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Board members

Managing board:
- DI Wolfgang Gleissner
- DI Hans-Peter Weiss (since 01/06/2011)
- DI Christoph Stadlhuber (until 15/06/2011)

The supervisory board in 2011 consists of the following members:
- Mag. Michaela Steinacker (Chairwoman)
- DI Horst Pöchhacker (Deputy chairperson)
- DI Wolfgang Polzhuber, BMWFJ
- DI Herbert Kasser, BMVIT
- Thomas Rasch, BR
- Manfred Fausik, BR

For the management board

Hans-Peter Weiss

- Planning and construction
- Project controlling
- Commercial and technical object management
- Operations management and contracting
- CAD & Venue management
- Asset management, schools
- Human Resources
- Legal affairs
- Procurement and infrastructure

Wolfgang Gleissner

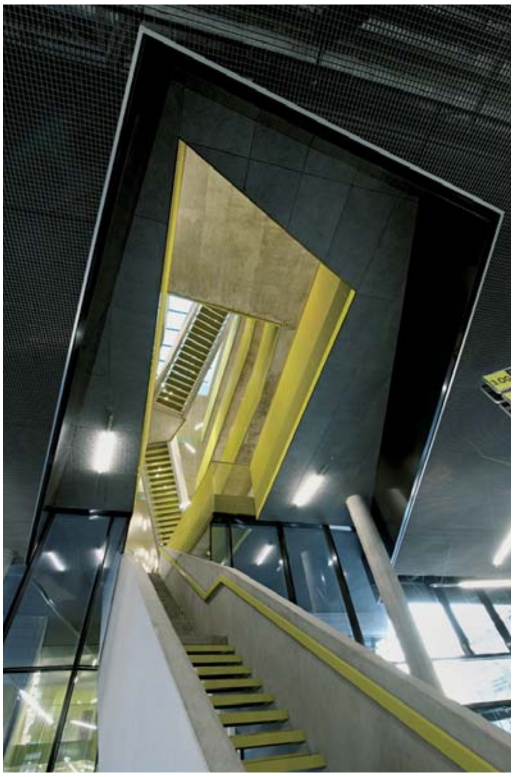
- Strategic development
- Accountancy & Treasury
- Group controlling
- Project development and utilisation
- Asset management, universities
- Asset management, offices and special buildings
- Asset management special buildings
- Public relations - "Management Board Spokesperson"
- Marketing
- Information technology

SCIENCE PARK LINZ
ARCHITECTURE: CARAMEL ARCHITEKTEN
PHOTO: HERTHA HURNAUS

Report of the Management Board

Science Park Linz
Completed in July 2011, the second unit of the Johannes Kepler University in Linz provides more than 10,000 m² of usable floor area for the Institute of Plastics Technology, Mathematics and Statistics.

SCIENCE PARK LINZ
ARCHITECTURE: CARAMEL ARCHITEKTEN
PHOTO: HERTHA HURNAUS



Science Park Linz
Bright yellow stairways, walls, floors and exposed concrete, illuminated by fluorescent tubes, are a feature of the Science Park's interior.

Report of the Management Board (Group Report)

1. Business Development and Economic Situation

Bundesimmobiliengesellschaft (BIG) is a service provider for the Republic of Austria, its institutions and outsourced companies. Its core business comprises the rental, management and development of properties throughout their entire life cycle and the provision of associated services, with a particular focus on the space requirements of the Republic of Austria and its institutions.

With a real estate portfolio of approx. 7 m² of leased space, BIG is one of the biggest property owners in Austria. The main tenants are the Federal Ministry of Education, Arts and Culture, Austrian universities and the Federal Ministries of Justice, Finance and the Interior. This is why BIG's portfolio consists of more than 300 school buildings, 21 universities and office-like buildings such as tax offices, court and penal buildings or police stations. BIG is obliged to ensure a market-oriented operation, optimise costs and procedures in real estate management and to create awareness among users that space always costs money. Due to its tenancy structure and the specific long-term use of its properties, BIG's core business - rental - has been stable over the year, which is expressed by an excellent AAA rating.

In its construction projects BIG, in agreement with its clients, always opts for sustainability, a high degree of building functionality, architectural and structural quality, energy efficiency and profitability.

