



**Price (Euro)** **26.65**  
52 weeks range 41.85 / 20.65

### Key Data

ISIN AT0000641352  
Reuters CAIV.VI  
Bloomberg CAI AV  
Reporting standard IFRS  
Market Cap (Euro million) 2,633  
Number of shares (million) 98.8  
Free Float 68%  
Free Float Market Cap (Euro million) 1,791  
CAGR EBITDA cash profit ('19 - '22e) 6.9%

Multiples	2019	2020e	2021e	2022e
Market Cap/ Total revenues	8.9	8.9	7.8	7.3
PE-Ratio	6.3	20.1	17.2	14.4
Dividend Yield	3.8%	3.8%	3.8%	4.1%
Price-to-Book-Ratio	0.84	0.80	0.78	0.74
P/ NAV-ratio	0.69	0.68	0.65	0.61

Key Data per share (Euro)	2019	2020e	2021e	2022e
Earnings per share (EPS)	4.23	1.33	1.55	1.86
Dividend per share (DPS)	1.00	1.00	1.00	1.10
Book Value per Share (BVPS)	31.90	33.15	34.36	36.17
EPRA NAV per share	38.37	39.25	41.22	43.47
EPRA NNAV	33.69	34.35	37.28	39.08

Financial Data (Euro '000)	2019	2020e	2021e	2022e
Total revenues incl net disposal gains	295,364	294,970	337,163	359,539
Rental income	220,730	225,600	240,591	256,110
Admin expenses	-43,464	-45,571	-52,147	-53,447
EBITDA profit (cash-driven)	171,728	156,241	193,901	209,652
Net result from revaluations	462,767	49,123	54,034	79,779
Operating profit (EBIT)	633,693	201,910	243,310	284,067
Net financial result	-94,363	-47,590	-50,957	-53,447
Pre-tax profit (EBT)	539,330	154,320	192,353	230,620
Taxation	-146,026	-30,998	-48,212	-57,881
Net profit after minorities	393,283	123,311	144,130	172,727
Shareholders' equity (Euro million)	2,968	3,084	3,197	3,365
Property assets let (Euro million)	4,024	4,656	5,005	5,421
Property assets under development	597	426	259	212
RoE (pre-tax)	18.2%	5.0%	6.0%	6.9%
RoE (after tax)	14.0%	4.1%	4.6%	5.3%
Equity ratio	50.4%	50.9%	50.7%	52.1%

### Main Shareholders

Starwood 26%  
S IMMO 6%  
Own shares 6%

### Financial calendar

AGM 25 August 2020  
9M 2020 25 November 2020  
Annual report 2020 24 March 2021

### Analyst

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## Rising rentals, FFO and EBITDA at half year numbers – revaluation only slightly negative – the balance sheet is still strong – Target up to Euro 37.00 – Buy rating confirmed

Yesterday evening, on 24 August, CA Immo published the 1H 2020 report and invited today for an analyst's conference call. CAI delivered very robust and even increasing numbers despite the Covid 19 pandemic from an operating point of view. **The net rental income was up by Euro 10m, from Euro 96m last year to now Euro 106m (+10%). Covid 19 was only responsible for a negative Euro 2.6m impact in rents, which we regard not to be too decisive for the group, as the retail and hotel part of the total portfolio is very minor. The FFO I was also significantly up by 6%, from Euro 64.5m to Euro 68.2m in the first six months. The cash driven operating profit on an EBITDA basis was even up 9% from Euro 83m to over Euro 90m. If you deduct one off expenses, as CAI booked provisions for potential court fees of Euro 25.5m for the action in the BUWOG case against Austria and the state of Carinthia, the EBITDA would have even rocketed 40% to almost Euro 116m.**

The revaluation result was only slightly negative at Euro -27m, not very much for a Euro 5.2bn portfolio (1H 2019: Euro 115m). It came mainly from some yield increases in CEE, whereas Germany was stable and even slightly positive. CAI stated in the half-year report that the prime yields in German hubs Berlin, Frankfurt and Munich were slightly down to a range of 2.6% to 2.9%, after a range of 2.9% to 3.1% in the year before. The transaction activity, which was down in European real estate markets in March, April and May, picked up in June and there were some promising signs that this will continue in the second half of the year. Keep in mind that there is still huge demand for relatively attractive yields and steady cash flows from institutional side like insurers and pensions funds, as top tier government bonds only offer negative yields and this picture will probably not change in the near or mid-term future.

