribution of letable space IMMOAUSTRIA as a % of total letable space As of 30.4.2007

## 6.2. Segment report IMMOEAST

### Overview of IMMOEAST properties<sup>1)2)3)</sup>

	2006/07	Change in %	2005/06
<b>Residential properties</b>			
Number of objects	67	272.2%	18
Total letable space in sqm	2,503,130	320.4%	595,426
<b>Retail properties</b>			
Number of objects	118	461.9%	21
Total letable space in sqm	3,282,884	355.6%	720,554
<b>Office properties</b>			
Number of objects	146	131.8%	63
Total letable space in sqm	4,588,392	267.4%	1,248,993
<b>Recreation/hotel properties</b>			
Number of objects	1	-	-
Total letable space in sqm	46,900	-	-
<b>Logistics properties</b>			
Number of objects	53	278.6%	14
Total letable space in sqm	1,329,331	187.2%	462,931
<b>Total number of objects IMMOEAST</b>	<b>385</b>	<b>231.9%</b>	<b>116</b>
<b>Total letable space in sqm IMMOEAST</b>	<b>11,750,637</b>	<b>288.1%</b>	<b>3,027,904</b>
Proportion of letable space owned by IMMOEAST in sqm	4,891,316	245.7%	1,414,961

1) Including parking spaces (rounded).

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

3) The objects are grouped according to their primarily use.

### 6.2.1. Market report

#### Expansion of geographic presence

The IMMOEAST segment of the IMMOFINANZ Group is represented in the following countries: in Central and Eastern Europe in the Czech Republic, Hungary, Poland and Slovakia; in South-eastern Europe in Romania, Bulgaria, Serbia, Croatia and Slovenia. IMMOEAST also completed its first direct investments in Russia and Ukraine during the reporting year. Since these markets are in different stages of development and are considerably different in size, the market in each of these countries is described separately in the following sections.

#### Strong demand for office space in Prague

##### The property market in the Czech Republic

In recent years, certain sectors of the Czech property market have reached levels that are comparable with Western Europe. The office market – which is concentrated primarily in the capital city of Prague and comprises roughly 2 million sqm – was characterised by an excess supply of new space up to 2005. However, a change in market conditions during 2006 led to a mismatch with new space of 160,000 sqm facing demand of 190,000 sqm. The result was a slightly decline in vacancies to nearly 10%.

The residential market in the Czech Republic covers approximately 4.5 million units, with more than 12% located in the capital city. Roughly half the units are owner-occupied and 30% represent rental apartments, while the remainder are owned through cooperative housing societies. The steady rise in disposable income has triggered a parallel increase in the share of single households and the demand for high-quality housing. Consumer spending has also grown, providing added benefits for the retail sector. In addition to Prague, numerous shopping malls have developed in the secondary population centres. The general acceleration of economic momentum and increasing global business connections have also led to an increase in the exchange of goods, which has created additional demand for logistics space.

#### The property market in Hungary

The office market in Hungary has roughly 1.8 million sqm of space and a vacancy rate of 14%, which is primarily related to older buildings that have not been renovated. The demand for new high-quality space has remained consistently high since the country's accession to the EU in 2004. New rentals have risen from 130,000 sqm in 2003 to a current level of 240,000 sqm per year. The supply of new space has lagged behind this development to date, but the production of new space and demand are expected to equalise in 2007.

**Steady high demand for modern office space**

The Hungarian residential market is concentrated in Budapest, where roughly 850,000 units are registered as primary residences. A process to privatise state-owned apartments was started during the early 1990s after the political transformation, and the share of owner-occupied apartments has reached nearly 90%. As a result, the momentum on the rental market is correspondingly low. The rising level of incomes has led to the development of new retail space, not only in Budapest but also in the prospering provincial cities. The logistics market has shown steady development with roughly 1 million sqm, which are concentrated on the expressway ring surrounding Budapest and have a vacancy rate of almost 9%.

**Residential and commercial objects profit from growth in average incomes**

#### The property market in Poland

In spite of the economic recovery in selected major cities, the office market in Poland is still concentrated in the capital city of Warsaw. The office market in this city has a volume of roughly 2.6 million sqm and is characterised by a significant demand overhang— in 2007 the planned 280,000 sqm of new space will be contrasted with forecasted demand of roughly 400,000 sqm. The vacancy rate has fallen to a recent level of 7%.

**Demand overhang on Warsaw office market**

Following the privatisation of former state-owned buildings, approximately three-fourths of the Polish residential market with its roughly 13 million units is now in private ownership. Forecasts show a steady increase in demand in this sector due to the rising level of income and relatively large households with a statistical average of 3.25 persons. The retail trade has also profited from the development of incomes and is attracting international sellers – numerous shopping malls in the capital city and smaller population centres have been constructed to meet the higher demand for space. The strong growth of the economy has also had a favourable impact on the logistics market, which remains stable with roughly 3 million sqm of space.

**Provincial cities becoming more important for retail sector**

#### The property market in Slovakia

The institutional property market in Slovakia is concentrated in the capital city of Bratislava, the only city in the country with a population of more than 400,000. The office market in Bratislava has roughly 1 million sqm of space, with production reaching 80,000 sqm and new rentals 70,000 sqm in 2006. A comparable situation is expected for 2007, which should hold the vacancy rate stable at a level near the current 11%. In spite of a slight increase, top rents remain below the comparable values for other capital cities in Eastern Europe at EUR 18/sqm.

**Focus limited to capital city of Bratislava**

Slovakia has a population of 5.4 million and a supply of slightly more than 2 million housing units, which translates into an average household size of 2.8 persons. This situation, combined with the comparatively low average age of the Slovakian population (approx. 36 years), will lead to a significant increase in the demand for housing over the coming years. In the retail sector, development steps were initiated several years ago with a focus on Bratislava and the provincial city of Kosice. The logistics market is located primarily in the capital city, and has a volume of roughly 440,000 sqm with a steadily declining vacancy rate that now equals 8%.

- Demand exceeds supply on Bucharest office market**
- The property market in Romania
- The demand by international companies for office space has led to the development of a functioning office market in the Romanian capital of Bucharest during recent years. The current volume totals roughly 850,000 sqm and, despite extensive construction – the production of new space is expected to equal 320,000 sqm in 2007 – there is a demand overhang, which has had a positive effect on vacancy rates and pre-letting for new projects. However, the growing interest of investors has led to a decline in realisable yields.
- Residential and commercial sectors profit from economic recovery**
- The residential market with its roughly 8 million units is characterised by a high component of substandard apartments and an above-average number of persons per household. In combination with the rising level of income, the demand for modern housing is increasing steadily. This strong economic growth also represents an important driver for the retail sector, above all in the capital city and the roughly 25 population centres with more than 100,000 residents. The logistics market can be described as underdeveloped due to a general lack of transportation infrastructure, but activities in this sector should receive substantial impulses from projects supported by the EU.
- Office market booms; pent-up demand also in residential and retail sectors**
- The property market in Bulgaria
- The office market in the Bulgarian capital of Sofia comprises approximately 550,000 sqm, whereby the market entry of numerous international corporations is expected to trigger a further increase in the existing demand overhang. Similar to most of the countries in Eastern and South-eastern Europe, a large share of the properties in the Bulgarian residential market is unable to meet the rising demand for quality space. The demand for modern housing is growing with the general increase in incomes. There is also substantial pent-up demand in the retail sector – not only in Sofia, but also in the ten cities with populations of more than 100,000. Developments in the logistics sector are different, and are dependent on the realisation of modern infrastructure projects.
- Focus on capital cities and individual sectors**
- The property markets in Slovenia, Croatia and Serbia
- Property submarkets have developed in this region during recent years, parallel to the general development of the economy. The office market is concentrated primarily in the capital cities of Belgrade, Zagreb and Ljubljana, and is characterised by a limited number of major projects that are being realised by West European investors. The retail sector is well-developed in Croatia and, above all in Slovenia, and is considered to be quantifiable due to the size of these countries. On the residential market, interesting projects for investors are found primarily in the major cities and the attractive coastal regions of Croatia and Slovenia.
- High returns and enormous potential**
- The property market in Russia
- The Russian property market, above all in Moscow, is – despite the higher risk – a highly interesting market for foreign investors because of its size and the large range of available opportunities. Initial returns total 9%, and exceed the average of other West European cities. The office market in Moscow has approximately 5.3 million sqm of space, whereby roughly one-fifth meets western standards. The inherent potential of this submarket is also demonstrated by other indicators: the office space per resident currently equals 0.5 sqm in Moscow, compared with more than 6 sqm in Vienna and 1 sqm in Budapest. Demand totalled roughly 1 million sqm in 2006, while the vacancy rate remained at a low 3% in spite of massive construction activity. There is enormous pent-up demand in the retail sector, which has profited from the growth of the middle class: based on the size of the population, Moscow has 0.02 sqm of retail space (Austria: 0.24 sqm). Excellent infrastructure connections (airports, inland ports) also give Moscow a special standing on the logistics market. This submarket has a volume of nearly 3 million sqm and has virtually no vacancies despite an increase of 40% in space during the previous year.

### The property market in Ukraine

Even though Ukraine has five cities with a population of more than one million, the property investment market is still located primarily in the capital city of Kiev. With total space of approximately 620,000 sqm, the office market in Kiev is in an early stage of development. New production reached 177,000 sqm in 2006, and was met by rising demand and almost no vacancies. Nearly three-fourths of all new space was let to international corporations. The property markets in the logistics and retail sectors have also started to develop, although with a slight delay. The supply of logistics facilities equalled 200,000 sqm in 2006, but is expected to double during 2007. The volume of retail space is forecasted to rise from 300,000 sqm to 800,000 sqm by 2009.

### Property markets in early stages of development

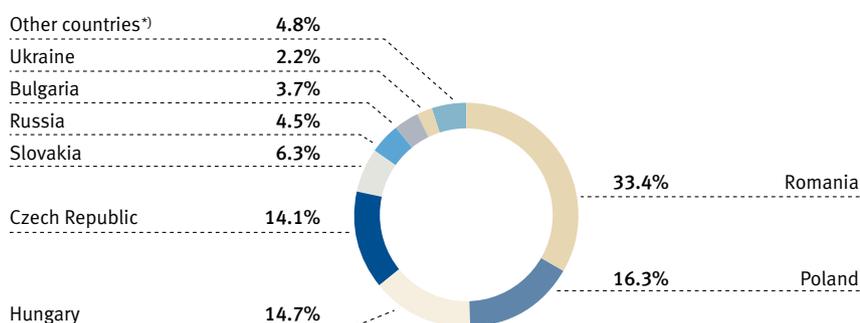
### 6.2.2. Development of business

#### Key figures on the IMMOEAST segment

	2006/07	2005/06	Change in %
Revenues in TEUR	192,920.4	80,014.5	141.1%
EBIT in TEUR	541,288.7	156,269.4	246.4%
Segment assets in TEUR	6,728,193.7	2,687,453.9	150.4%
Segment liabilities in TEUR	1,805,107.9	1,025,499.9	76.0%
Lettable space as a % of the total portfolio	43.2%	20.7%	108.7%
Fair value in EUR mill.	9,019.2	1,931.0	367.1%
Fair value as a % of the total portfolio	55.4%	28.1%	97.2%

The IMMOEAST segment realised the strongest growth in revenues for the reporting year. Rental income rose by 146.4% to TEUR 146,151.2 despite an increase in the share of properties under construction. After the addition of inventories sold, operating expenses charged on and other income, revenues totalled TEUR 192,920.4 (+141.1%). Positive revaluation results supported strong growth of 246.4% in EBIT to TEUR 541,288.7, making the IMMOEAST segment the largest contributor to earnings recorded by the IMMOFINANZ Group.

### 141.1% increase in revenues

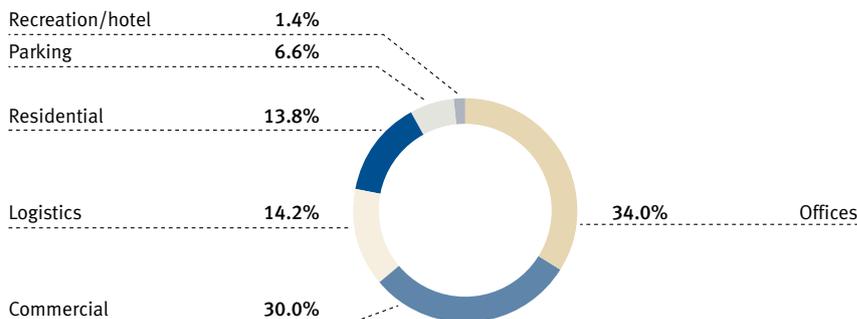


### Regional distribution of lettable space IMMOEAST

as a % of total lettable space  
 As of 30.4.2007

\*) Other countries: Croatia, Serbia, Slovenia, Estonia, Lithuania

**Sector distribution of lettable space IMMOEAST**  
as a % of total lettable space  
As of 30.4.2007



### 6.3. Segment report IMMOWEST

#### Overview of IMMOWEST properties<sup>1)2)3)</sup>

	2006/07	Change in %	2005/06
<b>Residential properties</b>			
Number of objects	178	39.1%	128
Total lettable space in sqm	4,382,152	86.6%	2,348,992
<b>Retail properties</b>			
Number of objects	43	38.7%	31
Total lettable space in sqm	1,203,014	-14.7%	1,409,529
<b>Office properties</b>			
Number of objects	134	28.9%	104
Total lettable space in sqm	6,099,566	12.5%	5,420,410
<b>Parking properties</b>			
Number of objects	0.0	-100.0%	1
Total lettable space in sqm	0.0	-100.0%	9,725
<b>Recreation/hotel properties</b>			
Number of objects	22	4.8%	21
Total lettable space in sqm	205,881	-18.7%	253,215
<b>Logistics properties</b>			
Number of objects	247	72.7%	143
Total lettable space in sqm	5,164,829	62.5%	3,178,093
<b>Total number of objects IMMOWEST</b>	<b>624</b>	<b>45.8%</b>	<b>428</b>
<b>Total lettable space in sqm IMMOWEST</b>	<b>17,055,443</b>	<b>35.2%</b>	<b>12,619,964</b>
Proportion of lettable space owned by IMMOWEST in sqm	1,958,650	57.1%	1,246,853

1) Including parking spaces (rounded).

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

3) The objects are grouped according to their primary use.

#### 6.3.1. Market report

##### Germany

**Boom continues on investment market**

The boom on the investment property market remains unbroken, and the office markets in Germany have taken a major step toward recovery. At the same time, the differences in the performance of the various markets are increasing. New rentals rose by a significant amount during the first half of 2007, above all at office locations in West Germany. With approx. 1.37 million sqm, 34% more space was let here than in the previous year. Forecasts indicate that new rentals of office facilities should reach at least 3.5 million sqm in 2007.

In combination with the current low level of new space under production, this situation can be expected to reduce vacancy rates and increase rental prices. The residential market is showing first signs of recovery – although there are substantial differences between the individual provinces and regions. The logistics market is also positive in keeping with the general development of the economy, whereby the significance of multi-modal rail, road, sea and air transport connections continues to grow.

**Continuation of recovery on office market**

Switzerland

The Swiss office and logistics market has been overshadowed by the country's reserved economic development for several years. In 2006 a turnaround was noted in the form of declining vacancy rates, above all in the cities of Bern, Zurich, Geneva and Basel. However, the sustainability of this development will be dependent on the further course of the economy.

**Upward trend takes hold**

Italy

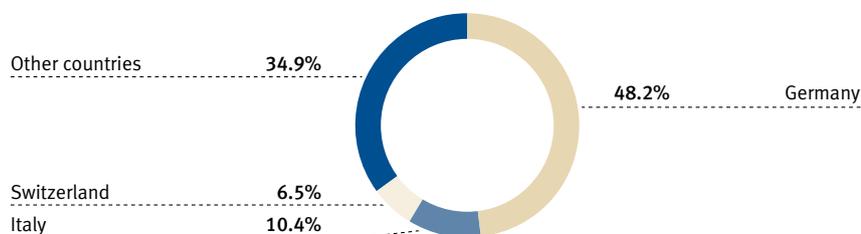
Italy barely avoided a period of economic stagnation in 2005, but GDP growth in 2006 reached 1.9%. This triggered a strong rise in the demand for office space in Milan and Rome. The economic differences between the northern and southern regions of Italy are also reflected in the logistics market, which is concentrated primarily in the north with its superior transportation network. Most of the space in the retail sector is also located in the northern provinces, but the highest growth rates are currently found in the southern and central regions of the country.

**Positive impulses from economic recovery**

**6.3.2. Development of business**

**Key figures on the IMMOWEST segment**

	2006/07	2005/06	Change in %
Revenues in TEUR	36,174.4	26,732.2	35.3%
EBIT in TEUR	-21,223.5	11,469.5	-285.0%
Segment assets in TEUR	1,669,469.7	1,006,843.7	65.8%
Segment liabilities in TEUR	1,055,588.4	525,988.7	100.7%
Letable space as a % of the total portfolio	17.3%	18.2%	-4.9%
Fair value in EUR mill.	2,794.0	1,154.1	142.1%
Fair value as a % of the total portfolio	17.2%	16.7%	3.0%

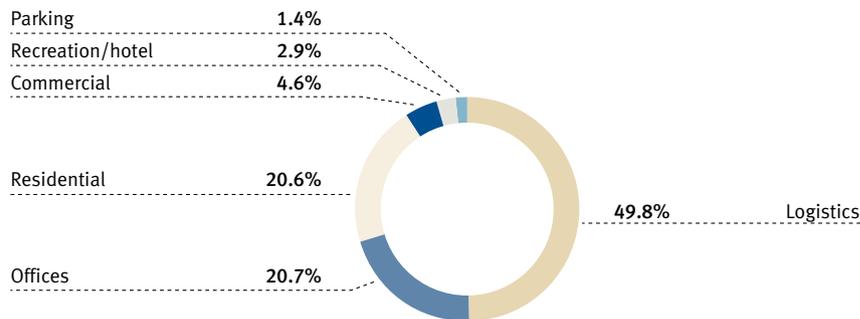


**Regional distribution of letable space IMMOWEST**  
 as a % of total letable space  
 As of 30.4.2007

### Increase of 35.3% in revenues

The IMMOWEST segment recorded an increase of 35.3% in revenues to TEUR 36,174.4 as a result of investments made in Germany and Switzerland during 2006/07. EBIT was negatively influenced by lower valuation results and impairment charges to goodwill, and declined to TEUR -21,223.5.

### Sector distribution of letable space IMMOWEST as a % of total letable space As of 30.4.2007



## 7. Outlook

IMMOFINANZ will continue to focus on the established markets of the west (Germany, Austria and Switzerland) as well as the rapidly growing markets in the east of Europe over the mid- to long-term. In total, the company plans to invest roughly EUR 7.5 billion during the 2007/08 financial year. IMMOEAST will represent the focal point of these activities, with plans calling for the realisation of investments totalling EUR 6 billion. Nearly EUR 2.3 billion of this programme was completed by the end of June 2007. Western Europe, in particular Germany, will form the target market for investments of roughly EUR 1 billion during the coming year. Including contracted investments, the property portfolio will grow to more than EUR 21 billion by the end of April 2008. The share of development properties in the IMMOFINANZ portfolio is projected to increase during 2007/08, which will strengthen the earning power of the company over the long-term. These projects will also make an important contribution to increasing net asset value per share to the forecasted level of approx. EUR 12.3 – a development that also represents an increase of nearly 13% in the inherent value of the company compared with the 2006/07 financial year.

Only part of the investment programme planned for 2007/08 will be reflected in the financial statements for that year because of the high share of development projects. Roughly two-thirds of the investments will just begin to generate earnings and influence cash flow during the following two financial years. However, these investments will form a solid basis for the continuing growth and sustainable development of IMMOFINANZ in the future. Revenues are forecasted to rise by nearly 40% from EUR 518.9 million to roughly EUR 720 million in 2007/08. The major part of this growth will result from investments in completed and let objects as well as the conclusion of development projects by IMMOEAST.

EBIT is expected to exceed the EUR 1 billion-mark for the first time in 2007/08, rising to approximately EUR 1.15 billion. The cash EBIT margin recorded by IMMOFINANZ improved by almost 10% from 35.9% to 39.3% in 2006/07, and is forecasted to equal slightly more than 40% for the first time in 2007/08. This demonstrates the positive and sustainable effect of the investments made by IMMOFINANZ on the earning power and value of the company over the mid- and long-term.

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## IMMOFINANZ AG

## Consolidated balance sheet as of 30 April 2007

with comparison to prior year data

Assets	Notes	30 April 2007 in TEUR	30 April 2006 in TEUR
Investment property	(4.1.1)	8,221,528.8	5,524,259.6
Property under construction	(4.1.2)	400,502.6	276,913.7
Other tangible assets	(4.2)	26,935.2	20,867.8
Intangible assets	(4.3)	205,434.7	4,674.1
Shares in associated companies	(4.4)	373,213.6	22,932.2
Other financial instruments	(4.5)	806,617.8	516,056.1
Receivables and other assets	(4.6)	201,808.7	136,946.6
Deferred tax assets	(4.15)	84,631.7	28,225.3
<b>Non-current assets</b>		<b>10,320,673.1</b>	<b>6,530,875.4</b>
Inventories	(4.8)	139,572.7	44,222.2
Property held for sale	(4.1.3)	11,500.0	55,197.6
Receivables and other assets	(4.6)	592,845.4	292,276.9
Financial instruments	(4.7)	657,036.0	104,198.0
Cash and cash equivalents		1,000,016.0	429,293.9
<b>Current assets</b>		<b>2,400,970.1</b>	<b>925,188.6</b>
<b>ASSETS</b>		<b>12,721,643.2</b>	<b>7,456,064.0</b>
<b>EQUITY AND LIABILITIES</b>			
Share capital		476,527.7	348,456.6
Reserves		2,330,751.7	1,465,543.4
Revaluation reserve		108,688.1	87,693.1
Retained earnings and consolidated profit		1,158,377.9	700,119.6
Currency translation adjustment		7,314.1	1,533.2
		<b>4,081,659.5</b>	<b>2,603,345.9</b>
Minority interests		2,433,674.8	833,508.0
<b>Equity</b>	<b>(4.9)</b>	<b>6,515,334.3</b>	<b>3,436,853.9</b>
Long-term financial liabilities	(4.10)	4,314,372.6	2,813,349.2
Trade accounts payable	(4.11)	3,472.7	1,884.2
Provisions	(4.12)	6,148.1	7,555.7
Other liabilities	(4.13)	209,583.6	27,378.2
Deferred tax liabilities	(4.15)	912,506.1	510,377.6
<b>Non-current liabilities</b>		<b>5,446,083.1</b>	<b>3,360,544.9</b>
Short-term financial liabilities	(4.10)	396,957.1	360,297.5
Trade accounts payable	(4.11)	131,549.4	97,986.3
Provisions	(4.12)	35,008.2	30,911.8
Other liabilities	(4.13)	196,711.1	169,469.6
<b>Current liabilities</b>		<b>760,225.8</b>	<b>658,665.2</b>
<b>EQUITY AND LIABILITIES</b>		<b>12,721,643.2</b>	<b>7,456,064.0</b>

The following notes to the consolidated financial statements form an integral part of this consolidated balance sheet.

## IMMOFINANZ AG

## Consolidated income statement for 2006/07

according to the fair value model with comparison to prior year data

	Notes	2006/07 in TEUR	2005/06 in TEUR
<b>Revenues</b>	<b>(5.1)</b>	<b>518,883.0</b>	<b>401,270.1</b>
Revaluation of properties	(5.2)	749,716.3	335,215.1
Other operating income	(5.3)	101,461.5	162,550.7
Depreciation and amortisation	(5.4)	-91,165.3	-59,758.6
Expenses related to properties	(5.5)	-184,232.1	-139,465.4
Other operating expenses	(5.6)	-183,177.5	-108,942.0
Personnel expenses	(5.7)	-14,405.0	-13,516.7
Cost of goods sold	(5.8)	-9,386.5	-33,726.7
<b>Operating profit (EBIT)</b>		<b>887,694.4</b>	<b>543,626.5</b>
Net financing costs		-135,671.6	-90,903.0
Income/(loss) on financial instruments		161,459.1	68,744.0
Share of profit/(loss) from associated companies		87.6	-1,055.0
<b>Financial results</b>	<b>(5.9)</b>	<b>25,875.1</b>	<b>-23,214.0</b>
<b>Earnings before tax (EBT)</b>		<b>913,569.5</b>	<b>520,412.5</b>
Income taxes	(5.10)	-188,701.8	-124,041.3
<b>Net profit for the period</b>		<b>724,867.7</b>	<b>396,371.2</b>
<b>Equity holders of the parent company</b>		<b>457,579.9</b>	<b>325,700.2</b>
<b>Minority interests</b>		<b>267,287.8</b>	<b>70,671.0</b>
<b>Basic earnings per share in EUR</b>	<b>(8.2)</b>	<b>1.03</b>	<b>0.99</b>
<b>Diluted earnings per share in EUR</b>	<b>(8.2)</b>	<b>1.00</b>	<b>0.96</b>

The following notes to the consolidated financial statements form an integral part of this consolidated income statement.

## IMMOFINANZ AG

### Statement of changes in equity

All amounts in TEUR	Share capital	Capital reserves	Re-valuation reserve	Retained earnings	Currency translation adjustment	Minority interests	Total
<b>Balance on 30 April 2005</b>	<b>261,342.5</b>	<b>1,000,006.5</b>	<b>0.0</b>	<b>361,292.8</b>	<b>-3,240.2</b>	<b>220,039.6</b>	<b>1,839,441.2</b>
Fair value reserve				17,775.4		3,551.9	21,327.3
Deferred tax assets/liabilities recognised directly in equity				-4,454.2		-888.8	-5,343.0
<b>Net income recognised directly in equity</b>				<b>13,321.2</b>		<b>2,663.1</b>	<b>15,984.3</b>
Net profit as of 30 April 2006				325,700.2		70,671.0	396,371.2
<b>Total recognised income and expense for the period</b>				<b>339,021.4</b>		<b>73,334.1</b>	<b>412,355.5</b>
Capital increase	87,114.1	491,866.1				558,408.2	1,137,388.4
Cost of capital increase		-26,329.2				-24,675.3	-51,004.5
Dividends						-1,255.1	-1,255.1
Change in consolidation method			87,693.1			37.5	87,730.6
Structural changes				-267.8		-198.3	-466.1
Deconsolidations						49.7	49.7
Additions to consolidation range						3,045.3	3,045.3
Currency translation adjustment					4,773.4	4,722.3	9,495.7
Changes in shareholder's equity of associates				73.2			73.2
<b>Balance on 30 April 2006</b>	<b>348,456.6</b>	<b>1,465,543.4</b>	<b>87,693.1</b>	<b>700,119.6</b>	<b>1,533.2</b>	<b>833,508.0</b>	<b>3,436,853.9</b>
Fair value reserve				3,770.5		3,008.4	6,778.9
Deferred tax assets/liabilities recognised directly in equity				-974.2		-755.7	-1,729.9
Realisation of unrealised losses				-2,768.3		0.5	-2,767.8
Realisation of unrealised deferred tax assets/liabilities				686.7			686.7
<b>Net income recognised directly in equity</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>714.7</b>	<b>0.0</b>	<b>2,253.2</b>	<b>2,967.9</b>
Net profit as of 30 April 2007				457,579.9		267,287.8	724,867.7
<b>Total recognised income and expense for the period</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>458,294.6</b>	<b>0.0</b>	<b>269,541.0</b>	<b>727,835.6</b>
Capital increase	116,152.2	806,859.8				1,363,152.4	2,286,164.4
Cost of capital increase		-48,858.6				-59,207.0	-108,065.6
Equity from conversion of convertible bond 2001	11,918.9	62,131.2					74,050.1
Equity component of convertible bond 2007		45,075.9					45,075.9
Dividends						-4,279.3	-4,279.3
Change in consolidation method			20,995.0			1.3	20,996.3
Structural changes/addition to consolidation range						16,915.1	16,915.1
Deconsolidations						-98.5	-98.5
Currency translation adjustment				-59.1	5,719.9	14,141.7	19,802.5
Changes in shareholders' equity of associates				22.8	61.0		83.8
<b>Balance on 30 April 2007</b>	<b>476,527.7</b>	<b>2,330,751.7</b>	<b>108,688.1</b>	<b>1,158,377.9</b>	<b>7,314.1</b>	<b>2,433,674.8</b>	<b>6,515,334.3</b>

The following notes to the consolidated financial statements form an integral part of this statement of changes in equity.

IMMOFINANZ AG

## Consolidated cash flow statement

with comparison to prior year data

	2006/07 in TEUR	2005/06 in TEUR
Earnings before tax	913,569.5	520,412.5
Amortisation/reversal of negative goodwill	231,605.5	2,130.3
Share of profit/(loss) from associated companies	-87.5	1,055.0
Gain/(loss) on the sale of non-current assets	-61,623.5	-28,552.6
Temporary changes in the fair value of financial instruments	-146,801.7	-68,737.6
Income taxes paid	-19,809.6	-5,246.1
Net financing costs	133,194.4	90,395.7
Gain/(loss) on the change in investments	-4,909.8	-7,047.2
Other non-cash income/(expenses)	-875,505.4	-375,064.8
<b>Gross cash flow</b>	<b>169,631.9</b>	<b>129,345.1</b>
Receivables and other assets	-55,531.5	-87,474.4
Trade accounts payable	6,336.1	-21,273.4
Provisions (excl. tax provisions)	-2,063.7	-1,764.1
Other liabilities	-154,129.1	-41,285.7
<b>Cash flows from operating activities</b>	<b>-35,756.3</b>	<b>-22,452.5</b>
Acquisition of property	-694,894.3	-326,379.6
Acquisition of property companies less cash and cash equivalents (TEUR 56,683.3; prior year: TEUR 37,915.1)	-834,529.6	-440,624.3
Acquisition of other tangible assets	-8,885.9	-2,107.2
Acquisition of intangible assets	0.0	2,756.9
Proceeds from the sale of financial instruments	-771,311.0	-240,769.3
Proceeds from the sale of property companies	0.0	6,364.8
Proceeds from the sale of financial assets	69,697.4	38,446.7
Proceeds from the sale of property companies	-385.5	0.0
Proceeds from the sale of non-current assets	188,777.7	210,044.1
Interest income from financial instruments	127,108.1	46,821.3
<b>Cash flows from investing activities</b>	<b>-1,924,423.1</b>	<b>-705,446.6</b>
Cash inflows from long-term financing	1,549,801.4	620,735.7
Cash inflows from capital increases	2,178,098.8	1,069,286.8
Cash inflows from changes in investments	31,319.7	0.0
Cash inflows from short-term financing	-196,011.1	0.0
Cash outflows from short-term financing	-183,952.9	-379,839.8
Repayment of long-term debt	-207,208.6	-218,450.4
Interest expense	-129,015.9	-77,604.5
Distributions	-4,234.4	-1,255.1
<b>Cash flows from financing activities</b>	<b>3,038,797.0</b>	<b>1,012,872.7</b>
Differences arising from foreign currency translation	44,942.5	-4,538.4
<b>Change in cash and cash equivalents</b>	<b>1,123,560.1</b>	<b>280,435.2</b>
Cash and cash equivalents at the beginning of the period	533,491.9	253,056.7
Cash and cash equivalents at the end of the period	1,657,052.0	533,491.9
<b>Change in cash and cash equivalents</b>	<b>1,123,560.1</b>	<b>280,435.2</b>

The following notes to the consolidated financial statements form an integral part of this consolidated cash flow statement.

## IMMOFINANZ AG

### Segment reporting

Segmentation by region

All amounts in TEUR	IMMOAUSTRIA		IMMOEAST	
	2006/07	2005/06	2006/07	2005/06
Offices	44,189.8	38,634.4	74,054.4	35,122.1
Logistics/commercial	41,540.4	38,076.0	68,544.1	22,765.3
Recreation/hotel	4,571.0	4,250.5	0.0	0.0
Residential	96,819.3	90,547.1	55.4	55.2
Parking	15,471.8	13,989.1	3,497.3	1,381.0
<b>Rental income</b>	<b>202,592.3</b>	<b>185,497.1</b>	<b>146,151.2</b>	<b>59,323.7</b>
Sale of inventories	9,292.1	39,865.3	818.2	277.0
Operating costs charged to tenants	66,208.4	58,180.7	43,033.7	18,596.5
Other revenues	11,695.4	10,972.7	2,917.3	1,817.4
<b>Revenues</b>	<b>289,788.2</b>	<b>294,515.8</b>	<b>192,920.4</b>	<b>80,014.5</b>
Revaluation of properties	263,116.1	210,146.5	493,095.1	116,986.1
Other operating income	45,328.3	105,408.5	45,724.6	51,334.4
Depreciation and amortisation	-21,462.9	-24,488.2	-43,816.3	-31,868.0
Expenses related to properties	-119,728.7	-108,498.3	-54,272.7	-23,027.9
Other operating expenses	-43,290.2	-48,327.1	-91,116.9	-36,844.1
Personnel expenses	-12,871.8	-12,561.0	-427.3	-24.4
Cost of goods sold	-7,659.7	-33,215.2	-818.2	-301.2
<b>Operating profit (EBIT)</b>	<b>393,219.3</b>	<b>382,980.9</b>	<b>541,288.7</b>	<b>156,269.4</b>
Interest and similar income	41,508.8	47,677.9	56,573.2	15,465.7
Interest and similar expenses	-152,518.9	-136,033.2	-42,441.5	-17,078.6
Income/(loss) on financial instruments	-1,879.4	4,800.1	89,331.2	29,492.3
Share of profit/(loss) from associated companies	-613.0	148.1	700.6	-1,203.1
<b>Financial results</b>	<b>-113,502.5</b>	<b>-83,407.0</b>	<b>104,163.5</b>	<b>26,676.3</b>
<b>Earnings before tax (EBT)</b>	<b>279,716.8</b>	<b>299,573.9</b>	<b>645,452.2</b>	<b>182,945.7</b>
Thereof share of profit/(loss) from joint ventures	3,181.2	-15,421.8	102,030.3	52,953.4
Thereof share of profit/(loss) from companies consolidated at equity	-613.0	148.1	700.6	-1,203.1
Income taxes	-79,178.5	-78,285.8	-109,269.1	-37,654.3
<b>Net profit for the period</b>	<b>200,538.3</b>	<b>221,288.1</b>	<b>536,183.1</b>	<b>145,291.4</b>
<b>Segment assets</b>	<b>5,438,700.8</b>	<b>4,325,140.9</b>	<b>6,728,193.7</b>	<b>2,687,453.9</b>
Thereof property	3,964,159.3	3,577,640.9	3,501,914.5	1,586,376.6
Thereof properties under construction	106,825.9	147,256.6	242,772.6	85,632.7
Thereof investments in companies consolidated at equity	744.8	1,357.8	372,468.8	21,574.4
<b>Segment liabilities</b>	<b>4,234,702.5</b>	<b>3,280,851.9</b>	<b>1,805,107.9</b>	<b>1,025,499.9</b>
<b>Segment investments</b>	<b>167,264.8</b>	<b>589,350.4</b>	<b>1,480,861.7</b>	<b>1,055,697.5</b>
Thereof investments in property	106,802.0	465,170.3	1,211,942.0	950,838.4
Thereof investments in properties under construction	52,197.6	111,568.9	267,753.1	103,951.9

IMMOWEST		Other items and Group eliminations		IMMOFINANZ Group	
2006/07	2005/06	2006/07	2005/06	2006/07	2005/06
6,700.6	4,735.6	0.0	0.0	124,944.8	78,492.1
12,325.8	8,505.2	0.0	0.0	122,410.3	69,346.5
2,309.9	2,455.8	0.0	0.0	6,880.9	6,706.3
8,111.2	6,121.0	0.0	0.0	104,985.9	96,723.3
731.8	435.5	0.0	0.0	19,700.9	15,805.6
<b>30,179.3</b>	<b>22,253.1</b>	<b>0.0</b>	<b>0.0</b>	<b>378,922.8</b>	<b>267,073.8</b>
6.0	455.7	0.0	0.0	10,116.3	40,598.1
5,619.8	3,986.3	0.0	0.0	114,861.9	80,763.5
369.3	37.1	0.0	7.5	14,982.0	12,834.7
<b>36,174.4</b>	<b>26,732.2</b>	<b>0.0</b>	<b>7.5</b>	<b>518,883.0</b>	<b>401,270.1</b>
-6,494.9	8,082.5	0.0	0.0	749,716.3	335,215.1
20,211.1	11,278.7	-9,802.5	-5,470.9	101,461.5	162,550.7
-24,944.1	-3,330.0	-942.0	-72.4	-91,165.3	-59,758.6
-10,230.7	-7,939.2	0.0	0.0	-184,232.1	-139,465.4
-34,034.7	-22,628.1	-14,735.7	-1,142.7	-183,177.5	-108,942.0
-996.0	-516.4	-109.9	-414.9	-14,405.0	-13,516.7
-908.6	-210.3	0.0	0.0	-9,386.5	-33,726.7
<b>-21,223.5</b>	<b>11,469.5</b>	<b>-25,590.1</b>	<b>-7,093.3</b>	<b>887,694.4</b>	<b>543,626.5</b>
6,546.7	7,542.9	-49,317.2	-7,122.0	55,311.5	63,564.5
-22,693.0	-16,411.5	26,670.3	15,055.7	-190,983.1	-154,467.6
64,816.1	33,872.8	9,191.2	578.8	161,459.1	68,744.0
0.0	0.0	0.0	0.0	87.6	-1,055.0
<b>48,669.8</b>	<b>25,004.2</b>	<b>-13,455.7</b>	<b>8,512.5</b>	<b>25,875.1</b>	<b>-23,214.0</b>
<b>27,446.3</b>	<b>36,473.7</b>	<b>-39,045.7</b>	<b>1,419.2</b>	<b>913,569.5</b>	<b>520,412.5</b>
9,986.8	7,840.3	6,408.7	0.0	121,607.0	45,371.9
0.0	0.0	0.0	0.0	87.6	-1,055.0
-4,512.4	-1,944.6	4,258.2	-6,156.6	-188,701.8	-124,041.3
<b>22,933.8</b>	<b>34,529.1</b>	<b>-34,787.6</b>	<b>-4,737.4</b>	<b>724,867.7</b>	<b>396,371.2</b>
<b>1,669,469.7</b>	<b>1,006,843.7</b>	<b>-1,114,721.0</b>	<b>-563,374.5</b>	<b>12,721,643.2</b>	<b>7,456,064.0</b>
806,359.1	360,242.0	-50,904.1	0.0	8,221,528.8	5,524,259.5
0.0	44,024.4	50,904.1	0.0	400,502.6	276,913.7
0.0	0.0	0.0	0.0	373,213.6	22,932.2
<b>1,055,588.4</b>	<b>525,988.7</b>	<b>-889,089.9</b>	<b>-813,130.4</b>	<b>6,206,308.9</b>	<b>4,019,210.1</b>
<b>450,867.6</b>	<b>177,957.7</b>	<b>52.6</b>	<b>29.2</b>	<b>2,099,046.7</b>	<b>1,823,034.8</b>
356,079.1	130,471.0	0.0	0.0	1,674,823.1	1,546,479.7
91,004.9	47,472.7	0.0	0.0	410,955.6	262,993.5

## IMMOFINANZ AG

## Segment reporting

Segmentation by sector

All amounts in TEUR	2006/07			2005/06		
	Revenues	Investments	Assets	Revenues	Investments	Assets
Offices	124,944.8	1,091,504.3	2,078,954.4	78,492.1	618,046.4	1,734,184.3
Logistics/commercial	122,410.3	808,133.0	2,036,650.1	69,346.5	652,529.9	1,531,794.0
Recreation/hotel	6,880.9	25,188.6	114,826.0	6,706.3	4,781.1	148,104.9
Residential	104,985.9	128,041.8	1,746,563.5	96,723.3	546,103.3	2,137,194.8
Parking	19,700.9	20,990.5	328,074.2	15,805.6	1,574.1	349,315.1
Other	139,960.2	25,188.5	2,328,463.3	134,196.3	0.0	0.0
<b>Total</b>	<b>518,883.0</b>	<b>2,099,046.7</b>	<b>8,633,531.4</b>	<b>401,270.1</b>	<b>1,823,034.8</b>	<b>5,900,593.1</b>
Shares in associated companies			373,213.6			22,932.2
Investments in other companies			751,874.3			440,726.9
Other assets			2,963,023.9			1,091,811.8
<b>Total Group assets</b>			<b>12,721,643.2</b>			<b>7,456,064.0</b>

IMMOFINANZ AG

## Consolidated Cash Flow Statement

with comparison to prior year

All amounts in TEUR	IMMOAUSTRIA		IMMOEAST		IMMOWEST	
	2006/07	2005/06	2006/07	2005/06	2006/07	2005/06
Operating profit (EBIT)	393,219.3	382,980.9	541,288.7	156,269.4	-21,223.5	11,469.5
Revaluation of properties	-263,116.1	-210,146.5	-493,095.1	-116,986.1	6,494.9	-8,082.5
Reversal of negative goodwill	0.0	-56,329.6	-5,015.2	-62,639.5	-474.4	-6.3
Depreciation and amortisation	21,462.9	24,488.2	43,816.3	31,868.0	24,944.1	3,330.0
Income taxes paid	-917.8	-774.2	-13,062.8	-1,651.4	-5,825.6	-2,366.3
<b>Cash EBIT</b>	<b>150,648.3</b>	<b>140,218.8</b>	<b>73,932.0</b>	<b>6,860.4</b>	<b>3,915.6</b>	<b>4,344.6</b>
Revenues	289,788.2	294,515.8	192,920.4	80,014.5	36,174.4	26,732.2
Cash EBIT margin	52.0%	47.6%	38.3%	8.6%	10.8%	16.3%

(Continuation) All amounts in TEUR	Other and Group eliminations		IMMOFINANZ Group	
	2006/07	2005/06	2006/07	2005/06
Operating profit (EBIT)	-25,590.1	-7,093.3	887,694.4	543,626.5
Revaluation of properties	0.0	0.0	-749,716.3	-335,215.1
Reversal of negative goodwill	-0.0	0.0	-5,489.5	-118,975.3
Depreciation and amortisation	942.0	72.4	91,165.3	59,758.6
Income taxes paid	-3.4	-454.2	-19,809.6	-5,246.1
<b>Cash EBIT</b>	<b>-24,651.6</b>	<b>-7,475.1</b>	<b>203,844.3</b>	<b>143,948.6</b>
Revenues			518,883.0	401,270.1
Cash EBIT margin			39.3%	35.9%

# 1. General Principles

## 1.1 Introduction

**IAS 1.126(a)**  
**IAS 1.46** IMMOFINANZ AG (hereafter IMMOFINANZ) 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 approximately 100,000.

The consolidated financial statements were prepared in accordance with the International Financial Reporting Standards (IFRS) that were valid as of the balance sheet date. IFRS include the new IFRS and International Accounting Standards (IAS) issued by the International Accounting Standards Board (IASB) as well as the Interpretations of the International Financial Reporting Interpretations Committee (IFRIC) and Standing Interpretations Committee (SIC).

**IAS regulation 1606/2002** These consolidated financial statements are based on Regulation (EU) Nr. 1606/2002 of the European Parliament and the European Union for the application of international accounting standards (IAS regulation 1606/2002), which require capital market-oriented companies in the European Union to prepare and publish their consolidated financial statements for business years that begin on or after 1 January 2005 in accordance with International Financial Reporting Standards. Art. 3 Par. 1 of IAS regulation 1606/2002 requires the application of those standards, which were adopted into the body of law of the European Union through the procedure set forth in Art 6 Par. 2 of IAS regulation 1606/2002. The International Financial Reporting Standards adopted by the European Union take effect immediately in the member states of the European Union and do not require separate implementation into national law. Valid standards in the sense of European Union law cover all International Financial Reporting Standards published in the relevant country language. § 245a Par. 1 of the Austrian Commercial Code in the version published in Austrian federal gazette BGBl. I 161/2004 provides for an obligation to prepare consolidated financial statements in accordance with International Financial Reporting Standards as defined in Art. 4 Par. 1 of IAS regulation 1606/2002. The consolidated financial statements prepared in previous years by IMMOFINANZ in accordance with International Financial Reporting Standards were based on the option provided by § 245a Par. 1 of the Austrian Commercial Code, in the version published in Austrian federal gazette BGBl. I 1999/49. This option releases a company from the obligation to prepare consolidated financial statements pursuant to Austrian commercial law if the company prepares consolidated financial statements in accordance with international accounting standards.

**IAS 8.11 (b)** The IASB framework does not represent an integral part of IFRS and, for this reason, was not adopted into the body of law of the European Union. However, IAS 8.11 (b) calls for the application of the definitions and recognition criteria for assets, liabilities, expenses and income that are anchored in the framework to provide interpretations and fill gaps. In keeping with Point 2.1.5 of the (legally nonbinding) commentary on certain sections of IAS regulation 1606/2002 of the EU, the framework forms a “basis for the formation of judgments on the solution of accounting problems”. For this reason and because of the express reference in IAS 8.11 (b), the framework was applied without limitation when the consolidated financial statements of IMMOFINANZ were prepared.

**IAS 1.14 in connection with IFRS 3**  
**IAS 27.26** The annual financial statements of all Austrian and foreign companies included in the consolidated financial statements, either through full or proportionate consolidation, were converted to IFRS. In the case of business combinations as defined in IFRS 3, the financial statements were revalued, and audited or subjected to a review by independent certified public accountants in agreement with International Standards on Auditing (ISA) and the International Standards on Review Engagements (ISRE). The accounting and valuation principles used by all companies included in the consolidated financial statements were standardised and adjusted to conform to the options elected by IMMOFINANZ. 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 annual financial statements of all companies included in the consolidation were prepared on the same balance sheet date as the consolidated financial statements.

The principle of fair presentation was observed in preparing the consolidated financial statements. The financial position and financial performance as well as cash inflows and cash outflows of the company provide a true and fair view of the actual situation and events in all material respects.

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. **IAS 1.46(d), (e)**

## 1.2 Statement of Compliance with IFRS (IAS 1.14)

The consolidated financial statements prepared by IMMOFINANZ reflect the full scope of International Financial Reporting Standards in their current version, to the extent that these IFRS were adopted by the European Union into the European Union body of law in accordance with Art. 6 Par. 2 of IAS regulation 1606/2002 through the special unification procedure. In the opinion of IMMOFINANZ, this does not represent any limitation of the compliance with IFRS that is required by IAS 1.14. **IAS 1.14**

## 1.3 Overview of applied standards and interpretations

Given the large number of new standards and the generally permitted early application of these standards, the following table provides an overview of the regulations applied by IMMOFINANZ in preparing the consolidated financial statements as of 30 April 2007.

Standard	Application	Standard	Application	Standard	Application
FRS 1	n.a.	IAS 21 (revised 2005)	as of 2006/07	SIC-10 zu IAS 20	n.a.
IAS 1	up to 2003/04	IAS 22**)	up to 2003/04	SIC-12 zu IAS 27	n.a.
IAS 1 (revised 2003)	as of 2004/05	IAS 23	as of 2000/01	IFRIC adjustment to SIC-12	n.a.
IAS 1, version IFRS 7	as of 2006/07	IAS 24	up to 2003/04	SIC-13 zu IAS 31	n.a.
IFRS 2	n.a.	IAS 24 (revised 2003)	as of 2004/05	SIC-15 zu IAS 17	as of 2000/01
IAS 2	n.a.	IAS 26	n.a.	SIC-21 zu IAS 12	n.a.
IAS 2 (revised 2003)	as of 2004/05	IAS 27	up to 2003/04	SIC-25 zu IAS 12	n.a.
IFRS 3	as of 2004/05	IAS 27 (revised 2003)	as of 2004/05	SIC-27 zu IAS 1/17/18	as of 2000/01
IFRS 4	n.a.	IAS 28	up to 2003/04	SIC-29 zu IAS 1	n.a.
IFRS 5	as of 2005/06	IAS 28 (revised 2003)	as of 2004/05	SIC-31 zu IAS 18	n.a.
IFRS 6	n.a.	IAS 29	n.a.	SIC-32 zu IAS 38	n.a.
IFRS 7	as of 2006/07	IAS 30	n.a.	IFRIC 1	n.a.
IFRS 8	as of 2006/07	IAS 31	up to 2003/04	IFRIC 2	n.a.
IAS 7	as of 2000/01	IAS 31 (revised 2003)	as of 2004/05	IFRIC 4	n.a.
IAS 8	up to 2003/04	IAS 32	up to 2003/04	IFRIC 5	n.a.
IAS 8 (revised 2003)	as of 2004/05	IAS 32 (revised 2003)	as of 2004/05	IFRIC 6	n.a.
IAS 10	up to 2003/04	IAS 33	up to 2003/04	IFRIC 7	n.a.
IAS 10 (revised 2003)	as of 2004/05	IAS 33 (revised 2003)	as of 2004/05	IFRIC 8	n.a.
IAS 11	n.a.	IAS 34	n.a.	IFRIC 9	n.a.
IAS 12	as of 2000/01	IAS 35	n.a.	IFRIC 10	n.a.
IAS 14	as of 2000/01	IAS 36	up to 2003/04	IFRIC 11	n.a.
IAS 15 <sup>*)</sup>	n.a.	IAS 36 (revised 2004)	as of 2004/05		
IAS 16	up to 2004/05	IAS 37	as of 2000/01		
IAS 16 (revised 2003)	as of 2005/06	IAS 38	up to 2003/04		
IAS 17	up to 2003/04	IAS 38 (revised 2004)	as of 2004/05		
IAS 17 (revised 2003)	as of 2004/05	IAS 39	up to 2003/04		
IAS 18	as of 2000/01	IAS 39 (revised 2003)***)	as of 2004/05		
IAS 19	as of 2000/01	IAS 40	as of 2000/01		
IAS 20	as of 2000/01	IAS 40 (revised 2003)	as of 2004/05		
IAS 21	up to 2003/04	IAS 41	n.a.		
IAS 21 (revised 2003)	as of 2004/05	SIC-7 zu IAS 21	n.a.		

\*) IAS 15 was cancelled without replacement.

\*\*) IAS 22 was replaced by IFRS 3.

\*\*\*) In the 2006 version.

n.a. = not applicable

## 1.4 Early application of accounting standards

### IFRS 7 Financial Instruments: Disclosures

IFRS 7 Financial Instruments: Disclosures was announced by the IASB on 18 August 2005 and adopted without change into European law by the EU Commission on 11 January 2006 through regulation (EG) Nr. 108/2006 of the Commission of the European Union. The Basis for Conclusions and Guidance on Implementing do not form an integral component of IFRS 7 and were not adopted into European law at the EU level in connection with the endorsement process.

**IFRS 7.43** IFRS 7 applies to annual periods beginning on or after 1 January 2007. However, earlier application is encouraged. This new standard is designed to provide disclosures in financial statements that enable users to evaluate the significance of financial instruments for the company's financial position and performance as well as the nature and extent of risks arising from financial instruments to which the entity is exposed during the period and at the reporting date, and how management manages these risks. The provisions of IFRS 7 complement the principles for recognising, measuring and presenting financial assets and liabilities in IAS 32 Financial Instruments: Presentation and IAS 39 Financial Instruments: Recognition and Measurement. IFRS 7 must be applied to all recognised and non-recognised financial instruments, with the exception of those items listed under IFRS 7.3.

### IFRS 8 Operating Segments

**IFRS 8.1** The IASB issued IFRS 8 Operating Segments, which is part of a joint project with the US Financial Accounting Standards Board (FASB) to reduce the differences between IFRS and US-GAAP. IFRS 8 will replace IAS 14 and achieve convergence with the requirements of SFAS 131. IFRS 8 requires companies to provide financial and descriptive information on their reportable segments. This standard calls for the identification of operating segments based on the internal management focus of the company (management approach). In keeping with this approach, the presentation of the segments must reflect the same basis used for internal reporting. IFRS 8 applies to annual periods beginning on or after 1 January 2009. The early application of IFRS 8 to these consolidated financial statements would lead, above all, to additional disclosures in the notes and provide a more detailed insight into segment financial position and performance.

IFRS 8 had not yet been adopted into the body of European Union law at the time these consolidated financial statements were prepared. Reservations were expressed by the European Financial Reporting Advisory Group (EFRAG) in connection with the reporting of internal financial information that is not based on IFRS data. Since all data published as part of segment reporting are based solely on IFRS and the definition of the segments meets the requirements of IAS 14, IMMOFINANZ assumes these notes converge with the requirements of both IFRS 8 and IAS 14.

## 2. Basis of Consolidation

### 2.1 Consolidation Methods

A business combination is the bringing together of separate entities or businesses into one reporting entity. IFRS 3 applies to all business combinations, with the exception of companies under common control and business combinations involving mutual entities as well as business combinations based on contracts that do not include the exchange of ownership interests or which result in the formation of joint ventures. **IFRS 3.4**  
**IFRS 3.3**

All business combinations that fall under the scope of application defined by IFRS 3 must be recorded using the purchase method of accounting. The application of the purchase method includes the identification of the acquirer, the measurement of the cost of the business combination and the allocation of the cost of the business combination to the assets acquired and liabilities and contingent liabilities assumed on the acquisition date. The acquirer is the combining entity that obtains control of the other combining entities or businesses. This method calls for the elimination of the investment and equity at the acquisition date 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. Major exceptions to the mandatory recognition of assets and liabilities at fair value include deferred tax assets and deferred tax liabilities as well as assets or groups of assets that fall under IFRS 5 Non-current assets held for sale and discontinued operations. Intangible assets must be shown separately from goodwill, if their fair value can be reliably determined and if they are identifiable. According to IFRS 3.46, this latter criterion is met when the assets are separable from the company or result from a contractual or other right. When the purchase method is applied, the acquirer is not permitted to create provisions for future losses or expected restructuring expenses that may result from the business combination. **IFRS 3.1 in connection with IFRS 3.14 & 3.16**  
**IFRS 3.17**  
**IFRS 3.36 in connection with IFRS 3.37**  
**IFRS 3.46**  
**IFRS 3.41(a), (b)**

Goodwill is recognised by the acquirer as an asset on the acquisition date and initially measured as the excess of the cost of the business combination over the acquirer's interest in the net fair value of the of the identifiable assets, liabilities and contingent liabilities of the acquired entity. If the acquirer's interest in the fair value of acquired identifiable net assets exceeds the cost of the business combination, this difference – negative goodwill – is recognised immediately to profit or loss under other operating income after the reassessment of the remeasurement as required by IFRS 3.56 (a). **IFRS 3.51 in connection with IFRS 3.56**

In accordance with IFRS 3 in connection with IAS 36, capitalised goodwill is no longer amortised on a regular basis, but is tested for impairment each year or on an interim basis if there are signs of a loss in value. If the carrying value of a cash-generating unit (CGU) to which goodwill has been allocated should fall below its recoverable amount, goodwill will be reduced by the amount of the difference through an impairment charge. Any remaining difference will be reflected in a proportional reduction of the carrying value of the other non-current assets. **IFRS 3.54**

A business combination may involve more than one purchase transaction, e.g. when it occurs in stages by successive share purchases (step acquisition). In this case each transaction must be treated separately by the acquirer, whereby the cost of the transaction and fair value information at the date of each exchange transaction are used to determine the amount of any goodwill associated with that transaction. The shift between the previous minority interest and the offset of capital from a step acquisition is shown as a structural change on the statement of changes in equity. For business combinations that result in a proportional share of equity below 100%, the increase in minority interest is reported as an addition to the consolidation range on the statement of changes in equity. In accordance with the economic unity principle that is anchored in IAS 27.4 and IAS 1.68 (o), minority interests are presented as a separate position under equity. **IFRS 3.58**  
**IAS 27.4 in connection with IAS 1.68 (o)**

IFRS 3 and IAS 27 do not directly regulate the determination of indirect minority interests. In accordance with the economic unity principle, the consolidated financial statements of IMMOFINANZ include only indirect minority interests in the earned equity of consolidated subsidiaries. In keeping with the prevalent opinion expressed in accounting literature, indirect minority interests are treated in line with the economic unity principle and not

taken into account in the consolidation, which is therefore based on the direct stake owned in the subsidiary. This leads to the determination of goodwill that is secured through cash outflows and meets the conceptual criteria for complete revaluation that are expressed in IFRS 3.

**IAS 27.26** The financial statements of all companies included in the consolidation are based on the same closing date as the parent company. If the closing dates are different, the relevant subsidiaries prepare interim financial statements

**IAS 27.27** – whenever possible – as of the closing date used by the parent company. In no case may the closing dates of the parent company and subsidiary differ by more than three months, and adjustments must be made for any significant business transactions concluded during this period. In order to develop the consolidated financial statements,

**IAS 27.28** all necessary financial information from the subsidiaries must be prepared in accordance with IFRS. Therefore, uniform Group accounting and valuation methods must be applied to similar business events and transactions.

**IAS 27.33** Minority interests must be reported under equity on the consolidated balance sheet, but shown separately from the equity of the parent company. The share of consolidated profit due to minority interests must also be shown separately.

**IFRS 3.62 (a)** Newly acquired companies are included in the consolidation as of their acquisition date. The conversion of the opening balance sheets of major newly acquired companies to IFRS is subject to an audit or review.

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

**IAS 27.24** All receivables and liabilities, revenues, other income and expenses from the provision of goods and services between fully or proportionately consolidated companies are eliminated. Interim profits, which arise primarily from the transfer of stakes in other companies and properties between member companies of the group, are eliminated.

**IAS 28.20 in connection with 28.25** 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 closing date, interim financial statements were prepared at a closing date within three months from the closing date used by IMMOFINANZ in accordance with IAS 28.25. Major transactions were reflected in a proportional adjustment of results included in the consolidated financial statements (also see point 4.4).

## 2.2 Consolidation range

IFRS follow a multi-level approach in the classification of the consolidation range. The assignment to a specific level is based on the Group's influence on the company: the stronger the influence of the Group, the more extensive the inclusion in the consolidated financial statements.

An overview of the IMMOFINANZ Group companies is presented at the end of the notes.

### 2.2.1 Proportionate consolidation

**IAS 31.1** IAS 31 is applied to the recognition and measurement of all stakes in joint ventures and reporting on the assets,  
**IAS 31.3** liabilities, income and expenses of joint ventures. A joint venture is a contractual agreement whereby two or more  
**IAS 31.9** parties undertake an economic activity that is subject to contractually agreed joint control. The partner companies  
**IAS 31.10** are the shareholders of a joint venture and participate in the joint management of the entity. The form of the contractual agreement is determined by the relevant legal regulations.

**IAS 31.30/IAS 31.38** IAS 31 allows for the use of the equity method or proportionate consolidation in preparing the consolidated financial statements. The selected method must then be applied throughout the Group. IMMOFINANZ considers the

depiction of joint ventures through proportionate consolidation to be the more appropriate form of presentation because it makes the asset, financial and earnings position more easily understandable for the users of the financial statements.

Proportionate consolidation is a method of accounting whereby the Group's share of the assets that are jointly controlled and the liabilities that are covered by joint responsibility is combined with similar items in the consolidated financial statements. The income statement of the joint venture is also included on a proportionate basis in the consolidated financial statements. **IAS 31.33**

In accordance with IAS 31, 119 companies are included in the consolidation using proportionate consolidation. Due to the conclusion of syndication agreements with other companies for the joint management of business in accordance with IAS 31.3 in connection with IAS 31.9, IMMOFINANZ does not exercise control over the following companies despite its majority holdings or manages these businesses jointly with other partners in spite of its minority interests: **IAS 31.3 in connection with IAS 31.9**

Segment	Country	Headquarters	Company	Stake*)
IA	A	Langenzersdorf	SelfStorage-Dein Lager LagervermietungsgesmbH	30.00%
IA	A	Vienna	SelfStorage-Liegenschaftsverwaltung Wattgasse GmbH	30.00%
IA	CH	Zurich	Helveco Beteiligungs AG	30.00%
IA	D	Munich	SelfStorage-Dein Lagerraum GmbH	30.00%
IE	CY	Nicosia	Silesia Residential Holding Limited	70.00%
IE	CY	Nicosia	Loberta Holdings Ltd.	51.00%
IE	CY	Nicosia	Roches Ventures Ltd.	41.00%
IE	CZ	Prague	Centrum Olympia Olomuc a.s.	45.00%
IE	CZ	Prague	MY BOX Uherske Hradiste s.r.o.	50.50%
IE	CZ	Prague	Holtera Property a.s.	45.00%
IE	CZ	Prague	MY BOX Strakonice s.r.o.	50.50%
IE	CZ	Prague	Veronia Shelf s.r.o.	51.00%
IE	CZ	Prague	MY BOX Kolin s.r.o.	50.50%
IE	CZ	Prague	Diamant Real s.r.o.	51.00%
IE	CZ	Znoimo	Nakupni Centrum Třebíč s.r.o.	50.50%
IE	CZ	Znoimo	Nakupni Centrum AVENTIN Tas ofor s.r.o.	50.50%
IE	D	Munich	Multi-ImmoEast Asset Management GmbH	45.00%
IE	EST	Tallinn	OÜ Robbins	45.00%
IE	H	Budapest	Stop Shop TB Kft.	51.00%
IE	H	Budapest	Stop Shop Gyöngy Kft.	51.00%
IE	H	Budapest	Stop Shop BCS Kft.	51.00%
IE	LU	Luxembourg	Multi-ImmoEast Central European Property Fund C.V.	45.00%
IE	LU	Luxembourg	Multi-IMMOEAST Master Luxembourg Otari s.r.l.	45.00%
IE	PL	Katowice	Silesia Residential Project Sp. z o.o.	70.00%
IE	PL	Katowice	Debowe Tarasy Sp. z o.o. II sp.k.	70.00%
IE	PL	Katowice	Debowe Tarasy Sp. z o.o. III sp.k.	70.00%
IE	PL	Katowice	Debowe Tarasy Sp. z o.o. IV sp.k.	70.00%
IE	PL	Warsaw	ImmoPoland Residential I Sp. z o.o.	47.50%
IE	PL	Warsaw	Equator Real Sp. z o.o.	51.00%
IE	PL	Warsaw	Zenith Real Sp. z o.o.	51.00%
IE	PL	Warsaw	Nimbus Real Sp. z o.o.	51.00%
IE	PL	Warsaw	Cirrus Real Sp. z o.o.	51.00%
IE	PL	Warsaw	Debowe Tarasy Sp. z o.o.	70.00%
IE	RO	Bucharest	S.C. Meteo Business Park s.r.l.	89.00%
IE	RO	Bucharest	S.C. Stupul de Albine s.r.l.	89.00%
IE	RO	Bucharest	S.C. Union Investitii s.r.l.	25.00%

Segment	Country	Headquarters	Company	Stake*)
IE	UA	Kiev	Alacor Construction LLC	41.00%
IE	UA	Kiev	Alacor Scorta LLC	41.00%
IE	UA	Kiev	Alacor City LLC	41.00%
IW	USA	Houston	IMF Investments No. 301, Ltd.	90.00%
IW	USA	Houston	IMF Investments No. 204, Ltd.	90.00%
IW	USA	Houston	IMF Investments No. 304, Ltd.	90.00%
IW	USA	Houston	IMF Investments No. 105, Ltd.	90.00%
IW	USA	Houston	IMF Investments No. 205, Ltd.	90.00%
IW	USA	Houston	IMF Investments No. 106, Ltd.	90.00%

\*) The stake equals the direct holding (reflects the consolidated share of net assets and the proportional share of earnings).

The following tables show the pro rata values for companies that were included in the consolidated financial statements at their proportionate share:

All amounts in TEUR	30 April 2007	30 April 2006
Property	640,231.6	534,791.5
Other non-current assets	89,970.4	18,412.2
Current assets	172,065.1	109,404.7
Non-current liabilities	-515,528.0	-271,310.0
Current liabilities	-203,153.0	-197,770.8
<b>Proportional share of net assets</b>	<b>183,586.1</b>	<b>193,527.6</b>

All amounts in TEUR	2006/07	2005/06
Revenues	18,008.8	26,533.3
Revaluation	121,820.5	48,050.4
<b>Operating profit (EBIT)</b>	<b>130,606.0</b>	<b>46,751.6</b>
<b>Financial results</b>	<b>-8,999.0</b>	<b>-1,379.7</b>
Income taxes	-29,190.1	-6,579.2
<b>Net profit for the period</b>	<b>92,416.9</b>	<b>38,792.7</b>

The above presentation includes effects from the consolidation of liabilities and the elimination of income and expenses only when they arose in the proportionately consolidated companies. Funds borrowed from or loaned to other Group companies were not eliminated.

### 2.2.2 Equity method

**IAS 28.11** The equity method is used to record shares in associated companies. Under this method the proportionate share of changes in equity and the proportionate share of profit or loss recognised by the associated company are transferred to the consolidated financial statements, and thereby increase or decrease the carrying amount of the investment.

The investment in an associated company is recognised at cost on the date of acquisition. The equity method is a procedure for the subsequent measurement of the investment. It is based on the same principals as full consolidation. However, the assets and liabilities of the associated company are not transferred to the consolidated financial statements, but only serve to determine the amount of goodwill. The difference between the revalued assets of the associated company and the cost of the investment represent goodwill. The goodwill is a part of the carrying amount of the investment.

**IAS 28.31** Investments in associated companies are tested for impairment in accordance with the requirements of IAS 39 concerning indications of impairment and the requirements of IAS 36 concerning the actual impairment test. Goodwill included in the carrying amount of an investment in an associated company is not tested separately for impairment.

Two sub-groups and one company were included in the 2006/07 consolidated financial statements at equity.

The requirement for application of the equity method is the existence of significant influence. This is usually evidenced by one or more of the following factors: **IAS 28.7**

- Representation of the investor on the board of directors and/or supervisory body or a similar governing body of the investee
- Participation in policy-making processes
- Material transactions between the investor and the investee
- Interchange of managerial personnel or
- Provision of essential technical information.

Potential voting rights are to be considered in determining whether the requirements for significant influence are met.

The actual exercise of significant influence is not necessary. Significant influence as defined in IAS 28.6 is considered to exist when the stake owned in a company equals 20% or more of the voting power, but this presumption can be refuted. IMMOFINANZ holds stakes of more than 20% in the net assets of the following companies, which were not classified as associated companies: **IAS 28.9** **IAS 28.6**

- Prime Property BG REIT, Bulgaria (42.23%)
- FF&P Russia Real Estate Limited, Guernsey (25.8%)
- Global Emerging Property Fund L.P., Jersey (25%)
- FF&P Development Fund (32.895%)
- Adama Holding Public Ltd. (25%)
- Bluehouse Accession Property Ltd. (25%)
- M.O.F. Immobilien AG (20%)
- Immofinanz Zeta Liegenschafts- und Mobilienvermietungsgesellschaft m.b.H., Wien (66.53%)
- CPB Beta Anlagen Leasing GmbH, Vienna (57.85%)

M.O.F. Immobilien AG was reclassified from associated companies to financial instruments as defined in IAS 39 during 2006/07 because IMMOFINANZ no longer has significant influence over this company (also see point 4.5).

CPB Beta Anlagen Leasing GmbH and Immofinanz Zeta Liegenschafts- und Mobilienvermietungsgesellschaft m.b.H. represent atypical silent partnership investments over which IMMOFINANZ cannot exercise control.

Prime Property BG REIT is a listed company in which IMMOFINANZ is not represented on a management or supervisory body and, for this reason, cannot exercise significant influence.

The presumption of association is refuted by the absence of employees or corporate bodies of IMMOEAST on the managing bodies of the above companies as well as the quorum of shareholders that is required to pass resolutions. The financial statements of companies included at equity are generally prepared as of the same closing date as the parent company. The preparation of these statements on a different closing date and the inclusion of any adjustments for significant transactions is permitted when the closing date used by the associated company varies by three months or less. **IAS 28.24-25**

The consolidated financial statements of the EPG Group and TriGránit Holding Ltd. have a closing date of 31 December 2006. That means that the three-month rule is not followed in these cases. However, non-compliance with this rule has no material effect on these consolidated financial statements.

### 2.2.3 Full consolidation

- IAS 27.12** A subsidiary is an entity that is controlled by another entity (parent company). Subsidiaries are included in the consolidated financial statements through full consolidation. The control concept forms the basis for deciding when a company must be classified as a subsidiary. Control is understood to mean the power to govern the financial and operating policies of an entity so as to obtain benefits from its activities. The possibility of control is sufficient for this classification, while the actual exercise of control is less important. Direct or indirect control over more than 50% of the voting rights in an entity is considered to be a refutable presumption for the existence of control. Moreover, control is assumed to be irrefutable when the parent company:
- IAS 27.4**  
**IFRS 3.19**
- directly or indirectly controls the majority of voting rights, whereby this also includes potential voting rights that can be exercised or converted as of the closing date,
  - holds the power over more than one-half of voting rights by virtue of an agreement (e.g. syndication agreement) with other shareholders,
  - has the power to govern the financial and operating policies of the entity under a statute or an agreement,
  - has the power to appoint or dismiss the majority of the members to a governing body (board or directors, supervisory board) or to cast the majority of votes on a governing body.

The inclusion of domestic and foreign subsidiaries in the consolidated financial statements is based on the economic unity concept. This concept requires the inclusion of all assets, liabilities, income and expenses attributable to subsidiaries in the consolidated financial statements – independent of the stake owned by the controlling parent company – in cases where control exists. Equity in the consolidated financial statements is separated into the portion attributable to shareholders of the parent company and the portion attributable to the minority shareholders of the subsidiaries. The same applies to the consolidated income statement: the income and expenses of the subsidiaries are consolidated in full, and profit is then separated into a portion attributable to the parent company and a portion attributable to the minority shareholders. All intragroup balances, transactions, income and expenses must be eliminated. Minority interests are presented separately in the consolidated balance sheet within equity, but shown separately from the equity of the parent company's shareholders. Minority interests in the profit or loss of the group are also reported separately. In addition to IMMOFINANZ, these consolidated financial statements include 160 domestic and 179 foreign subsidiaries in which IMMOFINANZ directly or indirectly holds the majority of shareholder voting rights or can exercise legal or actual control.

**IAS 27.33**

### 2.2.4 Deconsolidation

- IAS 27.30** When a subsidiary is sold, the assets and liabilities of this company are no longer included in the consolidated financial statements. The income and expenses of the deconsolidated subsidiary are included in the consolidated financial statements until the date on which control is lost, and the sold share of profit is treated as a reduction of the proceeds from the deconsolidation in order to avoid the double-counting of profit.

The profits accumulated by the deconsolidated subsidiary during its membership in the group influence the proceeds from the deconsolidation because these profits were recognised in the consolidated financial statements during prior periods.

In the deconsolidation of foreign subsidiaries, the proceeds from the deconsolidation are increased or decreased to reflect the cumulative amount of any exchange differences that were recognised in equity during the subsidiary's membership in the group.

### 2.2.5 Transition consolidation (step acquisition)

- IFRS 3.58** A business combination achieved in stages (transition consolidation or step acquisition) represents the successive purchase of shares in subsidiaries through various transactions until control over the company is reached. In accordance with IFRS 3.58, goodwill must be determined separately for each exchange transaction based on the relevant cost and revalued net assets on the respective transaction dates. The share of undisclosed reserves attributable to the previous investment is included under the revaluation reserve, which is to be treated as a revaluation

reserve in accordance with IAS 16 independent of any other application of the revaluation model defined in IAS 16 by the group.

When there is a changeover from proportionate to full consolidation, the income statement is included on a proportionate basis until control is obtained over the net assets of the company. After this point, the income statement is included in full. The share of profit attributable to the joint venture partner up to this point is eliminated as acquired capital during the consolidation.