1.1. Presentation of Business Developments 2011

a) Property rentals

aa) Property inventory:
The portfolio consists of approximately 2,800 properties. BIG's aim is to concentrate on its core business, i.e., renting out school, university and office buildings, as well as the consistent development and delivery of perfect services throughout the entire life cycle of properties. More than 90 per cent of its properties are rented out to the Federal Republic of Austria.

With a total of around 7 m² of floor space in building and approximately 23 m² of land, BIG is one of the biggest property owners in Austria.

ab) Rental income
Rental income for 2011 amounted to approximately EUR 679.80m (2010: EUR 658.90m). This was made up as follows:

in MEUR	2011	2010
Federal schools	~ 270,6	~ 262,4
Universities	~ 218,4	~ 204,3
Other federal tenants	~ 183,7	~ 177,6
Other tenants and entitled users	~ 14,8	~ 15,5
Adjustment rents previous year	~ – 7,7	~ – 0,9

ac) Operating costs
Operating costs charged to the tenants excluding cost of property management and facility services for 2011 amounted to approx. EUR 68.1m (2010: EUR 65.8m). They are a part of sales revenue and represent a transitory item. BIG receives only the fee for property management.

ad) Property management
The Group's properties are managed by its in-house object management, which operates close to its clients in 9 locations throughout Austria. BIG's property management division, consisting of 17 object management teams, boasts an extremely high level of know-how. Drawing on regular, standardised site inspections, they control the condition of the objects and identify the maintenance measures required to retain the value of the properties.

Income in 2011 from property management amounted to approx. EUR 22.0m (2010: EUR 21.6m) of which EUR 0.5m (2010: EUR 0.27m) came from management of property owned by others.

ae) Other
Other sales revenue in 2011 amounted to approx. EUR 12.2m (2010: EUR 6.4m) and mainly consisted of facility services and construction management services.

b) Property sales, maintenance and tenant's investments

ba) Sales
BIG has the duty to provide optimum management for its properties, assure their ongoing condition, and supply the Republic of Austria and its agencies with space at market-based conditions. Vacancies are regularly analysed and the optimum disposal sought. This is normally through a new rental to a federal client or to private tenants, the development of selected properties and also, sale of the property.

BIG's property portfolio is generally streamlined and focused on its core business such as schools, universities, municipal buildings and office buildings. Nevertheless, there are still a lot of special properties in the portfolio including anti-aircraft towers, protective underground galleries, military cemeteries and former border police control posts. By and by, such properties are either exchanged for others or sold, where possible.

As the owner, BIG is responsible for all decisions concerning the sale or rental of properties under its control and for the granting of any rights of use thereto, as well as for agreeing the respective contracts.

During 2011, municipal buildings and office buildings with a floor space amounting to approx. 12,000 m² (2010: 18,400 m²) were disposed of, together with 5 apartments (2010: 60), plots of land amounting to approx. 1,448 m² (2010: 319,239 m²) and 7 (2010: 3) other properties, thereby realising approx. EUR 24.2 m (2010: EUR 40.5m). This resulted in a total of EUR 22.1 m(2010: EUR 20.8m) to be paid to the Republic of Austria under the terms of the obligation for remedial work. Further, 3 objects were brought into the project companies with a value of EUR 16.7m, and a total of 125,000 m² of vacant properties were streamlined.

bb) Maintenance
A major part of the Group's expenditure was related to the maintenance of properties owned by BIG. This is because the properties are subject to a very high level of use and ensuing strain. Approx. 9,000 individual measures a year are undertaken to maintain the buildings' condition. Amongst others, this is required for liability reasons, as well. After all, more than 500,000 people can be found in buildings belonging to BIG every day. This is why continuous monitoring of the facilities and the buildings' conditions are extremely important. For this reason, BIG carries out inspections of its approx. 2,800 properties at least once a year. Based on the documentation and assessments of structural and technical conditions, budgets are determined, priorities set, and renovation actions planned and carried out.

In 2011, these investments focused on structural fire protection, analysis and safety assurance of electrical systems, assurance of accessibility for handicapped persons, as well as improvement of the buildings' energetic make-up. All maintenance measures are directed at guaranteeing adequate and safe use, as well as preserving the net asset value.

