



PORTFOLIO
2023



Our Purpose
NEW WORK



Our Vision
NET ZERO



Our Mission
STAKEHOLDER
VALUE

OUR VALUE CREATION STRATEGY.

Success is made up of several factors. As investor, manager and developer, CA Immo is familiar with these components and uses them to form the three pillars of its corporate strategy:

The requirements of new working environments are the determining theme in the development of our office portfolio. Uncompromising high-quality in terms of location, ecology, technology, and user comfort is our answer.

Added to this is a holistic focus on sustainability. CA Immo's business model is built on far-sighted value creation in balance with the environment and society – and is on the path towards climate neutrality.

The result is high resilience and long-term protection of our competitiveness – even in more challenging times. Because office buildings that meet tomorrow's needs today create value – for tenants, their employees, and shareholders.

A strategic calculation that works.

WHERE PEOPLE LOVE TO WORK

SINCE 1987.

PROPERTY ASSETS

5.8 € bn

EMPLOYEES

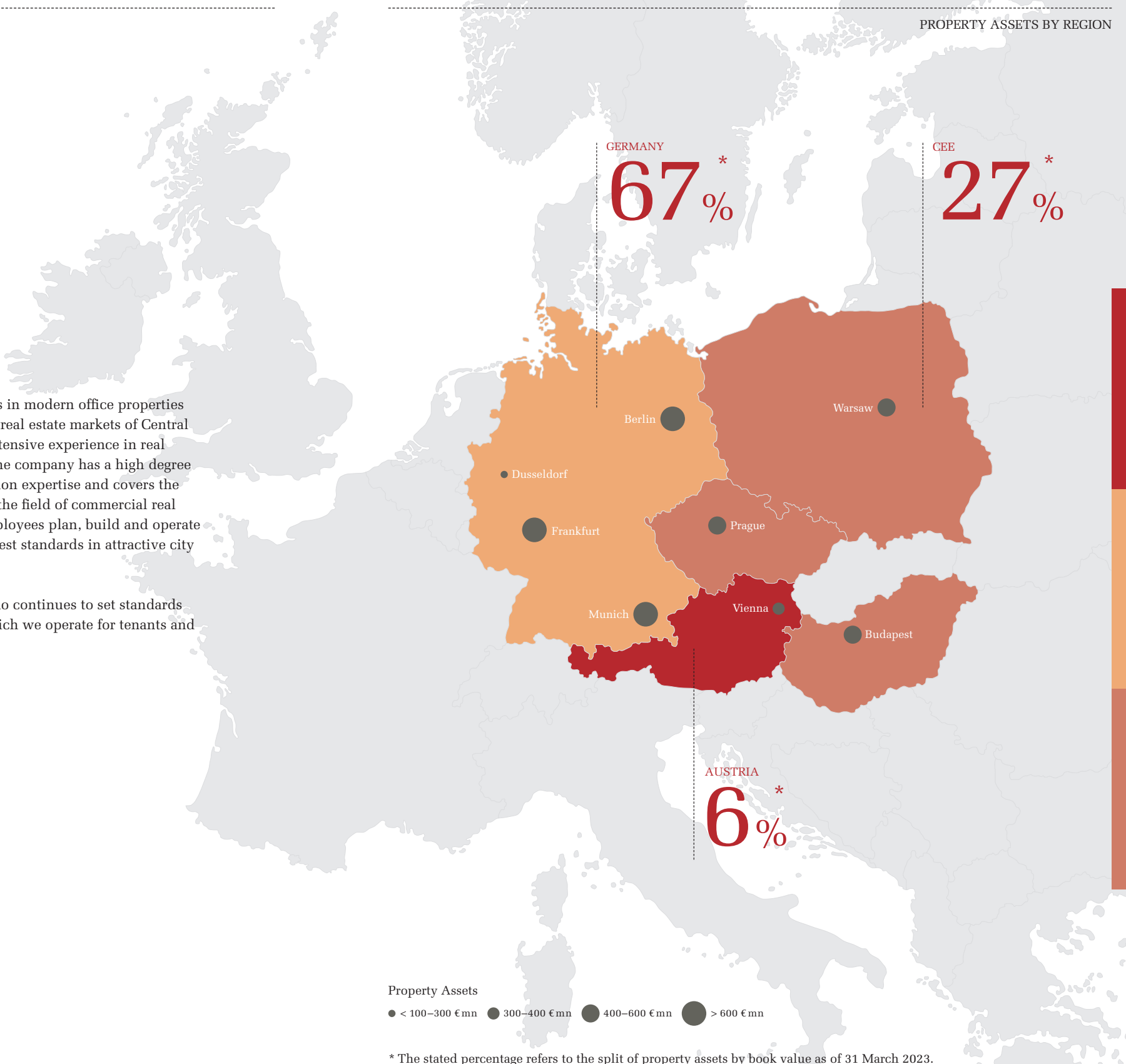
376

BRANCH OFFICES

7

CA Immo specialises in modern office properties in the most attractive real estate markets of Central Europe. Alongside extensive experience in real estate management, the company has a high degree of in-house construction expertise and covers the entire value chain in the field of commercial real estate. About 400 employees plan, build and operate properties to the highest standards in attractive city locations.

In this way, CA Immo continues to set standards for the markets in which we operate for tenants and stakeholders alike.



Property Assets

- < 100-300 € mn
- 300-400 € mn
- 400-600 € mn
- > 600 € mn

* The stated percentage refers to the split of property assets by book value as of 31 March 2023. The CEE portfolio includes one office building in the secondary city of Belgrade.

OUR PURPOSE NEW WORK

As a leading prime office player with an anchor market in Germany, we serve the demand for high-quality, energy-efficient, and innovative offices in prime locations. In short: we manage and create places where people love to work.

THIS IS WHAT DRIVES US:

We create and manage places where people love to work.



Strengthening competitiveness through a **clear focus on portfolio quality.**



OFFICE
SHARE

94%

of investment portfolio

OCCUPANCY
RATE

89.4%*

CERTIFICATION
RATE

62%**

ASSET MANAGEMENT

Recurring earnings through local asset management.

Over more than 35 years of continued development, CA Immo has built up a high quality portfolio. Modern, centrally located office buildings in Central European capitals make up the majority of these property assets. Active portfolio management by local CA Immo-teams ensures stable rental revenue for the long term.

* Excl. the recently completed office buildings Grasblau (Berlin) and ONE (Frankfurt), which have been added to the portfolio and are still in the stabilization phase.

** Sustainability certification by DGNB, LEED or BREEAM standards.

PROJECT DEVELOPMENT

Organic growth through profitable development activity.

Developing properties for the company's portfolio ensures the high quality and continued growth of the portfolio.

CA Immo benefits from its stock of land reserves in central metropolitan areas of Germany and a high level of construction expertise. Its long-standing track-record in the development of high-quality office buildings up to entire city quarters ensure the highest level of development competence – from site preparation and zoning to tenant fit-out and completion.

**DEVELOPED
by CA Immo**



Grasblau, Berlin



RENEWABLE ENERGY
100%
Green electricity in building operation

REDUCTION OF CO₂ EMISSIONS
-49%
of the investment portfolio 2019-2021 (Scope 1+2)

SUSTAINABILITY CERTIFICATES
62%
of the investment portfolio (by book value)

OUR VISION NET ZERO

We intensively drive forward the transformation of our business model towards sustainability and climate neutrality. By consistently anchoring ESG in our daily work, we strengthen the long-term value and attractiveness of our office buildings and ensure that our business is in balance with the environment and society.