### 2.3 Development of the consolidation range

The consolidation range changed during the reporting year as follows:

Consolidation range	Full consolidation	Proportionate consolidation	Equity method	Total
<b>Balance on 30 April 2006</b>	<b>187</b>	<b>112</b>	<b>5</b>	<b>304</b>
Newly consolidated	114	66	2	182
Disposal	-2	-20	-1	-23
Change in consolidation method	41	-39	-2	0
<b>Balance on 30 April 2007</b>	<b>340</b>	<b>119</b>	<b>4</b>	<b>463</b>
Thereof foreign companies	179	109	3	291

IMMOFINANZ made the following acquisitions and founded the following companies during the reporting year:

Segment	Country	Headquarters	Company	Date of initial consolidation	Stake	Consolidation method
IA	A	Vienna	City Parkgaragen BetriebsGmbH	8.6.2006	100.00%	V
IA	A	Vienna	VCG Immobilienbesitz GmbH	20.12.2006	90.00%	V
IE	A	Vienna	IMMOEAST Projekt Tredecimus Holding GmbH	21.6.2006	100.00%	V
IE	A	Vienna	IMMOEAST Projekt Quindecimus Holding GmbH	21.6.2006	100.00%	V
IE	A	Vienna	IMMOEAST Projekt Septendecimus Holding GmbH	21.6.2006	100.00%	V
IE	A	Vienna	IMMOEAST Projekt Quadragesimus Holding GmbH	21.6.2006	100.00%	V
IE	A	Vienna	IMMOEAST Projekt Vicesimus Holding GmbH	21.6.2006	100.00%	V
IE	A	Vienna	IMMOEAST Projekt Sexagesimus Holding GmbH	21.6.2006	100.00%	V
IE	A	Vienna	IMMOEAST Projekt Octogesimus Holding GmbH	21.6.2006	100.00%	V
IE	A	Vienna	IMMOEAST Projekt Nonagesimus Holding GmbH	21.6.2006	100.00%	V
IE	A	Vienna	IMMOEAST Projekt Centesimus Holding GmbH	21.6.2006	100.00%	V
IE	A	Vienna	IMMOEAST Projekt Babekan Holding GmbH	1.8.2006	100.00%	V
IE	A	Vienna	IMMOEAST Projekt Despina Holding GmbH	1.8.2006	100.00%	V
IE	A	Vienna	IMMOEAST Projekt Curzio Holding GmbH	1.8.2006	100.00%	V
IE	A	Vienna	IMMOEAST Projekt Almaria Holding GmbH	1.8.2006	100.00%	V
IE	A	Vienna	IMMOEAST Projekt Sarastro Holding GmbH	1.8.2006	100.00%	V
IE	A	Vienna	IMMOEAST Projekt Barbarina Holding GmbH	1.8.2006	100.00%	V
IE	A	Vienna	IMMOEAST Projekt Cherubino Holding GmbH	1.8.2006	100.00%	V
IE	A	Vienna	IMMOEAST Projekt Marcellina Holding GmbH	1.8.2006	100.00%	V
IE	A	Vienna	IMMOEAST Projekt Cimarosa Holding GmbH	1.8.2006	100.00%	V
IE	A	Vienna	IMMOEAST Projekt Fenena Holding GmbH	1.8.2006	100.00%	V
IE	A	Vienna	IMMOEAST Projekt Almansor Holding GmbH	1.8.2006	100.00%	V
IE	A	Vienna	IMMOEAST Projekt Roschana Holding GmbH	1.8.2006	100.00%	V
IE	A	Vienna	IMMOEAST Projekt Cinna Holding GmbH	1.8.2006	100.00%	V
IE	A	Vienna	IMMOEAST Projekt Annus Holding GmbH	1.8.2006	100.00%	V
IE	A	Vienna	IMMOEAST Projekt Semos Holding GmbH	1.8.2006	100.00%	V
IE	A	Vienna	IMMOEAST Projekt Titrel Holding GmbH	1.8.2006	100.00%	V

Segment	Country	Headquarters	Company	Date of initial consolidation	Stake	Consolidation method
IE	A	Vienna	IMMOEAST Projekt Radames Holding GmbH	1.8.2006	100.00%	V
IE	A	Vienna	IMMOEAST Projekt Montano Holding GmbH	1.8.2006	100.00%	V
IE	A	Vienna	IMMOEAST Projekt Amfortas Holding GmbH	1.8.2006	100.00%	V
IE	A	Vienna	IMMOEAST Projekt Abdallo Holding GmbH	1.8.2006	100.00%	V
IE	A	Vienna	IMMOEAST Projekt Rezia Holding GmbH	1.8.2006	100.00%	V
IE	A	Vienna	IMMOEAST Projekt Hüon Holding GmbH	1.8.2006	100.00%	V
IE	A	Vienna	IMMOEAST Projekt Titania Holding GmbH	1.8.2006	100.00%	V
IE	A	Vienna	IMMOEAST Projekt Andromache Holding GmbH	1.8.2006	100.00%	V
IE	A	Vienna	IMMOEAST Projekt Polyxene Holding GmbH	1.8.2006	100.00%	V
IE	A	Vienna	IMMOEAST Projekt Hylas Holding GmbH	1.8.2006	100.00%	V
IE	A	Vienna	IMMOEAST Projekt Hekuba Holding GmbH	1.8.2006	100.00%	V
IE	A	Vienna	IMMOEAST Projekt Pantheus Holding GmbH	1.8.2006	100.00%	V
IE	A	Vienna	IMMOEAST Projekt Chorebe Holding GmbH	1.8.2006	100.00%	V
IE	A	Vienna	IMMOEAST Projekt Narbal Holding GmbH	1.8.2006	100.00%	V
IE	BG	Sofia	Koral Residence EAD	23.6.2006	100.00%	V
IE	BG	Sofia	Business Park West-Sofia EAD	12.12.2006	100.00%	V
IE	BIH	Banjaluka	BEWO d.o.o. Banja Luka	5.3.2007	50.00%	Q
IE	CRO	Zagreb	Grand Zagreb d.o.o.	30.11.2006	80.00%	V
IE	CRO	Zagreb	Grand Centar d.o.o.	30.11.2006	80.00%	V
IE	CY	Nicosia	Wakelin Promotions Limited	21.6.2006	100.00%	V
IE	CY	Nicosia	TriGránit Holding Ltd.	31.7.2006	25.00%	E
IE	CY	Nicosia	Silesia Residential Holding Limited	9.10.2006	70.00%	Q
IE	CY	Nicosia	Gangaw Investments Limited	30.10.2006	50.00%	Q
IE	CY	Limassol	Trevima Ltd.	30.11.2006	100.00%	V
IE	CY	Nicosia	S+B CEE BETA CYPRUS LIMITED	29.12.2006	50.00%	Q
IE	CY	Nicosia	S+B CEE GAMMA CYPRUS LIMITED	29.12.2006	50.00%	Q
IE	CY	Nicosia	S+B CEE DELTA CYPRUS LIMITED	29.12.2006	50.00%	Q
IE	CY	Nicosia	Loberta Holdings Ltd.	10.1.2007	51.00%	Q
IE	CY	Nicosia	Roches Ventures Ltd.	10.1.2007	41.00%	Q
IE	CY	Nicosia	Lasuvu Consultants Ltd.	6.3.2007	100.00%	V
IE	CY	Nicosia	S+B CEE ZETA CYPRUS LIMITED	18.4.2007	50.00%	Q
IE	CY	Nicosia	S+B CEE EPSILON CYPRUS LIMITED	20.4.2007	50.00%	Q
IE	CY	Nicosia	S+B CEE ETA CYPRUS LIMITED	20.4.2007	50.00%	Q
IE	CZ	Prague	MY BOX Strakonice s.r.o.	30.5.2006	50.50%	Q
IE	CZ	Prague	Aragonit s.r.o.	1.7.2006	100.00%	V
IE	CZ	Znoimo	Nakupni Centrum Třebíč s.r.o.	30.8.2006	50.50%	Q
IE	CZ	Znoimo	Nakupni Centrum AVENTIN Tas ofor s.r.o.	18.9.2006	50.50%	Q
IE	CZ	Prague	Centrum Opatov a.s.	22.9.2006	100.00%	V
IE	CZ	Prague	Veronia Shelf s.r.o.	18.10.2006	51.00%	Q
IE	CZ	Prague	MY BOX Kolin s.r.o.	27.10.2006	50.50%	Q
IE	CZ	Prague	Diamant Real s.r.o.	31.10.2006	51.00%	Q
IE	CZ	Prague	WINNIPEGIA SHELF s.r.o.	13.11.2006	100.00%	V
IE	CZ	Prague	MY BOX Rakovnik s.r.o.	20.11.2006	50.00%	Q
IE	CZ	Prague	MY BOX Sokolov s.r.o.	20.11.2006	50.00%	Q
IE	CZ	Prague	MY BOX Hranice s.r.o.	20.11.2006	50.00%	Q
IE	CZ	Prague	BB C – Building A, k.s.	13.12.2006	100.00%	V
IE	CZ	Prague	BB C – Building B, k.s.	13.12.2006	100.00%	V
IE	CZ	Prague	BB C – Building C, k.s.	13.12.2006	100.00%	V
IE	CZ	Prague	MY BOX Příbram s.r.o.	15.12.2006	50.00%	Q
IE	CZ	Prague	MY BOX Breclav s.r.o.	12.2.2007	50.00%	Q
IE	CZ	Prague	MY BOX Jablonec nad Nisou s.r.o.	12.2.2007	50.00%	Q

Segment	Country	Headquarters	Company	Date of initial consolidation	Stake	Consolidation method
IE	CZ	Brno	Centre Investments s.r.o.	28.2.2007	100.00%	V
IE	CZ	Brno	Brno Estates a.s.	28.2.2007	100.00%	V
IE	CZ	Prague	Delta Park a.s.	1.3.2007	100.00%	V
IE	H	Budapest	Stop Shop TB Kft.	8.6.2006	51.00%	Q
IE	H	Budapest	Stop Shop Gyöngy Kft.	8.6.2006	51.00%	Q
IE	H	Budapest	Stop Shop BCS Kft.	8.6.2006	51.00%	Q
IE	H	Budapest	BEWO International Kft.	14.11.2006	50.00%	Q
IE	H	Budapest	Central Business Center Rt.	15.1.2007	100.00%	V
IE	LU	Luxembourg	HEPP III Luxembourg MBP SARL	1.11.2006	50.00%	Q
IE	LU	Luxembourg	Immoeast Luxembourg 1 SARL	22.3.2007	100.00%	V
IE	LU	Luxembourg	Immoeast Luxembourg 2 SARL	22.3.2007	100.00%	V
IE	LU	Luxembourg	Hekuba SARL	28.3.2007	100.00%	V
IE	M	Floriana	Blue Danube Holding Ltd.	12.12.2006	100.00%	V
IE	NL	Amsterdam	IMMOEAST Despina III B.V.	9.10.2006	100.00%	V
IE	NL	Amsterdam	IMMOEAST Despina II B.V.	9.10.2006	100.00%	V
IE	NL	Amsterdam	IMMOEAST Despina V B.V.	9.10.2006	100.00%	V
IE	NL	Amsterdam	IMMOEAST Despina IV B.V.	9.10.2006	100.00%	V
IE	NL	Amsterdam	IMMOEAST Despina I B.V.	9.10.2006	100.00%	V
IE	NL	Amsterdam	Gordon Invest Netherlands B.V.	22.2.2007	100.00%	V
IE	PL	Warsaw	Salzburg Center Development S.A	31.7.2006	100.00%	V
IE	PL	Warsaw	Xantium Sp. z o.o.	4.8.2006	100.00%	V
IE	PL	Warsaw	Equator Real Sp. z o.o.	28.8.2006	51.00%	Q
IE	PL	Warsaw	Zenith Real Sp. z o.o.	28.8.2006	51.00%	Q
IE	PL	Warsaw	Nimbus Real Sp. z o.o.	28.8.2006	51.00%	Q
IE	PL	Warsaw	Cirrus Real Sp. z o.o.	28.8.2006	51.00%	Q
IE	PL	Warsaw	IMMOEAST Polonia Sp. z o.o.	6.9.2006	100.00%	V
IE	PL	Katowice	Silesia Residential Project Sp. z o.o.	9.10.2006	70.00%	Q
IE	PL	Warsaw	MBP I Sp. z o.o.	1.11.2006	50.00%	Q
IE	PL	Warsaw	MBP II Sp. z o.o.	1.11.2006	50.00%	Q
IE	PL	Warsaw	Debowe Tarasy Sp. z o.o.	21.11.2006	70.00%	Q
IE	PL	Warsaw	Fobos Investment Sp. z o.o.	14.12.2006	50.00%	Q
IE	PL	Katowice	Debowe Tarasy Sp. z o.o. II sp.k.	5.1.2007	70.00%	Q
IE	PL	Katowice	Debowe Tarasy Sp. z o.o. III sp.k.	5.1.2007	70.00%	Q
IE	PL	Katowice	Debowe Tarasy Sp. z o.o. IV sp.k.	5.1.2007	70.00%	Q
IE	PL	Warsaw	Passat Real Sp. z o.o.	27.3.2007	100.00%	V
IE	RO	Bucharest	S.C. Almera New Capital s.r.l.	13.7.2006	50.00%	Q
IE	RO	Bucharest	S.C. Meteo Business Park s.r.l.	27.7.2006	89.00%	Q
IE	RO	Bucharest	S.C. Stupul de Albine s.r.l.	27.7.2006	89.00%	Q
IE	RO	Bucharest	Klyos Media s.r.l.	4.8.2006	90.00%	V
IE	RO	Bucharest	SC EFG Urban Achizitii s.r.l.	14.12.2006	89.00%	V
IE	RO	Cluj	SBACARO s.r.l.	15.12.2006	50.00%	Q
IE	RO	Ilfov	Logistic Contractor s.r.l.	18.12.2006	100.00%	V
IE	RO	Cluj	FMZ TM s.r.l.	22.12.2006	50.00%	Q
IE	RO	Bucharest	S.C. Arbor Corporation s.r.l.	29.1.2007	90.00%	V
IE	RO	Bucharest	S.C. IE Baneasa Project s.r.l.	1.2.2007	100.00%	V
IE	RO	Bucharest	Eye Shop Targu Jiu s.r.l.	19.2.2007	50.00%	Q
IE	RO	Bucharest	Log Center Ploiesti s.r.l.	19.2.2007	50.00%	Q
IE	RO	Bucharest	Log Center Brasov s.r.l.	19.2.2007	50.00%	Q
IE	RO	Bucharest	IMMOEAST Iride IV Project s.r.l.	1.3.2007	100.00%	V
IE	RO	Bucharest	S.C. Union Investitii S.r.l.	7.3.2007	25.00%	Q
IE	RO	Bucharest	S.C. Valero Invest s.r.l.	20.3.2007	100.00%	V

Segment	Country	Headquarters	Company	Date of initial consolidation	Stake	Consolidation method
IE	RO	Bucharest	Log Center Iasi s.r.l.	29.3.2007	50.00%	Q
IE	RO	Bucharest	Eye Shop Hunedoara s.r.l.	29.3.2007	50.00%	Q
IE	RO	Bucharest	S.C. Baneasa 6981 s.r.l.	5.4.2007	100.00%	V
IE	RU	Moscow	Krona Design LLC	21.6.2006	100.00%	V
IE	RU	Moscow	OAo Kashirskij Dvor-Severyanin	30.10.2006	50.00%	Q
IE	RU	Moscow	OOO Torgoviy Dom Na Khodinke	30.11.2006	100.00%	V
IE	SK	Bratislava	Immoeast Dunaj s.r.o.	14.6.2006	100.00%	V
IE	SK	Bratislava	TriGránit Centrum a.s.	19.6.2006	25.00%	E
IE	SK	Bratislava	SCT s.r.o.	21.12.2006	100.00%	V
IE	SK	Bratislava	STOP.SHOP.Lucenec s.r.o.	19.2.2007	50.00%	Q
IE	SK	Bratislava	STOP.SHOP.Ruzomberok s.r.o.	19.2.2007	50.00%	Q
IE	SK	Bratislava	STOP.SHOP.Zvolen s.r.o.	19.2.2007	50.00%	Q
IE	SK	Bratislava	SCP s.r.o.	19.3.2007	50.00%	Q
IE	SLO	Ljubljana	Alpha real d.o.o.	30.9.2006	100.00%	V
IE	SLO	Ljubljana	Beta real d.o.o.	30.9.2006	100.00%	V
IE	SRB	Belgrade	OCEAN ATLANTIC DORCOL DOO	24.8.2006	80.00%	V
IE	SRB	Belgrade	Bewo International d.o.o. Beograd	13.4.2007	50.00%	Q
IE	SWE	Stockholm	HEPP III Sweden Finance AB	1.11.2006	50.00%	Q
IE	UA	Kiev	Alacor Construction LLC	10.1.2007	41.00%	Q
IE	UA	Kiev	Alacor Scorta LLC	10.1.2007	41.00%	Q
IE	UA	Kiev	Alacor City LLC	10.1.2007	41.00%	Q
IW	CH	Baar	Tessor Consulting AG	22.1.2007	90.00%	V
IW	D	Mühlheim	Deutsche Lagerhaus Niederaula GmbH & Co KG	16.5.2006	90.00%	V
IW	D	Mühlheim	Deutsche Lagerhaus Heusenstamm GmbH & Co KG	16.5.2006	90.00%	V
IW	D	Mühlheim	Deutsche Lagerhaus Beteiligungs GmbH u. Co KG	16.5.2006	90.00%	V
IW	D	Mühlheim	Deutsche Lagerhaus Neuss GmbH & Co KG	16.5.2006	90.00%	V
IW	D	Frankfurt	IMF Königskinder GmbH	1.9.2006	100.00%	V
IW	D	Frankfurt	Frankonia Eurobau Königskinder GmbH	19.9.2006	50.00%	Q
IW	D	Mühlheim	Deutsche Lagerhaus zehnte Objekt GmbH u. Co KG	14.11.2006	90.00%	V
IW	D	Mühlheim	Deutsche Lagerhaus elfte Objekt GmbH u. Co KG	14.11.2006	90.00%	V
IW	D	Mühlheim	Deutsche Lagerhaus Poing GmbH u. Co KG	14.11.2006	90.00%	V
IW	D	Mühlheim	Deutsche Lagerhaus vierzehnte Objekt GmbH u. Co KG	14.11.2006	90.00%	V
IW	D	Mühlheim	Deutsche Lagerhaus fünfzehnte Objekt GmbH u. Co KG	14.11.2006	90.00%	V
IW	D	Mühlheim	Deutsche Lagerhaus sechzehnte Objekt GmbH u. Co KG	14.11.2006	90.00%	V
IW	D	Mühlheim	Deutsche Lagerhaus siebzehnte Objekt GmbH u. Co KG	14.11.2006	90.00%	V
IW	D	Mühlheim	Deutsche Lagerhaus achtzehnte Objekt GmbH u. Co KG	14.11.2006	90.00%	V
IW	D	Mühlheim	Deutsche Lagerhaus Hamburg I GmbH u. Co KG	15.11.2006	90.00%	V
IW	D	Nettetal	FRANKONIA Eurobau Friesenquartier GmbH	20.12.2006	50.00%	Q
IW	D	Nettetal	FRANKONIA Eurobau Friesenquartier II GmbH	20.12.2006	50.00%	Q
IW	D	Lahr	Logistikpark Lahr GmbH u. Co KG	1.2.2007	90.00%	V
IW	D	Nettetal	Frankonia Eurobau Andreasquartier GmbH	7.3.2007	50.00%	Q
IW	D	Wiesbaden	AGV International Grundstücksverwaltungsgesellschaft Nr. 6 mbH	31.3.2007	90.00%	V
IW	LU	Luxembourg	Immowest Lux I S.à.r.l.	27.2.2007	100.00%	V
IW	LU	Luxembourg	Immowest Lux II S.à.r.l.	27.2.2007	100.00%	V
IW	NL	Amsterdam	El Paso LNG Baja II B.V.	28.2.2007	90.01%	V
IW	NL	Amsterdam	Europa City Box B.V.	30.4.2007	90.01%	V
IW	NL	Amsterdam	City Box Holding B.V.	30.4.2007	90.01%	V

Segment	Country	Headquarters	Company	Date of initial consolidation	Stake	Consolidation method
IW	NL	Amsterdam	City Box Properties B.V.	30.4.2007	90.01%	V
IW	NL	Amsterdam	City Box Local B.V.	30.4.2007	90.01%	V
IW	NL	Amsterdam	City Box Exploitatie I B.V.	30.4.2007	90.01%	V
IW	NL	Amsterdam	City Box Exploitatie II B.V.	30.4.2007	90.01%	V
IW	USA	Houston	IMF Investments No. 106, Ltd.	29.9.2006	90.00%	Q
IW	USA	Phoenix	IMMOFINANZ Phoenix LLC	8.2.2007	100.00%	V

V = Full consolidation. Q = Proportionate consolidation. E = Equity method

## 2.4 Changes in the consolidation range

### 2.4.1 Initial consolidations

The major acquisitions and companies founded during the 2006/07 financial year are presented and described by primary segment in the following text.

#### 2.4.1.1 IMMOAUSTRIA

Additional information on the companies acquired and founded by IMMOAUSTRIA during 2006/07 is provided under point 2.3.

During the first nine months of the 2006/07 financial year, the consolidation range of IMMOAUSTRIA was increased by the acquisition of 100% of the shares in City Parkgaragen BetriebsGmbH and 100% of the shares in VCG Immobilienbesitz GmbH through Bauteile A+B Errichtungsges.m.b.H. As of 8 June 2006 City Parkgaragen BetriebsGmbH, which is owned by the WIPARK Group, was fully consolidated in the IMMOFINANZ financial statements. VCG Immobilienbesitz GmbH was fully consolidated as of 20 December 2006.

The following table shows the acquired assets and liabilities at fair value as well as the consolidated proportional share of net assets at the individual company level as of the balance sheet date and the income statements of the companies for the period from the acquisition date to the balance sheet date, which are included in the consolidated financial statements:

Company	City Parkgaragen BetriebsGmbH	VCG Immobilienbesitz GmbH	All amounts in TEUR		
Date of initial consolidation	8.6.2006	20.12.2006	30 April 2007		
All amounts in TEUR			Property	18,529.0	1,315.2
Cash and cash equivalents	484.0	0.0	Other non-current assets	3,364.4	23.6
Financial assets	3.2	0.0	Current assets	360.5	475.7
Receivables and other assets	1,224.3	14.6	Non-current liabilities	-11,330.7	0.0
Deferred tax assets	0.0	9.5	Current liabilities	-862.7	-24.8
Property	16,903.5	1,316.6	<b>Proportional share of net assets</b>	<b>10,060.5</b>	<b>1,789.6</b>
Financial liabilities	-7,586.7	-1,258.8	All amounts in TEUR		
Trade accounts payable	-133.1	-1.6	2006/07		
Other liabilities	-147.0	-53.8	Revenues	1,349.2	0.0
Provisions	-29.3	-19.8	Revaluation	-280.0	0.0
<b>Acquired net assets</b>	<b>10,719.0</b>	<b>6.6</b>	<b>Operating profit (EBIT)</b>	<b>364.9</b>	<b>-2,102.4</b>
(Negative) goodwill	2,140.4	2,090.6	<b>Financial results</b>	<b>-334.9</b>	<b>-24.9</b>
<b>Purchase price paid in cash</b>	<b>12,859.4</b>	<b>2,097.2</b>	Income taxes	14.2	9.2
Less cash and cash equivalents acquired	-484.0	0.0	<b>Net profit for the period</b>	<b>44.1</b>	<b>-2,118.1</b>
<b>Net purchase price for property company</b>	<b>12,375.4</b>	<b>2,097.2</b>			

### 2.4.1.2 IMMOWEST

Additional information on the companies acquired and founded by IMMOWEST during 2006/07 is provided under point 2.3.

Through its wholly owned subsidiary IMMOWEST, IMMOFINANZ acquired 50% of the shares in four companies owned by the Deutsche Lagerhaus Group as of 16 May 2006 : Deutsche Lagerhaus Niederaula Objekt GmbH & Co KG, Deutsche Lagerhaus Heusenstamm Objekt GmbH & Co KG, Deutsche Lagerhaus Beteiligungs GmbH & Co KG, Deutsche Lagerhaus Neuss GmbH & Co KG. The following table shows the consolidated proportional share of net assets at the individual company level as of the balance sheet date and the income statements of the companies for the period from the acquisition date to the balance sheet date, which are included in the consolidated financial statements:

Company	Deutsche Lagerhaus Niederaula GmbH & Co KG	Deutsche Lagerhaus Heusenstamm GmbH & Co KG	Deutsche Lagerhaus Beteiligungs GmbH & Co KG	Deutsche Lagerhaus Neuss GmbH & Co KG
Date of initial consolidation	16.5.2006	16.5.2006	16.5.2006	16.5.2006
All amounts in TEUR				30 April 2007
Property	4,708.5	8,069.0	0.0	7,875.0
Other non-current assets	3.7	286.6	0.0	603.1
Current assets	39.1	41.3	5.6	96.5
Non-current liabilities	-2,262.8	-5.3	0.0	-7,530.5
Current liabilities	-72.3	-45.8	-0.5	-181.1
<b>Proportional share of net assets</b>	<b>2,416.2</b>	<b>8,345.7</b>	<b>5.1</b>	<b>863.0</b>
All amounts in TEUR				
Revenues	79.1	177.3	0.0	48.1
Revaluation	1,174.8	-1,086.3	0.0	-2,280.3
<b>Operating profit (EBIT)</b>	<b>1,190.9</b>	<b>-953.0</b>	<b>-1.5</b>	<b>-2,237.0</b>
<b>Financial results</b>	<b>-28.1</b>	<b>-107.9</b>	<b>0.6</b>	<b>-21.6</b>
Income taxes	-309.3	281.2	0.0	599.7
<b>Net profit for the period</b>	<b>853.6</b>	<b>-779.6</b>	<b>-1.0</b>	<b>-1,658.9</b>

During the third quarter of 2006/07, IMMOFINANZ acquired 50% of the shares in nine further companies of the Deutsche Lagerhaus Group through its wholly owned subsidiary IMMOWEST: Deutsche Lagerhaus zehnte Objekt GmbH & Co KG, Deutsche Lagerhaus elfte Objekt GmbH & Co KG, Deutsche Lagerhaus Poing GmbH & Co KG, Deutsche Lagerhaus Hamburg I GmbH & Co KG, Deutsche Lagerhaus vierzehnte Objekt GmbH & Co KG, Deutsche Lagerhaus fünfzehnte Objekt GmbH & Co KG, Deutsche Lagerhaus sechzehnte Objekt GmbH & Co KG, Deutsche Lagerhaus siebzehnte Objekt GmbH & Co KG, Deutsche Lagerhaus achtzehnte Objekt GmbH & Co KG,

The following table shows the consolidated proportional share of net assets at the individual company level as of the balance sheet date and the income statements of the companies for the period from the acquisition date to the balance sheet date, which are included in the consolidated financial statements:

Company	Deutsche Lagerhaus zehnte Objekt GmbH & Co KG	Deutsche Lagerhaus elfte Objekt GmbH & Co KG	Deutsche Lagerhaus Poing GmbH & Co KG	Deutsche Lagerhaus Hamburg I GmbH & Co KG	Deutsche Lagerhaus vierzehnte Objekt GmbH & Co KG
Date of initial consolidation	14.11.2006	14.11.2006	14.11.2006	14.11.2006	14.11.2006
All amounts in TEUR					30 April 2007
Property	698.2	0.0	12,595.0	0.0	0.0
Other non-current assets	0.0	0.0	1,059.9	0.0	0.0
Current assets	1.9	0.0	73.1	0.0	0.0
Non-current liabilities	0.0	0.0	0.0	0.0	0.0
Current liabilities	-0.5	-1.0	-279.4	-0.5	-0.5
<b>Proportional share of net assets</b>	<b>699.7</b>	<b>-1.0</b>	<b>13,448.6</b>	<b>-0.5</b>	<b>-0.5</b>

Notes

All amounts in TEUR					2006/07
Revenues	0.0	0.0	37.1	0.0	0.0
Revaluation	0.0	0.0	-3.703.7	0.0	0.0
Operating profit (EBIT)	-1.0	-0.9	-3.757.7	-3.6	-8.8
<b>Financial results</b>	<b>0.0</b>	<b>0.0</b>	<b>-157.0</b>	<b>0.0</b>	<b>0.0</b>
Income taxes	0.0	0.0	1.018.5	0.0	0.0
<b>Net profit for the period</b>	<b>-1.0</b>	<b>-0.9</b>	<b>-2.896.3</b>	<b>-3.6</b>	<b>-8.8</b>

Company	Deutsche Lagerhaus fünfzehnte Objekt GmbH & Co KG	Deutsche Lagerhaus sechzehnte Objekt GmbH & Co KG	Deutsche Lagerhaus siebzehnte Objekt GmbH & Co KG	Deutsche Lagerhaus achtzehnte Objekt GmbH & Co KG
Date of initial consolidation	14.11.2006	14.11.2006	14.11.2006	14.11.2006
All amounts in TEUR				30 April 2007
Property	0.0	0.0	0.0	0.0
Other non-current assets	0.0	0.0	0.0	0.0
Current assets	0.0	0.0	0.0	0.0
Non-current liabilities	0.0	0.0	0.0	0.0
Current liabilities	-1.0	-1.0	-1.0	-1.0
<b>Proportional share of net assets</b>	<b>-1.0</b>	<b>-1.0</b>	<b>-1.0</b>	<b>-1.0</b>

All amounts in TEUR				2006/07
Revenues	0.0	0.0	0.0	0.0
Revaluation	0.0	0.0	0.0	0.0
<b>Operating profit (EBIT)</b>	<b>-0.9</b>	<b>-0.9</b>	<b>-0.9</b>	<b>-0.9</b>
<b>Financial results</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>
Income taxes	0.0	0.0	0.0	0.0
<b>Net profit for the period</b>	<b>-0.9</b>	<b>-0.9</b>	<b>-0.9</b>	<b>-0.9</b>

IMMOFINANZ acquired the shares in Frankonia Eurobau Königskinder GmbH as of 19 September 2006, This project involves the development of two 18-storey apartment buildings and a 6-storey loft building in Düsseldorf.

The following table shows the acquired assets and liabilities at fair value as well as the consolidated proportional share of net assets at the individual company level as of the balance sheet date and the income statements of the companies for the period from the acquisition date to the balance sheet date, which are included in the consolidated financial statements:

Company	Frankonia Eurobau Königskinder GmbH	All amounts in TEUR	30 April 2007
Date of initial consolidation	19.9.2006	Property	0.0
All amounts in TEUR		Other non-current assets	46.2
Cash and cash equivalents	22.5	Current assets	1,467.4
Receivables and other assets	37.2	Non-current liabilities	-6.5
Deferred tax assets	17.1	Current liabilities	-274.1
Financial liabilities	-71.1	<b>Proportional share of net assets</b>	<b>1,233.0</b>
Trade accounts payable	-17.4	All amounts in TEUR	
Other liabilities	-2.4	2006/07	
Provisions	-0.6	Revenues	0.0
<b>Acquired net assets</b>	<b>-14.6</b>	Revaluation	0.0
(Negative) goodwill	50.5	<b>Operating profit (EBIT)</b>	<b>-92.8</b>
<b>Purchase price paid in cash</b>	<b>35.9</b>	<b>Financial results</b>	<b>-33.0</b>
Less cash and cash equivalents acquired	-22.5	Income taxes	29.1
<b>Net purchase price for property company</b>	<b>13.3</b>	<b>Net profit for the period</b>	<b>-96.7</b>

As of 20 December 2006 IMMOWEST acquired 50% stakes in FRANKONIA Eurobau Friesenquartier GmbH and FRANKONIA Eurobau Friesenquartier II GmbH through a joint venture with Frankonia, a well-known German property developer. This transaction led to the takeover of apartments and office buildings at central locations in Cologne.

The following table shows the acquired assets and liabilities at fair value as well as the consolidated proportional share of net assets at the individual company level as of the balance sheet date and the income statement of the company for the period from the acquisition date to the balance sheet date, which is included in the consolidated financial statements:

Company	FRANKONIA	FRANKONIA	All amounts in TEUR		
	Eurobau Friesenquartier GmbH	Eurobau Friesenquartier II GmbH	30 April 2007		
Date of initial consolidation	20.12.2006	20.12.2006	Property	22,075.9	21,001.5
All amounts in TEUR			Other non-current assets	343.1	255.3
Cash and cash equivalents	5.9	12.5	Current assets	24,150.2	13,211.1
Receivables and other assets	15.7	0.0	Non-current liabilities	-259.6	-199.5
Deferred tax assets	0.2	0.0	Current liabilities	-45,995.4	-34,107.9
Trade accounts payable	-8.9	0.0	<b>Proportional share of net assets</b>	<b>314.3</b>	<b>160.5</b>
Other liabilities	-0.9	0.0	All amounts in TEUR		2006/07
Provisions	0.0	-0.4	Revenues	1,611.2	872.1
<b>Acquired net assets</b>	<b>12.0</b>	<b>12.2</b>	Revaluation	0.0	0.0
(Negative) goodwill	0.5	0.4	<b>Operating profit (EBIT)</b>	<b>1,355.2</b>	<b>653.3</b>
<b>Purchase price paid in cash</b>	<b>12.5</b>	<b>12.5</b>	<b>Financial results</b>	<b>-680.6</b>	<b>-507.2</b>
Less cash and cash equivalents acquired	-5.9	-12.5	Income taxes	-290.4	-80.5
<b>Net purchase price for property company</b>	<b>6.6</b>	<b>0.0</b>	<b>Net profit for the period</b>	<b>384.2</b>	<b>65.6</b>

IMMOWEST also acquired an urban development project in the inner city of Düsseldorf together with Frankonia during the fourth quarter of the 2006/07 financial year. IMMOWEST holds 50% of the shares in Frankonia Eurobau Andreasquartier GmbH through this joint venture. Plans call for the conversion of the existing Düsseldorf courthouses into a high-quality ensemble with luxurious apartments in both new and old buildings as well as the creation of representative office space, a luxury hotel and spacious gastronomy, retail and leisure time facilities. Construction is scheduled to start in 2010 and completion is planned for 2013.

The following table shows the acquired assets and liabilities at fair value as well as the consolidated proportional share of net assets at the individual company level as of the balance sheet date and the income statement of the company for the period from the acquisition date to the balance sheet date, which is included in the consolidated financial statements:

Company	Frankonia Eurobau Andreasquartier GmbH	All amounts in TEUR	
		30 April 2007	
Date of initial consolidation	7.3.2007	Property	25,309.5
All amounts in TEUR		Other non-current assets	66.2
Cash and cash equivalents	12.5	Current assets	0.0
Provisions	-0.4	Non-current liabilities	-23,737.1
<b>Acquired net assets</b>	<b>12.2</b>	Current liabilities	-1,724.5
(Negative) goodwill	0.4	<b>Proportional share of net assets</b>	<b>-85.9</b>
<b>Purchase price paid in cash</b>	<b>12.5</b>	All amounts in TEUR	2006/07
Less cash and cash equivalents acquired	-12.5	Revenues	0.0
<b>Net purchase price for property company</b>	<b>0.0</b>	Revaluation	0.0
		<b>Operating profit (EBIT)</b>	<b>-5.0</b>
		<b>Financial results</b>	<b>-150.8</b>
		Income taxes	57.4
		<b>Net profit for the period</b>	<b>-98.4</b>

A 50% stake in Tessor Consulting AG was purchased as of 22 January 2007. This company is a member of the Deutsche Lagerhaus Group and is the owner of a top logistics property in Bülach, Switzerland.

The following table shows the acquired assets and liabilities at fair value as well as the consolidated proportional share of net assets at the individual company level as of the balance sheet date and the income statement of the company for the period from the acquisition date to the balance sheet date, which is included in the consolidated financial statements:

Company	Tessor Consulting AG	All amounts in TEUR	2006/07
Date of initial consolidation	22.1.2007	Revenues	447.2
All amounts in TEUR		Revaluation	-3,595.7
Receivables and other assets	62.0	<b>Operating profit (EBIT)</b>	<b>-3,169.8</b>
<b>Acquired net assets</b>	<b>62.0</b>	<b>Financial results</b>	<b>-225.3</b>
(Negative) goodwill	8.0	Income taxes	712.8
<b>Purchase price paid in cash</b>	<b>70.0</b>	<b>Net profit for the period</b>	<b>-2,682.2</b>
<b>Net purchase price for property company</b>	<b>70.0</b>		
All amounts in TEUR	30 April 2007		
Property	21,414.0		
Other non-current assets	755.7		
Current assets	1,032.3		
Non-current liabilities	-18,855.2		
Current liabilities	-795.1		
<b>Proportional share of net assets</b>	<b>3,551.6</b>		

The logistics projects in the Lahr commercial part was expanded with the purchase of a 50% stake in Logistikpark Lahr GmbH & Co KG by Deutsche Lagerhaus GmbH & Co. KG as of 1 February 2007. This commercial park is located in an area with excellent connections to the local traffic network, only two kilometres from the A5 connecting Basel and Karlsruhe.

The following table shows the acquired assets and liabilities at fair value as well as the consolidated proportional share of net assets at the individual company level as of the balance sheet date and the income statement of the company for the period from the acquisition date to the balance sheet date, which is included in the consolidated financial statements:

Company	Logistikpark Lahr GmbH & Co KG	All amounts in TEUR	30 April 2007
Date of initial consolidation	1.2.2007	Property	22,378.0
All amounts in TEUR		Other non-current assets	1,194.9
Cash and cash equivalents	503.8	Current assets	899.0
Receivables and other assets	530.2	Non-current liabilities	-15,138.3
Deferred tax assets	797.8	Current liabilities	-2,392.7
Property	25,268.7	<b>Proportional share of net assets</b>	<b>6,941.0</b>
Financial liabilities	-20,169.9		
Trade accounts payable	-4,887.3	All amounts in TEUR	2006/07
Deferred tax liabilities	-1,196.2	Revenues	0.0
<b>Acquired net assets</b>	<b>847.2</b>	Revaluation	-2,846.6
(Negative) goodwill	509.0	<b>Operating profit (EBIT)</b>	<b>-2,947.0</b>
<b>Purchase price paid in cash</b>	<b>1,356.2</b>	<b>Financial results</b>	<b>-69.3</b>
Less cash and cash equivalents acquired	-503.8	Income taxes	742.5
<b>Net purchase price for property company</b>	<b>852.3</b>	<b>Net profit for the period</b>	<b>-2,273.9</b>

Another company, AGV International Grundstücksverwaltungsgesellschaft Nr. 6 GmbH, was acquired by Deutsche Lagerhaus GmbH & Co. KG during the fourth quarter of 2006/07. This firm owns two logistics properties, which have excellent connections to the A1 (Zurich-Bern) and A2 (Basel-Lucerne) autobahns.

The following table shows the acquired assets and liabilities at fair value as well as the consolidated proportional share of net assets at the individual company level as of the balance sheet date and the income statement of the company for the period from the acquisition date to the balance sheet date, which is included in the consolidated financial statements:

Company	AGV International Grundstücksverwaltungsgesellschaft Nr. 6 mbH	All amounts in TEUR	30 April 2007
Date of initial consolidation	31.3.2007	Property	24,836.0
All amounts in TEUR		Other non-current assets	83.1
Cash and cash equivalents	60.7	Current assets	413.9
Receivables and other assets	353.2	Non-current liabilities	-83.1
Property	24,521.0	Current liabilities	-363.0
Trade accounts payable	-302.4	<b>Proportional share of net assets</b>	<b>24,886.9</b>
Other liabilities	-24,607.5		
<b>Acquired net assets</b>	<b>25.0</b>	All amounts in TEUR	2006/07
(Negative) goodwill	3,043.6	Revenues	0.0
<b>Purchase price paid in cash</b>	<b>3,068.6</b>	Revaluation	315.0
Less cash and cash equivalents acquired	-60.7	<b>Operating profit (EBIT)</b>	<b>-2,645.5</b>
<b>Net purchase price for property company</b>	<b>3,007.9</b>	<b>Financial results</b>	<b>0.0</b>
		Income taxes	-83.1
		<b>Net profit for the period</b>	<b>-2,728.6</b>

IMMOFINANZ acquired 90.01% of the shares in the Dutch City Box Group during the fourth quarter of the reporting year through its wholly owned subsidiary IMMOWEST. The remaining shares are held by the company's management, which also include the founder. City Box is one of the leading companies in the branch and owns 14 self-storage facilities near the major cities in Holland. City Box plans to open ten additional facilities during the coming three years, all close to the major cities in the country.

The following table shows the acquired assets and liabilities at fair value as well as the consolidated proportional share of net assets at the individual company level as of the balance sheet date and the income statement of the company for the period from the acquisition date to the balance sheet date, which is included in the consolidated financial statements:

Company	City Box Group	All amounts in TEUR	30 April 2007
Date of initial consolidation	30.4.2007	Property	71,857.6
All amounts in TEUR		Other non-current assets	14,096.2
Cash and cash equivalents	194.4	Current assets	1,692.5
Receivables and other assets	71,528.3	Non-current liabilities	-40,220.8
Deferred tax assets	2,765.1	Current liabilities	-10,580.9
Property	71,139.9	<b>Proportional share of net assets</b>	<b>36,844.5</b>
Financial liabilities	-38,784.6		
Trade accounts payable	-1,199.4	All amounts in TEUR	2006/07
Other liabilities	-98,780.4	Revenues	0.0
Provisions	-42.4	Revaluation	717.7
Deferred tax liabilities	-7,032.0	<b>Operating profit (EBIT)</b>	<b>-18,381.5</b>
<b>Acquired net assets</b>	<b>-211.2</b>	<b>Financial results</b>	<b>0.0</b>
(Negative) goodwill	27,278.8	Income taxes	-183.0
<b>Purchase price paid in cash</b>	<b>27,067.5</b>	<b>Net profit for the period</b>	<b>-18,564.5</b>
Less cash and cash equivalents acquired	-194.4		
<b>Net purchase price for property company</b>	<b>26,873.1</b>		

### 2.4.1.3 IMMOEAST

Additional information on the companies acquired and founded by IMMOEAST during 2006/07 is provided under point 2.3.

#### 2.4.1.3.1 Regional subsegment Central and Eastern Europe (CEE)

During the first quarter of 2006/07 IMMOEAST acquired a 25% stake in the TriGránit Group, the leading property developer in Central and Eastern Europe, through TriGránit Holding Limited. This investment gives IMMOEAST a holding in the TriGránit portfolio as well as pre-emptive rights to all TriGránit projects at market prices.

##### 2.4.1.3.1.1 Poland

###### 2.4.1.3.1.1.1 Salzburg Center Development S.A.

IMMOEAST acquired 100% of the shares in the Polish Salzburg Center Development S.A. as of 31 July 2006. This company owns an office building on the southwest border of the so-called “Central Business District” in.

The following table shows the acquired assets and liabilities at fair value as well as the consolidated proportional share of net assets at the individual company level as of the balance sheet date and the income statement of the company for the period from the acquisition date to the balance sheet date. which is included in the consolidated financial statements:

Company	Salzburg Center Development S.A.	All amounts in TEUR	30 April 2007
Date of initial consolidation	31.7.2006	Property	34,606.0
All amounts in TEUR		Other non-current assets	190.5
Cash and cash equivalents	107.1	Current assets	2,659.1
Receivables and other assets	2,585.7	Non-current liabilities	-3,821.8
Deferred tax assets	64.1	Current liabilities	-106.9
Property	20,824.8	<b>Proportional share of net assets</b>	<b>33,526.9</b>
Trade accounts payable	-912.7	All amounts in TEUR	2006/07
Other liabilities	-16,786.4	Revenues	6.8
Deferred tax liabilities	-1,174.0	Revaluation	13,312.5
Currency translation adjustment	7.5	<b>Operating profit (EBIT)</b>	<b>17,720.3</b>
<b>Acquired net assets</b>	<b>4,716.1</b>	<b>Financial results</b>	<b>108.9</b>
(Negative) goodwill	-4,979.1	Income taxes	-2,477.5
<b>Purchase price paid in cash</b>	<b>-263.0</b>	<b>Net profit for the period</b>	<b>15,351.7</b>
Less cash and cash equivalents acquired	-107.1		
<b>Net purchase price for property company</b>	<b>-370.2</b>		

###### 2.4.1.3.1.1.2 Xantium Sp.z o.o.

During the second quarter of 2006/07 IMMOEAST acquired 100% of the shares in the Polish Xantium Sp.z o.o., which purchased the Brama Zachodnia office building through an asset deal. The project building is situated near the construction site of the Equator Office in the Jerozolimskie Business Corridor, the most dynamic office district in Warsaw. A number of shopping centres (Reduta, Blue City) are also located nearby. Brama Zachodnia is a modern 14-storey office complex that includes offices and a conference room as well as a restaurant and building services rooms. The object is fully let, primarily to well-known international corporations such as Ericsson.

The following table shows the consolidated proportional share of net assets at the individual company level as of the balance sheet date and the income statement of the company for the period from the acquisition date to the balance sheet date, which is included in the consolidated financial statements:

Company	Xantium Sp. z o.o.	All amounts in TEUR	2006/07
Date of initial consolidation	4.8.2006	Revenues	2,993.8
All amounts in TEUR	30 April 2007	Revaluation	719.8
Property	81,555.9	<b>Operating profit (EBIT)</b>	<b>2,751.1</b>
Other non-current assets	586.6	<b>Financial results</b>	<b>-1,374.0</b>
Current assets	20,437.7	Income taxes	-327.8
Non-current liabilities	-957.2	<b>Net profit for the period</b>	<b>1,049.4</b>
Current liabilities	-380.6		
<b>Proportional share of net assets</b>	<b>101,242.4</b>		

#### 2.4.1.3.1.1.3 Equator Real Sp. z o.o., Zenith Real Sp. z o.o., Nimbus Real Sp. z o.o. and Cirrus Real Sp. z o.o.

A 51% stake was acquired in each of four Polish companies as of 28 August 2006: Equator Real Sp.z o.o., Zenith Real Sp. Z o.o., Nimbus Real Sp. Z o.o. and Cirrus Real Sp.z o.o. This project involves the construction of four office buildings in the most dynamic commercial district of the Polish capital. It will be managed by a joint venture that includes a well-known international property developer with significant experience in Warsaw.

The following table shows the acquired assets and liabilities at fair value as well as the consolidated proportional share of net assets at the individual company level as of the balance sheet date and the income statements of the companies for the period from the acquisition date to the balance sheet date, which are included in the consolidated financial statements:

Company	Equator Real Sp. z o.o.	Zenith Real Sp. z o.o.	Nimbus Real Sp. z o.o.	Cirrus Real Sp. z o.o.
Date of initial consolidation	28.8.2006	28.8.2006	28.8.2006	28.8.2006
All amounts in TEUR				
Cash and cash equivalents	7.7	2.5	6.3	6.3
Receivables and other assets	28.5	16.3	13.8	13.8
Deferred tax assets	1.6	0.0	0.0	0.0
Property	1.048.5	1.048.5	1.048.5	1.048.5
Financial liabilities	-931.0	-639.9	-607.2	-610.6
Trade accounts payable	-18.1	-19.9	-17.5	-17.8
Other liabilities	-133.4	-134.7	-104.8	-105.2
Deferred tax liabilities	-43.8	-99.4	-106.0	-105.2
Currency translation adjustment	-59.7	-56.3	-56.2	-56.2
<b>Acquired net assets</b>	<b>-99.6</b>	<b>117.1</b>	<b>177.0</b>	<b>173.6</b>
(Negative) goodwill	2.234.8	1.899.2	1.833.0	1.836.3
<b>Purchase price paid in cash</b>	<b>2.135.2</b>	<b>2.016.3</b>	<b>2.009.9</b>	<b>2.009.9</b>
Less cash and cash equivalents acquired	-7.7	-2.5	-6.3	-6.3
<b>Net purchase price for property company</b>	<b>2.127.4</b>	<b>2.013.9</b>	<b>2.003.6</b>	<b>2.003.6</b>
All amounts in TEUR				30 April 2007
Property	4.311.8	3.451.4	6.251.5	3.321.1
Other non-current assets	357.5	573.0	1.112.3	552.9
Current assets	399.9	33.6	36.1	35.8
Non-current liabilities	-3.286.2	-1.273.6	-1.774.6	-1.220.3
Current liabilities	-22.8	-2.8	-3.0	-2.7
<b>Proportional share of net assets</b>	<b>1.760.3</b>	<b>2.781.6</b>	<b>5.622.3</b>	<b>2.686.8</b>
All amounts in TEUR				2006/07
Revenues	0.0	0.0	0.0	0.0
Revaluation	1.574.0	2.360.6	5.126.5	2.232.0
<b>Operating profit (EBIT)</b>	<b>-370.0</b>	<b>1.003.9</b>	<b>4.369.7</b>	<b>921.3</b>
<b>Financial results</b>	<b>83.2</b>	<b>-23.1</b>	<b>-21.7</b>	<b>-21.5</b>
Income taxes	-301.3	-439.6	-964.2	-416.2
<b>Net profit for the period</b>	<b>-588.2</b>	<b>541.2</b>	<b>3.383.8</b>	<b>483.7</b>

#### 2.4.1.3.1.1.4 Silesia Residential Holding Limited

As of 9 October 2006 IMMOEAST purchased a 70% stake in the Cypriote Silesia Residential Holding Limited and, through the transaction, also acquired a 70% stake in this company's Polish subsidiary Silesia Residential Sp.z.o.o. The Debowe Tarasy – Silesia City Center Residential development project involves the construction of 980 apartments in four phases. The site has optimal transport connections and a good infrastructure, which also includes a recreation area with sports facilities north of the project location. Construction will take 13 months.

The following table shows the acquired assets and liabilities at fair value as well as the consolidated proportional share of net assets at the individual company level as of the balance sheet date and the income statements of the companies for the period from the acquisition date to the balance sheet date, which are included in the consolidated financial statements:

Company	Silesia Residential Holding Limited	Silesia Residential Project Sp. z o.o.	Debowe Tarasy Sp. z o.o.	Debowe Tarasy Sp. z o.o. II sp.k.	Debowe Tarasy Sp. z o.o. III sp.k.	Debowe Tarasy Sp. z o.o. IV sp.k.
Date of initial consolidation	9.10.2006	9.10.2006	21.11.2006	5.1.2007	5.1.2007	5.1.2007
All amounts in TEUR						
Cash and cash equivalents	0.0	236.5	0.0	0.0	0.0	0.0
Receivables and other assets	1,669.3	5,990.3	0.0	0.0	0.0	0.0
Deferred tax assets	0.0	35.7	0.0	0.0	0.0	0.0
Financial liabilities	0.0	-934.0	0.0	0.0	0.0	0.0
Trade accounts payable	0.0	-666.8	0.0	0.0	0.0	0.0
Other liabilities	-53.2	-223.4	0.0	0.0	0.0	0.0
Provisions	0.0	-3.3	0.0	0.0	0.0	0.0
Deferred tax liabilities	0.0	-547.7	0.0	0.0	0.0	0.0
Currency translation adjustment	25.4	-109.2	0.3	0.0	0.0	0.0
<b>Acquired net assets</b>	<b>1,641.5</b>	<b>3,778.2</b>	<b>0.3</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>
(Negative) goodwill	1,905.3	1.8	0.0	0.0	0.0	0.0
<b>Purchase price paid in cash</b>	<b>3,546.8</b>	<b>3,780.0</b>	<b>0.3</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>
Less cash and cash equivalents acquired	0.0	-236.5	0.0	0.0	0.0	0.0
<b>Net purchase price for property company</b>	<b>3,546.8</b>	<b>4,561.2</b>	<b>0.3</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>
All amounts in TEUR						
30 April 2007						
Property	0.0	0.0	0.0	0.0	0.0	0.0
Other non-current assets	1,894.5	86.6	0.5	5.4	0.3	0.3
Current assets	26.1	11,932.0	13.6	1,409.0	388.0	384.0
Non-current liabilities	-24.9	-3,062.2	-7.8	-677.7	0.0	0.0
Current liabilities	0.0	-6,573.5	-3.5	-183.9	-1.8	-1.8
<b>Proportional share of net assets</b>	<b>1,895.8</b>	<b>2,382.9</b>	<b>2.9</b>	<b>552.8</b>	<b>386.6</b>	<b>382.6</b>
All amounts in TEUR						
2006/07						
Revenues	0.0	818.2	0.0	0.0	0.0	0.0
Revaluation	0.0	0.0	0.0	0.0	0.0	0.0
<b>Operating profit (EBIT)</b>	<b>-4.0</b>	<b>-291.9</b>	<b>-3.4</b>	<b>-28.2</b>	<b>-1.7</b>	<b>-2.6</b>
<b>Financial results</b>	<b>-1.6</b>	<b>43.4</b>	<b>0.0</b>	<b>-0.2</b>	<b>0.0</b>	<b>0.0</b>
Income taxes	0.0	45.2	0.5	5.3	0.3	0.3
<b>Net profit for the period</b>	<b>-5.6</b>	<b>-203.3</b>	<b>-2.9</b>	<b>-23.1</b>	<b>-1.4</b>	<b>-2.3</b>

#### 2.4.1.3.1.1.5 MBP I Sp. z o.o. and MBP II Sp. z o.o.

During the third quarter of 2006/07 IMMOEAST completed its largest investment in Poland to date in the form of a joint investment with Heitman European Property Partners. The acquisition of 50% stakes in the Polish MBP I Sp. z o.o. and MBP II Sp. z o.o. transferred the Mokotow Business Park to the Company's portfolio. The Mokotow Business Park comprises nine office towers and is one of the most successful office projects in Warsaw.

The following table shows the consolidated proportional share of net assets at the individual company level as of the balance sheet date and the income statements of the companies for the period from the acquisition date to the balance sheet date, which are included in the consolidated financial statements:

Company	MBP I Sp. z o.o.	MBP II Sp. z o.o.	All amounts in TEUR	2006/07
Date of initial consolidation	1.11.2006	1.11.2006	Revenues	4,173.2 1.5
All amounts in TEUR		30 April 2007	Revaluation	16,837.8 -981.8
Property	127,942.0	0.0	<b>Operating profit (EBIT)</b>	<b>19,054.6 -1,007.8</b>
Other non-current assets	1,425.6	198.8	<b>Financial results</b>	<b>-958.4 -63.1</b>
Current assets	3,992.6	976.7	Income taxes	-3,557.9 196.4
Non-current liabilities	-74,892.0	0.0	<b>Net profit for the period</b>	<b>14,538.2 -874.5</b>
Current liabilities	-1,292.9	-1.3		
<b>Proportional share of net assets</b>	<b>57,175.3</b>	<b>1,174.2</b>		

#### 2.4.1.3.1.1.6 Fobos Investment Sp. z o.o.

The Rondo Jazdy Polskiej, a further joint venture project in Warsaw, was acquired by the Polish Fobos Investment Sp. z o.o. as of 29 December 2006. The company owns an office development project that is located in the centre of Warsaw.

The following table shows the consolidated proportional share of net assets at the individual company level as of the balance sheet date and the income statements of the companies for the period from the acquisition date to the balance sheet date, which are included in the consolidated financial statements:

Company	Fobos Investment Sp. z o.o.	All amounts in TEUR	2006/07
Date of initial consolidation	14.12.2006	Revenues	0.0
All amounts in TEUR	30 April 2007	Revaluation	0.0
Property	547.0	<b>Operating profit (EBIT)</b>	<b>-5.8</b>
Other non-current assets	11.2	<b>Financial results</b>	<b>-25.6</b>
Current assets	116.8	Income taxes	3.0
Non-current liabilities	-8.2	<b>Net profit for the period</b>	<b>-28.4</b>
Current liabilities	-45.2		
<b>Proportional share of net assets</b>	<b>621.5</b>		

#### 2.4.1.3.1.1.7 Passat Real Sp. z o.o.

The standing investment Passat Office Building in Warsaw was acquired as of 29 March 2007 through the purchase of 100% of the shares in the Polish Passat Real Sp. z o.o. The Passat Office Building is a modern office property that is located adjacent to the Mistral Office Building owned by IMMOEAST. The object has an excellent location, with easy access via public transportation.

The following table shows the acquired assets and liabilities at fair value as well as the consolidated proportional share of net assets at the individual company level as of the balance sheet date and the income statement of the company for the period from the acquisition date to the balance sheet date, which is included in the consolidated financial statements:

Notes

Company	Passat Real Sp. z o.o.	All amounts in TEUR	30 April 2007
Date of initial consolidation	27.3.2007	Property	28,741.2
All amounts in TEUR		Other non-current assets	2,992.0
Cash and cash equivalents	69.5	Current assets	245.9
Receivables and other assets	205.3	Non-current liabilities	-15,431.2
Deferred tax assets	49.2	Current liabilities	-135.4
Property	28,344.4	<b>Proportional share of net assets</b>	<b>16,412.4</b>
Financial liabilities	-12,616.1		
Trade accounts payable	-23.9	All amounts in TEUR	2006/07
Other liabilities	-1,776.4	Revenues	17.4
Provisions	-14.6	Revaluation	45.1
Deferred tax liabilities	-2,821.2	<b>Operating profit (EBIT)</b>	<b>-132.3</b>
Currency translation adjustment	-158.3	<b>Financial results</b>	<b>295.7</b>
<b>Acquired net assets</b>	<b>11,257.9</b>	Income taxes	-58.7
(Negative) goodwill	2,945.9	<b>Net profit for the period</b>	<b>104.6</b>
<b>Purchase price paid in cash</b>	<b>14,203.8</b>		
Less cash and cash equivalents acquired	-69.5		
<b>Net purchase price for property company</b>	<b>14,134.4</b>		

#### 2.4.1.3.1.2 Slovakia

##### 2.4.1.3.1.2.1 TriGránit Centrum a.s.

As of 19 June 2006 IMMOEAST acquired a 25% stake in the Slovakian TriGránit Centrum a.s., which is developing the Lakeside project in Bratislava. This investment is classified as an associated company.

##### 2.4.1.3.1.2.2 SCT s.r.o.

The Slovakian SCT s.r.o. was fully consolidated by IMMOEAST as of 21 December 2006. This company owns the Arkadia shopping centre, which is located on the eastern border of Trnava near a densely populated residential area.

The following table shows the acquired assets and liabilities at fair value as well as the consolidated proportional share of net assets at the individual company level as of the balance sheet date and the income statement of the company for the period from the acquisition date to the balance sheet date, which is included in the consolidated financial statements:

Company	SCT s.r.o.	All amounts in TEUR	30 April 2007
Date of initial consolidation	21.12.2006	Property	15,204.0
All amounts in TEUR		Other non-current assets	1,501.3
Cash and cash equivalents	309.6	Current assets	537.3
Receivables and other assets	444.9	Non-current liabilities	-6,060.9
Deferred tax assets	17.4	Current liabilities	-477.7
Property	11,724.1	<b>Proportional share of net assets</b>	<b>10,704.0</b>
Financial liabilities	-4,335.8		
Trade accounts payable	-224.3	All amounts in TEUR	2006/07
Other liabilities	-95.1	Revenues	428.8
Provisions	-0.8	Revaluation	2,695.7
Deferred tax liabilities	-1,169.1	<b>Operating profit (EBIT)</b>	<b>2,902.6</b>
Currency translation adjustment	218.1	<b>Financial results</b>	<b>33.1</b>
<b>Acquired net assets</b>	<b>6,889.2</b>	Income taxes	-557.9
(Negative) goodwill	1,406.5	<b>Net profit for the period</b>	<b>2,377.8</b>
<b>Purchase price paid in cash</b>	<b>8,295.7</b>		
Less cash and cash equivalents acquired	-309.6		
<b>Net purchase price for property company</b>	<b>7,986.1</b>		

### 2.4.1.3.1.3 Czech Republic

#### 2.4.1.3.1.3.1 Aragonit s.r.o.

The Czech Aragonit s.r.o. was acquired in full as of 1 July 2006, which added the Skofin Office Building in Prague to the IMMOEAST portfolio.

The following table shows the acquired assets and liabilities at fair value as well as the consolidated proportional share of net assets at the individual company level as of the balance sheet date and the income statement of the company for the period from the acquisition date to the balance sheet date, which is included in the consolidated financial statements:

Company	Aragonit s.r.o.	All amounts in TEUR	30 April 2007
Date of initial consolidation	1.7.2006	Property	15,936.7
All amounts in TEUR		Other non-current assets	1,727.1
Cash and cash equivalents	247.5	Current assets	595.9
Receivables and other assets	121.3	Non-current liabilities	-7,686.5
Property	11,690.9	Current liabilities	-382.1
Financial liabilities	-5,404.3	<b>Proportional share of net assets</b>	<b>10,191.1</b>
Trade accounts payable	-38.9		
Other liabilities	-29.4	All amounts in TEUR	2006/07
Provisions	-99.3	Revenues	901.5
Deferred tax liabilities	-1,516.7	Revaluation	4,159.7
Currency translation adjustment	-51.9	<b>Operating profit (EBIT)</b>	<b>4,406.2</b>
<b>Acquired net assets</b>	<b>4,919.2</b>	<b>Financial results</b>	<b>-147.4</b>
(Negative) goodwill	1,699.4	Income taxes	-1,038.2
<b>Purchase price paid in cash</b>	<b>6,618.6</b>	<b>Net profit for the period</b>	<b>3,220.6</b>
Less cash and cash equivalents acquired	-247.5		
<b>Net purchase price for property company</b>	<b>6,371.1</b>		

#### 2.4.1.3.1.3.2 Diamant Real s.r.o.

The Czech Diamant Real s.r.o. was fully consolidated by IMMOEAST as of 31 October 2006. This transaction led to the purchase of one of the larger modern office properties ("Diamond Point") in the capital city of Prague. In addition, 49% of the shares in Veronia Shelf s.r.o., the parent company of Diamant Real s.r.o., were sold to the joint venture partner Allianz projekt'ovna, a.s. as of 30 November 2006.

The following table shows the acquired assets and liabilities at fair value as well as the consolidated proportional share of net assets at the individual company level as of the balance sheet date and the income statement of the company for the period from the acquisition date to the balance sheet date, which is included in the consolidated financial statements:

Company	Diamant Real s.r.o.	All amounts in TEUR	30 April 2007
Date of initial consolidation	31.10.2006	Property	47,930.3
All amounts in TEUR		Other non-current assets	5,024.2
Cash and cash equivalents	212.0	Current assets	513.6
Receivables and other assets	512.9	Non-current liabilities	-25,435.0
Deferred tax assets	590.9	Current liabilities	-1,389.6
Property	36,543.5	<b>Proportional share of net assets</b>	<b>26,643.6</b>
Financial liabilities	-19,523.8	All amounts in TEUR	2006/07
Trade accounts payable	-411.5	Revenues	1,021.1
Other liabilities	-173.5	Revaluation	10,973.2
Provisions	-2.5	<b>Operating profit (EBIT)</b>	<b>11,639.0</b>
Deferred tax liabilities	-4,715.6	<b>Financial results</b>	<b>-432.3</b>
<b>Acquired net assets</b>	<b>13,032.5</b>	Income taxes	-2,692.0
(Negative) goodwill	4,149.7	<b>Net profit for the period</b>	<b>8,514.7</b>
<b>Purchase price paid in cash</b>	<b>17,182.1</b>		
Less cash and cash equivalents acquired	-212.0		
<b>Net purchase price for property company</b>	<b>16,970.1</b>		

#### 2.4.1.3.1.3.3 WINNIPEGIA SHELF s.r.o.

As of 13 November 2006 IMMOEAST acquired 100% of the shares in the Czech WINNIPEGIA SHELF s.r.o. and, from this company, the Grand Pardubice shopping centre. This property is located only several minutes from the historical old city and castle in Pardubice, and is comprised of two connected building complexes.

The following table shows the consolidated proportional share of net assets at the individual company level as of the balance sheet date and the income statement of the company for the period from the acquisition date to the balance sheet date, which is included in the consolidated financial statements:

Company	WINNIPEGIA SHELF s.r.o.
Date of initial consolidation	13.11.2006
All amounts in TEUR	30 April 2007
Property	35,149.0
Other non-current assets	201.4
Current assets	773.3
Non-current liabilities	-2,070.5
Current liabilities	-422.0
<b>Proportional share of net assets</b>	<b>33,631.2</b>
All amounts in TEUR	2006/07
Revenues	829.9
Revaluation	6,437.6
<b>Operating profit (EBIT)</b>	<b>6,834.8</b>
<b>Financial results</b>	<b>-824.1</b>
Income taxes	-1,546.4
<b>Net profit for the period</b>	<b>4,464.4</b>

#### 2.4.1.3.1.3.4 Building A k.s., Building B k.s. and Building C k.s.

During the third quarter of 2006/07 IMMOEAST concluded its largest investment to date on the Czech office market. As of 13 December 2006 the Company acquired 100% of the shares in Building A k.s., Building B k.s. and Building C k.s., which led to the takeover of three objects in the BB Centrum office park. All three properties are fully let to well-known companies, in particular subsidiaries of foreign corporations.

The following table shows the acquired assets and liabilities at fair value as well as the consolidated proportional share of net assets at the individual company level as of the balance sheet date and the income statements of the companies for the period from the acquisition date to the balance sheet date, which are included in the consolidated financial statements:

Company	BB C – Building A, k.s.	BB C – Building B, k.s.	BB C – Building C, k.s.
Date of initial consolidation	13.12.2006	13.12.2006	13.12.2006
All amounts in TEUR			
Cash and cash equivalents	5,512.3	2,213.3	513.7
Receivables and other assets	1,217.0	1,403.1	1,680.8
Deferred tax assets	136.4	243.9	0.0
Property	64,335.5	53,610.8	40,132.8
Financial liabilities	-31,570.0	-20,147.1	0.0
Trade accounts payable	-53.2	-1,153.4	-203.7
Other liabilities	-2,619.0	-871.1	-19,273.7
Provisions	-65.5	-85.4	-116.6
Deferred tax liabilities	-9,316.9	-8,715.1	-5,912.4
Currency translation adjustment	515.8	491.1	319.6
<b>Acquired net assets</b>	<b>28,092.4</b>	<b>26,990.1</b>	<b>17,140.5</b>
(Negative) goodwill	9,155.5	8,470.4	5,938.8
<b>Purchase price paid in cash</b>	<b>37,247.9</b>	<b>35,460.5</b>	<b>23,079.3</b>
Less cash and cash equivalents acquired	-5,512.3	-2,213.3	-513.7
<b>Net purchase price for property company</b>	<b>31,735.5</b>	<b>33,247.2</b>	<b>22,565.6</b>
All amounts in TEUR			
			30 April 2007
Property	71,243.3	43,637.4	60,905.9
Other non-current assets	9,424.4	6,642.2	5,976.5
Current assets	2,244.8	1,954.4	1,971.7
Non-current liabilities	-43,434.0	-26,687.2	-26,768.1
Current liabilities	-1,489.6	-2,128.8	-1,373.4
<b>Proportional share of net assets</b>	<b>37,989.0</b>	<b>23,418.0</b>	<b>40,712.7</b>
All amounts in TEUR			
			2006/07
Revenues	1,595.9	1,753.2	1,353.9
Revaluation	6,533.6	-10,202.6	20,410.2
<b>Operating profit (EBIT)</b>	<b>7,906.9</b>	<b>-11,483.6</b>	<b>21,170.8</b>
<b>Financial results</b>	<b>-833.6</b>	<b>-383.5</b>	<b>-493.5</b>
Income taxes	-1,528.3	2,490.4	-4,875.0
<b>Net profit for the period</b>	<b>5,545.0</b>	<b>-9,376.7</b>	<b>15,802.4</b>

#### 2.4.1.3.1.3.5 Centre Investments s.r.o., Delta Park a.s. and Brno Estates a.s.

IMMOEAST acquired 100% of the shares in the Czech Centre Investments s.r.o., Delta Park a.s. and Brno Estates a.s. as part of a uniform transaction during the fourth quarter of 2006/07. This portfolio comprises four standing investments and two forward purchases: Jungmannova Plaza, a class A office property that is located in the historical city centre of Prague, is almost fully let and has international tenants; Sylva Taroucca, a historical building on the Graben in Prague that is fully occupied; OC Petrov: an object located in the centre of Brno that is also almost fully let; Brno Business Park – Phase 1: an office complex in Brno that is comprised of two buildings; Brno Business Park – Phase 2: this class A office development project in Brno also comprises two buildings and represents an extension to the existing Brno Business Park – Phase 1 project; Letna Galeria: this shopping and business centre in Prague 7 is a development project that has received district approval.

The following table shows the acquired assets and liabilities at fair value as well as the consolidated proportional share of net assets at the individual company level as of the balance sheet date and the income statements of the companies for the period from the acquisition date to the balance sheet date, which are included in the consolidated financial statements:

Company	Centre Investments s.r.o.	Brno Estates a.s.	Delta Park a.s.
Date of initial consolidation	28.2.2007	28.2.2007	1.3.2007
All amounts in TEUR			
Cash and cash equivalents	557.0	1,211.8	84.9
Receivables and other assets	456.3	686.6	584.6
Deferred tax assets	686.9	315.3	213.7
Property	16,191.0	56,955.4	47,680.4
Financial liabilities	-3,699.1	-18,895.0	-13,759.9
Trade accounts payable	-33.4	-1,889.2	-177.4
Other liabilities	-360.1	-272.7	-7,405.8
Provisions	-100.1	0.0	0.0
Deferred tax liabilities	-3,148.0	-9,334.3	-6,858.0
Currency translation adjustment	-12.1	-41.9	44.9
<b>Acquired net assets</b>	<b>10,538.3</b>	<b>28,735.9</b>	<b>20,407.5</b>
(Negative) goodwill	4,042.3	21,683.5	6,899.9
<b>Purchase price paid in cash</b>	<b>14,580.6</b>	<b>50,419.4</b>	<b>27,307.4</b>
Less cash and cash equivalents acquired	-557.0	-1,211.8	-84.9
<b>Net purchase price for property company</b>	<b>14,023.7</b>	<b>49,207.6</b>	<b>27,222.4</b>
All amounts in TEUR			
			30 April 2007
Property	17,114.6	79,028.2	44,949.8
Other non-current assets	3,387.7	14,707.0	6,523.0
Current assets	1,663.9	2,271.2	1,042.1
Non-current liabilities	-6,938.3	-30,619.8	-19,273.9
Current liabilities	-541.0	-927.1	-2,108.8
<b>Proportional share of net assets</b>	<b>14,686.9</b>	<b>64,459.5</b>	<b>31,132.3</b>
All amounts in TEUR			
			2006/07
Revenues	138.8	200.8	443.4
Revaluation	833.7	20,241.3	-2,983.2
<b>Operating profit (EBIT)</b>	<b>161.1</b>	<b>12,715.8</b>	<b>-3,448.3</b>
<b>Financial results</b>	<b>-12.4</b>	<b>-77.1</b>	<b>-167.5</b>
Income taxes	-192.1	-4,838.4	700.6
<b>Net profit for the period</b>	<b>-43.3</b>	<b>7,800.3</b>	<b>-2,915.2</b>

#### 2.4.1.3.1.4 Hungary

##### 2.4.1.3.1.4.1 Central Business Center Rt.

Central Business Center Rt., a Hungarian project company, was fully consolidated by IMMOEAST as of 10 January 2007. The company owns the Central Business Center in Budapest, which is located on the Buda-side of the city near the Margit Bridge.

The following table shows the acquired assets and liabilities at fair value as well as the consolidated proportional share of net assets at the individual company level as of the balance sheet date and the income statement of the company for the period from the acquisition date to the balance sheet date, which is included in the consolidated financial statements:

Company	Central Business Center Rt.	All amounts in TEUR	30 April 2007
Date of initial consolidation	15.1.2007	Property	20,481.7
All amounts in TEUR		Other non-current assets	1,855.2
Cash and cash equivalents	1,077.2	Current assets	1,721.2
Receivables and other assets	684.1	Non-current liabilities	-1,883.2
Deferred tax assets	4.7	Current liabilities	-135.1
Property	20,710.0	<b>Proportional share of net assets</b>	<b>22,039.7</b>
Trade accounts payable	-40.9	All amounts in TEUR	2006/07
Other liabilities	-5,280.6	Revenues	186.8
Deferred tax liabilities	-1,809.5	Revaluation	-905.4
Currency translation adjustment	243.3	<b>Operating profit (EBIT)</b>	<b>-1,298.0</b>
<b>Acquired net assets</b>	<b>15,588.3</b>	<b>Financial results</b>	<b>62.0</b>
(Negative) goodwill	2,033.6	Income taxes	144.1
<b>Purchase price paid in cash</b>	<b>17,621.9</b>	<b>Net profit for the period</b>	<b>-1,092.0</b>
Less cash and cash equivalents acquired	-1,077.2		
<b>Net purchase price for property company</b>	<b>16,544.7</b>		

#### 2.4.1.3.2 Regional subsegment Community of Independent States (CIS)

##### 2.4.1.3.2.1 Russia

###### 2.4.1.3.2.1.1 Wakelin Promotions Limited and Krona Design LLC

As of 21 June 2006 IMMOEAST acquired 100% of the shares in the Cypriote Wakelin Promotions Limited, which has an office in Russia, and the Russian Krona Design LLC. These companies own two shopping centres in Moscow: Golden Babylon I and Golden Babylon II. Golden Babylon I, the larger of the two objects, is fully rented to attractive tenants from the foodstuffs and electronics branches. Golden Babylon II was completed in August 2006 and is also fully let.

The following table shows the acquired assets and liabilities at fair value as well as the consolidated proportional share of net assets at the individual company level as of the balance sheet date and the income statements of the companies for the period from the acquisition date to the balance sheet date, which are included in the consolidated financial statements:

Company	Wakelin Promotions Limited	Krona Design LLC
Date of initial consolidation	21.6.2006	21.6.2006
All amounts in TEUR		
Cash and cash equivalents	535.1	627.6
Receivables and other assets	44,945.3	2,767.1
Deferred tax assets	0.0	10.0
Property	140,808.1	56,794.2
Financial liabilities	-1,120.5	-4,224.2
Trade accounts payable	0.0	-153.9
Other liabilities	-2,580.6	-14,190.2
Provisions	-47.4	-20.5
Deferred tax liabilities	-31,488.0	-9,967.9
Currency translation adjustment	2,706.3	0.0
<b>Acquired net assets</b>	<b>153,758.3</b>	<b>31,642.3</b>
(Negative) goodwill	50,958.1	0.0
<b>Purchase price paid in cash</b>	<b>204,716.4</b>	<b>31,642.3</b>
Less cash and cash equivalents acquired	-535.1	-627.6
<b>Net purchase price for property company</b>	<b>204,181.3</b>	<b>31,014.7</b>

All amounts in TEUR	30 April 2007	
Property	159,500.2	73,134.9
Other non-current assets	50,509.9	1,681.5
Current assets	5,153.4	2,455.2
Non-current liabilities	-36,916.5	-14,617.8
Current liabilities	-792.5	-525.1
<b>Proportional share of net assets</b>	<b>177,454.4</b>	<b>62,128.7</b>
All amounts in TEUR 2006/07		
Revenues	14,440.7	5,121.3
<b>Revaluation</b>	<b>20,709.4</b>	<b>17,155.3</b>
<b>Operating profit (EBIT)</b>	<b>30,583.8</b>	<b>19,635.5</b>
Financial results	-75.1	20.6
Income taxes	-7,631.1	-5,043.3
<b>Net profit for the period</b>	<b>22,877.7</b>	<b>14,612.8</b>

#### 2.4.1.3.2.1.2 Gangaw Investments Limited and OAO Kashirskij Dvor-Severyanin

As of 13 November 2006 IMMOEAST acquired 50% of the shares in the Cypriote Gangaw Investments Limited and the Russian OAO Kashirskij Dvor-Severyanin. This transaction will lead to the construction of the Rostokinö Retail Park in Moscow through a joint project together with an established Russian property developer. The Rostokinö is scheduled for completion at the end of 2009, and has an excellent location at the intersection of the Mira Prospect and the future fourth ring road.

The following table shows the acquired assets and liabilities at fair value as well as the consolidated proportional share of net assets at the individual company level as of the balance sheet date and the income statements of the companies for the period from the acquisition date to the balance sheet date, which are included in the consolidated financial statements:

Company	Gangaw Investments Limited	OAO Kashirskij Dvor-Severyanin
Date of initial consolidation	30.10.2006	30.10.2006
All amounts in TEUR		
Cash and cash equivalents	0.0	0.4
Receivables and other assets	27,906.8	319.3
Deferred tax assets	3.5	428.8
Property	0.0	38,701.0
Financial liabilities	-502.5	-2,879.1
Other liabilities	0.0	-31.0
Provisions	0.0	0.0
Deferred tax liabilities	0.0	-8,960.6
Currency translation adjustment	81.6	328.0
<b>Acquired net assets</b>	<b>27,489.5</b>	<b>27,906.8</b>
(Negative) goodwill	13,161.1	0.0
<b>Purchase price paid in cash</b>	<b>40,650.5</b>	<b>27,906.8</b>
Less cash and cash equivalents acquired	0.0	-0.4
<b>Net purchase price for property company</b>	<b>40,730.6</b>	<b>27,906.4</b>

All amounts in TEUR	30 April 2007	
Property	0.0	42,222.1
Other non-current assets	8,872.4	940.3
Current assets	0.0	2,202.4
Non-current liabilities	0.0	-8,868.2
Current liabilities	-507.1	-1,886.7
<b>Proportional share of net assets</b>	<b>8,365.3</b>	<b>34,609.9</b>
All amounts in TEUR 2006/07		
Revenues	0.0	12.5
Revaluation	0.0	0.0
<b>Operating profit (EBIT)</b>	<b>-4,242.4</b>	<b>-65.2</b>
<b>Financial results</b>	<b>-7.5</b>	<b>-565.8</b>
Income taxes	0.8	119.1
<b>Net profit for the period</b>	<b>-4,249.2</b>	<b>-511.9</b>

#### 2.4.1.3.2.1.3 Trevima Ltd. and OOO Torgoviy Dom Na Khodinke

IMMOEAST acquired 100% of the shares in the Cypriote Trevima Ltd. during the third quarter of 2006/07, which also resulted in the takeover of 100% of the shares in this company's Russian subsidiary OOO Torgoviy Dom Na Khodinke. This transaction resulted in the acquisition of the 5th Avenue Shopping Center project, which is a three-storey shopping centre with two underground garage levels.

The following table shows the acquired assets and liabilities at fair value as well as the consolidated proportional share of net assets at the individual company level as of the balance sheet date and the income statements of the companies for the period from the acquisition date to the balance sheet date, which are included in the consolidated financial statements:

Company	000		All amounts in TEUR	
	Trevima Ltd.	Torgoviy Dom Na Khodinke	30 April 2007	
Date of initial consolidation	30.11.2006	30.11.2006	Property	0.0 119,845.6
All amounts in TEUR			Other non-current assets	20,990.5 592.2
Cash and cash equivalents	72.7	129.9	Current assets	0.1 3,555.4
Receivables and other assets	64,782.2	2,788.3	Non-current liabilities	0.0 -24,477.9
Deferred tax assets	2.1	253.7	Current liabilities	-3.3 -648.0
Property	0.0	109,717.0	<b>Proportional share of net assets</b>	<b>20,987.3 98,867.3</b>
Financial liabilities	0.0	-191.4	All amounts in TEUR	2006/07
Other liabilities	-147.2	-26,396.0	Revenues	0.0 5,152.1
Provisions	-1.4	0.0	Revaluation	0.0 11,582.7
Deferred tax liabilities	0.0	-21,104.2	<b>Operating profit (EBIT)</b>	<b>0.0 15,512.3</b>
Currency translation adjustment	97.4	-416.2	<b>Financial results</b>	<b>0.4 -1,730.0</b>
<b>Acquired net assets</b>	<b>64,805.8</b>	<b>64,781.1</b>	Income taxes	0.0 -3,485.2
(Negative) goodwill	21,108.1	1.1	<b>Net profit for the period</b>	<b>0.4 10,297.1</b>
<b>Purchase price paid in cash</b>	<b>85,913.9</b>	<b>64,782.2</b>		
Less cash and cash equivalents acquired	-72.7	-129.9		
<b>Net purchase price for property company</b>	<b>85,841.2</b>	<b>64,652.3</b>		

#### 2.4.1.3.2.2 Ukraine

##### 2.4.1.3.2.2.1 Loberta Holding Limited and Roches Ventures Limited

During the third quarter of 2006/07 IMMOEAST concluded a broad-based cooperation agreement in Ukraine, which took the form of a joint investment with the well-known Ukrainian developer Alacor. Through a successive purchase of shares (from 24.9% to 51% and 41%, respectively) in the Cypriote Loberta Holding Limited and Roches Ventures Limited, the Alacor Business Park City logistics and office project and the Alacor Logistic Park Obukhov were acquired. Both the Business Park City and the Park Obukhov are located in the south of Kiev and have excellent traffic connections. The completion of both projects is scheduled for 2009.

The following table shows the acquired assets and liabilities at fair value as well as the consolidated proportional share of net assets at the individual company level as of the balance sheet date and the income statements of the companies for the period from the acquisition date to the balance sheet date, which are included in the consolidated financial statements:

Company	Loberta Holdings Ltd.	Roches Ventures Ltd.	Alacor Construction LLC	Alacor Scorta LLC	Alacor City LLC
Date of initial consolidation	10.1.2007	10.1.2007	10.1.2007	10.1.2007	10.1.2007
All amounts in TEUR					
Cash and cash equivalents	0.5	0.3	1.8	2.4	1.7
Receivables and other assets	1,108.8	886.0	20.2	998.4	8.3
Deferred tax assets	0.5	0.7	0.0	0.2	10.1
Property	0.0	0.0	0.0	0.0	2,727.5
Other liabilities	-1,110.1	-67.8	-0.1	-0.1	-1,391.1
Provisions	-0.3	-0.2	0.0	0.0	0.0
Deferred tax liabilities	-0.6	0.0	0.0	-0.1	-348.1
Currency translation adjustment	0.0	20.8	0.4	17.9	0.0
<b>Acquired net assets</b>	<b>-1.2</b>	<b>839.7</b>	<b>22.3</b>	<b>1,018.7</b>	<b>1,008.4</b>
(Negative) goodwill	24.7	12,570.2	0.0	0.0	0.0
<b>Purchase price paid in cash</b>	<b>23.5</b>	<b>13,409.9</b>	<b>22.3</b>	<b>1,018.7</b>	<b>1,008.4</b>
Less cash and cash equivalents acquired	-0.5	-0.3	-1.8	-2.4	-1.7
<b>Net purchase price for property company</b>	<b>23.0</b>	<b>13,409.6</b>	<b>20.6</b>	<b>1,016.3</b>	<b>1,006.7</b>
All amounts in TEUR					
					30 April 2007
Property	0.0	0.0	0.0	0.0	2,760.8
Other non-current assets	393.1	342.2	0.1	0.3	28.6
Current assets	0.5	0.4	1.5	2.0	2.9
Non-current liabilities	-972.0	-3.1	0.0	0.0	-341.5
Current liabilities	-11.1	-78.7	-0.1	-0.1	-0.5
<b>Proportional share of net assets</b>	<b>-589.5</b>	<b>260.8</b>	<b>1.5</b>	<b>2.2</b>	<b>2,450.3</b>
All amounts in TEUR					
					2006/07
Revenues	0.0	0.0	0.0	0.0	0.0
Revaluation	0.0	0.0	0.0	0.0	0.0
<b>Operating profit (EBIT)</b>	<b>-31.4</b>	<b>-12,227.6</b>	<b>-0.4</b>	<b>-0.3</b>	<b>-2.7</b>
<b>Financial results</b>	<b>12.2</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>-40.5</b>
Income taxes	-0.6	0.1	0.1	0.1	10.7
<b>Net profit for the period</b>	<b>-19.8</b>	<b>-12,227.5</b>	<b>-0.3</b>	<b>-0.2</b>	<b>-32.5</b>

### 2.4.1.3.3 Regional subsegment South-eastern Europe (SEE)

#### 2.4.1.3.3.1 Bulgaria

##### 2.4.1.3.3.1.1 Koral Residence EAD

IMMOEAST acquired 100% of the shares in the Bulgarian Koral Residence EAD as of 23 June 2006. A closed complex with a 4-star hotel and residential area will be built in Zarevo, 50 km south of the Black Sea resort of Burgas in Bulgaria, as a joint investment by IMMOEAST and Prime Property BG. This project was recognised under inventories in accordance with IAS 2 (see point 4.8).

The following table shows the acquired assets and liabilities at fair value as well as the consolidated proportional share of net assets at the individual company level as of the balance sheet date and the income statement of the company for the period from the acquisition date to the balance sheet date, which is included in the consolidated financial statements:

Company	Koral Residence EAD	All amounts in TEUR	2006/07
Date of initial consolidation	23.6.2006	Revenues	0.0
All amounts in TEUR		Revaluation	0.0
Receivables and other assets	2,832.2	<b>Operating profit (EBIT)</b>	<b>-120.9</b>
Deferred tax liabilities	-262.8	<b>Financial results</b>	<b>-0.6</b>
<b>Acquired net assets</b>	<b>2,569.4</b>	Income taxes	10.3
(Negative) goodwill	281.5	<b>Net profit for the period</b>	<b>-111.2</b>
<b>Purchase price paid in cash</b>	<b>2,850.9</b>		
<b>Net purchase price for property company</b>	<b>2,850.9</b>		
All amounts in TEUR	30 April 2007		
Property	0.0		
Other non-current assets	273.1		
Current assets	2,857.3		
Non-current liabilities	-262.8		
Current liabilities	-6.5		
<b>Proportional share of net assets</b>	<b>2,861.1</b>		

##### 2.4.1.3.3.1.2 Blue Danube Holding Ltd. and Business Park West-Sofia EAD

As of 12 December 2006 IMMOEAST acquired all of the shares in the Maltese Blue Danube Holding Ltd. and its Bulgarian subsidiary Business Park West-Sofia EAD. This project involves the revitalisation of a former light industrial and administrative complex in four phases to create a business park.

The following table shows the acquired assets and liabilities at fair value as well as the consolidated proportional share of net assets at the individual company level as of the balance sheet date and the income statement of the company for the period from the acquisition date to the balance sheet date, which is included in the consolidated financial statements:

Company	Business Park West-Sofia EAD	All amounts in TEUR	30 April 2007
Date of initial consolidation	12.12.2006	Property	102,881.3
All amounts in TEUR		Other non-current assets	486.8
Cash and cash equivalents	2,508.2	Current assets	2,155.5
Receivables and other assets	1,994.6	Non-current liabilities	-9,189.3
Property	22,694.7	Current liabilities	-56.7
Other liabilities	-14,709.8	<b>Proportional share of net assets</b>	<b>96,277.7</b>
Deferred tax liabilities	-1,223.2	All amounts in TEUR	2006/07
<b>Acquired net assets</b>	<b>11,264.5</b>	Revenues	482.5
<b>Purchase price paid in cash</b>	<b>11,264.5</b>	Revaluation	78,740.4
Less cash and cash equivalents acquired	-2,508.2	<b>Operating profit (EBIT)</b>	<b>78,932.0</b>
<b>Net purchase price for property company</b>	<b>8,756.3</b>	<b>Financial results</b>	<b>-429.6</b>
		Income taxes	-7,851.1
		<b>Net profit for the period</b>	<b>70,651.4</b>

#### 2.4.1.3.3.2 Croatia

##### 2.4.1.3.3.2.1 Grand Centar d.o.o. and Grand Zagreb d.o.o.

IMMOEAST purchased 80% of the shares in each of the Croatian companies Grand Centar d.o.o. and Grand Zagreb d.o.o. as of 30 November 2006, which resulted in the acquisition of the Grand Center office and retail property in the capital city of Zagreb. This represents the first direct investment by IMMOEAST in Croatia, and was realised together with Generali Immobilien AG. The majority of the space in the Grand Center is used as offices, but retail space, warehouses and an underground garage are also available. This property has a central location, roughly 800 m from the historical old city.