The group invested a total of EUR 193.9m in maintenance measures (2010: EUR 223.2m) This was made up as follows:

in MEUR	2011	2010
Federal school property	78,1	103,4
University buildings	46,1	50,0
Official buildings	59,7	59,8
Other buildings	9,1	9,4
Tunnels	0,9	0,5

Included in this are thermal renovation measures amounting to EUR 24.6m (2010: EUR 42.1m).

bc) Tenant investments
In its role as a service provider. BIG has handled tenants' investments amounting to EUR 36.4m in 2011 (2010: EUR 46.7m).

c) Construction of new buildings and renovation projects
In its short history, BIG has handled several hundred building construction and renovation projects.

In 2011, the Group invested a total of EUR 391.9m (2010: EUR 379.8m) in construction and planning costs.

A total of 81 (2010: 52) construction projects with an investment volume of EUR 286.4m (2010: EUR 242.6m) were completed. Outstanding projects completed included the new institute building of the University of Salzburg, the new Science Park Obj. 2 of the Johannes Kepler University in Linz, the extension and renovation of office space for the Finance Ministry in the centre of Vienna, and the new grammar school in Contiweg in the 22nd district of Vienna.

Furthermore, construction work was started on 67 (2010:75) projects. The estimated net construction costs for all new construction and general renovation projects in 2011 total EUR 220.4m (2010: 367.2m).

The biggest project in BIG's history so far, i.e., construction of the Vienna University of Economics and Business Administration, has been running since the end of 2009. It is handled by a dedicated project company. Approx. 60% of all building commissions placed in the period of reporting concerned this project, which corresponds to a total construction commissioning for the projects of 85%. As per 31 December 2011, the project was within the set timeframes and budgets.

Planning for 32 (2010: 50) construction projects was started during the course of 2011.

d) Special projects
The project development subsidiary, BIG E&V GmbH, develops projects in BIG properties that are no longer required by the government, mostly working with partner companies.

Existing project development companies operated by Bundesimmobiliengesellschaft m.b.H.:

Anzengrubergasse Errichtungs- und Verwertungs GmbH (Graz)
BIG holds 45%, BLM Betriebs-Liegenschafts-Management GmbH holds the remaining 55%. The office building with a floor space of 6,700 m² and 96 parking spots has been completed. Total investment: approx. EUR 12.0m. Approximately 93% of the building is rented to tenants.

ICT Technologiepark Errichtungs- und Verwertungs GmbH (Innsbruck)
BIG holds 99%, 1% of shares are held by BIG Beteiligungs GmbH. Adjacent to Innsbruck University, 11,000 m² of facilities for Innsbruck University, the Academy of Science and international IT companies were built. Construction costs amount to approx. EUR 17.5m 100% of the building is rented to tenants.

Wien 3420 Aspern Development AG
(vormals: Asperner Flugfeld Süd Entwicklungs- und Verwertungs-AG)
BIG E&V holds 26.60%, the remaining shares are held by GELUP GmbH (1/3 shares are held by venture capital companies composed of S-Bausparkasse, Wiener Städtische and Vienna Business Agency (former Wiener Wirtschaftsförderungsfonds): 73.40%. Total area: 2.0m m². The aim is to develop a multifunctional urban district, build the required technical infrastructure and sell the building lots through "Wien 3420". The master plan was finalised in 2007 and now serves as a basis for concrete zoning. The U2 underground line is under construction and will service the Aspern airfield as of 2013. This will definitely increase the property's value.

Projektgesellschaft Wirtschaftsuniversität Wien Neu GmbH (Wien)
BIG Beteiligungs GmbH holds 51%, the remaining shares are held by the Vienna University of Economics and Business Administration: 49%. The aim of the company is to construct and rent out a university building. Construction started in the 4th quarter of 2009.

BIG Liegenschaften Strasshof Verwertungs- und Entwicklungs GmbH (NÖ)
BIG E&V holds 55%, the remaining 45% of the shares are held by GIP-Gewerbe- und Industriepark Wien Nord Ost Projektentwicklungs GmbH & Co KG. With the contract on contribution to capital dated 29 March 2007, BIG's shares were transferred to BIG E&V. A joint project company was established with a company from the Asamer Group which has been selling this BIG property of approx. 1,000,000 m² (situated close to Strasshof in the municipality of Markgrafneusiedl and adjacent to the route of the future Marchfeld corridor (federal road B8)) in parts since the business year 2006.

„Muthgasse 18"
Liegenschaftsverwertung GmbH (Wien)
BIG holds 99%, 1% of shares are held by BIG Beteiligungs GmbH. This is a tenancy property rented out in its entirety to the University of Natural Resources and Applied Life Sciences.