The EBT was at Euro 70m, only half of last year (Euro 140m) due to the revaluation side and net profit came in at approx. Euro 45m, after Euro 103m in the year before. The balance sheet stays on a superior level, with a very healthy 48% equity ratio (Dec. 2019: 50%) and a net LTV of 32.5%, almost unchanged compared to the year-end 2019 (31.9%). The cash and equivalents stand at high Euro 778m (Dec. 2019: Euro 439m) and also reflect the Euro 500m benchmark bond from the first quarter. In April, CAI bought the Karlsbad 11 property near Potsdamer Platz in Berlin (Euro 76m) and the remaining proceeds of the bond are earmarked for a big part to fuel the portfolio growth with some more suitable acquisitions, if the right buying opportunities occur.

The company gave a full year FFO I guidance of at least Euro 126m, after Euro 128.6m in 2019, if you deduct the Euro 4.7m from Immofinanz dividend. The guidance is realistic and perhaps even a bit too cautious if there is no second wave of Covid 19 lockdown to come. **Today's AGM will decide on a Euro 1.00 dividend payment, which translates into a decent dividend yield of 3.8%. With the good cash flow picture of the first six months, we maintain our Buy recommendation and lift our target price from Euro 35.00 to Euro 37.00, which is backed by a 1% hike in EPRA NAV per share from Euro 38.37 to Euro 38.84.**

### CA Immobilien Anlagen AG

**Industry:** Real Estate  
**Sub-segment:** Office/ Commercial  
**Country:** Austria  
**Headquarter:** Vienna  
**Foundation:** 1990  
**Employees (year-end 2019):** 414

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 Laura M. Rubin

Founded in 1987 CA Immo is one of the major property owners in Europe. The Vienna-based company is a specialist in property management and the development of premium large-scale office properties as well as mixed city quarters and had on year-end 2019 a gross asset value of about Euro 5.2bn allocated in Germany (50%, mainly Berlin, Frankfurt and Munich), Austria (11%, mainly Vienna) and CEE (39%, mainly Warsaw, Budapest, Prague and Bucharest).

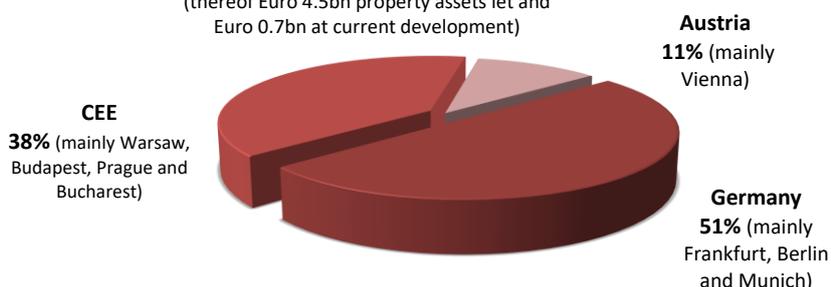
In the last 5 years CA Immo further sharpened its specialist profile, especially by disposing some non-strategic assets like logistics assets or assets which do not belong to the core regions of activity. By doing this, CA Immo rebalanced the group's portfolio picture towards office and towards the more stable economies of Germany and Austria and some promising markets in CEE like Budapest and Bucharest, gaining a critical mass by some landmark acquisitions in the last three years (Millenium Towers in Budapest and Campus 6.1 in Bucharest to give two examples). Another important focus besides the sharpening of the profile by selling non-core assets was to grow the portfolio by several significant own developments (also developing the own residential land bank) and by acquisitions which make sense to strongly and sustainably uplift the future FFO results. The 2018 net rental income jumped by 7% to Euro 175m and again by more than 11% to Euro 195m in 2019. The FFO I jumped by 11% to Euro 118.5m in 2018 and even surged 12.5% in 2019 to Euro 133.3m. In 2019 CA Immo completed several promising developments, in particular in Germany, like Kunstcampus Berlin and Munich MY.O offices. These properties will contribute to the rental top-line from 2020 on with about Euro 7m. The Munich NEO office and hotel tower will be completed soon (investment volume Euro 29m), in the second half of FY 2020. Furthermore, the CUBE Berlin with 17k sqm (investment volume Euro 114m) will be also completed soon, also in 2H 2020. It is already sold in a forward sale agreement. For both buildings as well as for other projects the firm strives for DGNB Gold certification.