The following table shows the acquired assets and liabilities at fair value as well as the consolidated proportional share of net assets at the individual company level as of the balance sheet date and the income statements of the companies for the period from the acquisition date to the balance sheet date, which are included in the consolidated financial statements:

Company	Grand Centar d.o.o.	Grand Zagreb d.o.o.	All amounts in TEUR	30 April 2007
Date of initial consolidation	30.11.2006	30.11.2006	Property	45,608.2
All amounts in TEUR			Other non-current assets	0.0
Cash and cash equivalents	0.1	41.7	Current assets	731.4
Receivables and other assets	721.5	10,829.4	Non-current liabilities	-4,132.6
Deferred tax assets	49.1	63.3	Current liabilities	-145.1
Property	39,400.0	164.2	<b>Proportional share of net assets</b>	<b>42,062.0</b>
Financial liabilities	0.0	-361.0	All amounts in TEUR	2006/07
Trade accounts payable	-49.7	-43.5	Revenues	618.3
Other liabilities	-26,279.8	-618.4	Revaluation	6,208.2
Provisions	0.0	-14.0	<b>Operating profit (EBIT)</b>	<b>7,606.7</b>
Deferred tax liabilities	-2,844.5	-746.8	<b>Financial results</b>	<b>-685.9</b>
<b>Acquired net assets</b>	<b>10,996.7</b>	<b>9,315.1</b>	Income taxes	-1,390.7
(Negative) goodwill	0.0	2,487.8	<b>Net profit for the period</b>	<b>5,530.1</b>
<b>Purchase price paid in cash</b>	<b>10,996.7</b>	<b>11,802.9</b>		<b>-203.8</b>
Less cash and cash equivalents acquired	-0.1	-41.7		
<b>Net purchase price for property company</b>	<b>10,996.6</b>	<b>11,761.2</b>		

### 2.4.1.3.3.3 Romania

#### 2.4.1.3.3.3.1 S.C. Almera New Capital s.r.l., S.C. Meteo Business Park s.r.l., S.C. Stupul de Albine s.r.l.

As of 13 July 2006 IMMOEAST acquired 100% of the shares in S.C. Almera New Capital s.r.l., which owns a property in Timișoara. This transaction will lead to the creation of a logistics centre portfolio of five to seven objects together with the development partner Eyemaxx. A 50% stake in this company was sold as of 1 February 2007 and resulted in a changeover to proportionate consolidation as of 30 April 2007. In addition, 89% of the shares in S.C. Meteo Business Park s.r.l. and S.C. Stupul de Albine s.r.l. were acquired as of 27 July 2006, resulting in the acquisition of the Jandarmeriei property. This project comprises the development of an office complex and residential complex in the north of Bucharest.

The following table shows the acquired assets and liabilities at fair value as well as the consolidated proportional share of net assets at the individual company level as of the balance sheet date and the income statements of the companies for the period from the acquisition date to the balance sheet date, which are included in the consolidated financial statements:

Company	S.C. Almera New Capital s.r.l.	S.C. Meteo Business Park s.r.l.	S.C. Stupul de Albine s.r.l.
Date of initial consolidation	13.7.2006	27.7.2006	27.7.2006
All amounts in TEUR			
Cash and cash equivalents	0.0	2,377.1	1,525.7
Receivables and other assets	0.0	172.4	9,017.2
Deferred tax assets	0.4	11.6	14.9
Property	204.5	9,849.6	0.0
Financial liabilities	-88.0	-4,797.9	-4,102.0
Trade accounts payable	0.0	-46.1	-42.5
Other liabilities	-120.8	-3,669.9	-3,560.9
Deferred tax liabilities	0.0	-663.5	-499.0
Currency translation adjustment	-0.2	-198.5	-149.5
<b>Acquired net assets</b>	<b>-4.2</b>	<b>3,034.7</b>	<b>2,203.9</b>
(Negative) goodwill	4.2	1,472.0	1,195.0
<b>Purchase price paid in cash</b>	<b>0.0</b>	<b>4,506.7</b>	<b>3,398.8</b>
Less cash and cash equivalents acquired	0.0	-2,377.1	-1,525.7
<b>Net purchase price for property company</b>	<b>0.0</b>	<b>2,129.6</b>	<b>1,873.1</b>
All amounts in TEUR			
			30 April 2007
Property	4,467.6	29,951.5	0.0
Other non-current assets	19.4	1,548.3	1,236.7
Current assets	969.1	1,745.5	10,389.0
Non-current liabilities	-1,261.1	-3,798.4	-509.5
Current liabilities	-1,076.2	-4,978.4	-4,315.8
<b>Proportional share of net assets</b>	<b>3,118.8</b>	<b>24,468.4</b>	<b>6,800.5</b>
All amounts in TEUR			
			2006/07
Revenues	0.0	0.0	0.0
Revaluation	0.0	19,084.7	0.0
<b>Operating profit (EBIT)</b>	<b>-384.3</b>	<b>19,105.5</b>	<b>35.1</b>
<b>Financial results</b>	<b>32.7</b>	<b>-45.1</b>	<b>-34.1</b>
Income taxes	18.6	-3,021.0	0.9
<b>Net profit for the period</b>	<b>-333.0</b>	<b>16,039.3</b>	<b>1.8</b>

#### 2.4.1.3.3.3.2 Klyos Media s.r.l.

On 9 October 2006 IMMOEAST started the Craiova shopping centre project in Romania based on a joint venture agreement with an experienced general planner and developer in the CEE region with the purchase of a 90% stake in the Romanian Klyos Media s.r.l. This shopping centre is located in the north-western section of Craiova, the fifth largest city in Romania, and has excellent traffic connections.

The following table shows the acquired assets and liabilities at fair value as well as the consolidated proportional share of net assets at the individual company level as of the balance sheet date and the income statement of the company for the period from the acquisition date to the balance sheet date, which is included in the consolidated financial statements:

Company	Klyos Media s.r.l.	All amounts in TEUR	30 April 2007
Date of initial consolidation	4.8.2006	Property	48,257.5
All amounts in TEUR		Other non-current assets	0.0
Cash and cash equivalents	0.7	Current assets	609.0
Receivables and other assets	46.2	Non-current liabilities	-6,515.0
Property	12,035.4	Current liabilities	-4,292.2
Trade accounts payable	-8,929.1	<b>Proportional share of net assets</b>	<b>38,059.3</b>
Other liabilities	-3,123.6		
Currency translation adjustment	8.1	All amounts in TEUR	2006/07
Minority interests	-3.0	Revenues	0.0
<b>Acquired net assets</b>	<b>34.7</b>	Revaluation	32,543.7
(Negative) goodwill	46.2	<b>Operating profit (EBIT)</b>	<b>32,466.2</b>
<b>Purchase price paid in cash</b>	<b>80.9</b>	<b>Financial results</b>	<b>-0.1</b>
Less cash and cash equivalents acquired	-0.7	Income taxes	-5,285.1
<b>Net purchase price for property company</b>	<b>80.2</b>	<b>Net profit for the period</b>	<b>27,181.0</b>

#### 2.4.1.3.3.3.3 Polus Transilvania Companie de Investitii S.A.

IMMOEAST purchased a 15% stake in the Romanian Polus Transilvania Companie de Investitii S.A. as of 2 November 2006, and thereby acquired the Polus Center development project. This project involves the construction of a shopping centre in Cluj, the capital of the booming Romanian province of Transylvania. Completion is scheduled for November 2007.

#### 2.4.1.3.3.3.4 S.C. EFG Urban Achizitii s.r.l.

As of 14 December 2006 IMMOEAST purchased an 89% stake in the multi-functional project IUS Brasov with office, retail and residential space as well as a hotel. The property is located several minutes north of the commercial centre and old city, and offers an attractive infrastructure and good connections to public and private transportation. IMMOEAST has recognised this project under inventories in accordance with IAS 2 (see point 4.8).

The following table shows the acquired assets and liabilities at fair value as well as the consolidated proportional share of net assets at the individual company level as of the balance sheet date and the income statement of the company for the period from the acquisition date to the balance sheet date, which is included in the consolidated financial statements:

Company	SC EFG Urban Achizitii s.r.l.	All amounts in TEUR	30 April 2007
Date of initial consolidation	14.12.2006	Property	0.0
All amounts in TEUR		Other non-current assets	1,406.9
Cash and cash equivalents	2,256.4	Current assets	37,997.4
Receivables and other assets	34,145.4	Non-current liabilities	-22,528.0
Deferred tax assets	47.2	Current liabilities	-75.1
Financial liabilities	-21,079.5	<b>Proportional share of net assets</b>	<b>16,801.2</b>
Trade accounts payable	-402.2		
Other liabilities	-2,564.3	All amounts in TEUR	2006/07
Deferred tax liabilities	-1,267.9	Revenues	0.0
Currency translation adjustment	-88.8	Revaluation	0.0
Minority interests	-1,224.9	<b>Operating profit (EBIT)</b>	<b>107.4</b>
<b>Acquired net assets</b>	<b>9,821.4</b>	<b>Financial results</b>	<b>-243.9</b>
(Negative) goodwill	1,307.8	Income taxes	21.8
<b>Purchase price paid in cash</b>	<b>11,129.2</b>	<b>Net profit for the period</b>	<b>-114.6</b>
Less cash and cash equivalents acquired	-2,256.4		
<b>Net purchase price for property company</b>	<b>8,872.8</b>		

#### 2.4.1.3.3.3.5 SBACARO s.r.l.

The SIBIU joint venture shopping centre project was acquired as of 15 December 2006 from the Cypriote S+B CEE Alpha Cyprus Limited (100% subsidiary of S+B CEE) through SBACARO s.r.l., a wholly owned Romanian investment company. This object is also located in the north-western region of Romania, directly on the outer ring road and close to the historical city centre. The opening is planned for 2009.

The following table shows the consolidated proportional share of net assets at the individual company level as of the balance sheet date and the income statement of the company for the period from the acquisition date to the balance sheet date, which is included in the consolidated financial statements:

Company	SBACARO s.r.l.	All amounts in TEUR	2006/07
Date of initial consolidation	15.12.2006	Revenues	0.0
All amounts in TEUR	30 April 2007	Revaluation	0.0
Property	2,167.4	<b>Operating profit (EBIT)</b>	<b>-8.7</b>
Other non-current assets	6.0	<b>Financial results</b>	<b>-30.4</b>
Current assets	39.0	Income taxes	5.9
Non-current liabilities	0.0	<b>Net profit for the period</b>	<b>-33.3</b>
Current liabilities	-3.1		
<b>Proportional share of net assets</b>	<b>2,209.3</b>		

#### 2.4.1.3.3.3.6 Logistic Contractor s.r.l.

In December 2006 the 100% acquisition of the Romanian Logistic Contractor s.r.l. led to the conclusion of a framework agreement for the Bucharest Distribution Park project in Romania. This property is located in the north of Bucharest, close to the beltway that surrounds this city and the autobahn that extends to Ploiesti and Brasov in the north. The project involves the construction of a modern logistics and distribution park in stages. The realisation of the entire project is expected to take three years, and numerous forwarding agents have already expressed an interest.

The following table shows the consolidated proportional share of net assets at the individual company level as of the balance sheet date and the income statement of the company for the period from the acquisition date to the balance sheet date, which is included in the consolidated financial statements:

Company	Logistic Contractor s.r.l.	All amounts in TEUR	2006/07
Date of initial consolidation	18.12.2006	Revenues	0.0
All amounts in TEUR	30 April 2007	Revaluation	0.0
Property	10,320.1	<b>Operating profit (EBIT)</b>	<b>-4,258.4</b>
Other non-current assets	3.9	<b>Financial results</b>	<b>35.8</b>
Current assets	139.5	Income taxes	3.8
Non-current liabilities	0.0	<b>Net profit for the period</b>	<b>-4,218.8</b>
Current liabilities	-9.9		
<b>Proportional share of net assets</b>	<b>10,453.7</b>		

#### 2.4.1.3.3.3.7 FMZ TM s.r.l.

As of 22 December 2006 a 50% stake was acquired in the Romanian FMZ TM s.r.l, a 100% subsidiary of the Cypriote Gesellschaft S+B CEE. This transaction resulted in the acquisition of the Targu Mures specialty shopping centre project. This property is located in the emerging economic region of Transylvania (in the northeast of Romania), which has a population of 160,000. This specialty shopping centre is scheduled to open in 2009.

The following table shows the consolidated proportional share of net assets at the individual company level as of the balance sheet date and the income statement of the company for the period from the acquisition date to the balance sheet date, which is included in the consolidated financial statements:

Company	FMZ TM s.r.l.	All amounts in TEUR	2006/07
Date of initial consolidation	22.12.2006	Revenues	0.0
All amounts in TEUR	30 April 2007	Revaluation	0.0
Property	1,842.2	<b>Operating profit (EBIT)</b>	<b>-36.1</b>
Other non-current assets	6.3	<b>Financial results</b>	<b>-1.5</b>
Current assets	56.0	Income taxes	6.0
Non-current liabilities	-0.2	<b>Net profit for the period</b>	<b>-31.6</b>
Current liabilities	-118.1		
<b>Proportional share of net assets</b>	<b>1,786.2</b>		

#### 2.4.1.3.3.3.8 S.C. Arbor Corporation s.r.l.

As of 19 February 2007 shares in S.C. Arbor Corporation s.r.l. were acquired in connection with the Glina specialty shopping centre joint venture project, which is being carried out by IMMOEAST and a German developer. This project involves the purchase of several sites and construction of a specialty shopping centre. The designated location is situated on the eastern border of Bucharest, and has an excellent infrastructure as well as ideal transport connections. Intensive negotiations with potential tenants are currently in progress.

The following table shows the acquired assets and liabilities at fair value as well as the consolidated proportional share of net assets at the individual company level as of the balance sheet date and the income statement of the company for the period from the acquisition date to the balance sheet date, which is included in the consolidated financial statements:

Company	S.C. Arbor Corporation s.r.l.	All amounts in TEUR	30 April 2007
Date of initial consolidation	29.1.2007	Property	4,708.5
All amounts in TEUR		Other non-current assets	13.9
Cash and cash equivalents	3,337.9	Current assets	116.3
Receivables and other assets	4.2	Non-current liabilities	0.0
Deferred tax assets	0.9	Current liabilities	-665.4
Property	626.5	<b>Proportional share of net assets</b>	<b>4,173.2</b>
Other liabilities	-3,979.4	All amounts in TEUR	2006/07
Minority interests	1.0	Revenues	0.0
<b>Acquired net assets</b>	<b>-8.8</b>	Revaluation	0.0
(Negative) goodwill	33.4	<b>Operating profit (EBIT)</b>	<b>-220.4</b>
<b>Purchase price paid in cash</b>	<b>24.6</b>	<b>Financial results</b>	<b>3.7</b>
Less cash and cash equivalents acquired	-3,337.9	Income taxes	12.6
<b>Net purchase price for property company</b>	<b>-3,313.3</b>	<b>Net profit for the period</b>	<b>-204.1</b>

#### 2.4.1.3.3.3.9 S.C. IE Baneasa Project s.r.l.

IMMOEAST and the Euromall developer group concluded an agreement for the construction of a joint venture project, the Euromall Residential Park, as of 19 February 2007 through the acquisition of all shares in the Romanian S.C. IE Baneasa Project s.r.l. The site is located in the north-western part of Bucharest, in an area where a number of high-quality residential objects are currently under construction. This project involves the construction of residential space in the middle to upper segment, whereby completion will take place in four phases over a period of four to five years.

The following table shows the consolidated proportional share of net assets at the individual company level as of the balance sheet date and the income statement of the company for the period from the acquisition date to the balance sheet date, which is included in the consolidated financial statements:

Company	S.C. IE Baneasa Project s.r.l.	All amounts in TEUR	2006/07
Date of initial consolidation	1.2.2007	Revenues	0.0
All amounts in TEUR	30 April 2007	Revaluation	0.0
Property	22,045.2	<b>Operating profit (EBIT)</b>	<b>-20.2</b>
Other non-current assets	0.0	<b>Financial results</b>	<b>-73.3</b>
Current assets	16,227.9	Income taxes	-3.7
Non-current liabilities	0.0	<b>Net profit for the period</b>	<b>-97.1</b>
Current liabilities	-19,934.9		
<b>Proportional share of net assets</b>	<b>18,338.2</b>		

#### 2.4.1.3.3.3.10 Eye Shop Targu Jiu s.r.l. and Eye Shop Hunedoara s.r.l.

As part of activities carried out through a joint venture between IMMOEAST and the developer Eyemaxx, 50% of the shares in each of the two Romanian companies Eye Shop Targu Jiu s.r.l. and Eye Shop Hunedoara s.r.l. were acquired during the fourth quarter of 2006/07. Plans call for the construction of specialty shopping centres and shopping malls in the major economic and industrial cities of Romania.

The following table shows the acquired assets and liabilities at fair value as well as the consolidated proportional share of net assets at the individual company level as of the balance sheet date and the income statement of the company for the period from the acquisition date to the balance sheet date, which is included in the consolidated financial statements:

Company	Eye Shop Targu Jiu s.r.l.	All amounts in TEUR	30 April 2007
Date of initial consolidation	19.2.2007	Property	788.4
All amounts in TEUR		Other non-current assets	0.0
Cash and cash equivalents	715.9	Current assets	116.6
Receivables and other assets	1.4	Non-current liabilities	0.0
Deferred tax assets	114.3	Current liabilities	-177.6
Property	771.5	<b>Proportional share of net assets</b>	<b>727.5</b>
Other liabilities	-1,479.7		
Deferred tax liabilities	-115.3	All amounts in TEUR	2006/07
<b>Acquired net assets</b>	<b>8.1</b>	Revenues	0.0
(Negative) goodwill	-8.1	Revaluation	0.0
<b>Purchase price paid in cash</b>	<b>0.0</b>	<b>Operating profit (EBIT)</b>	<b>-0.1</b>
Less cash and cash equivalents acquired	-715.9	<b>Financial results</b>	<b>-7.3</b>
<b>Net purchase price for property company</b>	<b>-715.9</b>	Income taxes	0.0
		<b>Net profit for the period</b>	<b>-7.5</b>

#### 2.4.1.3.3.11 Log Center Ploiesti s.r.l., Log Center Iasi s.r.l. and Log Center Brasov s.r.l

A further transaction during the fourth quarter involved the purchase of 50% of the shares in the Romanian Log Center Ploiesti s.r.l., Log Center Iasi s.r.l. and Log Center Brasov s.r.l. A logistics portfolio will be compiled through a joint venture with the developer Eyemaxx. The objects will be situated at major economic and industrial sites in the regional cities of Romania, which are undersupplied with modern warehouse and logistics facilities at the present time. The realisation of these projects is planned to take place over the coming three to five years.

The following table shows the acquired assets and liabilities at fair value as well as the consolidated proportional share of net assets at the individual company level as of the balance sheet date and the income statements of the companies for the period from the acquisition date to the balance sheet date, which are included in the consolidated financial statements:

Company	Log Center Ploiesti s.r.l.	Log Center Brasov s.r.l.	Log Center Iasi s.r.l.
Date of initial consolidation	19.2.2007	19.2.2007	29.3.2007
All amounts in TEUR			
Cash and cash equivalents	3.8	0.0	0.0
Receivables and other assets	0.0	0.8	0.0
Deferred tax assets	0.5	0.0	0.0
Property	3,921.3	0.0	0.0
Financial liabilities	0.0	0.0	-0.1
Trade accounts payable	-3.3	-1.9	0.0
Other liabilities	-3,900.6	-3.2	0.0
Deferred tax liabilities	-6.1	0.0	0.0
<b>Acquired net assets</b>	<b>15.7</b>	<b>-4.2</b>	<b>-0.1</b>
(Negative) goodwill	-15.7	4.2	0.1
<b>Purchase price paid in cash</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>
Less cash and cash equivalents acquired	-3.8	0.0	0.0
<b>Net purchase price for property company</b>	<b>-3.8</b>	<b>0.0</b>	<b>0.0</b>
All amounts in TEUR			30 April 2007
Property	4,007.1	0.0	0.0
Other non-current assets	2.3	2.8	0.0
Current assets	54.7	24.8	0.0
Non-current liabilities	-146.2	0.0	0.0
Current liabilities	-2,145.9	-35.0	-0.1
<b>Proportional share of net assets</b>	<b>1,772.1</b>	<b>-7.4</b>	<b>-0.1</b>

All amounts in TEUR	2006/07		
Revenues	0.0	0.0	0.0
Revaluation	0.0	0.0	0.0
<b>Operating profit (EBIT)</b>	<b>-27.6</b>	<b>-17.2</b>	<b>-0.1</b>
<b>Financial results</b>	<b>-5.1</b>	<b>0.0</b>	<b>0.0</b>
Income taxes	3.8	2.7	0.0
<b>Net profit for the period</b>	<b>-28.9</b>	<b>-14.5</b>	<b>-0.1</b>

#### 2.4.1.3.3.3.12 S.C. Union Investitii s.r.l.

The Euromall Galati Shopping Center, a joint venture project in Romania, was stated at the end of March 2007 through the acquisition of the Romanian S.C. Union Investitii s.r.l. This project includes the construction and development of a modern shopping centre. In addition to shops, the Euromall Galati will also contain an entertainment area and a food court. The site is located at the centre of Galati near the main Domneasca road; it can be easily reached by private transportation and is opposite the bus terminal and also close to the main railway station. The completion of this project is planned for the end of 2007.

The following table shows the acquired assets and liabilities at fair value as well as the consolidated proportional share of net assets at the individual company level as of the balance sheet date and the income statement of the company for the period from the acquisition date to the balance sheet date, which is included in the consolidated financial statements:

Company	S.C. Union Investitii s.r.l.	All amounts in TEUR	30 April 2007
Date of initial consolidation	7.3.2007	Property	9,057.3
All amounts in TEUR		Other non-current assets	2,486.7
Cash and cash equivalents	126.9	Current assets	283.8
Receivables and other assets	103.6	Non-current liabilities	-1,265.6
Deferred tax assets	0.2	Current liabilities	-1,563.0
Property	8,659.7	<b>Proportional share of net assets</b>	<b>8,999.2</b>
Trade accounts payable	-120.3		
Other liabilities	-1,180.4	All amounts in TEUR	2006/07
Provisions	-2.2	Revenues	0.0
Deferred tax liabilities	-1,221.8	Revaluation	0.0
Currency translation adjustment	40.9	<b>Operating profit (EBIT)</b>	<b>15.4</b>
<b>Acquired net assets</b>	<b>6,406.5</b>	<b>Financial results</b>	<b>-4.6</b>
(Negative) goodwill	2,429.3	Income taxes	0.7
<b>Purchase price paid in cash</b>	<b>8,835.9</b>	<b>Net profit for the period</b>	<b>11.5</b>
Less cash and cash equivalents acquired	-126.9		
<b>Net purchase price for property company</b>	<b>8,709.0</b>		

#### 2.4.1.3.3.3.13 S.C. Valero invest s.r.l. and Baneasa 6981 s.r.l.

At the end of 2006/07 IMMOEAST acquired 100% of the shares in two Romanian companies, S.C Valero invest s.r.l. and S.C. Baneasa 6981 s.r.l., and thereby took over the Victoria Park office complex, a joint project under development by these firms in Bucharest. This project involves the construction of a class A office complex, which will comprise four connected building sections. The site is located in the northern part of Baneasa, only 9 km from the city centre and 5 km from the airport. The surrounding area is considered to be the political centre of the city because the Romanian government and numerous embassies are situated here.

The following table shows the acquired assets and liabilities at fair value as well as the consolidated proportional share of net assets at the individual company level as of the balance sheet date and the income statements of the companies for the period from the acquisition date to the balance sheet date, which are included in the consolidated financial statements:

Company	S.C. Valero Invest s.r.l.	S.C. Baneasa 6981 s.r.l.
Date of initial consolidation	20.3.2007	5.4.2007
All amounts in TEUR		
Cash and cash equivalents	18,041.4	701.5
Receivables and other assets	1,015.9	900.1
Deferred tax assets	9.0	120.0
Property	17,954.9	38,478.7
Financial liabilities	-3,113.2	-10,317.4
Trade accounts payable	-199.8	-680.1
Other liabilities	-21,788.1	-1,369.3
Deferred tax liabilities	-1,812.5	-4,176.9
Currency translation adjustment	203.2	528.0
<b>Acquired net assets</b>	<b>10,310.9</b>	<b>24,184.6</b>
(Negative) goodwill	466.0	2,368.5
<b>Purchase price paid in cash</b>	<b>10,776.9</b>	<b>26,553.1</b>
Less cash and cash equivalents acquired	-18,041.4	-701.5
<b>Net purchase price for property company</b>	<b>-7,264.5</b>	<b>25,851.6</b>

All amounts in TEUR	30 April 2007	
Property	21,624.0	40,213.1
Other non-current assets	476.2	2,758.8
Current assets	2,449.5	1,636.3
Non-current liabilities	-2,948.7	-14,471.5
Current liabilities	-1,547.5	-2,015.3
<b>Proportional share of net assets</b>	<b>20,053.5</b>	<b>28,121.5</b>

All amounts in TEUR	2006/07	
Revenues	117.5	59.7
Revaluation	3,201.4	0.0
<b>Operating profit (EBIT)</b>	<b>3,226.6</b>	<b>85.0</b>
<b>Financial results</b>	<b>-60.4</b>	<b>-9.8</b>
Income taxes	-516.9	-12.0
<b>Net profit for the period</b>	<b>2,649.2</b>	<b>63.1</b>

#### 2.4.1.3.3.4 Serbia

##### 2.4.1.3.3.4.1 OCEAN ATLANTIC DORCOL DOO

IMMOEAST also completed its first investments in Serbia during the second quarter of the 2006/07 Business Year. An 80% stake in OCEAN ATLANTIC DORCOL DOO, a company with headquarters in Belgrade, was acquired as of 24 August 2006; this transaction added the Francuska residential project to the IMMOEAST portfolio. The project entails the construction of 130 apartments and 184 underground garage spaces.

The following table shows the acquired assets and liabilities at fair value as well as the consolidated proportional share of net assets at the individual company level as of the balance sheet date and the income statement of the company for the period from the acquisition date to the balance sheet date, which is included in the consolidated financial statements:

Company	OCEAN ATLANTIC DORCOL DOO
Date of initial consolidation	24.8.2006
All amounts in TEUR	
Cash and cash equivalents	917.4
Receivables and other assets	1,823.6
Trade accounts payable	-985.8
Other liabilities	-1,714.8
Provisions	-9.9
Minority interests	-6.1
<b>Acquired net assets</b>	<b>24.5</b>
(Negative) goodwill	138.2
<b>Purchase price paid in cash</b>	<b>162.7</b>
Less cash and cash equivalents acquired	-917.4
<b>Net purchase price for property company</b>	<b>-754.7</b>

All amounts in TEUR	30 April 2007
Property	0.0
Other non-current assets	18.9
Current assets	3,514.3
Non-current liabilities	-912.9
Current liabilities	-861.8
<b>Proportional share of net assets</b>	<b>1,758.5</b>

All amounts in TEUR	2006/07
Revenues	1.2
Revaluation	0.0
<b>Operating profit (EBIT)</b>	<b>-258.3</b>
<b>Financial results</b>	<b>-19.5</b>
Income taxes	14.0
<b>Net profit for the period</b>	<b>-263.9</b>

### 2.4.1.3.3.5 Slovenia

#### 2.4.1.3.3.5.1 Alpha Real d.o.o. and Beta Real d.o.o.

During the second quarter of the 2006/07 Business Year IMMOEAST also made its first investments in Slovenia by acquiring 100% of the shares in Alpha Real d.o.o. and Beta Real d.o.o. as of 30 September 2006. These transactions led to the takeover of two specialty shopping centres in Kranj and Nove Mesto. The facilities are located at central sites in the respective cities and are fully let. The following table shows the acquired assets and liabilities at fair value as well as the consolidated proportional share of net assets at the individual company level as of the balance sheet date and the income statements of the companies for the period from the acquisition date to the balance sheet date, which are included in the consolidated financial statements:

Company	Alpha real d.o.o.	Beta real d.o.o.	All amounts in TEUR	
Date of initial consolidation	30.9.2006	30.9.2006	30 April 2007	
All amounts in TEUR				
Cash and cash equivalents	87.5	32.5	Property	21,943.8
Receivables and other assets	74.2	18.6	Other non-current assets	1,459.2
Deferred tax assets	155.6	184.6	Current assets	968.6
Property	15,569.9	6,940.5	Non-current liabilities	-3,211.2
Trade accounts payable	-18.1	-104.3	Current liabilities	-263.2
Other liabilities	-19.7	-7.3	<b>Proportional share of net assets</b>	<b>20,897.2</b>
Provisions	-15.5	-14.1		<b>9,039.4</b>
Deferred tax liabilities	-1,540.8	-619.5	All amounts in TEUR	2006/07
<b>Acquired net assets</b>	<b>14,293.2</b>	<b>6,431.0</b>	Revenues	758.1
(Negative) goodwill	1,378.5	611.3	Revaluation	6,373.8
<b>Purchase price paid in cash</b>	<b>15,671.7</b>	<b>7,042.3</b>	<b>Operating profit (EBIT)</b>	<b>6,815.9</b>
Less cash and cash equivalents acquired	-87.5	-32.5	<b>Financial results</b>	<b>-0.1</b>
<b>Net purchase price for property company</b>	<b>15,584.2</b>	<b>7,009.8</b>	Income taxes	-1,785.9
			<b>Net profit for the period</b>	<b>5,029.9</b>
				<b>1,821.9</b>

### 2.4.2 Impact of initial consolidations

The companies that were included in the consolidation for the first time during the 2006/07 financial year are presented under point 2.3. The previous section shows the impact of the acquisition or founding of major companies, while the following section presents the acquired assets and liabilities at fair value as well as the consolidated proportional share of net assets at the individual company level as of the balance sheet date and the income statements of all companies acquired or founded during 2006/07 for the period from the acquisition date to the balance sheet date:

Initial consolidations	All amounts in TEUR		
All amounts in TEUR	30 April 2007		
Cash and cash equivalents	48,936.3	Property	1,867,959.8
Receivables and other assets	168,034.4	Other non-current assets	299,850.6
Deferred tax assets	7,882.6	Current assets	207,750.1
Property	1,107,317.2	Non-current liabilities	-645,702.7
Financial liabilities	-257,928.3	Current liabilities	-219,627.7
Trade accounts payable	-24,803.8	<b>Proportional share of net assets</b>	<b>1,510,158.7</b>
Other liabilities	-318,954.0	All amounts in TEUR	2006/07
Provisions	-724.3	Revenues	49,576.6
Deferred tax liabilities	-157,922.6	Revaluation	286,597.4
Currency translation adjustment	7,734.5	<b>Operating profit (EBIT)</b>	<b>244,995.4</b>
Minority interests	4,018.1	<b>Financial results</b>	<b>-16,861.6</b>
<b>Acquired net assets</b>	<b>583,590.0</b>	Income taxes	-56,864.5
(Negative) goodwill	239,123.3	<b>Net profit for the period</b>	<b>171,269.4</b>
Outstanding purchase price	-80,065.7		
<b>Purchase price paid in cash</b>	<b>742,647.7</b>		
Less cash and cash equivalents acquired	-48,936.3		
<b>Net purchase price for property company</b>	<b>693,711.4</b>		

The carrying values of the individual assets and liabilities as defined in IFRS 3.67(f) are not provided because this information is impracticable to develop.

Estimates for the revenues and profit or loss of acquired companies based on an assumed acquisition at the beginning of the reporting period is not provided because this information is impracticable to develop (IFRS 3.70).

### 2.4.3 Structural changes

Structural changes represent the impact of shifts in investments in other companies between the parent company (IMMOFINANZ) and the minority shareholders of the relevant consolidated subsidiaries or companies included through proportionate consolidation which, in turn, have their own consolidated companies with minority interests. The term structural changes also includes the acquisition of shares in companies with minority interests, where these acquisitions have an impact on group equity, as well as partial deconsolidation measures and successive share purchases without transition consolidations that lead to a shift in the earned equity (either from the group's share to minority interest, or the reverse) of enterprises in which the company that is partially deconsolidated has a controlling or joint management interest as defined in IAS 31.

#### 2.4.3.1 Segment IMMOAUSTRIA

A further 30% of the shares in IMMOKRON Immobilienbetriebsgesellschaft m.b.H. (formerly ROMA Immobilienentwicklungsgesellschaft m.b.H.) were acquired as of 1 August 2006, which led to the takeover of FMZ Rosental Betriebs GmbH, a subsidiary of this company. Following this transaction, the method used to consolidate this company was changed from proportionate to full consolidation during the second quarter of the financial year.

A further 50% of the shares in F&I Liegenschaftsvermietungs GmbH were acquired during the fourth quarter of the financial year. The method used to consolidate this company was then changed from proportionate to full consolidation.

The impact of the transition consolidation of the above-mentioned company is shown in the following table:

All amounts in TEUR	Segment IMMOAUSTRIA
Cash and cash equivalents	223.8
Receivables and other assets	1,919.5
Deferred tax assets	104.0
Property	43,874.1
Tangible assets	96.2
Financial liabilities	-20,609.5
Trade accounts payable	-159.6
Provisions	-239.5
Other liabilities	-86.6
Deferred tax liabilities	-1,809.9
<b>Acquired net assets</b>	<b>23,312.5</b>
(Negative) goodwill	1,488.8
<b>Total purchase price</b>	<b>24,801.3</b>
Less cash and cash equivalents acquired	-223.8
<b>Net purchase price for property companies</b>	<b>24,577.5</b>

The Slovakian SelfStorage Tvoij Sklad s.r.o. was liquidated and deconsolidated as of 18 August 2006.

The shares in HK 348 Vermögensverwaltungs GmbH & Co KEG were sold as of 15 April 2007 and the company was subsequently deconsolidated.

Information on the effects of deconsolidations is provided under point 6.

### 2.4.3.2 Segment IMMOWEST

The remaining 50% stake in Les Bains de St. Moritz Holding AG was acquired by the IMMOFINANZ Group as of 30 April 2007. Following the transaction, this company and its subsidiary St. Moritz Bäder AG were converted from proportionate to full consolidation.

IMMOWEST increased its stake in Deutsche Lagerhaus GmbH & Co KG from 50% to 90% in connection with a capital increase during the fourth quarter of the financial year. Therefore, the involved companies in the Deutsche Lagerhaus Group were converted from proportionate to full consolidation.

The following table shows the effects of transition consolidations carried out by the IMMOWEST segment.

All amounts in TEUR	Segment IMMOWEST
Cash and cash equivalents	3,746.7
Receivables and other assets	5,844.1
Deferred tax assets	1,360.3
Property	113,675.7
Tangible assets	170.2
Financial liabilities	-61,133.3
Trade accounts payable	-384.8
Provisions	-868.9
Other liabilities	-21,115.2
Deferred tax liabilities	-10,976.9
Minority interests	-1.3
Currency translation adjustment	-598.5
<b>Acquired net assets</b>	<b>29,718.1</b>
(Negative) goodwill	10,859.0
<b>Total purchase price</b>	<b>40,577.0</b>
Less cash and cash equivalents acquired	-3,746.7
<b>Net purchase price for property companies</b>	<b>36,830.4</b>

Fifteen companies owned by Poseidon JV S.a.r.l., a joint venture that is managed together with Carlyle, were sold and deconsolidated at the end of December 2006.

IMMOFINANZ liquidated and subsequently deconsolidated SUEBA Investments No. 303 Ltd., IMF Investments No. 501 Ltd. and IMF Investments No. 104 Ltd. at the end of April 2007 after the assets owned by these companies had been sold and all liabilities were repaid.

Information on the effects of deconsolidations is provided under point 6.

### 2.4.3.3 Segment IMMOEAST

The investment in Atom Centrum a.s. (Pankrac House office building) was increased from 50% to 100% as of 27 June 2006, which resulted in a changeover from proportionate to full consolidation.

In addition, IMAK CEE N.V. and IMAK Finance B.V. were acquired in full; these companies were founded in 2004/05 as joint venture between IMMOEAST and the Akron Group, an Austrian property developer. IMMOEAST owned 56.6% of the shares up to this transaction. The purchase of the remaining shares resulted in a changeover from proportionate to full consolidation for these companies during the first quarter of the reporting year.

The impact of the transition consolidation in the IMMOEAST segment is shown in the following table.

All amounts in TEUR	Segment IMMOEAST
Cash and cash equivalents	3,776.6
Receivables and other assets	2,692.3
Deferred tax assets	1,683.9
Property	162,833.7
Tangible assets	45.2
Financial liabilities	-76,301.9
Trade accounts payable	-1,634.6
Provisions	-1,877.6
Other liabilities	-1,921.9
Deferred tax liabilities	-19,957.8
Currency translation adjustment	-1,121.9
<b>Acquired net assets</b>	<b>68,215.9</b>
(Negative) goodwill	18,445.9
Outstanding purchase price	-3,475.2
<b>Total purchase price</b>	<b>83,186.6</b>
Less cash and cash equivalents acquired	-3,776.6
<b>Net purchase price for property companies</b>	<b>79,410.1</b>

IMMOEAST carried out a downstream merger during the second quarter of 2006/07, by merging Immoeast Cora Holding s.r.l. into Cora GS s.r.l. as of 21 September 2006.

As of 1 November 2006 the investments in Mester Park Ost Bt. and Mester Park Kft. were increased from 45% to 75%, and the accounting procedure was changed from the equity method to full consolidation.

An upstream merger was carried out during the third quarter of 2006/07 with the merger of Mistral Real Sp. z o.o. into Blizzard Real Sp. z o.o. as of 29 January 2007.

#### 2.4.3.4 Companies not included in the consolidation

Forest Finance plc., which is headquartered in Ireland, issued commercial mortgage backed securities (CMBS) for a total of TEUR 250,000.0 to institutional investors on 7 July 2005. Six Austrian subsidiaries of IMMOFINANZ in the IMMOAUSTRIA segment concluded a long-term financing agreement with Forest Finance plc., which also includes the provision of appropriate collateral to these six companies.

Forest Finance plc. was not consolidated because all economic risks arising from the transaction were recognised through the recording of a liability due to Forest Finance plc.

#### 2.5 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. **IAS 21.21**  
**IAS 21.28**

The Group currency is the EURO. For subsidiaries or associated companies that prepare their financial statements in a foreign currency, the determination of the functional currency is based on the primary (macro)economic environment in which each company operates. The determining factor is the currency in which the majority of cash flows, goods and services are denominated and settled in the relevant country. For the IMMOFINANZ companies affected by this regulation, the local currency is the functional currency in all cases. In accordance with IAS 21 and in keeping with the functional currency concept as reflected in the modified current rate method, the assets **IAS 21.8 in connection with IAS 21.9**

and liabilities in the financial statements that were converted to IFRS – and in the case of acquisitions, also revalued and prepared for consolidation – are translated at the average exchange rate on the closing date; the various positions on the income statement are translated at the weighted average exchange rate for the reporting year.

**IAS 21.47** Goodwill allocated to a foreign subsidiary or company included through proportionate consolidation is translated at the closing rate. The equity of subsidiaries and companies included through proportionate consolidation as well as the investments in any other foreign entities in foreign currencies are translated at the historical exchange rate at the point of initial consolidation. Distributions in a foreign currency are translated at the average exchange rate for the purpose of elimination. The components of earned (historical) group equity of foreign entities that present their financial statements in a foreign currency are translated at the closing rate. Any resulting foreign exchange gains and losses are recorded to the currency translation adjustment in equity.

**IAS 21.48** On the disposal of a foreign operation, the cumulative exchange differences deferred in the separate component of equity for this foreign operation are recognised to profit or loss during the same period in which the gain or loss on the disposal is recognised.

**SIC-7** Companies located in member countries of the European Union are required to apply the rule defined by IAS 21 for the settlement and translation of annual financial statements from their national currency into the Euro – assets and liabilities must still be translated at the closing rate, accumulated exchange differences remain in equity and differences arising from the translation of liabilities denominated in the foreign currencies of the member states may not be charged or credited to the carrying amount of the related asset.

The following exchange rates, which were issued by Constantia Privatbank AG on 30 April 2007, were used for translation:

	HUF	PLN	CZK	ROL	RON
Balance sheet rate on 30 April 2007	247.180000	3.781000	28.123000	33293.000000	3.329300
Average rate	255.630000	3.827850	28.271500	34021.500000	3.402150
	CYP	SKK	EEK	BGN	USD
Balance sheet rate on 30 April 2007	0.582600	33.727000	15.646600	1.955800	1.360500
Average rate	0.579300	35.561000	15.646600	1.955800	1.307100
	CHF	RUB	HRK	UAH	BAM
Balance sheet rate on 30 April 2007	1.645800	35.010000	7.361500	6.818100	1.959100
Average rate	1.608550	34.570000	7.361500	6.688975	1.951550
	CSD	SEK			
Balance sheet rate on 30 April 2007	81.309000	9.152300			
Average rate	83.460000	9.177000			

The Romanian currency was redenominated from ROL (Romanian Leu) to RON (new Romanian Leu) on 1 July 2005, whereby 10,000 ROL equal 1 RON. This change was authorised by Law Nr. 348 dated 14 July 2004, which was published in the Romanian federal gazette (“Monitorul Oficial al României”) on 23 July 2004.

The Bulgarian and Estonian currencies are tied to the Euro through a currency board (the domestic currency is tied to the foreign currency on a one-sided basis). Prior to the introduction of the Euro, these countries had a currency board with the D-Mark. On 5 July 1999 the Bulgarian currency (Lew) was converted at a ratio of 1 new Lew for 1,000 old Lewa and tied to the German Mark (1 Lew = 1 DM). After the introduction of the Euro, the exchange rate for conversion of the Lew into Euro exactly equalled the DM – Euro rate. This exchange rate (1 EUR = 1.9558) is defined by Bulgarian law and does not change. The Estonian currency (Krone) was introduced in the newly independent Estonia after the collapse of the Soviet Union in 1992. After 1993 the Estonian Krone was linked to the D-Mark and this rate was maintained following the introduction of the Euro. The current exchange rate is 1 EUR = 15.6466.

## 3. Accounting and Valuation Principles

### 3.1 Change in accounting and valuation methods

In contrast to the published consolidated financial statements as of 30 April 2006, this annual report applies the revised IAS 21 as amended on 15 December 2005. The objective of this standard is to regulate the inclusion of transactions in foreign currencies and foreign operations in the financial statements of an entity, and also define how to translate financial statements into a presentation currency. In accordance with IAS 21 (revised 2005), foreign exchange gains and losses arising from long-term intercompany loans with indefinite repayment periods may no longer be recognised to the income statement through profit or loss but must be recognised directly in equity. These foreign exchange gains and losses are shown on the statement of changes in shareholders' equity under the position "foreign exchange gains/losses according to IAS 21.32". Foreign exchange gains and losses arising from long-term intercompany loans relate to receivables and/or liabilities that may be called at any time. Therefore, these items do not meet the requirements of IAS 21.32 and are recognised to the income statement through profit or loss.

### 3.2 Intangible assets

Additional information on intangible assets is provided under point 4.3.1.

IAS 38 defines intangible assets as identifiable, non-monetary assets without physical substance, which can be expected to generate a future economic benefit. The three characteristics of intangible assets are: identifiability, control (over the use of the asset) and future economic benefit (income or future cost savings). The identifiability of intangible assets is coupled either with the capability of being sold or transferred (either alone or together with other assets or liabilities) or with a contractual or legal right. In accordance with IAS 38, intangible assets are carried at cost less amortisation.

If an intangible asset is acquired in a business combination in accordance with IFRS 3, the cost of this asset equals its fair value on the date of acquisition. The value of the intangible asset is subsequently reassessed in connection with the recognition of the business combination. The acquirer must record the intangible assets of the acquired company separately from goodwill as of the acquisition date, independent of whether the asset was recognised or not recognised by the acquired company prior to the business combination. In this case, the cost of the intangible asset is identical to fair value as of the acquisition date. The fair value of an intangible asset reflects the market expectations for the probability that the future economic benefits embodied in the asset will flow to the acquirer. The only circumstances under which it might not be possible to reliably measure the fair value of an intangible asset are when the asset is not separable from the entity, or there is no reliable data on exchange transactions for the same or similar assets and the estimate of fair value would be dependent on immeasurable variables.

All intangible assets – with the exception of goodwill – have a finite useful life and are amortised on a systematic basis.

Ordinary straight-line amortisation is based on the following useful lives:

	Useful life in years
Other intangible assets	3–50

In addition, intangible assets are tested for impairment in accordance with IAS 36.

Subsequent expenditures on an intangible asset after its acquisition or completion are expensed as incurred unless: it is probable that these expenditures will enable the asset to generate a future economic benefit which exceeds the originally estimated earning power; and these expenditures can be estimated reliably and exactly allocated to the asset.

The company has no internally generated intangible assets.

### 3.3 Differences arising from the consolidation

#### 3.3.1 Goodwill

Additional information on goodwill is provided under point 4.3.2.

- IFRS 3.51** The difference between the cost of a business combination and the proportional share of revalued net assets as of the acquisition date is recorded as goodwill and recognised as an asset in accordance with IFRS 3. Goodwill represents a payment made by the acquirer in anticipation of future economic benefits to be gained from assets that cannot be individually identified or separately recognised. Goodwill is not amortised on a regular basis, but is tested for impairment each year or on an interim basis if there are signs of a loss in value. Goodwill does not generate cash flows that are independent of the cash flows of other assets or groups of assets and often contributed to the cash flows of several cash-generating units. For this reason, goodwill is assigned to cash-generating units for the purpose of impairment testing. The need to recognise an impairment charge to a cash-generating unit is determined by comparing the carrying value with the recoverable amount. If the recoverable amount is less than the carrying value, an impairment charge is recognised at the amount of this difference to reduce the carrying amount to the recoverable amount. Any remaining difference is allocated to the other assets in the cash-generating unit in proportion to their carrying values. The allocation of an impairment charge to individual assets may not reduce the carrying value of the asset below the highest of the following amounts: a) fair value less costs to sell; b) value in use; and c) zero. All impairment charges are recognised immediately to the income statement. Subsequent increases in value are not permitted.
- IFRS 3.54 in connection with IAS 36.96**
- IAS 36.90**
- IAS 36.104**
- IAS 36.105**
- IAS 36.124**
- IAS 36.80** The unit or group of units to which goodwill is assigned for the impairment test represents the lowest level of the company at which the goodwill is monitored for management purposes, and is not larger than a segment determined in accordance with IFRS 8 or IAS 14. For the purpose of impairment testing, 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 in a next step, and any negative difference results in an impairment charge to goodwill. The recoverable amount of the cash-generating unit comprises the fair value of the property as determined by an expert opinion plus the fair value of deferred tax liabilities.
- IFRS 3.57b in connection with IFRS 3.B 16 (i) & IAS 12.53** The acquisition of project companies generally leads to positive goodwill because of the obligation to record deferred tax liabilities on revalued properties. The unequal valuation of these deferred tax liabilities – which, in contrast to other acquired net assets, may not be discounted – results in goodwill as a technical figure. In creating the cash-generating unit, the carrying values of the deferred tax liabilities recognised on property are added together with the assets and goodwill, and compared with the recoverable value of the unit. The deferred tax liabilities are represented in the cash-generating unit at a recoverable value of zero. This reflects the fact that – although property transactions normally take the form of share deals – the deduction of deferred tax liabilities on the purchase and sale of property companies is generally difficult or impossible to enforce in the markets in which IMMOEAST is active. The inclusion of deferred tax liabilities in the carrying value of cash-generating units represents a modification of the impairment tests performed on goodwill in previous years. This modification is based on the fact that nearly 100% of all property transactions are executed as share deals and the buyer must assume the deferred tax liabilities on such transactions.

### 3.3.2 Excess of acquirer's interest in the net fair value of acquiree's identifiable assets, liabilities and contingent liabilities over cost (excess))

A consolidation will lead to negative differences (negative goodwill or excess) when the cost of a business combination is less than the proportional share of revalued net assets acquired. In such cases, IFRS 3.56 (a) requires that the acquirer reassess the identification and measurement of identifiable assets, liabilities and contingent liabilities as well as the cost of the business combination. Any excess remaining after the reassessment must be recognised immediately to the income statement as required by IFRS 3.56 (b). The IASB sees three reasons for a gain recognised under these circumstances: a) errors in identification and measurement, b) the application of standards for the measurement of assets and liabilities that do not reflect the fair value of these items and c) a bargain purchase.

IFRS 3.57

IFRS 3.56 (a)

IFRS 3.56 (b)

Negative goodwill recognised in the financial statements of IMMOFINANZ is comprised exclusively of goodwill as defined in IAS 3.57 (c) – bargain purchases. Identification and measurement errors are eliminated during the reassessment, and the application of standards for the measurement of assets and liabilities at amounts that do not reflect fair value leads to effects that counteract the generation of an excess or reduce this excess. This latter effect is caused by the prohibition on discounting defined by IFRS 3.57b in connection with IFRS 3.B16 (i) and IAS 12.53, which affects the deferred tax liabilities in the category summarised under this item.

Bargain purchases can result from the following factors:

- a) When a forward purchase is executed, the acquisition price for a property company is determined for a specific point in the future. A decline in the market yield for this property before the acquisition date leads to a fair value that can exceed the price defined in the contract by a substantial amount, and thereby leads to an excess.
- b) Business combinations of minority interests that cannot be consolidated but, at the same time, include a call option for IMMOFINANZ at a fixed yield that is determined in advance can lead to an excess if the market yield declines at the time of the business combination.
- c) The following circumstances can also lead to an excess: a property company is acquired and the objects owned by this company have a high vacancy rate at the time the contract is signed; this situation is reflected in the purchase price. If the objects are fully let, or nearly fully let, prior to the transfer of legal ownership (closing), this will result in a higher fair value at the time of closing, which can lead to an excess.
- d) When companies with development projects are acquired, the strategic risk premium that forms the basis for the acquisition and has been accepted by the seller can be higher than the risk premium determined by the market. The fair value of the property can therefore be higher than the value on which the contract negotiations were based – and that can lead to an excess.
- e) When a property company is purchased, negotiations can result in a premium over and above the general market yield. The fair value of the property can therefore be higher than the price agreed with the seller – which, in turn, can lead to an excess.
- f) In the case of a joint venture, where a former contract partner transfers his share to the group and, in turn, the group subsequently has sole control over the assets of the former joint venture, the group can generally purchase the net assets at a price below market value. The reason for this is that the seller (former joint venture partner) is frequently unable to find a buyer for his share in the joint venture, and this situation has a favourable impact on the purchase price to be paid by the buyer.

### 3.4 Investment property

Additional information on investment property is provided under point 4.1.

- IAS 40.5** Investment properties represent objects that are held to generate rental income or to realise a long-term increase in value, and are not used in production or for administrative purposes or sold as part of the ordinary business activities of the company. Land and/or buildings, or parts thereof, can also represent investment property. Properties used in the production of goods or provision of services, as well as for administrative purposes, do not represent investment property as defined in IAS 40. Land that is purchased as a site for the construction of investment property is classified as IAS 40 property on the date of acquisition and subsequently measured at fair value .
- IAS 40.20 & IAS 40.23** In accordance with IAS 40, investment properties are measured at cost plus transaction costs at the point of recognition. These costs may not include any founding or start-up costs or operating losses incurred before the investment property reaches the planned level of occupancy. For subsequent measurement, this standard provides companies with an option to choose either the cost model or the fair value model. Up to 30 April 2005 IMMOFINANZ recorded investment property in accordance with the cost model. In keeping with this model, properties were recorded at cost less ordinary straight-line depreciation and any necessary impairment charges. As of 31 January 2006 the management of IMMOFINANZ decided to follow the EPRA's Best Practices Policy Recommendation 2.11, which advise EPRA members to follow the fair value model defined in IAS 40; based on this decision, the consolidated financial statements were adjusted retrospectively in accordance with IAS 8.22 to reflect the application of the fair value model defined in IAS 40.33.
- IAS 40.30**
- IAS 8.22**
- IAS 40.33 in connection with IAS 40.35** In accordance with the fair value model, properties are carried at their fair value as of the balance sheet date. Fair value is defined as the amount at which a property could be exchanged between knowledgeable, willing parties in an arm's length transaction. All changes in fair value are recognised to the income statement. The properties are no longer depreciated on a regular basis, but measured each year at their fair value. As stated in IAS 36.2 (f), the regulations for impairment tests are not applicable because investment properties are measured at fair value and gains or losses in fair value are recognised to the income statement.
- IAS 40.38** Fair value must reflect the current market situation and circumstances as of the closing date. The best evidence of fair value is normally provided by prices quoted on an active market for similar properties that have a similar location and conditions as well as comparable rental and other contractual relationships. The fair value of IMMOFINANZ properties is determined by expert opinions, which are prepared by independent valuation specialists.. The member companies of the Colliers International Group and DTZ Debenham Zadelhoff serve as independent experts for the IMMOEAST segment. The properties in the IMMOAUSTRIA segment are valued on the basis of opinions that are prepared by an independent valuation committee of three court-certified experts. The properties in the IMMOWEST segment are valued by the member companies of the Colliers International Group as well as the independent valuation committee of three court-certified experts.
- IAS 40.45**

Investment properties are valued using the discounted cash flow method, specifically in the form of the term and reversion model. Under this model, current rental income up to the end of the contract term is discounted back to the valuation date; a comparable market rent is then applied, capitalised and also discounted back to the valuation date to determine the perpetual yield (reversion). Depending on the estimates for risk – which are based on the type of property, location and region as well as current market circumstances – different discount rates are used applied to current rental income and the capitalisation of the perpetual yield. The capitalisation also includes any vacancies as well as the perpetual yield based on an appropriate period of time for rental and comparable market rental prices as well as an assumed maximum occupancy that is derived from the above-mentioned criteria.

Land was valued under the assumption that only the earnings potential of the site and not the earnings potential of the object to be constructed form the basis for the recognition of revaluation income. The residual value method of the income approach was used to value land, and the resulting residual value represents the fair value of the land.

Investment properties that were acquired for possible redesign and renovation (redevelopment) are also valued using the residual value method. The classification as investment property is not changed by this redevelopment.

When a property is carried at fair value, this same approach must be retained up to disposal even if comparable market transactions occur less often or market prices are not available as often. **IAS 40.55**

### 3.5 Property under construction

Additional information on property under construction is provided under point 4.1.2.

Properties constructed by the company for the generation of rental and/or leasing income or for the realisation of an increase in value are recognised as properties under construction and measured at cost. For this purpose, cost includes expenses incurred up to the completion of construction or development. In accordance with IAS 16.19, administrative expenses and other overheads are not included in acquisition or production cost. IAS 16 is applied up to completion and the start of operations in the property. Beginning with the date of completion, the property is measured at fair value in accordance with IAS 40. Any difference between the fair value of the property at this time and the previous carrying value is recognised to the income statement as required by IAS 40.65. Since the revaluations are generally considered to be material, they are shown on the same line of the income statement as other income from the revaluation of investment properties. **IAS 16.15**  
**IAS 16.19 (d)**  
**IAS 40.33**  
**IAS 40.65**

Properties under construction are tested for impairment each year in accordance with IAS 36, whereby cost is compared with the fair value (value in use) determined by an expert opinion. Additional information on the determination of fair value is provided under point 3.4. **IAS 36.2**

### 3.6 Tangible assets

In accordance with IAS 16, tangible assets are carried at cost less accumulated depreciation and any necessary write-downs that result from impairment tests. Acquisition or production cost includes all costs incurred to bring the asset to the location and condition necessary for it to be capable of operating in the intended manner. Cost includes not only the purchase price, but also expenses incurred for site preparation, initial deliveries and handling costs, installation and assembly costs and professional fees as well as estimated costs for dismantling and removing the object and restoring the site. **IAS 16.15**

When the payment for a tangible asset extends beyond the normal payment period, interest expense at market rates is also recognised or included. **IAS 16.23**

Depreciation is calculated on a straight-line basis beginning in the month of acquisition.

Government grants represent assistance provided to an entity through the transfer of resources in return for past or future compliance with certain conditions relating to the operating activities of the entity. Government grants relating to assets, including non-monetary grants at fair value, must be recorded on the balance sheet as deferred income or deducted in determining the carrying value of the asset. **IAS 20.1**  
**IAS 20.24f**

- IAS 23.10-11** Financing costs are capitalised in accordance with IAS 23 if they are related to the acquisition or production of qualified assets. Borrowing costs include interest and other costs incurred by an entity in connection with the borrowing of funds. The capitalisation of borrowing costs ends with the completion of the asset.

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

	Useful life in years
Property (buildings)	25–50
Other tangible assets	4–10

The useful lives of the various assets and the depreciation method are reviewed regularly in agreement with IAS 16 to ensure that they reflect the expected development of the economic value in use of the tangible asset.

### 3.7 Non-current assets held for sale (IFRS 5)

Additional information on non-current assets held for sale is provided under point 4.1.3.

- IFRS 5.1** IFRS 5 classifies assets as held for sale if they can be sold in their present condition and their sale is highly probable. The involved assets represent non-current items. These assets are no longer depreciated on a regular basis, but are measured at the lower of carrying value at the point of classification as held for sale and fair value less costs to sell. The requirements for classification as held for sale are: a) the existence of a concrete intention to sell, b) the immediate availability of the asset and c) with certain exceptions, the completion of the sale within twelve months.

If the requirements for classification as held for sale are no longer met, the asset is transferred to the appropriate balance sheet position and measured at the lower of carrying amount and fair value less costs to sell. Any adjustment to the value of the asset is recognised to the income statement. Investment properties represent an exception to the valuation requirements set forth in IFRS 5 because these assets are valued in accordance with the fair value model (IFRS 5.5 (d)). However, the presentation requirements defined in IFRS 5 apply.

**IFRS 5.5 (d)**

### 3.8 Inventories

Additional information on inventories is provided under point 4.8.

- IAS 2.6** Inventories represent assets that are held for sale during the ordinary course of business, or are in the process of production for such sale, or take the form of materials or supplies to be consumed in the production process or in the rendering of services.

The business activities of IMMOFINANZ as a property company include the acquisition, rental and best possible commercial utilisation of assets to optimise asset management. The properties held for sale by the IMMOFINANZ subsidiaries during the course of ordinary business operations do not fall under the scope of application of IAS 40 (investment properties), and are therefore treated as inventories in accordance with IAS 2.

- IAS 2.10** Inventories are capitalised at cost and measured at the lower of carrying value or net realisable value as of the balance sheet date. Net realisable value is determined as the estimated selling price less any outstanding production costs and costs to sell. The acquisition or production cost of inventories includes all purchase and processing costs as well as other expenses incurred to bring the asset to the current location and condition.

Sales of inventories are included in revenues, whereby revenue is realised when ownership is transferred. In the event of a sale, the production costs are recorded as a disposal under the cost of materials.

### 3.9 Leasing

In keeping 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. **IAS 17.7**

A lease is classified as a finance lease if it transfers substantially all the risks and rewards incidental to ownership. All other leases are classified as operating leases. **IAS 17.4**

Situations that normally lead to the classification of a lease as a finance lease include:

- The lease transfers ownership of the asset to the lessee by the end of the lease term; **IAS 17.10**
- The lessee has the option to purchase the asset at a price that is expected to be sufficiently lower than fair value at the date the option becomes exercisable and it is therefore reasonably certain, at the inception of the lease, that the option will be exercised;
- The lease term covers the major part of the economic life of the asset, even if title is not transferred;
- At the inception of the lease, the present value of the minimum lease payments amounts to at least substantially all of the fair value of the leased asset; and
- The leased asset is of such a specialised nature that only the lessee can use it without major modifications.

Assets obtained through finance leases are capitalised at the fair value or lower present value of the minimum lease payments from the viewpoint of the lessee, and amortised on a straight-line basis 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. **IAS 17.20**

Under operating leases, economic ownership remains with the lessor. The lessee recognises the lease payments as an expense, generally on a straight-line basis over the term of the lease. The lessor retains the leased item as an asset on its balance sheet, and measures this asset in accordance with normal requirements. Lease income is generally distributed on a straight-line basis over the term of the lease. Contract and similar costs are expensed analogously over the term of the lease. **IAS 17.49-51**

IAS 40.6 gives companies an option to classify property that is held through an operating lease as investment property if the fair value model is used and the property otherwise meets the definition of an investment property. This classification alternative may be elected for individual objects. **IAS 40.6**

In the classification of leases for land and buildings, the land and building elements are normally considered separately. The minimum lease payments are allocated to the land and building elements in proportion to their relative fair value. The land element is normally classified as an operating lease unless title is expected to pass to the lessee by the end of the lease term. The building element is classified as a finance or operating lease according to the criteria presented in IAS 17. However, separate measurement of the land and building elements is not required when the lessee's interest in both land and buildings is classified as investment property in accordance with IAS 40 and the fair value model is used for recognition and measurement. **IAS 17.15f**  
**IAS 17.18**

### 3.10 Financial instruments

**IAS 32.11** A financial instrument is defined as a contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of an other entity. This definition covers securities, receivables, liabilities, equity and derivatives.

The commentaries to the tables under point 4.5 present the information on financial instruments by class as required by IFRS 7.6 as well as the transition calculation to the positions shown on the balance sheet.

#### 3.10.1 Investments in other companies

Additional information on investments in other companies is provided under point 4.5.

**IAS 39.46** Investments in other companies are stated at fair value in accordance with IAS 39. 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 comparable market prices are not available, fair value is established using generally accepted valuation methods (discounted cash flow method) or, in the case of property companies, according to the net asset value. The initial valuation is made as of the settlement date. Fluctuations in fair value are charged or credited directly to equity; 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.

**IAS 39.9** Upon initial recognition, an entity may elect to recognise a financial instrument at fair value through profit or loss in accordance with IAS 39.9. This classification is only permitted when:

- it eliminates or significantly reduces a measurement or recognition inconsistency that would otherwise arise from measuring assets, or
- the financial instrument is part of a portfolios whose performance is measured on a fair value basis and information is reported internally on this basis to the entity's key management personnel as defined in IAS 24.

**IAS 39.11A** In addition, IAS 39.11A permits the measurement of certain hybrid financial instruments in their entirety at fair value.

**IAS 39.43** Financial instruments acquired after 1 May 2004 are generally designated as financial assets at fair value through profit or loss in accordance with IAS 39 (see point 4.5), and are measured at fair value as of the balance sheet date. Changes in fair value are recognised to the income statement.

#### 3.10.2 Receivables and other assets

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

**IFRS 7.37** IFRS 7.37 requires an analysis of the age of financial assets that are past due as of the reporting date but not impaired as well as an analysis of the individual financial assets that are individually determined to be impaired as of the reporting date, including the criteria used to determine impairment. Collateral and credit enhancements relating to the above-mentioned amounts must also be disclosed (also see point 4.6).

### 3.10.3 Current financial instruments

In accordance with IAS 39, current financial instruments are classified as held for trading and carried as fair value or the quoted market price as of the balance sheet date. All purchases and sales are recognised on the settlement date, i. e. the date on which the asset is transferred. Temporary fluctuations in market value are recognised to the income statement. In accordance with IAS 7.7, current financial instruments are included in cash flow as a component of cash and cash equivalents if they have a term of less than three months from the date of acquisition. All assets in the balance sheet position meet this criterion as of the closing date for the financial statements.

IAS 7.7

### 3.10.4 Derivative financial instruments

Additional information on derivative financial instruments is provided under point 8.1.3.

A derivative is a financial instrument with the following characteristics:

IAS 39.9

- Its value changes as a result of the change in the underlying primary financial instrument, e.g. a certain interest rate, the price of a financial instruments, commodity price, exchange rate, price or interest rate index, credit rating or credit index;
- It has no purchase cost or only a low purchase cost (compared with other contracts that react to changes in market conditions in a similar manner); and
- It is settled at a future date, whereby settlement frequently takes the form of a net payment or conclusion of a counter-transaction.

IAS 39.43

Derivatives are recognised as independent transactions. These 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.

IAS 39.9

### 3.10.5 Financial liabilities

Financial liabilities are generally measured at amortised cost. 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. The effective interest rate method is not used for immaterial differences; these differences are allocated on a straight-line basis over the term of the liability.

IAS 39.47

### 3.10.6 Hybrid financial instruments

Combined financial instruments, which contain both equity and debt components, must be accounted for separately, e.g. convertible bonds or option bonds. Financial instruments may be comprised of a non-derivative host contract and a derivative financial instrument. An embedded derivative must be recorded separately from the host contract.

IAS 39.AG27

### 3.10.7 Limited partnership interests

As stated in IAS 32.18 (b), a financial instrument that gives the owner the right to put back this instrument to the issuer for cash or another financial instrument must be classified as a financial liability (“puttable instrument”). Shares in partnerships under various legal systems fall under this definition.

IAS 32.18 (b)

In contrast to 2005/06, the carrying value of business combinations that result in the purchase of shares in partnerships is offset against the proportional share of equity during the consolidation of equity and not during the consolidation of liabilities.

### 3.11 Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, funds-in-transit and deposits with financial institutions. These items are recorded at their actual value as of the balance sheet date.

### 3.12 Impairment of assets

**IAS 36.9 & IAS 36.10** In accordance with IAS 36, impairment tests are performed when there are indications that an asset may be impaired. Independent of this practice, goodwill and intangible assets with an indefinite useful life are tested each year for signs of impairment. This test is generally performed separately 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 that produces cash inflows, which are largely independent of the cash inflows of other assets or other groups of assets.

**IAS 36.9** As of every closing date all assets must be tested for possible signs of impairment (e.g. the carrying value of an asset exceeds the higher of fair value less cost to sell and the value in use).

**IAS 36.19-21** IAS 36 defines the recoverable amount as the relevant benchmark for the impairment test. The recoverable amount equals the higher of fair value less costs to sell and the value in use. If the carrying value of an asset exceeds the recoverable amount, the difference is recognised as an impairment charge.

**IAS 36.25-28** Fair value less costs 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.

**IAS 36.30** 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. Cash flow planning must be based on reasonable and justifiable assumptions that reflect the entity's latest financial plans. The determination of value in use is based on the same methodology used to establish the value of a company, i.e. the discounted cash flow method.

**IAS 36.33**

Any necessary impairment charge 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.

### 3.13 Deferred taxes

Additional information on deferred taxes is provided under point 4.15.

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. Temporary differences are differences between the carrying value of an asset or liability on the balance sheet and the relevant tax base. Temporary differences can be:

**IAS 12.15 in connection with IAS 12.47**

- taxable temporary differences, which are temporary differences that will result in taxable amounts in the determination of taxable profit (tax loss) in future periods, when the carrying amount of the asset or liability is recovered or settled; or **IAS 12.5**
- deductible temporary differences, which are temporary differences that will result in amounts that are deductible for the determination of taxable profit (tax loss) in future periods, when the carrying amount of the asset or liability is recovered or settled.

A deferred tax asset or deferred tax liability must be recorded for each taxable temporary difference unless the difference arises from the initial recognition of goodwill or the initial recognition of an assets or liability in a transaction that:

**IAS 12.15**

- is not a business combination and
- at the time of the transaction, affects neither accounting profit (before tax) nor taxable profit (tax loss).

Deferred tax assets must be recognised for all tax loss carryforwards to the extent that it is probable that taxable profit will be available against which the deductible temporary difference can be utilised.

**IAS 12.24**

The expected realisable tax credits from the loss carryforwards are also included in this calculation. Deferred tax assets and deferred tax liabilities may be offset if the conditions set forth in IAS 12.74 are met:

**IAS 12.74**

- a) the entity has a legally enforceable right to offset current tax assets against current tax liabilities, and
- b) the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same taxation authority.

The calculation of deferred taxes is based on the tax rates that will apply or are expected to apply in the individual countries at the point of realisation. The tax laws enacted or substantively enacted as of the closing date are also taken into account. The calculation of deferred taxes for Austrian companies is based on a tax rate of 25%. For foreign companies, the relevant local tax rate is applied (see 4.15). In accordance with IAS 1.51, deferred taxes are classified as non-current assets or non-current liabilities following the presentation of the balance sheet by term.

**IAS 1.51**

### 3.14 Provisions and other liabilities

Additional information on provisions and other liabilities is provided under points 4.12 and 4.13.

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 and when the amount can be reliably estimated.

**IAS 37.14**

The provision is based on the best estimate at the time the financial statements are prepared. The best estimate of the amount required to meet the present obligation is the amount the entity would rationally pay to settle the obligation at the closing date or to transfer the obligation to a third party at that time.

**IAS 37.36**

**IAS 37.42** The risks and uncertainties that inevitably surround many events and circumstances must be taken into account in determining the best estimate. The expected cash flows must be discounted to their present value if the time value of money is material.

**IAS 37.53** Where some or all of the expenditure required to settle a provision is expected to be reimbursed by another party, the reimbursement may only be recognised when it is virtually certain that reimbursement will be received if the entity settles the obligation. This reimbursement is to be treated as a separate asset. The amount recognised for the reimbursement may not exceed the amount of the provision.

In the measurement of a provision, future events are to be included as follows:

**IAS 37.48** • planning for reasonable changes in the use of existing technologies

**IAS 37.51** • exclusion of possible gains expected from the disposal of assets

**IAS 37.50** • inclusion of changes in law only when enactment is virtually certain

**IAS 37.59** • Provisions must be reviewed as of each balance sheet date and adjusted through profit or loss if an outflow of resources is no longer probable.

### 3.15 Obligations to employees

**IAS 19.50** The 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. A discount rate of 4.8% is used to calculate the provisions for severance compensation, pensions and service anniversary bonuses. Appropriate discounts for employee turnover are also included, and are graduated by length of service. The actuarial calculation in Austria is based on the Pagler & Pagler AVÖ P-99 mortality tables and in Germany on Table 2005 G issued by Prof. Klaus Heubeck.

Actuarial gains and losses are recognised in their entirety during the reporting year.

### 3.16 Contingent liabilities

Additional information on contingent liabilities is provided under point 4.14.

**IAS 37.10 in connection with IFRS 3** Contingent liabilities represent possible or existing obligations that arise from past events, in cases where 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. Subsequent measurement is made through profit or loss at the higher of the expected value as determined under IAS 37 (see point 3.14) and the value determined at the point of recognition – less accumulated amortisation in accordance with IAS 18.

**IAS 37.36f in connection with IAS 18**

### 3.17 Revenue recognition

**IAS 18.14** Revenues are recognised when the risks and opportunities of ownership as well as control over the goods or services are transferred to the buyer. In addition, it must be possible to reliably measure the revenues and the costs

**IAS 18.19** arising in connection with the sale. If these criteria are met, revenues are recognised in the relevant period. If these criteria are not met, any payments received must be treated as liabilities.

Revenues from the rental of property are recognised during the appropriate period determined by the rental agreement.

The sale of inventories is reported under revenues, with the transfer of ownership forming the point of realisation.

### 3.18 Estimates

In preparing the consolidated financial statements, it is necessary to estimate certain figures (for example, with respect to the parameters for property valuation, see 3.4) 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. The preparation of these financial statements required the use of estimates for the recognition and measurement of provisions, impairment charges and actuarial parameters as well as the determination of the fair value of properties, the calculation of net asset value and triple net asset value, and the determination of outstanding construction costs. IAS 1.116

## 4. Notes to the Balance Sheet

### 4.1 Property

Additional information on the accounting and valuation principles related to these balance sheet items are provided under point 3.4.

Detailed information on the development of fixed assets is provided below, whereby the effects of changes in the consolidation range are 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.

#### 4.1.1 Investment properties

The development of the cost of investment properties is shown in the following table:

All amounts in TEUR	Property	All amounts in TEUR	Property	
<b>Balance on 1 May 2005</b>	<b>3,561,569.1</b>	<b>Balance on 1 May 2006</b>	<b>5,019,453.4</b>	IAS 40.76
Change in consolidation range	994,857.8	Change in consolidation range	926,316.5	
Change in consolidation method	407,066.6	Change in consolidation method	268,988.5	
Currency translation differences	27,627.2	Currency translation differences	70,167.2	
Additions	115,121.4	Additions	479,394.5	
Disposals	-162,896.6	Disposals	-78,587.4	
Reclassification	76,107.9	Reclassification	259,488.0	
<b>Balance on 30 April 2006</b>	<b>5,019,453.4</b>	<b>Balance on 30 April 2007</b>	<b>6,945,220.6</b>	

The development of the fair value of investment properties is as follows:

	All amounts in TEUR	Property	All amounts in TEUR	Property
<b>IAS 40.76</b>	<b>Balance on 1 May 2005</b>	<b>3,746,146.1</b>	<b>Balance on 1 May 2006</b>	<b>5,524,259.9</b>
	Change in consolidation range	995,081.0	Change in consolidation range	926,316.5
	Change in consolidation method	408,461.5	Change in consolidation method	306,784.2
	Currency translation differences	27,757.1	Currency translation differences	79,357.5
	Additions	115,121.4	Additions	479,394.5
	Disposals	-180,449.8	Disposals	-78,587.4
	Revaluation	375,023.4	Revaluation	894,629.9
	Impairment	-39,188.9	Impairment	-149,269.7
	Reclassification	76,307.7	Reclassification	238,643.3
	<b>Balance on 30 April 2006</b>	<b>5,524,259.6</b>	<b>Balance on 30 April 2007</b>	<b>8,221,528.8</b>

Fair value reflects the current market situation and circumstances as of the balance sheet date. The best evidence of fair value is normally provided by prices quoted on an active market for similar properties that have a similar location and conditions as well as comparable rental and other contractual relationships. The fair value of IMMOFINANZ properties was determined on the basis of expert opinions, which were prepared by independent valuation specialists. The member companies of the Colliers International Group and DTZ Debenham Zadelhoff serve as independent experts for the IMMONEAST segment. The properties in the IMMOAUSTRIA segment were valued as of 30 April 2007 on the basis of opinions prepared by an independent valuation committee of three court-certified experts. The properties in the IMMOWEST segment were valued by the member companies of the Colliers International Group as well as the independent valuation committee of three court-certified experts.

Additions represent the following objects:

#### IMMOAUSTRIA<sup>\*)</sup>

A-1010 Vienna, Garage Marriott	A-7344 Stoob, specialty shopping centre Stoob
A-1010 Vienna, Garage Weihburggasse	

<sup>\*)</sup> The additions relating to BUWOG Bauen und Wohnen Gesellschaft mbH and ESG Wohnungsgesellschaft mbH are not shown separately.

#### IMMONEAST

BG, Sofia, Antim Tower	PL, Warsaw, MBP Galaxy
CZ, Prague, Skofin Office Building	PL, Warsaw, MBP Jupiter
CZ, Prague, BB Centrum Building A	PL, Warsaw, MBP Neptun
CZ, Prague, BB Centrum Building B	PL, Warsaw, MBP Orion
CZ, Prague, BB Centrum Building C	PL, Warsaw, MBP Saturn
CZ, Brno, OC Petrov	PL, Warsaw, MBP Sirius
CZ, Prague, Jungmannova Plaza	PL, Warsaw, MBP Merkury
CZ, Prague, Diamond Point	PL, Warsaw, MBP Taurus
CZ, Pardubice, Grand Pardubice	PL, Warsaw, MBP Vega (land)
CZ, Brno Business Park I	PL, Warsaw, Passat
H, Budapest, Central Business Center	RO, Bucharest, Victoria Park I
HR, Zagreb, Grand Center	RO, Bucharest, Jandarmeriei Office
PL, Warsaw, Salzburg Center	RO, Craiova, shopping centre Craiova
PL, Warsaw, Equator	RU, Moscow, Golden Babylon I
PL, Warsaw, Zenith	RU, Moscow, Golden Babylon II
PL, Warsaw, Nimbus	RU, Moscow, 5th Avenue Shopping Center
PL, Warsaw, Cirrus	SLO, Kranj, specialty shopping centre Kranj
PL, Kalisz, specialty shopping centre Kalisz	SLO, Nove Mesto, specialty shopping centre Nove Mesto
PL, Warsaw, Brama Zachodnia	SK, Trnava, Arkadia Trnava
PL, Warsaw, MBP Mars	

## IMMOWEST

CH, Bülach, Schützenmattstrasse 19-21	D, Cologne, Hildeboldplatz 20
CH, Egerkingen, Riedstrasse 4	D, Cologne, Hildeboldplatz 2/Im Klapperhof 4-46
D, Bremen, Windhukstrasse 20-26	D, Cologne, Gereonskloster 12 + Gereonshof 8
D, Duisburg, Friedrich-Wilhelm-Platz 5	NL, Rurmerend, Van Ijsendijkstraat 379
D, Neuss, Am Hochofen 40-42 / Pestalozzistrasse 176	NL, Hoorn, Protonweg 4
D, Niederaula, Industriestraße 7	NL, Alkmaar, Robbenkoog 1
D, Heusenstamm, Levi-Strauss-Allee 10-12	NL, Haag, Saturnusstraat 36
D, Lahr, Einsteinallee 1	NL, Rotterdam, Korte Stadionweg 107
D, Cologne, Hohenzollernring 62	NL, Groningen, Pezierweg 130
D, Cologne, Im Klapperhof 7-23	NL, Zoetermeer, Industrieweg 7
D, Cologne, Im Klapperhof 3-5, Spierseergasse 7/Friesenstrasse 28	NL, Utrecht, Cartesiusweg 90
D, Düsseldorf, Gerichtshöfe	NL, Rotterdam, Giessenweg 20
D, Grefath, An der Plüschweberei 50	NL, Arnhem, Dr. C. Lelyweg 2
D, Cologne, Christophstrasse 15-21	NL, Amsterdam, T.T. Vasumweg 63-66
D, Cologne, Von-Werth-Strasse 4-14	NL, Nijmegen, Energieweg11
D, Cologne, Probsteigasse	NL, Eindhoven, Ambachtsweg 1
D, Cologne, Gereonshof 14-16	NL, Wateringen, s Gravenzandse wrg

The following objects were sold during the reporting year:

## IMMOAUSTRIA\*)

A-1010 Vienna, Börsegasse 1	A-1220 Vienna, Donaufelder Strasse 252
A-1040 Vienna, Operngasse 36	A-6719 Bludesch, Gais Walgaustrasse 10
A-1180 Vienna, Antonigasse 26/Eduardgasse 2-4	

\*) Disposals relating to BUWOG Bauen und Wohnen Gesellschaft mbH and ESG Wohnungsgesellschaft mbH are not shown separately, and are comprised primarily of the sale of individual apartments.

## IMMOWEST

I, Venezia Mestre, Via Aleardi, 17/b	I, Saronno, Via Grieg, 5
I, Naples, Via Medina, 5	FRA, Roquebrune, Villa Esmara

The transition consolidations relate to the following objects:

## IMMOAUSTRIA

A-1010 Vienna, Rudolfsplatz 13a
A-3950 Gmünd, Emmerich-Berger-Strasse, 15, specialty shopping centre
A-2100 Korneuburg, Teiritzstrasse 6/ Laaerstrasse 77, specialty shopping centre
A-8582 Rosental, Knappenplatz 3-23, specialty shopping centre
A-3580 Horn, Am Kuhberg 5, specialty shopping centre

## IMMOEAST

CZ, Prague, Pankrac House	PL, Warsaw, Bokserska Office Center
H, Budapest, Pharma Park	PL, Warsaw, Crown Point
H, Budapest, Green Point 7	PL, Warsaw, Crown Tower
H, Budapest, Euro Businesspark	PL, Warsaw, Cybernetyki Office Center
H, Budapest, Shark Park	PL, Warsaw, Lopuszanska
PL, Warsaw, Bokserska Distribution Park	PL, Katowice, Silesia Logistik Center

## IMMOWEST

CH, St. Moritz, Hotel Kempinski
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Objects obtained through finance leases include five properties that are held on the basis of an operating lease agreement. In accordance with IAS 40.6, these objects are classified as investment properties and carried at fair value as of the balance sheet date (see point 3.9).

The future minimum lease payments arising from finance leases as of 30 April 2007 totalled TEUR 109,608.7 (2005/06: TEUR 99,654.1). The corresponding present value is TEUR 94,008.7 (2005/06: TEUR 84,228.3).

All amounts in TEUR	30 April 2007	Due within 1 year	Due in 1 to 5 years	Due after 5 years	30 April 2006
Present value	94,008.7	12,243.3	43,588.1	38,177.3	84,228.3
Interest component	15,600.0	2,965.4	8,065.8	4,568.8	15,425.8
<b>Total</b>	<b>109,608.7</b>	<b>15,208.7</b>	<b>51,653.9</b>	<b>42,746.1</b>	<b>99,654.1</b>

IAS 16.74 (a) analogously The carrying value of tangible assets pledged as collateral for long-term debt totalled TEUR 6,983,072.0 (2005/06: TEUR 5,524,259.6).

The Group has incurred the following obligations from the use of off-balance sheet tangible assets (leased garages):

All amounts in TEUR	2006/07	2005/06
Obligations for the next financial year	871.7	815.8
Obligations for the next five financial years	4,358.5	4,078.8

#### 4.1.2 Property under construction

Additional information on this balance sheet position is provided under point 3.5.