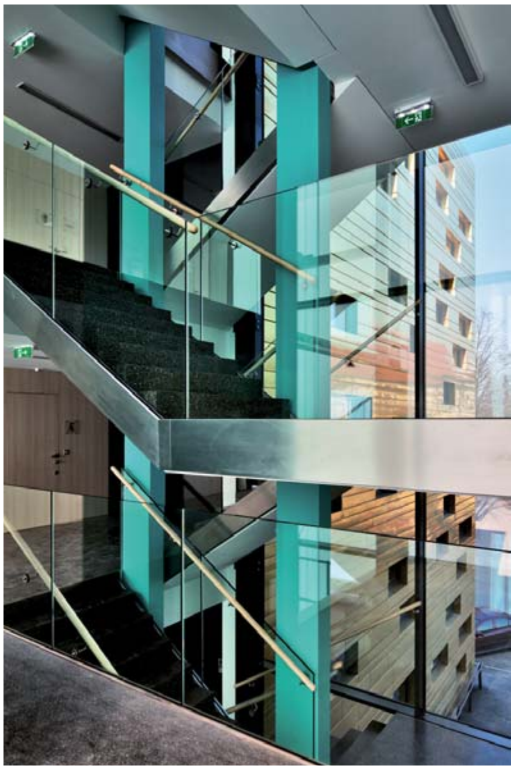
VIENNA UNIVERSITY CAMPUS
ARCHITECTURE: ZAHA HADID ARCHITECTS
PHOTO: RICHARD TANZER

Vienna University campus
The new construction at the University of Economics and Business Administration is taking shape. The library and learning Centre, one of a total of six building complexes, opens for teaching staff and students from autumn 2013.

UNIPARK NONNTAL
ARCHITECTURE: STORCH, EHLERS & PARTNER
PHOTO: ANDREW PHELPS

Unipark Nonntal
500,000 await readers in the underground library. The sofas and seating steps are very inviting. The main source of light comes from larger-than-life floor lamps.

ST. PÖLTEN COURTHOUSE
ARCHITECTURE: KRONAUS KINZELBACH ARCHITEKTEN ARGE
PHOTO: THOMAS OTT. WWW.O2T.DE



St. Pölten courthouse
Thanks to the new annex with its golden façade, the court building in St. Pölten has got on a new lease of life. The interior also looks brighter and more modern following the conversion work.

„Wohngarten Sensengasse"
Bauträger GmbH (Wien)
Wohnbaugesellschaftm.b.H. (Mischek / Strabag). Subsidised and privately financed apartments, as well as objects for university use have been built on this property. All apartments have been completed and sold BIG E&V holds 45%, the remaining 55% of the shares are held by "Wiener Heim" and the area used by the university handed over to the tenants.

Inffeldgasse 25 Forschungs- und Wissenschafts-gebäude Bauträger GmbH (Graz)
BIG holds 100%. BIG is building a tenant object for the Frank Stronach Institute of Graz University of Technology. A company of the Magna Group has taken out a long-term lease on the entire object with the participation of Graz University of Technology.

Zahnradbahnstraße Bauträger GmbH (Wien)
BIG E&V holds 45%, the remaining shares are held by St. Josef Liegenschaftsverwaltungs- und Beteiligungsgesellschaft m.b.H.: 55%. This company builds high-quality condominiums. 44 from 49 apartments (90%) have already been sold and were given over in 2011.

Schiffmühlenstraße 120 GmbH
(formerly: Engerthstraße 216 GmbH):
BIG E&V holds 25%, the remaining shares are held by RE Wohnungseigentumserrichtungs GmbH: 75%. The aim of the company is to construct and sell buildings of all types, including one residential building. At the end of 2011, 75% of the shares were assigned to RE Wohnungseigentumserrichtungs GmbH.

Karree St. Marx GmbH (Vienna):
BIG E&V holds 100%. The property is currently kept as spare for possible public usage. The existing planning services and ancillary services were sold to BIG at the end of 2011.

Hillerstraße – Jungstraße GmbH (Vienna):
BIG E&V holds 25%, the remaining shares are held by RE Wohnungseigentumserrichtungs GmbH: 75%. The aim of the company is to erect and sell high quality condominiums. All units were completed, sold and handed over in 2009.