THIS IS OUR COMMITMENT:

Sustainable office space for generations to come.



Strengthening future viability by transforming to a sustainable company.



SELECTED ESG MILESTONES 2022:

1. Signing of the UN Global Compact
2. Development of a CA Immo agenda for sustainable and circular construction
3. Launch and group-wide implementation of our Green Lease Programme
4. Conversion of the entire investment portfolio to operation with green electricity.

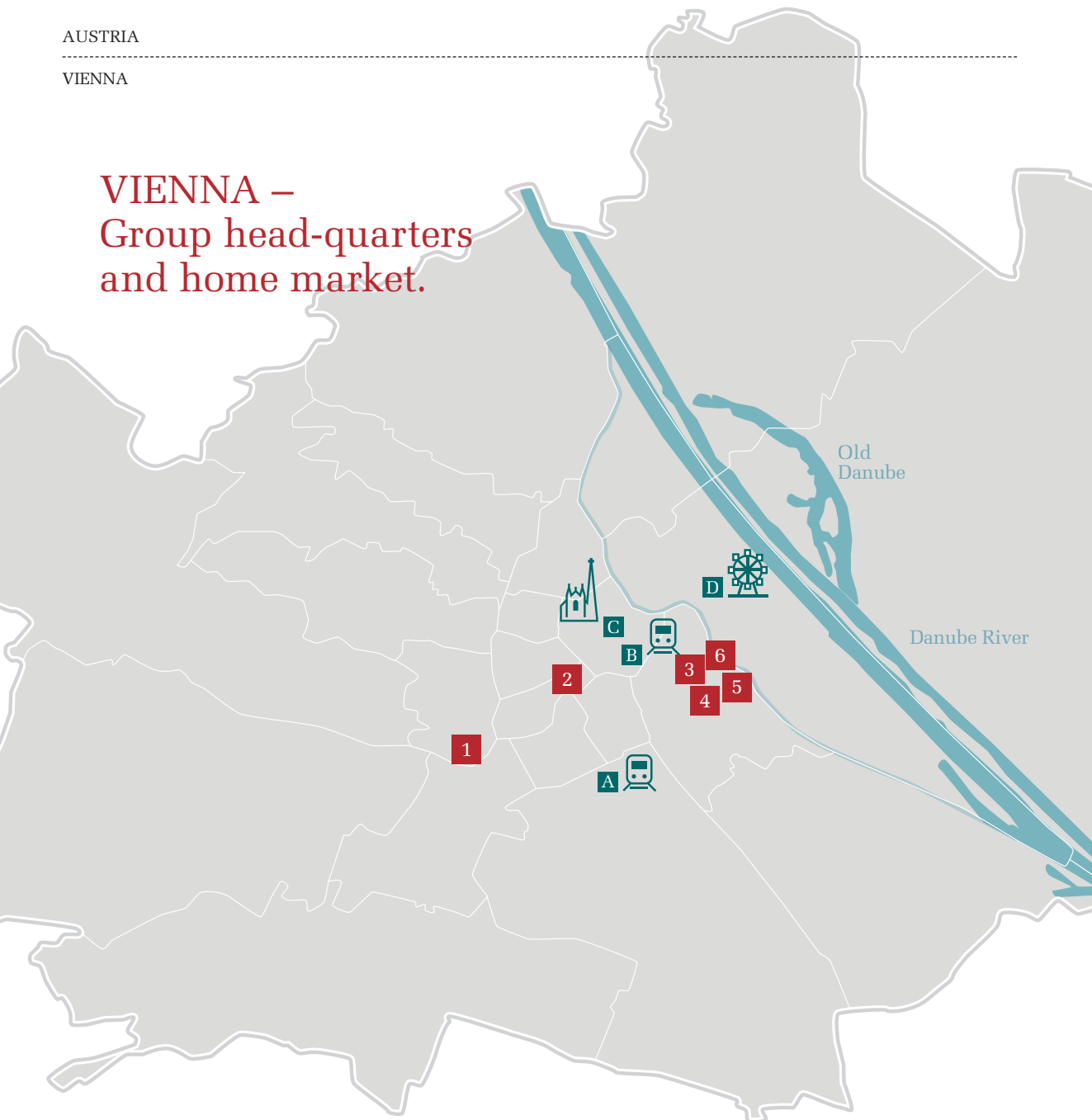
WE SUPPORT



OUR ESG RATINGS:



VIENNA – Group head-quarters and home market.



Vienna has been the home market of CA Immo since the company was founded in 1987; the Group's international headquarters is located here. The Austrian asset portfolio is largely made up of office properties (78%) and retail (22%) in the capital Vienna.

- A** Central Station
- B** Wien Mitte
- C** Stephansdom
- D** Prater



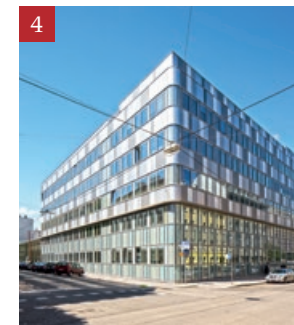
1
LINKE WIENZEILE 234
Office
GIA: 21,399 sqm
Linke Wienzeile 234
www.aimmo.com/lwz



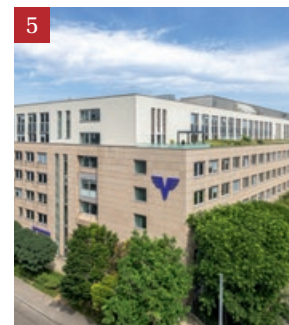
2
MARIAHILFER STRASSE 17
Office
GIA: 4,360 sqm
Mariahilfer Straße 17
www.aimmo.com/mhs



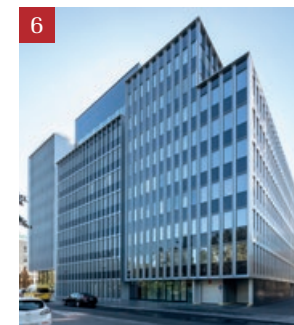
3
GALLERIA
Retail, Office
GIA: 38,320 sqm
Landstraßer Hauptstraße 97-101
www.aimmo.com/gal



4
SILBERMÖWE
Office
GIA: 26,969 sqm
Göllnergasse 15-17
www.aimmo.com/sil



5
ERDBERGER LÄNDE
Retail, Office
GIA: 105,628 sqm
Haidingergasse 1
www.aimmo.com/eld



6
VIE
Office
GIA: 18,425 sqm
Erdberger Lände 26a
www.aimmo.com/vie



PORTFOLIO
SHARE

6%

EMPLOYEES



86

OCCUPANCY
RATE

84.5%

MUNICH – city of DAX-listed companies.

Munich is Germany's most important service and high-tech hub. Offering a high quality of life, the Bavarian metropolis continues to exert a magnetic appeal. The city is one of Germany's most valuable property locations. Through its urban district projects, CA Immo is creating new urban centres that will influence the long-term development of Munich.