Another highlight of the last years was the significant reduction of the financing costs. The average cost of debt remarkably came down, from an initial 2.3% at year-end 2016 to 1.9% at year-end 2017 and to only 1.7% at year-end 2018. It remained on this very low level in 2019. The optimisation of the financing structure was completed by an inaugural Euro 500m Benchmark Bond issued in January 2020, with a 7 years duration and a coupon of only 0.875% (final yield 0.998%). This issue helps in a challenging COVID-19 pandemic year as well as the comfortable debt maturity profile and the rock solid balance with an equity ratio of almost 48%, a net LTV of only 32.5% and liquid funds of almost Euro 800m in 1H 2020.

CAI is listed on Vienna Stock Exchange since 1988 and member of ATX Blue Chip index and clearly beat the ATX performance in 2018 as well as in 2019 (+36% / ATX: +16%). The firm will maintain to pay a high 70% of the FFO I cash earnings as dividend to the shareholders. Thus, the dividend steeply increases again, from 80 Cents for 2017 to 90 Cents for FY 2018 and now even Euro 1.00 for FY 2019 (dividend proposal for the AGM on 25 August). For the next years the firm has about Euro 280m land reserves to develop / exploit which are almost 100% in Germany (more or less a split of Frankfurt, Munich and Berlin) and would offer a high additional approx. Euro 4.2bn book value potential to be realized in the next ten years. The current development portfolio of over Euro 700m is about 85% for the own standing portfolio and should be more or less realized within the next three or four years.

#### Euro 5.2bn property portfolio at the end of June

(thereof Euro 4.5bn property assets let and Euro 0.7bn at current development)