Zeughaus Innsbruck GmbH (Vienna):
On 27 October 2011 the BIG E&V 45% share of the business was sold to the partner

NOE Central St. Pölten Verwertungs GmbH
(St. Pölten)
BIG E&V holds 67.58%, the remaining shares are held by the St. Pölten municipality: 32.42%. The aim of the company is to develop and sell real estate projects, in particular one commercial park. In September 2011, land belonging to BIG and St. Pölten was brought into the company as tangible assets.

Eslarngasse 16 GmbH (Vienna):
BIG E&V holds 25%, the remaining shares are held by RE Wohnungseigentumserrichtungs GmbH: 75%. The aim of the company is to construct and sell buildings of all types, including one residential building. A valid building permission for the residential building has been obtained. Construction started in May 2011. Approximately 50% of the proposed apartments have already been sold.

Schnirchgasse 9-9A GmbH (Vienna):
BIG E&V holds 45%, the remaining shares are held by Schnirchgasse Projektbeteiligungs GmbH: 55%. The aim of the company is to construct and sell buildings of all types, including one office building.

Fürstenallee 21 GmbH (Vienna):
BIG E&V holds 25%, the remaining shares are held by RE Wohnungseigentumserrichtungs GmbH: 75%. The aim of the company is to construct and sell buildings of all types, including one residential building.

Residenz am Hamerlingpark GmbH (Vienna):
BIG E&V holds 50%, the remaining shares are held by RAH Projektbeteiligungs GmbH: 25% and MHH GmbH: 25%. The aim of the company is to plan, construct and sell buildings of all types, including one building to be used as a top-quality retirement home and residential building.

Grutschgasse 1-3 GmbH (Vienna):
BIG E&V holds 100%. The aim of the company is to construct and sell buildings of all types, including one residential building.

1.2. Financial performance indicators
Financial Performance Indicators were calculated in accordance with the recommendations issued by the Expert Committee for Business Administration and the Organisation of the Austrian Chamber of Certified Public Accountants. For the calculation of return on equity and return on investment, the average capital of the business year 2011 was used.

Key figures on the financial situation

	2011	2010
Revenues in MEUR	825.9	799.4
Profit from operations in MEUR	252.6	216.7
Earnings before interest and taxes (EBIT) in MEUR	262.4	286.0
Return on sales (ROS): Profit from operations+ interest paid / Revenues in MEUR	31.77 %	35.77 %
Return on capital		
Return on Equity – ROE: Profit from operations / *average equity*	11.94 %	16.07 %
Return on Investment – ROI: Profit from operations + interest paid / *average equity*	4.73 %	5.66 %

Explanation of key figures regarding the financial situation
Revenues of EUR 825.9m are EUR 26.5m above the previous year. Within this are increases in rental income due to completed projects (EUR 22.0m), together with higher operating costs (EUR 3.1m) resulting from price increases.

At EUR 252.6m, the operating profit is EUR 35.9m above the previous year's result and this can mainly be explained by higher rental revenues (EUR 22.0m) and lower maintenance costs of EUR 28.9m The change in other operational costs includes bad debt provisions that were higher than the previous year by EUR 13.2m.

Results from normal operating activities of EUR 129.7m were EUR 28.9m below the previous year and can be explained for the most part by the increased success of operations, together with higher interest payments and the value of derivatives on the balance sheet date. As a result, there is a decrease in return on equity from 16.07% down to 11.94% as well as a decrease in return on investment from 5.66% to 4.73%.

On account of the above, return on sales fell from 35.77% to 31.77%.

Key data on assets and financial situation

	2011	2010
Net Debt in MEUR: interest bearing borrowed capital – liquid assets / Net debt	3.844.8	3.678.3
Working Capital in MEUR: Current assets – Current liabilities / Working Capital	-774.5	-648.4
Equity ratio: Equity / Total capital	19.73 %	19.41 %
Percentage of net debt: Net debt / Equity	341.31 %	351.76 %

Explanation regarding key data on assets and financial situation
Net debt increased by approximately EUR 166.5m and this can be attributed above all to the fact that, because of the high level of construction activity, it was possible to cover only investment from operational cash flow.

Working Capital reduced by EUR 126.1m against the previous year and this can be attributed for the most part to the increase in short-term interest bearing liabilities arising from the expiry of bonds and loans in 2012 as well as changes in short term receivables due to the shift in maturities with the BMUKK.

