

# IMMOFINANZ AG

ISIN: AT0000A21KS2 WKN: 080905 Asset Class: Stock



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

## Balance notes

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

## Others

	2023	2022	2021
<b>Tax Expense Rate</b>	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