The cost of property under construction developed as follows during 2006/07:

	All amounts in TEUR	Property under construction
IAS 16.73 (e)	<b>Balance on 1 May 2005</b>	<b>118,928.3</b>
	Change in consolidation range	74,412.1
	Change in consolidation method	560.4
	Currency translation adjustment	2,420.2
IAS 16.74 (b)	Additions	186,055.3
	Disposals	-2,000.6
	Reclassification	-97,978.0
	<b>Balance on 30 April 2006</b>	<b>282,397.7</b>
	<b>Balance on 1 May 2006</b>	<b>282,397.7</b>
	Change in consolidation range	175,711.8
	Change in consolidation method	16,240.7
	Currency translation adjustment	3,947.7
	Additions	213,837.9
	Disposals	-887.8
	Reclassification	-270,865.8
	<b>Balance on 30 April 2007</b>	<b>420,382.2</b>

The carrying value of property under construction developed as follows:

All amounts in TEUR	Property under construction
<b>Balance on 1 May 2005</b>	<b>118,646.6</b>
Change in consolidation range	74,412.1
Change in consolidation method	388.8
Currency translation adjustment	1,292.4
Additions	186,055.3
Disposals	-2,000.6
Impairment	-3,902.9
Reclassification	-97,978.0
<b>Balance on 30 April 2006</b>	<b>276,913.7</b>
<b>Balance on 1 May 2006</b>	<b>276,913.7</b>
Change in consolidation range	175,711.8
Change in consolidation method	14,824.7
Currency translation adjustment	3,825.9
Additions	213,837.9
Disposals	-887.8
Impairment	-17,641.8
Reclassification	-266,081.8
<b>Balance on 30 April 2007</b>	<b>400,502.6</b>

Impairment charges recognised to property under construction are included under depreciation (see point 5.4)

The additions to property under construction are shown below:

#### IMMOAUSTRIA

A-1130 Vienna, Hietzinger Kai 79	D, Munich, Drygalskiallee
A-1120 Vienna, Gaudenzdorfer Gürtel 51-59	D, Munich, Chiemgaustrasse
A-1100 Vienna, Triester Strasse 68	D, Hamburg, Kieler Strasse 302
D, Frankfurt, Ludwig-Landmann-Strasse/Rossittener Strasse 21-23	D, Nuremberg, Gustav-Adolf-Strasse
D, Hamburg, Papenreye 47-49	

#### IMMOEAST

CZ, Strakonice, MY BOX Strakonice	RO, Targu Mures, specialty shopping center Targu Mures
CZ, Rakovník, MY BOX Rakovník	RO, Galati, Euromall Galati
CZ, Sokolov, MY BOX Sokolov	RO, Bucharest, Bucharest Distribution Park
CZ, Hranice, MY BOX Hranice	RO, Targu Jiu, Shopping Center Targu Jiu
CZ, Kolín, MY BOX Kolín	RO, Bucharest, Euromall Baneasa
CZ, Píbram, MY BOX Píbram	RO, Bucharest, Victoria Park (II-IV)
CZ, Třebíč, Nákupní Centrum Třebíč	RO, Bucharest, IRIDE IV
CZ, Tábor, Nákupní Centrum Aventin Tábor	RO, Ploiesti, LogCenter Ploiesti
H, Budapest, Mester Park	RO, Timișoara, Almera Logistik Portfolio
H, Békéscaba, Stop Shop BCS (Phase IV)	RU, Moscow, Rostokinö
H, Gyöngyös, Stop Shop Gyöngyös (Phase IV)	SK, Ružomberok, STOP.SHOP. Ružomberok
PL, Warsaw, Rondo Jasdy Polskei	SK, Prievidza, Arkadia Prievidza
RO, Glina, Shopping Center Glina	UA, Kiev, Alacor Business Park City
RO, Sibiu, Shopping Center Sibiu	

#### IMMOWEST

D, Bönen, Rudolf-Diesel Strasse 1	D, Lahr, Einsteinallee 1
D, Niederaula, Industriestrasse 7	D, Poing near Munich, Gruber Strasse 70
D, Hamburg, Werner-Schröder-Strasse (land)	USA, Houston, Vintage Apartments-Cutten Road-Site 3

The disposals of property under construction involved the following properties:

IMMOAUSTRIA

A-1020 Vienna Handelskai 348

A-1120 Vienna, Altmannsdorfer Strasse 84

IMMOWEST

USA, Houston, Townhome Lots

USA, Houston, Richmond Patio Lots

USA, Houston, Eldridge Apartments

USA, Houston, Louetta Apartments

IAS 16.74 (a) The fair value of property under construction totalled TEUR 744,068.4 (2005/06: TEUR 307,631.1). Collateral is provided by property under construction with a total carrying value of TEUR 325,522.7.

#### 4.1.3 Non-current property held for sale

Additional information on this balance sheet item is provided under point 3.7.

The development of non-current property held for sale is as follows:

All amounts in TEUR	Non-current property held for sale
<b>Cost as of 1 May 2005</b>	<b>0.0</b>
Currency translation adjustment	-1,882.5
Additions	25,202.8
Disposals	0.0
Reclassification	29,797.7
<b>Cost as of 30 April 2006</b>	<b>53,118.0</b>
<b>Cost as of 1 May 2006</b>	<b>53,118.0</b>
Currency translation adjustment	1,416.4
Additions	1,661.9
Disposals	-56,196.3
Reclassification	7,419.5
<b>Cost as of 30 April 2007</b>	<b>7,419.5</b>
<b>Carrying value as of 1 May 2005</b>	<b>0.0</b>
Currency translation adjustment	-1,882.5
Additions	25,202.8
Revaluation	3,283.5
Reclassification	28,593.8
<b>Carrying value as of 30 April 2006</b>	<b>55,197.6</b>
<b>Carrying value as of 1 May 2006</b>	<b>55,197.6</b>
Currency translation adjustment	1,416.4
Additions	1,661.9
Disposals	-58,275.9
Revaluation	4,356.0
Reclassification	7,144.0
<b>Carrying value as of 30 April 2007</b>	<b>11,500.0</b>

Non-current property held for sale is carried at fair value (IFRS 5.5 (d)) if it falls under the scope of application defined in IAS 40. In all other cases, non-current property held for sale is stated at the lower of carrying value and fair value less costs to sell.

The following object was added to non-current property held for sale during 2006/07:

IMMOAUSTRIA

A-1010 Vienna, Himmelfortgasse 7

The disposals of non-current property held for sale are shown below:

IMMOAUSTRIA

A-1010 Vienna, Hegelgasse 21

IMMOEAST

H, Budapest, Europe Tower

IMMOWEST

I, Venezia Mestre, Corso del Popolo, 209/215

The fair value of non-current properties held for sale totalled TEUR 11,500.0 (2005/06: TEUR 64,952.2).

#### 4.1.4a Net asset value (NAV)

Net asset value and triple net asset value are calculated in accordance with Best Practices Policy Recommendations (6.3) and (6.4) of the European Public Real Estate Association based on the following principles:

Equity as shown in the IFRS financial statements (excluding minority interests) is adjusted by the difference between the carrying value of property that does not qualify for valuation at fair value. An adjustment is also made to equity for financial instruments that are not stated at fair value. In a last step, deferred tax assets and deferred tax liabilities are offset against equity. Triple net asset value is derived from net asset value, and includes an adjustment for the difference between the carrying value and the fair value of deferred taxes.

The results of the calculation are as follows:

All amounts in TEUR	2006/07		2005/06	
Equity before minority interests	4,081,659.5		2,603,345.9	
Goodwill	-199,684.5			
Deferred tax assets	-84,631.7		-28,225.3	
Deferred tax liabilities	912,506.1	4,709,849.4	510,377.6	3,085,498.2
Property under construction (carrying value)	400,502.6		276,913.7	
Property under construction (fair value)	744,068.4	343,565.8	307,631.1	30,717.4
Inventories (carrying value)	139,572.7			
Inventories (fair value)	209,630.0	70,057.3		
Residual value of forward purchase contracts and investments carried at cost		41,144.9		
Property available for sale (carrying value)	11,500.0		55,197.6	
Property available for sale fair value)	11,500.0	0.0	64,952.2	9,754.6
Shares in associated companies (carrying value)	373,213.6		22,932.2	
Shares in associated companies (fair value)	438,847.3	65,633.7	41,337.1	18,404.9
Minority interests		-249,271.0		
<b>Net asset value</b>		<b>4,980,980.1</b>		<b>3,144,375.1</b>
Number of shares (in 1,000)		459,001.4		335,640.7
<b>Net asset value per share (in EUR)</b>		<b>10.9</b>		<b>9.4</b>

Properties under construction and inventories were valued in accordance with the principles described under point 3.4. This calculation was also based on property valuations prepared by the experts named under point 3.4.

The fair value of shares in associated companies was derived from the valuation of the Palladium property (Prague), which is owned by the EPG Group, and the valuation of the Lakeside project (Bratislava), which is owned by TriGránit Centrum a.s. The stake owned in TriGránit Holding Ltd. was not valued because the acquisition was concluded shortly before the closing date.

The NAV effect of forward purchase contracts is calculated as the difference between the gross development value and the acquisition value for IMMOFINANZ based on the fixed purchase yield. This difference is discounted back to the balance sheet date. The same applies to purchase options for the remaining shares in joint ventures.

The NAV effect of inventories represents the difference between the carrying value and the residual value determined by the expert opinion.

#### 4.1.4b Triple net asset value (NNNAV)

All amounts in TEUR	30 April 2007	
<b>Net asset value (NAV)</b>	<b>4,980,980.1</b>	<b>4,980,980.1</b>
Deferred taxes (fair value)	-8,554.0	-8,554.0
<b>Triple net asset value (NNNAV)</b>		<b>4,972,426.1</b>
Number of shares (in 1,000)		459,001.4
<b>Triple net asset value per share (in EUR)</b>		<b>10.8</b>

The calculation of EPRA NNNAV is based on the premise that any taxes due in connection with the sale of a property will reduce EPRA NAV accordingly. The strategy of the company is also reflected in computing the present value of taxes. For the above calculation, this means that the IMMOFINANZ strategy – which focuses on long-term investments – does not include the sale of properties, and the present value of the deferred taxes therefore equals zero. The current deferred taxes were only discounted to present value in cases where plans call for the sale of the property (e.g. in the residential segment).

## Outstanding construction costs

The list included below shows the outstanding construction and/or acquisition costs for all property projects, classified by country. These amounts reflect contractual obligations to acquire or produce property projects as well as the intention of IMMOFINANZ management to realise or complete these projects. The following table shows the budgeted amounts based on current estimates:

Land with construction/redevelopment projects		Outstanding construction/ purchase costs	Total investment
IMMOEAST		613,780.3	613,780.3
IMMOAUSTRIA		-	-
IMMOWEST		-	-
		<b>613,780.3</b>	<b>613,780.3</b>
Development projects	Carrying value (current)	Outstanding construction/ purchase costs	Total investment
IMMOEAST	242,772.6	1,803,017.9	2,045,790.5
IMMOAUSTRIA	106,825.9	188,232.5	295,058.4
IMMOWEST	50,904.1	103,262.7	154,166.8
	<b>400,502.6</b>	<b>2,094,513.1</b>	<b>2,495,015.6</b>
Inventories	Carrying value (current)	Outstanding construction/ purchase costs	Total investment
IMMOEAST	81,684.1	259,483.1	338,217.1
IMMOAUSTRIA	20,459.4	36,338.4	56,797.8
IMMOWEST	37,419.1	33,674.6	71,093.7
	<b>139,562.6</b>	<b>329,496.1</b>	<b>466,108.6</b>
Forward purchases and minority stakes with pre-emptive right for the shares		Outstanding construction/ purchase costs	Total investment
IMMOEAST		588,401.0	588,401.0
IMMOAUSTRIA		-	-
IMMOWEST		228,095.8	228,095.8
		<b>816,496.8</b>	<b>816,496.8</b>
<b>Total construction costs</b>		<b>3,854,286.3</b>	<b>4,391,401.4</b>

The first category includes land that is recognised and measured in accordance with IAS 40 as well as investment properties that are undergoing redevelopment. The second section comprises properties recognised in accordance with IAS 16 and the third section properties recognised in accordance with IAS 2. The last list shows purchase commitments (based on the value of the property) arising from forward purchase contracts as well as contracts that permit the acquisition of joint venture shares and minority interests. The outstanding construction costs are based on projections and budgets.

## 4.2 Other tangible assets

Additional information on this balance sheet item is provided under point 3.6.

The development of other tangible assets is as follows:

All amounts in TEUR	Land	Buildings and structures on land owned by third parties	Machinery and equipment	Other equipment furniture and office equipment	Prepayments	Total
<b>Cost as of 1 May 2005</b>	<b>1,262.1</b>	<b>7,778.5</b>	<b>4,621.2</b>	<b>20,294.0</b>	<b>849.2</b>	<b>34,805.0</b>
Change in consolidation range	0.0	1.5	672.6	824.6	26.1	1,524.8
Change in consolidation method	270.2	1,509.3	0.0	239.7	0.0	2,019.2
Currency translation adjustment	0.0	0.0	-56.4	-18.6	-1.5	-76.4
Additions	0.0	103.7	125.4	5,632.0	1.7	5,862.8
Disposals	0.0	0.0	-4.3	-395.2	-45.2	-444.7
Reclassification	-385.1	2,809.0	-513.5	-4,875.6	-807.7	-3,772.9
<b>Cost as of 30 April 2006</b>	<b>1,147.2</b>	<b>12,202.0</b>	<b>4,845.0</b>	<b>21,700.9</b>	<b>22.6</b>	<b>39,917.7</b>
<b>Accumulated depreciation</b>						
<b>as of 1 May 2005</b>	<b>0.0</b>	<b>2,813.2</b>	<b>1,566.7</b>	<b>12,369.4</b>	<b>0.0</b>	<b>16,749.3</b>
Currency translation adjustment	0.0	0.0	-22.9	4.0	0.0	-18.9
Disposals	0.0	0.0	-4.0	0.0	0.0	-4.0
Reclassification	0.0	-42.5	0.0	-2,261.2	0.0	-2,303.7
Depreciation for the year	0.0	2,393.5	552.6	1,681.1	0.0	4,627.2
<b>Accumulated depreciation</b>						
<b>as of 30 April 2006</b>	<b>0.0</b>	<b>5,164.2</b>	<b>2,092.4</b>	<b>11,793.3</b>	<b>0.0</b>	<b>19,049.9</b>
<b>Carrying value as of 30 April 2006</b>	<b>1,147.2</b>	<b>7,037.8</b>	<b>2,752.6</b>	<b>9,907.6</b>	<b>22.6</b>	<b>20,867.8</b>
<b>Cost as of 1 May 2006</b>	<b>1,147.2</b>	<b>12,202.0</b>	<b>4,845.0</b>	<b>21,700.9</b>	<b>22.6</b>	<b>39,917.8</b>
Change in consolidation range	229.8	85.4	163.4	1,563.1	0.0	2,041.7
Change in consolidation method	0.0	0.0	34.0	356.5	0.0	390.4
Currency translation adjustment	13.7	-0.9	-1.8	152.7	1.1	164.7
Additions	170.7	2,910.6	1,235.5	2,568.8	20.2	6,105.7
Disposals	0.0	0.0	175.0	-339.4	-1.7	516.0
Reclassification	1.1	-8.6	288.2	3,366.0	-22.0	-116.2
<b>Cost as of 30 April 2007</b>	<b>1,562.5</b>	<b>15,188.5</b>	<b>6,389.4</b>	<b>29,368.6</b>	<b>20.2</b>	<b>49,020.1</b>
<b>Accumulated depreciation</b>						
<b>as of 1 May 2006</b>	<b>0.0</b>	<b>5,164.2</b>	<b>2,092.4</b>	<b>11,793.3</b>	<b>0.0</b>	<b>19,049.9</b>
Change in consolidation method	0.0	0.0	8.5	1,216.9	0.0	1,225.4
Currency translation adjustment	0.0	0.0	25.6	60.6	0.0	86.2
Disposals	0.0	0.0	-19.8	-43.4	0.0	23.6
Reclassification	0.0	77.8	234.8	1,618.6	0.0	-439.2
Depreciation for the year	0.0	605.0	610.7	2,148.8	0.0	3,364.5
<b>Accumulated depreciation</b>						
<b>as of 30 April 2007</b>	<b>0.0</b>	<b>5,847.0</b>	<b>2,952.2</b>	<b>16,794.8</b>	<b>0.0</b>	<b>22,085.0</b>
<b>Carrying value as of 30 April 2007</b>	<b>1,562.5</b>	<b>9,341.5</b>	<b>3,437.2</b>	<b>12,573.8</b>	<b>20.2</b>	<b>26,935.2</b>

Impairment charges totalling TEUR 6.6 were recognised to other tangible assets during 2006/07 (2005/06: TEUR 2.048,3).

## 4.3 Intangible assets and goodwill

### 4.3.1 Intangible assets

Additional information on this balance sheet position is provided under point 3.2.

The development of intangible assets is shown below:

All amounts in TEUR	Other intangible assets
<b>Cost as of 1 May 2005</b>	<b>10,169.4</b>
Change in consolidation range	101.7
Change in consolidation method	117.2
Currency translation adjustment	81.5
Additions	1,756.2
Disposals	-1,517.3
Reclassification	-4,430.9
<b>Cost as of 30 April 2006</b>	<b>6,277.8</b>
<b>Accumulated amortisation as of 1 May 2005</b>	<b>2,124.0</b>
Currency translation adjustment	4.4
Change in consolidation method	101.6
Disposals	-1,500.8
Reclassification	248.5
Amortisation for the year	626.0
<b>Accumulated amortisation as of 30 April 2006</b>	<b>1,603.7</b>
<b>Carrying value as of 30 April 2006</b>	<b>4,674.1</b>
<b>Cost as of 1 May 2006</b>	<b>6,277.8</b>
Change in consolidation range	1,415.8
Change in consolidation method	3.7
Currency translation adjustment	117.7
Additions	688.5
Disposals	-3.4
Reclassification	0.0
<b>Cost as of 30 April 2007</b>	<b>8,500.1</b>
<b>Accumulated amortisation as of 1 May 2006</b>	<b>1,603.7</b>
Currency translation adjustment	25.2
Change in consolidation method	0.7
Disposals	-2.8
Reclassification	0.0
Amortisation for the year	1,123.0
<b>Accumulated amortisation as of 30 April 2007</b>	<b>2,749.8</b>
<b>Carrying value as of 30 April 2007</b>	<b>5,750.3</b>

IAS 38.118

IMMOFINANZ has no intangible assets with an indefinite useful life, and no intangible assets are encumbered. IAS 38.122 (a), (d)

### 4.3.2 Goodwill

Additional information on this balance sheet position is provided under point 3.3.1.

In order to test goodwill for impairment, the carrying value of the cash-generating unit is increased by the carrying value of goodwill. The total amount is then compared with the recoverable amount of the cash-generating unit. Any negative difference is recognised as an impairment charge to goodwill. The acquisition of project companies generally leads to positive goodwill because of the obligation to record deferred tax liabilities on revalued properties. The unequal 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 as a technical figure.

During 2006/07 TEUR 72,065.1 (2005/06: TEUR 53,469,7) of newly acquired goodwill was written off through the income statement in accordance with IFRS 3.54. The development of goodwill is as follows:

IFRS 3.75	All amounts in TEUR	Goodwill
	<b>Carrying value as of 30 April 2005</b>	<b>0.0</b>
	Additions	50,675.9
	Change in consolidation method	2,030.0
	Currency translation effects	763.8
	Impairment	-53,469.7
	<b>Carrying value as of 30 April 2006</b>	<b>0.0</b>
	Initial consolidations	244,614.1
	Transition consolidations	30,793.7
	Currency translation effects	-3,658.3
	Impairment	-72,065.1
	<b>Carrying value as of 30 April 2007</b>	<b>199,684.4</b>

#### 4.3.2a Impairment test with resulting impairment charge

The following section explains the impairment tests that resulted in the major impairment charges:

##### 4.3.2a.1 Equator/Zenith/Cirrus/Nimbus

Goodwill	7,899.9
Carrying value of CGU	17,335.8
Deferred tax liabilities	-2,550.2
	<b>22,685.5</b>
Fair value of CGU	17,335.8
Fair value of deferred tax liabilities	0.0
	<b>17,335.8</b>
Impairment	5,349.7

The impairment charge recognised to the goodwill that was allocated to the cash-generating unit Equator/Zenith/Cirrus/Nimbus resulted from the purchase price premium for the acquisition of all four property elements (also see 2.4.1.3.1.1.4).

##### 4.3.2a.2 Rostokinö

Goodwill	13,086.5
Carrying value of CGU	42,222.1
Deferred tax liabilities	-8,868.2
	<b>46,440.5</b>
Fair value of CGU	42,222.1
Fair value of deferred tax liabilities	0.0
	<b>42,222.1</b>
Impairment	4,218.4

The impairment charge recognised to the goodwill that was allocated to the cash-generating unit Rostokinö is related to reserves in this development project, which were not available as of the balance sheet date (also see 2.4.1.3.2.1.2).

**4.3.2a.3 BB Centrum Building B**

Goodwill	8,515.2
Carrying value of CGU	43,637.4
Deferred tax liabilities	-6,327.2
	<b>45,825.4</b>
Fair value CGU	43,637.4
Fair value of deferred tax liabilities	0.0
	<b>43,637.4</b>
Impairment	2,188.0

The impairment charge recognised to the goodwill that was allocated to the cash-generating unit Centrum Building B resulted from a decline in the value of the property in comparison with the acquisition date (also see 4.1.3.1.3.4).

**4.3.2a.4 Bucharest Distribution Park**

Goodwill	4,181.7
Carrying value of CGU	10,320.1
Deferred tax liabilities	0.0
	<b>14,501.8</b>
Fair value of CGU	10,320.1
Fair value of deferred tax liabilities	0.0
	<b>10,320.1</b>
Impairment	4,181.7

The impairment charge recognised to the goodwill that was allocated to the cash-generating unit Bucharest Distribution Park resulted from insufficient reserves as of the balance sheet date.

**4.3.2a.5 Brno Estates**

Goodwill	21,798.0
Carrying value of CGU	79,028.2
Deferred tax liabilities	-14,299.3
	<b>86,526.9</b>
Fair value of CGU	79,028.2
Fair value of deferred tax liabilities	0.0
	<b>79,028.2</b>
Impairment	7,498.7

The impairment charge recognised to the goodwill that was allocated to the cash-generating unit Brno Estates resulted from the high variable purchase price component (earn-out), which was not reflected in the valuation of the property (also see 2.4.1.3.1.3.5).

**4.3.2a.6 Alacor**

Goodwill	12,499.0
Carrying value of CGU	2,760.8
Deferred tax liabilities	-341.5
	<b>14,918.3</b>
Fair value of CGU	2,760.8
Fair value of deferred tax liabilities	0.0
	<b>2,760.8</b>
Impairment	12,157.5

The impairment charge recognised to the goodwill that was allocated to the cash-generating unit Alacor resulted from insufficient reserves as of the closing date (also see 2.4.1.3.2.1.1).

**4.3.2a.7 Golden Babylon I and II**

Goodwill	50,317.7
Carrying value of CGU	159,500.2
Deferred tax liabilities	-50,144.1
	<b>159,673.7</b>
Fair value of CGU	159,500.2
Fair value of deferred tax liabilities	0.0
	<b>159,500.2</b>
Impairment	173.5

The impairment charge recognised to goodwill allocated to the cash-generating units Golden Babylon I and II is attributable to the deferred tax liability that resulted from the low tax bases of these properties as well as an increase in the value of the Rouble after the acquisition date (also see 2.4.1.3.2.1.1).

**4.3.2a.8 Centre Invest**

Goodwill	4,063.7
Carrying value of CGU	17,114.6
Deferred tax liabilities	-3,350.7
	<b>17,827.6</b>
Fair value of CGU	17,114.6
Fair value of deferred tax liabilities	0.0
	<b>17,114.6</b>
Impairment	713.0

The impairment charge recognised to the goodwill that was allocated to the cash-generating unit Centre Invest resulted from insufficient revaluation results (also see 2.4.1.3.1.3.5).

**4.3.2a.9 Passat**

Goodwill	2,982.4
Carrying value of CGU	28,741.2
Deferred tax liabilities	-2,928.1
	<b>28,795.5</b>
Fair value of CGU	28,741.2
Fair value of deferred tax liabilities	0.0
	<b>28,741.2</b>
Impairment	54.3

The impairment charge recognised to the goodwill that was allocated to the cash-generating unit Passat resulted from insufficient revaluation results (also see 2.4.1.3.1.1.8).

**4.3.2a.10 Delta Park**

Goodwill	6,936.4
Carrying value of CGU	44,949.8
Deferred tax liabilities	-6,243.3
	<b>45,642.8</b>
Fair value of CGU	44,949.8
Fair value of deferred tax liabilities	0.0
	<b>44,949.8</b>
Impairment	693.1

The impairment charge recognised to the goodwill that was allocated to the cash-generating unit Delta Park resulted from insufficient revaluation results (also see 2.4.1.3.1.3.5).

**4.3.2a.11 Central Business Centre**

Goodwill	2,103.1
Carrying value of CGU	20,481.7
Deferred tax liabilities	-1,740.9
	<b>20,843.9</b>
Fair value of CGU	20,481.7
Fair value of deferred tax liabilities	0.0
	<b>20,481.7</b>
Impairment	362.2

The impairment charge recognised to the goodwill that was allocated to the cash-generating unit Central Business Center resulted from insufficient revaluation results (also see 2.4.1.3.1.3.1).

**4.3.2a.12 City Box Group**

Goodwill	27,278.8
Carrying value of CGU	71,857.6
Deferred tax liabilities	-8,179.6
	<b>90,956.7</b>
Fair value of CGU	71,857.6
Fair value of deferred tax liabilities	0.0
	<b>71,857.6</b>
Impairment	19,099.2

**4.3.2a.13 St. Moritz Bäder AG**

Goodwill	10,770.5
Carrying value of CGU	149,163.1
Deferred tax liabilities	-9,078.5
	<b>150,855.1</b>
Fair value of CGU	149,163.1
Fair value of deferred tax liabilities	0.0
	<b>149,163.1</b>
Impairment	1,692.0

**4.3.2b Impairment test without resulting impairment charge**

The following section explains the impairment tests for material goodwill recognised by the company:

IAS 36.134

**4.3.2b.1 Fifth Avenue**

Goodwill	20,988.5
Carrying value of CGU	119,845.6
Deferred tax liabilities	-23,644.7
	<b>117,189.4</b>
Fair value of CGU	119,845.6
Fair value of deferred tax liabilities	0.0
	<b>119,845.6</b>
Surplus	-2,656.2

The goodwill recognised for the cash-generating unit Fifth Avenue is covered by sufficient revaluation results (see 2.4.1.3.2.1.3). IAS 36.134

**4.3.2b.2 Mester Park**

Goodwill	4,103.0
Carrying value of CGU	34,310.3
Deferred tax liabilities	-2,794.0
	<b>35,619.3</b>
Fair value of CGU	180,013.7
Fair value of deferred tax liabilities	0.0
	<b>180,013.7</b>
Surplus	-144,394.4

The goodwill recognised for the cash-generating unit Mester Park can be covered by sufficient undisclosed reserves from the property valuation. IAS 36.134

**4.3.2b.3 Atom Centrum**

Goodwill	7,642.5
Carrying value of CGU	59,998.1
Deferred tax liabilities	-10,577.3
	<b>57,063.3</b>
Fair value of CGU	59,998.1
Fair value of deferred tax liabilities	0.0
	<b>59,998.1</b>
Surplus	-2,934.8

The goodwill recognised for the cash-generating unit Atom Centrum can be covered by sufficient revaluation gains (see 2.4.3.3). IAS 36.134

**4.3.2b.4 Skofin**

IAS 36.134	Goodwill	1,708.3
	Carrying value of CGU	15,936.7
	Deferred tax liabilities	-2,575.6
		<b>15,069.5</b>
	Fair value of CGU	15,936.7
	Fair value of deferred tax liabilities	0.0
		<b>15,936.7</b>
	Surplus	-867.2

The goodwill recognised for the cash-generating unit Skofin can be covered by sufficient revaluation gains (see 2.3.1.1.3.1).

**4.3.2b.5 BB Centrum Building C**

IAS 36.134	Goodwill	5,970.1
	Carrying value of CGU	60,905.9
	Deferred tax liabilities	-10,844.4
		<b>56,031.7</b>
	Fair value of CGU	60,905.9
	Fair value of deferred tax liabilities	0.0
		<b>60,905.9</b>
	Surplus	-4,874.2

The goodwill recognised for the cash-generating unit BB Centrum Building C can be covered by sufficient revaluation gains (see 2.4.1.3.1.3.4).

**4.3.2b.6 BB Diamond Point**

IAS 36.134	Goodwill	4,171.6
	Carrying value of CGU	47,930.3
	Deferred tax liabilities	-7,429.6
		<b>44,672.4</b>
	Fair value of CGU	47,930.3
	Fair value of deferred tax liabilities	0.0
		<b>47,930.3</b>
	Surplus	-3,258.0

The goodwill recognised for the cash-generating unit Diamond Point can be covered by sufficient revaluation gains (see 2.4.1.3.1.3.2).

**4.3.2b.7 Grand Centar**

IAS 36.134	Goodwill	2,487.8
	Carrying value of CGU	164.2
	Deferred tax liabilities	-4,133.0
		<b>-1,480.9</b>
	Fair value of CGU	164.2
	Fair value of deferred tax liabilities	0.0
		<b>164.2</b>
	Surplus	-1,645.2

The goodwill recognised for the cash-generating unit Grand Centar can be covered by sufficient revaluation gains (see 2.4.1.3.3.2.1).

**4.3.2b.8 Victoria Park Buildings II to IV**

IAS 36.134	Goodwill	2,420.3
	Carrying value of CGU	40,213.1
	Deferred tax liabilities	-4,496.3
		<b>38,137.1</b>
	Fair value of CGU	43,009.0
	Fair value of deferred tax liabilities	0.0
		<b>43,009.0</b>
	Surplus	-4,871.9

The goodwill recognised for the cash-generating unit Victoria Park Buildings II to IV can be covered by sufficient undisclosed reserves from the property valuation (see 2.3.1.3.3.13).

**4.3.2b.9 Arkadia**

Goodwill	1,483.0
Carrying value of CGU	15,204.0
Deferred tax liabilities	-1,820.8
	<b>14,866.2</b>
Fair value of CGU	15,204.0
Fair value of deferred tax liabilities	0.0
	<b>15,204.0</b>
Surplus	-337.8

The goodwill recognised for the cash-generating unit Arkadia can be covered by sufficient undiscovered reserves from the property valuation (see 2.3.1.3.3.13).

**4.3.2b.10 Kranj**

Goodwill	1,378.5
Carrying value of CGU	21,943.8
Deferred tax liabilities	-3,211.2
	<b>20,111.1</b>
Fair value of CGU	21,943.8
Fair value of deferred tax liabilities	0.0
	<b>21,943.8</b>
Surplus	-1,832.7

The goodwill recognised for the cash-generating unit Kranj can be covered by sufficient revaluation gains (see 2.4.1.3.3.5.1).

**4.3.2b.10 BB Centrum Building A**

Goodwill	9,203.8
Carrying value of CGU	71,243.3
Deferred tax liabilities	-10,986.0
	<b>69,461.2</b>
Fair value of CGU	71,243.3
Fair value of deferred tax liabilities	0.0
	<b>71,243.3</b>
Surplus	-1,782.2

The goodwill recognised for the cash-generating unit BB Centrum Building A can be covered by sufficient revaluation gains (see 2.4.1.3.1.3.4).

**4.3.2b.11 IMMOKRON**

Goodwill	1,068.9
Carrying value of CGU	47,213.0
Deferred tax liabilities	-4,791.3
	<b>43,490.7</b>
Fair value of CGU	47,213.0
Fair value of deferred tax liabilities	0.0
	<b>47,213.0</b>
Surplus	-3,722.3

**4.3.2b.12 City Park Garages**

Goodwill	2,140.4
Carrying value of CGU	18,529.0
Deferred tax liabilities	-2,743.0
	<b>17,926.4</b>
Fair value of CGU	18,529.0
Fair value of deferred tax liabilities	0.0
	<b>18,529.0</b>
Surplus	-602.6

### 4.3.3 Negative goodwill (excess)

Additional information on this balance sheet position is provided under point 3.3.2.

Negative goodwill from business combinations that took place before the 2004/05 financial year, was recorded through equity without recognition to profit or loss in accordance with IFRS 3.81. For negative goodwill acquired during the reporting year, IFRS 3.56 (a) requires a reassessment of the identification and measurement of the amounts resulting from the purchase price allocation. Any remaining excess of net assets over the purchase price is recognised immediately in profit or loss in agreement with IFRS 3.56 (b) (also see point 3.3.2). The resulting amount of TEUR 5,489.5 (2005/06: TEUR 100,286.8) was recorded under other operating income.

The development of negative goodwill is shown in the following table:

All amounts in TEUR	Negative differences
<b>Carrying value as of 30 April 2005</b>	<b>0.0</b>
Currency translation effects	396.6
Additions	-43,925.4
Change in consolidation method	-56,758.0
Reversal to income statement	100,286.8
<b>Carrying value as of 30 April 2006</b>	<b>0.0</b>
Additions	-5,490.8
Currency translation effects	1.2
Reversal to income statement	5,489.5
<b>Carrying value as of 30 April 2007</b>	<b>0.0</b>

### 4.3.4 Differences arising from the consolidation of liabilities on the acquisition of puttable instruments

Shares in partnerships were recorded in 2005/06 based on the requirements of IAS 32.18 (b).

In contrast to this procedure, the carrying value of these investments was offset against the proportional share of equity in newly acquired partnerships during the consolidation of equity and not during the consolidation of liabilities in 2006/07.

Differences of TEUR 0.0 (2005/06: TEUR 2,621.2) arising from the consolidation of liabilities were recognised to the income statement and included under other operating expenses (see point 5.6).

#### 4.4 Shares in associated companies

Additional information on this balance sheet position is provided under point 2.2.2.

30 April 2007

All amounts in TEUR	M.O.F. Immobilien AG	European Property Group	Mester Park Kft.	Immofinanz Gamma	TriGránit Holding	TriGránit Centrum a.s.	Total
<b>Cost as of 1 May</b>	<b>3.8</b>	<b>19,783.5</b>	<b>9,562.3</b>	<b>3,430.4</b>	<b>0.0</b>	<b>0.0</b>	<b>32,780.0</b>
Additions	0	0.0	0.0	0.0	354,119.1	4,140.5	358,259.6
Disposals	-3.8	0.0	-9,562.3	0.0	0.0	0.0	-9,566.1
<b>Cost as of 30 April</b>	<b>3.8</b>	<b>19,783.5</b>	<b>0.0</b>	<b>3,430.4</b>	<b>0.0</b>	<b>4,140.5</b>	<b>27,358.2</b>
<b>Carrying value as of 1 May</b>	<b>3.8</b>	<b>13,342.4</b>	<b>8,228.1</b>	<b>1,357.8</b>	<b>0.0</b>	<b>0.0</b>	<b>22,932.2</b>
Additions	0.0	0.0	0.0	0.0	354,119.1	4,140.5	358,259.6
Disposals	-3.8	0.0	-8,228.1	0.0	0.0	0.0	-8,231.9
Changes in shareholders'							
equity of associates	0.0	155.5	0.0	0.0	0.0	10.7	166.2
Distribution	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Share of profit/(loss)	0.0	-989.8	0.0	-613.0	1,554.4	135.9	87.5
<b>Carrying value as of 30 April</b>	<b>0.0</b>	<b>12,508.2</b>	<b>0.0</b>	<b>744.8</b>	<b>355,673.5</b>	<b>4,287.1</b>	<b>373,213.6</b>

30 April 2006

All amounts in TEUR	European Property Group	Mester Park Kft.	M.O.F. Immobilien AG	Immofinanz Gamma	Total
<b>Cost as of 1 May</b>	<b>19,783.5</b>	<b>9,562.3</b>	<b>0.0</b>	<b>3,430.4</b>	<b>32,776.2</b>
Additions	0.0	0.0	3.8	0.0	3.8
Disposals	0.0	0.0	0.0	0.0	0.0
<b>Cost as of 30 April</b>	<b>19,783.5</b>	<b>9,562.3</b>	<b>3.8</b>	<b>3,430.4</b>	<b>32,780.0</b>
<b>Carrying value as of 1 May</b>	<b>16,123.0</b>	<b>9,046.9</b>	<b>0.0</b>	<b>1,209.7</b>	<b>26,379.6</b>
Additions	0.0	0.0	3.8	0.0	3.8
Disposals	0.0	0.0	0.0	0.0	0.0
Changes in shareholders'					
equity of associates	362.6	-217.6	0.0	0.0	145.0
Distribution	-2,541.2	0.0	0.0	0.0	-2,541.2
Share of profit/(loss)	-601.9	-601.2	0.0	148.1	-1,055.0
<b>Carrying value as of 30 April</b>	<b>13,342.5</b>	<b>8,228.1</b>	<b>3.8</b>	<b>1,357.8</b>	<b>22,932.2</b>

Shares in associated companies comprise a 25% stake in European Property Group Ltd., a 25% stake in TriGránit Holding and TriGránit Centrum a.s, and a 99.16% stake in Immofinanz Gamma Liegenschafts- und Mobilienvermietungsgesellschaft m.b.H. Immofinanz Gamma Liegenschafts- und Mobilienvermietungsgesellschaft m.b.H. represents an atypical silent partnership investment.

As of 1 November 2006 the investment in Mester Park Ost Bt. and Mester Park Kft. was increased from 45% to 75%, which resulted in a changeover from equity valuation to full consolidation (also see point 2.2 Structural changes).

M.O.F. Immobilien AG was classified as an IAS 39 investment in 2006/07 due to a lack of consolidated information prepared and reported in accordance with IFRS (also see point 4.5).

The proportional share of changes in the equity of associated companies, which were included in the consolidated financial statements without recognition through profit or loss in accordance with IAS 28.11, comprise a hedging reserve of TEUR 22.8 (2005/06: TEUR 139.6) (minority interests of TEUR 22.5 (2005/06: TEUR: 137.0)) from the consolidated financial statements of European Property Group Ltd. and foreign currency differences of TEUR 61.0 (2005/06: TEUR -66.4) (minority interests of TEUR 60.0 (2005/06: TEUR 65.2)).

IAS 28.39

The aggregated net assets of the associated companies are as follows:

IAS 28.37		30 April 2007			
All amounts in TEUR	European Property Group <sup>1)</sup>	Immofinanz Gamma <sup>2)</sup>	TriGránit Holding <sup>1)</sup>	TriGránit Centrum a.s. <sup>2)</sup>	
Property	567.0	7,989.0	109,063.0	13,443.8	
Other non-current assets	121,013.0	0.0	233,787.0	24.1	
Current assets	12,666.0	1,700.5	97,585.0	2,355.2	
<b>Total assets</b>	<b>134,246.0</b>	<b>9,689.5</b>	<b>440,435.0</b>	<b>15,823.1</b>	
Equity	69,529.0	574.7	169,968.0	1,183.7	
Non-current liabilities	61,324.0	4,213.8	241,607.0	9,797.5	
Current liabilities	3,393.0	4,901.0	28,860.0	4,841.9	
<b>Total equity and liabilities</b>	<b>134,246.0</b>	<b>9,689.5</b>	<b>440,435.0</b>	<b>15,823.1</b>	

1) 31 December 2006; 2) 30 April 2007

30 April 2006		European Property Group <sup>3)</sup>	Mester Park Kft. <sup>4)</sup>	M.O.F. Immobilien AG	Immofinanz Gamma
Property	112,051.0	10,441.7	0.0	8,594.5	
Other non-current assets	460.0	28.0	0.0	0.5	
Current assets	13,004.0	753.0	3.8	1,948.1	
<b>Total assets</b>	<b>125,515.0</b>	<b>11,222.7</b>	<b>3.8</b>	<b>10,543.1</b>	
Equity	77,673.0	9,424.9	3.8	1,155.6	
Non-current liabilities	44,955.0	752.7	0.0	5,025.7	
Current liabilities	2,887.0	1,045.1	0.0	4,361.8	
<b>Total equity and liabilities</b>	<b>125,515.0</b>	<b>11,222.7</b>	<b>3.8</b>	<b>10,543.1</b>	

3) 31 March 2006; 4) consolidated

The aggregated income statement for the associated companies is as follows:

2006/07		European Property Group <sup>1)</sup>	Immofinanz Gamma <sup>2)</sup>	TriGránit Holding <sup>1)</sup>	TriGránit Centrum a.s. <sup>2)</sup>
Revenues	3,110.0	543.3	4,320.0	0.0	
Operating profit	-4,578.0	-278.1	28,149.0	-336.1	
Financial results	127.0	-292.9	-8,893.0	1,032.1	
<b>Earnings before tax</b>	<b>-4,451.0</b>	<b>-571.1</b>	<b>19,256.0</b>	<b>696.1</b>	

1) 31 December 2006; 2) 30 April 2007

2005/06		European Property Group <sup>3)</sup>	Mester Park Kft. <sup>4)</sup>	M.O.F. Immobilien AG	Immofinanz Gamma
Revenues	535.0	667.2	0.0	550.5	
Operating profit	-406.0	-603.7	0.0	416.1	
Financial results	23.0	53.5	0.0	-219.5	
<b>Earnings before tax</b>	<b>-383.0</b>	<b>-550.2</b>	<b>0.0</b>	<b>196.6</b>	

3) 31 March 2006; 4) consolidated

#### 4.5 Other financial instruments

Additional information on this balance sheet position is provided under point 3.10.

The development of financial instruments is shown in the following table.

All amounts in TEUR	Investments in other companies	Non-current securities	Loans granted	Other financial instruments	Total
<b>Cost as of 1 May 2006</b>	<b>398,113.4</b>	<b>42,779.6</b>	<b>26,090.8</b>	<b>4,955.8</b>	<b>471,939.6</b>
Change in consolidation range	2.0	3.2	0.0	65.8	71.0
Change in consolidation method	0.0	558.0	0.0	924.3	1,482.3
Currency translation adjustment	-1,959.5	0.0	0.0	-1,060.6	-3,020.1
Additions	378,166.7	7,283.2	0.0	2,007.3	387,457.2
Disposals	-82,857.8	-25,416.1	-1,849.7	-126.8	-110,250.3
<b>Cost as of 30 April 2007</b>	<b>691,464.8</b>	<b>25,207.9</b>	<b>24,241.1</b>	<b>6,765.8</b>	<b>747,679.7</b>
<b>Carrying value as of 30 April 2006</b>	<b>440,726.9</b>	<b>43,313.0</b>	<b>26,188.3</b>	<b>5,827.9</b>	<b>516,056.1</b>
<b>Carrying value as of 30 April 2007</b>	<b>751,873.7</b>	<b>24,386.8</b>	<b>24,338.7</b>	<b>6,018.6</b>	<b>806,617.8</b>

Non-current securities are comprised primarily of participation rights, bonds and shares in investment funds.

Other financial instruments consist chiefly of derivatives. Information on the conditions and market values of the derivatives is provided under points 8.1.2.2.1.2 and 8.1.2.2.2.

The investments in other companies attributable to the IMMOAUSTRIA segment (Immofinanz Zeta Liegenschafts- und Mobilienvermietungsgesellschaft m.b.H., CPB Jota Leasing GmbH and CPB Beta Anlagen Leasing GmbH) are not listed based on materiality criteria. The conditions of the remaining investments in other companies held by the IMMOEAST and IMMOWEST segments are as follows:

All amounts in TEUR	Total commitment	Focus of investment	Term	Group carrying value as of 30.4.2006	Additions/ disposals in 2006/07	Revaluation/ impairment charges through profit/loss in 2006/07	Revaluation/ impairment charges not through profit/loss in 2006/07	Group carrying value as of 30.4.2007	Distributions in 2006/07
Curzon Capital Partners, L.P.	25,000.0	France	Start of 2009	17,485.4	-14,853.3	0.0	-340.1	2,292.0	2,436.2
Avalon Bay Value Added Fund	14,700.5	USA (California, Illinois, Maryland)	Start of 2013	4,248.0	3,618.1	582.9	0.0	8,449.0	0.0
Broadway Partners Real Estate Fund, L.P.	14,700.5	USA (California)	Mid-2014	7,783.9	4,103.4	6,188.7	0.0	18,076.1	460.5
Broadway Partners Real Estate Fund II, L.P.	22,050.7	USA (California, New York, Washington DC)	Start of 2015	4,092.3	18,633.9	108.8	0.0	22,834.9	113.9
Broadway Partners Real Estate Fund III, L.P.	36,751.2	USA	Start of 2015	0.0	38,684.7	0.0	0.0	38,684.7	0.0
Carlyle Europe Real Estate Partners	25,000.0	France, Germany, Italy	Start of 2008	27,036.2	-661.0	0.0	2,679.9	29,055.1	3,161.1
Carlyle Europe Real Estate Partners II	30,000.0	France, Germany, Italy	Start of 2013	3,507.2	8,448.9	-31.8	0.0	11,924.2	187.6
Carlyle Realty Partners III, L.P.	18,375.6	USA (Chicago, L.A., New York, San Francisco, Washington DC)	End of 2008	12,175.7	-953.5	0.0	-5,627.4	5,594.7	2,483.9
Carlyle Realty IV Partners	18,375.6	USA (Chicago, L.A., New York, San Francisco, Washington DC)	End of 2014	9,291.7	5,254.3	-1,864.4	0.0	12,681.7	583.6
Carlyle Realty V, L.P.	22,050.7	USA (Chicago, L.A., New York, San Francisco, Washington DC)	End of 2016	0.0	229.4	-64.1	0.0	165.4	0.0

All amounts in TEUR	Total commitment	Focus of investment	Term	Group carrying value as of 30.4.2006	Additions/ disposals in 2006/07	Revaluation/ impairment charges through profit/loss in 2006/07	Revaluation/ impairment charges not through profit/loss in 2006/07	Group carrying value as of 30.4.2007	Distributions in 2006/07
Carlyle 8th Avenue Hotel Portfolio	3,675.1	USA (New York)	End of 2012	4,152.1	-32.1	-4,194.2	0.0	-74.2	2,998.5
Carlyle 350 West 42nd Street	3,675.1	USA (New York)	End of 2012	7,917.0	-3,723.9	-2,977.9	0.0	1,215.2	2,314.3
Carlyle 485 Fifth Avenue Coinvestment	2,839.4	USA (New York)	End of 2013	2,259.3	-2,309.3	50.1	0.0	0.0	0.0
Carlyle Realty Halley Coinvestment IV, L.P.	33,076.1	USA (New York)	End of 2014	21,412.7	630.1	-7,468.3	0.0	14,574.6	2,272.8
Carlyle Realty Partners Broadway Coinvestment	4,668.1	USA (New York)	End of 2013	3,832.9	443.7	-2,974.3	0.0	1,302.3	0.0
Curzon Capital Partners II, L.P.	40,000.0	France, Germany	Start of 2014	0.0	11,675.1	-1,017.1	0.0	10,658.0	0.0
Europa Fund II, L.P.	20,000.0	Poland, Germany, Hungary	Mid-2013	5,896.9	1,884.6	-379.6	0.0	7,401.9	2,326.0
Harrison Street Real Estate Partners I, L.P.	14,700.5	USA (Minnesota, Pennsylvania)	Mid-2016	0.0	5,136.3	165.2	0.0	5,301.5	0.0
Logistis Luxembourg, S.A.R.L.	20,000.0	France	Mid-2013	13,960.7	5,812.8	0.0	1,941.8	21,715.3	0.0
NIAM Nordic Investment Fund	15,000.0	Scandinavia	Mid-2013	4,386.4	5,181.4	1,962.7	0.0	11,530.4	1,145.3
ProLogis European Properties Fund	50,000.0	Europe		53,156.0	-43,141.6	0.0	293.6	10,307.9	2,141.3
ProLogis North American Industrial Fund II, L.P.	18,375.6	USA (Texas, Illinois, New Jersey)		3,360.8	2,375.0	-219.9	0.0	5,515.8	238.1
TMW Asia Property Fund I GmbH & Co. KG	30,000.0	Japan, India, South Korea	End of 2013	27,736.4	2,337.5	3,162.2	0.0	33,236.0	2,062.3
Fondo Immobili Pubblici	101,600.0	Italy	n/a	102,212.1	0.0	5,395.9	0.0	107,608.0	10,088.0
Carlyle Asia Real Estate Partners, L.P.	18,375.6	China, Japan, India	Start of 2015	1,810.4	5,702.2	405.5	0.0	7,918.0	81.0
MGP Asia Fund II, L.P.	18,375.6	Japan, Hong Kong	End of 2014	2,198.5	5,436.8	1,043.1	0.0	8,678.3	0.0
AIG Real Estate Opportunity X, L.P.	30,177.9	Asia	Start of 2018	0.0	2,417.8	0.0	0.0	2,417.8	0.0
Triseas Korea Property Fund, L.P.	18,375.6	Asia	End of 2013	0.0	0.0	0.0	0.0	0.0	0.0
Asia Property Fund II GmbH & Co KG	50,000.0	Asia	End of 2016	0.0	0.0	0.0	0.0	0.0	0.0
MGP Asia Fund III, L.P.	18,375.6	Asia	Start of 2016	0.0	0.0	0.0	0.0	0.0	0.0
Morgan Stanley Real Estate Special Fund III, L.P.	36,751.2	Europe, Asia, USA		0.0	35,887.4	3,446.1	0.0	39,333.5	0.0
Gotham City Residential Partners I, L.P.	18,375.6	USA (New York)	Mid-2017	0.0	9,187.8	0.0	0.0	9,187.8	0.0
CB Richard Ellis Strategic Partners III, L.P.	14,700.5	USA (California, Texas)	End of 2010	14,212.7	2,774.8	0.0	85.9	17,073.4	2,236.9
CB Richard Ellis Strategic Partners IV, L.P.	22,050.7	USA (California, Texas)	End of 2012	684.4	9,954.4	1,614.3	0.0	12,253.1	0.0
Polonia Property Fund Ltd.	20,000.0	Poland, Hungary, Czech Republic	Mid-2010	19,256.2	6,260.0	0.0	5,368.6	31,538.3	0.0
Heitman Central Europe Property Partners II	20,000.0	Poland, Hungary, Czech Republic, Slovakia	End of 2009	19,274.4	684.3	0.0	733.5	20,038.6	3,777.8

All amounts in TEUR	Total commitment	Focus of investment	Term	Group carrying value as of 30.4.2006	Additions/ disposals in 2006/07	Revaluation/ impairment charges through profit/loss in 2006/07	Revaluation/ impairment charges not through profit/loss in 2006/07	Group carrying value as of 30.4.2007	Distributions in 2006/07
Eastern Property Holdings Ltd.	48,204.9	CIS		15,725.3	36,222.2	4,698.3	0.0	56,645.7	216.0
FF&P Russia Real Estate Ltd.	93,142.6	CIS	Mid-2009	16,275.5	24,119.3	-947.1	0.0	39,447.8	597.7
Global Emerging Property Fund	36,000.0	Romania, Bulgaria, Serbia	Mid-2015	4,415.4	16,281.3	7,848.0	0.0	28,544.7	0.0
Heitman Central Europe Property Partners III	25,000.0	Polen, Ungarn, Czech Republic, Slovakia, Bulgaria, Romania	Mid-2015	3,107.1	8,224.3	484.6	0.0	11,816.0	0.0
Prime Property BG Reit	11,766.2	Bulgaria		5,259.7	7,127.8	-510.4	0.0	11,877.1	0.0
Bluehouse Accession Property II	30,000.0	Bulgaria, Romania	End of 2016	0.0	5,250.0	841.2	0.0	6,091.2	0.0
MOF Immobilien AG	50,000.0	Austria, Croatia, Serbia, Ukraine, Bulgaria	End of 2009	0.0	2,130.0	0.0	0.0	2,130.0	0.0
Adama	160,341.1	Romania, Bulgaria, Moldavia		0.0	26,724.7	0.0	0.0	26,724.7	0.0
FF&P Development Fund	18,375.6	CIS	Beginn 2010	0.0	7,981.9	0.0	0.0	7,981.9	0.0
Europa Emerging Europe Fund Ltd.	25,000.0	Bulgaria, Romania, Croatia, Serbia, Turkey, Ukraine, Macedonia, Montenegro	Beginn 2015	0.0	0.0	0.0	0.0	0.0	0.0
Dikare Holdings Ltd.	5,302.0	Romania		0.0	1,575.0	0.0	0.0	1,575.0	0.0
Polus Transilvania Companie de Investitii S.A.	185,000.0	Romania		0.0	28,470.9	0.0	0.0	28,470.9	0.0

## Segment IMMOWEST

IMMOWEST has a total commitment of TEUR 25,000 in Curzon Capital Partners, L.P., which invests primarily in France. The term of this investment ends in early 2009.

Investments by the Avalon Bay Value Added Fund focus on the states of California, Illinois and Maryland in the USA. The total commitment of IMMOWEST is TEUR 14,700.5 and the term ends at the start of 2013.

The total commitment in Broadway Partners Real Estate Fund, L.P. also equals TEUR 14,700.5. This firm concentrates mainly on California, and the term of the investment ends in 2014.

Broadway Partners Real Estate Fund II, L.P. (total commitment by IMMOWEST: TEUR 22,050.7) and Broadway Partners Real Estate Fund III, L.P. (total commitment by IMMOWEST: TEUR 36,751.2) also focus chiefly on investments in the USA. The term of both commitments ends in 2015.

IMMOWEST has a total commitment of TEUR 25,000.0 in Carlyle Europe Real Estate Partners and TEUR 30,000.0 in Carlyle Europe Real Estate Partners II. These firms invest above all in France, Germany and Italy.

The investments made by Carlyle Realty Partners III, L.P. (end of term: end of 2008), Carlyle Realty IV Partners (end of term: end of 2014) and Carlyle Realty V, L.P. (end of term: end of 2016) are concentrated in the US cities of Chicago, Los Angeles, New York, San Francisco and Washington DC. The total commitment of IMMOWEST equals TEUR 18,375.6 and TEUR 22,050.7, respectively.

New York is the focal point of investments by Carlyle 8th avenue Hotel Portfolio (total commitment of IMMOWEST: TEUR 3,675.1), Carlyle 350 West 42nd Street (total commitment of IMMOWEST: TEUR 3,675.1), Carlyle 485 Fifth Avenue Coinvestment (total commitment of IMMOWEST: TEUR 2,839.4), Carlyle Realty Halley Coinvestment IV, L.P. (total commitment of IMMOWEST: TEUR 33,076.1) and Carlyle Realty Partners Broadway Coinvestment (total commitment of IMMOWEST: TEUR 4,668.1). The terms of these commitments end between 2012 and 2014.

The total commitment of IMMOWEST in Curzon Capital Partners II, L.P. is TEUR 40,000.0 and ends at the beginning of 2014. This firm focuses primarily on Germany and France.

IMMOWEST has a total commitment of TEUR 20,000.0 in Europa Fund II, L.P. This fund invests mainly in Poland, Germany and Hungary.

The investments by Harrison Street Real Estate Partners I, L.P. (total commitment of IMMOWEST: TEUR 14,700.5) concentrate chiefly on the US states of Minnesota and Pennsylvania. The term of this investment ends in mid-2016.

The total commitment of IMMOWEST in Logistis Luxembourg, S.A.R.L. is TEUR 20,000.0 and ends in 2013. The investment activities of this firm focus primarily on France.

NIAM Nordic Investment Fund, in which IMMOWEST has a total commitment of TEUR 15,000.0, focuses largely on Scandinavia. The term of this investment ends in 2013.

The total commitment of IMMOWEST in ProLogis European Properties Fund, equals TEUR 50,000.0. This firm invests above all in Europe.

IMMOWEST has total commitment of TEUR 18,375.6 in Pro Logis North American Industrial Fund II, L.P., which concentrates on the US states of Texas, Illinois and New Jersey.

TMW Asia Property Fund I GmbH & Co. KG invests primarily in Japan, India and South Korea. IMMOWEST has a total commitment of TEUR 30,000.0, whereby the term of this commitment ends in late 2013.

The highest total commitment by the IMMOWEST segment equals TEUR 101,600.0, and is invested in Fondo Immobili Pubblici. The investments made by this fund are concentrated in Italy.

IMMOWEST has total commitment of TEUR 18,375.6 in each of Carlyle Asia Real Estate Partners, L.P. (focus of investments: China, Japan and India) and MGP Asia Fund II, L.P. (focus of investments: Japan, Hong Kong). The terms of these commitments end in early 2015 and the end of 2014, respectively.

The investments made by AIG Real Estate Opportunity X, L.P. (total commitment of IMMOWEST: TEUR 30,177.9), Triseas Korea Property Fund, L.P. (total commitment of IMMOWEST: TEUR 18,375.6), Asia Property Fund II GmbH & Co KG (total commitment of IMMOWEST: TEUR 50,000.0) and von MGP Asia Fund III, L.P. (total commitment of IMMOWEST: TEUR 18,375.6) are concentrated in Asia. The terms of these investments end between 2013 and 2018.

The total commitment of IMMOWEST in the Morgan Stanley Real Estate Special Fund III, L.P. is TEUR 36,751.2. This fund invests primarily in Europe, Asia and the USA.

Gotham City Residential Partners I, L.P. invests chiefly in New York. The total commitment by IMMOWEST equals TEUR 18,375.6.

The focus of investments by CB Richard Ellis Strategic Partners III, L.P. (total commitment of IMMOWEST: TEUR 14.700,5) and CB Richard Ellis Strategic Partners IV, L.P. (total commitment of IMMOWEST: TEUR 22.050,7) lies chiefly in the US states of California and Texas, whereby the terms end in 2010 and 2012, respectively.

### **Segment IMMOEAST**

The total commitment of IMMOEAST in Polonia Property Fund Ltd. equals TEUR 20,000.0, whereby the focal point of investments made by this fund is placed on Poland, Hungary and the Czech Republic.

The investment activities of Heitman Central Europe Property Partners II also concentrate on Poland, Hungary, the Czech Republic and Slovakia in the CEE segment. The total commitment of IMMOEAST in this investment equals TEUR 20,000.0, with a term limited to the end of 2009.

In addition, IMMOEAST holds three investments that focus exclusively on the CIS segment. The company has a total commitment of TEUR 48,204.9 in Eastern Property Holdings Ltd., TEUR 93,142.6 in FF&P Russia Real Estate Ltd. and TEUR 18,375.6 in the FF&P Development Fund.

Heitman Central Europe Property Partners III invests in Poland, Hungary, the Czech Republic, Slovakia, Bulgaria and Romania as well as in the CEE and SEE segments. The total commitment of IMMOEAST equals TEUR 25,000.0 and ends in 2015.

IMMOEAST holds a total commitment of TEUR 36,000.0 in the Global Emerging Property Fund, whose investment activities focus primarily on Romania, Bulgaria and Serbia. The term of this commitment is also limited to 2015.

The total commitment of IMMOEAST in Prime Property BG Reit equals TEUR 11,766.2; this firm focuses on projects in Bulgaria. IMMOEAST also holds an investment in Bluehouse Accession Property II, which concentrates on Bulgaria and Romania; the total commitment equals TEUR 30,000.0 and has a term that expires at the end of 2015.

M.O.F. Immobilien AG, which was included in the consolidated financial statements as of 30 April 2006 at equity, is now classified as an IAS 39 investment. The investment activities of MOF Immobilien AG are focused primarily on Austria, Croatia, Serbia, Ukraine and Bulgaria, and IMMOEAST has a total commitment of TEUR 50,000.0.

The second highest total commitment held by IMMOEAST is an investment of TEUR 160,341.1 in Adama. This firm concentrates on projects in Romania, Bulgaria and Moldavia in South-eastern Europe.

Europa Emerging Europe Fund Ltd. invests chiefly in Bulgaria, Romania, Croatia, Serbia, Turkey, Ukraine, Macedonia and Montenegro. The total commitment of IMMOEAST equals in TEUR 25,000.0 and ends in 2015.

A further IAS 39 investment is the stake held in Dikare Holdings Ltd., which focuses on Romania. The total commitment of IMMOEAST equals TEUR 5,302.0.

At TEUR 185,000.0, Polus Transilvania Companie de Investitii S.A. represents the highest total commitment held by IMMOEAST. Polus Transilvania Companie de Investitii S.A. invests exclusively in Romania.

Distributions from other financial instruments totalled TEUR 41,922.8 in 2006/07 (2005/06: TEUR 30.423,5) and was recognised to the income statement.

The following table compares the carrying value of financial instruments with their present value:

IFRS 7.6		Amortised	Fair value	Fair value	Carrying value	Market value
	in TEUR	cost	not through	through	30 April 2007	30 April 2007
			profit or loss	profit or loss		
<b>IFRS 7.25</b>	<b>Assets</b>					
	<b>Receivables and other assets</b>					
	Loans and receivables	794,654.1			794,654.1	794,654.1
	<b>Other financial instruments</b>					
	Designated at fair value through profit and loss			581,074.0	581,073.6	581,073.6
	Held for trading			6,018.4	6,018.4	6,018.4
	Available for sale	28,470.9	166,716.2		195,187.1	195,187.1
	Loans and receivables	24,338.7			24,338.7	24,338.7
	<b>Current securities</b>					
	Held for trading			657,036.0	657,036.0	657,036.0
	<b>Cash and cash equivalents</b>					
	Loans and receivables	1,000,016.0			1,000,016.0	1,000,016.0

The following table shows the transition from the carrying values of financial instruments to the IAS 39 valuation categories:

IFRS 7.8		Amortised	Fair value	Fair value	Carrying value
	in TEUR	cost	not through	through	30 April 2007
			profit and loss	profit and loss	
<b>IFRS 7.25</b>	<b>Assets</b>				
	<b>Held for trading</b>				
	Derivatives			6,018.4	6,018.4
	Current securities			657,036.0	657,036.0
	<b>Designated at fair value through profit and loss</b>				
	Investments in other companies			581,073.6	581,073.6
	<b>Available for sale</b>				
	Non-current securities		24,386.8		24,386.8
	Investments in other companies	28,470.9	142,329.4		170,800.4
	<b>Loans and receivables</b>				
	Trade accounts receivable	57,967.8			57,967.8
	Other receivables and assets	736,686.3			736,686.3
	Loans granted	24,338.7			24,338.7
	Cash and cash equivalents	1,000,016.0			1,000,016.0

#### 4.6 Receivables and other assets

All amounts in TEUR	30 April 2007	Thereof remaining term under 1 year	Thereof remaining term between 1 and 5 years	Thereof remaining term over 5 years	30 April 2006
<b>Trade accounts receivable</b>					
Rents receivable	38,549.6	38,244.2	305.3	0.0	22,437.4
Outstanding purchase price receivables					
from the sale of inventories	7,986.6	7,986.6	0.0	0.0	9,747.6
Miscellaneous	18,968.2	18,968.2	0.0	0.0	11,396.0
<b>Accounts receivable from joint venture partners</b>	<b>31,136.8</b>	<b>6,206.2</b>	<b>1,250.0</b>	<b>23,680.6</b>	<b>29,828.5</b>
<b>Accounts receivable from associated companies</b>	<b>898.1</b>	<b>898.1</b>	<b>0.0</b>	<b>0.0</b>	<b>291.2</b>
<b>Accounts receivable from subsidiaries</b>					
<b>limited partnership contribution</b>	<b>3,194.0</b>	<b>3,194.0</b>	<b>0.0</b>	<b>0.0</b>	<b>8,814.3</b>
<b>Other receivables and assets</b>					
Financing	316,427.2	288,506.4	774.8	27,146.0	125,934.5
Fiscal authorities (transaction taxes)	49,600.0	46,161.5	3,438.5	0.0	37,199.5
Administrative duties	29,219.1	29,219.1	0.0	0.0	23,118.5
Property management	9,935.3	9,836.3	17.5	81.5	5,215.5
Fiscal authorities (income taxes)	4,082.1	4,046.5	35.6	0.0	3,832.3
Insurance	837.6	837.6	0.0	0.0	511.4
Commissions	1,186.8	453.2	379.7	354.0	925.8
Accrued interest	2,231.9	2,231.9	0.0	0.0	1,021.2
Costs for the procurement of funds	1,104.5	116.7	387.7	600.1	1,229.0
Lease incentives	3,371.4	1,447.0	1,679.7	244.8	687.7
Outstanding purchase price receivables					
from the sale of properties	24,415.8	24,415.8	0.0	0.0	30,046.0
Outstanding purchase price receivables					
from the sale of shares	69,271.0	69,271.0	0.0	0.0	52,087.0
Miscellaneous	182,238.2	40,805.2	141,433.0	0.0	64,900.0
<b>Total</b>	<b>794,654.1</b>	<b>592,845.4</b>	<b>149,701.7</b>	<b>52,107.0</b>	<b>429,223.5</b>

The outstanding purchase price receivables of TEUR 7,986.6 from the sale of inventories, which are included under trade receivables, are related entirely to the sale of apartments owned by BUWOG Bauen und Wohnen Gesellschaft mbH.

The outstanding purchase price receivables from the sale of investment properties, which are reported under other receivables and assets, include TEUR 16,625.6 from the sale of individual properties in the BUWOG portfolio.

The outstanding purchase price receivables of TEUR 69,271.0 from the sale of shares are related entirely to the sale of the 15 companies, which were held as part of the Poseidon JV S.a.r.l. joint venture that is managed together with Carlyle.

Miscellaneous other receivables include TEUR 76,173.8 of receivables due from the 15 Poseidon companies that were sold and deconsolidated at the end of December 2006.

Miscellaneous other receivables are related primarily to the IMMOEAST segment, whereby TEUR 10,664.4 represent ancillary transaction costs incurred for the future acquisition of shares in property companies in Romania and Hungary and TEUR 12,280.4 are loans granted to non-group companies in connection with project financing.

The following table shows the age structure of trade accounts receivable:

in TEUR	30 April 2007	Thereof neither impaired nor overdue	Thereof not impaired and due in the following periods			
			Up to 3 months	Between 3 and 6 months	Between 6 and 12 months	Over 12 month
Trade accounts receivable (rents)	38,549.6	19,324.9	10,235.8	3,765.6	1,972.8	3,250.5
Trade accounts receivable (other)	26,954.7	25,741.3	426.5	432.7	97.2	257.0
<b>Total</b>	<b>65,504.3</b>	<b>45,066.2</b>	<b>10,662.3</b>	<b>4,198.3</b>	<b>2,070.0</b>	<b>3,507.5</b>

in TEUR	30 April 2006	Thereof neither impaired nor overdue	Thereof not impaired and due in the following periods			
			Up to 3 months	Between 3 and 6 months	Between 6 and 12 months	Over 12 months
Trade accounts receivable (rents)	22,437.4	13,638.4	4,593.1	1,275.0	1,456.6	1,474.3
Trade accounts receivable (other)	21,143.6	19,996.7	536.4	70.5	166.7	373.3
<b>Total</b>	<b>43,581.0</b>	<b>33,635.1</b>	<b>5,129.4</b>	<b>1,345.6</b>	<b>1,623.3</b>	<b>1,847.6</b>

The risk associated with trade accounts receivable due from tenants and customers is low because the credit standing of all tenants and customers is monitored on a regular basis and no tenant or customer is responsible for more than 5% of total receivables. In cases where receivables carry a risk of default, an impairment charge is recognised.

With respect to the trade accounts receivable that were neither impaired nor overdue as of the closing date, there are no signs that the debtors will be unable to meet their payment obligations.

#### 4.7 Current financial instruments

Additional information on this balance sheet position is provided under point 3.10.3.

Securities of TEUR 657,036.0 (2005/06: TEUR 104,198.0), which are recorded under current assets, have a remaining term of less than three months.

#### 4.8 Inventories

Additional information on this balance sheet position is provided under point 3.8.

Inventories totalled TEUR 139,572.7 as of 30 April 2007 (2005/06: TEUR 44,222.2). Of this total, TEUR 122,981.5 (2004/05: TEUR 29,398.3) represent properties under construction.

The additions relate to the following objects:

##### IMMOEAST

BG, Zarevo, Koral Bay	PL, Katowice, Silesia Residential III
BG, St. Vlas	PL, Katowice, Silesia Residential IV
SRB, Belgrade, Franzuska	RO, Brasov, IUS Brasov
PL, Katowice, Silesia Residential	RO, Bucharest, Jandarmeriei Residential
PL, Katowice, Silesia Residential II	

IMMOWEST

D, Düsseldorf, Königskinder	D, Cologne, Gereonshof 10
D, Cologne, Friesenstrasse 16/Spiesergasse 1	D, Cologne, Gereonskloster 12 + Gereonshof 8
D, Cologne, Friesenstrasse 20, 30, 40, 26 (Pavillon)	D, Cologne, Gereonshof 12
D, Cologne, Im Klapperhof 3-5/Spiesergasse 7/Friesenstrasse 28	D, Cologne, Gereonshof 14-16
D, Cologne, Von-Werth-Strasse 4-14	D, Cologne, Gereonshof 21-39
D, Cologne, Probsteigasse 7a	D, Cologne, Hildeboldplatz 20
D, Cologne, Von-Werth-Strasse 24-26	

#### 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.

Management views capital as equity defined under IFRS, which excludes components of debt. IMMOFINANZ is not subject to any external or supervisory regulations that require a minimum level of capital. **IAS 1.124B**

A capital increase was carried out in May 2006, which increased share capital from EUR 348,456,633.55 by EUR 116,152,211.17 to EUR 464,608,844.72. A partial conversion of the convertible bond issued in 2001 took place in March 2007; this transaction increased share capital from EUR 464,608,844.72 by EUR 11,918,808.87 to EUR 476,527,653.59.

The share capital of IMMOFINANZ totalled EUR 476,527,653.59 as of 30 April 2007 (2005/06: EUR 348,456,633.55) and is divided into 459,001,443 (2005/06: 335,640,747) zero value shares.

The classification of shares as of 30 April 2007 is as follows:

	Number of shares 30 April 2007	Share capital in EUR 30 April 2007	Number of shares 30 April 2006	Share capital in EUR 30 April 2006
Registered shares	6	6,23	6	6.23
Bearer shares	459,001,437	476,527,647,36	335,640,741	348,456,627.32
<b>Total</b>	<b>459,001,443</b>	<b>476,527,653,59</b>	<b>335,640,747</b>	<b>348,456,633.55</b>

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.

The annual general meeting on 28 September 2006 authorised the Executive Board to issue convertible bonds with a total nominal value of up to EUR 750,000,000.00 within a period of five years, contingent upon approval by the Supervisory Board. These convertible bonds will carry exchange or subscription rights for up to 55,940,125 shares of bearer common stock and have a proportional share of up to EUR 58,076,106.11 in share capital. The authorisation also permits the issue of these convertible bonds in multiple segments. The subscription rights of shareholders were excluded.

The share premium in the individual financial statements prepared in accordance with Austrian commercial law includes appropriated reserves of TEUR 2,377,427.1 (2005/06: TEUR 1,508,436.1) from capital increases made in accordance with § 229 (2) 1 of the Austrian Commercial Code in conjunction with § 130 (2) of the Austrian Stock Corporation Act.

The capital increase carried out during the 2006/07 financial year generated a premium of TEUR 806,859.8 (2005/06: TEUR 491,866.1). Issue costs of TEUR 48,858.6 (2005/06: TEUR 26,329.2) were charged to the share premium account after the deduction of taxes.

Of the capital increase carried out by IMMOEAST AG, TEUR 1,363,152.4 is shown under minority interest on the Statement of Changes in Equity. This amount represents the portion of the increase not subscribed by IMMOFINANZ.

Issue costs of TEUR 59,207.0 for the capital increases carried out by IMMOEAST AG were recognised directly under minority interest. This amount reflects costs for the shares placed with third parties.

The statutory reserve pursuant to Austrian stock corporation law equalled TEUR 230.4 as of the balance sheet date (2005/06: TEUR 230.4).

Shareholders' equity includes a revaluation reserve of TEUR 108,688.1 (2005/06: TEUR 87,693.1), which was generated by the successive share purchase for the companies listed under point 2.4.3. This amount resulted from the revaluation of net assets required by IFRS 3 as well as the fact that the part of the increase in net assets attributable to the previous holding is not qualified for inclusion in the offset of equity.

#### 4.10 Financial liabilities

Additional information on this balance sheet position is provided under point 3.10.5.

All amounts in TEUR	30 April 2007	Thereof remaining term under 1 year	Thereof remaining term between 1 and 5 years	Thereof remaining term over 5 years	30 April 2006
Liabilities arising from convertible bond	700,557.5	3,799.9	27,811.6	668,946.1	97,939.9
Amounts due to financial institutions	3,406,268.8	245,534.8	939,607.1	2,221,126.9	2,586,750.2
Thereof guaranteed	0.0	0.0	0.0	0.0	0.0
Thereof secured by collateral	3,266,811.8	223,856.1	892,706.3	2,150,249.4	2,425,919.1
Thereof not secured by collateral	139,457.0	21,678.6	46,900.8	70,877.5	160,831.1
Amounts due to local authorities	376,098.2	14,471.0	71,340.2	290,287.0	374,252.2
Liabilities arising from finance leases	94,008.7	12,243.3	43,588.1	38,177.3	74,684.2
Liabilities arising from the issue of bonds	3,084.4	153.1	2,931.3	0.0	3,106.0
Contingent liabilities from the acquisition of companies	3,381.5	3,381.5	0.0	0.0	3,381.5
Financial liabilities, limited partnership interests	17,648.9	17,648.9	0.0	0.0	14,171.3
Other financial liabilities	110,281.7	99,724.7	1,771.5	8,785.4	19,361.4
<b>Total</b>	<b>4,711,329.7</b>	<b>396,957.1</b>	<b>1,087,049.9</b>	<b>3,227,322.7</b>	<b>3,173,646.7</b>

A resolution passed by the annual general meeting on 28 September 2006 authorised the Executive Board to issue convertible bonds with a total nominal value of EUR 650 million and an increase option of up to EUR 100 million. The term of these convertible bonds, which carry subscription rights for roughly EUR 50 million IMMOFINANZ shares, equals seven years. During the conversion period, investors may exchange the bonds for IMMOFINANZ shares. The convertible bond can not be called and redeemed by IMMOFINANZ during the first four years, and only called and redeemed in later years if the share price exceeds the conversion price during a specified period by more than 30% (call option for IMMOFINANZ). The bondholders have the right to call all or a portion of their convertible bonds for redemption at an earlier date (put option for bondholders) in keeping with a cancellation period of at least ten days effective as of 19 January 2012. In this case, IMMOFINANZ must repay the convertible bonds at 100% of their nominal value. The interest rate was set at 2.75%.

In order to guarantee bondholders the irrevocable right to exchange these securities for shares in the company, the annual general meeting on 28 September 2006 also authorised a conditional increase of EUR 58,076,106.11 in share capital.

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 is 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. A partial conversion of the 2001 convertible bond took place in March 2007, which reduced the nominal value of this instrument from EUR 100,000,000.00 to EUR 25,950,000.0.

These convertible bonds represent structured financial instruments as defined in IAS 32.23, whose equity and liability components must be classified separately. The equity component of the 2007 convertible bond was valued at TEUR 45,075.9, while the equity component of the 2001 convertible bond was valued at TEUR 4,158.7 after taxes; both amounts are included in the share premium account.

The fair value of the convertible bonds as of 30 April 2007 was TEUR 824,893.5 (20005/06: TEUR 139,000.0).