The equity ratio increased from 19.41% to 19.73% as a result of consolidated profit of approximately EUR 79.8m.

HERTHA FIRNBERG SCHOOL OF TOURISM
ARCHITECTURE: AMP ARCHITEKTEN
PHOTO: ROLAND HALBE

Hertha Firnberg School of Tourism
The entrance area of the new school of tourism in Vienna-Donaustadt is like a hotel lobby. Here, the students can get some practice in for their future working lives.

VIENNA REGIONAL CRIMINAL COURT, SERVICE CENTRE
ARCHITECTURE: ARCHITEKT STRIXNER ZT GMBH
PHOTO: IMAGE INDUSTRY ERICH HUSSMANN

Vienna Regional Criminal Court, service centre
Visitors and lawyers at the Vienna Regional Criminal Court have had a modern service centre at their disposal since September 2011.

BRUCK/MUR SCHOOL OF FORESTRY
ARCHITECTURE: ARCHITEKTEN HUSSA UND KASSARNIG ZT GMBH
PHOTO: DITZ FEJER

Bruck/Mur School of Forestry
Comprehensive extension and conversion work has created an innovative training centre for the Forestry Training Institute. Sustainability and energy efficiency were important aspects of the project.

EMPLOYMENT SERVICE, AMSTETTEN
ARCHITECTURE: ARCHITEKT DI CHRISTIAN MANG
PHOTO: HARALD A. JAHN

Employment Service, Amstetten
In July 2011, the Employment Service in Amstetten moved into its new business location, a former police building.

Key data on financial situation

in MEUR	2011	2010
Cash flow from operating activities	417,5	414,7
Cash flow from investment activities	-417,3	-414,7
Cash flow from financing activities	8,1	6,7
Changes in cash and cash equivalents	8,3	6,7

Explanation of key figures regarding the financial situation
In 2011, cash flow from operations reached a figure of approximately EUR 417.5m.

Due to high levels of construction, the requirement for cash for investment was around EUR 17.3m, all of which was able to be financed from cash flow from operations.   Cash flow from financing activities of EUR 8.1m takes account of interest payments of approx. EUR 120.0m.

As with the calculation of rent, the principle of the cost rents that should cover in the long-term the borrowed capital employed is taken as a basic starting point in drawing up the rental agreements for new buildings and general renovation projects. The financing instruments employed are predominantly medium to long-term borrowings for fixed terms and at fixed interest rates in accordance with BIG's credit rating. The aim is to reduce interest rate risk arising from future changes in capital market rates.

In the business year 2011, group earnings amounting to EUR 79.8m (2010: EUR 116.7m) were generated.

1.3. Investment and financing
Approximately 392.6m (2010: EUR 383.0m) were invested in real properties and equivalent rights, buildings, buildings on plots of land owned by others as well as buildings under construction. In 2011, there were investment subsidies from public funds for 31 (2009: 51) projects amounting to EUR 20.0m (2010: EUR 38.5m). BIG's investments were mainly financed from external sources.

Refinancing of the debt incurred in order to settle the purchase instalments for the properties acquired from the Republic of Austria, together with the amounts borrowed by BIG in the capital markets to finance buildings under construction and completed buildings, should be achieved through BIG's operating profits in the long term.

A further 230.3m (2010: EUR 269.5m) was spent on maintenance, including tenants' investments managed by BIG.

There are rental agreements, many with long-term waivers of cancellation on the part of the tenants, for projects under construction and completed projects for federal use. Where planning services only are required for the time being, these will primarily be rendered on the basis of corresponding agreements with the respective ministerial departments concerning preparation of offer documents for tenancy agreements.

In 2011, BIG made five private placements to international investors amounting to over EUR 250.0m each for long-term refinancing of the group.

Further, tranches were drawn from existing credit lines amounting to EUR 85.0m.

1.4. Non-financial performance indicators including environmental and labour issues
Environmental issues
Within the competing areas of functionality– economy– quality as the three pillars of sustainability in real estate management, the efficient, resource-friendly use of energy is also a current issue for BIG. For BIG, sustainability applies to the entire cycle of property management, that is to the management of property stock just as much as to new buildings and comprehensive renovation in conventional project work.