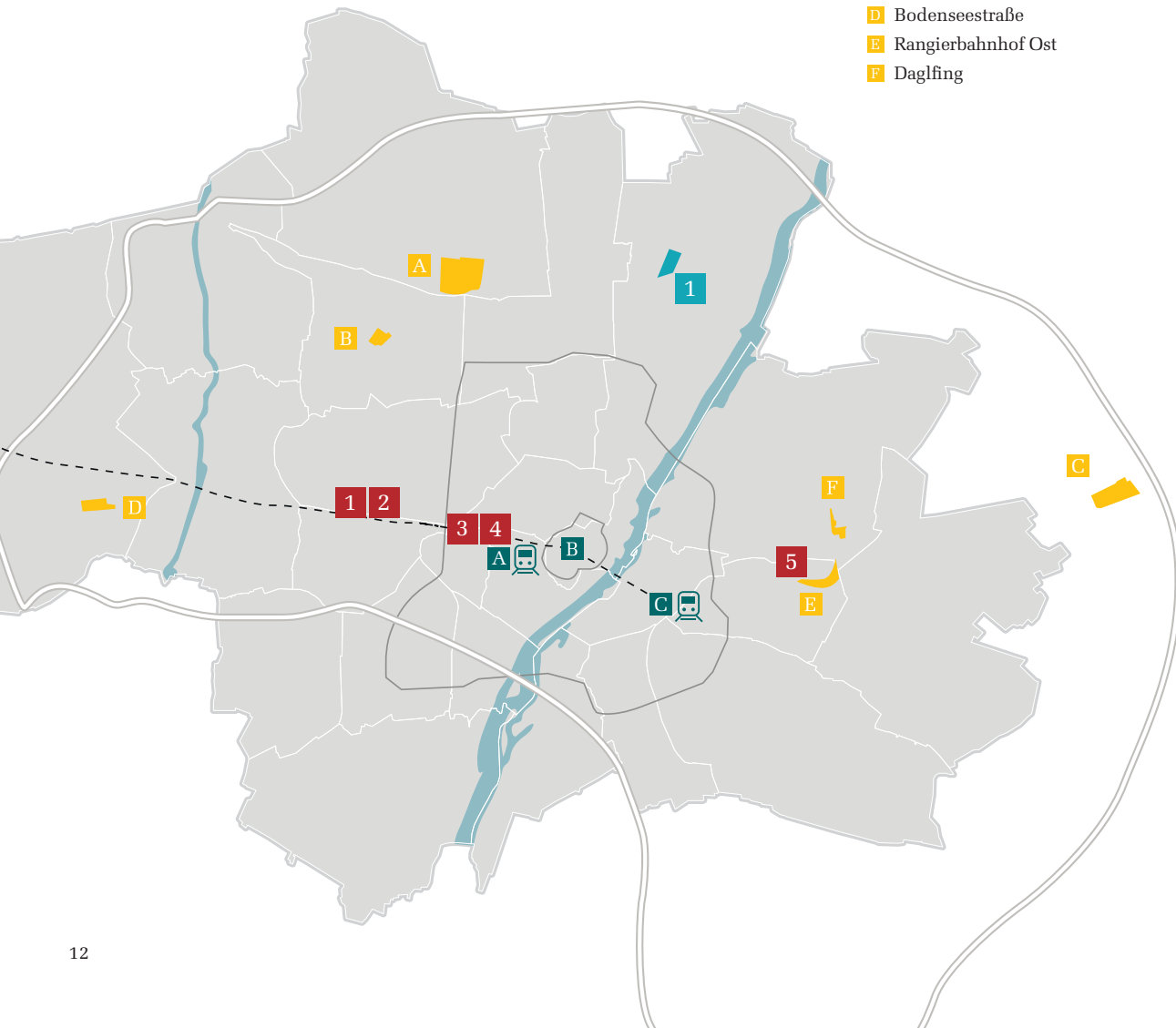
- A** Central Station 
- B** Marienplatz
- C** Train Station East 

CA Immo projects in planning stage

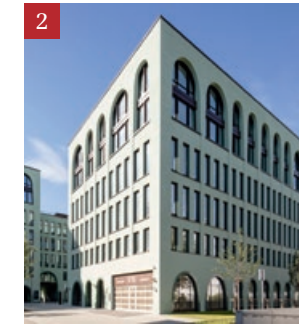
- 1** VIERTEL FOUR

CA Immo land reserve

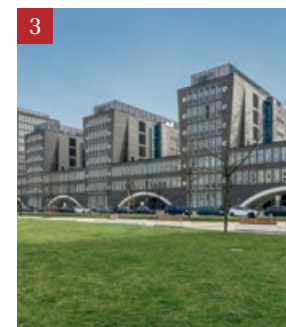
- A** Eggarten-Siedlung
- B** Moosach
- C** Feldkirchen
- D** Bodenseestraße
- E** Rangierbahnhof Ost
- F** Daglfing



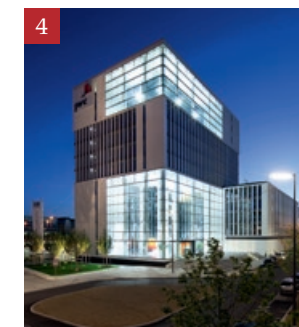
1
AMBIGON
Office
GIA: 17,069 sqm
Rosa-Bavarese-Str.
1–5, Wotanstr. 9
www.caimmo.com/amb



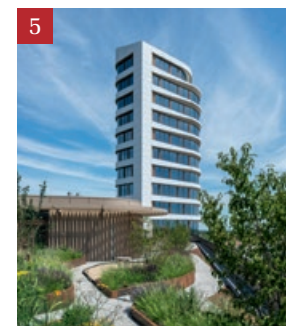
2
MY.O
Office
GIA: 31,320 sqm
Christoph-Rapparini-
Bogen
www.caimmo.com/myo



3
KONTORHAUS
Office
GIA: 29,530 sqm
Erika-Mann-Str. 31–37
www.caimmo.com/kon



4
SKYGARDEN
Office
GIA: 28,605 sqm
Erika-Mann-Str. 3–11
Bernhard-Wicki-Str. 8
www.caimmo.com/sky



5
NEO
Office
GIA: 13,196 sqm
Hermann-Weinhauser-
Straße 73
www.caimmo.com/neo



PORTFOLIO
SHARE
18%

EMPLOYEES
16

OCCUPANCY
RATE
96.4%

VIERTEL FOUR

In northern Munich, CA Immo is aiming to develop the site of the former railway repair works AW Freimann into a forward-looking office campus, the VIERTEL FOUR. Leading architects Eller & Eller and 3XN drew up plans for modern and multi-functional office buildings that are to be realised during the first construction phase, convincing in an international competition. The usage and space concepts for the buildings and the site itself are fully geared to fostering the creativity and productivity of employees; highly flexible floor plans accommodate all manner of layouts, including numerous formal and informal workplaces and communication zones.

www.viertel-four.de



EFFECTIVE AREA

26,900 sqm

Winning design for the urban and landscape planning of the Eggarten-Siedlung



CA Immo, in partnership with the Büschl Gruppe, is developing the Eggarten-Siedlung, a residential model quarter for sustainable social living. The project participants have committed themselves to this in a comprehensive charter.

To this end, Munich city council signalled preliminary planning approval for 1,750 to 2,000 apartments and ruled on key details in 2019. Studio Wessendorf of Berlin and Atelier Loidl Landschaftsarchitekten, working in partnership, were the winners of a town planning and landscaping competition held late in 2019. The result formed the basis for subsequent land use planning.

www.eggarten-siedlung.de



FRANKFURT – city of banks and high-rises.

As a globally renowned city of finance and trade shows and an international transport hub located in the heart of Germany, Frankfurt clearly enjoys major location advantages.