The key conditions of financial liabilities are as follows:

Country	Segment	Bank	Company	Currency	Nominal value or original credit in 1,000	Remaining liability as of 30 April 2007 in 1,000*	Interest rate fixed/variable	Weighted average interest rate by country
A	IA	Bank Austria Creditanstalt AG	“Wienerberg City” Errichtungsges. m.b.H.	EUR	42,668.0	41,234.6	variable	4.39%
A	IA	EURO HYPO	“Wienerberg City” Errichtungsges. m.b.H.	EUR	36,336.4	36,725.4	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	AEDIFICIO Liegenschaftsvermietungs- und Beteiligungsgesellschaft m.b.H.	EUR	843.2	630.8	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	AEDIFICIO Liegenschaftsvermietungs- und Beteiligungsgesellschaft m.b.H.	EUR	996.2	745.2	variable	4.39%
A	IA	Raiffeisen Zentralbank Österreich AG	AEDIFICIO Liegenschaftsvermietungs- und Beteiligungsgesellschaft m.b.H.	EUR	7,260.0	7,260.0	variable	4.39%
A	IA	Sparkasse Niederösterreich	AEDIFICIO Liegenschaftsvermietungs- und Beteiligungsgesellschaft m.b.H.	EUR	5,944.1	5,489.1	variable	4.39%
A	IA	Vorarlberger Landes- und Hypothekenbank AG	AEDIFICIO Liegenschaftsvermietungs- und Beteiligungsgesellschaft m.b.H.	EUR	12,390.7	11,773.0	variable	4.39%
A	IA	Vorarlberger Landes- und Hypothekenbank AG	AEDIFICIO Liegenschaftsvermietungs- und Beteiligungsgesellschaft m.b.H.	EUR	3,197.6	3,045.0	variable	4.39%
A	IA	Vorarlberger Landes- und Hypothekenbank AG	AEDIFICIO Liegenschaftsvermietungs- und Beteiligungsgesellschaft m.b.H.	EUR	2,380.0	2,234.7	variable	4.39%
A	IA	Vorarlberger Landes- und Hypothekenbank AG	AEDIFICIO Liegenschaftsvermietungs- und Beteiligungsgesellschaft m.b.H.	EUR	1,526.1	1,453.5	variable	4.39%

Country	Segment	Bank	Company	Currency	Nominal value or original credit in 1,000	Remaining liability as of 30 April 2007 in 1,000*)	Interest rate fixed/variable	Weighted average interest rate by country
A	IA	IMMO-Bank AG	AEDIFICIO Liegenschaftsvermietungs- und Beteiligungsgesellschaft m.b.H. & Co Gumpendorferstraße 81 KEG	EUR	2,688.9	2,077.8	variable	4.39%
A	IA	IMMO-Bank AG	AEDIFICIO Liegenschaftsvermietungs- und Beteiligungsgesellschaft m.b.H. & Co Kaiserstraße 57-59 KEG	EUR	3,052.3	2,244.3	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	AEDIFICIO Liegenschaftsvermietungs- und Beteiligungsgesellschaft m.b.H. & Co Fiscof 3 KEG	EUR	8,813.4	4,316.5	variable	4.39%
A	IA	Raiffeisen Zentralbank Österreich AG	RentCon Handels- und Leasing GmbH	EUR	2,370.0	0.0	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	ARO Immobilien GmbH	EUR	10,208.8	9,096.9	variable	4.39%
A	IA	Raiffeisen Zentralbank Österreich AG	Bauteile A+B Errichtungsges.m.b.H.	EUR	6,831.2	4,426.6	variable	4.39%
A	IA	Raiffeisen Zentralbank Österreich AG	Bauteile A+B Errichtungsges.m.b.H.	EUR	85,753.9	54,193.4	variable	4.39%
A	IA	Raiffeisen Zentralbank Österreich AG	Bauteile C+D Errichtungsges.m.b.H.	EUR	51,961.1	36,234.9	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	City Parkgaragen BetriebsGmbH	EUR	407.0	190.2	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	City Parkgaragen BetriebsGmbH	EUR	200.0	161.0	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	City Parkgaragen BetriebsGmbH	EUR	1,150.0	927.0	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	City Parkgaragen BetriebsGmbH	EUR	4,215.0	2,568.2	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	City Parkgaragen BetriebsGmbH	EUR	4,200.0	4,123.5	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	City Parkgaragen BetriebsGmbH	EUR	4,215.0	518.6	variable	4.39%
A	IA	Investkredit Bank AG	EFSP Immobilienentwicklung GmbH	EUR	1,600.0	1,000.2	variable	4.39%
A	IA	Raiffeisen Zentralbank Österreich AG	AEDIFICIO Liegenschaftsvermietungs- und Beteiligungsgesellschaft m.b.H.	EUR	14,520.0	0.0	variable	4.39%
A	IA	Investkredit Bank AG	EFSP Immobilienentwicklung GmbH	EUR	6,000.0	5,901.0	variable	4.39%
A	IA	Oberbank AG	ESG Beteiligungs GmbH	EUR	40,682.0	39,637.6	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	F&I Liegenschaftsvermietungs GmbH	EUR	6,249.9	5,068.9	variable	4.39%
A	IA	Erste Bank der oesterreichischen Sparkassen AG	Specialty shopping centre Rosental Betriebs GmbH	EUR	7,000.0	6,450.0	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	FUTUR-IMMOBILIEN GmbH	EUR	4,002.3	3,402.0	variable	4.39%
A	IA	Vorarlberger Landes- und Hypothekenbank AG	Geiselbergstraße 30-32 Immobilienbewirtschaftungs GmbH	EUR	9,589.2	8,426.4	variable	4.39%
A	IA	Allgemeine Sparkasse Oberösterreich Bank AG	HM 7 Liegenschaftsvermietungs-gesellschaft m.b.H.	EUR	7,200.0	7,200.0	variable	4.39%

Notes

Country	Segment	Bank	Company	Currency	Nominal value or original credit in 1,000	Remaining liability as of 30 April 2007 in 1,000*)	Interest rate fixed/ variable	Weighted average interest rate by country
A	IA	Allgemeine Sparkasse Oberösterreich Bank AG	HM 7 Liegenschaftsvermietungs- gesellschaft m.b.H.	EUR	2,376.9	2,376.9	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	HM 7 Liegenschaftsvermietungs- gesellschaft m.b.H.	EUR	594.1	449.8	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	HM 7 Liegenschaftsvermietungs- gesellschaft m.b.H.	EUR	102.7	86.4	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	HM 7 Liegenschaftsvermietungs- gesellschaft m.b.H.	EUR	553.7	488.9	variable	4.39%
A	IA	Oberbank AG	IMF Immobilienholding Gesellschaft mbH	EUR	53,278.0	51,910.3	variable	4.39%
A	IA	Raiffeisenlandesbank Oberösterreich AG	IMF Immobilienholding Gesellschaft mbH	EUR	289,360.0	282,624.7	variable	4.39%
A	IA	Erste Bank der oesterreichischen Sparkassen AG	IMMOFINANZ ALPHA Immobilien Vermietungsgesellschaft m.b.H.	EUR	4,348.7	4,213.7	variable	4.39%
A	IA	Raiffeisen Zentralbank Österreich AG	IMMOFINANZ ALPHA Immobilien Vermietungsgesellschaft m.b.H.	EUR	10,581.2	10,290.5	variable	4.39%
A	IA	Raiffeisen Zentralbank Österreich AG	IMMOFINANZ ALPHA Immobilien Vermietungsgesellschaft m.b.H.	EUR	4,653.3	4,295.4	variable	4.39%
A	IA	Vorarlberger Landes- und Hypothekenbank AG	IMMOFINANZ ALPHA Immobilien Vermietungsgesellschaft m.b.H.	EUR	3,284.8	3,066.8	variable	4.39%
A	IA	ABN Amro Trustees Limited	IMMOFINANZ Enodia Realitäten Vermietungs GmbH & Co OEG	EUR	250,000.0	245,870.0	variable	4.39%
A	IA	EURO HYPO	IMMOFINANZ Immobilien Vermietungs-Gesellschaft m.b.H.	EUR	2,906.9	2,173.3	variable	4.39%
A	IA	Raiffeisen Zentralbank Österreich AG	IMMOFINANZ Immobilien Vermietungs-Gesellschaft m.b.H.	EUR	21,801.9	18,480.0	variable	4.39%
A	IA	Raiffeisen Zentralbank Österreich AG	IMMOFINANZ Immobilien Vermietungs-Gesellschaft m.b.H.	EUR	11,991.0	10,327.5	variable	4.39%
A	IA	Raiffeisen Zentralbank Österreich AG	IMMOFINANZ Immobilien Vermietungs-Gesellschaft m.b.H.	EUR	7,260.0	7,260.0	variable	4.39%
A	IA	Vorarlberger Landes- und Hypothekenbank AG	IMMOFINANZ Immobilien Vermietungs-Gesellschaft m.b.H.	EUR	1,649.7	1,311.7	variable	4.39%
A	IA	Vorarlberger Landes- und Hypothekenbank AG	IMMOFINANZ Ismene Immobilien Vermietungsgesellschaft m.b.H.	EUR	27,252.3	23,255.3	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	Immofinanz TCT Liegenschaftsverwertungs GmbH	EUR	3,383.1	3,173.6	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	Immofinanz TCT Liegenschaftsverwertungs GmbH	EUR	3,861.9	3,700.0	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	Immofinanz TCT Liegenschaftsverwertungs GmbH	EUR	457.5	434.7	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	Immofinanz TCT Liegenschaftsverwertungs GmbH	EUR	702.0	578.6	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	Immofinanz TCT Liegenschaftsverwertungs GmbH	EUR	1,253.5	1,215.0	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	Immofinanz TCT Liegenschaftsverwertungs GmbH	EUR	2,592.6	2,459.6	variable	4.39%

Country	Segment	Bank	Company	Currency	Nominal value or original credit in 1,000	Remaining liability as of 30 April 2007 in 1,000*)	Interest rate fixed/variable	Weighted average interest rate by country
A	IA	Bank Austria Creditanstalt AG	Immofinanz TCT Liegenschaftsverwertungs GmbH	EUR	2,825.6	2,725.0	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	Immofinanz TCT Liegenschaftsverwertungs GmbH	CHF	1,701.6	1,418.0	variable	4.39%
A	IA	Hypo Alpe Adria	Immofinanz TCT Liegenschaftsverwertungs GmbH	EUR	857.1	769.1	variable	4.39%
A	IA	Hypo Alpe Adria	Immofinanz TCT Liegenschaftsverwertungs GmbH	EUR	218.0	204.6	variable	4.39%
A	IA	Hypo Alpe Adria	Immofinanz TCT Liegenschaftsverwertungs GmbH	EUR	27.4	1.3	variable	4.39%
A	IA	Hypo Alpe Adria	Immofinanz TCT Liegenschaftsverwertungs GmbH	EUR	525.0	525.0	variable	4.39%
A	IA	Hypo Alpe Adria	Immofinanz TCT Liegenschaftsverwertungs GmbH	EUR	5,087.1	4,787.6	variable	4.39%
A	IA	Hypo Alpe Adria	Immofinanz TCT Liegenschaftsverwertungs GmbH	EUR	400.0	376.6	variable	4.39%
A	IA	Hypo Alpe Adria	Immofinanz TCT Liegenschaftsverwertungs GmbH	EUR	4,000.0	3,883.7	variable	4.39%
A	IA	Erste Bank der oesterreichischen Sparkassen AG	MARINA Handelsgesellschaft m.b.H.	EUR	2,107.5	1,379.1	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	RentCon Handels- und Leasing GmbH	EUR	3,500.0	3,044.6	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	RentCon Handels- und Leasing GmbH	EUR	11,500.0	10,003.5	variable	4.39%
A	IA	Vorarlberger Landes- und Hypothekenbank AG	RentCon Handels- und Leasing GmbH	EUR	11,758.5	8,270.2	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	REVIVA Am Spitz Liegenschafts AG	EUR	1,453.0	1,276.5	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	REVIVA Am Spitz Liegenschafts AG	EUR	726.7	689.4	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	REVIVA Am Spitz Liegenschafts AG	EUR	1,086.3	1,086.3	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	REVIVA Am Spitz Liegenschafts AG	EUR	7,713.3	7,313.3	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	REVIVA Am Spitz Liegenschafts AG	EUR	821.4	724.8	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	REVIVA Am Spitz Liegenschafts AG	EUR	4,281.5	3,901.7	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	REVIVA Am Spitz Liegenschafts AG	EUR	1,071.3	1,009.9	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	REVIVA Am Spitz Liegenschafts AG	EUR	1,814.1	1,764.1	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	REVIVA Am Spitz Liegenschafts AG	EUR	857.5	813.5	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	REVIVA Immobilien AG	EUR	116.3	15.9	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	REVIVA Immobilien AG	EUR	167.1	26.1	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	REVIVA Immobilien AG	EUR	50.9	6.9	variable	4.39%

Country	Segment	Bank	Company	Currency	Nominal value or original credit in 1,000	Remaining liability as of 30 April 2007 in 1,000*)	Interest rate fixed/ variable	Weighted average interest rate by country
A	IA	Bank Austria Creditanstalt AG	REVIVA Immobilien AG	EUR	85.0	63.6	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	REVIVA Immobilien AG	EUR	305.8	297.3	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	REVIVA Immobilien AG	EUR	1,043.8	880.4	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	REVIVA Immobilien AG	EUR	252.9	189.1	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	REVIVA Immobilien AG	EUR	324.7	312.8	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	REVIVA Immobilien AG	EUR	351.4	344.9	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	REVIVA Immobilien AG	EUR	108.1	106.1	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	REVIVA Immobilien AG	EUR	253.6	196.8	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	REVIVA Immobilien AG	EUR	617.7	509.3	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	REVIVA Immobilien AG	EUR	2,180.6	1,915.8	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	REVIVA Immobilien AG	EUR	741.3	553.5	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	REVIVA Immobilien AG	EUR	1,308.1	1,117.0	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	REVIVA Immobilien AG	EUR	183.1	42.8	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	REVIVA Immobilien AG	EUR	274.7	64.3	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	REVIVA Immobilien AG	EUR	713.9	695.8	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	REVIVA Immobilien AG	EUR	510.1	497.2	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	REVIVA Immobilien AG	EUR	370.6	217.7	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	REVIVA Immobilien AG	EUR	29.1	17.1	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	REVIVA Immobilien AG	EUR	135.2	72.4	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	REVIVA Immobilien AG	EUR	393.5	210.9	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	REVIVA Immobilien AG	EUR	964.4	922.2	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	REVIVA Immobilien AG	EUR	330.4	277.1	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	REVIVA Immobilien AG	EUR	872.1	792.9	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	REVIVA Immobilien AG	EUR	217.3	117.5	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	REVIVA Immobilien AG	EUR	24.0	13.0	variable	4.39%

Country	Segment	Bank	Company	Currency	Nominal value or original credit in 1,000	Remaining liability as of 30 April 2007 in 1,000*)	Interest rate fixed/ variable	Weighted average interest rate by country
A	IA	Bank Austria Creditanstalt AG	REVIVA Immobilien AG	EUR	218.0	70.9	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	REVIVA Immobilien AG	EUR	72.7	27.0	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	REVIVA Immobilien AG	EUR	59.6	49.6	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	REVIVA Immobilien AG	EUR	298.0	283.1	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	REVIVA Immobilien AG	EUR	592.2	575.7	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	REVIVA Immobilien AG	EUR	799.4	686.0	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	REVIVA Immobilien AG	EUR	497.1	426.5	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	REVIVA Immobilien AG	EUR	157.0	134.7	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	REVIVA Immobilien AG	EUR	146.8	126.0	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	REVIVA Immobilien AG	EUR	361.9	310.6	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	REVIVA Immobilien AG	EUR	392.6	377.4	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	REVIVA Immobilien AG	EUR	14.5	12.0	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	REVIVA Immobilien AG	EUR	2,114.8	2,014.8	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	REVIVA Immobilien AG	EUR	574.1	547.0	variable	4.39%
A	IA	Erste Bank der oesterreichischen Sparkassen AG	REVIVA Immobilien AG	EUR	106.1	98.5	variable	4.39%
A	IA	Erste Bank der oesterreichischen Sparkassen AG	REVIVA Immobilien AG	EUR	251.6	236.8	variable	4.39%
A	IA	Erste Bank der oesterreichischen Sparkassen AG	REVIVA Immobilien AG	EUR	159.1	147.8	variable	4.39%
A	IA	Erste Bank der oesterreichischen Sparkassen AG	REVIVA Immobilien AG	EUR	61.4	52.5	variable	4.39%
A	IA	Hypo Tirol	RHOMBUS Errichtungs- und VerwertungsGmbH & Co KG	EUR	4,100.0	3,645.7	variable	4.39%
A	IA	Erste Bank der oesterreichischen Sparkassen AG	SelfStorage – Dein Lager LagervermietungsGesmbH	EUR	174.4	91.0	variable	4.39%
A	IA	Erste Bank der oesterreichischen Sparkassen AG	SelfStorage – Dein Lager LagervermietungsGesmbH	EUR	465.6	465.6	variable	4.39%
A	IA	Erste Bank der oesterreichischen Sparkassen AG	SelfStorage – Dein Lager LagervermietungsGesmbH	EUR	690.0	655.6	variable	4.39%

Country	Segment	Bank	Company	Currency	Nominal value or original credit in 1,000	Remaining liability as of 30 April 2007 in 1,000*)	Interest rate fixed/ variable	Weighted average interest rate by country
A	IA	Erste Bank der oesterreichischen Sparkassen AG	SelfStorage – Dein Lager LagervermietungsgesmbH	EUR	360.0	360.0	variable	4.39%
A	IA	Erste Bank der oesterreichischen Sparkassen AG	SelfStorage – Dein Lager LagervermietungsgesmbH	EUR	174.4	174.4	variable	4.39%
A	IA	Erste Bank der oesterreichischen Sparkassen AG	SelfStorage – Dein Lager LagervermietungsgesmbH	EUR	174.4	104.8	variable	4.39%
A	IA	Erste Bank der oesterreichischen Sparkassen AG	SelfStorage – Dein Lager LagervermietungsgesmbH	EUR	239.8	239.8	variable	4.39%
A	IA	Erste Bank der oesterreichischen Sparkassen AG	SelfStorage – Dein Lager LagervermietungsgesmbH	EUR	412.5	157.5	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	SELICASTELLO BETA Liegenchaftsbesitz GmbH	EUR	5,476.7	4,205.0	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	SELICASTELLO GAMMA Liegenchaftsbesitz GmbH	EUR	20,223.3	16,015.9	variable	4.39%
A	IA	Investkredit Bank AG	SL Immobilienprojekt GmbH	EUR	1,187.8	1,162.8	variable	4.39%
A	IA	Investkredit Bank AG	SL Immobilienprojekt GmbH	EUR	1,063.6	854.7	variable	4.39%
A	IA	Investkredit Bank AG	SL Immobilienprojekt GmbH	EUR	460.8	327.0	variable	4.39%
A	IA	Investkredit Bank AG	SL Immobilienprojekt GmbH	EUR	2,540.2	2,131.4	variable	4.39%
A	IA	Investkredit Bank AG	SL Immobilienprojekt GmbH	EUR	1,153.2	910.1	variable	4.39%
A	IA	Erste Bank der oesterreichischen Sparkassen AG	SPE Liegenchaftsvermietung Gesellschaft m.b.H.	EUR	4,723.7	4,213.7	variable	4.39%
A	IA	Raiffeisen Landesbank Steiermark	SPE Liegenchaftsvermietung Gesellschaft m.b.H.	EUR	2,483.2	2,006.9	variable	4.39%
A	IA	Raiffeisen Landesbank Steiermark	SPE Liegenchaftsvermietung Gesellschaft m.b.H.	EUR	490.1	417.6	variable	4.39%
A	IA	Vorarlberger Landes- und Hypothekenbank AG	SPE Liegenchaftsvermietung Gesellschaft m.b.H.	EUR	1,482.5	1,032.0	variable	4.39%
A	IA	Vorarlberger Landes- und Hypothekenbank AG	SPE Liegenchaftsvermietung Gesellschaft m.b.H.	EUR	3,030.5	2,122.0	variable	4.39%
A	IA	Investkredit Bank AG	STAR Immobilien Treuhand- Versicherungsmakler GmbH	CHF	100.0	40.9	variable	4.39%
A	IA	Investkredit Bank AG	STAR Immobilien Treuhand- Versicherungsmakler GmbH	CHF	2,900.0	1,750.9	variable	4.39%
A	IA	Investkredit Bank AG	STAR Immobilien Treuhand- Versicherungsmakler GmbH	EUR	3,561.0	2,283.2	variable	4.39%
A	IA	Bank Austria Creditanstalt AG	WIPARK Garagen AG	EUR	79,940.1	60,136.8	variable	4.39%
A	IA	Miscellaneous Banks (4 loans)	“Heller Fabrik” Liegenchaftsverwertungs GmbH	EUR	10,262.5	10,262.5	variable	4.47%
A	IA	Miscellaneous Banks (124 loans)	BUWOG Bauen und Wohnen Gesellschaft mbH	EUR	132,533.3	63,864.1	fixed	5.31%

Country	Segment	Bank	Company	Currency	Nominal value or original credit in 1,000	Remaining liability as of 30 April 2007 in 1,000*)	Interest rate fixed/variable	Weighted average interest rate by country
A	IA	Miscellaneous Banks (609 loans)	BUWOG Bauen und Wohnen Gesellschaft mbH	EUR	200,271.0	131,294.5	variable	4.04%
A	IA	Miscellaneous Banks (274 loans)	ESG Wohnungsgesellschaft mbH Villach	EUR	39,782.8	27,489.3	fixed	1.85%
A	IA	Miscellaneous Banks (548 loans)	ESG Wohnungsgesellschaft mbH Villach	EUR	109,757.7	66,244.2	variable	4.29%
A	IW	Lehman / Hatfield Philips	IMMOWEST PROMTUS Holding GmbH	EUR	64,400.0	60,973.9	variable	4.39%
A		Raiffeisen Bausparkasse Gesellschaft mbH	IMMOFINANZ AKTIENGESELLSCHAFT	EUR	55,000.0	54,750.1	variable	4.39%
CH	IA	Erste Bank der oesterreichischen Sparkassen AG	Helveco Beteiligungs AG	CHF	682.2	682.2	variable	3.44%
CH	IA	Erste Bank der oesterreichischen Sparkassen AG	Helveco Beteiligungs AG	CHF	948.0	948.0	variable	3.44%
CH	IA	Erste Bank der oesterreichischen Sparkassen AG	Helveco Beteiligungs AG	CHF	13.4	13.4	variable	3.44%
CH	IW	Raiffeisen Zentralbank Österreich AG	St. Moritz Bäder AG	CHF	23,253.8	23,253.8	variable	3.44%
CH	IW	Raiffeisen Zentralbank Österreich AG	St. Moritz Bäder AG	CHF	6,600.0	5,150.0	variable	3.44%
CH	IW	Raiffeisen Zentralbank Österreich AG	St. Moritz Bäder AG	CHF	9,800.0	7,640.0	variable	3.44%
CH	IW	Raiffeisen Zentralbank Österreich AG	St. Moritz Bäder AG	CHF	38,530.0	30,030.0	variable	3.44%
CH	IW	Raiffeisen Zentralbank Österreich AG	St. Moritz Bäder AG	CHF	2,475.0	1,797.8	variable	3.44%
CH	IW	Westdeutsche Immobilien Bank	IMMOFINANZ IMMOBILIEN ANLAGEN Schweiz AG	CHF	19,500.0	19,000.0	variable	3.44%
CZ	IE	Oberbank AG	ABLO Property s.r.o.	EUR	24,000.0	22,800.0	variable	5.17%
CZ	IE	Aareal Bank AG	Airport Property Development a.s.	EUR	12,100.0	10,870.2	variable	5.17%
CZ	IE	Aareal Bank AG	Airport Property Development a.s.	EUR	760.0	636.3	variable	5.17%
CZ	IE	Aareal Bank AG	Airport Property Development a.s.	EUR	460.0	211.8	variable	5.17%
CZ	IE	Erste Bank der oesterreichischen Sparkassen AG	Akvamarin Beta s.r.o.	EUR	13,680.0	12,741.4	variable	5.17%
CZ	IE	Erste Bank der oesterreichischen Sparkassen AG	Aragonit s.r.o.	EUR	6,000.0	5,258.7	variable	5.17%
CZ	IE	HVB Bank Czech Republic a.s.	ATLAS 2001 CR s.r.o.	EUR	10,006.0	9,046.7	variable	5.17%
CZ	IE	HVB Bank Czech Republic a.s.	ATLAS 2001 CR s.r.o.	EUR	6,908.9	6,246.5	variable	5.17%
CZ	IE	HVB Bank Czech Republic a.s.	ATLAS 2001 CR s.r.o.	EUR	2,335.1	2,111.2	variable	5.17%
CZ	IE	HVB Bank Czech Republic a.s.	Atom Centrum a.s.	EUR	15,120.0	14,281.6	variable	5.17%
CZ	IE	HVB Bank Czech Republic a.s.	BB C – Building A, k.s.	EUR	2,482.4	2,482.4	variable	5.17%

Notes

Country	Segment	Bank	Company	Currency	Nominal value or original credit in 1,000	Remaining liability as of 30 April 2007 in 1,000*)	Interest rate fixed/ variable	Weighted average interest rate by country
CZ	IE	HVB Bank Czech Republic a.s.	BB C – Building A, k.s.	EUR	1,412.7	1,282.1	variable	5.17%
CZ	IE	HVB Bank Czech Republic a.s.	BB C – Building A, k.s.	EUR	25,625.0	25,625.0	variable	5.17%
CZ	IE	HVB Bank Czech Republic a.s.	BB C – Building B, k.s.	EUR	2,593.2	2,593.2	variable	5.17%
CZ	IE	HVB Bank Czech Republic a.s.	BB C – Building B, k.s.	EUR	17,664.6	17,664.6	variable	5.17%
CZ	IE	HVB Bank Czech Republic a.s.	BB C – Building C, k.s.	EUR	2,096.4	2,096.4	variable	5.17%
CZ	IE	HVB Bank Czech Republic a.s.	BB C – Building C, k.s.	EUR	13,792.0	13,792.0	variable	5.17%
CZ	IE	Investkredit Bank AG	Brno Estates a.s.	EUR	15,900.0	15,900.0	variable	5.17%
CZ	IE	HVB Bank Czech Republic a.s.	Centre Investments s.r.o.	EUR	200.0	182.7	fixed	5.17%
CZ	IE	HVB Bank Czech Republic a.s.	Centre Investments s.r.o.	EUR	600.0	482.8	fixed	5.17%
CZ	IE	HVB Bank Czech Republic a.s.	Centre Investments s.r.o.	EUR	1,998.0	1,537.0	fixed	5.17%
CZ	IE	HVB Bank Czech Republic a.s.	Centre Investments s.r.o.	EUR	1,871.0	1,411.3	fixed	5.17%
CZ	IE	HVB Bank Czech Republic a.s.	Centrum Olympia Olomouc a.s.	EUR	19,408.3	16,358.1	variable	5.17%
CZ	IE	Raiffeisen Zentralbank Österreich AG	Delta Park a.s.	EUR	15,500.0	13,750.0	variable	5.17%
CZ	IE	Bank Austria Creditanstalt AG	Diamant Real s.r.o.	EUR	7,631.7	7,631.7	variable	5.17%
CZ	IE	Bank Austria Creditanstalt AG	Diamant Real s.r.o.	EUR	1,530.0	1,530.0	variable	5.17%
CZ	IE	Bank Austria Creditanstalt AG	Diamant Real s.r.o.	EUR	2,805.3	2,805.3	variable	5.17%
CZ	IE	Bank Austria Creditanstalt AG	Diamant Real s.r.o.	EUR	538.5	538.5	variable	5.17%
CZ	IE	Bank Austria Creditanstalt AG	Diamant Real s.r.o.	EUR	5,446.8	5,446.8	variable	5.17%
CZ	IE	Bank Austria Creditanstalt AG	E.N.G. Property a.s.	EUR	2,249.6	2,109.7	variable	5.17%
CZ	IE	Bank Austria Creditanstalt AG	E.N.G. Property a.s.	EUR	2,212.2	255.0	fixed	5.17%
CZ	IE	Bank Austria Creditanstalt AG	J.H. Prague a.s.	EUR	5,061.4	604.0	fixed	5.17%
CZ	IE	Bank Austria Creditanstalt AG	J.H. Prague a.s.	EUR	5,219.1	4,894.2	variable	5.17%
CZ	IE	Bank Austria Creditanstalt AG	JUNGMANNOVA ESTATES a.s.	EUR	5,665.8	673.0	fixed	5.17%
CZ	IE	Bank Austria Creditanstalt AG	JUNGMANNOVA ESTATES a.s.	EUR	5,849.0	5,562.0	variable	5.17%
CZ	IE	Investkredit Bank AG	MY BOX Uherske Hradiste s.r.o.	CZK	3,105.1	3,105.1	variable	5.17%
CZ	IE	Investkredit Bank AG	MY BOX Uherske Hradiste s.r.o.	CZK	13,956.7	6.4	variable	5.17%
CZ	IE	Investkredit Bank AG	MY BOX Uherske Hradiste s.r.o.	EUR	1,904.4	7.4	variable	5.17%

Country	Segment	Bank	Company	Currency	Nominal value or original credit in 1,000	Remaining liability as of 30 April 2007 in 1,000*)	Interest rate fixed/variable	Weighted average interest rate by country
CZ	IE	Investkredit Bank AG	MY BOX Hranice s.r.o.	EUR	2,092.0	8.8	variable	5.17%
CZ	IE	Oberbank AG	NF 23 spol.s.r.o.	EUR	1,205.8	1,027.9	variable	5.17%
CZ	IE	Bank Austria Creditanstalt AG	NP Investment a.s.	EUR	13,911.5	13,181.2	variable	5.17%
CZ	IE	Bank Austria Creditanstalt AG	NP Investment a.s.	EUR	13,420.1	1,591.5	fixed	5.17%
CZ	IE	Investkredit Bank AG	ODP Office Development Praha spol.s.r.o.	CHF	3,000.6	2,472.0	variable	5.17%
CZ	IE	Investkredit Bank AG	ODP Office Development Praha spol.s.r.o.	EUR	2,071.7	1,673.4	variable	5.17%
CZ	IE	Bank Austria Creditanstalt AG	PAN Development a.s.	EUR	3,161.9	369.9	fixed	5.17%
CZ	IE	Bank Austria Creditanstalt AG	PAN Development a.s.	EUR	3,239.4	3,039.4	variable	5.17%
CZ	IE	Bank Austria Creditanstalt AG	PERL INVEST a.s.	EUR	2,699.5	2,532.1	variable	5.17%
CZ	IE	Bank Austria Creditanstalt AG	PERL INVEST a.s.	EUR	2,643.9	306.0	fixed	5.17%
CZ	IE	HVB Bank Czech Republic a.s.	Prague Office Park I s.r.o.	CHF	2,400.0	1,521.9	fixed	5.17%
CZ	IE	HVB Bank Czech Republic a.s.	Prague Office Park I s.r.o.	CHF	5,580.0	4,284.1	fixed	5.17%
CZ	IE	HVB Bank Czech Republic a.s.	Prague Office Park I s.r.o.	CHF	1,995.0	1,856.6	fixed	5.17%
CZ	IE	Bank Austria Creditanstalt AG	Prokopova Development a.s.	EUR	431.9	405.9	variable	5.17%
CZ	IE	Bank Austria Creditanstalt AG	Prokopova Development a.s.	EUR	468.1	49.0	fixed	5.17%
CZ	IE	Bank Austria Creditanstalt AG	RHP Development spol.s.r.o.	EUR	11,750.0	11,749.7	variable	5.17%
CZ	IE	HVB Bank Czech Republic a.s.	SB Praha 4 spol.s.r.o.	EUR	1,489.9	1,422.3	variable	5.17%
CZ	IE	HVB Bank Czech Republic a.s.	SB Praha 4 spol.s.r.o.	EUR	1,733.3	976.8	variable	5.17%
CZ	IE	HVB Bank Czech Republic a.s.	SB Praha 4 spol.s.r.o.	EUR	7,792.1	2,915.2	variable	5.17%
CZ	IE	Investkredit Bank AG	SBF Development Praha spol.s.r.o.	EUR	4,500.0	4,290.5	variable	5.17%
CZ	IE	Investkredit Bank AG	SBF Development Praha spol.s.r.o.	EUR	17,300.0	16,958.7	variable	5.17%
CZ	IE	Oberbank AG	VALDEK Praha spol.s.r.o.	CHF	3,000.0	2,106.8	variable	5.17%
CZ	IE	Oberbank AG	VALDEK Praha spol.s.r.o.	EUR	113.7	78.5	variable	5.17%
CZ	IE	Oberbank AG	VALDEK Praha spol.s.r.o.	EUR	2,383.3	2,158.2	variable	5.17%
CZ	IE	Oberbank AG	VALDEK Praha spol.s.r.o.	EUR	6,879.8	3,300.8	variable	5.17%
CZ	IE	Investkredit Bank AG	WEGE spol.s.r.o.	CHF	1,500.3	1,236.0	variable	5.17%
CZ	IE	Investkredit Bank AG	WEGE spol.s.r.o.	EUR	936.5	755.5	variable	5.17%
D	IA	BKS	SelfStorage-Dein Lagerraum GmbH	EUR	390.0	390.0	variable	4.71%
D	IA	BKS	SelfStorage-Dein Lagerraum GmbH	EUR	357.0	357.0	variable	4.71%
D	IA	BKS	SelfStorage-Dein Lagerraum GmbH	EUR	378.0	378.0	variable	4.71%
D	IA	Investkredit Bank AG	SelfStorage-Dein Lagerraum GmbH	EUR	810.0	810.0	variable	4.71%

Country	Segment	Bank	Company	Currency	Nominal value or original credit in 1,000	Remaining liability as of 30 April 2007 in 1,000*)	Interest rate fixed/ variable	Weighted average interest rate by country
D	IA	Investkredit Bank AG	SelfStorage-Dein Lagerraum GmbH	EUR	690.0	690.0	variable	4.71%
D	IA	Investkredit Bank AG	SelfStorage-Dein Lagerraum GmbH	EUR	540.0	540.0	variable	4.71%
D	IA	Investkredit Bank AG	SelfStorage-Dein Lagerraum GmbH	EUR	570.0	570.0	variable	4.71%
D	IW	Bankhaus Lampe	Deutsche Lagerhaus Bremen I GmbH & Co KG	EUR	9,000.0	8,808.8	variable	4.71%
D	IW	IKB Deutsche Industriekreditbank AG	Deutsche Lagerhaus Neuss GmbH & Co KG	EUR	193.2	193.2	variable	4.71%
D	IW	IKB Deutsche Industriekreditbank AG	Deutsche Lagerhaus Neuss GmbH & Co KG	EUR	1,000.0	1,000.0	variable	4.71%
D	IW	IKB Deutsche Industriekreditbank AG	Deutsche Lagerhaus Neuss GmbH & Co KG	EUR	2,787.8	2,787.8	variable	4.71%
D	IW	IKB Deutsche Industriekreditbank AG	Deutsche Lagerhaus Neuss GmbH & Co KG	EUR	3,719.0	3,719.0	variable	4.71%
D	IW	Landesbank Hessen Thüringen	Frankonia Eurobau Andreasquartier GmbH	EUR	25,865.0	23,825.0	variable	4.71%
D	IW	Landesbank Hessen Thüringen	Frankonia Eurobau Andreasquartier GmbH	EUR	0.0	87.5	variable	4.71%
D	IW	Allgemeine Hypothekenbank Rheinboden AG	IMF Deutschland GmbH	EUR	6,400.0	6,166.1	variable	4.71%
D	IW	Allgemeine Hypothekenbank Rheinboden AG	IMF Deutschland GmbH	EUR	11,000.0	10,116.0	variable	4.71%
D	IW	Allgemeine Hypothekenbank Rheinboden AG	IMF Deutschland GmbH	EUR	6,500.0	5,962.1	variable	4.71%
D	IW	Allgemeine Hypothekenbank Rheinboden AG	IMF Deutschland GmbH	EUR	7,000.0	6,745.1	variable	4.71%
D	IW	Deutsche Postbank AG	IMF Deutschland GmbH	EUR	10,624.0	9,537.4	variable	4.71%
D	IW	Deutsche Postbank AG	IMF Deutschland GmbH	EUR	12,876.0	11,558.9	variable	4.71%
D	IW	Münchner Hypothekenbank eG	IMF Deutschland GmbH	EUR	5,980.0	5,980.0	variable	4.71%
D	IW	Münchner Hypothekenbank eG	IMF Deutschland GmbH	EUR	18,120.0	18,120.0	variable	4.71%
D	IW	Münchner Hypothekenbank eG	IMF Deutschland GmbH	EUR	12,700.0	11,994.9	variable	4.71%
D	IW	Münchner Hypothekenbank eG	IMF Deutschland GmbH	EUR	6,500.0	6,335.1	variable	4.71%
D	IW	Bayerische LB	Rheinische Lagerhaus GmbH	EUR	5,500.0	5,310.0	variable	4.71%
D	IW	Bayerische LB	Rheinische Lagerhaus GmbH	EUR	975.8	938.6	variable	4.71%
D	IW	EURO HYPO	Rheinische Lagerhaus GmbH	EUR	5,202.5	4,302.0	variable	4.71%
D	IW	EURO HYPO	Rheinische Lagerhaus GmbH	EUR	6,602.3	5,704.0	variable	4.71%
D	IW	Hypovereinsbank	Rheinische Lagerhaus GmbH	CHF	4,300.0	3,461.5	variable	4.71%
D	IW	Hypovereinsbank	Rheinische Lagerhaus GmbH	CHF	6,300.0	5,071.5	variable	4.71%

Country	Segment	Bank	Company	Currency	Nominal value or original credit in 1,000	Remaining liability as of 30 April 2007 in 1,000*)	Interest rate fixed/variable	Weighted average interest rate by country
D	IW	Hypovereinsbank	Rheinische Lagerhaus GmbH	CHF	9,340.0	7,518.7	variable	4.71%
D	IW	IKB Deutsche Industrielandkreditbank AG	Rheinische Lagerhaus GmbH	EUR	10,650.0	9,691.5	variable	4.71%
D	IW	Norddeutsche Landesbank	Rheinische Lagerhaus GmbH	EUR	1,682.1	1,296.5	variable	4.71%
D	IW	Norddeutsche Landesbank	Rheinische Lagerhaus GmbH	EUR	3,293.3	2,994.3	variable	4.71%
D	IW	Norddeutsche Landesbank	Rheinische Lagerhaus GmbH	EUR	3,204.0	3,204.0	variable	4.71%
D	IW	Stadtsparkasse Oberhausen	Rheinische Lagerhaus GmbH	EUR	920.3	820.0	variable	4.71%
D	IW	Stadtsparkasse Oberhausen	Rheinische Lagerhaus GmbH	EUR	3,458.9	2,437.9	variable	4.71%
D	IW	Westdeutsche Immobilien Bank	Rheinische Lagerhaus GmbH	EUR	244.8	227.6	variable	4.71%
D	IW	Westdeutsche Immobilien Bank	Rheinische Lagerhaus GmbH	EUR	254.2	237.8	variable	4.71%
D	IW	Westdeutsche Immobilien Bank	Rheinische Lagerhaus GmbH	EUR	451.6	358.2	variable	4.71%
D	IW	Westdeutsche Immobilien Bank	Rheinische Lagerhaus GmbH	EUR	468.8	371.8	variable	4.71%
D	IW	Sparkasse HN	Rheinische Lagerhaus Hannover GmbH u. Co KG	EUR	4,300.0	4,024.3	variable	4.71%
D	IW	SEB	Rheinische Lagerhaus Rheine GmbH	EUR	511.3	450.5	variable	4.71%
D	IW	SEB	Rheinische Lagerhaus Rheine GmbH	EUR	3,579.0	3,153.9	variable	4.71%
D	IW	SEB	Rheinische Lagerhaus Rheine GmbH	CHF	6,475.0	6,300.0	variable	4.71%
D	IW	SEB	Rheinische Lagerhaus Rheine GmbH	CHF	2,850.0	2,462.1	variable	4.71%
D	IW	EURO HYPO	Rheinische Lagerhaus Wuppertal GmbH u. Co KG	EUR	5,200.0	4,982.1	variable	4.71%
D	IW	EURO HYPO	Rheinische Park GmbH	EUR	363.0	319.0	variable	4.71%
D	IW	EURO HYPO	Rheinische Park GmbH	EUR	1,853.4	1,608.4	variable	4.71%
D	IW	Westdeutsche Immobilien Bank	Rheinische Park GmbH	EUR	703.0	614.4	variable	4.71%
D	IW	Westdeutsche Immobilien Bank	Rheinische Park GmbH	EUR	575.2	502.7	variable	4.71%
D	IW	Westdeutsche Immobilien Bank	Rheinische Park GmbH	EUR	2,294.0	2,234.4	variable	4.71%
D	IW	Allgemeine Hypothekbank Rheinboden AG	Tempelhofer Feld AG	EUR	20,400.5	18,477.1	variable	4.71%
D	IW	Berliner Sparkasse (LBB), Landesbank Berlin	Tempelhofer Feld AG	EUR	1,942.9	1,719.9	variable	4.71%
D	IW	Berliner Sparkasse (LBB), Landesbank Berlin	Tempelhofer Feld AG	EUR	2,914.4	2,579.8	variable	4.71%

Country	Segment	Bank	Company	Currency	Nominal value or original credit in 1,000	Remaining liability as of 30 April 2007 in 1,000*)	Interest rate fixed/ variable	Weighted average interest rate by country
D	IW	Frankfurter Sparkasse	Tempelhofer Feld AG	EUR	697.9	534.9	variable	4.71%
D	IW	Frankfurter Sparkasse	Tempelhofer Feld AG	EUR	807.6	303.9	variable	4.71%
D	IW	Investitionsbank Berlin	Tempelhofer Feld AG	EUR	8,896.5	7,216.0	variable	4.71%
D	IW	Investitionsbank Berlin	Tempelhofer Feld AG	EUR	266.4	266.4	variable	4.71%
D	IW	Investitionsbank Berlin	Tempelhofer Feld AG	EUR	10.5	10.5	variable	4.71%
D	IW	Investitionsbank Berlin	Tempelhofer Feld AG	EUR	870.9	701.1	variable	4.71%
D	IW	Investitionsbank Berlin	Tempelhofer Feld AG	EUR	2,556.5	1,887.6	variable	4.71%
D	IW	Investitionsbank Berlin	Tempelhofer Feld AG	EUR	296.1	51.2	variable	4.71%
D	IW	Investitionsbank Berlin	Tempelhofer Feld AG	EUR	356.5	351.4	variable	4.71%
D	IW	Investitionsbank Berlin	Tempelhofer Feld AG	EUR	24.9	24.9	variable	4.71%
D	IW	Investitionsbank Berlin	Tempelhofer Feld AG	EUR	1,079.3	838.4	variable	4.71%
H	IE	Bank Austria Creditanstalt AG	Arpad Center Kft.	EUR	6,500.0	5,348.0	variable	5.27%
H	IE	Erste Bank der oesterreichischen Sparkassen AG	C.E.P.D. Kft.	EUR	26,750.0	24,292.5	variable	5.27%
H	IE	Raiffeisenlandesbank Oberösterreich AG	Center Invest Kft.	EUR	8,900.0	7,874.9	variable	5.27%
H	IE	Raiffeisenlandesbank Oberösterreich AG	Center Invest Kft.	EUR	12,900.0	10,800.4	variable	5.27%
H	IE	Raiffeisenlandesbank Oberösterreich AG	Center Invest Kft.	EUR	7,281.8	6,072.4	variable	5.27%
H	IE	Raiffeisenlandesbank Oberösterreich AG	Center Invest Kft.	EUR	13,910.0	12,828.4	variable	5.27%
H	IE	Raiffeisenlandesbank Oberösterreich AG	Center Invest Kft.	EUR	13,650.6	12,698.1	variable	5.27%
H	IE	Raiffeisenlandesbank Oberösterreich AG	Center Invest Kft.	EUR	6,400.0	5,965.8	variable	5.27%
H	IE	Erste Bank der oesterreichischen Sparkassen AG	DH Logistik Kft.	EUR	4,400.0	4,013.5	variable	5.27%
H	IE	HVB Hungary Rt.	Euro Businesspark Kft.	EUR	15,880.0	14,011.9	variable	5.27%
H	IE	HVB Hungary Rt.	Euro Businesspark Kft.	EUR	800.0	800.0	variable	5.27%
H	IE	HVB Hungary Rt.	Euro Businesspark Kft.	EUR	13,154.3	13,154.3	variable	5.27%
H	IE	Bank Austria Creditanstalt AG	Globe 13 Kft.	EUR	21,000.0	17,220.0	variable	5.27%
H	IE	Erste Bank der oesterreichischen Sparkassen AG	Globe 3 Ingatlanfejlesztő Kft.	CHF	5,880.3	5,117.0	variable	5.27%
H	IE	Erste Bank der oesterreichischen Sparkassen AG	Globe 3 Ingatlanfejlesztő Kft.	EUR	6,540.6	669.6	variable	5.27%

Country	Segment	Bank	Company	Currency	Nominal value or original credit in 1,000	Remaining liability as of 30 April 2007 in 1,000*)	Interest rate fixed/variable	Weighted average interest rate by country
H	IE	Bank Austria Creditanstalt AG	Lentia Real (1) Kft.	EUR	10,800.0	8,936.0	variable	5.27%
H	IE	Raiffeisen Zentralbank Österreich AG	Mester Park Kft.	EUR	12,990.0	8,134.0	variable	5.27%
H	IE	HVB Hungary Rt.	SAS Inter Kft.	EUR	9,056.0	8,176.7	variable	5.27%
H	IE	HVB Hungary Rt.	SAS Inter Kft.	EUR	200.0	115.1	variable	5.27%
H	IE	HVB Hungary Rt.	SAS Inter Kft.	EUR	500.0	303.4	variable	5.27%
H	IE	Bank Austria Creditanstalt AG	Szepevölgyi Business Park Kft.	EUR	10,500.0	9,600.0	variable	5.27%
H	IE	Erste Bank der oesterreichischen Sparkassen AG	West Gate Üzleti Park Fejlesztő Kft.	EUR	3,642.7	1,988.1	variable	5.27%
H	IE	Erste Bank der oesterreichischen Sparkassen AG	West Gate Üzleti Park Fejlesztő Kft.	EUR	12,075.3	8,964.4	variable	5.27%
H	IE	Erste Bank der oesterreichischen Sparkassen AG	West Gate Üzleti Park Fejlesztő Kft.	EUR	13,736.5	440.4	variable	5.27%
ITA	IW	Ermodoro	CEREP Poseidon A7 SAS	EUR	384.3	367.8	variable	5.58%
ITA	IW	Monte Dei Paschi Di Siena	CEREP Poseidon A7 SAS	EUR	10,000.0	9,496.9	variable	5.58%
ITA	IW	Monte Dei Paschi Di Siena	CEREP Poseidon A7 SAS	EUR	2,000.0	1,552.8	variable	5.58%
NL	IA	West LB AG	IMMOFINANZ Finance BV	EUR	415,000.0	415,000.0	variable	4.55%
NL	IW	Fortis Bank N.V.	City Box Holding B.V.	EUR	750.0	56.4	variable	4.55%
NL	IW	Fortis Bank N.V.	City Box Local B.V.	EUR	350.0	271.3	variable	4.55%
NL	IW	Fortis Bank N.V.	City Box Properties B.V.	EUR	19,800.0	17,800.0	variable	4.55%
NL	IW	Fortis Bank N.V.	City Box Properties B.V.	EUR	3,750.0	3,349.7	variable	4.55%
PL	IE	Erste Bank der oesterreichischen Sparkassen AG	Al Sp. z o.o.	EUR	12,950.0	1,491.2	variable	5.75%
PL	IE	Erste Bank der oesterreichischen Sparkassen AG	ARE 4 Sp. z o.o.	EUR	10,400.0	9,148.3	variable	5.75%
PL	IE	Erste Bank der oesterreichischen Sparkassen AG	ARE 5 Sp. z o.o.	EUR	12,700.0	3,132.6	variable	5.75%
PL	IE	Erste Bank der oesterreichischen Sparkassen AG	ARE 8 Sp. z o.o.	EUR	7,200.0	6,929.8	variable	5.75%
PL	IE	Erste Bank der oesterreichischen Sparkassen AG	ARE 8 Sp. z o.o.	EUR	450.0	450.0	variable	5.75%
PL	IE	Erste Bank der oesterreichischen Sparkassen AG	Atlantis Invest Sp. z o.o.	USD	805.1	731.9	variable	5.75%
PL	IE	Erste Bank der oesterreichischen Sparkassen AG	Atlantis Invest Sp. z o.o.	EUR	12,950.0	8,689.3	variable	5.75%
PL	IE	Bank Austria Creditanstalt AG	Blizzard Real Sp. z o.o.	EUR	25,217.5	18,538.0	variable	5.75%

Notes

Country	Segment	Bank	Company	Currency	Nominal value or original credit in 1,000	Remaining liability as of 30 April 2007 in 1,000*)	Interest rate fixed/variable	Weighted average interest rate by country
PL	IE	Erste Bank der oesterreichischen Sparkassen AG	Central Bud Sp. z o. o.	EUR	9,800.0	8,861.4	variable	5.75%
PL	IE	Erste Bank der oesterreichischen Sparkassen AG	Cirrus Real Sp. z o.o.	EUR	1,198.5	684.8	variable	5.75%
PL	IE	Bank Zachodni WBK S.A.	Debowe Tarasy Sp. z o.o. II sp.k.	PLN	43,400.0	2,777.7	variable	5.75%
PL	IE	Bank Zachodni WBK S.A.	Debowe Tarasy Sp. z o.o. II sp.k.	PLN	6,300.0	77.3	variable	5.75%
PL	IE	Erste Bank der oesterreichischen Sparkassen AG	Equator Real Sp. z o.o.	EUR	15,402.0	2,880.8	variable	5.75%
PL	IE	Investkredit Bank AG	Flex Invest Sp. z o.o.	USD	18,388.5	17,728.6	variable	5.75%
PL	IE	Investkredit Bank AG	Flex Invest Sp. z o.o.	EUR	1,600.0	1,600.0	variable	5.75%
PL	IE	Investkredit Bank AG	Flex Invest Sp. z o.o.	EUR	4,894.5	4,733.2	variable	5.75%
PL	IE	Erste Bank der oesterreichischen Sparkassen AG	Immofinanz Polska Sp. z o.o.	EUR	9,000.0	7,965.0	variable	5.75%
PL	IE	Aareal Bank AG	MBP I Sp. z o.o.	EUR	74,212.5	70,830.8	variable	5.75%
PL	IE	Erste Bank der oesterreichischen Sparkassen AG	Nimbus Real Sp. z o.o.	EUR	1,004.5	681.5	variable	5.75%
PL	IE	Aareal Bank AG	Nowe Centrum Sp. z o.o.	EUR	101,000.0	85,107.0	variable	5.75%
PL	IE	Erste Bank der oesterreichischen Sparkassen AG	Ol Sp. z o.o.	EUR	6,739.0	5,645.6	variable	5.75%
PL	IE	Erste Bank der oesterreichischen Sparkassen AG	Omega Invest Sp. z o.o.	USD	15,284.1	12,309.4	variable	5.75%
PL	IE	Erste Bank der oesterreichischen Sparkassen AG	Omega Invest Sp. z o.o.	EUR	3,712.9	2,987.7	variable	5.75%
PL	IE	Bank Austria Creditanstalt AG	Passat Real Sp. z o.o.	EUR	15,100.0	12,480.3	variable	5.75%
PL	IE	Erste Bank der oesterreichischen Sparkassen AG	Secure Bud Sp. z o.o.	EUR	12,700.0	8,505.0	variable	5.75%
PL	IE	Bank Zachodni WBK S.A.	Silesia Residential Project Sp. z o.o.	PLN	40,363.6	8,613.0	variable	5.75%
PL	IE	Bank Zachodni WBK S.A.	Silesia Residential Project Sp. z o.o.	PLN	4,200.0	1,075.7	variable	5.75%
PL	IE	Erste Bank der oesterreichischen Sparkassen AG	Zenith Real Sp. z o.o.	EUR	1,275.0	718.9	variable	5.75%
RO	IE	Hypo Real Estate Bank International AG	Cora GS s.r.l.	EUR	19,670.0	19,670.0	variable	5.86%
RO	IE	European bank for reconstruction and development	IRIDE S.A.	EUR	17,955.9	15,956.9	variable	5.86%
RO	IE	European bank for reconstruction and development	IRIDE S.A.	EUR	22,500.0	21,019.4	variable	5.86%

Country	Segment	Bank	Company	Currency	Nominal value or original credit in 1,000	Remaining liability as of 30 April 2007 in 1,000*)	Interest rate fixed/variable	Weighted average interest rate by country
RO	IE	European bank for reconstruction and development	IRIDE S.A.	EUR	14,007.1	8,188.7	variable	5.86%
RO	IE	Bank Austria Creditanstalt AG	S.C. Almera New Capital s.r.l.	EUR	618.0	618.0	variable	5.86%
RO	IE	Bank Austria Creditanstalt AG	S.C. Almera New Capital s.r.l.	EUR	350.0	350.0	variable	5.86%
RO	IE	Bank Austria Creditanstalt AG	S.C. Almera New Capital s.r.l.	EUR	317.1	317.1	variable	5.86%
RO	IE	Bank Austria Creditanstalt AG	S.C. Almera New Capital s.r.l.	EUR	1,500.0	181.1	variable	5.86%
RO	IE	Erste Bank der oesterreichischen Sparkassen AG	S.C. Baneasa 6981 s.r.l.	EUR	6,250.0	6,129.3	variable	5.86%
RO	IE	Erste Bank der oesterreichischen Sparkassen AG	S.C. Baneasa 6981 s.r.l.	EUR	2,000.0	1,243.1	variable	5.86%
RO	IE	Erste Bank der oesterreichischen Sparkassen AG	S.C. Baneasa 6981 s.r.l.	EUR	10,600.0	3,777.8	variable	5.86%
RO	IE	EFG Private Bank SA	S.C. Meteo Business Park s.r.l.	EUR	2,136.0	2,136.0	variable	5.86%
RO	IE	EFG Private Bank SA	S.C. Meteo Business Park s.r.l.	EUR	2,447.5	2,447.5	variable	5.86%
RO	IE	EFG Private Bank SA	S.C. Stupul de Albine s.r.l.	EUR	1,468.5	1,468.5	variable	5.86%
RO	IE	EFG Private Bank SA	S.C. Stupul de Albine s.r.l.	EUR	2,447.5	2,447.5	variable	5.86%
RO	IE	Alpha Bank	S.C. Valero Invest s.r.l.	RON	3,593.0	3,593.0	variable	5.86%
RO	IE	Erste Bank der oesterreichischen Sparkassen AG	SC EFG Urban Achizitii s.r.l.	EUR	20,000.0	20,000.0	variable	5.86%
SVK	IE	MKB Bank Lt.	IMMOEAST Projekt Jota Holding GmbH	EUR	52,000.0	52,000.0	variable	5.28%
SVK	IE	MKB Bank Lt.	Polus a.s.	EUR	61,000.0	61,000.0	variable	5.28%
SVK	IE	Slovenska sporitelna a.s.	Polus Tower 2 a.s.	EUR	36,000.0	34,554.6	variable	5.28%
SVK	IE	UniBanka a.s.	SCT s.r.o.	EUR	4,400.0	4,325.2	variable	5.28%
USA	IW	Bank of Amerika N.A.\$	IMF Investments No. 105, Ltd.	USD	32,670.0	0.9	variable	6.97%
USA	IW	Bank of Amerika N.A.\$	IMF Investments No. 106, Ltd.	USD	3,011.4	2,252.4	variable	6.97%
USA	IW	Bank of Amerika N.A.\$	IMF Investments No. 204, Ltd.	USD	22,590.0	21,843.5	variable	6.97%
USA	IW	Compass Bank	IMF Investments No. 205, Ltd.	USD	31,770.0	4,266.6	variable	6.97%

\*) reflects the percentage rate at which the financial liabilities are included in the consolidated financial statements.

The present value of the loan-liabilities listed in the above table totals EUR 3,167.5 million. The present value calculation was based on the following discount rates, which reflect market interest rates as of 30 April 2007 as well as the weighted average margins of the loans held by IMMOFINANZ Group companies in the relevant local currencies as of the closing date.

Discount rates in %	RON	PLN	CZK	CHF	EUR	USD
Up to 30.7.2007	3.521%	5.983%	4.285%	4.004%	5.600%	6.914%
Up to 30.4.2008	4.249%	6.303%	4.480%	4.175%	5.892%	6.853%
Up to 30.4.2010	4.475%	6.402%	4.541%	4.228%	5.983%	6.561%
Up to 30.4.2012	4.501%	6.414%	4.547%	4.234%	5.993%	6.599%
Up to 30.4.2014	4.553%	6.437%	4.561%	4.246%	6.014%	6.673%
Up to 30.4.2017	4.709%	6.505%	4.603%	4.283%	6.077%	6.778%
Up to 30.4.2022	4.942%	6.608%	4.666%	4.338%	6.170%	6.883%
As of 1.5.2022	5.046%	6.654%	4.694%	4.362%	6.212%	6.930%

The key conditions of other financial liabilities as of 30 April 2007 are shown below:

	Currency	Nominal value	Interest rate fixed/variable	Effective interest rate
Liabilities arising from convertible bond	EUR	100,000,000	fixed	6.20%
	EUR	750,000,000	fixed	4.36%
Amounts due to local authorities	EUR	306,963,826	fixed	0.65% *)
	EUR	453,090,153	fixed	1.18% **)
Liabilities arising from the issue of bonds	EUR	1,453,457	fixed	5.80% *)
	EUR	1,453,457	variable	4.88% *)

\*) Relates to BUWOG Bauen and Wohnen Gesellschaft mbH \*\*) Relates to ESG Wohnungsgesellschaft mbH

The following table compares the carrying values of the various financial liabilities with their present values (IFRS 7.6):

in TEUR	Amortised costs	Fair value not through profit or loss	Fair value through profit or loss	Carrying value 30 April 2007	Market value 30 April 2007
<b>Liabilities</b>					
<b>Financial liabilities</b>					
Measured at amortised cost	4,612,571.6			4,613,939.5	4,450,090.1
Not allocated to any IAS valuation category	97,390.2			97,390.2	97,390.2
<b>Trade accounts payable</b>					
Measured at amortised cost	135,022.1			135,022.1	135,022.1
<b>Other liabilities</b>					
Designed at fair value through profit and loss			38,089.2	38,089.2	38,089.2
Measured at amortised cost	368,205.6			368,205.6	368,205.6

The following table shows the transition from the carrying values of financial instruments to the IAS 39 valuation categories (IFRS 7.8):

in TEUR	Amortised cost	Fair value not through profit or loss	Fair value through profit or loss	Carrying value 30 April 2007
<b>Liabilities</b>				
<b>Held for trading</b>				
Derivatives			38,089.2	38,089.2
<b>Financial liabilities measured at amortised cost</b>				
Trade accounts payable	135,022.1			135,022.1
Liabilities arising from convertible bond	700,557.5			700,557.5
Amounts due to financial institutions	3,406,268.8			3,406,268.8
Liabilities arising from the issue of bonds	3,084.4			3,084.4
Amounts due to local authorities	376,098.2			376,098.2
Liabilities, limited partnership interests	17,648.9			17,648.9
Other financial liabilities	110,281.7			110,281.7
Other liabilities	368,205.6			368,205.6
<b>Other liabilities, not allocated to any IAS 39 valuation category</b>				
Liabilities arising from finance leases	94,008.7			94,008.7
Contingent liabilities arising from the purchase of companies	3,381.5			3,381.5

#### 4.11 Trade accounts payable

All amounts in TEUR	30 April 2007	Thereof remaining term under 1 year	Thereof remaining term between 1 and 5 years	Thereof remaining term over 5 years	30 April 2006
Trade accounts payable	135,022.1	131,549.4	3,314.4	158.3	99,870.5
<b>Total</b>	<b>135,022.1</b>	<b>131,549.4</b>	<b>3,314.4</b>	<b>158.3</b>	<b>99,870.5</b>
All amounts in TEUR	30 April 2006	Thereof remaining term under 1 year	Thereof remaining term between 1 and 5 years	Thereof remaining term over 5 years	30 April 2005
Trade accounts payable	99,870.5	97,986.3	1,884.2	0.0	98,349.8
<b>Total</b>	<b>99,870.5</b>	<b>97,986.3</b>	<b>1,884.2</b>	<b>0.0</b>	<b>98,349.8</b>

#### 4.12 Provisions

Additional information on this balance sheet position is provided under point 3.14.

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

All amounts in TEUR	1 May 2006–30 April 2007	1 May 2005–30 April 2006	
<b>Balance on 1 May</b>	<b>31,956.0</b>	<b>28,394.0</b>	
Use	-17,928.0	-12,194.7	
Reversal	-4,029.4	-6,483.8	IAS 37.84
Addition	23,217.2	16,924.7	
Currency translation effects	250.8	329.9	
Change in consolidation method	2,985.9	735.1	
<b>Change in consolidation range</b>	<b>-1,026.7</b>	<b>4,250.8</b>	
<b>Balance on 30 April</b>	<b>35,425.7</b>	<b>31,956.0</b>	
Thereof current	32,174.2	28,025.9	
Thereof non-current	3,251.5	3,930.1	

Other provisions include TEUR 8,074.5 (2005/06: TEUR 8,512.5) of provisions for taxes.

The provisions for employee benefits include accruals for severance compensation and pensions, and developed as follows:

All amounts in TEUR	2006/07	2005/06
<b>Present value of severance compensation and pension claims as of 1 May</b>	<b>6,511.5</b>	<b>4,929.5</b>
Interest expense	248.0	113.3
Service cost	212.8	938.2
Change in consolidation range	0.0	27.4
Change in consolidation method	0.0	997.6
Payments	-1,241.6	-494.5
<b>Present value of severance compensation and pension claims as of 30 April</b>	<b>5,730.7</b>	<b>6,511.5</b>

The actuarial opinions used to determine the defined benefit obligation as of 30 April 2007 were prepared by AKTUAR Versicherungsmathematik GmbH.

#### 4.13 Other liabilities

Additional information on this balance sheet position is provided under point 3.14.

All amounts in TEUR	30 April 2007	Thereof remaining term under 1 year	Thereof remaining term between 1 and 5 years	Thereof remaining term over 5 years	30 April 2006
Fair value of derivative financial instruments	37,903.7	37,903.7	0.0	0.0	4,275.9
Rental and lease prepayments	32,987.9	24,514.9	4,702.9	3,770.1	18,392.9
Fiscal authorities (transaction taxes)	9,602.5	9,597.7	3.6	1.2	21,592.1
Property management	7,900.9	7,869.1	31.7	0.0	6,473.2
Amounts due to joint venture partners	10.7	2.2	0.0	8.5	1,811.3
Special dividend rights and silent partner investments	1,103.7	157.1	0.0	946.6	1,103.7
Amounts due to associated companies	1,623.8	1,623.8	0.0	0.0	3,866.5
Fiscal authorities (income taxes)	962.0	962.0	0.0	0.0	461.7
Payments received for construction and refurbishing	6,913.1	1,471.0	3,930.4	1,511.7	5,530.9
Income from the sale of rental rights	348.0	168.2	130.8	49.1	245.3
Outstanding purchase prices (purchase of shares)	68,173.8	66,608.0	1,565.8	0.0	31,332.7
Outstanding purchase prices (purchase of properties)	172.7	172.7	0.0	0.0	52,362.5
Miscellaneous	238,591.8	45,660.6	154,680.0	38,251.2	49,399.1
<b>Total</b>	<b>406,294.7</b>	<b>196,711.1</b>	<b>165,045.3</b>	<b>44,538.3</b>	<b>196,847.8</b>

Liabilities arising from outstanding purchase prices (purchase of shares) totalled TEUR 68,173.8 as of 30 April 2007, and represent obligations related to the acquisition of companies.

Miscellaneous liabilities include TEUR 145,823.7 of obligations to the 15 companies in the Poseidon subgroup, which were deconsolidated at the end of December 2006.

#### 4.14 Contingent liabilities and guarantees

Contingent liabilities are valued in accordance with IAS 37 and IFRS 3.48 (see point 3.16).

Business combinations made during the 2006/07 financial year did not lead to the recognition of any new contingent liabilities in accordance with IFRS 3.37. As of the balance sheet date on 30 April 2007, contingent liabilities totalled TEUR 3,381.5 (2005/06: TEUR 3,381.5). Contingent liabilities of TEUR 0.0 (2005/06: TEUR 1,000.0) were reversed through profit and loss during the 2006/07 financial year (see point 5.9).

#### 4.15 Deferred taxes

Additional information on this balance sheet position is provided under point 3.13.

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, serves as the head of the group. Taxable income earned by the individual members of the group is allocated to the head of the group after an offset against any (individual company) losses. A tax charge is included in the group contract as settlement for the transfer of taxable income. In addition, the major Austrian companies of IMMOEAST and Bauteile C+D Errichtungsgesellschaft m.b.H. have formed a separate group as defined in § 9 of the Austrian Corporate Tax Act.

IAS 12.81 (g),  
IAS 12.82 Deferred tax assets and deferred tax liabilities as of 30 April 2007 and 30 April 2006 are the result of the following timing differences in valuation or accounting treatment between the carrying values in the consolidated financial statements under IFRS and the related tax bases. Furthermore, deferred tax assets were created for tax loss carryforwards in cases where it is probable that sufficient taxable income will be available to utilise these tax loss carryforwards in the future.

All amounts in TEUR	30 April 2007		30 April 2006	
	Assets	Liabilities	Assets	Liabilities
Property	42,449.0	857,526.3	12,773.1	462,209.6
Other financial assets and other assets	7,211.7	20,624.9	5,609.7	14,899.6
<b>Total</b>	<b>49,660.7</b>	<b>878,151.2</b>	<b>18,382.8</b>	<b>477,109.2</b>
Other liabilities and provisions	2,290.6	36,699.1	1,213.0	34,099.4
Financial liabilities	16,297.2	30,079.4	18,394.5	26,663.5
<b>Total</b>	<b>18,587.8</b>	<b>66,778.5</b>	<b>19,607.5</b>	<b>60,762.9</b>
Tax loss carryforwards	48,806.7	0.0	17,729.5	0.0
<b>Deferred tax assets/ liabilities</b>	<b>117,055.3</b>	<b>944,929.7</b>	<b>55,719.8</b>	<b>537,872.1</b>
Offset of tax credits and liabilities due from/to the same fiscal authorities	-32,423.6	-32,423.6	-27,494.5	-27,494.5
<b>Net sum of deferred tax assets and liabilities</b>	<b>84,631.7</b>	<b>912,506.1</b>	<b>28,225.3</b>	<b>510,377.6</b>

Deferred tax assets and deferred tax liabilities are offset in Austria, where a group taxation regime applies and taxable income can therefore be allocated to the head company of the group. No integrated company relationships or group taxation conglomerates were created outside Austria, and an offset is therefore excluded in these cases.

The following tax rates as defined in IAS 12.47 were used to calculate deferred taxes in the countries in which IMMOFINANZ AG is active:

Country	Applicable tax rate	Country	Applicable tax rate
Austria	25.00%	Poland	19.00%
Bosnia and Herzegovina	10.00% <sup>*)</sup>	Romania	16.00%
Bulgaria	10.00%	Russia	24.00%
Croatia	20.00%	Serbia	10.00%
Cyprus	10.00%	Slovakia	19.00%
Czech Republic	24.00%	Slovenia	25.00%
Estonia	28.21% <sup>***)</sup>	Sweden	28.00%
France	33.33%	Ukraine	25.00%
Germany	26.38%-40.86% <sup>***)</sup>	USA	15.00%-35.00% <sup>****)</sup>
Hungary	16.00%		
Italy	33.00%		
Luxembourg	29.63%		
Malta	35.00%		
Netherlands	25.50%		

\*) Republika Srpska  
 \*\*) Applies only to distributions; retained earnings are not taxed  
 \*\*\*) The tax rate in Germany can vary, depending on whether a company is subject to trade tax.  
 \*\*\*\*) The taxable income of corporations in the USA is taxed at the brackets defined in Sec. 11(b) of the Internal Revenue Code, whereby the minimum rate is 15% and the maximum rate is 35%.

The corporate income tax rate in Bulgaria was reduced from 15% to 10% as of 1 January 2007 following a change in the relevant law.

In Estonia, corporate profits are only taxed if they are distributed. Retained earnings are not taxed.

A change in the corporate income tax act during June 2005 will lead to a gradual reduction of 1% per year until 2009 in the Estonian corporate tax rate and result in the following tax rates:

2007: 22/78 = 28.21%  
 2008: 21/79 = 26.58%  
 2009: 20/80 = 25%

In the Netherlands an amendment to the corporate income tax act took effect on 1 January 2007 and reduced the corporate income tax rate to 25.5%.

A tax reform was approved in the Czech Republic, which will lower the corporate income tax rate from 24% to 22% in 2008, 20% in 2009 and 19% in 2010.

The cantons and municipalities in Switzerland levy taxes at the following rates.

Canton	Municipality	Applicable tax rate
Zug	Zug	16.10%
Zurich	Zurich	21.32%
Graubünden	St. Moritz	29.05%
Solothurn	Derendingen	22.76%

In Switzerland, the federal law on direct taxes defines a proportional tax rate of 8.5% for corporate profits. The cantons apply different taxation methods, tax rates and tax bases.

The reduction in the effective tax rate for deferred taxes in the canton Zug to 16.1% resulted from a decrease in the tax base from 156.234% to 152.703% beginning in 2007.

An amendment to the tax law takes effect on 1 January 2008 in the canton of Graubünden, which will reduce the effective tax rate from 29.05% to 18.65%.

## 5. Notes to the Income Statement

### 5.1 Revenues

Additional information on this balance sheet position is provided under point 3.17.

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.

In accordance with IFRS 8, the management approach must be used to define the segments of business. The key element of this approach is the identification of operating segments based on internal management processes.

The classification of rental revenues by sector is shown in the following table:

All amounts in TEUR	2006/07	%	2005/06	%
Offices	124,944.8	32.4%	78,492.1	28.8%
Logistics/commercial	122,410.3	31.7%	69,346.5	25.5%
Recreation/hotel	6,880.9	1.8%	6,706.3	2.5%
Residential	104,985.9	27.2%	96,723.3	35.5%
Car parks and parking spaces	19,700.9	5.1%	15,805.7	5.8%
Other rental income	6,690.5	1.7%	5,159.8	1.9%
<b>Rental income</b>	<b>385,613.2</b>	<b>100.0%</b>	<b>272,233.7</b>	<b>100.0%</b>
Sale of inventories	10,116.3		40,598.1	
Operating costs	114,861.9		80,763.5	
Other revenues	8,291.6		7,674.8	
<b>Revenues</b>	<b>518,883.0</b>		<b>401,270.1</b>	

## 5.2 Revaluation

The revaluation of investment properties is based primarily on the principles described in point 3.4.

All amounts in TEUR	2006/07	2005/06
Revaluation	898,985.9	378,306.9
Impairment	-149,269.6	-43,091.8
<b>Total</b>	<b>749,716.3</b>	<b>335,215.1</b>

The objects listed below represent properties under construction, which were completed and opened during the 2006/07 financial year. These properties were measured at fair value as of the balance sheet date. In accordance with IAS 40.65, the difference between the fair value of the property and the previous carrying value was included under revaluation results with recognition through profit and loss.

All amounts in TEUR			2006/07
Object	Country	Segment	Revaluation
IMMOAUSTRIA			
1030 Vienna, Untere Viaduktgasse 4 (City Point)	A	IA	13,717.1
1070 Vienna, Seidengasse 9-11	A	IA	3,583.0
7000 Eisenstadt, FMZ Eisenstadt	A	IA	1,630.1
5020 Salzburg, Eberhard-Fugger-Strasse 3-5	A	IA	1,059.9
IMMOWEST			
Berlin, Fürstenbrunnerweg 34	D	IW	1,767.4
Houston, Vintage Park Apartments	USA	IW	10,567.7

Impairment charges were recognised to the following properties in the IMMOAUSTRIA segment during 2006/07:

All amounts in TEUR			2006/07
Object	Country	Segment	Impairment
IMMOAUSTRIA			
1030 Vienna, Jacquingasse 16-18	A	IA	-3,381.9
1110 Vienna, Geiselbergstrasse 26-32	A	IA	-3,065.0
1200 Vienna, Dresdner Strasse 108	A	IA	-1,275.3
1220 Vienna, Gewerbeparkstrasse 1a	A	IA	-1,258.5
1120 Vienna, Wienerbergstrasse 31-39	A	IA	-943.0
1200 Vienna, Dresdner Strasse 70	A	IA	-862.0
1210 Vienna, Am Spitz 2/3	A	IA	-717.6
1120 Vienna, Altmannsdorfer Strasse 91	A	IA	-615.0
1070 Vienna, Garage Stiftgasse	A	IA	-487.8
1090 Vienna, Garage Franz-Josef-Bahnhof	A	IA	-383.2
1070 Vienna, Burggasse 28-30	A	IA	-381.4
2512 Baden, Komfeldgasse 1-3	A	IA	-372.6
3100 St. Pölten, Linzer Strasse 5	A	IA	-347.0
1060 Vienna, Hotel Mercure, Matrosengasse	A	IA	-341.0
1060 Vienna, Garage Mariahilf/Windmühlgasse	A	IA	-338.2
1200 Vienna, Dresdner Strasse 68a	A	IA	-333.3
1010 Vienna, Weihburggasse	A	IA	-303.1
1150 Vienna, Linke Wienzeile 244-246	A	IA	-210.7
4020 Linz, Landstrasse 66	A	IA	-200.0
7400 Oberwart, Steinamangererstrasse 180	A	IA	-194.6
2620 Neukirchen, Am Spitz 14	A	IA	-169.9
3300 Amstetten, Hart 98	A	IA	-160.0

All amounts in TEUR			2006/07
IMMOAUSTRIA			
Object	Country	Segment	Impairment
8010 Graz, Garage Mariahilferplatz	A	IA	-118.9
8401 Graz, Hauptstrasse 30	A	IA	-97.1
5280 Braunau, Laabstrasse 42	A	IA	-65.3
1100 Vienna, FMZ Simmering	A	IA	-58.3
1010 Vienna, Garage Beethovenplatz	A	IA	-57.5
1120 Vienna, Gaudenzdorfer Gürtel 67	A	IA	-57.3
4600 Wels, FMZ Löwenzahnstrasse 10-12	A	IA	-55.0
5230 Mattighofen, Braunauer Strasse 5a	A	IA	-54.8
1010 Vienna, Naglgasse 21	A	IA	-43.8
1040 Vienna, Garage Südbahnhof	A	IA	-42.3
8045 Graz, Weinzöttlstrasse 40	A	IA	-40.4
8490 Bad Radkersburg Halbenrainer Strasse 7	A	IA	-39.5
7400 Oberwart, Steinamangererstrasse 177-183	A	IA	-39.0
1230 Vienna, Triester Strasse 282-284	A	IA	-38.6
5204 Strasswalchen, Steindorf 204	A	IA	-33.0
1170 Vienna, Hernalser Hauptstrasse 49	A	IA	-29.0
1050 Vienna, Margaretenstrasse 120	A	IA	-25.5
2231 Stasshof, Hauptstrasse 4	A	IA	-23.4
6020 Innsbruck, Museumstrasse 3	A	IA	-22.0
9300 St. Veit/Glan, Friesacher Strasse 82	A	IA	-20.1
9100 Völkermarkt, Umfahrungsstrasse 8	A	IA	-19.1
2560 Berndorf, Leobersdorfer Strasse 58	A	IA	-15.0
1070 Vienna, Burggasse 79	A	IA	-15.0
4400 Steyer, Marlene-Haushofer-Strasse 2	A	IA	-14.0
3160 Traisen, Hainfelder Bundesstrasse 6	A	IA	-11.9
3250 Wieselburg, Zur Autobahn 1b	A	IA	-11.3
1020 Vienna, Taborstrasse 25	A	IA	-11.0
2460 Bruck/Leitha, Altstadt 86b	A	IA	-9.8
5071 Wals, Gewerbegebiet 1/Hözlstrasse 497	A	IA	-9.7
4060 Leonding, Kornstrasse 18	A	IA	-6.5
1050 Vienna, Zeuggasse 1-3	A	IA	-6.4
8720 Knittelfeld, Kärntner Strasse 73	A	IA	-4.9
9020 Klagenfurt, Völkermarkter Strasse 250	A	IA	-4.6
4241 Freistadt, Prager Strasse 2	A	IA	-4.5
1150 Vienna, Hütteldorfer Strasse 56	A	IA	-4.0
4810 Gmunden, Neuhofenstrasse 44	A	IA	-3.8
9800 Spittal/Drau, St.-Sigmund-Strasse 3	A	IA	-2.9
3107 St.Pölten, Dr.-Doch-Gasse 3	A	IA	-2.7
3580 Horn, Am Kuhberg 4	A	IA	-2.6
3400 Klosterneuburg, Inkustrasse 15	A	IA	-2.6
4470 Enns, Forstbergstrasse 1	A	IA	-2.0
9990 Spittal/Drau, Drautal Bundesstrasse 8	A	IA	-2.0
3581 Horn, Prager Strasse 46	A	IA	-1.7
8280 Fürstenfeld, Körmeder Strasse 35-37	A	IA	-0.9
8940 Liezen, Gesäuse Bundesstrasse 26	A	IA	-0.5
4240 Freistadt, Linzer Strasse 57	A	IA	-0.4
Budapest, Garage Budapest (WIPARK)	H	IA	-1,641.4
Budapest, Palace Garage Rákóczi ut 43-45 (WIPARK)	H	IA	-482.5
<b>Total IMMOAUSTRIA</b>			<b>-19,595.8</b>

An impairment charge of TEUR 3,381.9 was recognised to the property at Jacquingasse 16-18 in Vienna because of the higher vacancy rate and investments that are expected to result from the loss of one of the main tenants. An impairment charge of TEUR 3,065.0 was recognised to the object at Geiselbergstrasse 26-32 in the 11th District of Vienna in 2006/07 due to the termination of the rental agreement by one of the main tenants and the subsequent planned renovation of the property. The impairment charge of TEUR 1,275.3 to the property at Dresdner Strasse 108 is a result of the vacancy rate. Renovation work at Gewerbeparkstrasse 1a, which is required for future rentals, led to an impairment charge of TEUR 1,258.5 to this property.

The other impairment charges recognised to properties in the IMMOAUSTRIA segment resulted primarily from the current rental situation and market environment in Austria.

The impairment charges recognised to properties owned by BUWOG Bauen und Wohnen Gesellschaft mbH and ESG Wohnungsgesellschaft mbH are not listed separately.

Impairment charges were recognised to the following properties in the IMMOWEST segment during 2006/07:

All amounts in TEUR			2006/07
IMMOWEST			
Object	Country	Segment	Impairment
Bülach, Schützenmattstrasse 19-21	CH	IW	-3,595.7
Duisburg, Friedrich-Wilhelm-Platz 5	D	IW	-2,399.0
Berlin, Tempelhofer Damm 48-62 u.a.	D	IW	-2,344.0
Neuss, Am Hochofen 40-42/Pestalozzistrasse 176	D	IW	-2,280.3
Lahr, Einsteinallee 1	D	IW	-2,219.3
Bremen, Windhukstrasse 20-26	D	IW	-2,076.6
Berlin, Lupinenweg 1-5	D	IW	-1,745.7
Berlin, Tempelhofer Damm 64-76 u.a.	D	IW	-1,652.9
Berlin, Becherweg 29-37	D	IW	-1,557.7
Dormagen, Sachtlebenstrasse 1	D	IW	-1,555.5
Otzberg Lengfeld, Reinhard-Müller-Ring	D	IW	-1,470.7
Berlin, Tempelhofer Damm 78-88a	D	IW	-1,424.8
Nürnberg, Pressburger Strasse 4	D	IW	-1,346.1
Grefath, An der Plüschweberei 50	D	IW	-1,637.3
Berlin, Gontermannstrasse 10b-60	D	IW	-1,115.7
Minden, Zum Industriehafen 24	D	IW	-1,111.1
Heusenstamm, Levi-Strauss-Allee 10-12	D	IW	-1,086.3
Berlin, Boelckestrasse 132/Höppnerstrasse 57-71	D	IW	-1,085.1
Offenbach, Kaiserstrasse 73 (UBS)	D	IW	-1,059.3
Berlin, Tempelhofer Damm 94a	D	IW	-959.6
Essen, Teilungsweg 30	D	IW	-920.3
Düsseldorf, Bonner Strasse 177	D	IW	-888.2
Berlin, Hessenring u.a.	D	IW	-884.5
Berlin, Angerburger Allee 15-21	D	IW	-753.8
Berlin, Tempelhofer Damm 100, 102 u.a.	D	IW	-720.3
Rheine I+II, Lingener Damm/Birkenallee 151	D	IW	-684.6
Neu-Isenburg, Frankfurter Strasse 190	D	IW	-651.3
Hamm, Oberster Kamp 4	D	IW	-593.3
Wuppertal, Porschestrasse 20	D	IW	-592.7
Castrop Rauxel, FMZ Siemensstrasse	D	IW	-587.0
Berlin, Dudenstrasse 68-72/Eylauer Strasse	D	IW	-535.3
Freiburg, Tullastrasse 84	D	IW	-486.9

All amounts in TEUR			2006/07
IMMOWEST			
Object	Country	Segment	Impairment
Oberhausen, Lindner Strasse 27	D	IW	-484.0
Berlin, Tempelhofer Damm 44-44a, 46	D	IW	-482.4
Berlin, Dörfeldstrasse 26	D	IW	-406.0
Berlin, Tempelhofer Damm 32-42 u.a.	D	IW	-394.3
Berlin, Boelckestrasse 131/Höppnerstrasse 47-55	D	IW	-167.6
Hamburg, Werner-Schröder-Strasse	D	IW	-157.4
Berlin, Waldmannstrasse 6	D	IW	-150.3
Frankfurt-Nieder-Eschbach, Berner Strasse	D	IW	-85.4
Berlin, Tempelhofer Damm 96-96a, 98	D	IW	-74.9
Berlin, Tempelhofer Damm 96, 98	D	IW	-68.6
Berlin, Waldmannstrasse 20	D	IW	-63.1
Venezia Mestre, Via Carducci, 23	I	IW	-1,190.0
Venezia Mestre, Calle delle Acque, 5009	I	IW	-810.0
Rovigo, Via Verdi	I	IW	-383.6
Gorizia, Via XXIV Maggio, 4/B	I	IW	-350.0
Perugia, Via Pontani, 14	I	IW	-275.0
Prato, Via Giani, 9	I	IW	-256.0
Udine, Via Gemona, 39	I	IW	-178.0
Gorizia, Corso Verdi, 104 (Corso Italia 110)	I	IW	-50.9
Groningen, Pezierweg 130	NL	IW	-1,900.4
Utrecht, Cartesiusweg 90	NL	IW	-1,038.1
Zoetermeer, Industrieweg 7	NL	IW	-510.7
Purmerend, Van Ijsendijkstraat 379	NL	IW	-434.9
Amsterdam, T.T. Vasumweg 63-66	NL	IW	-66.5
<b>Total IMMOWEST</b>			<b>-51,998.8</b>

Impairment charges recognised to IMMOWEST properties were related above all to a decline in rents and/or an increase in vacancy rates compared with the previous year.

Impairment charges were recognised to the following IMMOEAST properties during 2006/07:

All amounts in TEUR			2006/07
IMMOEAST			
Object	Country	Segment	Impairment
BBC Centrum Gebäude B	CZ	IE	-10,202.58
Jungmannova	CZ	IE	-2,983.23
Valdek Jugoslavka 29	CZ	IE	-1,040.78
Prague Office Park	CZ	IE	-580.20
Anglicka	CZ	IE	-577.03
Prokopova	CZ	IE	-568.67
ARBES Stafnikova 32+34	CZ	IE	-562.63
<b>Impairment charges – Czech Republic</b>			<b>-16,515.12</b>
Dunaharaszti	H	IE	-5,533.81
Arpad Center	H	IE	-5,447.73
Budapest, Green Point 7	H	IE	-4,402.94
Globe 3	H	IE	-3,046.98
Camel Park (Euro Businesspark)	H	IE	-1,469.69
Central Business Center	H	IE	-905.38
Shark Park	H	IE	-577.42

All amounts in TEUR			2006/07
IMMOEAST			
Object	Country	Segment	Impairment
Budapest Pharma Park	H	IE	-283.55
Szepvölgyi Business Park	H	IE	-191.52
<b>Impairment charges – Hungary</b>			<b>-21,859.02</b>
Crown Tower	PL	IE	-8,411.90
Cybernetyki Office Center	PL	IE	-6,702.06
Crown Point	PL	IE	-5,492.94
Bokserska Office Center	PL	IE	-4,276.28
Bokserska Distribution Park	PL	IE	-2,616.98
Lopuszanska	PL	IE	-1,530.14
Silesia Logistik Center (ARE 8)	PL	IE	-1,453.48
MBP Vega (Grundstück)	PL	IE	-981.82
“real”- Markt Wloclawek	PL	IE	-680.75
<b>Impairment charges – Poland</b>			<b>-32,146.37</b>
Millenium Tower I	SK	IE	-3,307.52
<b>Impairment charges – Slovakia</b>			<b>-3,307.52</b>
Global Business Center	RO	IE	-80.47
<b>Impairment charges – Romania</b>			<b>-80.47</b>
<b>Total IMMOEAST</b>			<b>-73,908.50</b>

The impairment charges to the following properties resulted solely from an increase in the value of the local currency against the Euro. The Euro fair values of these objects as of 30 April 2007 exceed the Euro fair values as of 30 April 2006 at these exchange rates, and an impairment charge was required because the carrying value exceeded the fair value that resulted from the translation from local currency into the Group currency:

- Global Business Center
- Pharma Park
- Szepvölgyi Business Park
- Camel Park
- Shark Park
- Millenium Tower I

An impairment charge was recognised for the Arpad Centre because of the high vacancy rate, which exceeds 50% of the available office space. In addition, the valuation return was raised to better reflect the increased rental risk.