In terms of existing buildings, BIG has been striving for some years to use energy efficiently in its properties and, compared with other large real estate companies, is one of the forerunners. Together with BMFWJ – BIG is responsible for the federal buildings contracting initiative.

The performance contracting activities of the Bundesimmobiliengesellschaft m.b.H. continued to be successfully carried out in 2011. Currently, around 33% of BIG buildings (approx. 2.3 m^2) are included in contracting agreements. It is expected that there will be an annual energy saving guarantee of 20.35 for the total of 287 properties in contracting agreements, representing an annual CO_2-reduction of 20,433 t/a.

Agreements for 33 objects from 2 pools of the BMUKK and the Steiermark were concluded in 2011.

The tendering process for 4 Pools in the Justice Ministry will commence in 2012.

The board of Bundesimmobiliengesellschaft m.b.H. decided in 2009 to provide the existing contracting properties with additional funds for energy technology measures. In 2011, approximately EUR 6.0m in today's terms was invested in existing contracting properties.

In the course of its "thermal renovation" programme, Bundesimmobiliengesellschaft renovates buildings used by ministerial units with the aim of improving the buildings' energy efficiency, thereby contributing to the reduction of CO_2-emissions. BIG's main focus is on the insulation of façades and roofs, repair/exchange of windows, as well as modernisation of the heating systems.

BIG has had an energy performance certificate drawn up for its relevant building stock in accordance with energy certification legislation. Excluded from energy certification legislation are buildings that are ffi 1.000 m^2 or which are protected by architectural conservation. Accordingly, objects with a building area totalling almost 5 m^2 fall within the energy certification legislation. As a result, around one-third of the building stock affected is in the low energy house standard energy efficiency class (class B) or better.

In project work involving construction of new buildings as well as extensive interventions in existing stocks, special attention is paid to the mutual commitment of tenants/users, planners and BIG project managers during planning and construction work to not only act with regard to social and economic issues but also to act responsibly in terms of the ecology. The aim is not just energy optimisation of the shell, but also to consider the building as a whole. BIG's aim is that sustainability criteria become anchored as a fundamental principle in the planning process and that a holistic approach is integrated from the early stages of project work.

In terms of new construction work, and also for renovation work, the Bundesimmobiliengesellschaft pays much attention to minimising the required energy need and the sustainable reduction of operating and maintenance costs. This means that the projects are set up as pilot projects from the beginning and not managed "cosmetically" in the later stages of individual projects by applying remedial improvement measures. With this focus, BIG is planning to implement a number of pilot projects. Planning of these pilot projects already began in part in 2011.

Consequently, environmental issues such as the reduction of atmospheric emissions are treated as very significant issues. Thus, the use of alternative energies such a bio-mass, geothermal and solar energy are important aspects in the planning and implementation of many projects.

Furthermore, BIG began piloting environmentally friendly power production with photo-voltaic systems in 2011. There have also been developments in lighting technology – special lighting appliances are being tested in a series of tests with a view to collecting information about experiences and insights about the new technologies in consultation with users.

BIG is also committed to the research sector by participating in the "Haus der Forschung" research programme initiated by the Federal Ministry for Transport, Innovation and Technology. The scheme aims at achieving innovative concepts to significantly reduce CO_2-emissions.

BIG's flagship project is pursuing top energy efficient modernisation standards that can be mapped economically and are therefore deemed to be sustainable. From two demonstration projects, one is already under construction.

In addition to this, BIG is a partner in yet another project. The project "Building a "PLUS ENERGY BUILDING" was launched for the purpose of erecting a building which can produce the energy it requires for operation and feed surplus energy into the grid during slower periods.

Human Resources
In 2011, the group employed 831 employees on average (2010: 831), including 299 federal and regional civil servants transferred (2010: 311) as well as 4 regional contract agents (2010: 4) These figures include employees on maternity/paternity leave.

Training and further training for BIG's employees are organised and provided on a regular basis. This is not only to support BIG in keeping up with the demands of the market but also to increase its competitiveness.

Pursuing a sustainable and family-friendly human resources policy, BIG underwent the "job-and-family" audit ("berufundfamilie") and was awarded the basic certificate.

1.5. Events of special significance after the balance sheet date
There were no events of special significance after the balance sheet date

2. Outlook on the development and risks of the group

2.1.Expected development of the company
In 2011, an integrated planning process was set up as part of a control process that involves the annual strategy work, the budgeting process, including mid-term planning, operating milestones, as well as controlling. The control process relates to business areas and business fields.