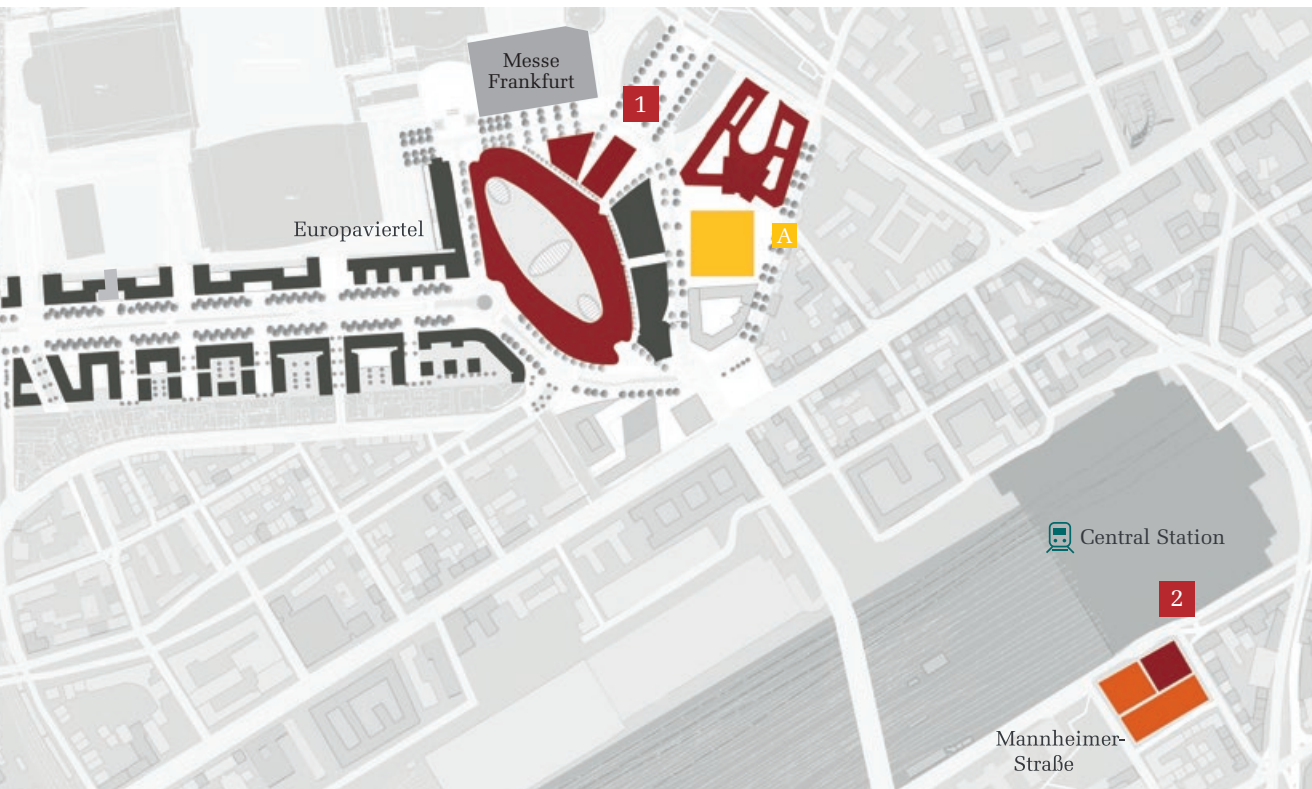
The team at CA Immo's Frankfurt subsidiary develops and supports urban planning projects and high quality portfolio buildings in prime inner city locations.

CA Immo projects completed

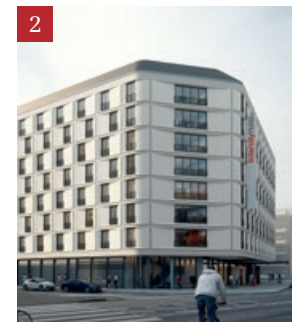
- 1 ONE
- 2 Intercity Hotel Frankfurt

CA Immo land reserve

- A Millennium plot



ONE
Office, Hotel
GIA: n/a
GLA: 68,500 sqm
Brüsseler Str. 1-3
www.caimmo.com/one



INTERCITY HOTEL FRANKFURT
Hotel
GIA: 19,218 sqm
Mannheimer Straße 21
www.caimmo.com/intsued



PORTFOLIO SHARE
11%

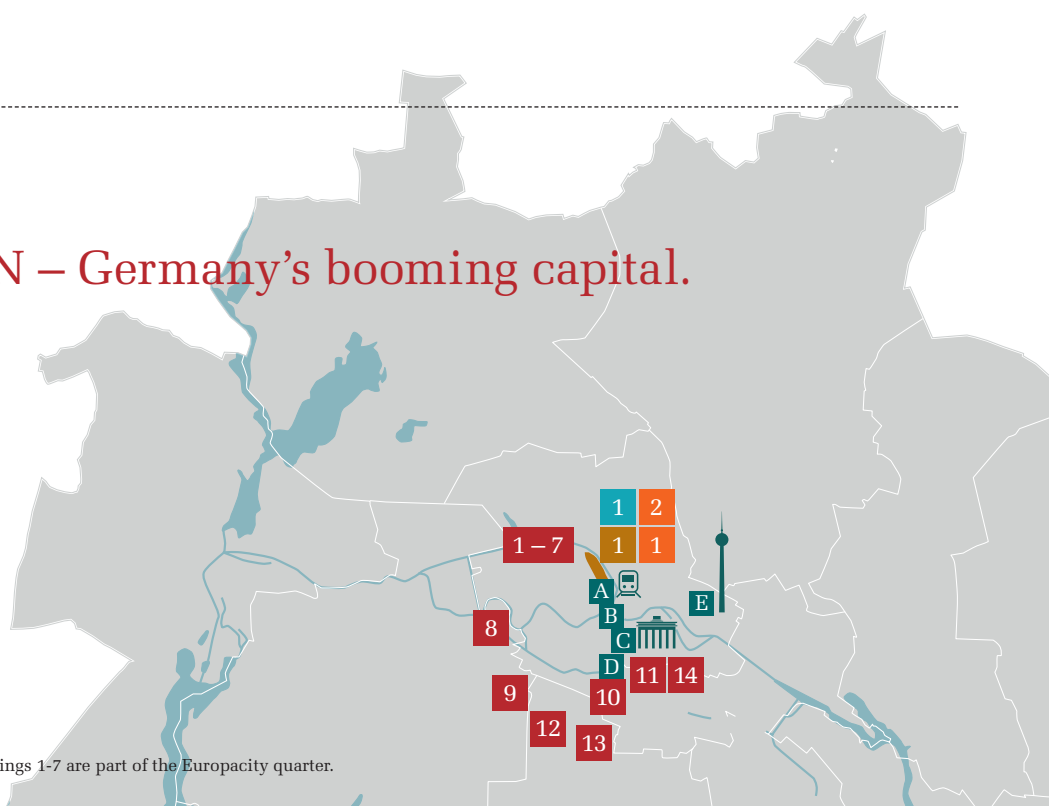
EMPLOYEES
139

OCCUPANCY RATE
100%*

* Excl. the recently completed office and hotel building ONE, which is still in the stabilization phase.

GIA: Gross Internal Area
GLA: Gross Lettable Area
All figures as at 31 March 2023

BERLIN – Germany’s booming capital.