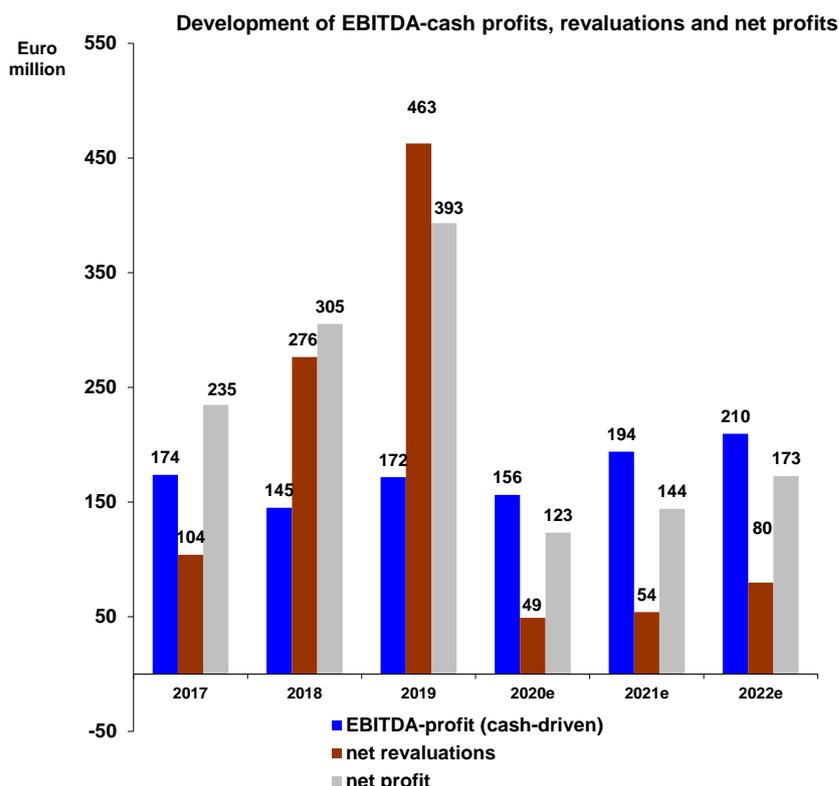
Source: Company Data, SRC Research

**CA Immobilien Anlagen AG**

31/12 IFRS ('000)

