

IMMOFINANZ Group
Preliminary Consolidated Balance Sheet as of 30 April 2010

All amounts in TEUR	30 April 2010	30 April 2009
Investment property	8,639,980.3	7,890,236.0
Property under construction	179,864.6	572,674.5
Other tangible assets	21,947.2	22,382.9
Intangible assets	212,063.4	185,018.3
Shares in associated companies	115,722.2	144,818.3
Trade and other receivables	684,321.4	629,106.3
Other financial instruments	383,339.6	402,605.1
Deferred tax assets	296,590.7	184,869.2
Non-current assets	10,533,829.4	10,031,710.5
Trade and other receivables	626,930.4	680,616.6
Other financial instruments	31,250.3	1,775.8
Properties held for sale	47,406.3	5,173.5
Inventories	249,661.7	236,466.8
Cash and cash equivalents	505,402.7	712,987.1
Current assets	1,460,651.4	1,637,019.9
ASSETS	11,994,480.8	11,668,730.4
Share capital	1,086,872.2	476,579.0
Reserves	4,411,414.7	2,432,007.1
Accumulated other equity	-127,094.2	9,201.7
Retained earnings	-534,003.9	-736,431.4
	4,837,188.8	2,181,356.4
Non-controlling interests	38,201.5	2,383,911.2
Equity	4,875,390.3	4,565,267.6
Liabilities from convertible bonds	974,370.7	999,395.0
Long-term financial liabilities	3,511,791.6	3,548,816.3
Trade and other liabilities	251,660.1	245,418.3
Provisions	10,386.5	171,026.8
Deferred taxes	925,737.8	794,197.0
Non-current liabilities	5,673,946.7	5,758,853.4
Liabilities from convertible bonds	10,803.7	30,904.0
Short-term financial liabilities	894,636.8	977,586.6
Trade and other liabilities	402,150.6	243,548.5
Provisions	137,552.7	92,570.3
Current liabilities	1,445,143.8	1,344,609.4
EQUITY AND LIABILITIES	11,994,480.8	11,668,730.4

IMMOFINANZ Group
Preliminary Consolidated Income Statement

All amounts in TEUR	1 February 2010 - 30 April 2010	1 May 2009 - 30 April 2010	1 February 2009 - 30 April 2009	1 May 2008 - 30 April 2009
Office	41,192.9	169,663.3	46,209.6	179,566.8
Logistics/commercial	24,778.1	99,610.6	24,654.7	99,233.4
Retail	36,184.2	123,572.9	34,618.9	114,682.4
Residential	32,621.8	123,445.7	27,465.0	114,396.4
Other rental income	6,120.9	25,418.2	10,890.9	38,851.4
Rental income	140,897.9	541,710.7	143,839.1	546,730.4
Operating costs charged to tenants	35,173.4	157,851.4	49,571.3	169,113.6
Other revenues	6,308.8	19,611.0	7,617.4	20,386.0
Revenues	182,380.1	719,173.1	201,027.8	736,230.1
Real estate expenses	-50,401.0	-120,742.8	-34,057.0	-117,562.2
Operating costs	-41,147.2	-160,237.7	-45,299.6	-162,115.5
Income from asset management	90,831.9	438,192.6	121,671.2	456,552.4
Sale of properties	7,880.4	86,120.0	109,520.7	385,306.9
Book value of sold properties	-9,670.2	-88,393.1	-109,520.7	-384,409.2
Income/expense from deconsolidation	-549.6	10,975.0	17,037.1	27,092.4
Revaluation of sold properties in reporting year	2,795.7	26,186.5	4,658.8	12,569.7
Income from property sales	456.3	34,888.4	21,695.9	40,559.8
Sale of real estate inventories	12,084.8	28,104.4	6,554.9	26,759.1
Cost of goods sold	-10,121.3	-21,589.4	-5,163.0	-23,493.8
Income from property development	1,963.4	6,515.0	1,391.9	3,265.3
Other operating income	12,049.6	52,701.6	37,844.5	70,506.3
Income from operations	105,301.1	532,297.6	182,603.5	570,883.8
Overheads	-10,882.7	-113,964.7	-65,451.3	-235,542.5
Personnel expenses	-5,919.8	-24,704.4	-8,423.1	-24,870.3
Results of operations (EBITDA)	88,498.6	393,628.5	108,729.1	310,471.1
Revaluation of properties	124,418.4	234,171.2	-290,961.3	-1,810,438.8
Foreign exchange-based revaluation of properties	-111,720.9	-254,358.0	-124,591.4	463,087.4
Depreciation	-252,717.2	-278,264.1	-192,982.1	-871,361.9
Addition to/reversal of provision for onerous contracts	92,596.3	92,596.3	188,928.2	-163,023.1
Revaluation results	-147,423.4	-205,854.6	-419,606.6	-2,381,736.4
Operating profit (EBIT)	-58,924.8	187,773.9	-310,877.5	-2,071,265.3
Net financing costs	-65,593.9	-237,787.5	-70,333.2	-310,232.5
Net financing revenue	28,294.2	114,882.1	30,138.1	128,202.5
Foreign exchange differences	69,276.3	161,995.7	58,607.1	-325,978.2
Other financial results	17,952.4	760.2	244,755.9	-456,697.4
Shares of profit/loss from associated companies	-48,526.5	-19,345.9	-29,046.4	-367,459.7
Financial results	1,402.6	20,504.6	234,121.6	-1,332,165.3
Earnings before tax (EBT)	-57,522.2	208,278.5	-76,755.9	-3,403,430.7
Income taxes	-377.1	-10,898.1	3,730.6	-6,205.5
Deferred taxes	32,436.3	-1,754.8	-217,222.6	358,525.6
Net profit for the period	-25,463.0	195,625.6	-290,248.0	-3,051,110.6
Due to equity holders of the parent company	-24,791.8	80,850.9	-99,838.8	-1,967,585.9
Due to non-controlling interests	-671.2	114,774.7	-190,409.2	-1,083,524.7