The portfolio buildings 1-7 are part of the Europacity quarter.

The capital of Germany continues to grow. For many years, the centre of Berlin has been a permanent building site, the scene of a major urban transformation.

CA Immo owns and manages office buildings and one hotel in prime locations in central Berlin; the company is also developing Europacity, a new urban district around Berlin’s main station that occupies a site spanning some 60 hectares.

- A** Central Station
- B** Reichstag, Kanzleramt
- C** Brandenburger Tor
- D** Potsdamer Platz
- E** Alexanderplatz

CA Immo urban district development

- 1** Europacity

CA Immo projects under construction

- 1** Hochhaus am Europaplatz
- 2** Upbeat

CA Immo projects in planning stage

- 1** BF 02

<p>PORTFOLIO SHARE</p> <p>32%</p>	<p>EMPLOYEES</p> <p>61</p>	<p>OCCUPANCY RATE</p> <p>94.5%*</p>
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* Excl. the recently completed office building Grasblau, which is still in the stabilization phase.

1

JOHN F. KENNEDY HAUS
Office
GIA: 22,470 sqm
Rahel-Hirsch-Str. 10
www.aimmo.com/jfk

DGNB PLATIN

2

INTERCITYHOTEL BERLIN
Hotel
GIA: 20,297 sqm
Katharina-Paulus-Str. 5
www.aimmo.com/icb

DGNB PLATIN

3

MONNET 4
Office
GIA: 8,349 sqm
Jean-Monnet-Straße 4
www.aimmo.com/mon

DGNB GOLD

5

BÜROGEBÄUDE HEIDESTRASSE 58
Office
GIA: 19,980 sqm
Heidestraße 58
www.aimmo.com/hs58

DGNB PLATIN

7

MY.B
Office
GIA: 17,658 sqm
Heidestraße 8-10
www.aimmo.com/myb

DGNB GOLD

9

JOACHIMS-THALERSTRASSE
Office
GIA: 7,165 sqm
Joachimsthalerstr. 20
www.aimmo.com/joa

11

HALLESCHES UFER
Office
GIA: 12,099 sqm
Hallesches Ufer 74-76
www.aimmo.com/hal

13

POHLSTRASSE 20
Office
GIA: 12,581 sqm
Pohlstraße 20
www.aimmo.com/ps20

GIA: Gross Internal Area

4

TOUR TOTAL
Office
GIA: 16,603 sqm
Jean-Monnet-Straße 2
www.aimmo.com/tto

DGNB GOLD

6

BÜROGEBÄUDE AM KUNSTCAMPUS
Office
GIA: 3,440 sqm
Heidestraße
www.aimmo.com/bgakc

DGNB GOLD

8

SPREEBOGEN
Office
GIA: 29,537 sqm
Kirchstraße 6,7,12

10

KÖNIGLICHE DIREKTION
Office
GIA: 19,049 sqm
Schöneberger Ufer 1-3
www.aimmo.com/koe

12

AM KARLSBAD 11
Office
GIA: 11,972 sqm
Am Karlsbad 11
www.aimmo.com/ak

14

GRASBLAU
Office
GIA: 16,961 sqm
Schöneberger Str. 21A
www.aimmo.com/gras

WiredScore PLATINUM SmartScore PLATINUM

DEVELOPMENT OF URBAN DISTRICT EUROPACITY IN BERLIN.



INVESTMENT PROPERTIES

- 1** JOHN F. KENNEDY HAUS
Office / GIA: 22,470 sqm / 2015 / rented
- 2** INTERCITYHOTEL BERLIN
HAUPTBAHNHOF
Hotel / GIA: 20,297 sqm / 2013 / rented
- 3** MONNET 4
Office / GIA: 8,349 sqm / 2015 / rented
- 4** TOUR TOTAL
Office / GIA: 16,603 sqm / 2012 / rented
- 5** BÜROGEBÄUDE HEIDESTR. 58
Office / GIA: 19,980 sqm / 2018 / rented
- 6** BÜROGEBÄUDE AM KUNSTCAMPUS
Office / GIA: 3,440 sqm / 2019 / rented
- 7** MY.B
Office / GIA: 17,658 sqm / 2020 / rented

PROJECTS UNDER CONSTRUCTION

- 8** HOCHHAUS AM EUROPAPLATZ
Office / 22,900 sqm / 2023
- 9** UPBEAT
Office / 34,850 sqm / 2026

PROJECTS IN PLANNING STAGE

- 10** BF 02

LAND RESERVE

G

UPBEAT

Highly visible as a solitary building on the Berlin skyline, the office tower “Upbeat” will form the northern gateway to the prosperous Europacity neighbourhood of the central district Berlin Mitte. The planned building is staggered over three building sections from 5 to 11 to 19 storeys and will have a total rental space of around 34,850 sqm.

The exclusive tenant of Upbeat is Deutsche Kreditbank AG (DKB), with which CA Immo signed a long-term lease before the construction began.

The building has been designed by the renowned Berlin architects Kleihues + Kleihues.

The floors of the three building parts are linked on the vertical plane, thus allowing for a wide variety of office sizes. The fifth and eleventh floors also have access to large rooftop terraces.

The building concept envisages a wide range of services, with digital components installed to optimise operations and enhance tenant comfort.



EFFECTIVE AREA

34,850 sqm

PLANNED COMPLETION

2026



HOCHHAUS AM EUROPAPLATZ

CA Immo has another office high-rise under construction, the Hochhaus am Europaplatz, in a prominent location on Europaplatz directly adjacent to Berlin’s main train station. Before construction work started, CA Immo exclusively let the entire building to the management consulting and auditing company KPMG, which will pool its Berlin-based corporate units on the site.

The building comprises 22 floors, with floor space plans drawn up in close collaboration with the tenant. Alongside traditional office floors, the space concept envisages a modern conference centre and a cafeteria on the top floor; the spacious lobby and publicly accessible restaurant are on the ground floor.