	2016	2017	2018	2019	2020e	2021e	2022e	CAGR '19 - '22e
<b>Rental income</b>	<b>165.603,0</b>	<b>180.281,0</b>	<b>192.440,0</b>	<b>220.730,0</b>	<b>225.600,4</b>	<b>240.591,3</b>	<b>256.110,0</b>	<b>5,1%</b>
Proceeds from property sale (Trading Portfolio)	28.099,0	29.216,0	44.417,0	12.344,0	78.500,0	54.114,0	65.447,0	
Expenses from property disposal (Trading Portfolio)	-18.669,0	-15.664,0	-37.011,0	-13.617,0	-75.445,0	-49.775,0	-55.687,0	
<b>Subtotal Trading Portfolio sale margin (Trading Portfolio)</b>	<b>9.430,0</b>	<b>13.552,0</b>	<b>7.406,0</b>	<b>-1.273,0</b>	<b>3.055,0</b>	<b>4.339,0</b>	<b>9.760,0</b>	
Proceeds from property sale (Hold Portfolio)	274.030,0	107.849,0	45.842,0	45.312,0	144.552,0	156.442,0	98.774,0	
Expenses from property disposal (Hold Portfolio)	-250.691,0	-75.717,0	-37.616,0	-29.662,0	-134.550,0	-135.119,0	-84.775,0	
<b>Result from property sales (Hold Portfolio) sale margin (Hold Portfolio)</b>	<b>23.339,0</b>	<b>32.132,0</b>	<b>8.226,0</b>	<b>15.650,0</b>	<b>10.002,0</b>	<b>21.323,0</b>	<b>13.999,0</b>	
Operating costs passed on to tenants	46.906,0	51.263,0	55.828,0	51.757,0	49.558,0	63.355,2	71.445,0	
Revenues from construction	0,0	0,0	0,0	0,0	0,0	0,0	0,0	
Income from services	13.265,0	11.109,0	12.145,0	8.500,0	6.755,0	7.554,1	8.225,0	
<b>Total revenues including the net gains from disposals</b>	<b>258.543,0</b>	<b>288.337,0</b>	<b>276.045,0</b>	<b>295.364,0</b>	<b>294.970,4</b>	<b>337.162,6</b>	<b>359.539,0</b>	<b>6,8%</b>
Operating expenses	-52.726,0	-55.696,0	-60.107,0	-55.326,0	-58.949,1	-59.114,0	-61.440,0	
Other expenses directly related to Hold-Portfolio	-12.633,0	-12.489,0	-12.961,0	-22.410,0	-26.558,0	-28.778,0	-30.004,0	
Expenses for construction	-2.333,0	-2.845,0	-6.141,0	-3.157,0	-8.771,0	-5.210,0	-6.554,0	
Admin expenses	-44.140,0	-44.618,0	-53.246,0	-43.464,0	-45.571,0	-52.146,9	-53.447,0	
Own works capitalised	0,0	0,0	0,0	0,0	0,0	0,0	0,0	
Other operating income	873,0	1.051,0	1.485,0	721,0	1.120,0	1.987,0	1.558,0	
<b>EBITDA-profit (cash-driven operating profit)</b>	<b>147.584,0</b>	<b>173.740,0</b>	<b>145.075,0</b>	<b>171.728,0</b>	<b>156.241,3</b>	<b>193.900,7</b>	<b>209.652,0</b>	<b>6,9%</b>
Gains from Fair Value Adjustments (IAS 40)	179.094,0	182.045,0	293.220,0	491.752,0	124.004,0	94.587,0	122.114,0	
Losses from Fair Value Adjustments (IAS 40)	-40.834,0	-78.021,0	-16.759,0	-28.985,0	-74.881,0	-40.553,0	-42.335,0	
<b>Net result from Revaluations (IAS 40)</b>	<b>138.260,0</b>	<b>104.024,0</b>	<b>276.461,0</b>	<b>462.767,0</b>	<b>49.123,0</b>	<b>54.034,0</b>	<b>79.779,0</b>	
Depreciation and amortisation of long-term assets	-3.460,0	-2.658,0	-2.385,0	-4.626,0	-5.141,0	-6.322,0	-6.899,0	
Depreciation of properties of Trading-Portfolio	29,0	-1.189,0	-234,0	95,0	-557,0	-677,5	-320,0	
<b>Result from investments in joint ventures</b>	<b>11.420,0</b>	<b>66.585,0</b>	<b>23.354,0</b>	<b>3.729,0</b>	<b>2.243,2</b>	<b>2.374,4</b>	<b>1.855,0</b>	
<b>Operating Profit (EBIT)</b>	<b>293.833,0</b>	<b>340.502,0</b>	<b>442.271,0</b>	<b>633.693,0</b>	<b>201.909,5</b>	<b>243.309,6</b>	<b>284.067,0</b>	<b>-23,5%</b>
<b>Net financial result</b>	<b>-56.228,0</b>	<b>-40.683,0</b>	<b>-46.071,0</b>	<b>-94.363,0</b>	<b>-47.590,0</b>	<b>-50.957,0</b>	<b>-53.447,0</b>	
<b>Pre-tax profit (EBT)</b>	<b>237.605,0</b>	<b>299.819,0</b>	<b>396.200,0</b>	<b>539.330,0</b>	<b>154.319,5</b>	<b>192.352,6</b>	<b>230.620,0</b>	<b>-24,7%</b>
