

# IMMOFINANZ AG

ISIN: AT0000A21KS2 WKN: 080905 Asset Class: Stock

|            |                     |
|------------|---------------------|
| Company    | 2024/04/18 09:05:01 |
| IMMOFINANZ | Price               |
|            | <b>23.60</b>        |
|            | EUR                 |
| Difference | <b>0.21%(0.05)</b>  |



|                     |  |
|---------------------|--|
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## Company Profile

IMMOFINANZ AG engages in the management and development of retail and office properties. It operates through the following geographical segments: Austria, Germany, Poland, Czech Republic, Slovakia, Hungary, Romania, and Other Countries. The Austria segment focuses on office standing investments, which include myhive am Wienerberg and City Tower Vienna. The Germany segment comprises of the FLOAT and TRIVAGO office complex, and Campus Aachen. The Poland segment consists of the VIVO! shopping centers in Lublin, Stalowa Wola, Pila, and Krosno. The Czech Republic segment includes office properties such as the BB Centrum Gamma and myhive Pankrac House, as well as retail properties. The Slovakia segment pertains to the retail asset class with the VIVO! Bratislava and the STOP SHOP retail parks. The Hungary segment refers to the office properties like the myhive Átrium Park and myhive Haller Gardens, and retail parks under the STOP SHOP brand. The Romania segment includes office properties like the myhive S-Park and IRIDE Business Park, and retail properties like the VIVO! Cluj-Napoca Center and VIVO! Constanta shopping center. The Other Countries segment covers the STOP SHOP retail parks in Slovenia, Serbia, and Croatia; office property in Zagreb; and properties in the other asset class in Turkey. The company was founded in April 1990 and is headquartered in Vienna, Austria.

## Financial figures, Fiscal year: from 01.01. to 31.12.

| Financial figures              | 2023                 |                        | 2022                 |                        | 2021                 |                        |
|--------------------------------|----------------------|------------------------|----------------------|------------------------|----------------------|------------------------|
|                                | Assets               | Liabilities and equity | Assets               | Liabilities and equity | Assets               | Liabilities and equity |
| Current assets                 | -                    | -                      | -                    | -                      | -                    | -                      |
| Common stock capital           | -                    | 138,670,000            | -                    | 138,670,000            | -                    | 123,294,000            |
| Fixed assets                   | -                    | -                      | -                    | -                      | -                    | -                      |
| Equity capital of a company    | -                    | 4,563,084,000          | -                    | 4,741,552,000          | -                    | 3,350,618,000          |
| Cash and cash equivalents      | 716,084,000          | -                      | 679,388,000          | -                      | 1,002,174,000        | -                      |
| Accrued liabilities            | -                    | 42,289,000             | -                    | 32,155,000             | -                    | 47,533,000             |
| Other assets                   | -                    | -                      | -                    | -                      | -                    | -                      |
| Current liabilities            | -                    | -                      | -                    | -                      | -                    | -                      |
| Prepayments and accrued income | -                    | -                      | -                    | -                      | -                    | -                      |
| Non-current liabilities        | -                    | -                      | -                    | -                      | -                    | -                      |
| Different income               | -                    | -                      | -                    | -                      | -                    | -                      |
| Other liabilities              | -                    | 365,406,000            | -                    | 401,522,000            | -                    | 149,705,000            |
| <b>Total assets</b>            | <b>9,649,917,000</b> | <b>9,649,917,000</b>   | <b>9,890,362,000</b> | <b>9,890,362,000</b>   | <b>6,958,708,000</b> | <b>6,958,708,000</b>   |

## Balance notes

|                     | 2023   | 2022   | 2021    |
|---------------------|--------|--------|---------|
| Accounting standard | IFRS   | IFRS   | IFRS    |
| Employees           | 337    | 302    | 365     |
| Equity ratio        | 56.54% | 57.56% | 47.68%  |
| Debt-equity ratio   | 76.86% | 73.73% | 109.75% |

## Others

|                  | 2023   | 2022   | 2021   |
|------------------|--------|--------|--------|
| Tax Expense Rate | 26.70% | 12.95% | 16.43% |

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## Income statement

|   | 2023          | 2022         | 2021        |
|---|---------------|--------------|-------------|
| Turnover  | 1,152,047,000 | 500,821,000  | 481,776,000 |
| Net income  | -180,316,000  | 142,601,000  | 347,051,000 |
| EBIT  | -135,304,000  | 409,444,000  | 318,726,000 |
| Operating income before taxes                                 | -313,486,000  | 337,580,000  | 246,500,000 |
| Cash Flow   | 295,635,000   | -59,649,000  | 174,328,000 |
| Net interest income   | -178,182,000  | -71,864,000  | -72,226,000 |
| Research and development expenses                             | -             | -            | -           |
| Income taxes  | -83,687,000   | 43,729,000   | 40,494,000  |
| Result from investments in subsidiaries, associates and other | 338,000       | -151,882,000 | 139,831,000 |
| Revenues per employee   | 3,418,537     | 1,658,348    | 1,319,934   |

## Board of Directors

|                          |                               |
|--------------------------|-------------------------------|
| Miroslava Greštiaková    | Chairman of Supervisory Board |
| Anton Weichselbaum       | Member of Supervisory Board   |
| Martin Matula            | Member of Supervisory Board   |
| Martin Nemecek           | Member of Supervisory Board   |
| Philipp Amadeus Obermair | Member of Supervisory Board   |

## Members of Management Board

|                |                               |
|----------------|-------------------------------|
| Pavel Mechura  | Member of Executive Committee |
| Radka Doehring | Member of Executive Committee |