EFFECTIVE AREA

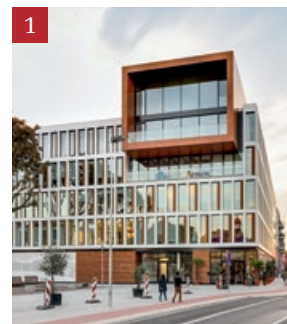
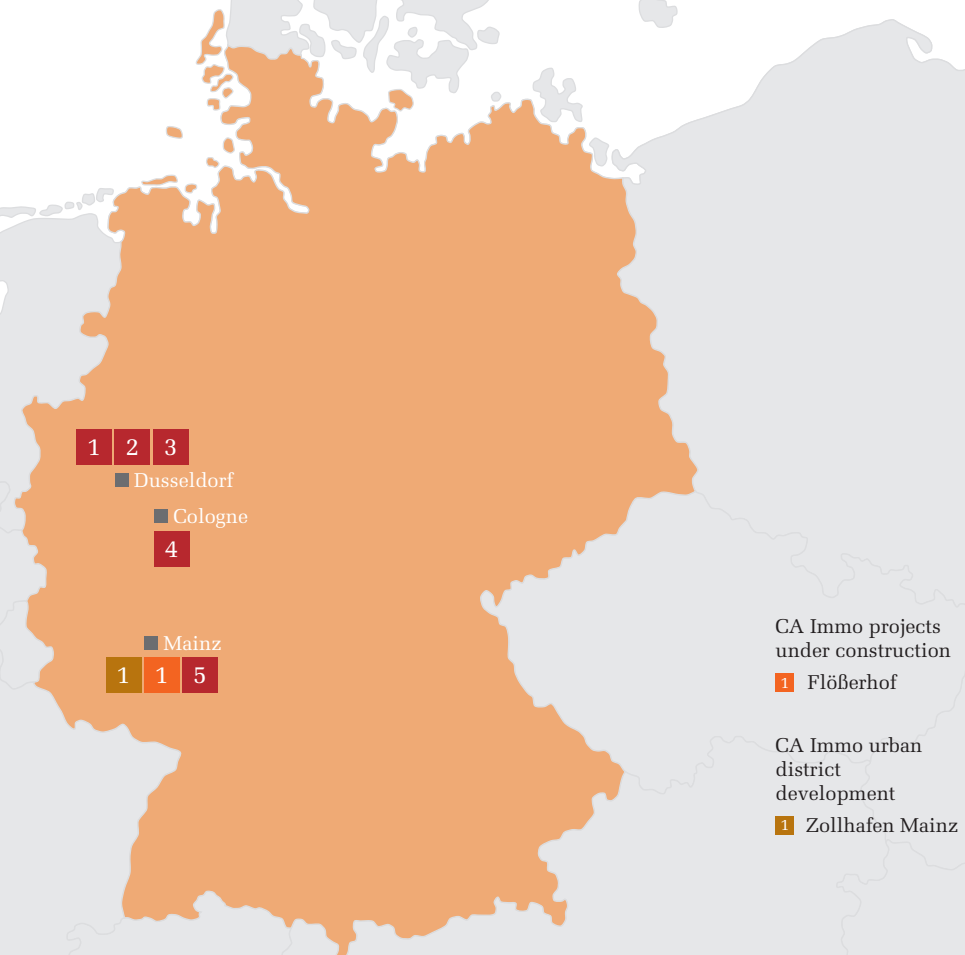
22,900 sqm

PLANNED COMPLETION

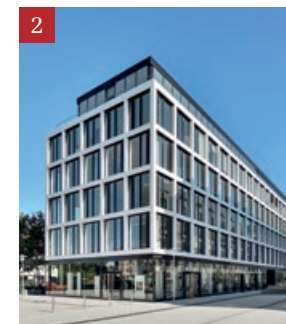
2023

DUSSELDORF, COLOGNE, MAINZ

Alongside its activities in the strategic core cities of Frankfurt, Munich and Berlin, CA Immo has portfolio buildings in Dusseldorf and Cologne, and urban district developments in Mainz, Dusseldorf and Regensburg.



1 BELMUNDO
Office
GIA: 14,842 sqm
Theo-Champion-Str. 1
www.caimmo.com/bel



2 LAVISTA
Office
GIA: 6,804 sqm
Theo-Champion-Str. 2
www.caimmo.com/lav



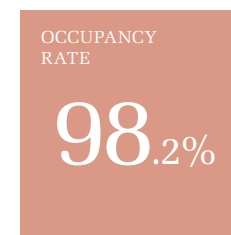
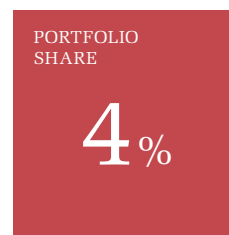
3 KASERNEN-STRASSE
Office
GIA: n/a
Kasernenstraße 67
www.caimmo.com/ks67



4 JOHANNIS-STRASSE
Office
GIA: 5,593 sqm
Johannisstraße 60-64
www.caimmo.com/joh



5 ZIGZAG
Office
GIA: 4,389 sqm
Inge-Reitz-Straße 5-7
www.caimmo.com/zig



ZOLLHAFEN MAINZ

Mainz and the Rhine culture.

In a joint venture with Stadtwerke Mainz AG, CA Immo is developing the Zollhafen Mainz – one of the most attractive waterside locations for the region in the heart of the city. An urban district for around 2,500 people, providing space for 4,000 workplaces, is emerging on a site spanning approximately 22 hectares. In a prime location of the northern harbour basin, CA Immo has developed the ZigZag office building and, in a joint venture with UBM Development Deutschland GmbH, has started construction of the Flößerhof residential building ensemble, which is scheduled for completion in 2023.

www.zollhafen-mainz.de



GROSS FLOOR SPACE

336,000 sqm

CA Immo investment properties

1 ZigZag

CA Immo projects under construction

2 Flößerhof

GROSS INTERNAL AREA

4,389 sqm



COMPLETION

2021



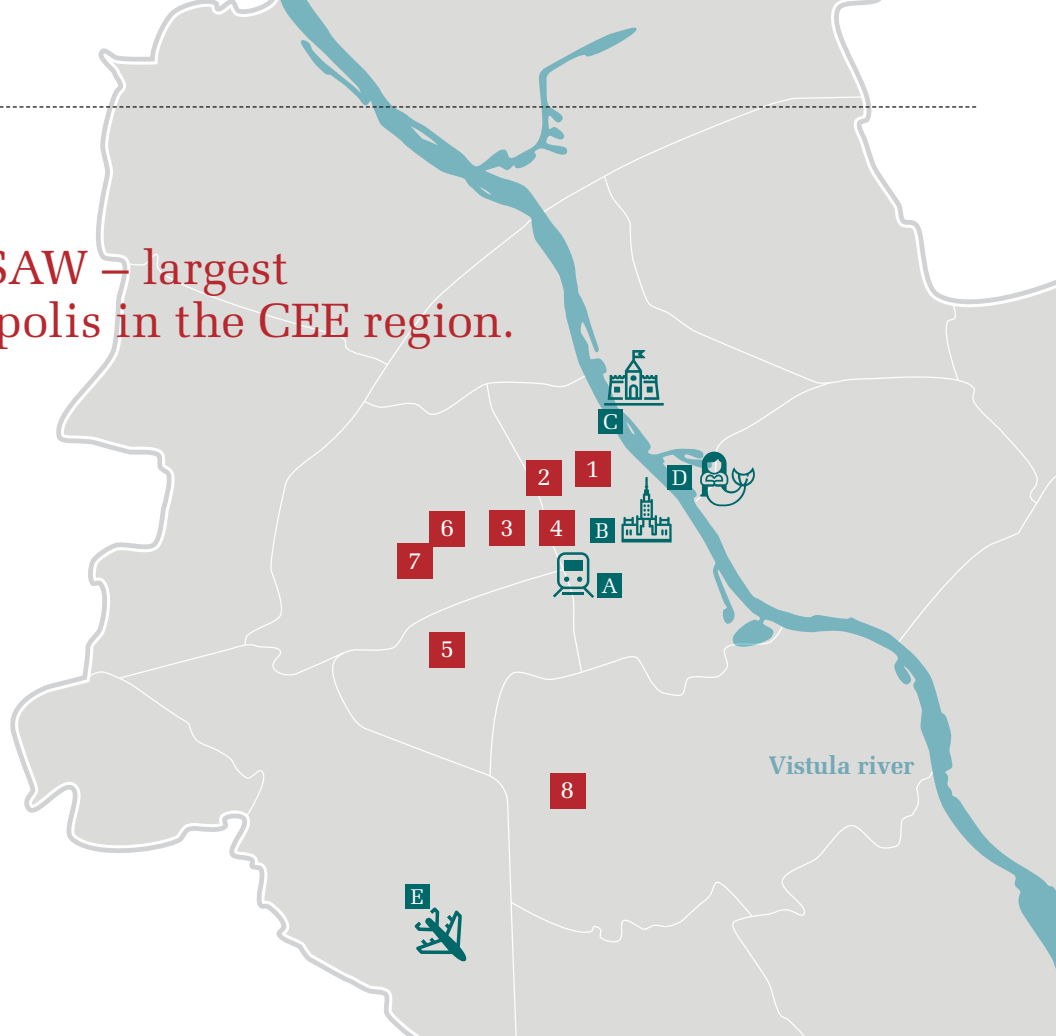
EFFECTIVE AREA

13,100* sqm

PLANNED COMPLETION

2023

WARSAW – largest metropolis in the CEE region.