The loss of the tenant for the Dunaharaszti logistics hall was reflected in an appropriate impairment charge. The discount factor was also increased to adequately reflect the risk associated with a new rental.

An impairment charge was recognised for the Globe 3 office property due to the vacancy rate, which equals roughly 20% of the available office space. The rental risk was reflected through an increase in the valuation return.

The property valuation experts have classified the following objects as “over-rented”, which means the market rents realisable after the end of the current contracts will be less than the rents currently paid by tenants:

- Bokserska Distribution Park
- Crown Tower
- Green Point 7
- Bokserska Office Center
- Cybernetiki Office Center
- Silesia Logistik Center
- Crown Point
- Lopuszanska

The other impairment charges were generally based on an increase in foreign exchange rates against the Euro as well as investments that did not lead to an increase in the value of the objects.

The following table shows the major revaluations in the IMMOAUSTRIA and IMMOWEST segments:

All amounts in TEUR			2006/07
Object	Country	Segment	Revaluation
<b>IMMOAUSTRIA</b>			
1010 Vienna, Dorotheergasse 17	A	IA	8,516.0
1010 Vienna, Schreyvogelgasse 2	A	IA	3,217.0
2103 Langenzersdorf, Plantagenweg 4	A	IA	2,572.3
1100 Vienna, Vienna Twin Tower	A	IA	2,298.0
1030 Vienna, Am Heumarkt 7	A	IA	2,267.6
1010 Vienna, Bauernmarkt 14/Krammbergasse 9	A	IA	2,131.2
1030 Vienna, City Tower Vienna, Marxergasse 1a	A	IA	2,093.0
1010 Vienna, Garage Freyung	A	IA	1,949.8
1100 Vienna, Business Park Vienna Wienerbergstrasse 3-5	A	IA	1,881.3
1100 Vienna, Business Park Vienna Wienerbergstrasse 7-9	A	IA	1,746.8
1010 Vienna, Dr.-Karl-Lueger-Ring 12	A	IA	1,683.8
1020 Vienna, Hilton Vienna Danube	A	IA	1,373.2
1030 Vienna, Ungargasse 37	A	IA	1,263.0
1110 Vienna, Geiselbergstrasse 17-19	A	IA	1,248.5
1060 Vienna, Mariahilfer Strasse 53	A	IA	1,221.0
1100 Vienna, Grenzackerstrasse 4	A	IA	1,210.6
1220 Vienna, Hirschstettenstrasse 60	A	IA	1,123.3
1080 Vienna, Josefstädter Strasse 76	A	IA	1,119.6
1040 Vienna, Weyringergasse 1-5	A	IA	1,117.0
1010 Vienna, Ebendorferstrasse 14/Universitätsstrasse 5	A	IA	1,022.0
<b>IMMOWEST</b>			
St. Moritz, Hotel Kempinski	CH	IW	28,757.0
Derendingen, Derendingen Nr.125/Luterbachstrasse 3	CH	IW	1,177.0
Hannover, Mannheimer Strasse 2	D	IW	1,737.9
Niederaula, Industriestrasse 7	D	IW	1,174.8
Munich, Landsbergerstr. 366	D	IW	1,963.4
Eindhoven, Ambachtsweg 1	NL	IW	1,634.3
Rotterdam, Giessenweg 20	NL	IW	1,317.1

Revaluations to the BUWOG property portfolio totalled TEUR 162,427.6. The ESG property portfolio was revalued by TEUR 25,378.0.

In 2006/07 revaluations were recognised for the following sites, which are recognised and measured in accordance with IAS 40:

Object	Country	Segment	Revaluation
Kalisz	PL	IE	412.66
Equator	PL	IE	1,574.04
Cirrus	PL	IE	2,232.00
Zenith	PL	IE	2,360.65
Nimbus	PL	IE	5,126.45
<b>Revaluation of land Poland</b>			<b>11,705.79</b>
Jandarmeriei Office	RO	IE	19,084.72
Harbourside Constanta	RO	IE	21,466.40
Craiova	RO	IE	32,543.68
<b>Revaluation of land Romania</b>			<b>73,094.80</b>
Antim Tower site	BG	IE	78,740.42
<b>Revaluation of land Bulgaria</b>			<b>78,740.42</b>
<b>Total revaluation of land</b>			<b>163,541.01</b>

As explained under point 3.4, this land was purchased to provide sites for the construction of investment properties. The other revaluations are related to investment properties.

The following properties were recognised in accordance with IAS 40 and are classified as redevelopment objects. They include revaluation gains that were determined on the basis of the residual value method:

Object	Country	Segment	Revaluation
Perlova 5 (Perl Invest)	CZ	IE	4,944.9
Na Prikope (NP Investment)	CZ	IE	21,981.6
Jungmannova (Jungmannova Estates)	CZ	IE	3,347.4
Jindirska (J.H.Prague)	CZ	IE	4,786.7
Panska (PAN Development)	CZ	IE	5,349.8
<b>Total revaluation</b>			<b>40,410.5</b>

The valuation procedure follows the principles described under point 3.4.

### 5.3 Other operating income

All amounts in TEUR	2006/07	2005/06
Reversal of negative goodwill	5,489.5	100,286.8
Disposal of property and other tangible assets	47,261.4	28,561.9
Expenses charged on	7,706.7	2,345.2
Changes in exchange rates	15,884.9	1,563.7
Reversal of provisions	3,357.5	5,081.9
Insurance compensation	924.2	487.0
Income from initial/transition consolidation	4,630.3	7,047.1
Miscellaneous	16,207.0	17,177.1
<b>Total</b>	<b>101,461.5</b>	<b>162,550.7</b>

Information on the reversal of negative goodwill is provided under point 4.3.3.

Information on the effects of deconsolidations is provided under point 2.4.3.

#### 5.4 Depreciation and amortisation

Information on depreciation and amortisation is included in the notes on property under construction (4.1.2), other tangible assets (4.2), intangible assets (4.3.1) and goodwill (4.3.2).

#### 5.5 Expenses related to properties

All amounts in TEUR	2006/07	2005/06
Operating costs charged on	111,947.0	81,402.1
Maintenance	34,952.4	31,469.8
Other directly allocated expenses	19,205.5	14,392.0
Vacancies	6,506.2	5,976.8
Bad debt allowances	5,314.9	4,216.0
Commissions	3,169.9	1,897.4
Third party services	316.3	48.9
Other regular expenses	2,819.9	62.4
<b>Total</b>	<b>184,232.1</b>	<b>139,465.4</b>

Other directly allocated expenses are comprised entirely of costs associated with property ownership.

#### 5.6 Other operating expenses

All amounts in TEUR	2006/07	2005/06
Administration	85,067.7	56,551.6
Legal, audit and consulting expenses	19,616.6	17,415.2
Commissions	5,033.8	3,742.9
Taxes and duties	6,654.2	3,177.3
Advertising	6,211.9	4,964.8
Expenses charged on	5,790.1	1,370.5
Rental and leasing expenses	617.1	884.5
Miscellaneous	54,186.2	20,835.2
<b>Total</b>	<b>183,177.5</b>	<b>108,942.0</b>

Payments of TEUR 492.9 were made for objects held through operating leases during the 2006/07 financial year (2005/06: TEUR 491.2).

Miscellaneous other operating expenses include TEUR 14,276.0 of currency translation adjustments, TEUR 4,134.8 of penalties and TEUR 13,884.7 of capital investment tax, which was due on the portion of the IMMOEAST AG capital increase that was subscribed by IMMOFINANZ AG (see point 4.9). A further TEUR 1,020.2 are related to the convertible bond issued in January 2007.

## 5.7 Personnel expenses

All amounts in TEUR	2006/07	2005/06
Wages	636.7	593.7
Salaries	10,042.8	8,750.3
Expenses for severance compensation	594.9	731.2
Expenses for pensions	-140.8	282.5
Expenses for legally required social security and other employee benefits	2,625.3	2,496.0
Other personnel expenses	646.1	663.0
<b>Total</b>	<b>14,405.0</b>	<b>13,516.7</b>

The parent company had no employees during the reporting year. The average workforce employed by companies included in the consolidated financial statements developed as follows during the 2006/07 financial year:

	2006/07	2005/06
Wage employees	222	234
Salaries employees	290	237
<b>Total</b>	<b>512</b>	<b>471</b>

## 5.8 Cost of goods sold

All amounts in TEUR	2006/07	2005/06
Cost of goods sold	870.9	11,586.9
Increase/(decrease) in inventories	7,406.7	22,030.1
Third party services	1,109.0	109.7
<b>Total</b>	<b>9,386.5</b>	<b>33,726.7</b>

The cost of goods sold totalled TEUR 9,386.5 (2005/06: TEUR 33,726.7) and is related to inventories (see point 4.8).

## 5.9 Financial results

All amounts in TEUR	2006/07	2005/06
Interest and similar income	55,311.5	63,564.5
Interest and similar expenses	-190,983.1	-154,467.5
<b>Net financing costs</b>	<b>-135,671.6</b>	<b>-90,903.0</b>
Profit/(loss) on financial instruments and disposals of financial instruments	64,970.5	13,730.2
Share of profit/(loss) from investments in other companies	4,121.2	322.0
Valuation of financial instruments at fair value through profit or loss	17,852.7	13,027.4
Income from distributions	41,922.8	30,423.5
Currency translation differences	32,591.8	11,240.8
<b>Profit/(loss) on financial instruments</b>	<b>161,459.1</b>	<b>68,744.0</b>
<b>Share of profit/(loss) from associated companies</b>	<b>87.6</b>	<b>-1,055.0</b>
<b>Financial results</b>	<b>25,875.1</b>	<b>-23,214.0</b>

Profit or loss on financial instruments and proceeds on the disposal of financial instruments include income of TEUR 44,573.7 from short-term investments in securities.

The valuation of financial instruments at fair value through profit or loss comprises revaluations of TEUR 37,997.4 and impairment charges of TEUR 22,649.0. The impairment charges are related primarily to start-up losses and founding costs. Information on revaluations and impairment charges recognised to IAS 39 investments are provided under point 4.5.

The financial results include income from distributions of TEUR 41,922.8. This amount is comprised primarily of TEUR 10,088.0 from Fondo Immobili Pubblici, TEUR 3,777.8 from Heitman Central Europe Property Partners II, TEUR 2,436.2 from Curzon Capital Partners, L.P., TEUR 2,483.9 from Carlyle Realty Partners III, L.P., TEUR 3,161.1 from Carlyle Realty Partners, L.P., TEUR 2,314.3 from Carlyle 350 West 42nd Street, TEUR 2,272.8 from Carlyle Realty Halley Coinvestment IV.L.P., TEUR 2,998.5 from Carlyle 8th Avenue Hotel Portfolio, TEUR 2,326.0 from Europa Fund II, L.P, TEUR 2,141.3 from ProLogis European Properties Fund, TEUR 2,062.3 from TMW Asia Property Fund I GmbH & Co. KG, and TEUR 2,236.9 from CB Richard Ellis Strategic Partners III, L.P.

IFRS 7.20 (a) IFRS 7.20 (a) requires the disclosure of net gains and losses for each category of financial instrument defined in IAS 39.9. This information is presented in the following table:

All amounts in TEUR	Designated at fair value through profit and loss	Held for trading	Held for trading	Available for sale
	Investments in other companies	Derivatives	Current securities	Investments in other companies
Revaluation	37,997.4	3,694.7	410.0	0.0
Impairment	-22,649.0	-3,539.9	-5.9	0.0
Recycling	0.0	0.0	0.0	1,693.8
<b>Net gains/(losses)</b>	<b>15,348.4</b>	<b>154.8</b>	<b>404.1</b>	<b>1,693.8</b>

Currency translation adjustments are immaterial, and are therefore not shown separately.

### 5.10 Income taxes

Additional information on this balance sheet position is provided under point 3.13.

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

All amounts in TEUR	2006/07	2005/06
Income tax expense	-16,812.8	-5,718.9
Deferred taxes	-171,889.0	-118,322.4
<b>Total</b>	<b>-188,701.8</b>	<b>-124,041.3</b>

The difference between calculated income tax expense (profit before tax multiplied by the national tax rate of 25%) and actual income expense for 2006/07 as shown on the income statement is due to the following factors:

All amounts in TEUR	2006/07		2005/06	
<b>Earnings before tax</b>	<b>913,569.2</b>		<b>520,412.5</b>	
<b>Income tax expense at tax rate of 25%</b>	<b>-228,392.3</b>	25.0%	<b>-130,103.1</b>	25.0%
Foreign tax rate differential	28,625.2	-3.1%	12,167.2	-2.3%
Tax-free income from investments in other companies and non-deductible expenses	8,853.8	-1.0%	6,583.7	-1.3%
Impairment charges to deferred taxes	-92.1	0.0%	-14,204.4	2.7%
Deferred tax assets not recognised	-3,326.6	0.4%	-10,636.8	2.0%
Carrying value of losses that can be capitalised without recognition through profit or loss	23,206.8	-2.5%	0.0	0.0%
Amortisation of goodwill/reversal of negative goodwill	-16,643.9	1.8%	11,687.6	-2.2%
Effects related to other periods and other non-temporary differences	-591.3	0.1%	464.5	-0.1%
Other non-temporary differences	-341.4	0.0%	0.0	0.0%
<b>Effective tax rate</b>	<b>-188,701.8</b>	<b>20.7%</b>	<b>-124,041.3</b>	<b>23.8%</b>

During the 2006/07 financial year deferred tax assets of TEUR 92.1 were classified as presumably not usable (2005/06: TEUR 14,204.4).

## 6. Notes to the Cash Flow Statement

The Cash Flow Statement 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 Cash Flow Statement 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 31,045.8 (2005/06: TEUR 38,142.8) are attributable to companies consolidated on a proportionate basis. All information required by IAS 7 is provided in the statement of cash flows. **IAS 7.18 (b)**

The following assets and liabilities, which were acquired through the purchase of property companies, are stated at present value:

All amounts in TEUR	2006/07	2005/06
Cash and cash equivalents	48,936.3	35,629.9
Intangible assets (excluding goodwill)	1,057.0	101.7
Receivables and other assets	110,729.7	51,712.4
Deferred tax assets	7,882.6	10,838.6
Property	1,107,317.2	1,075,466.7
Other tangible assets	2,841.7	1,524.8
Other financial assets	0.0	1,037.9
Inventories	53,406.0	396.6
Financial liabilities	-257,928.3	-461,655.9
Trade accounts payable	-24,803.8	-18,413.5
Provisions	-724.3	-4,312.3
Other liabilities	-318,954.0	-159,908.9
Deferred tax liabilities	-157,922.6	-115,298.7
Minority interests	4,018.1	-3,045.3
Currency translation adjustment	7,734.5	1,106.2
<b>Net assets acquired</b>	<b>583,590.0</b>	<b>415,180.2</b>
(Negative) goodwill	239,123.3	6,750.4
Outstanding purchase prices	-80,065.7	-53,433.7
<b>Purchase prices paid in cash</b>	<b>742,647.7</b>	<b>368,496.9</b>
Less cash and cash equivalents acquired	-48,936.3	-35,629.9
<b>Net purchase price for property companies</b>	<b>693,711.4</b>	<b>332,867.0</b>

The Group share of the purchase price for property companies totalled TEUR 742,647.7 (2005/06: TEUR 368,496.9) and was paid in cash.

The following assets and liabilities at fair value were taken over following the acquisition of additional shares in companies (transition consolidation). These transactions led to a change in the consolidation method (also see point 2.3):

All amounts in TEUR	2006/07	2005/06
Cash and cash equivalents	7,747.0	2,285.2
Securities	0.0	664.6
Intangible assets (excluding goodwill)	0.0	42.2
Receivables and other assets	10,456.0	7,430.2
Deferred tax assets	3,148.2	1,212.1
Property	320,383.5	408,850.4
Other tangible assets	311.5	1,918.2
Other financial assets	0.0	445.7
Financial liabilities	-158,044.7	-170,129.0
Trade accounts payable	-2,179.0	-4,134.8
Provisions	-2,985.9	-1,732.7
Other liabilities	-23,123.7	-21,483.5
Deferred tax liabilities	-32,744.7	-58,442.0
Minority interests	-1.3	-37.5
Currency translation adjustment	-1,720.4	-2,118.8
<b>Net assets acquired</b>	<b>121,246.7</b>	<b>164,770.3</b>
(Negative) goodwill	30,793.7	-54,727.9
Outstanding purchase prices	-3,475.2	0.0
<b>Purchase prices paid in cash</b>	<b>148,565.2</b>	<b>110,042.4</b>
Less cash and cash equivalents acquired	-7,747.0	-2,285.2
<b>Net purchase price for property companies</b>	<b>140,818.1</b>	<b>107,757.2</b>

The purchase price for the acquisition of additional shares totalled TEUR 148,565.2 (2005/06: TEUR 110,042.4) and was paid in cash. Additional information on transition consolidations is provided under point 2.4.3.

Companies deconsolidated during the 2006/07 financial year had the following impact on the financial statements:

All amounts in TEUR	2006/07	2005/06
Cash and cash equivalents	-3,539.3	-5.7
Intangible assets (excluding goodwill)	-31.7	0.0
Receivables and other assets	-701.4	-728.2
Deferred tax assets	0.0	-49.4
Property	-5,288.8	-5,973.8
Financial liabilities	5,984.9	1,969.0
Trade accounts payable	665.4	47.7
Provisions	1,751.0	34.1
Other liabilities	2,990.5	2,934.0
Deferred tax liabilities	0.0	423.6
Minority interests	-117.2	-49.7
Currency translation adjustment	-236.7	-5.0
<b>Net assets disposed</b>	<b>1,476.6</b>	<b>-1,403.4</b>
Result of deconsolidation	-4,630.3	-1,780.3
<b>Total sale price</b>	<b>-3,153.8</b>	<b>-3,183.7</b>
Plus cash and cash equivalents	3,539.3	5.7
<b>Net sale price for property companies</b>	<b>385.6</b>	<b>-3,178.0</b>

Information on the companies deconsolidated during 2006/07 is provided under point 2.4.3.

IAS 7.7

Cash and cash equivalents are comprised of the following:

All amounts in TEUR	2006/07	2005/06
Current securities	657,036.0	104,198.0
Cash and cash equivalents	1,000,016.0	429,293.9
<b>Total</b>	<b>1,657,052.0</b>	<b>533,491.9</b>

Cash and cash equivalents include TEUR 807,569.6 in EUR, TEUR 44,485.0 in USD, TEUR 13,382.1 in CZK, TEUR 13,855.6 in HUF, TEUR 46,627.9 in PLN, TEUR 39,135.2 in CHF, TEUR 14,904.6 in RON, TEUR 13,126.4 in SKK and TEUR 6,929.5 in other currencies.

Liquidity as shown on the Cash Flow Statement is comprised of cash and cash equivalents and current securities. In accordance with IAS 7.7, current securities are classified as cash and cash equivalents if their remaining term is less than three months. All assets included under cash and cash equivalents meet this criterion as of the balance sheet date.

## 7. Segment Reporting

IFRS 8 Operating Segments (convergence standard for segment reporting)

The IASB issued International Financial Reporting Standard 8 Operating Segments as part of a joint project with the US Financial Accounting Standards Board (FASB) to reduce the differences between IFRS and US GAAP. IFRS 8 replaces IAS 14 and achieves convergence with the requirements of SFAS 131. IFRS 8 requires companies to provide financial and descriptive information on their reportable segments, whereby this standard calls for the identification of operating segments based on the internal management focus of the company (management approach). In keeping with this approach, the presentation of the segments must reflect the same basis used for internal reporting. IFRS 8 applies to annual periods beginning on or after 1 January 2009. The early application of IFRS 8 to these consolidated financial statements leads, above all, to additional disclosures in the notes and provide a more detailed insight into segment financial position and performance.

IFRS 8 is applicable to financial years beginning after 31 December 2008. Earlier application of this standard is recommended, and the consolidated financial statements for 2006/07 make use of this option. **IFRS 8.35**

The requirements for segment reporting were previously part of external reporting, a subject area where the international standards – IFRS and US-GAAP – differed. The requirements of SFAS 131 are based above all on internal reporting, while IAS 14 – the previous standard for segment reporting – calls for the derivation of disaggregated information according to independent principles that are anchored in external reporting. In particular, IFRS 8 calls for the application of the management approach for reporting on the economic development of the individual segments. The management approach assumes that the units defined for internal reporting and decision-making as

well as the operating management of a company are also relevant for external segment reporting since the best information for segmentation is available to management. IAS 14 calls for the use of the risk and reward approach for segmentation. This approach requires the definition of segments on the basis of homogeneous risks and opportunities, which means the segments should represent separate components of the company that are differentiated in a way that the scope of their activities differs substantially with respect to risks and rewards.

IAS 14 requires the disclosure of information according to a more detailed **primary** and a less detailed **secondary** format.

**IFRS 8.5** In accordance with IFRS 8.5 ff., a component of an entity is an operating segment

- if it engages in activities from which it may earn revenues and incur expenses, including revenues and expenses relating to transactions with other components of the same entity
- if its operating results are regularly reviewed by the entity's decision-makers and used to assess performance and allocate resources, and
- discrete financial information is available on the component.

**IFRS 8.13** IFRS 8.13 includes quantitative thresholds for the identification of reportable operating segments. The reporting obligation is triggered by three alternative criteria:

- Revenue, including both sales to external customers and intersegment sales, equals at least 10% of the combined external and intersegment revenue of all operating segments, or
- The reported segment profit or loss equals at least 10% of the greater of the combined reported profit of all operating segments that did not report a loss, and the combined reported loss of all operating segments that reported a loss, or
- Segment assets equal at least 10% of the combined assets of all operating segments.

**IFRS 8.14** Two or more operating segments may be aggregated into a single operating segment if they have similar economic characteristics that lead to expectations of comparable long-term development and if they meet the aggregation criteria defined in IFRS 8.12.

These rules largely reflect the provisions of IAS 14. However in contrast to IAS 14.35, the segment is no longer required to earn the majority of its revenues from sales to external customers.

**IFRS 8.15** Additional operating segments must be defined until at least 75% of the total segment revenue is generated by sales to external customers. There is no predefined order for this selection.

Segments that were classified as significant in the previous year must still be presented separately if they are of continuing significance. Segments that are considered to have a special relevance are also designated as reportable, e.g. rapidly growing fields of business or high-risk areas.

**IFRS 8.19** In agreement with SFAS 131.24, IFRS 8.19 recommends limiting the number of reportable segments to ten so as not to endanger relevance and understandability. However, there is no limit on the number of reportable segments and this recommendation is solely related to voluntary segment disclosures.

In accordance with the management approach, the entity must disclose the measure of segment profit or loss that is used for internal management and reporting purposes. The following amounts must also be disclosed if they are included in reported profit or loss, or are regularly provided to management: **IFRS 8.23**

- segment revenues from external customers;
- intersegment revenues;
- interest expense and income (not netted out, unless this figure is used for internal management purposes);
- material items of income and expense as defined in IAS 1.86;
- the entity's interest in investments consolidated at equity;
- income tax expense or income;
- material non-cash items other than depreciation, amortisation and impairment charges.
- segment liabilities must also be disclosed if these figures are used for internal management purposes.

Additional information must also be provided on assets if the relevant amounts are included in segment assets or are otherwise regularly provided to management:

- the carrying values of investments consolidated at equity;
- additions to non-current assets.

In accordance with IFRS 8.27, the quantitative data provided on the segments should be accompanied by explanations covering – as a minimum – the accounting and valuation methods applied. In addition, general information should be disclosed to provide insight into the nature of business activities and internal reporting. This information is designed to support an understanding of the presentation of data and identification of segments in accordance with the management approach. IFRS 8.22 requires the disclosure of: **IFRS 8.22**

- the factors used to identify the reportable segments, including the internal organisational structure, and
- the products and services from which the individual segments derive their revenues.

The central decision-maker of IMMOFINANZ is the Executive Board as a collegial body. Internal reporting to the Executive Board is based on country information that comprises the income statements from the countries, including the related elimination of income, expenses and interim profits as well as the holding companies that are allocated to the relevant country operating organisations. The Executive Board is also provided with information on country-specific cash flows.

The segmentation of IMMOFINANZ is based on internal reporting (the management approach) and meets the quantitative thresholds defined in IFRS 8.13. The IMMOFINANZ property portfolio is diversified by two types of segments: the regional segments (primary segments) IMMOAUSTRIA, IMMOEAST and IMMOWEST as well as sector segments that reflect the type of property (secondary segments) office, logistics, commercial, hotel and residential. The activities of the Group are concentrated primarily on the purchase and rental of properties as well as the widely diversified investment in properties with various types of use – ranging from apartments, offices, hotels, logistics and commercial space up to garages in Austria, other regions of Europe (above all in Central and South-eastern Europe) and the USA. According to IFRS 8.13, an operating segment qualified as reportable if it generates at least 10% of the combined segment revenue, segment profit or segment assets.

The following table explains the materiality criterion (quantitative thresholds) for the identification of segments:

Segment	IMMOAUSTRIA		IMMOEAST		IMMOWEST		IMMOFINANZ Group	
	2006/07	2005/06	2006/07	2005/06	2006/07	2005/06	2006/07	2005/06
All amounts in EUR mill.								
<b>Segment revenues</b>								
Absolute amount	290.0	294.5	193.0	80.0	36.2	26.7	518.9	401.3
Relative amount	55.9%	73.4%	37.2%	19.9%	7.0%	6.7%		
<b>Segment income</b>								
Absolute amount	200.5	383.0	536.2	145.3	22.9	34.5	724.9	396.4
Relative amount	27.7%	96.6%	74.0%	36.7%	3.2%	8.7%		
<b>Segment assets</b>								
Absolute amount	5,438.7	4,325.1	6,728.2	2,687.5	1,669.5	1,006.8	12,721.6	7,456.1
Relative amount	42.8%	58.0%	52.9%	36.0%	13.1%	13.5%		

SelfStorage – Dein Lageraum, is the leading provider of private storage space. IMMOAUSTRIA holds an investment in this company based on a joint venture. From a management perspective, the entry into this sector of business represents a profitable addition to the existing portfolio. This firm plans to carry out a broad-based expansion programme in the German-speaking countries over the coming years, which includes the opening of roughly 30 new facilities with nearly 300,000 storage sections. Seven facilities are now operating in Austria, thereof six in Vienna. The investment by IMMOFINANZ will make it possible for SelfStorage – Dein Lageraum to expand its leading market position throughout the German-speaking countries. Towards the end of the reporting year IMMOFINANZ acquired 90% of the shares in the Dutch self-storage provider City Box, which is one of the leading companies in this branch with 14 self-storage outlets close to the major cities in the country.

The following table shows the domestic and foreign revenues of the Selfstorage Group:

All amounts in TEUR	Domestic		Foreign		Total	
	2006/07	2005/06	2006/07	2005/06	2006/07	2005/06
Rental income from logistics space	1,411.8	909.7	522.3	284.2	1,934.1	1,193.9
Other rental income	9.5	7.1	0.0	0.0	9.5	7.1

### Revenues

IMMOFINANZ recorded revenues of TEUR 518,883.0 in 2006/07. Of this total, 55.9% were generated by IMMOAUSTRIA and 37.2% by IMMOEAST. The IMMOEAST segment registered an improvement in revenues from TEUR 80,014.5 in 2005/06 to TEUR 192,920.4 for the reporting year, which represents an increase of 141.1%. This growth was supported not only by acquisitions, but also by the excellent level of occupancy in the properties. Investments are focused primarily on office, logistics and commercial space. IMMOWEST reported an increase in revenues from TEUR 26,732.2 in the prior financial year to TEUR 36,174.4 in 2006/07.

### Operating profit (EBIT)

IMMOFINANZ recorded an improvement in operating profit from TEUR 543,626.5 in 2006/07 to TEUR 887,694.4 for 2006/07, which represents an increase of 63.3%. IMMOEAST made the highest contribution to EBIT at 61.0%. This increase was supported above all by the positive development of the fair value of properties, which led to revaluation income of TEUR 493,095.1.

IMMOWEST was unable to improve EBIT over the prior year level because of an increase in depreciation and other operating expenses, which rose by 649.1% and 50.4%, respectively, in comparison with 2005/06. Depreciation in this segment is comprised primarily of the amortisation of goodwill.

### Financial results

Financial results recorded by IMMOFINANZ rose from TEUR -23,214.0 in 2005/07 to TEUR 25,875.1 for 2006/07. IMMOEAST contributed TEUR 104,163.5 to Group financial results, which reflects an increase of 290.5%. The favourable development in this segment resulted above all from profit on financial investments. Currency translation adjustments in the individual countries also had a positive effect, with the increasing strength of the HUF and RON leading to currency translation gains in Hungary and Romania. In addition, financial results were improved by the valuation of financial instruments at fair value through profit or loss and resulting revaluation gains of TEUR 13,872.1 as well as distributions of TEUR 5,422.2 from IAS 39 investments.

IMMOWEST contributed TEUR 48,669.8 to Group financial results for 2006/07, which represents an increase of 94.6% over the previous year. This improvement resulted above all from financial instruments and was related chiefly to the positive development of the IAS 39 investments.

Negative financial results were reported only by IMMOAUSTRIA, and resulted from high financing costs.

### Net profit for the period

IMMOFINANZ recorded net profit of TEUR 724,867.7 for 2006/07, whereby 27.7% of this total was generated by IMMOAUSTRIA and 74.0% by IMMOEAST. The increase recorded by the IMMOEAST segment equalled 269.0% in comparison with the prior year. IMMOWEST contributed TEUR 22,933.6 to Group profit for the year.

### Investments

IMMOFINANZ invested a total of TEUR 2.099.046,7 during 2006/07, which was allocated as follows: TEUR 1,480,861.7 to IMMOEAST, TEUR 167,264.8 to IMMOAUSTRIA and TEUR 450,867.6 to IMMOWEST. These investments focused primarily on office, commercial and logistics properties.

### Transition from segment to Group data

The transition column includes the effects resulting from consolidation procedures as well as the amounts relating to other non-reportable segments.

The amounts in the transition column “Group net profit for the period“ are related above all to other operating income and expenses as well as other financial items from the non-reportable segments, which represent a component of segment profit but not of operating profit for the Group.

Segment assets are comprised chiefly of investment property (IAS 40), property under construction (IAS 16) and intangible assets as well as investments carried at equity, inventories and receivables.

Segment liabilities consist of financial liabilities, trade accounts payable, provisions and tax liabilities.

The transition column for segment assets and liabilities is comprised chiefly of eliminated receivables and liabilities for regions that are not allocated to a specific segment.

Segment investments include additions to property, tangible assets and investments in financial assets carried at equity as well as intangible assets (excluding goodwill).

## 8. Other Information

### 8.1 Reporting on financial instruments and risk report

#### 8.1.1 General information

IFRS 7.31 requires the disclosure of information that enables the users of financial statements to evaluate the nature and extent of risks arising from financial instruments to which the entity is exposed as of the closing date.

IFRS 7.32 in connection with IFRS 7.34 emphasise that the information to be disclosed should focus exclusively on the risks arising from financial instruments as well as the manner in which these risks are managed.

As an international company, IMMOFINANZ is exposed to various financial risks. The most important financial risks for the Group are associated with possible changes in foreign exchange rates, interest rates, and stock prices as well as the creditworthiness and liquidity of customers and business partners. The goal of IMMOFINANZ is to actively control these risks through systematic risk management.

In accordance with IAS 32 and IAS 39, a distinction is made between primary and derivative financial instruments.

Primary financial instruments include investments in other companies that are reported under financial assets 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 amortised cost. 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 amortised cost.

Derivative financial instruments are used to hedge the risk associated with fluctuations in foreign exchange rates and interest rates arising from business operations as well as risk associated with monetary investments and financing.

#### 8.1.2 Risk report

##### 8.1.2.1 Default/credit risk

Credit risk (default risk) is understood to represent the risk that one party to a financial instrument causes the other party to incur a financial loss by failing to meet a financial obligation. In accordance with IFRS 7.36, an entity must disclose – for each class of financial instrument – information on the maximum exposure to credit risk as of the closing date without taking account of any collateral held or other enhancements and also provide a description of collateral received and any credit enhancements as well as information on the carrying value of the financial assets whose contract terms were amended and which would have been classified as past due or impaired under the previous contract terms. In accordance with IFRS 7.B9, the amounts offset in keeping with IAS 32.42 ff. and impairment charges as defined in IAS 39 should be deducted from the gross carrying value of financial assets. The remaining amount represents the maximum credit risk. Collateral held in security and other credit enhancements are not included in this calculation, but only disclosed separately (IFRS 7.36(b)).

Credit risks arise from the possibility that the counterparty to a transaction fails 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 of default associated with financial assets is reflected in impairment charges. The risk of default for IMMOFINANZ is low because the credit standing of customers is reviewed on a regular basis, and no single tenant is responsible for more than 5% of total outstanding receivables.

The volume of primary financing instruments held by the Group is shown on the balance sheet, whereby the value of financial assets represents the maximum risk of default. The risk of default associated with other primary financing instruments and derivative financial instruments is also low because all financing transactions are concluded with financial institutions that have excellent credit ratings.

The most important instrument for the management and control of default risk is the diversity of the property portfolio and the selection of a suitable tenant structure for each property. The risk of default on receivables due from tenants is low because tenants are generally required to provide collateral (for residential properties: cash deposits, for commercial properties: bank guarantees or cash deposits) and the credit standing of tenants is monitored on a regular basis.

#### **8.1.2.2 Market risk**

Market risk is the risk that the fair value or future cash flows of a financial instrument may fluctuate due to a change in market prices. There are three types of market risk: foreign exchange risk, interest rate risk and other price risks.

##### **8.1.2.2.1 Foreign exchange risk**

Foreign exchange risks can affect IMMOFINANZ in two forms: fluctuations in foreign exchange rates can influence the results of valuations, and also have an impact on the asset position of the company.

##### **8.1.2.2.1.1 Impact on valuation**

The results from companies located outside the Euro zone, which are included using full or proportionate consolidation, are translated based on the functional currency of the local company in accordance with the modified current rate method. The expert opinions on properties are prepared in Euros and fluctuations in exchange rates will influence the results from the revaluation of properties.

An increase in foreign exchange rates compared to the Euro will lead to higher Euro amounts in the fair values of investment properties than the amounts reflected in the expert opinions from the prior year. When the latest value is compared with the unchanged amount from a prior year expert opinion in Euro, the translation of the prior year Euro amount back into the functional currency (local currency) leads to a lower value – because of the higher exchange rate – and therefore to a write-down. If the value in the expert opinion rises, this foreign exchange effect reduces the upward potential for the valuation of the property; if the value in the expert opinion is lower, this effect increases the write-down.

A decline in foreign exchange rates compared to the Euro lead to lower Euro amounts in the fair values than the amounts shown in prior years when the fair values of properties are translated. When the latest value is compared with the unchanged amount from a prior year expert opinion in Euro, the translation of the prior year Euro amount back into the functional currency (local currency) leads to a higher value – because of the lower exchange rate – and therefore to a write-up. If the value in the expert opinion rises, this foreign exchange effect increases the upward for the valuation of the property; if the value in the expert opinion is lower, this effect reduces the write-down.

As of 30 April 2007, the net revaluation income recognised by IMMOFINANZ totalled TEUR 749,716.3. This figure comprises revaluation income of TEUR 898,985.9 and impairment charges of TEUR 149,269.7. Part of the impairment charges resulted exclusively from an increase in the value of the local currency compared with the Euro. This effect was related to IMMOEAST properties in Hungary, Poland, Slovakia and Romania.

The following Group exchange rates were used for foreign currency translation as of 30 April 2007:

	HUF	PLN	CZK	ROL
Closing rate on 30 April 2007	247.180000	3.781000	28.123000	33293.000000
Average rate	255.630000	3.827850	28.271500	34021.500000
	RON	CYP	SKK	EEK
Closing rate on 30 April 2007	3.329300	0.582600	33.72700	15.64660
Average rate	3.402150	0.579300	35.561000	15.646600
	BGN	USD	CHF	RUB
Closing rate on 30 April 2007	1.955800	1.360500	1.645800	35.01000
Average rate	1.955800	1.307100	1.608550	34.570000
	HRK	UAH	BAM	
Closing rate on 30 April 2007	7.36150	6.81810	1.95910	
Average rate	7.361500	6.688975	1.951550	
	CSD	SEK		
Closing rate on 30 April 2007	81.30900	9.15230		
Average rate	83.460000	9.177000		

A theoretical increase of 2.0% in exchange rates over the Euro as of the balance sheet date (e.g., an increase in the closing rate for the USD from 1.3605 to 1.3877) would have resulted in revaluation income of TEUR 820,891.8.

A theoretical decrease of 2.0% in exchange rates over the Euro as of the balance sheet date (e.g., a decrease in the closing rate for the USD from 1.3605 to 1.3333) would have resulted in revaluation income of TEUR 678,427.1.

#### 8.1.2.2.1.2 Impact on the asset position

IAS 21 calls for the translation of monetary assets and liabilities at the average exchange rate in effect on the balance sheet date as well as the recognition of any gains or losses to the income statement. For this reason, fluctuations in exchange rates can have a direct impact on the asset position of the group.

The risk of devaluation associated with cash balances in foreign currencies is offset by the rapid conversion of these funds into euros or through investments in these currencies. In addition, the low USD cash balances are used for investments in USD to which the group is committed.

Another management instrument to minimise foreign exchange risk is the restrictive use of foreign currency credits in Europe. In this region, the risk arising from adverse foreign exchange effects is outweighed by the advantages of low interest rates.

In order to limit the foreign exchange risk associated with rental income, contractual agreements with tenants in countries where the functional currency is not the Euro generally call for the payment of rents in Euro or link the rental payments to the Euro exchange rate on particular dates.

Derivative financial instruments are also used to manage foreign exchange risk. The derivative financial instruments used by IMMOFINANZ to hedge foreign exchange risk are recorded as independent transactions and not as hedge transactions. Hedge accounting as defined in IAS 39.85 – IAS 39.102 is not applied because the requirements stated in these regulations are not met.

Derivative financial instruments are stated at market value. Derivatives with a positive market value are included under the balance sheet position “other financial instruments”, while derivatives with a negative market value are shown under “other liabilities”.

Any changes in this market value are recognised as income or expenses under financial results.

The following table shows the market values and conditions of all derivative financial instruments that were purchased to hedge foreign exchange risk.

Company	Derivative	Currency	Beginning	End	Financial institution	Fixed interest rate exchange rate	Reference interest rate	Hedge	Currency	Reference value 30.4.2007 in 1,000	Market value 30.4.2007 in 1,000
<b>IMMOWEST</b>											
Rheinische					Dr. Koehne						
Lagerhaus GmbH	FX	CHF/EUR	1.12.2002	31.3.2009	GmbH & Co KG	1.54	n.a.	Foreign currency (CHF)	CHF	10,423.2	-410.6
Rheinische Lagerhaus					Dr. Koehne						
Rheine GmbH	FX	CHF/EUR	30.4.2004	19.11.2007	GmbH & Co KG	1.54	n.a.	Foreign currency (CHF)	CHF	1,598.8	-149.1
<b>IMMOEAST</b>											
MBP   Sp. z o.o.	FX FORWARD	USD/EUR	4.12.2006	29.6.2007	Aareal Bank AG	1.3344	n.a.	Foreign currency (USD)	USD	2,536.3	46.3
MBP   Sp. z o.o.	FX FORWARD	USD/EUR	4.12.2006	28.9.2007	Aareal Bank AG	1.3383	n.a.	Foreign currency (USD)	USD	2,407.7	43.3
MBP   Sp. z o.o.	FX FORWARD	USD/EUR	4.12.2006	28.12.2007	Aareal Bank AG	1.3417	n.a.	Foreign currency (USD)	USD	2,336.1	41.1
MBP   Sp. z o.o.	FX FORWARD	USD/EUR	4.12.2006	31.3.2008	Aareal Bank AG	1.3448	n.a.	Foreign currency (USD)	USD	2,185.1	37.0
MBP   Sp. z o.o.	FX FORWARD	USD/EUR	4.12.2006	30.6.2008	Aareal Bank AG	1.3477	n.a.	Foreign currency (USD)	USD	2,126.1	34.2
MBP   Sp. z o.o.	FX FORWARD	USD/EUR	4.12.2006	30.9.2008	Aareal Bank AG	1.3507	n.a.	Foreign currency (USD)	USD	1,975.8	29.8
MBP   Sp. z o.o.	FX FORWARD	USD/EUR	4.12.2006	30.12.2008	Aareal Bank AG	1.3539	n.a.	Foreign currency (USD)	USD	1,808.1	25.4
MBP   Sp. z o.o.	FX FORWARD	USD/EUR	4.12.2006	31.3.2009	Aareal Bank AG	1.3571	n.a.	Foreign currency (USD)	USD	1,581.9	20.6
MBP   Sp. z o.o.	FX FORWARD	USD/EUR	4.12.2006	30.6.2009	Aareal Bank AG	1.3602	n.a.	Foreign currency (USD)	USD	1,482.8	18.0
MBP   Sp. z o.o.	FX FORWARD	USD/EUR	4.12.2006	30.9.2009	Aareal Bank AG	1.3633	n.a.	Foreign currency (USD)	USD	939.3	10.7
MBP   Sp. z o.o.	FX FORWARD	USD/EUR	4.12.2006	30.12.2009	Aareal Bank AG	1.3668	n.a.	Foreign currency (USD)	USD	643.6	6.7
MBP   Sp. z o.o.	FX FORWARD	USD/EUR	4.12.2006	31.3.2010	Aareal Bank AG	1.3708	n.a.	Foreign currency (USD)	USD	570.1	5.3
MBP   Sp. z o.o.	FX FORWARD	USD/EUR	4.12.2006	30.6.2010	Aareal Bank AG	1.3744	n.a.	Foreign currency (USD)	USD	567.7	4.9
MBP   Sp. z o.o.	FX FORWARD	USD/EUR	4.12.2006	30.9.2010	Aareal Bank AG	1.3779	n.a.	Foreign currency (USD)	USD	567.7	4.5
MBP   Sp. z o.o.	FX FORWARD	USD/EUR	4.12.2006	30.12.2010	Aareal Bank AG	1.3814	n.a.	Foreign currency (USD)	USD	378.5	2.8

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

The market value represents the amount that the relevant company would receive or be required to pay if the transaction were terminated as of the balance sheet date. The market values do not reflect the proportionate consolidation of the company in the consolidated financial statements.

#### 8.1.2.2.2 Interest rate risk

As an international company, IMMOFINANZ is exposed to the risk of interest rate fluctuations on various property sub-markets. Changes in interest rates can influence the earnings recorded by the Group through higher interest costs for existing variable rate financing, and can also have a reflex effect on the valuation of properties.

Changes in interest rates have a direct influence on the financial results recorded by the Group in that they increase the cost of variable rate financing. IMMOFINANZ manages the risk associated with rising interest rates, which would lead to an increase in interest expense and a decline in financial results, through the use of derivative financial instruments. The derivative financial instruments used by IMMOFINANZ to hedge interest rate risk are recorded as independent transactions and not as hedge transactions. Hedge accounting as defined in IAS 39.85 – IAS 39.102 is not applied because the requirements stated in these regulations are not met.

Derivative financial instruments are stated at market value. Derivatives with a positive market value are included under the balance sheet position “other financial instruments”, while derivatives with a negative market value are shown under “other liabilities”.

Any changes in this market value are recognised as income or expenses under financial results. In addition, the Group has concluded financing contracts that carry fixed interest rates.

The following table shows the market values and conditions of all derivative financial instruments that were purchased to hedge interest rate risk.

Company	Derivative	Currency	Beginning	End	Financial institution	Fixed interest rate/ exchange rate	Reference interest rate	Hedge	Currency	Reference value 30.4.2007 in 1,000	Market value 30.4.2007 in 1,000
IMMOAUSTRIA											
BUWOG Bauen und Wohnen Gesellschaft mbH	SWAP	EUR	14.7.2005	31.12.2014	Bank Austria Creditanstalt AG	3.26%	6M- EURIBOR	Interest rate	EUR	6,938.0	379.9
BUWOG Bauen und Wohnen Gesellschaft mbH	SWAP	EUR	30.9.2005	30.9.2015	Bank Austria Creditanstalt AG	3.37%	6M- EURIBOR	Interest rate	EUR	4,019.0	228.7
BUWOG Bauen und Wohnen Gesellschaft mbH	SWAP	EUR	30.9.2005	30.9.2015	Bank Austria Creditanstalt AG	3.22%	6M- EURIBOR	Interest rate	EUR	3,195.0	165.2
SelfStorage-Dein Lager LagervermietungsgesmbH	CAP	EUR	27.10.2004	27.10.2009	ERSTE BANK DER OESTERR. SPARKASSEN AG	3.26%	3M- EURIBOR	Interest rate	EUR	6,000.0	83.4
SelfStorage-Dein Lager LagervermietungsgesmbH	Floor	EUR	30.6.2003	30.6.2008	ERSTE BANK DER OESTERR. SPARKASSEN AG	1.99%	3M- EURIBOR	Interest rate	EUR	6,500.0	0.0
SelfStorage-Dein Lager LagervermietungsgesmbH	CAP	EUR	30.6.2003	30.6.2008	ERSTE BANK DER OESTERR. SPARKASSEN AG	4.50%	3M- EURIBOR	Interest rate	EUR	6,500.0	1.4
SELICASTELLO GAMMA Liegenschaftsbesitz GmbH	CAP	EUR	30.9.2005	31.3.2008	SMBC Derivative Products Limited	4.00%	3M- EURIBOR	Interest rate	EUR	51,400.0	103.7
“Wienerberg City” Errichtungsges.m.b.H.	SWAP	EUR	30.9.2003	30.9.2008	Bank Austria Creditanstalt AG	3.57%	3M- EURIBOR	Interest rate	EUR	36,979.8	328.2
“Wienerberg City” Errichtungsges.m.b.H.	SWAP	EUR	31.10.2003	31.10.2010	Bank Austria Creditanstalt AG	3.99%	3M- EURIBOR	Interest rate	EUR	43,414.8	279.6
Bauteile A+B Errichtungsges. m.b.H.	CAP	EUR	17.7.2006	15.7.2011	Raiffeisen Zentralbank Österreich AG	4.50%	6M- EURIBOR	Interest rate	EUR	54,193.3	-158.5
Bauteile A+B Errichtungsges. m.b.H.	CAP	EUR	17.7.2006	15.7.2011	Raiffeisen Zentralbank Österreich AG	4.50%	6M- EURIBOR	Interest rate	EUR	4,426.6	-13.0
Bauteile C+D Errichtungsges. m.b.H.	CAP	EUR	17.7.2006	15.7.2011	Raiffeisen Zentralbank Österreich AG	4.50%	6M- EURIBOR	Interest rate	EUR	36,234.9	-106.0
IMMOFINANZ AG	SWAP	EUR	15.11.2005	16.11.2009	Bank Austria Creditanstalt AG	3M- EURIBOR	3,3825%	Interest rate	EUR	100,000.0	-3,457.9
IMMOFINANZ AG	CAP	EUR	30.6.2006	30.6.2011	Raiffeisen Zentralbank Österreich AG	4.75%	6M- EURIBOR	Interest rate	EUR	50,000.0	-246.2
IMMOFINANZ AG	CAP	EUR	15.9.2006	16.5.2011	WestLB AG, Düsseldorf	4.50%	3M- EURIBOR	Interest rate	EUR	100,000.0	-118.5
IMMOFINANZ AG	CAP	EUR	27.9.2006	16.5.2011	Raiffeisen Zentralbank Österreich AG	4.50%	3M- EURIBOR	Interest rate	EUR	100,000.0	-101.4
IMMOFINANZ Immobilien Vermietungs-Gesellschaft m.b.H.	CAP	EUR	20.8.2006	23.5.2011	Raiffeisen Zentralbank Österreich AG	4.50%	3M- EURIBOR	Interest rate	EUR	18,480.0	-72.1
IMMOFINANZ Immobilien Vermietungs-Gesellschaft m.b.H.	CAP	EUR	20.8.2006	20.5.2011	Raiffeisen Zentralbank Österreich AG	4.50%	3M- EURIBOR	Interest rate	EUR	10,327.5	-40.4

Company	Derivative	Currency	Beginning	End	Financial institution	Fixed interest rate/ exchange rate	Reference interest rate	Hedge	Currency	Reference value 30.4.2007 in 1,000	Market value 30.4.2007 in 1,000
AEDIFICIO Liegenschaftsvermietungs- und Beteiligungsgesellschaft m.b.H.	CAP	EUR	29.9.2006	31.3.2011	Constantia Privatbank Aktiengesellschaft	5.00%	3M-EURIBOR	Interest rate	EUR	25,482.5	30.9
ESG Beteiligungs GmbH	CAP	EUR	31.7.2006	31.7.2011	Oberbank AG, Linz	4.50%	3M-EURIBOR	Interest rate	EUR	38,000.0	-63.7
IMF Immobilienholding Gesellschaft m.b.H.	CAP	EUR	20.9.2006	20.9.2011	Raiffeisen Landesbank Aktiengesellschaft	4.50%	3M-EURIBOR	Interest rate	EUR	263,000.0	-713.4
IMF Immobilienholding Gesellschaft m.b.H.	CAP	EUR	31.7.2006	31.7.2011	Oberbank AG, Linz	4.50%	3M-EURIBOR	Interest rate	EUR	50,000.0	-83.8
IMMOFINANZ ALPHA Immobilien Vermietungs-Gesellschaft m.b.H.	CAP	EUR	20.8.2006	23.5.2011	Raiffeisen Zentralbank Österreich AG	4.50%	3M-EURIBOR	Interest rate	EUR	10,290.5	-40.2
IMMOFINANZ ALPHA Immobilien Vermietungs-Gesellschaft m.b.H.	CAP	EUR	20.8.2006	23.5.2011	Raiffeisen Zentralbank Österreich AG	4.50%	3M-EURIBOR	Interest rate	EUR	4,295.4	-14.5
Immofinanz TCT Liegenschaftsverwaltungs GmbH	CAP	EUR	1.9.2006	1.9.2011	Bank Austria Creditanstalt AG	4.50%	3M-EURIBOR	Interest rate	EUR	3,161.4	-14.0
Immofinanz TCT Liegenschaftsverwaltungs GmbH	CAP	EUR	1.9.2006	1.9.2011	Bank Austria Creditanstalt AG	4.50%	6M-EURIBOR	Interest rate	EUR	1,215.0	-6.3
Immofinanz TCT Liegenschaftsverwaltungs GmbH	CAP	EUR	1.9.2006	1.9.2011	Bank Austria Creditanstalt AG	4.50%	3M-EURIBOR	Interest rate	EUR	2,451.4	-11.4
Immofinanz TCT Liegenschaftsverwaltungs GmbH	CAP	EUR	1.9.2006	1.9.2011	Bank Austria Creditanstalt AG	4.50%	3M-EURIBOR	Interest rate	EUR	2,725.0	-13.8
Immofinanz TCT Liegenschaftsverwaltungs GmbH	CAP	EUR	1.9.2006	1.9.2011	Bank Austria Creditanstalt AG	4.50%	3M-EURIBOR	Interest rate	EUR	3,700.0	-18.7
Immofinanz TCT Liegenschaftsverwaltungs GmbH	CAP	EUR	1.9.2006	1.9.2011	Bank Austria Creditanstalt AG	4.50%	6M-EURIBOR	Interest rate	EUR	432.7	-2.1
RentCon Handels- und Leasing GmbH	CAP	EUR	31.10.2006	31.10.2011	Bank Austria Creditanstalt AG	4.50%	3M-EURIBOR	Interest rate	EUR	3,071.3	-12.8
RentCon Handels- und Leasing GmbH	CAP	EUR	31.10.2006	31.10.2011	Bank Austria Creditanstalt AG	4.50%	3M-EURIBOR	Interest rate	EUR	10,091.3	-41.9
FUTUR-IMMOBILIEN GmbH	CAP	EUR	31.10.2006	31.10.2011	Bank Austria Creditanstalt AG	4.50%	3M-EURIBOR	Interest rate	EUR	3,402.0	-15.3
ARO Immobilien GmbH	CAP	EUR	31.8.2006	31.8.2011	Bank Austria Creditanstalt AG	4.50%	3M-EURIBOR	Interest rate	EUR	9,227.7	-36.0
AEDIFICIO Liegenschaftsvermietungs- und Beteiligungsgesellschaft m.b.H & Co Fischhof 3 KEG	CAP	EUR	16.10.2006	17.10.2011	Bank Austria Creditanstalt AG	4.50%	3M-EURIBOR	Interest rate	EUR	4,316.5	-17.9
IMMOWEST											
IMMOWEST PROMTUS Holding GmbH	CAP	EUR	6.2.2006	31.3.2017	Lehman Brothers Special Financing Inc.	3.45%	6M-EURIBOR	Interest rate	EUR	60,987.4	2,458.5
Rheinische Lagerhaus Rheine GmbH	SWAP	CHF/EUR	1.7.1998	1.7.2008	SEB AG	3.65%	12M-BBA Interest Rate	Interest rate	CHF	6,300.0	-40.6
Deutsche Lagerhaus GmbH u. Co KG	SWAP	CHF/EUR	16.2.2006	30.6.2009	Bankhaus Lampe KG, Düsseldorf	6M-CHF-Libor	5.10%	Interest rate	CHF	17,000.0	-249.2
Deutsche Lagerhaus GmbH u. Co KG	SWAP	CHF/EUR	16.2.2006	30.12.2008	Bankhaus Lampe KG, Düsseldorf	6M-CHF-Libor	4.15%	Interest rate	CHF	7,000.0	-88.1
City Box Holdings B.V.	CAP	EUR	1.10.2004	1.8.2009	Goldman Sachs Capital Markets LP	4.00%	1M-EURIBOR	Interest rate	EUR	12,937.5	65.8

Company	Derivative	Currency	Beginning	End	Financial institution	Fixed interest rate/ exchange rate	Reference interest rate	Hedge	Currency	Reference value 30.4.2007 in 1,000	Market value 30.4.2007 in 1,000
IMMOEAST											
Atom Centrum a.s.	CAP	EUR	31.3.2006	31.3.2011	HVB Bank Czech Republic a.s.	4.00%	3M-EURIBOR	Interest rate	EUR	14,418.8	184.1
Centrum Olympia Olomouc a.s.	CAP	EUR	31.8.2005	30.9.2010	HVB Bank Czech Republic a.s.	3.00%	3M-EURIBOR	Interest rate	EUR	36,115.2	1,390.3
PERL INVEST a.s.	CAP	EUR	31.1.2006	27.9.2007	Bank Austria Creditanstalt AG	3.50%	3M-EURIBOR	Interest rate	EUR	4,920.1	6.3
Prokopova Development a.s.	CAP	EUR	31.1.2006	27.9.2007	Bank Austria Creditanstalt AG	3.50%	3M-EURIBOR	Interest rate	EUR	787.2	1.0
E.N.G. Property a.s.	CAP	EUR	31.1.2006	27.9.2007	Bank Austria Creditanstalt AG	3.50%	3M-EURIBOR	Interest rate	EUR	4,100.1	5.2
JUNGMANNOVA ESTATES a.s.	CAP	EUR	31.1.2006	27.9.2007	Bank Austria Creditanstalt AG	3.50%	3M-EURIBOR	Interest rate	EUR	10,660.2	13.6
NP Investments a.s.	CAP	EUR	31.1.2006	27.9.2007	Bank Austria Creditanstalt AG	3.50%	3M-EURIBOR	Interest rate	EUR	25,355.0	32.4
J.H.Prague a.s.	CAP	EUR	31.1.2006	27.9.2007	Bank Austria Creditanstalt AG	3.50%	3M-EURIBOR	Interest rate	EUR	9,512.2	12.2
PAN Development a.s.	CAP	EUR	31.1.2006	27.9.2007	Bank Austria Creditanstalt AG	3.50%	3M-EURIBOR	Interest rate	EUR	2,904.1	6.7
IRIDE S.A.	CAP	EUR	7.8.2006	28.7.2011	Raiffeisen Zentralbank Österreich AG	5.00%	3M-EURIBOR	Interest rate	EUR	46,069.9	72.0
Globe 13 Kft.	CAP	EUR	31.10.2006	31.10.2011	Bank Austria Creditanstalt AG	5.00%	3M-EURIBOR	Interest rate	EUR	17,450.0	-75.6
Lentia Real (1) Kft.	CAP	EUR	31.10.2006	31.10.2011	Bank Austria Creditanstalt AG	5.00%	3M-EURIBOR	Interest rate	EUR	9,018.0	-40.4
Szepevölgyi Businesspark Kft.	CAP	EUR	31.10.2006	31.10.2011	Bank Austria Creditanstalt AG	5.00%	3M-EURIBOR	Interest rate	EUR	9,700.0	-43.1
Arpad Center Kft.	CAP	EUR	31.10.2006	31.10.2011	Bank Austria Creditanstalt AG	5.00%	3M-EURIBOR	Interest rate	EUR	5,420.0	-23.4
MBP I Sp. z o.o.	SWAP	EUR	30.11.2006	30.12.2010	Aareal Bank AG	3.83%	3M-EURIBOR	Interest rate	EUR	141,661.7	1,833.5

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

The market value represents the amount that the relevant company would receive or be required to pay if the transaction were terminated as of the balance sheet date. The market values do not reflect the proportionate consolidation of the company in the consolidated financial statements.

Changes in interest rates have an influence on the valuation of property. As part of the discounted cash flow method (DCF) that is used to value office and commercial properties, the present value of future cash flows from a property is determined by discounting these amounts based on the applicable interest rate. This interest rate is generally comprised of a risk-free basic interest rate and a risk premium that reflects the property category and sub-market. Rising interest rates lead to an increase in the risk-free basic interest rate, and thereby result in a higher discount factor. This reduces the present value of cash flows and, in turn, reduces the fair value of the property.

The risk associated with changes in interest rates is determined by sensitivity analyses. A sensitivity analysis presents the effects of changes in market interest rates on interest payments, interest income and expense, other components of earnings and, possibly, also on equity. The following sensitivity analysis shows the influence of variable market interest rates on the interest expense associated with financial liabilities; and shows the impact of an assumed average increase/decrease of 30, 75 and 135 basis points in interest rates on interest expense recognised during 2006/07. The derivatives (CAPs) used by the IMMOFINANZ Group to limit interest expense are not included in this analysis:

All amounts in TEUR	Interest expense	Interest rate scenarios		
	2006/07	+/-0.30%	+/-0.75%	+/-1.35%
Increase in variable interest rates	155,748.9	156,214.3	156,912.4	157,843.2
Decrease in variable interest rates	155,748.9	155,283.5	154,585.4	153,654.5

### 8.1.2.2.3 Other price risks

As an international company, IMMOFINANZ is also exposed to price risks. Price risks are understood to mean the possible fluctuation in fair value or future cash flows as a result of changes in market prices.

IMMOFINANZ would be exposed to price risk if the development of the property market in a region leads to increasing yields and property acquisitions were concluded at fixed yields that are below these market figures.

### 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.

	2006/07	2005/06
Total number of shares	459,001,443	335,640,747
Weighted average number of shares	443,206,850	328,744,019
Net profit for the period in EUR	457,579,900	325,700,200
<b>Basic earnings per share in EUR</b>	<b>1.03</b>	<b>0.99</b>
<b>Diluted earnings per share in EUR</b>	<b>1.00</b>	<b>0.96</b>

The potential shares of common stock that would result from the convertible bonds issued in 2001 and 2007 as well as the related net interest expense have a diluting effect.

### 8.3 Information on the company

IAS 24.12

The members of the Executive Board and Supervisory Board of IMMOFINANZ are:

#### Executive Board

Karl Petrikovics – Chairman

Norbert Gertner – Member

#### Supervisory Board

Helmut Schwager – Chairman

Erhard Schaschl – Vice-Chairman (up to 30 December 2006)

Michael Kaufmann – Vice-Chairman (Vice-Chairman since 30 December 2006)

Guido Schmidt-Chiari

Klaus Hübner (since 30 December 2006)

### 8.4 Transactions with related parties

IAS 1.126c

Constantia Privatbank Aktiengesellschaft (CPB) as well as its corporate bodies and subsidiaries are considered related parties in the sense of IAS 24. The following subsidiaries of CPB are classified as related parties in accordance with the provisions of IAS 24: CPB Immobilien treuhand GmbH, IMV Immobilien Management und Verwaltung GmbH, Immofinanz Corporate Finance Consulting GmbH, Immoeast Corporate Finance Consulting GmbH, CPB Corporate Finance Consulting GmbH, Immofinanz Acquisition and Finance Consulting GmbH.

#### 8.4.1 Constantia Privatbank Aktiengesellschaft

##### 8.4.1.1 Management contracts

Constantia Privatbank Aktiengesellschaft has concluded separate management agreements with the following Group companies, which generally have the same content:

IMMOFINANZ AG  
 IMMOEAST AG  
 IMMOWEST IMMOBILIEN ANLAGEN AG  
 WIPARK GARAGEN AG  
 BUSINESS PARK BETEILIGUNGS AG  
 Immofinanz Alkmene Immobilien Vermietungs GmbH

These management contracts oblige Constantia Privatbank to provide the following services to the named companies and their subsidiaries:

- Provision of corporate bodies and proxies,
- Support for corporate bodies in connection with the annual general meetings,
- Controlling, financial and accounting services (including the preparation of quarterly and annual reports, financial planning, treasury and group financing),
- Selection of properties (feasibility studies, acquisition and sale negotiations),
- Asset management (representation of owner interests, management of maintenance, contact office for brokers etc.) and
- Provision of infrastructure.

The management contracts do not cover following services:

- Broker services,
- Property management,
- Consulting that can only be provided by specific professional groups,
- Market-making,
- Consulting in connection with capital increases and
- Banking services.

Payment for the calendar year was set at 1% of the acquisition cost of new investments and commissioned projects plus 0.60% of properties owned by IMMOFINANZ at the beginning of the year. The same principles apply to financial instruments held by IMMOFINANZ that are classified as investments in other companies, whereby there is no 1% fee and the paid commitment forms the basis for calculation. For WIPARK GARAGEN AG and Immofinanz Alkmene Immobilien Vermietungs GmbH, a reduced fee equal to 0.25% of the calculation base is charged.

In 2006/07 Constantia Privatbank Aktiengesellschaft charged administrative fees of TEUR 72,874.9 (2005/06: TEUR 50,278.5) to the above-mentioned IMMOFINANZ companies.

##### 8.4.1.2 Other services

Constantia Privatbank Aktiengesellschaft also provides other banking services for IMMOFINANZ. The most important services are related to the securities issued by IMMOFINANZ and IMMOEAST AG. The fees for these services, which were charged by the consortium comprising Bank Austria Creditanstalt, Deutsche Bank, Credit Suisse, Merrill Lynch, BNP Paribas, Kempen & Co and Constantia Privatbank, totalled TEUR 79,673.8 in 2006/07

(2005/06: TEUR 56,315.9). This amount includes TEUR 25,742.1 (2005/06: TEUR 28,949.0) for the capital increase by IMMOFINANZ as well as TEUR 53,931.7 (2005/06: TEUR 27,366.9) for the share of the IMMOEAST AG capital increase that was not subscribed by IMMOFINANZ.

Constantia Privatbank serves as the primary commercial bank for the majority of the Austrian subsidiaries and a number of the foreign subsidiaries. Interest rates and the fees for account management reflect normal market rates. The interest rate on credit balances was 3.61% as of 30 April 2007 (28 April 2006: 2.37%) and the interest rate on debit balances was 4.36% as of this date (28 April 2006: 3.17%).

#### **8.4.2 Immofinanz Corporate Finance Consulting GmbH**

Immofinanz Corporate Finance Consulting GmbH serves as a trust company for group financing. The contract partners are IMMOFINANZ and IMMOEAST AG as well as the majority of companies included under full or proportionate consolidation. For these services, Immofinanz Corporate Finance Consulting GmbH receives fees totalling TEUR 20 per calendar year (2005/06: TEUR 20).

#### **8.4.3 Immoeast Corporate Finance Consulting GmbH**

Immoeast Corporate Finance Consulting GmbH provides the majority of management resources for IMMOEAST AG in accordance with the management contract concluded with Constantia Privatbank Aktiengesellschaft. In 2006/07 Immoeast Corporate Finance Consulting GmbH provided no brokerage services in connection with the acquisition of companies (2005/06: TEUR 2,321.1).

There were no reimbursements of cash outlays by Immoeast Corporate Finance Consulting GmbH during the reporting year (2005/06: TEUR 7.1).

#### **8.4.4 CPB Corporate Finance Consulting GmbH**

CPB Corporate Finance Consulting GmbH provided brokerage services in connection with the acquisition of companies for fees totalling TEUR 6,825.0 (2005/06: TEUR 5,218.4). No consulting services were provided in connection with special financing during 2006/07 (2005/06: TEUR 625.0).

#### **8.4.5 Immofinanz Acquisition and Finance Consulting GmbH**

Immofinanz Acquisition and Finance Consulting GmbH provides part of the management resources for IMMO-WEST IMMOBILIEN ANLAGEN AG in accordance with the management contract concluded with Constantia Privatbank Aktiengesellschaft. The fees charged for these services equalled TEUR 0.1 (2005/06 TEUR 508.0) plus 20% VAT.

#### **8.4.6 IMV Immobilien Management und Verwaltung GmbH**

IMV Immobilien Management und Verwaltung GmbH is the largest property management company in Austria and manages the majority of objects in this country. In addition, IMV has wholly owned subsidiaries in Hungary, the Czech Republic, Poland, Slovakia, Romania and Germany. These companies handle the invoicing of operating costs on behalf of the subsidiaries, and receive no additional fees from IMMOFINANZ.

#### **8.4.7 CPB Immobilientreuhand GmbH**

CPB Immobilientreuhand GmbH and its subsidiaries in Hungary, the Czech Republic and Poland provide broker services at arm's length for the rental of properties. The charges to IMMOFINANZ for broker services totalled TEUR 2,687.4 in 2006/07 (2005/06: TEUR 2,829.6).

#### **8.4.8 CPB Management Tschechien s.r.o.**

CPB Management Czech Republic s.r.o. has rented 261.19 sqm of office space from VALDEK Praha s.r.o. for TEUR 43.9 per year.

#### 8.4.9 Remuneration of corporate bodies

The members of the Executive Board receive no separate remuneration from the company. The remuneration for the members of the Supervisory Board is as follows:

Remuneration for the Supervisory Board	IMMOFINANZ AG		IMMOEAST AG	
	2006/07	2005/06	2006/07	2005/06
All amounts in TEUR				
Helmut Schwager	40.0	40.0	30.0	30.0
Erhard Schaschl	20.0	30.0	15.0	15.0
Michael Kaufmann	20.0	20.0	-	-
Guido Schmidt-Chiari	20.0	20.0	-	-
Wolfgang Reithofer	-	-	22.5	22.5
Christian Böhm	-	-	15.0	15.0
Herbert Kofler	-	-	15.0	15.0
Klaus Hübner	10.0	-	-	-
<b>Total</b>	<b>110.0</b>	<b>110.0</b>	<b>97.5</b>	<b>97.5</b>

The members of the Executive Board and Supervisory Board hold 2,144,301 (2005/06: 2,144,301) shares of stock. There are no options outstanding on IMMOFINANZ shares.

#### 8.4.10 Trust loan

The internal financing for the IMMOFINANZ subsidiaries is handled in part by IMMOFINANZ Corporate Finance Consulting GmbH at arm's length interest rate conditions (see point 8.4.2).

#### 8.4.11 Constantia Immobilien Development GmbH

IMMOFINANZ AG granted a TEUR 10,000.0 loan to Constantia Immobilien Development GmbH during the 2006/07 financial year through its subsidiary IMMOEAST AG. The interest rate equals 8%, and the term is unlimited. The amount outstanding as of the balance sheet date, including interest, was TEUR 6,898.7.

### 8.5 Subsequent events

#### 8.5.1 Capital transactions

IMMOEAST carried out another capital increase in May 2007, which involved the issue of 277,941,375 shares of bearer stock at a price of EUR 10.20 per share. IMMOFINANZ AG subscribed to 50.46% of this issue and thereby retained its holding as of 30 April 2007.

#### 8.5.2 Acquisitions

##### Romania

After the closing date IMMOEAST acquired a 75% stake in Harborside Hotel s.r.l. This project involves the development and construction of an annex to the Harborside Constanta Phase 1, with a further 15,600 sqm of retail space and a hotel tower with 12,100 sqm of space. IMMOEAST will initially hold 75% of the shares, and the remaining 25% will be owned by the project developer and site owners. Plans call for IMMOEAST to acquire this minority stake after the project is completed.

Development also started on the Baia Mare Mall in the north-western region of Romania after 30 April 2007. This project represents a shopping and entertainment centre with approx. 43,000 sqm of space on two levels. The start of construction is scheduled for the fourth quarter of 2007 and completion is expected during the fourth quarter of 2008. This development project will be realised through a cooperation between IMMOEAST and a large Hungarian property company at a total investment volume of EUR 97 million.

IMMOEAST acquired 100% of the shares in S.C. Flash Consult Invest s.r.l. after the end of the 2006/07 financial year. The company is the owner of the Euromall Shopping Center in Pitesti, Romania, which has roughly 32,000 sqm of letable space. This facility was completed and opened in May 2007.

A further investment on the Romanian market was the acquisition of the shares in S.C. Dacian Second s.r.l. This project involves the development of the Pantelimon Warehouse logistics centre with more than 50,000 sqm of letable space in the Romanian capital, and is under realisation together with the European Future Group.

IMMOEAST also acquired a 75% stake in S.C. Red Project Two s.r.l. shortly after the closing date. This company is developing a specialty shopping centre and shopping gallery with approx. 43,000 sqm of letable space and a corresponding parking facilities. The building permit should be granted at the end of 2007 and construction is scheduled to start in spring 2008, with completion following roughly 18 months later.

Through the acquisition of the Cypriote Gendana Ventures Ltd. in June 2007, IMMOEAST took over 100% of the shares in the Romanian Real Habitation s.r.l. This company owns a site adjoining the location for the IRIDE Business Park, which will be used for a 63,000 sqm expansion to this complex.

In addition, IMMOEAST concluded a cooperation agreement with Eyemaxx for the development of a retail portfolio in Romania. This portfolio will comprise specialty shopping centres and shopping malls in mid-sized Romanian cities.

#### Czech Republic

On 3 May 2007 IMMOEAST acquired a 5% stake in UTILITY PARK WEST s.r.o. This project will develop the Utility and Office Park West in Prague in four stages. The total investment is estimated at EUR 39 million, and IMMOEAST will provide mezzanine capital.

#### Slovakia

IMMOEAST acquired 10% of the shares in BIG BOX LEVICE s.r.o. and BIG BOX LIPTOVSKÝ MIKULÁŠ s.r.o. after the closing date. Plans are in preparation for the construction of specialty shopping centres with approx. 5,500 sqm of letable space as part of the Big Box Phase 2. IMMOEAST will purchase the remaining 90% of shares in these companies after the projects are completed and profitable rental contracts have been signed for at least 80% of the space. The centres in Trenčín and Nové Zámky were opened in 2006. The other facilities are scheduled for completion in autumn 2007 and during 2008.

#### 8.5.3 Management contract

The management contract between IMMOFINANZ and Constantia Privatbank Aktiengesellschaft was amended based on a resolution of the Supervisory Board on 16 July 2007. With the start of the 2007/08 financial year on 1 May 2007, a performance fee will replace the additional 40 basis points in the year of acquisition. This amendment provides for an additional payment to Constantia Privatbank Aktiengesellschaft as follows: when net asset value per share rises by more than 8% after payment of the 0.6% base fee, Constantia Privatbank Aktiengesellschaft is entitled to receive 20% of the increase in value over 8%.