taxes on income	-53.688,0	-64.960,0	-90.896,0	-146.026,0	-30.998,0	-48.212,0	-57.881,0	
tax-rate	22,6%	21,7%	22,9%	27,1%	20,1%	25,1%	25,1%	
minorities	-7,0	-5,0	-11,0	-21,0	-11,0	-11,0	-12,5	
<b>Net Profit after minorities</b>	<b>183.910,0</b>	<b>234.854,0</b>	<b>305.293,0</b>	<b>393.283,0</b>	<b>123.310,5</b>	<b>144.129,6</b>	<b>172.726,5</b>	<b>-24,0%</b>
number of shares without own shares ('000)	94.995,3	93.226,3	93.028,3	93.028,3	93.028,3	93.028,3	93.028,3	
<b>Earnings per share (Euro)</b>	<b>1,94</b>	<b>2,52</b>	<b>3,28</b>	<b>4,23</b>	<b>1,33</b>	<b>1,55</b>	<b>1,86</b>	<b>-24,0%</b>
<b>Dividends per share (Euro)</b>	<b>0,65</b>	<b>0,80</b>	<b>0,90</b>	<b>1,00</b>	<b>1,00</b>	<b>1,00</b>	<b>1,10</b>	
<b>Book Value per share (Euro)</b>	<b>23,21</b>	<b>25,73</b>	<b>28,37</b>	<b>31,90</b>	<b>33,15</b>	<b>34,36</b>	<b>36,17</b>	<b>4,3%</b>
<b>EPRA NAV per share (Euro)</b>	<b>26,74</b>	<b>29,90</b>	<b>33,30</b>	<b>38,37</b>	<b>39,25</b>	<b>41,22</b>	<b>43,47</b>	
<b>NNNAV per share (Euro)</b>	<b>24,56</b>	<b>27,13</b>	<b>30,08</b>	<b>33,69</b>	<b>34,35</b>	<b>37,28</b>	<b>39,08</b>	<b>5,1%</b>
<b>Key Data</b>								
<b>Shareholders' Equity</b>	<b>2.204.495,0</b>	<b>2.398.459,0</b>	<b>2.639.635,0</b>	<b>2.967.884,0</b>	<b>3.083.928,3</b>	<b>3.196.800,0</b>	<b>3.364.632,0</b>	<b>4,3%</b>
<b>Property assets let</b> (only fully owned from 2014 on)	<b>3.219.333</b>	<b>3.155.736</b>	<b>3.514.700</b>	<b>4.023.700</b>	<b>4.655.802</b>	<b>5.004.987</b>	<b>5.421.035</b>	
thereof Germany ('000)	1.175,6	1.262,3	1.311,3	1.576,7	2.039,2	2.252,2	2.493,7	
thereof Austria ('000)	551,3	536,5	513,6	517,2	586,6	565,6	558,4	
thereof CEE and SEE ('000)	1.492,4	1.357,0	1.689,8	1.929,8	2.029,9	2.187,2	2.369,0	
<b>Gross yield property assets let</b>	<b>6,1%</b>	<b>5,9%</b>	<b>5,8%</b>	<b>5,5%</b>	<b>5,5%</b>	<b>5,4%</b>	<b>5,4%</b>	
<b>Vacancy rate property assets let*</b>	<b>8,0%</b>	<b>10,5%</b>	<b>5,6%</b>	<b>3,9%</b>	<b>5,8%</b>	<b>5,6%</b>	<b>6,0%</b>	
<b>Property assets under current construction</b>	<b>438.485</b>	<b>579.295</b>	<b>406.100</b>	<b>597.400</b>	<b>425.667</b>	<b>258.770</b>	<b>212.005</b>	<b>-29,2%</b>
RoE (pre-tax)	10,8%	12,5%	15,0%	18,2%	5,0%	6,0%	6,9%	
RoE (after tax)	8,5%	10,2%	12,1%	14,0%	4,1%	4,6%	5,3%	
<b>Total balance sheet sum</b>	<b>4.309.138,0</b>	<b>4.768.707,6</b>	<b>5.355.504,0</b>	<b>5.888.690,0</b>	<b>6.053.573,3</b>	<b>6.301.769,8</b>	<b>6.455.870,0</b>	<b>3,1%</b>
<b>Equity ratio</b>	<b>51,2%</b>	<b>50,3%</b>	<b>49,3%</b>	<b>50,4%</b>	<b>50,9%</b>	<b>50,7%</b>	<b>52,1%</b>	

\* from 2018 shown as economic vacancy rate



## SRC Research

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Rating Chronicle	Date	Rating	former share price	former target
CA Immo	May 28, 2020	Accumulate	28.75 €	35.00 €
CA Immo	March 30, 2020	Accumulate	29.05 €	33.00 €
CA Immo	November 21, 2019	Accumulate	34.75 €	37.50 €
CA Immo	August 22, 2019	Accumulate	31.55 €	36.00 €
CA Immo	May 22, 2019	Hold	34.15 €	36.00 €
CA Immo	April 2, 2019	Accumulate	31.90 €	36.00 €
CA Immo	March 6, 2019	Buy	30.12 €	34.00 €
CA Immo	November 21, 2018	Buy	28.52 €	33.00 €
CA Immo	August 24, 2018	Hold	32.46 €	33.00 €

#### Please note:

The CA Immo share price mentioned in this report is from 24 August 2020. CA Immo mandated SRC Research for covering the CA Immo share.

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