Poland's real estate market is second to none within the CEE region in terms of size, growth and investor confidence. CA Immo has been represented on the Polish market since 2001.

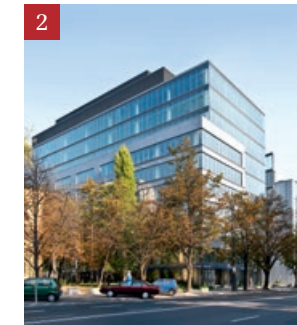
- A** Central Station
- B** Palace of Culture
- C** Royal Castle
- D** Mermaid of Warsaw
- E** Airport

<p>PORTFOLIO SHARE</p> <p>9%</p>	<p>EMPLOYEES</p> <p>20</p>	<p>OCCUPANCY RATE</p> <p>93.1%</p>
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SASKI POINT

Office
GIA: 11,701 sqm
ul. Marszalkowska 111
www.aimmo.com/sap



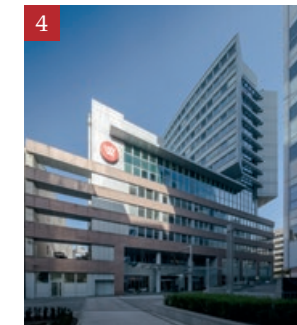
SASKI CRESCENT

Office
GIA: 20,770 sqm
ul. Królewska 16
www.aimmo.com/sac



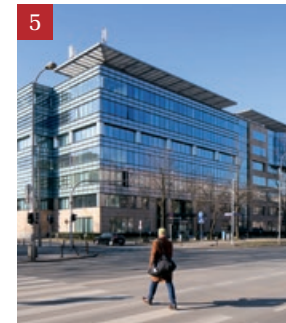
SIENNA CENTER

Office
GIA: 28,006 sqm
ul. Sienna 73/75
www.aimmo.com/sie



WARSAW TOWERS

Office
GIA: 30,640 sqm
ul. Sienna 39
www.aimmo.com/wat



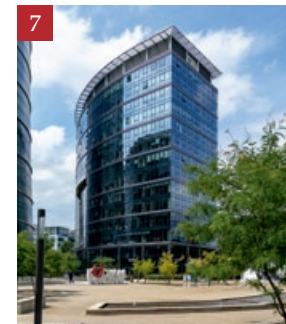
BITWY WARSZAWSKIEJ BUSINESS CENTER

Office
GIA: 29,195 sqm
ul. Bitwy Warszawskiej 1920r. 7
www.aimmo.com/bit



WARSAW SPIRE BUILDING B

Office
GIA: 30,901 sqm
Plac Europejski 6
www.aimmo.com/wsb



WARSAW SPIRE BUILDING C

Office
GIA: 31,124 sqm
Plac Europejski 2
www.aimmo.com/wsc

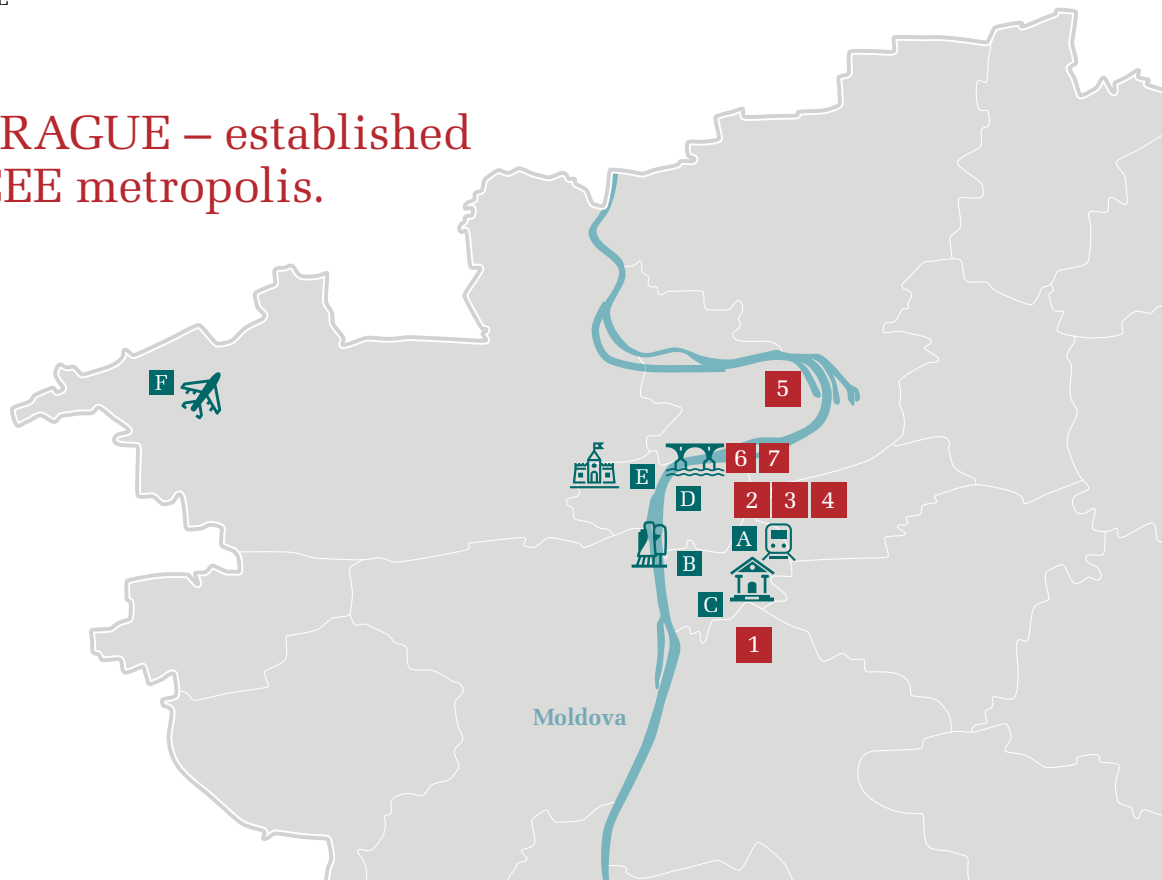


POSTEPU 14

Office
GIA: 49,004 sqm
Postepu 14
www.aimmo.com/p14





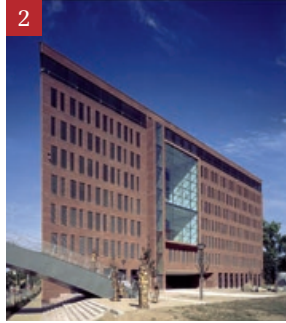

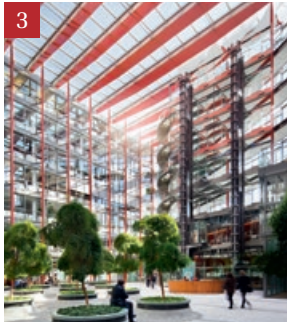

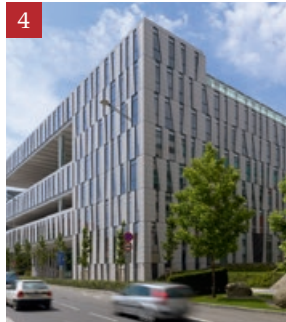



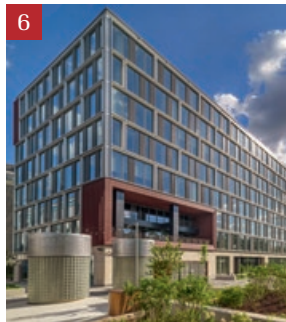



PRAGUE – established CEE metropolis.