## Group Companies of IMMOFINANZ AG

Company	Country	Headquarters	Nominal capital	Currency	Stake	Initial consolidation	Transition consolidation, increase in investment or structural change	Type of consolidation
<b>IMMOFINANZ AKTIENGESELLSCHAFT</b>	A	Vienna	464,608,844,72	EUR				
<b>IMMOAUSTRIA IMMOBILIEN ANLAGEN GMBH</b>	A	Vienna	45,000,000	EUR	100.00%	13.3.2001		V
IMMOFINANZ Immobilien Vermietungs-Gesellschaft m.b.H.	A	Vienna	2,180,185	EUR	100.00%	30.4.1994		V
IMMOFINANZ ALPHA Immobilien Vermietungs-gesellschaft m.b.H.	A	Vienna	72,673	EUR	100.00%	30.4.1994		V
IMMOFINANZ Naglergasse Liegenschaftsvermietungs-gmbH	A	Vienna	36,336	EUR	100.00%	30.4.1994		V
IMMOFINANZ Artemis Immobilien Vermietung GmbH	A	Vienna	726,728	EUR	100.00%	30.4.1996		V
SPE Liegenschaftsvermietung Gesellschaft m.b.H.	A	Vienna	36,336	EUR	100.00%	31.12.1996		V
Business Park Beteiligungs AG	A	Vienna	72,670	EUR	90.00%	31.5.1997		V
Business Park Vienna Holding AG	A	Vienna	363,350	EUR	90.00%	31.5.1997		V
Bauteile A+B Errichtungsges.m.b.H.	A	Vienna	36,336	EUR	90.00%	31.5.1997		V
Bauteile C+D Errichtungsges.m.b.H.	A	Vienna	36,336	EUR	90.00%	31.5.1997		V
RentCon Handels- und Leasing GmbH	A	Vienna	36,336	EUR	100.00%	31.12.1997		V
AEDIFICIO Liegenschaftsvermietungs- und Beteiligungsgesellschaft m.b.H.	A	Vienna	7,267,283	EUR	100.00%	22.1.1998		V
IMMOFINANZ Metis Anlagen Leasing GmbH	A	Vienna	36,336	EUR	100.00%	30.4.1998		V
MARINA Handelsgesellschaft m.b.H.	A	Vienna	72,673	EUR	100.00%	30.4.1998		V
"Wienerberg City" Errichtungsges.m.b.H.	A	Vienna	1,816,821	EUR	95.00%	31.8.1998		V
ECE Shoppingcenter Projektentwicklungs- und Management GmbH	A	Vienna	35,000	EUR	50.00%	16.2.1999		Q
WIPARK Garagen AG	A	Vienna	10,000,000	EUR	100.00%	30.4.1999		V
Garage am Beethovenplatz Gesellschaft m.b.H. & Co. KG	A	Vienna	125,978	EUR	100.00%	30.4.1999		V
TGF – Tiefgarage Freyung Errichtungs- und Verwaltungsgesellschaft m.b.H. & Co KG	A	Vienna	72,673	EUR	100.00%	30.4.1999		V
TGF – Tiefgarage Freyung Errichtungs- und Verwaltungsgesellschaft m.b.H.	A	Vienna	36,336	EUR	100.00%	30.4.1999		V
WIPARK Hungaria Garáze Kft.	H	Budapest	405,000,000	HUF	100.00%	30.4.1999		V
F&I Liegenschaftsvermietungs GmbH	A	Vienna	35,000	EUR	100.00%	15.6.1999	30.4.2007	V
AEDIFICIO Liegenschaftsvermietungs- und Beteiligungsgesellschaft m.b.H. & Co Burggasse 89 KEG	A	Vienna	1,000	EUR	100.00%	31.12.1999		V
AEDIFICIO Liegenschaftsvermietungs- und Beteiligungsgesellschaft m.b.H. & Co Börsegasse 1 KEG	A	Vienna	1,000	EUR	100.00%	31.12.1999		V
AEDIFICIO Liegenschaftsvermietungs- und Beteiligungsgesellschaft m.b.H. & Co Wollzeile 31 KEG	A	Vienna	1,000	EUR	100.00%	31.12.1999		V
AEDIFICIO Liegenschaftsvermietungs- und Beteiligungsgesellschaft m.b.H. & Co Gumpendorferstraße 81 KEG	A	Vienna	1,000	EUR	100.00%	31.12.1999		V
"AEDIFICIO Liegenschaftsvermietungs- und Beteiligungsgesellschaft m.b.H. & Co Fischhof 3 KEG"	A	Vienna	1,000	EUR	100.00%	6.4.2000		V
IMMOFINANZ Ismene Immobilien Vermietungsgesellschaft m.b.H.	A	Vienna	36,336	EUR	100.00%	30.4.2000		V
"AEDIFICIO Liegenschaftsvermietungs- und Beteiligungsgesellschaft m.b.H. & Co Kaiserstraße 57-59 KEG"	A	Vienna	1,000	EUR	100.00%	30.4.2000		V
Immofinanz Gamma Liegenschafts- und Immobilienvermietungsgesellschaft m.b.H.	A	Vienna	36,336	EUR	99.20%	1.5.2000		E
City Tower Vienna Errichtungs- und Vermietungs-GmbH	A	Vienna	35,000	EUR	100.00%	22.12.2000		V
IMMOFINANZ Aleos Anlagen Leasing GmbH	A	Vienna	36,336	EUR	100.00%	1.5.2001		V
HL Bauprojekt GesmbH	A	Vienna	36,336	EUR	100.00%	1.5.2001		V
WIPARK Holding GmbH	A	Vienna	35,000	EUR	100.00%	1.5.2001		V
Master Boats Vertriebs- und Ausbildungs GmbH	A	Vienna	36,336	EUR	100.00%	1.7.2001		V
WIPARK Palace Garáze Kft.	H	Budapest	300,000,000	HUF	70.00%	23.7.2001		V
IMMOFINANZ Enodia Realitäten Vermietungs GmbH	A	Vienna	36,336	EUR	100.00%	1.10.2001		V
Diefenbachgasse 53 - 55 Bauprojektentwicklungsgesellschaft	A	Vienna	35,000	EUR	100.00%	1.10.2001		V
HK 348 Vermögensverwaltungs GmbH	A	Vienna	35,000	EUR	50.00%	31.12.2001		Q
Les Bains de St. Moritz Holding AG	CH	St. Moritz	200,000	CHF	50.00%	31.12.2001	30.4.2007	V
St. Moritz Bäder AG	CH	St. Moritz	21,750,000	CHF	45.45%	31.12.2001	30.4.2007	V
Infinitas ProjektentwicklungsgesmbH	A	Vienna	35,000	EUR	100.00%	1.11.2002		V
FUTUR-IMMOBILIEN GmbH	A	Vienna	73,000	EUR	100.00%	1.5.2003		V

Company	Country	Headquarters	Nominal capital	Currency	Stake	Initial consolidation	Transition consolidation, increase in investment or structural change	Type of consolidation
REVIVA Immobilien AG	A	Vienna	8,760,000	EUR	98.86%	30.6.2003	5.2.2007	V
REVIVA Am Spitz Liegenschafts AG	A	Vienna	5,840,000	EUR	85.20%	30.6.2003	5.2.2007	V
IMMOKRON Immobilienbetriebsgesellschaft m.b.H.	A	Vienna	36,336	EUR	80.00%	31.10.2003	1.8.2006	V
Immofinanz Alkmene Immobilien Vermietungs GmbH	A	Vienna	35,000	EUR	100.00%	31.1.2004		V
Geiselbergstraße 30-32 Immobilienbewirtschaftungs GmbH	A	Vienna	35,000	EUR	100.00%	1.5.2004		V
IMF Immobilienholding Gesellschaft mbH	A	Vienna	35,000	EUR	100.00%	14.5.2004		V
FMZ Rosental Betriebs GmbH	A	Vienna	35,000	EUR	80.00%	13.8.2004	1.8.2006	V
IMMOFINANZ Drei D Liegenschaftsverwertungs GmbH	A	Vienna	35,000	EUR	100.00%	31.8.2004		V
"Untere Viaduktgasse 4" Liegenschaftsverwaltungs GmbH	A	Vienna	35,000	EUR	100.00%	31.8.2004		V
IMMOFINANZ Vier D Liegenschaftsverwertungs GmbH	A	Vienna	35,000	EUR	100.00%	7.9.2004		V
BUWOG Bauen und Wohnen Gesellschaft mbH	A	Vienna	18,894,937	EUR	100.00%	1.10.2004		V
ESG Wohnungsgesellschaft mbH Villach	A	Villach	5,087,098	EUR	99.90%	1.10.2004		V
"Heller Fabrik" Liegenschaftsverwertungs GmbH	A	Vienna	72,000	EUR	50.00%	1.10.2004		Q
BUWOG Projektentwicklungs-, Service- und Dienstleistungs GmbH	A	Vienna	73,000	EUR	100.00%	1.10.2004		V
WELCOME HOME MARKETING GmbH	A	Vienna	35,000	EUR	100.00%	1.10.2004	1.9.2005	V
Immofinanz TCT Liegenschaftsverwertungs GmbH	A	Vienna	1,500,000	EUR	100.00%	1.11.2004		V
PIO Liegenschaftsverwertungs GmbH	A	Vienna	79,940	EUR	100.00%	1.1.2005		V
SL Immobilienprojekt GmbH	A	Vienna	480,000	EUR	100.00%	1.1.2005		V
ARO Immobilien GmbH	A	Vienna	7,267,283	EUR	100.00%	1.1.2005		V
AAX Immobilienholding GmbH	A	Vienna	40,790	EUR	100.00%	1.1.2005		V
STAR Immobilien Treuhand- Versicherungsmakler GmbH	A	Vienna	110,000	EUR	100.00%	1.1.2005		V
Bauteil M Errichtungsges.m.b.H.	A	Vienna	35,000	EUR	90.00%	2.3.2005		V
IMMOFINANZ Endia Realitäten Vermietungs GmbH & Co OEG	A	Vienna	1,000	EUR	100.00%	22.4.2005		V
Wipark Budavar Kft.	H	Budapest	3,000,000	HUF	50.00%	30.4.2005		Q
HM 7 Liegenschaftsvermietungsgesellschaft m.b.H.	A	Vienna	5,087,098	EUR	80.00%	20.5.2005		V
SELICASTELLO BETA Beteiligungsverwaltung GmbH	A	Vienna	50,000	EUR	50.00%	31.5.2005		Q
SELICASTELLO BETA Liegenschaftsbesitz GmbH	A	Vienna	35,000	EUR	50.00%	31.5.2005		Q
SELICASTELLO GAMMA Beteiligungsverwaltung GmbH	A	Vienna	50,000	EUR	50.00%	31.5.2005		Q
SELICASTELLO GAMMA Liegenschaftsbesitz GmbH	A	Vienna	35,000	EUR	50.00%	31.5.2005		Q
IMMOFINANZ Demophon Immobilienvermietungs GmbH	A	Vienna	35,000	EUR	100.00%	29.6.2005		V
SelfStorage-Dein Lager LagervermietungsgesmbH	A	Langenzersdorf	70,785	EUR	30.00%	31.7.2005		Q
SelfStorage-Liegenschaftsverwaltung Wattgasse GmbH	A	Vienna	36,336	EUR	30.00%	31.7.2005		Q
Helveco Beteiligungs AG	CH	Zurich	120,000	CHF	30.00%	31.7.2005		Q
SelfStorage-Dein Lagerraum GmbH	D	Munich	25,000	EUR	30.00%	31.7.2005		Q
ESG Beteiligungs GmbH	A	Vienna	35,000	EUR	100.00%	17.9.2005		V
RHOMBUS Errichtungs- und VerwertungsGmbH & Co KG	A	Vienna	2,400,000	EUR	100.00%	14.2.2006		V
EFSP Immobilienentwicklung GmbH	A	Vienna	35,000	EUR	100.00%	11.4.2006		V
IMMOFINANZ Finance BV	NL	Amsterdam	18,000	EUR	100.00%	30.4.2006		V
City Parkgaragen BetriebsGmbH	A	Vienna	35,000	EUR	100.00%	8.6.2006		V
VCG Immobilienbesitz GmbH	A	Vienna	35,000	EUR	90.00%	20.12.2006		V
<b>IMMOWEST IMMOBILIEN ANLAGEN AG</b>	<b>A</b>	<b>Vienna</b>	<b>72,670</b>	<b>EUR</b>	<b>100.00%</b>	<b>30.4.2000</b>		<b>V</b>
IMMOFINANZ USA, Inc.	USA	Wilmington	10	USD	100.00%	8.8.2001		V
IMMOWEST Beteiligungs GmbH	A	Vienna	35,000	EUR	100.00%	22.8.2001		V
IMF Investments No. 301, Ltd.	USA	Houston	10,000,000	USD	90.00%	6.9.2001		Q
Les Bains de St. Moritz Holding AG	CH	St. Moritz	200,000	CHF	50.00%	31.12.2001	30.4.2007	V
St. Moritz Bäder AG	CH	St. Moritz	21,750,000	CHF	45.45%	31.12.2001	30.4.2007	V
IMMOFINANZ FRANCE, SARL	F	Nice	8,000	EUR	100.00%	21.3.2002		V
IMF Holdings LLC	USA	Wilmington	17,210,622	USD	73.33%	17.7.2002		V
IMF Holdings 201 LLC	USA	Wilmington	2,993,426	USD	100.00%	31.1.2003		V
IMF Holdings 205 LLC	USA	Wilmington	10,337	USD	100.00%	31.7.2003		V
IMMOWEST OVERSEAS REAL ESTATE GMBH	A	Vienna	35,000	EUR	100.00%	31.1.2004		V
IMMOFINANZ USA REAL Estate, Inc.	USA	Wilmington	7,689,760	USD	100.00%	31.1.2004		V
IMF Deutschland GmbH	D	Frankfurt	25,000	EUR	100.00%	31.1.2004		V
SEGESTIA Holding GmbH	A	Vienna	35,000	EUR	100.00%	4.11.2004		V
IWD IMMOWEST Immobilienholding GmbH	A	Vienna	35,000	EUR	100.00%	6.11.2004		V

Company	Country	Headquarters	Nominal capital	Currency	Stake	Initial consolidation	Transition consolidation, increase in investment or structural change	Type of consolidation
CHB Immobilienholding GmbH & Co KG	D	Frankfurt	5,000	EUR	100.00%	9.11.2004		V
Poseidon JV sarl	LU	Luxembourg	12,500	EUR	50.00%	17.11.2004		Q
Poseidon Investment A sarl	ITA	Italy	12,500	EUR	50.00%	17.11.2004		Q
Poseidon Investment B sarl	ITA	Italy	12,500	EUR	50.00%	17.11.2004		Q
CEREP Poseidon A3 SAS	ITA	Italy	10,000	EUR	50.00%	17.11.2004		Q
CEREP Poseidon A7 SAS	ITA	Italy	10,000	EUR	50.00%	17.11.2004		Q
CEREP Poseidon B SAS	ITA	Italy	10,000	EUR	50.00%	17.11.2004		Q
IMMOASIA IMMOBILIEN ANLAGEN GMBH	A	Vienna	35,000	EUR	100.00%	28.12.2004		V
IMMOFINANZ IMMOBILIEN ANLAGEN Schweiz AG	CH	Luterbach	9,300,000	CHF	100.00%	25.1.2005		V
IMMOASIA Beteiligungs GmbH	A	Vienna	35,000	EUR	100.00%	1.3.2005		V
IMF Investments No. 204, Ltd.	USA	Houston	501,000	USD	90.00%	29.3.2005		Q
IMF Investments No. 304, Ltd.	USA	Houston	201,000	USD	90.00%	29.3.2005		Q
CEREP Poseidon A9 Srl	ITA	Italy	10,000	EUR	50.00%	1.5.2005		Q
Tempelhofer Feld AG	D	Berlin	1,278,229,70	EUR	100.00%	31.5.2005		V
IMF Investments No. 105, Ltd.	USA	Houston	5,000,000	USD	90.00%	8.6.2005		Q
IMMOWEST PROMTUS Holding GmbH	A	Vienna	35,000	EUR	100.00%	14.7.2005		V
IMF Investments No. 205, Ltd.	USA	Houston	7,000,000	USD	90.00%	9.9.2005		Q
IMMOFINANZ USA REAL ESTATE Inc. II	USA	Wilmington	10	USD	100.00%	17.11.2005		V
IMF Lagerhaus GmbH	D	Frankfurt	25,000	EUR	100.00%	30.11.2005		V
Deutsche Lagerhaus GmbH & Co KG	D	Essen	24,030,000	EUR	90.00%	30.11.2005	30.4.2007	V
RHEIN-INVEST GmbH	D	Mühlheim	25,000	EUR	90.00%	30.11.2005	30.4.2007	V
Rheinische Lagerhaus GmbH	D	Essen	250,000	EUR	90.00%	30.11.2005	30.4.2007	V
Rheinische Lagerhaus Rheine GmbH	D	Rheine	500,000	EUR	90.00%	30.11.2005	30.4.2007	V
Rheinische Park GmbH	D	Mühlheim	563,562,50	EUR	90.00%	30.11.2005	30.4.2007	V
Rheinische Lagerhaus Hannover GmbH u. Co KG	D	Mühlheim	300,000	EUR	90.00%	30.11.2005	30.4.2007	V
Rheinische Lagerhaus Wuppertal GmbH u. Co KG	D	Mühlheim	700,000	EUR	90.00%	30.11.2005	30.4.2007	V
IMF Luxembourg I S.à.r.l.	LU	Luxembourg	12,500	EUR	100.00%	27.3.2006		V
IMF Luxembourg II S.à.r.l.	LU	Luxembourg	12,500	EUR	100.00%	27.3.2006		V
IMF Luxembourg III S.à.r.l.	LU	Luxembourg	12,500	EUR	100.00%	27.3.2006		V
CEREP Poseidon A13	ITA	Italy	10,000	EUR	50.00%	31.3.2006		Q
Deutsche Lagerhaus Bremen I GmbH & Co KG	D	Mühlheim	500,000	EUR	90.00%	31.3.2006	30.4.2007	V
IMF Warenhaus Vermietungs GmbH	D	Frankfurt	25,000	EUR	100.00%	21.4.2006		V
Deutsche Lagerhaus Niederaula GmbH & Co KG	D	Mühlheim	500,000	EUR	90.00%	16.5.2006	30.4.2007	V
Deutsche Lagerhaus Heusenstamm GmbH & Co KG	D	Mühlheim	500,000	EUR	90.00%	16.5.2006	30.4.2007	V
Deutsche Lagerhaus Beteiligungs GmbH u. Co KG	D	Mühlheim	100,000	EUR	90.00%	16.5.2006	30.4.2007	V
Deutsche Lagerhaus Neuss GmbH & Co KG	D	Mühlheim	500,000	EUR	90.00%	16.5.2006	30.4.2007	V
IMF Königskinder GmbH	D	Frankfurt	25,000	EUR	100.00%	1.9.2006		V
Frankonia Eurobau Königskinder GmbH	D	Frankfurt	25,000	EUR	50.00%	19.9.2006		Q
IMF Investments No. 106, Ltd.	USA	Houston		USD	90.00%	29.9.2006		Q
Deutsche Lagerhaus zehnte Objekt GmbH u. Co KG	D	Mühlheim	500,000	EUR	90.00%	14.11.2006	30.4.2007	V
Deutsche Lagerhaus elfte Objekt GmbH u. Co KG	D	Mühlheim	500,000	EUR	90.00%	14.11.2006	30.4.2007	V
Deutsche Lagerhaus Poing GmbH u. Co KG	D	Mühlheim	500,000	EUR	90.00%	14.11.2006	30.4.2007	V
Deutsche Lagerhaus vierzehnte Objekt GmbH u. Co KG	D	Mühlheim	500,000	EUR	90.00%	14.11.2006	30.4.2007	V
Deutsche Lagerhaus fünfzehnte Objekt GmbH u. Co KG	D	Mühlheim	500,000	EUR	90.00%	14.11.2006	30.4.2007	V
Deutsche Lagerhaus sechzehnte Objekt GmbH u. Co KG	D	Mühlheim	500,000	EUR	90.00%	14.11.2006	30.4.2007	V
Deutsche Lagerhaus siebzehnte Objekt GmbH u. Co KG	D	Mühlheim	500,000	EUR	90.00%	14.11.2006	30.4.2007	V
Deutsche Lagerhaus achtzehnte Objekt GmbH u. Co KG	D	Mühlheim	500,000	EUR	90.00%	14.11.2006	30.4.2007	V
Deutsche Lagerhaus Hamburg I GmbH u. Co KG	D	Mühlheim	500,000	EUR	90.00%	15.11.2006	30.4.2007	V
FRANKONIA Eurobau Friesenquartier GmbH	D	Nettetal	25,000	EUR	50.00%	20.12.2006		Q
FRANKONIA Eurobau Friesenquartier II GmbH	D	Nettetal	25,000	EUR	50.00%	20.12.2006		Q
Tessora Consulting AG	CH	Baar	100,000	CHF	90.00%	22.1.2007	30.4.2007	V
Logistikpark Lahr GmbH u. Co KG	D	Lahr	50,000	EUR	90.00%	1.2.2007	30.4.2007	V
IMMOFINANZ Phoenix LLC	USA	Phoenix		USD	100.00%	8.2.2007		V
Immowest Lux I S.à.r.l.	LU	Luxembourg	12,500	EUR	100.00%	27.2.2007		V
Immowest Lux II S.à.r.l.	LU	Luxembourg	12,500	EUR	100.00%	27.2.2007		V
El Paso LNG Baja II B.V.	NL	Amsterdam	20,000	EUR	90.01%	28.2.2007		V
Frankonia Eurobau Andreasquartier GmbH	D	Nettetal	25,000	EUR	50.00%	7.3.2007		Q
AGV International Grundstücksverwaltungs- gesellschaft Nr. 6 mbH	D	Wiesbaden	25,000	EUR	90.00%	31.3.2007		V
Europa City Box B.V.	NL	Amsterdam	90,125	EUR	90.01%	30.4.2007		V
City Box Holding B.V.	NL	Amsterdam	45,378	EUR	90.01%	30.4.2007		V
City Box Properties B.V.	NL	Amsterdam	90,756	EUR	90.01%	30.4.2007		V
City Box Local B.V.	NL	Amsterdam	90,000	EUR	90.01%	30.4.2007		V

Company	Country	Headquarters	Nominal capital	Currency	Stake	Initial consolidation	Transition consolidation, increase in investment or structural change	Type of consolidation
City Box Exploitatatie I B.V.	NL	Amsterdam	78,750	EUR	90.01%	30.4.2007		V
City Box Exploitatatie II B.V.	NL	Amsterdam	90,000	EUR	90.01%	30.4.2007		V
<b>IMMOEAST AG</b>	<b>A</b>	<b>Vienna</b>	<b>555,882,750</b>	<b>EUR</b>	<b>50.46%</b>	<b>22.12.1999</b>		<b>V</b>
Mester Park Kft.	H	Budapest	626,000,000	HUF	75.00%	31.12.2000	1.11.2006	V
IMMOEAST Beteiligungs GmbH	A	Vienna	35,000	EUR	100.00%	22.8.2001		V
European Property Group Ltd.	BVI	Tortula	133,902,000	CHF	25.00%	31.12.2001		E
Arpad Center Kft.	H	Budapest	31,000,000	HUF	100.00%	1.8.2002		V
Globe 13 Kft.	H	Budapest	50,000,000	HUF	100.00%	1.8.2002		V
Mester Park Ost Bt.	H	Budapest	1,403,000,000	HUF	75.00%	31.12.2002	1.11.2006	V
S+B CEE Beteiligungsverwaltungs GmbH	A	Vienna	35,000	EUR	50.00%	1.1.2003		Q
SBF Development Praha spol.s.r.o.	CZ	Prague	30,600,000	CZK	100.00%	1.1.2003	31.10.2005	V
ODP Office Development Praha spol.s.r.o.	CZ	Prague	10,700,000	CZK	100.00%	1.1.2003	21.7.2005	V
WEGE spol.s.r.o.	CZ	Prague	100,000	CZK	100.00%	1.1.2003	21.7.2005	V
SB Praha 4 spol.s.r.o.	CZ	Prague	26,532,000	CZK	100.00%	1.1.2003	21.7.2005	V
RHP Development spol.s.r.o.	CZ	Prague	200,000	CZK	50.00%	8.1.2003		Q
VALDEK Praha spol.s.r.o.	CZ	Prague	100,000	CZK	100.00%	16.10.2003	21.7.2005 and 1.11.2005	V
IMMOFINANZ Hungária Harmadik Kft.	H	Budapest	3,000,000	HUF	100.00%	20.2.2004		V
Lentia Real (1) Kft.	H	Budapest	227,000,000	HUF	100.00%	24.2.2004		V
Immofinanz Polska Sp. z o.o.	PL	Warsaw	50,000	PLN	100.00%	31.3.2004		V
ATLAS 2001 CR s.r.o.	CZ	Prague	200,000	CZK	100.00%	20.4.2004		V
I-E Immoeast Real Estate GmbH	A	Vienna	35,000	EUR	100.00%	30.4.2004		V
IRIDE S.A.	RO	Bucharest	16,683,215	RON	100.00%	13.5.2004		V
KIP Development spol.s.r.o.	CZ	Prague	200,000	CZK	50.00%	20.5.2004		Q
West Gate Üzleti Park Fejlesztő Kft.	H	Budapest	3,180,000	HUF	100.00%	2.7.2004		V
Globe 3 Ingatlanfejlesztő Kft.	H	Budapest	561,000,000	HUF	100.00%	13.7.2004		V
S+B CEE ACP Cyprus Ltd.	CY	Nicosia	1,000	CYP	50.00%	1.8.2004		Q
Szepevölgyi Business Park Kft.	H	Budapest	601,000,000	HUF	100.00%	5.8.2004		V
Gordon Invest Kft.	H	Budapest	583,000,000	HUF	100.00%	6.8.2004		V
AC Parc Invest s.r.l.	RO	Bucharest	4,000,000	RON	50.00%	16.8.2004		Q
I-E-H Immoeast Holding GmbH	A	Vienna	35,000	EUR	100.00%	18.9.2004		V
IMMOEAST Silesia Holding Ltd.	CY	Nicosia	1,000	CYP	100.00%	29.10.2004		V
Zitna Building s.r.o.	CZ	Prague	7,000,000	CZK	100.00%	24.11.2004		V
ABLO Property s.r.o.	CZ	Prague	100,000	CZK	100.00%	3.12.2004	1.6.2005	V
ARE 4 Sp. z o.o.	PL	Warsaw	50,000	PLN	100.00%	7.12.2004	4.5.2006	V
IMMOEAST Projekt Moscow Holding GmbH	A	Vienna	35,000	EUR	100.00%	8.12.2004		V
Central Bud Sp. z o.o.	PL	Warsaw	50,000	PLN	100.00%	9.12.2004	4.5.2006	V
IO-1 Building Sp. z o.o.	PL	Warsaw	50,000	PLN	100.00%	9.12.2004		V
Global Trust s.r.l.	RO	Bucharest	2,030	RON	100.00%	1.1.2005		V
ImmoPoland Sp. z o.o.	PL	Warsaw	50,000	PLN	100.00%	20.1.2005		V
Atom Centrum a.s.	CZ	Prague	1,000,000	CZK	100.00%	20.1.2005	27.6.2006	V
ARE 3 Sp. z o.o.	PL	Warsaw	50,000	PLN	100.00%	31.1.2005	4.5.2006	V
Immoeast Real Estate Holding Ltd.	CY	Nicosia	1,000	CYP	100.00%	31.1.2005		V
ImmoPoland Residential I Sp. z o.o.	PL	Warsaw	50,000	PLN	47.50%	3.2.2005		Q
I-E-H Holding GmbH	A	Vienna	35,000	EUR	100.00%	15.2.2005		V
IMAK CEE B.V.	NL	Amsterdam	45,000	EUR	100.00%	18.2.2005	4.5.2006	V
ProEast Holding GmbH	A	Vienna	35,000	EUR	100.00%	16.4.2005		V
IMMOEAST Acquisition & Management GmbH	A	Vienna	35,000	EUR	100.00%	21.4.2005		V
ARE 1 Sp. z o.o.	PL	Warsaw	50,000	PLN	100.00%	30.4.2005	4.5.2006	V
ARE 2 Sp. z o.o.	PL	Warsaw	50,000	PLN	100.00%	30.4.2005	4.5.2006	V
ARE 5 Sp. z o.o.	PL	Warsaw	50,000	PLN	100.00%	30.4.2005	4.5.2006	V
ARE 7 Sp. z o.o.	PL	Warsaw	50,000	PLN	100.00%	30.4.2005	4.5.2006	V
Flex Invest Sp. z o.o.	PL	Warsaw	51,000	PLN	100.00%	30.4.2005	4.5.2006	V
Secure Bud Sp. z o.o.	PL	Warsaw	50,000	PLN	100.00%	30.4.2005	4.5.2006	V
AI Sp. z o.o.	PL	Warsaw	50,000	PLN	100.00%	30.4.2005	4.5.2006	V
Atlantis Invest Sp. z o.o.	PL	Warsaw	51,000	PLN	100.00%	30.4.2005	4.5.2006	V
OI Sp. z o.o.	PL	Warsaw	50,000	PLN	100.00%	30.4.2005	4.5.2006	V
Omega Invest Sp. z o.o.	PL	Warsaw	50,000	PLN	100.00%	30.4.2005	4.5.2006	V
SAS Inter Kft.	H	Budapest	258,690,000	HUF	100.00%	30.4.2005	4.5.2006	V
IMAK Finance B.V.	NL	Amsterdam	18,000	EUR	100.00%	30.4.2005	4.5.2006	V
UKS Finance Kft.	H	Budapest	3,000,000	HUF	100.00%	30.4.2005	4.5.2006	V
UKS GmbH	A	Vienna	35,000	EUR	100.00%	30.4.2005	4.5.2006	V

Company	Country	Headquarters	Nominal capital	Currency	Stake	Initial consolidation	Transition consolidation, increase in investment or structural change	Type of consolidation
Centrum Olympia Olomuc a.s.	CZ	Prague	103,000,000	CZK	45.00%	10.5.2005		Q
Harborside Imobiliara s.r.l.	RO	Bucharest	1,000	RON	75.00%	11.5.2005		V
OÜ Robbins	EST	Tallinn	2,556	EEK	45.00%	27.5.2005		Q
Stop.Shop Holding GmbH	A	Vienna	35,000	EUR	100.00%	31.5.2005		V
IMMOEAST Projekt Alpha Holding GmbH	A	Vienna	35,000	EUR	100.00%	31.5.2005		V
Center Invest Kft.	H	Budapest	3,000,000	HUF	100.00%	2.6.2005		V
IMMOEAST Projekt Beta Holding GmbH	A	Vienna	35,000	EUR	100.00%	4.6.2005		V
ARE 8 Sp. z o.o.	PL	Warsaw	50,000	PLN	100.00%	15.6.2005	4.5.2006	V
ARE 9 Sp. z o.o.	PL	Warsaw	50,000	PLN	100.00%	15.6.2005	4.5.2006	V
IMMOEAST ALLEGRO Beteiligungs GmbH	A	Vienna	35,000	EUR	100.00%	28.6.2005		V
Airport Property Development a.s.	CZ	Prague	1,000,000	CZK	100.00%	29.6.2005		V
IMMOEAST Projekt Gamma Holding GmbH	A	Vienna	35,000	EUR	100.00%	2.7.2005		V
IMMOEAST Projekt Delta Holding GmbH	A	Vienna	35,000	EUR	100.00%	8.7.2005		V
IMMOEAST Projekt Epsilon Holding GmbH	A	Vienna	35,000	EUR	100.00%	8.7.2005		V
IA Holding 1 Kft.	H	Budapest	2,183,000,000	HUF	100.00%	13.7.2005	4.5.2006	V
Netlu spol.s.r.o.	CZ	Prague	200,000	CZK	50.00%	13.7.2005		Q
IMMOEAST Slovakia s.r.o.	SK	Bratislava	200,000	SKK	100.00%	21.7.2005		V
Cora GS s.r.l.	RO	Bucharest	300	RON	100.00%	25.7.2005		V
NF 23 spol.s.r.o.	CZ	Prague	200,000	CZK	50.00%	10.8.2005		Q
C.E.P.D. Kft.	H	Budapest	3,000,000	HUF	100.00%	31.8.2005	4.5.2006	V
Optima A Kft.	H	Budapest	3,000,000	HUF	100.00%	1.9.2005		V
Akvamarin Beta s.r.o.	CZ	Prague	200,000	CZK	100.00%	30.9.2005		V
Pipera Office Project Ltd.	CY	Nicosia	1,000	CYP	50.00%	21.10.2005		Q
PBT Invest s.r.l.	RO	Bucharest	400	RON	50.00%	21.10.2005		Q
DH Logistik Kft.	H	Budapest	3,000,000	HUF	100.00%	1.11.2005		V
Multi-ImmoEast Asset Management GmbH	D	Munich	25,000	EUR	45.00%	3.11.2005		Q
A-I Investments Management Europe GmbH	D	Munich	25,000	EUR	50.00%	3.11.2005		Q
Shark Park Holding Kft.	H	Budapest	2,320,000,000	HUF	100.00%	8.11.2005	4.5.2006	V
Euro Businesspark Kft.	H	Budapest	372,970,000	HUF	100.00%	14.11.2005	4.5.2006	V
IMMOEAST Projekt Lambda Holding GmbH	A	Vienna	35,000	EUR	100.00%	16.11.2005		V
PERL INVEST a.s.	CZ	Prague	2,000,000	CZK	50.00%	9.12.2005		Q
NP Investment a.s.	CZ	Prague	2,000,000	CZK	50.00%	9.12.2005		Q
Prokopova Development a.s.	CZ	Prague	2,000,000	CZK	50.00%	9.12.2005		Q
E.N.G. Property a.s.	CZ	Prague	2,000,000	CZK	50.00%	9.12.2005		Q
JUNGMANNOVA ESTATES a.s.	CZ	Prague	2,000,000	CZK	50.00%	9.12.2005		Q
Stetkova Property Invest a.s.	CZ	Prague	2,000,000	CZK	50.00%	9.12.2005		Q
J.H. Prague a.s.	CZ	Prague	2,000,000	CZK	50.00%	9.12.2005		Q
PAN Development a.s.	CZ	Prague	2,000,000	CZK	50.00%	9.12.2005		Q
IMMOEAST Projekt Kappa Holding GmbH	A	Vienna	35,000	EUR	100.00%	20.12.2005		V
IMMOEAST Projekt Jota Holding GmbH	A	Vienna	35,000	EUR	100.00%	20.12.2005		V
IMMOEAST HRE Investment jeden Sp. z o.o.	PL	Warsaw	50,000	PLN	100.00%	28.12.2005		V
IMMOEAST HRE Investment dwa Sp. z o.o.	PL	Warsaw	50,000	PLN	100.00%	28.12.2005		V
IMMOEAST HRE Investment trzy Sp. z o.o.	PL	Warsaw	50,000	PLN	100.00%	28.12.2005		V
IMMOEAST HRE Investment cztery Sp. z o.o.	PL	Warsaw	50,000	PLN	100.00%	28.12.2005		V
IMMOEAST HRE Investment piec Sp. z o.o.	PL	Warsaw	50,000	PLN	100.00%	28.12.2005		V
IMMOEAST Projekt Investment jeden Sp.z o.o.	PL	Warsaw	50,000	PLN	100.00%	28.12.2005		V
Polus Tower 2 a.s.	SK	Bratislava	75,213,900	SKK	100.00%	31.12.2005		V
Polus Tower 3 a.s.	SK	Bratislava	13,100,000	SKK	100.00%	31.12.2005		V
Polus a.s.	SK	Bratislava	222,767,000	SKK	100.00%	31.12.2005		V
BA Energetika s.r.o.	SK	Bratislava	200,000	SKK	100.00%	31.12.2005		V
Nowe Centrum Sp. z o.o.	PL	Katowice	63,636,000	PLN	100.00%	31.12.2005		V
ELCO Sp. z o.o.	PL	Katowice	50,000	PLN	100.00%	31.12.2005		V
IMMOEAST Projekt Sita Holding GmbH	A	Vienna	35,000	EUR	100.00%	4.1.2006		V
Stavební a inženýrská spol.s.r.o.	CZ	Prague	270,000	CZK	50.00%	4.1.2006		Q
IMMOEAST Projekt Omega Holding GmbH	A	Vienna	35,000	EUR	100.00%	5.1.2006		V
Multi-ImmoEast Central European Property Fund C.V.	LU	Luxembourg		EUR	45.00%	24.1.2006		Q
IMMOEAST Projekt Aries Holding GmbH	A	Vienna	35,000	EUR	100.00%	31.1.2006		V
Blizzard Real Sp. z o.o.	PL	Warsaw	50,000	PLN	100.00%	31.1.2006		V
Capri Trade s.r.l.	RO	Bucharest	200	RON	100.00%	10.2.2006		V
IMMOEAST Projekt Capricornus Holding GmbH	A	Vienna	35,000	EUR	100.00%	17.2.2006		V
IMMOEAST Projekt Caelum Holding GmbH	A	Vienna	35,000	EUR	80.00%	17.2.2006		V
IMMOEAST Projekt Cassiopeia Holding GmbH	A	Vienna	35,000	EUR	100.00%	9.3.2006		V
IMMOEAST Projekt Cepheus Holding GmbH	A	Vienna	35,000	EUR	100.00%	9.3.2006		V

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IMMOEAST Projekt Circinus Holding GmbH	A	Vienna	35,000	EUR	100.00%	9.3.2006		V
MY BOX Uherske Hradiste s.r.o.	CZ	Prague	200,000	CZK	50.50%	10.3.2006		Q
S+B CEE ALPHA CYPRUS Ltd.	CY	Nicosia	10,000	CYP	50.00%	10.3.2006		Q
Bucharest Corporate Center s.r.l.	RO	Bucharest	8,068,929	RON	100.00%	22.3.2006		V
Multi-IMMOEAST Master Luxembourg Otarfı s.r.l.	LU	Luxembourg		EUR	45.00%	24.3.2006		Q
VALUEROI GRUP s.r.l.	RO	Bucharest	37,000	RON	75.00%	30.3.2006		V
Hoitera Property a.s.	CZ	Prague	2,000,000	CZK	45.00%	30.3.2006		Q
IMMOEAST Presto Beteteiligungs GmbH	A	Vienna	35,000	EUR	100.00%	31.3.2006		V
Prague Office Park I s.r.o.	CZ	Prague	38,600,000	CZK	100.00%	5.4.2006		V
IMMOEAST Projekt Idamantes Holding GmbH	A	Vienna	35,000	EUR	100.00%	8.4.2006		V
IMMOEAST Projekt Zerlina Holding GmbH	A	Vienna	35,000	EUR	100.00%	8.4.2006		V
IMMOEAST Projekt Dorabella Holding GmbH	A	Vienna	35,000	EUR	100.00%	8.4.2006		V
IMMOEAST Projekt Arbaces Holding GmbH	A	Vienna	35,000	EUR	100.00%	11.4.2006		V
IMMOEAST Projekt Masetto Holding GmbH	A	Vienna	35,000	EUR	100.00%	11.4.2006		V
IMMOEAST Projekt Equuleus Holding GmbH	A	Vienna	35,000	EUR	100.00%	12.4.2006		V
IMMOEAST Projekt Eridanus Holding GmbH	A	Vienna	35,000	EUR	100.00%	12.4.2006		V
IMMOEAST Projekt Cygnus Holding GmbH	A	Vienna	35,000	EUR	100.00%	13.4.2006		V
IMMOEAST Projekt Hydrus Holding GmbH	A	Vienna	35,000	EUR	100.00%	13.4.2006		V
IMMOEAST Projekt Ducentesimus Holding GmbH	A	Vienna	35,000	EUR	100.00%	13.4.2006		V
IMMOEAST Projekt Secundus Holding GmbH	A	Vienna	35,000	EUR	100.00%	13.4.2006		V
IMMOEAST Projekt Tertius Holding GmbH	A	Vienna	35,000	EUR	100.00%	13.4.2006		V
IMMOEAST Projekt Quartus Holding GmbH	A	Vienna	35,000	EUR	100.00%	13.4.2006		V
IMMOEAST Projekt Trecenti Holding GmbH	A	Vienna	35,000	EUR	100.00%	13.4.2006		V
IMMOEAST Projekt Sextus Holding GmbH	A	Vienna	35,000	EUR	100.00%	13.4.2006		V
IMMOEAST Projekt Septimus Holding GmbH	A	Vienna	35,000	EUR	100.00%	13.4.2006		V
IMMOEAST Projekt Octavus Holding GmbH	A	Vienna	35,000	EUR	100.00%	13.4.2006		V
IMMOEAST Projekt Nonus Holding GmbH	A	Vienna	35,000	EUR	100.00%	13.4.2006		V
IMMOEAST Projekt Decimus Holding GmbH	A	Vienna	35,000	EUR	100.00%	13.4.2006		V
IMMOEAST Projekt Duodecimus Holding GmbH	A	Vienna	35,000	EUR	100.00%	13.4.2006		V
IMMOEAST Bulgaria 1 EOOD	BG	Sofia	5,000	BGN	100.00%	17.4.2006		V
MY BOX Strakonice s.r.o.	CZ	Prague	200,000	CZK	50.50%	30.5.2006	15.12.2006	Q
Stop Shop TB Kft.	H	Budapest	1,530,000	HUF	51.00%	8.6.2006		Q
Stop Shop Gyöngy Kft.	H	Budapest	1,530,000	HUF	51.00%	8.6.2006		Q
Stop Shop BCS Kft.	H	Budapest	1,530,000	HUF	51.00%	8.6.2006		Q
Immoeast Dunaj s.r.o.	SK	Bratislava	200,000	SKK	100.00%	14.6.2006		V
TriGránit Centrum a.s.	SK	Bratislava	1,000,000	SKK	25.00%	19.6.2006		E
IMMOEAST Projekt Tredecimus Holding GmbH	A	Vienna	35,000	EUR	100.00%	21.6.2006		V
IMMOEAST Projekt Quindecimus Holding GmbH	A	Vienna	35,000	EUR	100.00%	21.6.2006		V
IMMOEAST Projekt Septendecimus Holding GmbH	A	Vienna	35,000	EUR	100.00%	21.6.2006		V
IMMOEAST Projekt Quadragesimus Holding GmbH	A	Vienna	35,000	EUR	100.00%	21.6.2006		V
IMMOEAST Projekt Vicesimus Holding GmbH	A	Vienna	35,000	EUR	100.00%	21.6.2006		V
IMMOEAST Projekt Sexagesimus Holding GmbH	A	Vienna	35,000	EUR	100.00%	21.6.2006		V
Immoeast Projekt Octogesimus Holding GmbH	A	Vienna	35,000	EUR	100.00%	21.6.2006		V
Immoeast Projekt Nonagesimus Holding GmbH	A	Vienna	35,000	EUR	100.00%	21.6.2006		V
Immoeast Projekt Centesimus Holding GmbH	A	Vienna	35,000	EUR	100.00%	21.6.2006		V
Wakelin Promotions Limited	CY	Nicosia	59,327	RUB	100.00%	21.6.2006		V
Krona Design LLC	RU	Moscow	8,000,000	RUB	100.00%	21.6.2006		V
Koral Residence EAD	BG	Sofia	400,000	BGN	100.00%	23.6.2006		V
Aragonit s.r.o.	CZ	Prague	100,000	CZK	100.00%	1.7.2006		V
S.C. Almera New Capital s.r.l.	RO	Bucharest	200	RON	50.00%	13.7.2006	1.2.2007	Q
S.C. Meteo Business Park s.r.l.	RO	Bucharest	1,000	RON	89.00%	27.7.2006		Q
S.C. Stupul de Albine s.r.l.	RO	Bucharest	1,000	RON	89.00%	27.7.2006		Q
Salzburg Center Development S.A	PL	Warsaw	3,650,000	PLN	100.00%	31.7.2006		V
TriGránit Holding Ltd.	CY	Nicosia	150,000	CYP	25.00%	31.7.2006		E
IMMOEAST Projekt Babekan Holding GmbH	A	Vienna	35,000	EUR	100.00%	1.8.2006		V
IMMOEAST Projekt Despina Holding GmbH	A	Vienna	35,000	EUR	100.00%	1.8.2006		V
IMMOEAST Projekt Curzio Holding GmbH	A	Vienna	35,000	EUR	100.00%	1.8.2006		V
IMMOEAST Projekt Almaria Holding GmbH	A	Vienna	35,000	EUR	100.00%	1.8.2006		V
IMMOEAST Projekt Sarastro Holding GmbH	A	Vienna	35,000	EUR	100.00%	1.8.2006		V
IMMOEAST Projekt Barbarina Holding GmbH	A	Vienna	35,000	EUR	100.00%	1.8.2006		V
IMMOEAST Projekt Cherubino Holding GmbH	A	Vienna	35,000	EUR	100.00%	1.8.2006		V
IMMOEAST Projekt Marcellina Holding GmbH	A	Vienna	35,000	EUR	100.00%	1.8.2006		V
IMMOEAST Projekt Cimarosa Holding GmbH	A	Vienna	35,000	EUR	100.00%	1.8.2006		V

Company	Country	Headquarters	Nominal capital	Currency	Stake	Initial consolidation	Transition consolidation, increase in investment or structural change	Type of consolidation
IMMOEAST Projekt Fenena Holding GmbH	A	Vienna	35,000	EUR	100.00%	1.8.2006		V
IMMOEAST Projekt Almansor Holding GmbH	A	Vienna	35,000	EUR	100.00%	1.8.2006		V
IMMOEAST Projekt Roschana Holding GmbH	A	Vienna	35,000	EUR	100.00%	1.8.2006		V
IMMOEAST Projekt Cinna Holding GmbH	A	Vienna	35,000	EUR	100.00%	1.8.2006		V
IMMOEAST Projekt Annus Holding GmbH	A	Vienna	35,000	EUR	100.00%	1.8.2006		V
IMMOEAST Projekt Semos Holding GmbH	A	Vienna	35,000	EUR	100.00%	1.8.2006		V
IMMOEAST Projekt Titule Holding GmbH	A	Vienna	35,000	EUR	100.00%	1.8.2006		V
IMMOEAST Projekt Radames Holding GmbH	A	Vienna	35,000	EUR	100.00%	1.8.2006		V
IMMOEAST Projekt Montano Holding GmbH	A	Vienna	35,000	EUR	100.00%	1.8.2006		V
IMMOEAST Projekt Amfortas Holding GmbH	A	Vienna	35,000	EUR	100.00%	1.8.2006		V
IMMOEAST Projekt Abdallo Holding GmbH	A	Vienna	35,000	EUR	100.00%	1.8.2006		V
IMMOEAST Projekt Rezia Holding GmbH	A	Vienna	35,000	EUR	100.00%	1.8.2006		V
IMMOEAST Projekt Hüon Holding GmbH	A	Vienna	35,000	EUR	100.00%	1.8.2006		V
IMMOEAST Projekt Titania Holding GmbH	A	Vienna	35,000	EUR	100.00%	1.8.2006		V
IMMOEAST Projekt Andromache Holding GmbH	A	Vienna	35,000	EUR	100.00%	1.8.2006		V
IMMOEAST Projekt Polyxene Holding GmbH	A	Vienna	35,000	EUR	100.00%	1.8.2006		V
IMMOEAST Projekt Hylas Holding GmbH	A	Vienna	35,000	EUR	100.00%	1.8.2006		V
IMMOEAST Projekt Hekuba Holding GmbH	A	Vienna	35,000	EUR	100.00%	1.8.2006		V
IMMOEAST Projekt Pantheus Holding GmbH	A	Vienna	35,000	EUR	100.00%	1.8.2006		V
IMMOEAST Projekt Chorebe Holding GmbH	A	Vienna	35,000	EUR	100.00%	1.8.2006		V
IMMOEAST Projekt Narbal Holding GmbH	A	Vienna	35,000	EUR	100.00%	1.8.2006		V
Xantium Sp. z o.o.	PL	Warsaw	50,000	PLN	100.00%	4.8.2006		V
Klyos Media s.r.l.	RO	Bucharest	200	RON	90.00%	4.8.2006	1.3.2007	V
OCEAN ATLANTIC DORCOL DOO	SRB	Belgrade	48,510	CSD	80.00%	24.8.2006		V
Equator Real Sp. z o.o.	PL	Warsaw	50,000	PLN	51.00%	28.8.2006		Q
Zenith Real Sp. z o.o.	PL	Warsaw	50,000	PLN	51.00%	28.8.2006		Q
Nimbus Real Sp. z o.o.	PL	Warsaw	50,000	PLN	51.00%	28.8.2006		Q
Cirrus Real Sp. z o.o.	PL	Warsaw	50,000	PLN	51.00%	28.8.2006		Q
Nakupni Centrum Třebíč s.r.o.	CZ	Znoimo	200,000	CZK	50.50%	30.8.2006		Q
IMMOEAST Polonia Sp. z o.o.	PL	Warsaw	50,000	PLN	100.00%	6.9.2006		V
Nakupni Centrum AVENTIN Tabor s.r.o.	CZ	Znoimo	200,000	CZK	50.50%	18.9.2006		Q
Centrum Opatov a.s.	CZ	Prague	2,000,000	CZK	100.00%	22.9.2006		V
Alpha real d.o.o.	SLO	Ljubljana	8,763	EUR	100.00%	30.9.2006		V
Beta real d.o.o.	SLO	Ljubljana	8,763	EUR	100.00%	30.9.2006		V
Silesia Residential Holding Limited	CY	Nicosia	2,000	CYP	70.00%	9.10.2006		Q
Silesia Residential Project Sp. z o.o.	PL	Katowice	9,321,000	PLN	70.00%	9.10.2006		Q
IMMOEAST Despina III B.V.	NL	Amsterdam	18,000	EUR	100.00%	9.10.2006		V
IMMOEAST Despina II B.V.	NL	Amsterdam	18,000	EUR	100.00%	9.10.2006		V
IMMOEAST Despina V B.V.	NL	Amsterdam	31,765	EUR	100.00%	9.10.2006		V
IMMOEAST Despina IV B.V.	NL	Amsterdam	31,765	EUR	100.00%	9.10.2006		V
IMMOEAST Despina I B.V.	NL	Amsterdam	18,000	EUR	100.00%	9.10.2006		V
Veronia Shelf s.r.o.	CZ	Prague	200,000	CZK	51.00%	18.10.2006		Q
MY BOX Kolin s.r.o.	CZ	Prague	200,000	CZK	50.50%	27.10.2006		Q
Gangaw Investments Limited	CY	Nicosia	1,000	CYP	50.00%	30.10.2006		Q
OAO Kashirskij Dvor-Severyanin	RU	Moscow	500,000	RUB	50.00%	30.10.2006		Q
Diamant Real s.r.o.	CZ	Prague	100,000	CZK	51.00%	31.10.2006		Q
HEPP III Luxembourg MBP SARL	LU	Luxembourg	1,000,000	EUR	50.00%	1.11.2006		Q
MBP I Sp. z o.o.	PL	Warsaw	50,000	PLN	50.00%	1.11.2006		Q
MBP II Sp. z o.o.	PL	Warsaw	50,000	PLN	50.00%	1.11.2006		Q
HEPP III Sweden Finance AB	SWE	Stockholm	100,000	SEK	50.00%	1.11.2006		Q
WINNIPEGIA SHELF s.r.o.	CZ	Prague	200,000	CZK	100.00%	13.11.2006		V
BEWO International Kft.	H	Budapest	3,000,000	HUF	50.00%	14.11.2006		Q
MY BOX Rakovnik s.r.o.	CZ	Prague	200,000	CZK	50.00%	20.11.2006		Q
MY BOX Sokolov s.r.o.	CZ	Prague	200,000	CZK	50.00%	20.11.2006		Q
MY BOX Hranice s.r.o.	CZ	Prague	200,000	CZK	50.00%	20.11.2006		Q
Debowe Tarasy Sp. z o.o.	PL	Warsaw	50,000	PLN	70.00%	21.11.2006		Q
Trevima Ltd.	CY	Limassol	10,000	CYP	100.00%	30.11.2006		V
OOO Torgoviy Dom Na Khodinke	RU	Moscow	7,285	RUB	100.00%	30.11.2006		V
Grand Zagreb d.o.o.	CRO	Zagreb	20,000	HRK	80.00%	30.11.2006		V
Grand Centar d.o.o.	CRO	Zagreb	20,000	HRK	80.00%	30.11.2006		V
Blue Danube Holding Ltd.	M	Floriana	1,500	EUR	100.00%	12.12.2006		V
Business Park West-Sofia EAD	BG	Sofia	500,000	BGN	100.00%	12.12.2006		V
BB C - Building A, k.s.	CZ	Prague	20,000	CZK	100.00%	13.12.2006		V

Company	Country	Headquarters	Nominal capital	Currency	Stake	Initial consolidation	Transition consolidation, increase in investment or structural change	Type of consolidation
BB C - Building B, k.s.	CZ	Prague	20,000	CZK	100.00%	13.12.2006		V
BB C - Building C, k.s.	CZ	Prague	90,000	CZK	100.00%	13.12.2006		V
SC EFG Urban Achizitii s.r.l.	RO	Bucharest	1,000	RON	89.00%	14.12.2006		V
Fobos Investment Sp. z o.o.	PL	Warsaw	50,000	PLN	50.00%	14.12.2006		Q
SBACARO s.r.l.	RO	Cluj	4,000	RON	50.00%	15.12.2006		Q
MY BOX Pribram s.r.o.	CZ	Prague	200,000	CZK	50.00%	15.12.2006		Q
Logistic Contractor s.r.l.	RO	Ilfov	200	RON	100.00%	18.12.2006		V
SCT s.r.o.	SK	Bratislava	52,916,000	SKK	100.00%	21.12.2006		V
FMZ TM s.r.l.	RO	Cluj	4,000	RON	50.00%	22.12.2006		Q
S+B CEE BETA CYPRUS LIMITED	CY	Nicosia	10,000	CYP	50.00%	29.12.2006		Q
S+B CEE GAMMA CYPRUS LIMITED	CY	Nicosia	10,000	CYP	50.00%	29.12.2006		Q
S+B CEE DELTA CYPRUS LIMITED	CY	Nicosia	10,000	CYP	50.00%	29.12.2006		Q
Debowe Tarasy Sp. z o.o. II sp.k.	PL	Katowice	1,860,239	PLN	70.00%	5.1.2007		Q
Debowe Tarasy Sp. z o.o. III sp.k.	PL	Katowice	1,861,085	PLN	70.00%	5.1.2007		Q
Debowe Tarasy Sp. z o.o. IV sp.k.	PL	Katowice	1,900,535	PLN	70.00%	5.1.2007		Q
Loberta Holdings Ltd.	CY	Nicosia	1,000	CYP	51.00%	10.1.2007	1.3.2007	Q
Roches Ventures Ltd.	CY	Nicosia	1,000	CYP	41.00%	10.1.2007	1.3.2007	Q
Alacor Construction LLC	UA	Kiev	50,000	UAH	41.00%	10.1.2007		Q
Alacor Scorta LLC	UA	Kiev	50,000	UAH	41.00%	10.1.2007		Q
Alacor City LLC	UA	Kiev	100,000	UAH	41.00%	10.1.2007		Q
Central Business Center Rt.	H	Budapest	172,042,584	HUF	100.00%	15.1.2007		V
S.C. Arbor Corporation s.r.l.	RO	Bucharest	13,500	RON	90.00%	29.1.2007		V
S.C. IE Baneasa Project s.r.l.	RO	Bucharest	200	RON	100.00%	1.2.2007		V
MY BOX Breclav s.r.o.	CZ	Prague	200,000	CZK	50.00%	12.2.2007		Q
MY BOX Jablonec nad Nisou s.r.o.	CZ	Prague	200,000	CZK	50.00%	12.2.2007		Q
Eye Shop Targu Jiu s.r.l.	RO	Bucharest	200	RON	50.00%	19.2.2007		Q
Log Center Ploiesti s.r.l.	RO	Bucharest	200	RON	50.00%	19.2.2007		Q
Log Center Brasov s.r.l.	RO	Bucharest	200	RON	50.00%	19.2.2007		Q
STOP.SHOP.Lucenec s.r.o.	SK	Bratislava	200,000	SKK	50.00%	19.2.2007		Q
STOP.SHOP.Ruzomberok s.r.o.	SK	Bratislava	200,000	SKK	50.00%	19.2.2007		Q
STOP.SHOP.Zvolen s.r.o.	SK	Bratislava	200,000	SKK	50.00%	19.2.2007		Q
Gordon Invest Netherlands B.V.	NL	Amsterdam	18,000	EUR	100.00%	22.2.2007		V
Centre Investments s.r.o.	CZ	Brno	100,000	CZK	100.00%	28.2.2007		V
Brno Estates a.s.	CZ	Brno	2,000,000	CZK	100.00%	28.2.2007		V
Delta Park a.s.	CZ	Prague	1,000,000	CZK	100.00%	1.3.2007		V
IMMOEAST Irde IV Project s.r.l.	RO	Bucharest	200	RON	100.00%	1.3.2007		V
BEWO d.o.o. Banja Luka	BIH	Banjaluka	2,000	BAM	50.00%	5.3.2007		Q
Lasuvu Consultants Ltd.	CY	Nicosia	1,000	CYP	100.00%	6.3.2007		V
S.C. Union Investitii S.r.l.	RO	Bucharest	2,000	RON	25.00%	7.3.2007		Q
SCP s.r.o.	SK	Bratislava	200,000	SKK	50.00%	19.3.2007		Q
S.C. Valero Invest s.r.l.	RO	Bucharest	1,760,000	RON	100.00%	20.3.2007		V
Immoeast Luxembourg 1 SARL	LU	Luxembourg	12,500	EUR	100.00%	22.3.2007		V
Immoeast Luxembourg 2 SARL	LU	Luxembourg	12,500	EUR	100.00%	22.3.2007		V
Passat Real Sp. z o.o.	PL	Warsaw	50,000	PLN	100.00%	27.3.2007		V
Hekuba SARL	LU	Luxembourg	12,500	EUR	100.00%	28.3.2007		V
Log Center Iasi s.r.l.	RO	Bucharest	200	RON	50.00%	29.3.2007		Q
Eye Shop Hunedoara s.r.l.	RO	Bucharest	200	RON	50.00%	29.3.2007		Q
S.C. Baneasa 6981 s.r.l.	RO	Bucharest	5,550,000	RON	100.00%	5.4.2007		V
Bewo International d.o.o. Beograd	SRB	Belgrade	500	EUR	50.00%	13.4.2007		Q
S+B CEE ZETA CYPRUS LIMITED	CY	Nicosia	10,000	CYP	50.00%	18.4.2007		Q
S+B CEE EPSILON CYPRUS LIMITED	CY	Nicosia	10,000	CYP	50.00%	20.4.2007		Q
S+B CEE ETA CYPRUS LIMITED	CY	Nicosia	10,000	CYP	50.00%	20.4.2007		Q

V = Full consolidation, Q = Proportionate consolidation, E = Equity method

These consolidated financial statements were completed and signed by the Executive Board of IMMOFINANZ AG on 18 July 2007.

Vienna, 18 July 2007

**The Executive Board of  
IMMOFINANZ AG**



**Norbert Gertner**  
Member



**Karl Petrikovics**  
Chairman

The consolidated financial statements of IMMOFINANZ AG and all relevant documents were filed with the Company Register of the Commercial Court of Vienna under Registry Number 189637d.

## Auditor's report

(Report of the independent auditor)

We have audited the consolidated financial statements of IMMOFINANZ AG, Vienna,

for the financial year from 1 May 2006 to 30 April 2007. These consolidated financial statements comprise the balance sheet as of 30 April 2007 and the income statement, cash flow statement and statement of changes in equity for the financial year ending on 30 April 2007 as well as a summary of significant accounting policies and other explanatory notes.

### Management's responsibility for the consolidated financial statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with International Financial Reporting Standards (IFRS) as adopted by the EU. This responsibility includes: designing, implementing and maintaining internal control relevant to the preparation and fair presentation of financial statements that are free of material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable under the given circumstances.

### Auditor's responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted our audit in accordance with laws and regulations applicable in Austria and in accordance with the International Standards on Auditing (ISAs) that were issued by the International Auditing and Assurance Standards Board (IAASB) of the International Federation of Accountants (IFAC). These standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgment, including an assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate under the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

**Opinion**

Our audit did not give rise to any objections. Based on the results of our audit and in our opinion, the consolidated financial statements present fairly, in all material respects, the financial position of the group as of 30 April 2007 and its financial performance and cash flows for the financial year from 1 May 2006 to 30 April 2007 in accordance with International Financial Reporting Standards (IFRS) as adopted by the EU.

**Report on other legal and regulatory requirements**

Laws and regulations applicable in Austria require us to perform audit procedures to determine whether the consolidated management report is consistent with the consolidated financial statements and to also determine whether the other disclosures in the consolidated management report do not give rise to misconceptions of the position of the group.

In our opinion, the consolidated management report is consistent with the consolidated financial statements.

Vienna, 18 July 2007

**KPMG Austria GmbH**  
Wirtschaftsprüfungs- und Steuerberatungsgesellschaft

**Yann-Georg Hansa**  
Certified Public Accountant

**Günther Hirschböck**  
Certified Public Accountant

## Analysis of results

### A. General Information

IMMOFINANZ AG serves as the holding company for IMMOAUSTRIA, IMMOEAST and IMMOWEST, the three segments of the IMMOFINANZ Group. The primary activity of the company is the acquisition and management of investments in other enterprises. Therefore, the development of business in these investments and the earnings they generate are of significant importance for an evaluation of IMMOFINANZ. For this reason, additional details on the development of business and the results of the group are provided in the following sections in accordance with § 267 Par. 3 of the Austrian Commercial Code and in connection with § 251 Par. 3 of the Austrian Commercial Code. The same applies to the description of events that occurred after the balance sheet date as well as the use of financial instruments and the resulting risks.

### B. Financial and non-financial performance indicators (§ 267 Par. 2 2nd Sentence of the Austrian Commercial Code)

The development of business at IMMOFINANZ AG was excellent during the 2006/07 financial year, and represents both the results and confirmation of the company's growth strategy. Consolidated revenues totalled EUR 518.9 million, for an increase of 29.3% over the 2005/06 financial year. EBIT rose from EUR 543.6 million to EUR 887.7 million. The largest component of earnings was provided by revaluation gains of EUR 749.7 million. Net profit for the 2006/07 financial year reached EUR 724.9 million, which represents an increase of more than 82%. Gross cash flow increased 31.2% to EUR 169.6 million and resulted in a cash flow margin of 33%, which represents an excellent level in branch comparison.

IMMOFINANZ AG endeavours to construct and manage its buildings in accordance with the latest technical standards and the most recent environmental protection regulations.

During the reporting year IMMOFINANZ AG employed a workforce of 512 in various subsidiaries

### C. New investments completed during the 2006/07 financial year

The consolidation range increased from 304 in 2005/06 to 463 during the 2006/07 financial year. The following major acquisitions were made during the reporting period:

#### IMMOAUSTRIA Segment

The consolidation range of IMMOAUSTRIA was increased by the acquisition of 100% of the shares in City Parkgaragen BetriebsGmbH and 100% of the shares in VCG Immobilienbesitz GmbH through Bauteile A+B Errichtungsges.m.b.H. during the first nine months of the 2006/07 financial year.

City Parkgaragen BetriebsGmbH, a member company of the WIPARK Group, was fully consolidated by IMMOFINANZ as of 8 June 2006. VCG Immobilienbesitz GmbH was fully consolidated as of 20 December 2006.

#### IMMOWEST Segment

Through its wholly owned subsidiary IMMOWEST, IMMOFINANZ acquired 50% of the shares in four companies owned by the Deutsche Lagerhaus Group as of 16 May 2006: Deutsche Lagerhaus Niederaula Objekt GmbH & Co KG, Deutsche Lagerhaus Heusenstamm Objekt GmbH & Co KG, Deutsche Lagerhaus Beteiligungs GmbH & Co KG and Deutsche Lagerhaus Neuss GmbH & Co KG.

During the third quarter of 2006/07 IMMOFINANZ also acquired 50% of the shares in a further nine companies owned by the Deutsche Lagerhaus Group through its wholly owned subsidiary IMMOWEST: Deutsche Lagerhaus

zehnte Objekt GmbH & Co KG, Deutsche Lagerhaus elfte Objekt GmbH & Co KG, Deutsche Lagerhaus Poing GmbH & Co KG, Deutsche Lagerhaus Hamburg I GmbH & Co KG, Deutsche Lagerhaus vierzehnte Objekt GmbH & Co KG, Deutsche Lagerhaus fünfzehnte Objekt GmbH & Co KG, Deutsche Lagerhaus sechzehnte Objekt GmbH & Co KG, Deutsche Lagerhaus siebzehnte Objekt GmbH & Co KG and Deutsche Lagerhaus achtzehnte Objekt GmbH & Co KG.

A 50% stake was acquired in Frankonia Eurobau Königskinder GmbH as of 19 September 2006. This company plans to develop two 18-storey apartment buildings and a 6-storey loft building in Düsseldorf.

As of 20 December 2006 IMMOWEST acquired 50% of the shares in FRANKONIA Eurobau Friesenquartier GmbH and FRANKONIA Eurobau Friesenquartier II GmbH through a joint ventures with the well-known property developer Frankonia. This transaction led to the takeover the building complex previously owned by the Gerling insurance company.

During the fourth quarter of 2006/07 IMMOWEST also acquired another urban development project in the inner city of Düsseldorf together with Frankonia. IMMOWEST holds 50% of the shares in Frankonia Eurobau Andreasquartier GmbH through this joint venture. Plans call for the conversion of the Düsseldorf courthouse buildings into a high-quality ensemble with luxurious apartments in new and older buildings as well as representative office space, a luxury hotel and extensive gastronomy, retail and recreational areas. Construction is scheduled to begin in 2010 and completion is planned for 2013.

A 50% stake in Tessor Consulting AG was purchased as of 22 January 2007. This company belongs to the Deutsche Lagerhaus Group and is the owner of a top logistics property in Bülach, Switzerland.

The logistics project in the Lahr commercial zone was expanded with the purchase of a 50% stake in Logistikpark Lahr GmbH & Co KG by Deutsche Lagerhaus GmbH & Co. KG as of 1 February 2007. This commercial area has excellent connections to the transportation network and is located only 2 km from the A5 that connects Basel and Karlsruhe.

AGV International Grundstücksverwaltungsgesellschaft Nr. 6 mbH was acquired by IMMOWEST through Deutsche Lagerhaus GmbH & Co. KG during the fourth quarter of 2006/07. AGV owns two logistics properties that have excellent connections to the A1 (Zurich-Bern) and A2 (Basel-Lucerne) autobahns.

During the fourth quarter of 2006/07 IMMOFINANZ acquired a 90.01% stake in the Dutch City Box Group through its wholly owned subsidiary IMMOWEST. The remaining shares are owned by management, which also includes the founder of the company. City Box is one of the leading companies in the branch and operates 14 self-storage depots near major cities in the Netherlands. The company plans to open 10 additional centres over the coming years, also in close proximity to large cities in this country.

#### **Segment IMMOWEST/regional subsegment CEE (Central and Eastern Europe)**

During the first quarter of 2006/07 IMMOWEST AG acquired a 25% stake in the TriGránit Group, the leading property developer in Central and Eastern Europe, through TriGránit Holding Limited. This investment gives IMMOWEST AG a holding in the TriGránit portfolio as well as pre-emptive rights to all TriGránit projects at market prices.

IMMOWEST AG acquired 100% of the shares in the Polish Salzburg Center Development S.A. as of 31 July 2006. This company owns an office building on the southwest border of the so-called "Central Business District" in Warsaw.

During the second quarter of 2006/07 IMMOWEST AG acquired 100% of the shares in the Polish Xantium Sp.z o.o., which purchased the Brama Zachodnia office building through an asset deal. The project building is situated

near the construction site of the Equator Office in the Jerolimskie Business Corridor, the most dynamic office district in Warsaw. A number of shopping centres (Reduta, Blue City) are also located nearby. Brama Zachodnia is a modern 14-storey office complex that includes offices and a conference room as well as a restaurant and building services rooms. The object is fully let, primarily to well-known international corporations such as Ericsson.

A 51% stake was acquired in each of four Polish companies as of 28 August 2006: Equator Real Sp.z o.o., Zenith Real Sp. Z o.o., Nimbus Real Sp. Z o.o. and Cirrus Real Sp.z o.o. This project involves the construction of four office buildings in the most dynamic commercial district of the Polish capital. It will be managed by a joint venture that includes a well-known international property developer with significant experience in Warsaw.

As of 9 October 2006 IMMOEAST AG purchased a 70% stake in the Cypriot Silesia Residential Holding Limited and, through the transaction, also acquired a 70% stake in this company's Polish subsidiary Silesia Residential Sp.z.o.o. The Debowe Tarasy – Silesia City Center Residential development project involves the construction of 980 apartments in four phases. The site has optimal transport connections and a good infrastructure, which also includes a recreation area with sports facilities north of the project location. Construction will take 13 months.

During the third quarter of 2006/07 IMMOEAST AG completed its largest investment in Poland to date in the form of a joint investment with Heitman European Property Partners. The acquisition of 50% stakes in the Polish MBP I Sp. z o.o. and MBP II Sp. z o.o. transferred the Mokotow Business Park to the Company's portfolio. The Mokotow Business Park comprises nine office towers and is one of the most successful office projects in Warsaw.

The Rondo Jazdy Polskiej, a further joint venture project in Warsaw, was acquired by the Polish Fobos Investment Sp. z o.o as of 29 December 2006. The company owns an office development project that is located in the centre of Warsaw.

The Passat Office Building in Warsaw, a standing investment, was acquired as of 29 March 2007 through the purchase of 100% of the shares in the Polish Passat Real Sp. z o.o. The Passat Office Building is a modern office property that is located adjacent to the Mistral Office Building owned by IMMOEAST AG. The object has an excellent location, with easy access via public transportation. Both the city centre of Warsaw and the international airport can be reached in 10 minutes.

As of 19 June 2006 IMMOEAST AG acquired a 25% stake in the Slovakian TriGránit Centrum a.s., which is developing the Lakeside project in Bratislava. This investment is classified as an associated company.

The Slovakian SCT s.r.o. was fully consolidated by IMMOEAST AG as of 21 December 2006. This company owns the Arkadia shopping centre, which is located on the eastern border of Trnava near a densely populated residential area.

The Czech Aragonit s.r.o. was acquired in full as of 1 July 2006, which added the Skofin Office Building in Prague to the IMMOEAST portfolio. As of 30 May 2006 a 50.50% stake was acquired in My Box Straconice s.r.o., a project company in the Czech Republic.

The Czech Diamant Real s.r.o. was fully consolidated by IMMOEAST AG as of 31 October 2006. This transaction led to the purchase of one of the larger modern office properties ("Diamond Point") in the capital city of Prague. In addition, 49% of the shares in Veronia Shelf s.r.o., the parent company of Diamant Real s.r.o., were sold to the joint venture partner Allianz projšovna, a.s. as of 30 November 2006.

As of 13 November 2006 IMMOEAST AG acquired 100% of the shares in the Czech WINNIPEGIA SHELF s. r.o. and, from this company, the Grand Pardubice shopping centre. This property is located only several minutes from the historical old city and castle in Pardubice, and is comprised of two connected building complexes.

During the third quarter of 2006/07 IMMOEAST AG concluded its largest investment to date on the Czech office market. As of 13 December 2006 the Company acquired 100% of the shares in Building A k.s., Building B k.s. and Building C k.s., which led to the takeover of three objects in the BB Centrum office park. All three properties are fully let to well-known companies, in particular subsidiaries of foreign corporations.

IMMOEAST AG acquired 100% of the shares in the Czech Centre Investments s.r.o., Delta Park a.s. and Brno Estates a.s. as part of a uniform transaction during the fourth quarter of 2006/07. This portfolio comprises four standing investments and two forward purchases: Jungmannova Plaza, a class A office property that is located in the historical city centre of Prague, is almost fully let and has international tenants; Sylva Taroucca, a historical building on the Graben in Prague that is fully occupied; OC Petrov: an object located in the centre of Brno that is also almost fully let; Brno Business Park – Phase 1: an office complex in Brno that is comprised of two buildings; Brno Business Park – Phase 2: this class A office development project in Brno also comprises two buildings and represents an extension to the existing Brno Business Park – Phase 1 project; Letna Galeria: this shopping and business centre in Prague 7 is a development project that has received district approval.

Central Business Center Rt., a Hungarian project company, was fully consolidated by IMMOEAST AG as of 10 January 2007. The company owns the Central Business Center in Budapest, which is located on the Buda-side of the city near the Margit Bridge.

#### **Segment IMMOEAST/regional subsegment CIS (Community of Independent States)**

As of 21 June 2006 IMMOEAST AG acquired 100% of the shares in the Cypriote Wakelin Promotions Limited, which has an office in Russia, and the Russian Krona Design LLC. These companies own two shopping centres in Moscow: Golden Babylon I and Golden Babylon II. Golden Babylon I, the larger of the two objects, is fully rented to attractive tenants from the foodstuffs and electronics branches. Golden Babylon II was completed in August 2006 and is also fully let.

As of 13 November 2006 IMMOEAST AG acquired 50% of the shares in the Cypriote Gangaw Investments Limited and the Russian OAO Kashirskij Dvor-Severyanin. This transaction will lead to the construction of the Rostokino Retail Park in Moscow through a joint project together with an established Russian property developer. The Rostokino is scheduled for completion at the end of 2009, and has an excellent location at the intersection of the Mira Prospect and the future fourth ring road.

IMMOEAST AG acquired 100% of the shares in the Cypriote Trevima Ltd. during the third quarter of 2006/07, which also resulted in the takeover of 100% of the shares in this company's Russian subsidiary OOO Torgoviy Dom Na Khodinke. This transaction resulted in the acquisition of the 5th Avenue Shopping Center project, which is a three-storey shopping centre with two underground garage levels.

During the third quarter of 2006/07 IMMOEAST AG concluded a broad-based cooperation agreement in Ukraine, which took the form of a joint investment with the well-known Ukrainian developer Alacor. Through a successive purchase of shares (from 24.9% to 51% and 41%, respectively) in the Cypriote Loberta Holding Limited and Roches Ventures Limited, the Alacor Business Park City logistics and office project and the Alacor Logistic Park Obukhov were acquired. Both the Business Park City and the Park Obukhov are located in the south of Kiev. The completion of both projects is scheduled for 2009.

#### **Segment IMMOEAST/regional subsegment SEE (South-eastern Europe)**

IMMOEAST AG acquired 100% of the shares in the Bulgarian Koral Residence EAD as of 23 June 2006. A closed complex with a 4-star hotel and residential area will be built in Zarevo, 50 km south of the Black Sea resort of Burgas in Bulgaria, as a joint investment by IMMOEAST and Prime Property BG.

As of 12 December 2006 IMMOEAST AG acquired all of the shares in the Maltese Blue Danube Holding Ltd. and its Bulgarian subsidiary Business Park West-Sofia EAD. This project involves the revitalisation of a former light industrial and administrative complex in four phases to create a business park.

IMMOEAST AG purchased 80% of the shares in each of the Croatian companies Grand Centar d.o.o. and Grand Zagreb d.o.o. as of 30 November 2006, which resulted in the acquisition of the Grand Center office and retail property in the capital city of Zagreb. This represents the first direct investment by IMMOEAST AG in Croatia, and was realised together with Generali Immobilien AG. The majority of the space in the Grand Center is used as offices, but retail space, warehouses and an underground garage are also available. This property has a central location, roughly 800 m from the historical old city.

As of 13 July 2006 IMMOEAST AG acquired 100% of the shares in S.C. Almera New Capital s.r.l., which owns a property in Timisoara. This transaction will lead to the creation of a logistics centre portfolio of five to seven objects together with the development partner Eyemaxx. A 50% stake in this company was sold as of 1 February 2007 and resulted in a changeover to proportionate consolidation as of 30 April 2007. In addition, 89% of the shares in S.C. Meteo Business Park s.r.l. and S.C. Stupul de Albine s.r.l. were acquired as of 27 July 2006, resulting in the acquisition of the Jandarmeriei property. This project comprises the development of an office complex and residential complex in the north of Bucharest.

On 9 October 2006 IMMOEAST AG started the Craiova shopping centre project in Romania based on a joint venture agreement with an experienced general planner and developer in the CEE region with the purchase of a 90% stake in the Romanian Klyos Media s.r.l. This shopping centre is located in the north-western section of Craiova, the fifth largest city in Romania, and has excellent traffic connections.

IMMOEAST AG purchased a 15% stake in the Romanian Polus Transylvania Companie de Investitii S.A. as of 2 November 2006, and thereby acquired the Polus Center development project. This project involves the construction of a shopping centre in Cluj, the capital of the booming Romanian province of Transylvania. Completion is scheduled for November 2007.

As of 14 December 2006 IMMOEAST AG purchased an 89% stake in the multi-functional project IUS Brasov with office, retail and residential space as well as a hotel. The property is located several minutes north of the commercial centre and old city, and offers an attractive infrastructure and good connections to public and private transportation.

The SIBIU joint venture shopping centre project was acquired as of 15 December 2006 from the Cypriote S+B CEE Alpha Cyprus Limited (100% subsidiary of S+B CEE) through SBACARO s.r.l., a wholly owned Romanian investment company. This object is located directly on the outer ring road and close to the historical city centre. The opening is planned for 2009.

The 100% acquisition of the Romanian Logistic Contractor s.r.l. in December 2006 led to the conclusion of a framework agreement for the Bucharest Distribution Park project in Romania. This property is located in the north of Bucharest, close to the beltway that surrounds this city and the autobahn that extends to Ploiesti and Brasov in the north. The project involves the construction of a modern logistics and distribution park in stages. The realisation of the entire project is expected to take three years, and numerous forwarding agents have already expressed an interest.

As of 22 December 2006 a 50% stake was acquired in the Romanian FMZ TM s.r.l, a 100% subsidiary of the Cypriote Gesellschaft S+B CEE. This transaction resulted in the acquisition of the Targu Mures specialty shopping centre project. This property is located in the emerging economic region of Transylvania, which has a population of 160,000. This specialty shopping centre is scheduled to open in 2009.

As of 19 February 2007 a stake in S.C. Arbor Corporation s.r.l. was acquired in connection with the Glina specialty shopping centre joint venture project, which is being carried out by IMMOEAST AG and a German developer. This project involves the purchase of several sites and construction of a specialty shopping centre. The designated location is situated on the eastern border of Bucharest, and has an excellent infrastructure as well as ideal transport connections. Intensive negotiations with potential tenants are currently in progress.

IMMOEAST AG and the Euromall developer group concluded an agreement for the construction of a joint venture project, the Euromall Residential Park, as of 19 February 2007 through the acquisition of all shares in the Romanian S.C. IE Baneasa Project s.r.l. The site is located in the north-western part of Bucharest, in an area where a number of high-quality residential objects are currently under construction. This project involves the construction of residential space in the middle to upper segment, whereby completion will take place in four phases over a period of four to five years.

As part of activities carried out through a joint venture between IMMOEAST AG and the developer Eyemaxx, 50% of the shares in each of the two Romanian companies Eye Shop Targu Jiu s.r.l. and Eye Shop Hunedoara s.r.l. were acquired during the fourth quarter of 2006/07. Plan calls for the construction of specialty shopping centres and shopping malls in the major economic and industrial cities of Romania.

A further transaction during the fourth quarter involved the purchase of 50% of the shares in the Romanian Log Center Ploiesti s.r.l., Log Center Iasi s.r.l. and Log Center Brasov s.r.l. A logistics portfolio will be compiled through a joint venture with the developer Eyemaxx. The objects will be situated at major economic and industrial sites in the regional cities of Romania, which are undersupplied with modern warehouse and logistics facilities at the present time. The realisation of these projects is planned to take place over the coming three to five years.

The Euromall Galati Shopping Center, a joint venture project in Romania, was stated at the end of March 2007 through the acquisition of the Romanian S.C. Union Investitii s.r.l. This project includes the construction and development of a modern shopping centre. In addition to shops, the Euromall Galati will also contain an entertainment area and a food court. The site is located at the centre of Galati near the main Domneasca road; it can be easily reached by private transportation and is opposite the bus terminal and also close to the main railway station. The completion of this project is planned for the end of 2007.

At the end of 2006/07 IMMOEAST AG acquired 100% of the shares in two Romanian companies, S.C. Valero invest s.r.l. and S.C. Baneasa 6981 s.r.l., and thereby took over the Victoria Park office complex, a joint project under development by these firms in Bucharest. This project involves the construction of a class A office complex, which will comprise four connected building sections. The site is located in the northern part of Baneasa, only 9 km from the city centre and 5 km from the airport. The surrounding area is considered to be the political centre of the city because the Romanian government and numerous embassies are situated here.

IMMOEAST AG also completed its first investments in Serbia during the second quarter of the 2006/07 Business Year. An 80% stake in OCEAN ATLANTIC DORCOL DOO, a company with headquarters in Belgrade, was acquired as of 24 August 2006; this transaction added the Francuska residential project to the IMMOEAST portfolio. The project entails the construction of 130 apartments and 184 underground garage spaces.

During the second quarter of the 2006/07 Business Year IMMOEAST AG also made its first investments in Slovenia by acquiring 100% of the shares in Alpha Real d.o.o. and Beta Real d.o.o. as of 30 September 2006. These transactions led to the takeover of two specialty shopping centres in Kranj and Nove Mesto. The facilities are located at central sites in the respective cities and are fully let.

IMMOFINANZ AG has no expenditures for research and development (§ 267 (3) 3 of the Austrian Commercial Code).

#### **D. Financial instruments and risk management (§ 267 (3) 4 of the Austrian Commercial Code)**

As an international company, IMMOFINANZ AG is exposed to various financial risks. The most important financial risks for the Group are associated with possible changes in foreign exchange rates, interest rates, and stock prices as well as the creditworthiness and liquidity of customers and business partners. The goal of IMMOFINANZ AG is to actively control these risks through systematic risk management.

In accordance with IAS 32 and IAS 39, a distinction is made between primary and derivative financial instruments.

Primary financial instruments include investments in other companies that are reported under financial assets 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 amortised cost. 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 amortised cost.

Derivative financial instruments are used to hedge the risk associated with fluctuations in foreign exchange rates and interest rates arising from business operations as well as risk associated with monetary investments and financing.

##### **Default/credit risk**

Credit risk (default risk) is understood to represent the risk that one party to a financial instrument causes the other party to incur a financial loss by failing to meet a financial obligation. In accordance with IFRS 7.36, an entity must disclose – for each class of financial instrument – information on the maximum exposure to credit risk as of the closing date without taking account of any collateral held or other enhancements and also provide a description of collateral received and any credit enhancements as well as information on the carrying value of the financial assets whose contract terms were amended and which would have been classified as past due or impaired under the previous contract terms. In accordance with IFRS 7.B9, the amounts offset in keeping with IAS 32.42 ff. and impairment charges as defined in IAS 39 should be deducted from the gross carrying value of financial assets. The remaining amount represents the maximum credit risk. Collateral held in security and other credit enhancements are not included in this calculation, but only disclosed separately (IFRS 7.36(b)).

Credit risks arise from the possibility that the counterparty to a transaction fails 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 of default associated with financial assets is reflected in impairment charges. The risk of default for IMMOFINANZ AG is low because the credit standing of customers is reviewed on a regular basis, and no single tenant is responsible for more than 5% of total outstanding receivables.

The volume of primary financing instruments held by the Group is shown on the balance sheet, whereby the value of financial assets represents the maximum risk of default. The risk of default associated with other primary financing instruments and derivative financial instruments is also low because all financing transactions are concluded with financial institutions that have excellent credit ratings.

The most important instrument for the management and control of default risk is the diversity of the property portfolio and the selection of a suitable tenant structure for each property. The risk of default on receivables due from tenants is low because tenants are generally required to provide collateral (for residential properties: cash deposits, for commercial properties: bank guarantees or cash deposits) and the credit standing of tenants is monitored on a regular basis.

### Market risk

Market risk is the risk that the fair value or future cash flows of a financial instrument may fluctuate due to a change in market prices. There are three types of market risk: foreign exchange risk, interest rate risk and other price risks.

### Foreign exchange risk

Foreign exchange risks can affect IMMOFINANZ AG in two forms: fluctuation in foreign exchange rates can influence the results of valuations, and also have an impact on the asset position of the company.

The results from companies located outside the Euro zone, which are included using full or proportionate consolidation, are translated based on the functional currency of the local company in accordance with the modified current rate method. The expert opinions on properties are prepared in Euros and fluctuations in exchange rates will influence the results from the revaluation of properties.

An increase in foreign exchange rates compared to the Euro will lead to higher Euro amounts in the fair values of investment properties than the amounts reflected in the expert opinions from the prior year. When the latest value is compared with the unchanged amount from a prior year expert opinion in Euro, the translation of the prior year Euro amount back into the functional currency (local currency) leads to a lower value – because of the higher exchange rate – and therefore to a write-down. If the value in the expert opinion rises, this foreign exchange effect reduces the upward potential for the valuation of the property; if the value in the expert opinion is lower, this effect increases the write-down.

A decrease in foreign exchange rates compared to the Euro lead to lower Euro amounts in the fair values than the amounts shown in prior years when the fair values of properties are translated. When the latest value is compared with the unchanged amount from a prior year expert opinion in Euro, the translation of the prior year Euro amount back into the functional currency (local currency) leads to a higher value – because of the lower exchange rate – and therefore to a write-up. If the value in the expert opinion rises, this foreign exchange effect increases the upward for the valuation of the property; if the value in the expert opinion is lower, this effect reduces the write-down.

As of 30 April 2007, the net revaluation income recognised by IMMOFINANZ AG totalled TEUR 749,716.3. This figure comprises revaluation income of TEUR 898,985.9 and impairment charges of TEUR 149,269.7. Part of the impairment charges resulted exclusively from an increase in the value of the local currency compared with the Euro. This effect involved properties in Hungary, Poland, Slovakia and Romania.

IAS 21 calls for the translation of monetary assets and liabilities at the average exchange rate in effect on the balance sheet date as well as the recognition of any gains or losses to the income statement. For this reason, fluctuations in exchange rates can have a direct impact on the asset position of the group.

The risk of devaluation associated with cash balances in foreign currencies is offset by the rapid conversion of these funds into euros or through investments in these currencies. In addition, the low USD cash balances are used for investments in USD to which the group is committed.

Another management instrument to minimise foreign exchange risk is the restrictive use of foreign currency credits in Europe. In this region, the risk arising from adverse foreign exchange effects is outweighed by the advantages of low interest rates.

In order to limit the foreign exchange risk associated with rental income, contractual agreements with tenants in countries where the functional currency is not the Euro generally call for the payment of rents in Euro or link the rental payments to the Euro exchange rate on particular dates.

Derivative financial instruments are also used to manage foreign exchange risk. The derivative financial instruments used by IMMOFINANZ AG to hedge foreign exchange risk are recorded as independent transactions and not as hedge transactions. Hedge accounting as defined in IAS 39.85 – IAS 39.102 is not applied because the requirements stated in these regulations are not met.

Derivative financial instruments are stated at market value. Derivatives with a positive market value are included under the balance sheet position “other financial instruments”, while derivatives with a negative market value are shown under “other liabilities”.

Any changes in this market value are recognised as income or expenses under financial results.

The following table shows the market values and conditions of all derivative financial instruments that were purchased to hedge foreign exchange risk.

