

# Fact sheet

## Company profile

S IMMO AG is a real estate investment company based in Vienna. We have been listed on the Vienna Stock Exchange since 1987. We invest 100% in the European Union and own properties in Austria, Germany, Hungary, Romania, the Czech Republic and Slovakia. S IMMO's property portfolio consists primarily of offices, but also includes retail, hotels and residential properties.

## Property portfolio

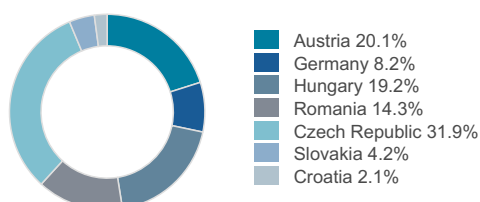
		31/12/2023	31/12/2022	31/12/2021
Property value	EUR m	3,477.6	3,273.8	2,830.8
Portfolio properties	Number	244	364	375
Usable space	million m <sup>2</sup>	1.4	1.4	1.4
Gross rental yield	%	6.8	5.8	5.0
Occupancy rate	%	90.6	92.6	94.0

## Book value by type of use (as of 30/06/2024)\*



\* Excluding book value of land bank

## Book value by country (as of 30/06/2024)\*



\* Including book value of land bank

## Financial calendar

28/11/2024 Results for the first three quarters of 2024

## Management

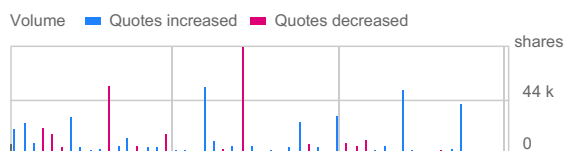
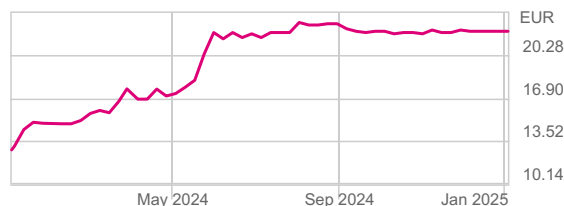


Radka Doehring



Tomáš Saljka

## Share chart



## Stock fundamentals

Business	Real Estate
First listing	28/06/2002
ISIN	AT0000652250
WKN	902388
Bloomberg	SPI:AV
Reuters	SIAG.VI
Ticker	SPI
Trading venue	Vienna Stock Exchange
Market Segment	Prime Market
Indices	GPR General/IATX
No. of shares	73.608.896
Market Cap	EUR 1.63 bn
52 week high	EUR 23.00
52 week low	EUR 12.50
Last Dividend	EUR 0.00 (2023)
Market Maker	Hauck & Aufhäuser
Employees (annual average)	611
Employees excluding hotel employees (annual average)	100
Business year	01/01 - 31/12

## Shareholder structure

The following shareholders have submitted major holdings of more than 4% of the share capital pursuant to section 130 et seq. BörseG or section 91 et seq. BörseG (old version) to S IMMO AG:

- On 21 November 2022, **CPI Property Group S.A.** reported a holding of 88.37% of the shares. Please refer to [CPIPG's corporate news dated 21 November 2022](#) for details.
- In addition, on 28 December 2022 IMMOFINANZ AG reported a holding of 50.00% plus 1 share in S IMMO AG. Please refer to the [notification dated 28 December 2022](#) for details.

## Annual figures

		31/12/2023	31/12/2022	31/12/2021	31/12/2020
Revenues	EUR '000	336,461	260,493	196,856	173,915
EBITDA	EUR '000	142,634	106,058	81,297	71,132
EBIT	EUR '000	17,979	17,979	270,337	100,956
EBT	EUR '000	(46,355)	34,834	271,042	71,586
Consolidated net income	EUR '000	(41,399)	18,927	230,558	56,912
Total assets	EUR '000	4,179,875	3,774,361	3,688,121	3,122,610
Equity	EUR '000	1,701,841	1,780,268	1,666,303	1,383,828
Liabilities	EUR '000	2,478,034	1,994,093	2,021,818	1,738,782
Equity ratio	in %	41	47	45	44
Operating cash flow	EUR '000	129,802	81,556	65,877	64,376
Cash flow from investing activities	EUR '000	(131,537)	0,545	109,009	-114,199
Cash flow from financing activities	EUR '000	176,437	(161,411)	133,346	11,736
Cash and cash equivalents as of 31 December	EUR '000	445,07	278,871	375,823	64,503
NOI ratio	in %	52	53	54	51
FFO I	EUR m	64,702	64,702	60,82	42,375
Earnings per share	EUR	-0,46	0,39	3,24	0,79
Book value per share	EUR	23.43	24,07	23,57	19,34
Difference between share price and book value per share (2021,2020, 2018: discount, 2019: premium)	in %	-47	-48	-8	-12
Operating cash flow per share	EUR	1.84	1.16	0.93	0.89

## Quarterly figures

		Q3/2024	HY/2024	Q1/2024	Q3/2023 adjusted	HY/2023	Q1/2023
Revenues	EUR m	280.3	185.6	93.5	206.8	161.4	80.0
EBITDA	EUR m	134.6	88.1	44.6	86.0	68.1	31.4
EBIT	EUR m	130.6	74.7	20.0	61.2	-17.4	19.0
Net income for the period <sup>2</sup>	EUR m	29.8	13.6	0.5	-19.6	-40.2	-1.2
Operating cash flow <sup>2</sup>	EUR m	131.7	92.4	43.8	97.9	65.4	30.4
FFO I <sup>2</sup>	EUR m	98.0	73.4	32.3	75.0	49.9	25.0

<sup>1</sup> As of 30 September 2024, those properties that meet the criteria of IFRS 5 are reported as assets held for sale and shown as discontinued operations together with the German assets and liabilities already sold. The result (after taxes) of the discontinued operation is presented in a separate line both in the period 01 – 09/2024 and in the comparative period 01 – 09/2023. The contributions to the earnings of this discontinued operation are therefore included in the consolidated result but not in the income statement figures. The comparative figures for 01 – 09/2023 have also been adjusted accordingly. Balance sheet figures as of 30 September 2024 are shown including the discontinued operation.

<sup>2</sup> Including discontinued operation

**S IMMO AG**

Wienerbergstraße 9/7th floor  
1100 Vienna  
Austria

Phone: +43 1 22795-0  
office@simmoag.at  
www.simmoag.at

**Contact Investor Relations**

**Andreas Feuerstein**  
Phone: +43 1 22795-1125  
andreas.feuerstein@simmoag.at

**Sylwia Milke**  
Phone: +43 1 22795-1123  
sylwia.milke@simmoag.at