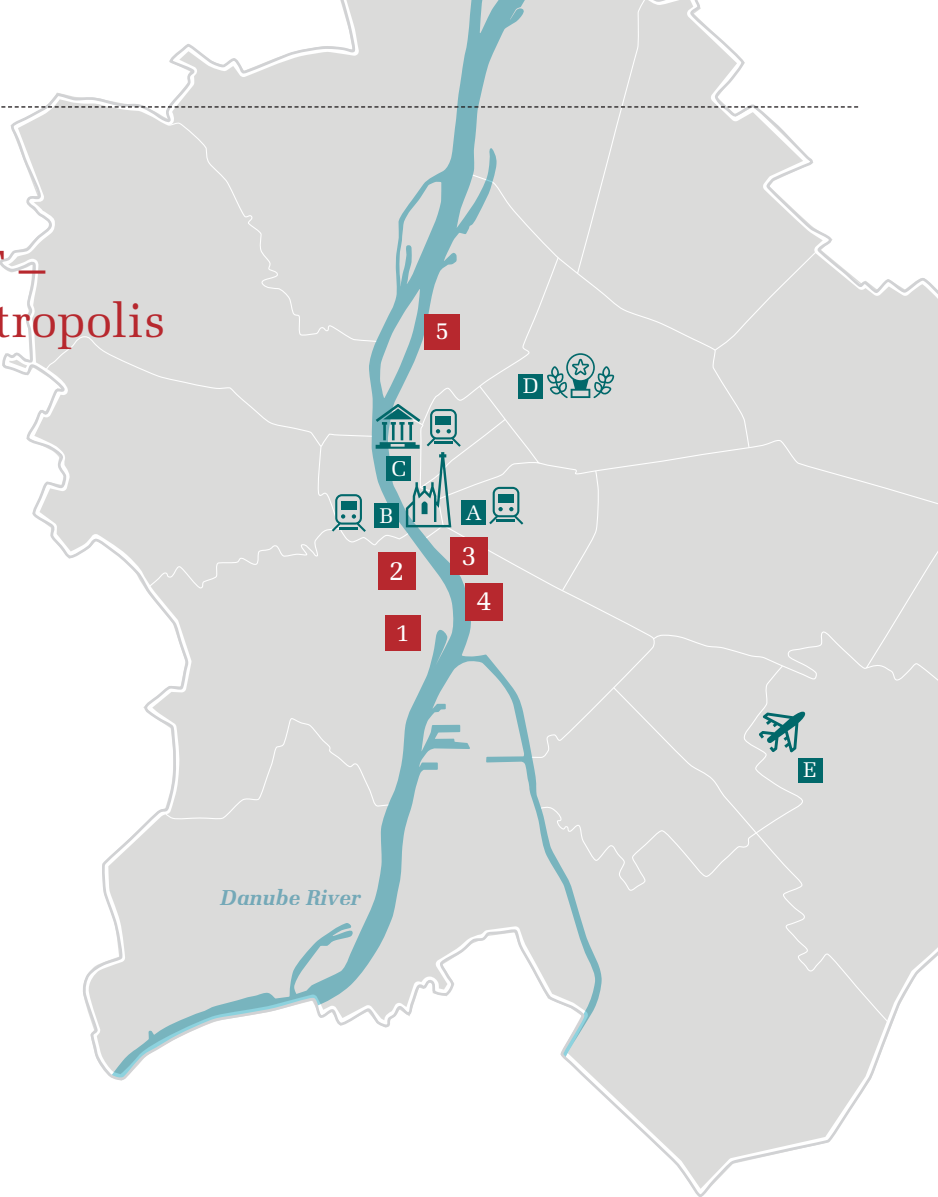
The Czech Republic is one of the most developed countries in the CEE region. Thanks to strong underlying data, Prague has consolidated its position as an internationally recognized investment and office property market. For around 20 years, CA Immo has been present in Prague with a high-quality office portfolio and an on-site team.

- A Central Station
- B Dancing House
- C National Museum
- D Charles Bridge
- E Prague Castle
- F Airport



 <p>1</p>	<p>KAVCI HORY</p> <p>Office GIA: 58,971 sqm Na Hrebenech II 1718/8,10 www.caimmo.com/kav</p> 	 <p>2</p>	<p>DANUBE HOUSE</p> <p>Office GIA: 26,823 sqm Karolinská 650/1 www.caimmo.com/dan</p> 
 <p>3</p>	<p>NILE HOUSE</p> <p>Office GIA: 29,398 sqm Karolinská 654/2 www.caimmo.com/nil</p> 	 <p>4</p>	<p>AMAZON COURT</p> <p>Office GIA: 23,995 sqm Karolinská 661/4 www.caimmo.com/ama</p> 
 <p>5</p>	<p>VISIONARY</p> <p>Office GIA: 33,663 sqm Plynární 1617/10 www.caimmo.com/vis</p> 	 <p>6</p>	<p>MISSISSIPPI HOUSE</p> <p>Office GIA: 18,381 sqm Karolinská 706/3 www.caimmo.com/mh</p> 
 <p>7</p>	<p>MISSOURI PARK</p> <p>Office GIA: 10,463 Karolinská 707/7 www.caimmo.com/mp</p> 		

BUDAPEST – Danube metropolis on the rise.



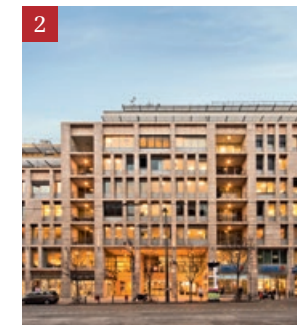
CA Immo has been invested in the Hungarian capital Budapest since 1999. The company owns office properties in favourable locations on both sides of the Danube (Buda and Pest).

- A** Central Station
- B** St.-Stephans-Basilika
- C** Parliament
- D** Heroes' Square
- E** Airport



1 INFOPARK WEST

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GIA: 55,592 sqm
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2 BARTOK HAZ

Office
GIA: 30,437 sqm
Bartók Béla út 43–47
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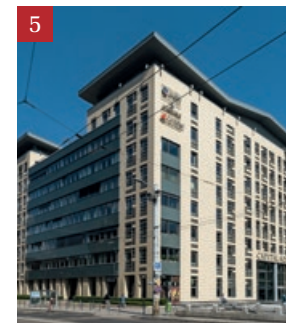
3 CITY GATE

Office
GIA: 40,943 sqm
Köztelek u. 6
www.caimmo.com/cig



4 MILLENNIUM TOWERS

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GIA: 107,052 sqm
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