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

Company	Derivative	Currency	Beginning	End	Financial institution	Fixed interest rate, exchange rate	Reference interest rate	Hedge	Currency	Reference value 30.4.2007 in 1,000	Market value 30.4.2007 in 1,000
<b>IMMOWEST</b>											
Rheinische					Dr. Koehne						
Lagerhaus GmbH	FX	CHF/EUR	1.12.2002	31.3.2009	GmbH & Co KG	1.54	n.a.	Foreign currency (CHF)	CHF	10,423.2	-410.6
Rheinische Lagerhaus					Dr. Koehne						
Rheine GmbH	FX	CHF/EUR	30.4.2004	19.11.2007	GmbH & Co KG	1.54	n.a.	Foreign currency (CHF)	CHF	1,598.8	-149.1
<b>IMMOEAST</b>											
MBP   Sp. z o.o.	FX FORWARD	USD/EUR	4.12.2006	29.6.2007	Aareal Bank AG	1.3344	n.a.	Foreign currency (USD)	USD	2,536.3	46.3
MBP   Sp. z o.o.	FX FORWARD	USD/EUR	4.12.2006	28.9.2007	Aareal Bank AG	1.3383	n.a.	Foreign currency (USD)	USD	2,407.7	43.3
MBP   Sp. z o.o.	FX FORWARD	USD/EUR	4.12.2006	28.12.2007	Aareal Bank AG	1.3417	n.a.	Foreign currency (USD)	USD	2,336.1	41.1
MBP   Sp. z o.o.	FX FORWARD	USD/EUR	4.12.2006	31.3.2008	Aareal Bank AG	1.3448	n.a.	Foreign currency (USD)	USD	2,185.1	37.0
MBP   Sp. z o.o.	FX FORWARD	USD/EUR	4.12.2006	30.6.2008	Aareal Bank AG	1.3477	n.a.	Foreign currency (USD)	USD	2,126.1	34.2
MBP   Sp. z o.o.	FX FORWARD	USD/EUR	4.12.2006	30.9.2008	Aareal Bank AG	1.3507	n.a.	Foreign currency (USD)	USD	1,975.8	29.8
MBP   Sp. z o.o.	FX FORWARD	USD/EUR	4.12.2006	30.12.2008	Aareal Bank AG	1.3539	n.a.	Foreign currency (USD)	USD	1,808.1	25.4
MBP   Sp. z o.o.	FX FORWARD	USD/EUR	4.12.2006	31.3.2009	Aareal Bank AG	1.3571	n.a.	Foreign currency (USD)	USD	1,581.9	20.6
MBP   Sp. z o.o.	FX FORWARD	USD/EUR	4.12.2006	30.6.2009	Aareal Bank AG	1.3602	n.a.	Foreign currency (USD)	USD	1,482.8	18.0
MBP   Sp. z o.o.	FX FORWARD	USD/EUR	4.12.2006	30.9.2009	Aareal Bank AG	1.3633	n.a.	Foreign currency (USD)	USD	939.3	10.7
MBP   Sp. z o.o.	FX FORWARD	USD/EUR	4.12.2006	30.12.2009	Aareal Bank AG	1.3668	n.a.	Foreign currency (USD)	USD	643.6	6.7
MBP   Sp. z o.o.	FX FORWARD	USD/EUR	4.12.2006	31.3.2010	Aareal Bank AG	1.3708	n.a.	Foreign currency (USD)	USD	570.1	5.3
MBP   Sp. z o.o.	FX FORWARD	USD/EUR	4.12.2006	30.6.2010	Aareal Bank AG	1.3744	n.a.	Foreign currency (USD)	USD	567.7	4.9
MBP   Sp. z o.o.	FX FORWARD	USD/EUR	4.12.2006	30.9.2010	Aareal Bank AG	1.3779	n.a.	Foreign currency (USD)	USD	567.7	4.5
MBP   Sp. z o.o.	FX FORWARD	USD/EUR	4.12.2006	30.12.2010	Aareal Bank AG	1.3814	n.a.	Foreign currency (USD)	USD	378.5	2.8

The market value represents the amount that the relevant company would receive or be required to pay if the transaction were terminated as of the balance sheet date. The market values do not reflect the proportionate consolidation of the company in the consolidated financial statements.

### Interest rate risk

As an international company, IMMOFINANZ AG is exposed to the risk of interest rate fluctuations on various property sub-markets. Changes in interest rates can influence the earnings recorded by the Group through higher interest costs for existing variable rate financing, and can also have a reflex effect on the valuation of properties.

Changes in interest rates have a direct influence on the financial results recorded by the Group in that they increase the cost of variable rate financing. IMMOFINANZ AG manages the risk associated with rising interest rates, which would lead to an increase in interest expense and a decline in financial results, through the use of derivative financial instruments. The derivative financial instruments used by IMMOFINANZ AG to hedge interest rate risk are recorded as independent transactions and not as hedge transactions. Hedge accounting as defined in IAS 39.85 – IAS 39.102 is not applied because the requirements stated in these regulations are not met.

Derivative financial instruments are stated at market value. Derivatives with a positive market value are included under the balance sheet position “other financial instruments”, while derivatives with a negative market value are shown under “other liabilities“.

Any changes in this market value are recognised as income or expenses under financial results. In addition, the Group has concluded financing contracts that carry fixed interest rates.

The following table shows the market values and conditions of all derivative financial instruments that were purchased to hedge interest rate risk.

Company	Derivative	Currency	Beginning	End	Financial Institution	Fixed interest rate/ exchange rate	Reference interest rate	Hedge	Currency	Reference value as of 30.4.2007 in 1,000	Market value as of 30.4.2007 in 1,000
IMMOAUSTRIA											
BUWOG Bauen und Wohnen Gesellschaft mbH	SWAP	EUR	14.7.2005	31.12.2014	Bank Austria Creditanstalt AG	3.26%	6M-EURIBOR	Interest rate	EUR	6,938.0	379.9
BUWOG Bauen und Wohnen Gesellschaft mbH	SWAP	EUR	30.9.2005	30.9.2015	Bank Austria Creditanstalt AG	3.37%	6M-EURIBOR	Interest rate	EUR	4,019.0	228.7
BUWOG Bauen und Wohnen Gesellschaft mbH	SWAP	EUR	30.9.2005	30.9.2015	Bank Austria Creditanstalt AG	3.22%	6M-EURIBOR	Interest rate	EUR	3,195.0	165.2
SelfStorage – Dein Lager LagervermietungsgesmbH	CAP	EUR	27.10.2004	27.10.2009	ERSTE BANK DER OESTERR. SPARKASSEN AG	3.26%	3M-EURIBOR	Interest rate	EUR	6,000.0	83.4
SelfStorage – Dein Lager LagervermietungsgesmbH	Floor	EUR	30.6.2003	30.6.2008	ERSTE BANK DER OESTERR. SPARKASSEN AG	1.99%	3M-EURIBOR	Interest rate	EUR	6,500.0	0.0
SelfStorage – Dein Lager LagervermietungsgesmbH	CAP	EUR	30.6.2003	30.6.2008	ERSTE BANK DER OESTERR. SPARKASSEN AG	4.50%	3M-EURIBOR	Interest rate	EUR	6,500.0	1.4
SELICASTELLO GAMMA Liegenschaftsbesitz GmbH	CAP	EUR	30.9.2005	31.3.2008	SMBC Derivative Products Limited	4.00%	3M-EURIBOR	Interest rate	EUR	51,400.0	103.7
„Wienerberg City“ Errichtungsges.m.b.H.	SWAP	EUR	30.9.2003	30.9.2008	Bank Austria Creditanstalt AG	3.57%	3M-EURIBOR	Interest rate	EUR	36,979.8	328.2
„Wienerberg City“ Errichtungsges.m.b.H.	SWAP	EUR	31.10.2003	31.10.2010	Bank Austria Creditanstalt AG	3.99%	3M-EURIBOR	Interest rate	EUR	43,414.8	279.6
Bauteile A+B Errichtungsges.m.b.H.	CAP	EUR	17.7.2006	15.7.2011	Raiffeisen Zentralbank Österreich AG	4.50%	6M-EURIBOR	Interest rate	EUR	54,193.3	-158.5
Bauteile A+B Errichtungsges.m.b.H.	CAP	EUR	17.7.2006	15.7.2011	Raiffeisen Zentralbank Österreich AG	4.50%	6M-EURIBOR	Interest rate	EUR	4,426.6	-13.0
Bauteile C+D Errichtungsges.m.b.H.	CAP	EUR	17.7.2006	15.7.2011	Raiffeisen Zentralbank Österreich AG	4.50%	6M-EURIBOR	Interest rate	EUR	36,234.9	-106.0

Company	Derivative	Currency	Beginning	End	Financial Institution	Fixed interest rate/ exchange rate	Reference interest rate	Hedge	Currency	Reference value as of 30.4.2007 in 1,000	Market value as of 30.4.2007 in 1,000
IMMOFINANZ AG	SWAP	EUR	15.11.2005	16.11.2009	Bank Austria Creditanstalt AG	3M- EURIBOR	3.3825%	Interest rate	EUR	100,000.0	-3,457.9
IMMOFINANZ AG	CAP	EUR	30.6.2006	30.6.2011	Raiffeisen Zentralbank Österreich AG	4.75%	6M- EURIBOR	Interest rate	EUR	50,000.0	-246.2
IMMOFINANZ AG	CAP	EUR	15.9.2006	16.5.2011	WestLB AG, Düsseldorf	4.50%	3M- EURIBOR	Interest rate	EUR	100,000.0	-118.5
IMMOFINANZ AG	CAP	EUR	27.9.2006	16.5.2011	Raiffeisen Zentralbank Österreich AG	4.50%	3M- EURIBOR	Interest rate	EUR	100,000.0	-101.4
IMMOFINANZ Immobilien Vermietungs-Gesellschaft m.b.H.	CAP	EUR	20.8.2006	23.5.2011	Raiffeisen Zentralbank Österreich AG	4.50%	3M- EURIBOR	Interest rate	EUR	18,480.0	-72.1
IMMOFINANZ Immobilien Vermietungs-Gesellschaft m.b.H.	CAP	EUR	20.8.2006	20.5.2011	Raiffeisen Zentralbank Österreich AG	4.50%	3M- EURIBOR	Interest rate	EUR	10,327.5	-40.4
AEDIFICIO Liegenschafts- vermietungs- und Beteiligungsgesellschaft m.b.H.	CAP	EUR	29.9.2006	31.3.2011	Constantia Privat- bank Aktien- gesellschaft	5.00%	3M- EURIBOR	Interest rate	EUR	25,482.5	30.9
ESG Beteiligungs GmbH	CAP	EUR	31.7.2006	31.7.2011	Oberbank AG, Linz	4.50%	3M- EURIBOR	Interest rate	EUR	38,000.0	-63.7
IMF Immobilienholding Gesellschaft m.b.H.	CAP	EUR	20.9.2006	20.9.2011	Raiffeisen Landes- bank Aktien- gesellschaft	4.50%	3M- EURIBOR	Interest rate	EUR	263,000.0	-713.4
IMF Immobilienholding Gesellschaft m.b.H.	CAP	EUR	31.7.2006	31.7.2011	Oberbank AG, Linz	4.50%	3M- EURIBOR	Interest rate	EUR	50,000.0	-83.8
IMMOFINANZ ALPHA Immobilien Vermietungs- Gesellschaft m.b.H.	CAP	EUR	20.8.2006	23.5.2011	Raiffeisen Zentralbank Österreich AG	4.50%	3M- EURIBOR	Interest rate	EUR	10,290.5	-40.2
IMMOFINANZ ALPHA Immobilien Vermietungs- Gesellschaft m.b.H.	CAP	EUR	20.8.2006	23.5.2011	Raiffeisen Zentralbank Österreich AG	4.50%	3M- EURIBOR	Interest rate	EUR	4,295.4	-14.5
Immofinanz TCT Liegenschaftsverwaltungs GmbH	CAP	EUR	1.9.2006	1.9.2011	Bank Austria Creditanstalt AG	4.50%	3M- EURIBOR	Interest rate	EUR	3,161.4	-14.0
Immofinanz TCT Liegenschaftsverwaltungs GmbH	CAP	EUR	1.9.2006	1.9.2011	Bank Austria Creditanstalt AG	4.50%	6M- EURIBOR	Interest rate	EUR	1,215.0	-6.3
Immofinanz TCT Liegenschaftsverwaltungs GmbH	CAP	EUR	1.9.2006	1.9.2011	Bank Austria Creditanstalt AG	4.50%	3M- EURIBOR	Interest rate	EUR	2,451.4	-11.4
Immofinanz TCT Liegenschaftsverwaltungs GmbH	CAP	EUR	1.9.2006	1.9.2011	Bank Austria Creditanstalt AG	4.50%	3M- EURIBOR	Interest rate	EUR	2,725.0	-13.8
Immofinanz TCT Liegenschaftsverwaltungs GmbH	CAP	EUR	1.9.2006	1.9.2011	Bank Austria Creditanstalt AG	4.50%	3M- EURIBOR	Interest rate	EUR	3,700.0	-18.7
Immofinanz TCT Liegenschaftsverwaltungs GmbH	CAP	EUR	1.9.2006	1.9.2011	Bank Austria Creditanstalt AG	4.50%	6M- EURIBOR	Interest rate	EUR	432.7	-2.1
RentCon Handels- und Leasing GmbH	CAP	EUR	31.10.2006	31.10.2011	Bank Austria Creditanstalt AG	4.50%	3M- EURIBOR	Interest rate	EUR	3,071.3	-12.8
RentCon Handels- und Leasing GmbH	CAP	EUR	31.10.2006	31.10.2011	Bank Austria Creditanstalt AG	4.50%	3M- EURIBOR	Interest rate	EUR	10,091.3	-41.9
FUTUR-IMMOBILIEN GmbH	CAP	EUR	31.10.2006	31.10.2011	Bank Austria Creditanstalt AG	4.50%	3M- EURIBOR	Interest rate	EUR	3,402.0	-15.3

Company	Derivative	Currency	Beginning	End	Financial Institution	Fixed interest rate/ exchange rate	Reference interest rate	Hedge	Currency	Reference value as of 30.4.2007 in 1,000	Market value as of 30.4.2007 in 1,000
ARO Immobilien GmbH	CAP	EUR	31.8.2006	31.8.2011	Bank Austria Creditanstalt AG	4.50%	3M-EURIBOR	Interest rate	EUR	9,227,7	-36,0
AEDIFICIO Liegenschafts- vermietungs- und Beteiligungsgesellschaft. m.b.H & Co Fischhof 3 KEG	CAP	EUR	16.10.2006	17.10.2011	Bank Austria Creditanstalt AG	4.50%	3M-EURIBOR	Interest rate	EUR	4,316,5	-17,9
IMMOWEST											
IMMOWEST PROMTUS Holding GmbH	CAP	EUR	6.2.2006	31.3.2017	Lehman Brothers Special Financing Inc.	3.45%	6M-EURIBOR	Interest rate	EUR	60,987,4	2,458,5
Rheinische Lagerhaus Rheine GmbH	SWAP	CHF/EUR	1.7.1998	1.7.2008	SEB AG	3.65%	12M-BBA Interest Rate	Interest rate	CHF	6,300,0	-40,6
Deutsche Lagerhaus GmbH u. Co KG	SWAP	CHF/EUR	16.2.2006	30.6.2009	Bankhaus Lampe KG, Düsseldorf	6M-CHF-Libor	5.10%	Interest rate	CHF	17,000,0	-249,2
Deutsche Lagerhaus GmbH u. Co KG	SWAP	CHF/EUR	16.2.2006	30.12.2008	Bankhaus Lampe KG, Düsseldorf	6M-CHF-Libor	4.15%	Interest rate	CHF	7,000,0	-88,1
City Box Holdings B.V.	CAP	EUR	1.10.2004	1.8.2009	Goldman Sachs Capital Markets LP	4.00%	1M-EURIBOR	Interest rate	EUR	12,937,5	65,8
IMMOEAST											
Atom Centrum a.s.	CAP	EUR	31.3.2006	31.3.2011	HVB Bank Czech Republic a.s.	4.00%	3M-EURIBOR	Interest rate	EUR	14,418,8	184,1
Centrum Olympia Olomouc a.s.	CAP	EUR	31.8.2005	30.9.2010	HVB Bank Czech Republic a.s.	3.00%	3M-EURIBOR	Interest rate	EUR	36,115,2	1,390,3
PERL INVEST a.s.	CAP	EUR	31.1.2006	27.9.2007	Bank Austria Creditanstalt AG	3.50%	3M-EURIBOR	Interest rate	EUR	4,920,1	6,3
Prokopova Development a.s.	CAP	EUR	31.1.2006	27.9.2007	Bank Austria Creditanstalt AG	3.50%	3M-EURIBOR	Interest rate	EUR	787,2	1,0
E.N.G. Property a.s.	CAP	EUR	31.1.2006	27.9.2007	Bank Austria Creditanstalt AG	3.50%	3M-EURIBOR	Interest rate	EUR	4,100,1	5,2
JUNGMANNOVA ESTATES a.s.	CAP	EUR	31.1.2006	27.9.2007	Bank Austria Creditanstalt AG	3.50%	3M-EURIBOR	Interest rate	EUR	10,660,2	13,6
NP Investments a.s.	CAP	EUR	31.1.2006	27.9.2007	Bank Austria Creditanstalt AG	3.50%	3M-EURIBOR	Interest rate	EUR	25,355,0	32,4
J.H. Prague a.s.	CAP	EUR	31.1.2006	27.9.2007	Bank Austria Creditanstalt AG	3.50%	3M-EURIBOR	Interest rate	EUR	9,512,2	12,2
PAN Development a.s.	CAP	EUR	31.1.2006	27.9.2007	Bank Austria Creditanstalt AG	3.50%	3M-EURIBOR	Interest rate	EUR	2,904,1	6,7
IRIDE S.A.	CAP	EUR	7.8.2006	28.7.2011	Raiffeisen Zentralbank Österreich AG	5.00%	3M-EURIBOR	Interest rate	EUR	46,069,9	72,0
Globe 13 Kft.	CAP	EUR	31.10.2006	31.10.2011	Bank Austria Creditanstalt AG	5.00%	3M-EURIBOR	Interest rate	EUR	17,450,0	-75,6
Lentia Real (1) Kft.	CAP	EUR	31.10.2006	31.10.2011	Bank Austria Creditanstalt AG	5.00%	3M-EURIBOR	Interest rate	EUR	9,018,0	-40,4
Szepölvölgyi Businesspark Kft.	CAP	EUR	31.10.2006	31.10.2011	Bank Austria Creditanstalt AG	5.00%	3M-EURIBOR	Interest rate	EUR	9,700,0	-43,1
Arpad Center Kft.	CAP	EUR	31.10.2006	31.10.2011	Bank Austria Creditanstalt AG	5.00%	3M-EURIBOR	Interest rate	EUR	5,420,0	-23,4
MBP   Sp. z o.o.	SWAP	EUR	30.11.2006	30.12.2010	Aareal Bank AG	3.83%	3M-EURIBOR	Interest rate	EUR	141,661,7	1,833,5

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

The market value represents the amount that the relevant company would receive or be required to pay if the transaction were terminated as of the balance sheet date. The market values do not reflect the proportionate consolidation of the company in the consolidated financial statements.

## E. Segment reporting

### Revenues

IMMOFINANZ AG recorded revenues of TEUR 518,883.0 in 2006/07. Of this total, 55.9% were generated by IMMOAUSTRIA and 37.2% by IMMOEAST. Revenues generated by this latter segment rose from TEUR 80,014.5 to TEUR 192,920.4, or by 141.1%. This growth was supported not only by acquisitions, but also by the excellent level of occupancy in the various properties. Investment activities focused primarily on office, logistics and commercial space. IMMOWEST registered an increase in revenues from TEUR 26,732.2 in the prior year to TEUR 36,174.4 for 2006/07.

### Operating profit (EBIT)

IMMOFINANZ AG reported a year-on-year increase in operating profit from TEUR 543,626.5 to TEUR 887,694.4, which represents an improvement of 63.3%. With a share of 61.0%, IMMOEAST made the highest contribution to EBIT. This increase was supported above all by the positive development of the fair value of properties, which led to revaluation income of TEUR 493,095.1.

IMMOWEST was unable to increase EBIT over the prior year level because of higher depreciation and amortisation (+649.1%) and other operating expenses (50.4%). Depreciation and amortisation in this segment is comprised primarily of impairment charges.

### Financial results

Financial results recorded by IMMOFINANZ AG improved from TEUR -23,214.0 in 2005/06 to TEUR 25,875.1 for the reporting year. This positive development was supported above all by IMMOEAST, which contributed TEUR 104,163.5 for an increase of 290.5%. This increase in this segment resulted chiefly from profit on financial investments. Currency translation adjustments in the individual countries also had a favourable effect on financial results. The increasing strength of the HUF and RON led to currency translation gains in Hungary and Romania. In addition, the measurement of financial instruments at fair value through profit or loss with write-ups of TEUR 13,872.1 and distributions of TEUR 5,422.2 from IAS 39 investments also contributed to the positive development of financial results.

IMMOWEST generated TEUR 48,669.8 of financial results. In comparison with the prior year, this segment recorded an increase of 94.6%. The improvement was related chiefly to profit on financial investments, in particular from the positive development of IAS 39 investments.

Only IMMOAUSTRIA reported negative financial results for the 2006/07 financial year. This development was a result of higher financing expenses.

### Profit for the year

IMMOFINANZ AG reported profit of TEUR 724,867.7 for the 2006/07 financial year. Of this total, 27.7% was generated by IMMOAUSTRIA and 74.0% by IMMOEAST. This latter segment reported a year-on-year increase of 269.0%. IMMOWEST contributed TEUR 22,933.6 to Group profit for the reporting year.

### Investments

IMMOFINANZ AG invested a total of TEUR 2,099,046.7 during 2006/07, which was allocated as follows: TEUR 1,480,861.7 to IMMOEAST, TEUR 167,264.8 to IMMOAUSTRIA and TEUR 450,867.6 to IMMOWEST. These investments focused primarily on office, commercial and logistics properties.

### F. Subsequent events (§ 267 (3) 1 of the Austrian Commercial Code)

#### Capital transactions

IMMOEAST AG carried out another capital increase in May 2007, which involved the issue of 277,941,375 shares of bearer stock at a price of EUR 10.20 per share. IMMOFINANZ AG subscribed to 50.46% of this issue and thereby retained its holding as of 30 April 2007.

#### Acquisitions

##### Romania

After the closing date IMMOFINANZ AG acquired a 75% stake in Harborside Hotel s.r.l. through its wholly owned subsidiary IMMOEAST AG. This project involves the development and construction of an annex to the Harborside Constanta Phase 1, with a further 15,600 sqm of retail space and a hotel tower with 12,100 sqm of space. IMMOEAST AG will initially hold 75% of the shares, and the remaining 25% will be owned by the project developer and site owners. Plans call for IMMOEAST AG to acquire this minority stake after the project is completed.

Development also started on the Baia Mare Mall in the north-western region of Romania after 30 April 2007. This project represents a shopping and entertainment centre with approx. 43,000 sqm of space on two levels. The start of construction is scheduled for the fourth quarter of 2008 and completion is expected during the fourth quarter of 2008. This development project will be realised through a cooperation between IMMOEAST AG and a large Hungarian property company at a total investment volume of EUR 97 million.

IMMOEAST AG acquired 100% of the shares in S.C. Flash Consult Invest s.r.l. after the end of the 2006/07 financial year. This company is the owner of the Euomall Shopping Center in Pitesti, Romania, which has roughly 32,000 sqm of letable space. This facility was completed and opened in May 2007.

A further investment on the Romanian market was the acquisition of the shares in S.C. Dacian Second s.r.l. This project involves the development of the Pantelimon Warehouse logistics centre with more than 50,000 sqm of letable space in the Romanian capital, and is under realisation together with the European Future Group.

IMMOEAST AG also acquired a 75% stake in S.C. Red Project Two s.r.l. shortly after the closing date. This company is developing a specialty shopping centre and shopping gallery with approx. 43,000 sqm of letable space and a corresponding parking facilities. The building permit should be granted at the end of 2007 and construction is scheduled to start in spring 2008, with completion following roughly 18 months later.

Through the acquisition of the Cypriote Gendana Ventures Ltd. in June 2007, IMMOEAST AG took over 100% of the shares in the Romanian Real Habitation s.r.l. This company owns a site adjoining the location for the IRIDE Business Park, which will be used for a 63,000 sqm expansion to this complex. In addition, IMMOEAST AG concluded a cooperation agreement with Eyemaxx for the development of a retail portfolio in Romania. This portfolio will comprise specialty shopping centres and shopping malls in mid-sized Romanian cities.

##### Czech Republic

On 3 May 2007 IMMOEAST AG acquired a 5% stake in UTILITY PARK WEST s.r.o. This project will develop the Utility and Office Park West in Prague in four stages. The total investment is estimated at EUR 39 million, and IMMOEAST AG will provide mezzanine capital.

## Slovakia

IMMOEAST AG acquired 10% of the shares in BIG BOX LEVICE s.r.o. and BIG BOX LIPTOVSKÝ MIKULÁŠ s.r.o. after the closing date. Plans are in preparation for the construction of specialty shopping centres with approx. 5,500 sqm of letable space as part of the Big Box Phase 2. IMMOEAST AG will purchase the remaining 90% of shares in these companies after the projects are completed and profitable rental contracts have been signed for at least 80% of the space.

The Trenčín and Nové Zámky locations opened in 2006. The other specialty shopping centres are planned to open in autumn 2007 and during 2008.

## G. Information on capital (§ 243a (1) of the Austrian Commercial Code)

The share capital of IMMOFINANZ AG totalled EUR 476,527,653.59 as of 30 April 2007 (2005/06: TEUR 348,457) and is divided into 459,001,443 (2005/06: 335,640,747) zero value shares.

The classification of shares as of 30 April 2007 is as follows:

	Number of shares 30 April 2007	Share capital in EUR 30 April 2007	Number of shares 30 April 2006	Share capital in EUR 30 April 2006
Registered shares	6	6.23	6	6.23
Bearer shares	459,001,437	476,527,647.36	335,640,741	348,456,627.32
<b>Total</b>	<b>459,001,443</b>	<b>476,527,653.59</b>	<b>335,640,747</b>	<b>348,456,633.55</b>

The transfer of registered shares is subject to the approval of 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 2006, which increased share capital from EUR 348,456,633.55 by EUR 116,152,211.17 to EUR 464,608,844.72. A partial conversion of the convertible bond issued in 2001 took place during March 2007; this transaction increased share capital from EUR 464,608,844.72 by EUR 11,918,808.87 to EUR 476,527,653.59.

The annual general meeting on 28 September 2006 authorised the Executive Board to issue convertible bonds with a total nominal value of up to EUR 750,000,000.00 within a period of five years, contingent upon approval by the Supervisory Board. These convertible bonds will carry exchange or subscription rights for up to 55,940,125 shares of bearer common stock and have a proportional share of up to EUR 58,076,106.11 in share capital. The authorisation also permits the issue of these convertible bonds in multiple segments. The subscription rights of shareholders were excluded.

In accordance with this authorisation, 7,500 convertible bonds with a nominal value of EUR 100,000.00 each were issued on 19 January 2007. The interest rate was set at 2.75%, and the term will end on 20 January 2014. Each convertible bond with a nominal value of EUR 100,000.00 may be exchanged for 6,587,615 shares of new bearer common stock of IMMOFINANZ AG. Bondholders may exercise their conversion rights during the period from 1 March 2007 to 9 January 2014 by signing a declaration of conversion. Furthermore, bondholders have the right to put all or a portion of their convertible bonds as of 19 January 2012, in keeping with a notice period of at least ten days. The company may call the bonds – in full, but not in part – at any time on or after 19 January 2011 in keeping with a notice period that ranges from a minimum of 30 to a maximum of 90 days if the share price on at least 20 trading days during a period of at least 30 trading days, which ends no less than five trading days before the call announcement, exceeds 130% of the conversion price valid at that time.

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.

In accordance with this authorisation, 100,000 convertible bonds with a nominal value of EUR 1,000.00 each were issued on 31 August 2001. These convertible bonds carry an interest rate of 4% per year. An additional conversion date on 15 March 2007 was introduced in accordance with a resolution of the Executive Board on 30 January 2007 and a resolution of the Supervisory Board on 31 January 2007. The conversion of 74,050 bonds on 15 March 2007 led to the allocation of 11,480,447 new shares to bondholders.

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 financial year in which the bonds are converted.

The annual general meeting on 28 September 2006 authorised the Executive Board to increase share capital by up to EUR 232,304,422.36 during the next five years through the issue of up to 223,760,498 new bearer shares of common stock in exchange for cash or contributions in kind, with or without the exclusion of subscription rights. Furthermore, the Executive Board is authorised to determine the issue conditions together with the Supervisory Board.

The equity ratio of IMMOFINANZ AG equalled 51.2% as of 30 April 2007.

The articles of association do not contain any provisions that extend above and beyond legal requirements governing the appointment of persons to the Executive Board and Supervisory Board or the amendment of the articles of association.

There are no agreements that would take effect or be amended or terminated by a change in control.

There are no agreements between the company and the members of its Executive Board or Supervisory Board to pay compensation in the event of a public offer.

#### **H. Outlook (§ 267 (3) 2 of the Austrian Commercial Code)**

IMMOFINANZ AG operates in a business environment that produces above-average growth compared to other economic regions in Central Europe. Based on the financial power and well-considered expansion strategy of IMMOFINANZ AG, the growth of the group can be expected to reflect the dynamics of this market. IMMOFINANZ AG intends to meet its objectives by further diversifying the group's portfolio by region and sector. Plans also call for the strengthening of activities in the field of property development. In the CEE region, the group will continue to expand its market position. Additional investments will also be made in the SEE and CIS regions, where higher returns can be expected at the present time. In order to successfully develop these markets, partnerships will be established with local property developers.

Vienna, 18. July 2007

#### **The Executive Board**

Norbert Gertner  
Member

Karl Petrikovics  
Chairman

# Valuation certificates

## IMMOEAST Romania

Letter of Value – Romanian Portfolio  
 IMMOEAST AG

**June 30, 2007**

**Attn:** Dr. Martin Schweiger – Head of Group Accounting  
 IMMOEAST AG  
 Bankgasse 2, A-1010 Vienna  
 Austria

Dear Dr. Schweiger,

**RE: Valuation of the real estate portfolio owned by Immoeast AG in Romania.**

In accordance with your request, we herewith submit the results of our valuation referring to the real estate properties of Immoeast AG located in Romania. For the purpose of the valuation and limited economic due diligence of the property portfolio we have analyzed both the existing properties and the future projects. Specifically, we were to fully analyze and identify the Market Values of each of the properties, as well as the Gross Development Values and costs of development in case of the proposed developments.

Please note that the valuation does not include balance sheet items of the holding.

Through the present letter we assert that we have no interest in the subject properties, either present or prospective and that our employment and compensation are not contingent upon our findings and valuation. The valuation is subject to the assumptions and limiting conditions included in the individual reports. Based on these assumptions, we estimate the market value of the subject properties, as of April 30, 2007, to be

**1,079,954,160 EUR**

The above value is exclusive of VAT.

We call attention to the fact that during the development of our calculations we have acted in a conservative manner. Even though we did not directly include the developer's profit into our model, we've made sure that these expenses are accounted for in the total sum results (per property) by incorporating them into the applied yields, the assumed construction costs and all other expenses that are directly attributed to the development and utilization of construction projects. Therefore we are convinced that if we had included the developer profit in our calculation model, the valuation results would not have been materially different to the values provided in this valuation letter.

As per the individual values our findings are attached following this letter (not reflecting the amount of ownership share of Client in any one of the properties).

Colliers International

Letter of Value – Romanian Portfolio  
 IMMOEAST AG

We call attention to the fact that this letter serves only as a summary statement to our portfolio analysis. The full reports, as well as any and all information available pertaining to the individual properties are available for review and analysis in our Virtual Data Room (vdr.colliers.hu).

We hope that our summary will be satisfactory for Immofinanz Corporate Finance Consulting Ltd.'s present purposes.

Should you need any additional information regarding the valuation of the subject property, we would be glad to discuss it with you.

Respectfully submitted,

**Colliers International**



Colliers International

Letter of Value – Romanian Portfolio  
 IMMOEAST AG

No.	Country	City	Project	Type	Status	Residual Value - Developments (EUR)	Value Upon Completion for Developments + GDV (EUR)	Open Market Value for Existing Buildings (EUR)
1	RO	Braşov	IUS	Residential	Development	24,391,538	103,252,971	
2	RO	Braşov	IUS	Office/Retail/Hotel	Development	28,149,251	188,333,924	
3	RO	Bucharest	BAT	Office	Under construction (75%)	23,463,615	24,879,378	
4	RO	Bucharest	BCC	Office	Existing Building	-	-	41,436,305
5	RO	Bucharest	Chopini City Park	Office/Retail/Warehouse	Development	11,862,975	28,897,903	
6	RO	Bucharest	Feper	Office/Retail	Development	8,155,062	26,426,449	
7	RO	Bucharest	Global Business Center	Office	Existing Building	-	-	30,796,596
8	RO	Bucharest	BRIDE	Office	Existing Building	-	-	161,292,123
9	RO	Bucharest	Jandarmeni	Residential	Development	20,652,912	59,060,700	
10	RO	Bucharest	Jandarmeni	Office	Development	33,653,417	107,603,040	
11	RO	Bucharest	Pipers I	Office	Existing Building	-	-	39,988,511
12	RO	Bucharest	Pipers II	Office	Existing Building	-	-	23,347,816
13	RO	Cluj	Palas Center	Retail	Under construction (48%)	197,034,012	233,253,254	
14	RO	Constanța	Harbourside	Retail	Development	29,050,402	104,887,122	
15	RO	Constanța	Delta Mall	Retail	Development	51,223,006	112,482,834	
16	RO	Sibiu	Sibiu	Retail	Development	16,364,618	66,240,000	
17	RO	Targu Mures	Stop Shop Phase I	Retail	Development	8,040,359	20,002,265	
18	RO	Targu Mures	Stop Shop Phase II	Retail	Development	3,891,496	15,958,252	
19	RO	Timisoara	Log Center	Industrial	Development	7,042,208	42,959,911	
20	RO	Bucharest	Bucharest Distribution Park	Industrial	Development	23,026,592	112,716,444	
21	RO	Bucharest	Eurosmall Danacasa	Residential	Development	56,301,608	155,306,000	
22	RO	Bucharest	Glasa	Retail	Development	13,100,165	47,083,462	
23	RO	Bucharest	BRIDE IV	Office	Development	87,697,966	348,387,887	
24	RO	Bucharest	Victoria Park I	Office	Existing Building	-	-	21,624,036
25	RO	Bucharest	Victoria Park II	Office	Under construction	43,008,977	46,695,684	
26	RO	Galati	Eurosmall	Retail	Development	41,924,489	95,840,238	
27	RO	Ploesti	Log Center	Industrial	Development	23,123,895	106,405,430	
28	RO	Targu Jiu	EKZ	Retail	Development	10,120,221	59,716,292	
<b>Total</b>						<b>761,478,773</b>	<b>2,186,281,409</b>	<b>318,475,387</b>

## Russia



**For the Attention of Dr Hubert Griessnig**  
**Head of Group Controlling**  
 IMMOEAST AG  
 Bankgasse 2  
 1010 Wien  
 Austria

**Email:** chris.dryden@dtz.com  
**Tel:** +7 495 748 1111

**Your ref:**  
**Our ref:** CD

4 July 2007

Dear Sirs

**Market Value of Golden Babylon 1, Otradnoe District, Moscow**

With reference to your instructions, we have pleasure in setting out a brief summary in relation to the Market Value of the above property, subject to various assumptions. We understand that our valuation is required for internal company purposes. According to your request, the effective date of the valuation is 30 April 2007. Please note that we would caution that this short report ought to be read in conjunction with our full reports and valuations in respect of the subject development, including our standard terms and conditions and is not to be acted upon in isolation.

We have been asked to report our opinion of the market value, subject to various assumptions. Market Value can be defined as follows:

*"The estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an arms length transaction after proper marketing wherein the parties had acted knowledgeably, prudently and without compulsion. (Note, "date of valuation" means the date at which the property is deemed to be sold)."*

The subject shopping centre is located in the heart of one of the most densely populated areas of Moscow and the intersection of Dekabristov and Khachaturyana streets, to the north of Moscow City Centre between the Third Ring Road and Garden Ring. The development was opened on 15 May 2002 and comprises a purpose-built shopping centre, planned over 2 levels and extending to a gross area of 37,508sq m. The development is anchored by a large supermarket and includes multiplex cinema, Luxor, on the upper level.

Our valuations are undertaken having regard to the requirements of International Accounting and RICS Valuation Standards. In particular, we normally follow guidelines set out in the RICS Appraisal and Valuation Standards ("Red Book").



**Tenure**

We understand that Golden Babylon 1 is held on a long-term Land Lease Agreement on a plot of 49,700sq m, granted on 11 June 1999, expiring on 31 December 2045, having a cadastral number: 770208006022. For the purpose of our valuation, as is standard market practice in Russia, the Land Lease rent is charged to and paid by the occupational tenants of the Centre through the Operational Expenses Budget.

Our valuation assumes that on expiry of the Land Lease Agreement in 2045, a new long-term Lease Agreement will be granted by the Moscow City Authorities.

In preparing our valuation, we have been provided with an up-to-date Tenancy Schedule in respect of the subjects. We have calculated the Market Value on a rent and yield basis, applying a yield of 9% to our opinion of Net Operating Income ("NOI") of US\$19,530,000.

**Valuation**

As at the valuation date, subject to the assumptions detailed above, and contained within our main report and valuation in respect of the premises, the Market Value of the leasehold interest in Golden Babylon 1, Moscow, is:-

**US\$217,000,000**  
**(Two Hundred and Seventeen Million Dollars).**

Yours faithfully,

**Chris Dryden BLE MA MRICS**  
**Director**  
**DTZ**



**For the Attention of Dr Hubert Griessnig**  
**Head of Group Controlling**  
 IMMOEAST AG  
 Bankgasse 2  
 1010 Wien  
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**Your ref:**  
**Our ref:** CD

4 July 2007

Dear Sirs

**Market Value of Golden Babylon 2, Yasenevo District, Moscow**

With reference to your instructions, we have pleasure in setting out a brief summary in relation to the Market Value of the above property, subject to various assumptions. We understand that our valuation is required for internal company purposes. According to your request, the effective date of the valuation is 30 April 2007. Please note that we would caution that this short report ought to be read in conjunction with our full reports and valuations in respect of the subject development, including our standard terms and conditions and is not to be acted upon in isolation.

We have been asked to report our opinion of the market value, subject to various assumptions. Market Value can be defined as follows:

*"The estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an arms length transaction after proper marketing wherein the parties had acted knowledgeably, prudently and without compulsion. (Note, "date of valuation" means the date at which the property is deemed to be sold)."*

Our valuations are undertaken having regard to the requirements of International Accounting and RICS Valuation Standards. In particular, we normally follow guidelines set out in the RICS Appraisal and Valuation Standards ("Red Book").

Golden Babylon 2 Shopping Centre is located to the south of Moscow, close to the Yasenevo district and in close proximity to Yasenevo Metro Station. The development is located in a densely populated area surrounded by apartment buildings and has excellent visibility from the 2 main local thoroughfares – Novoyasenevsky Prospect and Yasnogorskaya Street. Golden Babylon 2 comprises a purpose-built modern shopping development, planned over 3 levels, plus 2 underground parking floors. The development opened in late summer 2006 and has a gross area of 20,700sqm above ground.



**Tenure**

Golden Babylon 2 is held on a long-term Land Lease Agreement on a plot of 6,900sq m granted on 27 December 2005, expiring on 31 December 2045, having a cadastral number of 770609007042. For the purpose of our valuation, as is standard market practice in Russia, we have assumed that the Land Lease rent is charged to and paid by the occupational tenants of the Centre through the Operational Expenses Budget.

Our valuation further assumes that on expiry of the Land Lease Agreement in 2045, a new long-term Lease Agreement will be granted by the Moscow City Authorities.

In preparing our valuation, we have been provided with an up-to-date Tenancy Schedule in respect of the subjects. We have calculated the Market Value on a rent and yield basis, applying a yield of 8.75% to our opinion of Net Operating Income ("NOI") of US\$8,707,224.

**Valuation**

As at the valuation date, subject to the assumptions detailed above, and contained within our main report and valuation in respect of the premises, the Market Value of the leasehold interest in Golden Babylon 2, Moscow, is:-

**US\$99,500,000**  
**(Ninety Nine Million Five Hundred Thousand US Dollars)**

Yours faithfully,

**Chris Dryden BLE MA MRICS**  
**Director**  
**DTZ**



**For the Attention of Dr Hubert Griessnig**  
**Head of Group Controlling**  
IMMOEAST AG  
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1010 Wien  
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**Tel:** +7 495 748 1111

**Your ref:**  
**Our ref:** CD

4 July 2007

Dear Sirs

**Market Value of Fifth Avenue Shopping Centre, Marshala Biruzova Street, Moscow**

With reference to your instructions, we have pleasure in setting out a brief summary in relation to the Market Value of the above property, subject to various assumptions. We understand that our valuation is required for internal company purposes. According to your request, the effective date of the valuation is 30 April 2007. Please note that we would caution that this short report ought to be read in conjunction with our full reports and valuations in respect of the subject development, including our standard terms and conditions and is not to be acted upon in isolation.

We have been asked to report our opinion of the market value, subject to various assumptions. Market Value can be defined as follows:

*"The estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an arms length transaction after proper marketing wherein the parties had acted knowledgeably, prudently and without compulsion. (Note, "date of valuation" means the date at which the property is deemed to be sold)."*

Our valuations are undertaken having regard to the requirements of International Accounting and RICS Valuation Standards. In particular, we normally follow guidelines set out in the RICS Appraisal and Valuation Standards ("Red Book").

Fifth Avenue Shopping Centre was completed in November 2004 and comprises a self-contained, purpose-built shopping development, planned over 3 upper levels and 2 underground floors. The majority of the underground floors are used for customer parking, but part of the first underground floor has been converted to form additional retail accommodation. The development is anchored by a supermarket at first floor level, while there is a 6-screen cinema and food court at second floor level.

The retail space extends to approximately 21,290sq m. The subjects appear fully let and include a number of kiosk tenancies at first and second floor level.



Surrounding buildings comprise residential flatted accommodation.

**Tenure**

We have not been provided with the terms of the Land Lease Agreement relating to the above premises, but assume that the Land Lease rent will be fully recoverable from the occupational tenants of the building, as is normal practice in commercial retail property in Russia. We also assume that the Land Lease Agreement will be renewed on a long-term basis on market terms by the Moscow City Authorities on expiry.

In preparing our valuation, we have been provided with an up-to-date Tenancy Schedule in respect of the subjects. We have calculated the Market Value on a rent and yield basis, applying a yield of 8.75% to our opinion of Net Operating Income ("NOI") of US\$14,265,991.

**Valuation**

As at the valuation date, subject to the assumptions detailed above, and contained within our main report and valuation in respect of the premises, the Market Value of the leasehold interest in Golden Babylon 2, Moscow, is:-

**US\$163,050,000**  
**(One Hundred and Sixty Three Million and Fifty Thousand US Dollars)**

Yours faithfully,

**Chris Dryden BLE MA MRICS**  
**Director**  
**DTZ**

Bulgaria, Croatia, Poland,  
Serbia, Slovakia, Slovenia,  
Czech Republic, Hungary

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Dr. Martin Schweiger, Head of Group Accounting  
IMMOEAST AG  
Bankgasse 2,  
A-1010 Vienna  
Austria

Monday, 30 April 2007

Colliers Magyarország Kft.  
Csoresz utca 41,  
MOM Park – SAP Tower  
1124 Budapest  
Hungary

Dear Dr. Schweiger,

With reference to the requirement of IMMOEAST AG (Client) of 08 January 2007, Colliers Magyarország Kft. has prepared its valuation and limited economic due diligence of the Central and Eastern European property portfolio of Client based on the analysis of their existing and potential future projects. Please note that the valuation does not include balance sheet items of the holding, nor did we take into account financing costs on any of the developments.

Specifically, we were to fully analyze and identify the Market Values of each of the properties, as well as the Gross Development Values and costs of development in case of the proposed developments.

Total Market Value of the portfolio: €3,847,033,213.

We call attention to the fact that during the development of our calculations we have acted in a conservative manner. Even though we did not directly include the cost of financing and the developer's profit into our model; we've made sure that these expenses are accounted for in the total sum results (per property) by incorporating them into the applied yields, the assumed construction costs and all other expenses that are directly attributed to the development and utilization of construction projects. Therefore we are convinced that if we had included the cost of financing and the developer profit in our calculation model (as separate items – i.e. not having incorporated them into the applied yields, the assumed construction costs and all other expenses that are directly attributed to the development and utilization of construction projects), the valuation results would not have been materially different to the values provided in this valuation letter.

As per the individual values our findings are as follows (not reflecting the amount of ownership share of Client in any one of the properties):

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Type of property	Country	Project name	Function	Value	Total GDV	NPV of GDV	Development cost	NPV of development Cost	Yield Term & Reversion	Yield DCF
Development	BG	Koral	Residential	€ 6 805 189,06	€ 17 962 978,81	€ 16 772 155,75	€ 9 674 133,92	€ 9 640 589,61		
Development	BG	St. Vlas	Residential	€ 4 001 215,36	€ 10 420 563,07	€ 9 742 831,64	€ 5 700 229,72	€ 5 682 078,31		9,8-25
Existing with dev.pot.	BG	Antim Tower Sofia	Office, Development	€ 102 981 549,36						
Existing	CZ	Westpoint Distribution Park	Warehouse	€ 54 938 439,00					7-6,75	6,75-7
Existing	CZ	Vinice	Office, Retail	€ 63 983 530,71					6-5,75	5,75-6,25
Existing	CZ	Pankrac House	Office	€ 59 998 054,50					6,0-5,75	
Existing	CZ	Italska	Office	€ 12 181 214,09					6,75-6,5	
Existing *	CZ	Park Hostivar	Retail	€ 51 168 209,85					6-5,75	7,5-7,5
Existing	CZ	Arbes	Office	€ 14 460 839,39					6,5-6,25	6,25-6,75
Existing	CZ	Pankrac Business Corner	Office	€ 14 097 059,36					6,25-6,75	
Existing	CZ	Vakdek	Office	€ 15 028 298,52					7,0-6,75	6,75-7
Development	CZ	Vitek	Office + Retail	€ 87 085 755,31	€ 219 992 276,63	€ 204 822 476,27	€ 109 243 580,40	€ 103 756 441,73		8-8,5
Development	CZ	CSOB Anglicka	Office	€ 9 041 226,93	€ 9 674 920,83	€ 9 485 216,50	€ 443 989,56	€ 443 989,56		6-6,5
Development	CZ	CSOB Jindriska	Hotel	€ 21 201 211,83	€ 48 080 634,69	€ 47 137 877,15	€ 25 936 665,32	€ 25 936 665,32		7,5-6,25
Development	CZ	CSOB Jungmannova	Office	€ 19 742 535,14	€ 27 564 065,91	€ 27 023 594,03	€ 7 281 058,89	€ 7 281 058,89		6-6,5
Development	CZ	CSOB Na Prašce	Office + Retail	€ 68 134 789,39	€ 86 287 909,30	€ 84 595 989,51	€ 16 461 200,12	€ 16 461 200,12		7,5-6
Development	CZ	CSOB Panska	Hotel	€ 18 342 554,49	€ 26 364 124,32	€ 25 847 180,71	€ 7 504 626,22	€ 7 504 626,22		7,5-6
Development	CZ	CSOB Perlova	Office + Retail	€ 18 749 062,12	€ 19 526 728,27	€ 19 143 851,25	€ 394 789,13	€ 394 789,13		7,7-5
Existing with dev.pot.	CZ	CSOB Prokopova	Office	€ 1 532 238,97						8-8,5
Existing	CZ	Airport Business Center	Office	€ 41 768 857,43					6-6,25	6-6,5
Existing	CZ	Andel Park B	Office	€ 66 687 652,27					5,75-6,0	6-6,5
Existing	CZ	Prag Office Park I	Office	€ 15 119 376,53					6,5-6,75	
Development	CZ	Prag Office Park II	Office	€ 3 871 481,48	€ 7 002 395,68	€ 6 865 093,81	€ 2 993 612,33	€ 2 993 612,33		6,75-7
Development	CZ	Na Florenci 23	Office	€ 1 995 067,27	€ 2 644 583,51	€ 2 592 728,93	€ 597 661,66	€ 597 661,66		6,5-7
Development	CZ	Stetkova 18	Office	€ 14 122 723,22	€ 44 104 732,95	€ 41 141 126,93	€ 26 879 228,31	€ 25 579 678,33		6-6,5
Existing	CZ	SKOPIN Office Building	Office	€ 15 936 725,00					6-5,75	
Existing	CZ	Diamond Point	Office	€ 93 981 056,08					5,25	

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Valuation certificates

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Existing	CZ	BB Centrum	Office	€ 175 786 651,99						6-5,75	
Existing	CZ	SC Grand Pardubice	Retail, Office	€ 35 149 042,47						6,5-6,25	
Existing	CZ	Olympa Center, Olmütz	Retail	€ 84 645 900,37						6,5-6,25	7-7,5
Development	CZ	ROMA Třebíč	Retail	€ 22 948 334,57	€ 44 897 853,84	€ 43 194 145,73	€ 19 576 045,54	€ 19 218 768,74			6,5-6,8
Development	CZ	ROMA Tabor	Retail	€ 7 514 411,91	€ 14 486 204,38	€ 14 202 161,16	€ 4 983 489,91	€ 4 983 489,91			7,5-7
Development	CZ	ROMA Jihlava	Retail	€ 19 891 196,35	€ 33 202 566,28	€ 32 372 105,77	€ 12 258 526,18	€ 12 192 024,23			7,5-7
Development	CZ	MyBox Uherské Hradiště	Retail	€ 4 894 312,60	€ 7 383 276,48	€ 7 238 506,35	€ 2 344 193,75	€ 2 344 193,75			6,5-6,8
Development	CZ	MyBox Hranice	Retail	€ 5 863 598,75	€ 9 135 058,23	€ 8 955 939,44	€ 3 092 340,69	€ 3 092 340,69			6,5-6,8
Development	CZ	MyBox Kromov	Retail	€ 3 208 005,69	€ 5 129 066,52	€ 5 028 496,59	€ 1 820 490,89	€ 1 820 490,89			6,5-6,8
Development	CZ	MyBox Kolin	Retail	€ 4 625 931,38	€ 8 830 556,29	€ 8 657 408,13	€ 2 992 587,77	€ 2 992 587,77			6,5-6,8
Development	CZ	MyBox Píbram	Retail	€ 4 494 577,61	€ 8 678 305,32	€ 8 508 142,47	€ 2 992 587,77	€ 2 992 587,77			6,5-6,8
Development	CZ	MyBox Břeclav	Retail	€ 4 462 976,75	€ 8 526 054,35	€ 8 358 876,81	€ 2 892 834,84	€ 2 892 834,84			6,5-6,8
Development	CZ	MyBox Sokolov	Retail	€ 4 043 311,51	€ 8 060 890,23	€ 7 902 833,56	€ 3 859 522,05	€ 3 859 522,05			6,5-6,8
Development	CZ	MyBox Rakovník	Retail	€ 3 359 518,78	€ 6 741 835,47	€ 6 609 642,62	€ 3 250 123,84	€ 3 250 123,84			6,5-6,8
Development	CZ	MyBox Jablonce	Retail	€ 4 541 033,29	€ 8 637 631,58	€ 8 468 266,26	€ 3 927 232,97	€ 3 927 232,97			6,5-6,8
Existing	CZ	Jungmannova Plaza, Prague	Office	€ 44 949 766,56						5,75-3,5	5,5-6
Existing	CZ	Bmo Business Park I	Office	€ 38 817 004,03						6	6
Development	CZ	Bmo Business Park II	Office	€ 55 086 237,62						6	6
Existing	CZ	OC Petrov, Brno	Office	€ 17 114 589,15						6-5,75	5,75-6
Existing	HU	Szépvölgy Business Park	Office	€ 32 519 690,79						6-5,85	6
Existing	HU	Globe 13	Office	€ 51 029 681,19						6-5,85	6
Existing	HU	Globe 3	Office	€ 14 056 962,19						7-6,85	7
Existing	HU	Xenter 13	Office	€ 22 598 327,30						6-5,85	6
Existing	HU	WGBP	Warehouse	€ 30 748 440,24						6,75-6,6	6,6
Existing	HU	Pharmapark	Warehouse	€ 20 817 815,05						6,75-6,6	
Existing	HU	Arpad Center	Office	€ 8 666 214,61						8-7,85	8
Existing	HU	Shark Park	Warehouse	€ 23 051 321,09						6,6-6,45	6,6
Existing	HU	Stop Shop - Budapest II	Retail	€ 24 634 105,92						6-5,85	6
Existing	HU	Stop Shop - Budapest III	Retail	€ 32 585 708,49						6-5,85	6
Existing	HU	Stop Shop - Budapest IV	Retail	€ 23 132 306,40						6,1-5,95	6,1
Existing	HU	Stop Shop - Erd	Retail	€ 33 663 835,82						6-5,85	6

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Existing	HU	Stop Shop - Veszprem	Retail	€ 35 521 435,07						6-5,85	6
Existing	HU	Stop Shop - Nyíregyháza	Retail	€ 17 220 534,99						6,1-5,95	6,1
Existing	HU	Greenpoint 7	Office	€ 47 999 186,74						6-5,85	6
Existing	HU	Optima A Office Building	Office	€ 14 938 981,74						6,25-6,1	6,25
Existing	HU	Logistikhalle Dunaharaszti	Warehouse	€ 8 405 108,87							8-7,85
Existing	HU	Camel Park	Warehouse	€ 33 424 883,65						6,5-6,35	6,5
Existing with dev. pos.	HU	Mester Park	Office	€ 180 013 684,35	€ 567 439 091,34	€ 422 723 560,17	€ 321 847 063,63	€ 250 548 222,85			7-6,75
Development	HU	Haller Gardens	Office	€ 29 177 908,52	€ 76 159 100,77	€ 67 836 847,17	€ 40 523 855,99	€ 37 911 146,16			7-6,75
Existing	HU	Central Business Center	Office	€ 20 481 668,95						6,5-6,65	6,5
Development	HU	Stop Shop TB	Retail	€ 5 731 031,28	€ 12 658 758,14	€ 12 055 960,14	€ 6 324 928,86	€ 6 324 928,86			7-6,75
Development	HU	Stop Shop Gyöngyös	Retail	€ 5 559 788,98	€ 11 638 298,63	€ 11 084 093,93	€ 5 524 304,95	€ 5 524 304,95			7-6,75
Development	HU	Stop Shop Miskolc	Retail	€ 5 841 297,12	€ 12 709 134,31	€ 12 103 937,44	€ 6 262 640,32	€ 6 262 640,32			7,25-7
Development	HU	Stop Shop Gödöllő	Retail	€ 5 893 416,61	€ 12 336 680,88	€ 11 749 219,89	€ 5 855 803,28	€ 5 855 803,28			7-6,75
Development	HU	Stop Shop Debrecen	Retail	€ 9 197 349,41	€ 19 252 798,87	€ 18 335 998,93	€ 9 138 649,52	€ 9 138 649,52			7-6,75
Development	HU	Stop Shop Kaposvár	Retail	€ 6 271 062,92	€ 13 250 603,42	€ 12 600 574,68	€ 6 329 511,77	€ 6 329 511,77			7-6,75
Development	HU	Stop Shop Nagykároly	Retail	€ 7 610 303,62	€ 15 930 638,10	€ 15 172 036,28	€ 7 561 732,67	€ 7 561 732,67			7-6,75
Development	HU	Stop Shop Kecskeméti	Retail	€ 5 979 262,97	€ 12 516 382,96	€ 11 920 364,72	€ 5 941 101,75	€ 5 941 101,75			7-6,75
Development	HU	Stop Shop BCS	Retail	€ 5 988 446,84	€ 14 628 076,34	€ 13 268 096,45	€ 7 523 863,16	€ 7 165 583,96			7-6,75
Development	HU	Stop Shop Bekescsaba	Retail	€ 3 882 157,06	€ 8 574 946,62	€ 8 166 615,83	€ 4 284 458,77	€ 4 284 458,77			7-6,75
Existing	SK	Pokaj City Center	Retail	€ 144 304 757,64						6-5,85	6
Existing	SK	Millennium Tower I	Office	€ 60 827 468,78						5,9-5,75	5,9
Existing	SK	Millennium Tower II	Office	€ 72 942 677,31						5,9-5,75	5,9
Development	SK	Millennium Tower III	Office	€ 12 398 435,65	€ 39 505 597,18	€ 37 804 399,22	€ 25 405 963,57	€ 25 405 963,57			7-6,75
Development	SK	Century Residence	Residential	€ 40 290 613,75	€ 63 736 588,53	€ 60 991 950,75	€ 20 701 336,99	€ 20 701 336,99			7-6,75
Existing	SK	EKZ Trnava	Retail	€ 15 204 000,67						7-6,85	7
Development	SK	Trigant Centrum Lakeide	Office	€ 143 103 179,77	€ 372 994 191,36	€ 326 138 535,56	€ 192 732 584,24	€ 176 176 850,07			7-6,75
Existing	SK	Big Box Nová Zámky	Retail	€ 8 903 632,58						7,25-7	7,25
Existing	SK	Big Box Trenčín	Retail	€ 9 148 846,50						7,25-7	7,25
Development	SK	Big Box Pápa	Retail	€ 3 056 589,63	€ 7 035 319,07	€ 6 732 362,75	€ 3 675 771,58	€ 3 675 771,58			7,75-7,5
Development	SK	Big Box Levica	Retail	€ 2 156 588,22	€ 5 437 213,42	€ 5 203 075,04	€ 3 046 485,29	€ 3 046 485,29			8,25-8

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Development	SK	Big Box Liptovský Mikuláš	Retail	€ 3 308 714,80	€ 7 796 793,25	€ 7 461 046,18	€ 4 152 329,84	€ 4 152 329,84		7,75-7,5
Development	SK	Big Box Michalovce	Retail	€ 1 628 508,92	€ 5 412 236,54	€ 5 179 173,73	€ 3 550 663,33	€ 3 550 663,33		8,5-8,25
Development	SK	Big Box Prievoz	Retail	€ 3 319 658,13	€ 7 720 173,14	€ 7 387 725,49	€ 4 068 066,10	€ 4 068 066,10		7,75-7,5
Development	SK	Lautecce	Retail	€ 2 892 504,55	€ 7 629 810,05	€ 7 301 253,64	€ 4 408 749,08	€ 4 408 749,08		8,25-8
Development	SK	Ruzomberok	Retail	€ 2 992 128,32	€ 6 893 841,93	€ 6 596 977,92	€ 3 604 849,60	€ 3 604 849,60		7,75-7,5
Development	SK	Zvolen	Retail	€ 1 668 653,20	€ 4 148 726,49	€ 3 970 073,20	€ 2 301 418,40	€ 2 301 418,40		7,75-7,5
Existing	PL	Bokserska Office Center	Office	€ 17 409 930,00					6,25	6,25
Existing	PL	Bokserska Distribution Park	Warehouse	€ 17 161 055,67					7	
Existing	PL	Cybernetyki Office Center	Office	€ 19 289 785,00					6,25	
Existing	PL	Crown Tower	Office	€ 30 558 431,28					6	
Existing*	PL	Crown Plaza	Office	€ 36 151 221,43					6	6
Existing	PL	Lopuszanska Distribution Park	Warehouse	€ 22 474 105,00					6,6	6,6
Existing	PL	Mistral	Office	€ 37 465 251,04					6	6
Existing	PL	Sikora Logistik Park	Warehouse	€ 10 657 828,00					7,4	
Existing	PL	IO-1	Office	€ 67 550 498,00					5,9	
Existing	PL	Wloclawek	Retail	€ 16 972 782,64					7	
Existing	PL	Sikora City Center	Retail	€ 253 719 863,00					5,35	
Development	PL	Ligatur Office Development	Office	€ 8 454 573,75	€ 51 691 301,85	€ 50 677 746,91	€ 42 223 173,16	€ 42 223 173,16		6
Development	PL	Zemith Office Development	Office	€ 6 767 424,19	€ 54 855 223,05	€ 50 677 746,91	€ 44 486 137,98	€ 42 307 695,85		6
Development	PL	Amibau Office Development	Office	€ 12 257 772,96	€ 100 135 476,97	€ 90 695 786,65	€ 80 572 301,59	€ 75 090 613,42		
Development	PL	Curma Office Development	Office	€ 6 512 049,69	€ 55 952 327,51	€ 50 677 746,91	€ 45 375 860,73	€ 42 307 695,85		6
Development	PL	FMZ Karlich	Retail	€ 1 891 558,58	€ 11 232 426,71	€ 11 012 183,05	€ 9 120 624,47	€ 9 120 624,47	8	
Existing	PL	Salzburg Center	Office	€ 34 605 987,00					5,9	
Development	PL	Rorsko Jezdy	Office	€ 28 985 515,13	€ 69 942 722,56	€ 65 908 589,61	€ 35 271 252,59	€ 34 184 907,13		5,8
Existing	PL	Mokotow Business Park	Office	€ 258 884 087,00					6-7,3	
Existing	PL	Brama Zachodnia	Office	€ 81 555 859,00					5,75	5,75
Development	PL	Sikora Residential Holding	Retail	€ 26 862 484,67	€ 91 239 025,64	€ 86 985 001,15	€ 59 804 151,68	€ 58 250 185,36		
Existing	PL	Pisart Office Building	Office	€ 28 741 198,52					6	6
Existing	SLO	FMZ Kranj	Retail	€ 21 943 767,70					6,5-6,3	

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Existing	SLO	FMZ Novo Mesto	Retail	€ 9 385 464,19					6,5-6,3	
Existing	HR	Grand Center Zagreb	Office	€ 45 772 458,78					6,73-6,55	€ 6,75
Development	SRB	Francuska	Residential / Office	€ 9 027 253,42	€ 19 144 269,88	€ 17 668 574,37	€ 8 920 785,46	€ 8 641 320,96		8,5-9
Development	SRB	Dobrovska 8 - 10	Residential / Office	€ 5 956 008,89	€ 11 296 426,64	€ 10 246 191,96	€ 4 326 011,96	€ 4 120 011,39		8

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We call attention to the fact that this letter serves only as a summary statement to our portfolio analysis. The full reports, as well as any and all information available pertaining to the individual properties are available for review and analysis in our Virtual Data Room ([vdr.colliers.hu](http://vdr.colliers.hu)).

We hope that our summary will be satisfactory for Immofinanz Corporate Finance Consulting Ltd.'s present purposes.

Should there be any questions or comments, please do not hesitate to contact us.

Respectfully submitted by,

Colliers Magyarország Kft.

János Hídasi

Ábel Tőkés

Ákos Balla

COLLIERS INTERNATIONAL  
 Real Estate Services (Hungary)  
 L.T.D.

# IMMOWEST

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Dr. Martin Schweiger, Head of Group Accounting  
IMMOFINANZ AG  
Bankgasse 2,  
A-1010 Vienna  
Austria

Tuesday, 17 April 2007

Colliers Magyarország Kft.  
Csörgő utca 41.  
MOM Park – SAP Tower  
1124 Budapest  
Hungary

Dear Dr. Schweiger,

With reference to the requirement of IMMOFINANZ AG (Client) of 08 January 2007, Colliers Magyarország Kft. has prepared its valuation and limited economic due diligence of parts of the Austrian and Western European property portfolio of Client based on the analysis of their existing and potential future projects. Please note that the valuation does not include balance sheet items of the holding, nor did we take into account financing costs on any of the developments.

Specifically, we were to fully analyze and identify the Market Values of each of the properties, as well as the Gross Development Values and costs of development in case of the proposed developments.

Total Market Value of the portfolio: €502,781,361

We call attention to the fact that during the development of our calculations we have acted in a conservative manner. Even though we did not directly include the cost of financing and the developer's profit into our model; we've made sure that these expenses are accounted for in the total sum results (per property) by incorporating them into the applied yields, the assumed construction costs and all other expenses that are directly attributed to the development and utilization of construction projects. Therefore we are convinced that if we had included the cost of financing and the developer profit in our calculation model (as separate items – i.e. not having incorporated them into the applied yields, the assumed construction costs and all other expenses that are directly attributed to the development and utilization of construction projects), the valuation results would not have been materially different to the values provided in this valuation letter.

As per the individual values our findings are as follows (not reflecting the amount of ownership share of Client in any one of the properties):

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Type of property	Country	City	Street	Function	Value	NPV of GDV	Development cost	NPV of development Cost	Yield Term & Reversion	Yield DCF
Existing	A	2105 Langmundersdorf	Hochaustraße 33A	Self-storage	€ 8 378 946,95					7,7,5
Existing	A	1220 Wien	Franz-Felner-Gasse 5 (Hirschenstrasse Straße 60)	Self-storage	€ 9 095 414,84					7,7,5
Existing	A	1160 Wien	Wangasse 40-44	Self-storage	€ 12 036 258,65					7,7,5
Existing	A	1100 Wien	Grenssackerstraße 4	Self-storage	€ 10 430 342,52					7,7,5
Existing	A	1230 Wien	Beechhofersstraße 247a	Self-storage	€ 11 161 192,38					7,7,5
Existing	A	8020 Graz	Sachsenberggasse 4	Self-storage	€ 2 311 551,77					7,7,5
Development	A	1130 Wien	Hietzinger Kai 79	Self-storage	€ 6 202 713,88	€ 6 763 892,34	€ 5 107 142,86	€ 4 181 892,39		7,7,5
Development	A	1120 Wien	Gaudenzkofler Girtel 51-59 / Ecke Schüsselbrennstraße	Self-storage	€ 7 828 005,80	€ 8 563 087,70	€ 6 465 642,86	€ 5 262 003,97		7,7,5
Development	CH	Zürich	Hagenholzstraße 113	Self-storage	€ 5 319 183,90					7,7,5
Existing	CH	St. Moritz	Kempinski	Hotel	€ 149 163 142,46					5,5,5
Existing	CH	4552 Schwiez	Derenlingen Nr.125	Logistik	€ 21 217 921,98					7,5,7,8
Existing	CH	Bülach	Schützenmattenstraße 19-21	Logistik	€ 24 293 954,97					7,5,7,7
Existing	D	60487 Frankfurt	Ludwig-Landmann-Straße / Rossmeyer-Straße 21-23	Self-storage	€ 12 889 921,12					7,25-6,75
Existing	D	80687 München	Landsberger Straße 366	Self-storage	€ 18 583 972,07					7,25-6,75
Existing	D	81477 München	Dreygasse-Allee / Ecke Muenchenerstraße (postal address Mueggelsestraße 48)	Self-storage	€ 9 888 426,79					7,25-6,75
Development	D	81549 München	Chiemgassestraße	Self-storage	€ 7 031 325,35	€ 6 849 607,97	€ 4 656 785,21	€ 4 173 819,67		7,25-6,75
Development	D	81673 München	Kreiserstraße	Self-storage	€ 7 289 748,73	€ 7 086 216,91	€ 4 550 000,00	€ 3 868 326,82		7,25-6,75
Development	D	80807 München	Frankfurter Ring 5	Self-storage	€ 7 956 923,64	€ 7 809 300,27	€ 4 828 573,43	€ 4 313 376,34		7,25-6,75
Existing	D	Berlin	Tempelhofer Damm 100 - 102	Residential	€ 2 772 669,24					7%
Existing	D	Berlin	Tempelhofer Damm 32-42	Residential	€ 3 602 742,69					7%
Existing	D	Berlin	Tempelhofer Damm 48-62	Residential	€ 9 804 956,03					7%
Existing	D	Berlin	Tempelhofer Damm 64-76	Residential	€ 7 183 134,60					7%
Existing	D	Berlin	Tempelhofer Damm 78-88a	Residential	€ 6 367 220,24					7%
Existing	D	Berlin	Tempelhofer Damm 90-94	Residential	€ 3 472 274,76					7%
Existing	D	Berlin	Angerberger Allee 15-21	Residential	€ 5 624 211,84					7%
Existing	D	Berlin	Waldmannstraße 20	Residential	€ 498 933,34					7%
Existing	D	Berlin	Waldmannstraße 6	Residential	€ 213 664,38					7%
Existing	D	Berlin	Tempelhofer Damm 44-44a, 46	Residential	€ 3 523 632,90					7%
Existing	D	Berlin	Tempelhofer Damm 96, 98	Residential	€ 3 113 383,43					7%

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Valuation certificates

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Existing	D	Berlin	Tempelhofer Damm 94a	Residential	€ 1 143 261,16					7%
Existing	D	Berlin	Tempelhofer Damm 96-96a, 98	Residential	€ 935 072,79					7%
Existing	D	Berlin	Dörfeldstraße 24	Residential	€ 330 087,90					7%
Existing	D	Berlin	Dudenstr. 68-72 / Eylauer Straße 15, 20-21	Residential	€ 4 365 676,66					7%
Existing	D	Berlin	Boelckestr. 132 / Happersstr. 57-71	Residential	€ 2 879 898,46					7%
Existing	D	Berlin	Boelckestr. 131 / Happersstr. 47-55	Residential	€ 2 060 354,11					7%
Existing	D	Berlin	Gostermannstraße 10b-60	Residential	€ 9 454 320,45					7%
Existing	D	Berlin	Hesenering 1-23	Residential	€ 5 901 494,75					7%
Existing	D	13407	Berlin	Lupatinweg 1-5; 92	Residential	€ 4 923 818,03				7%
Existing	D	13407	Berlin	Becherweg 29-37; 94	Residential	€ 4 048 436,72				7%
Existing	D	14059	Berlin	Fürstentorner Weg 54	Selfstorage	€ 9 923 856,01				7,25,7
Existing	D	10715	Berlin	Wilmerisdorf	Selfstorage	€ 7 118 093,11				7,25,7
Development	D	13409	Berlin	Rennickandorf	Selfstorage	€ 5 203 545,00	€ 5 892 803,39	€ 4 637 285,71	€ 4 175 075,61	7,25,7
Existing	NL	Den Haag	Rotterdam, Korte Stadtoeweg	Saturnusstraat 36	Selfstorage	€ 9 943 824,18				10-8,5
Existing	NL	Rotterdam	Korte Stadtoeweg 107		Selfstorage	€ 6 617 248,30				10,75-9,5
Existing	NL	Rotterdam	Giesseweg	Giesseweg 20	Selfstorage	€ 6 019 183,95				10-8,75
Existing	NL	Groningen	Peizerweg	Peizerweg 130	Selfstorage	€ 3 754 949,17				10,25-9
Existing	NL	Zoetermeer	Industrieurg	Industrieurg 7	Selfstorage	€ 6 230 336,95				10,5-9,5
Existing	NL	Utrecht	Cartesiusweg	Cartesiusweg 90	Selfstorage	€ 7 510 667,14				10-9,0
Existing	NL	Arnhem	Dr. C. Lelyweg	Dr. C. Lelyweg 2	Selfstorage	€ 5 234 505,56				11-9,25
Existing	NL	Amsterdam	T.T. Vanerweg	T.T. Vanerweg 63-6	Selfstorage	€ 6 896 809,26				10-8,0
Existing	NL	Nijmegen	Energieweg	Energieweg 11	Selfstorage	€ 5 528 662,16				11,5-8,75
Existing	NL	Eindhoven	Ambachtweg	Ambachtweg 1	Selfstorage	€ 5 964 438,37				10-9,0
Existing	NL	Wateringen	's Gravensandweg	's Gravensandweg 24	Selfstorage	€ 4 190 890,87				12,5-9,75
Existing	NL	Purmerend	Van Hascndijkstraat	Van Hascndijkstraat 379	Selfstorage	€ 1 712 856,09				10,5-9,25
Existing	NL	Hoorn	Protonweg	Protonweg - 4	Selfstorage	€ 1 128 617,34				12-10,0
Existing	NL	Alkmaar	Robbenkoog	Robbenkoog 1	Selfstorage	€ 1 124 585,02				12-10,0

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We hope that our summary will be satisfactory for IMMOFINANZ AG's present purposes.

Should there be any questions or comments, please do not hesitate to contact us.

Respectfully submitted by,

Colliers Magyarország Kft.

  
 János Hidasi

  
 Ábel Tőkés

  
 Ákos Balla

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**SACHVERSTÄNDIGENKONSORTIUM**  
ZUR BEWERTUNG DES IMMOBILIENBESITZES DER IMMOFINANZ IN ÖSTERREICH UND EUROPA

IMMOFINANZ AG

Bankgasse 2  
1010 Wien

Wien, 10.07.2007

Bewertungsbericht Portfolio ImmoWest

Sehr geehrte Damen und Herren!

Sie erhalten vom bestellten Sachverständigenkonsortium die Einzelbewertung aller Liegenschaften sowie eine Zusammenstellung der Schätzwerte zum Bilanzstichtag 30.04.2007 aller bezeichneten Objekte der ImmoWest.

Für die Darstellung des Schätzwertes (auftragsgemäß des „Fair Value“) wurden die beigegebenen auch erarbeiteten bzw. abgerufenen Dokumente auf Richtigkeit und Plausibilität geprüft und für Zwecke der Wertermittlung zusammengeführt, ausgewertet und als Grundlage für die Schätzungen verwendet. Die Bewertung erfolgte in Beachtung der IAS-40 in Auslegung der Definition für den „Fair Value“:  
*Jener wahrscheinliche Betrag zu dem ein Investment Property zwischen sachverständigen und vertragswilligen, sowie voneinander unabhängigen Geschäftspartnern auf einem aktiven Markt getauscht werden kann.*

Die Sachverständigen versichern, dass die Auftragsbefreiung zur Liegenschaftsbewertung ausschließlich nach neutralen Gesichtspunkten und vollkommen unbeflüusst vom Auftraggeber bzw. von allfälligen persönlichen Interessen erfolgte.

Die Auswahl der Bewertungsmethodik ist abgestimmt auf die speziellen Eigenschaften des jeweiligen Objektes, in der Folge von der technischen und wirtschaftlichen Beurteilung durch die unterzeichneten Experten und letztendlich in erfassbarer Abstimmung mit dem Liegenschaftsmarkt für jeweils ähnliche Assets. Alle angewandten Methoden sind wissenschaftlich begründet, entsprechen voll der aktuellen Verkehrsauffassung und stellen aus neutraler sachverständiger Beurteilung den tatsächlichen Fair Value zum Bewertungsstichtag dar.



ALLGEMEIN BEEIDETE GERICHTLICH ZERTIFIZIERTE SACHVERSTÄNDIGE  
FÜR IMMOBILIEN, BAUWESEN UND LIEGENSCHAFTEN ALLER ART IN  
ÖSTERREICH SOWIE IM WEST- UND OSTEUROPÄISCHEN RAUM

Seite 2 von 2

Nähere Erläuterungen, sowohl zur Auswertung der Gutachtensgrundlagen, wie auch zur Bewertungsmethodik sind den jeweiligen Gutachtenstücken der einzelnen Objekte vorangestellt.

Der Zweck der Gutachten war jeweils die für den Stichtag gültige Erfassung des Fair Value zwecks Darstellung in der Bilanzierung des Unternehmens, in Übereinstimmung mit den International Accounting Standards (IAS-40).

Zusammenfassend wird der Fair Value aller in der Liste erfassten Liegenschaften bzw. Liegenschaftsanteile zum Bilanzstichtag 30.04.2007 vom Konsortium eingeschätzt mit

rd. € 600.569.000,-.

Alle unterzeichneten gerichtlich zertifizierten Sachverständigen betonen ihre volle Unabhängigkeit, verweisen auf den von ihnen geleisteten Sachverständigen-Eid und versichern, die Wertermittlung nach bestem Wissen und Gewissen vorgenommen zu haben.

Die Sachverständigen

Dipl. Ing. Wolfgang  
Foglar-Deinhardstein  
1060 Wien

Dipl. Ing.  
Anton Walther  
8051 Graz

Ing. Dkfm. Peter Steppan  
1140 Wien

# IMMOAUSTRIA and BUWOG

**SACHVERSTÄNDIGENKONSORTIUM**  
 ZUR BEWERTUNG DES IMMOBILIENBESITZES DER IMMOFINANZ IN ÖSTERREICH UND EUROPA

IMMOFINANZ AG

Bankgasse 2  
 1010 Wien

Wien, 10.07.2007

Bewertungsbericht Portfolio Österreich  
ImmoAustria, Buwog und ESG

Sehr geehrte Damen und Herren!

Sie erhalten vom bestellten Sachverständigenkonsortium die Einzelbewertung aller Liegenschaften sowie eine Zusammenstellung der Schätzwerte zum Bilanzstichtag 30.04.2007 aller bezeichneten Objekte der Immofinanz: ImmoAustria, Buwog und ESG.

Für die Darstellung des Schätzwertes (auftragsgemäß des „Fair Value“) wurden die beigegebenen auch erarbeiteten bzw. abgerufenen Dokumente auf Richtigkeit und Plausibilität geprüft und für Zwecke der Wertermittlung zusammengeführt, ausgewertet und als Grundlage für die Schätzungen verwendet. Die Bewertung erfolgte in Beachtung der IAS-40 in Auslegung der Definition für den „Fair Value“:  
*Jener wahrscheinliche Betrag zu dem ein Investment Property zwischen sachverständigen und vertragswilligen, sowie voneinander unabhängigen Geschäftspartnern auf einem aktiven Markt getauscht werden kann.*

Die Sachverständigen versichern, dass die Auftragsbefreiung zur Liegenschaftsbewertung ausschließlich nach neutralen Gesichtspunkten und vollkommen unbeeinflusst vom Auftraggeber bzw. von allfälligen persönlichen Interessen erfolgte.

Die Auswahl der Bewertungsmethodik ist abgestimmt auf die speziellen Eigenschaften des jeweiligen Objektes, in der Folge von der technischen und wirtschaftlichen Beurteilung durch die unterzeichneten Experten und letztendlich in erfassbarer Abstimmung mit dem Liegenschaftsmarkt für jeweils ähnliche Assets. Alle angewandten Methoden sind wissenschaftlich begründet, entsprechen voll der aktuellen Verkehrsauffassung und stellen aus neutraler sachverständiger Beurteilung den tatsächlichen Fair Value zum Bewertungsstichtag dar.



ALLGEMEIN BEEIDETE GERICHTLICH ZERTIFIZIERTE SACHVERSTÄNDIGE  
 FÜR IMMOBILIEN, BAUWESEN UND LIEGENSCHAFTEN ALLER ART IN  
 ÖSTERREICH SOWIE IM WEST- UND OSTEUROPÄISCHEN RAUM

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Zusammenfassend wird der Fair Value aller in der Liste erfassten Liegenschaften bzw. Liegenschaftsanteile zum Bilanzstichtag 30.04.2007 vom Konsortium eingeschätzt mit

<b>ImmoAustria</b>	rd. €	<b>2.107.051.000,-</b>
<b>Buwog</b>	rd. €	<b>1.245.421.004,-</b>
<b>ESG</b>	rd. €	<b>676.774.000,-</b>

Alle unterzeichneten gerichtlich zertifizierten Sachverständigen betonen ihre volle Unabhängigkeit, verweisen auf den von ihnen geleisteten Sachverständigen-Eid und versichern, die Wertermittlung nach bestem Wissen und Gewissen vorgenommen zu haben.

Die Sachverständigen

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Dipl. Ing.  
 Anton Wallner  
 8051 Graz

Ing. Dkfm. Peter Steppan  
 1140 Wien

## Glossary

**ATX:** Austrian Traded Index.

**ATX Prime:** Includes all shares in the Prime Market segment of the Vienna Stock Exchange.

**Cash EBIT margin:** Cash EBIT (=EBIT, depreciation, amortisation, revaluation of properties and reversal of negative goodwill).

**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.

**Discounted cash flow method:** Method used to determine value through the discounting of payment flows.

**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.

**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.

**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.

**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.

**Gross cash flow:** Increase or decrease in cash and cash equivalents arising from cash inflows and outflows during the business year.

**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.

**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 operating income (NOI):** Direct payment flows allocated to a property, which are also used in determining its value.

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

**Stock performance:** Development of the value of a stock.

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## **Financial Calendar**

20 September 2007

Report on the First Quarter as of 31 July 2007

27 September 2007

14th Annual General Meeting

27 December 2007

Report on the First Six Months as of 31 October 2007

27 March 2008

Report on the First Three Quarters as of 31 January 2008

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## **Imprint**

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## **Disclaimer:**

This annual report includes assumptions and forecasts that were based on information available up to the copy deadline on 10 August 2007. If the assumptions underlying these forecasts are not realised or risks as described in the risk report should in fact occur, actual results may differ from the results expected at this time. This annual report does not represent a recommendation to buy or sell shares in IMMOFINANZ AG.

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