In the past, energy efficiency already played an important role with new buildings and renovation. The aim is to create the technical prerequisites for the lowest energy consumption possible in buildings. BIG will also realize its function as a role model function as part of the Ecoprofit programme by introducing corresponding measures in the buildings it uses itself, and by raising its employees' awareness in this field.

The agreement on the shift of maturities for rent payments concluded in 2009 with the Federal Republic of Austria, represented by the Federal Ministry for Education and Arts, was applied by the tenant under the contractual stipulations for the amount of EUR 155m in 2010. As agreed by contract, the repayment of the first part of the deferred amounts occurred on 16 January 2012 as well as advance rental payments for the 2012 business year. The second part, together with the advance rent payment for 2013, are contractually agreed for the beginning of 2013 and are to be accounted for in liquidity planning.

2.2. Significant risks and uncertainties the Group has to face
Due to the stable ownership and tenancy structure, no significant risks for the Group with regard to human resources, operations and business risks can be identified for the time being. Financial risks are described in Article 2.3.

2.3. Financial and risk management and use of financial instruments
Risk policies, risk strategy, as well as the Group treasury's scope of action are unequivocally laid down in the Group guidelines for the treasury.

BIG in principle is financed centrally through bank loans and public or private placements. Projects with partners are financed through project financing at the project company level.

Short-term fluctuations in financial requirements are balanced either through the money market or by means of a Commercial Paper Programme.

The primary aim of BIG's financing risk management is to limit the Group's financial risks. Financial transactions and use of derivatives always reflect the requirements of the Group's basic business. Securing operational business success is essential.

Only financial instruments previously approved by the Group management may be used for financial transactions. In principle only those instruments may be used which can be mapped, assessed, monitored and professionally implemented by the Group's own systems.

The financial result as an essential component of the company's success is the key to the interest and currency risk.

Interest risks
Risks from changing interest rates generally develop only in long-term debt financing. A fixed interest rate is created for approx. 80% of these by means of derivatives.

Depending on the interest level, fixed-interest-bearing bonds are subject to the risk of changes in value, which is controlled by BIG on the basis of the above policy and principles.

Currency risks
Currency risks result from foreign currency financial liabilities and related assessment results dependent on exchange rates. Foreign currency emissions are generally secured against exchange rate changes by cross currency swaps and cross currency interest rate swaps.

Liquidity risk
Quarterly, rolling liquidity planning at Group level is used to determine financial requirements. At the beginning of each business year, the Group's financial strategy is laid down for the current year, based on the above quarterly planning. This reflects BIG's long-term and short-term financial requirements on the one hand and prevailing market conditions on the other hand.

The BIG Group has set up a cash pool accessible to its subsidiaries at all times to ensure liquidity.

BIG's treasury pursues a clear banking policy and co-operates with many Austrian and international banks. Boasting a good rating, BIG uses this strategy of diversification to ensure sufficient liquidity at all times.

Other price risks
Considering market risks, BIG does not face any significant price risks such as stock exchange quotations or indices. As of 31/12/2011, BIG had no significant shareholdings in its portfolio available for sale.

Non-payment risks
IFor financing potentially risky business, BIG only uses banks with a credit rating of at least AA at the time a hedge is concluded. The financial institutions' rating is monitored on a regular basis.

In operational business, accounts receivable are regularly monitored the same way and itemized allowances are made accordingly. It should be noted that over 98% of receivables result from business with (tenants of) the Republic of Austria.

On the asset side, the amounts shown represent the maximum creditworthiness and non-payment risk, as there are no corresponding set-off agreements.

3. Main Characteristics of the Internal Control and Risk Management Systems

The management board is responsible for setting up and defining, for the Group's financial reporting process, an internal control (ICS) and group-wide risk management system (RMS) appropriate to the demands of the Group. The aim of this report is to give an overview on the organisation of internal controls in respect of the Group's financial reporting process and the structure of RMS.

Introduction
Based on Article 22 of the Limited Liability Companies Act (GmbHG), the management is obliged to have an internal control system in line with statutory requirements.

The Business Law Amendment Act (URAeG), which came into force in 2008, requires the effectiveness of ICS to be monitored by the supervisory board's auditing committee and stipulates a stricter disclosure obligation for auditors in the case of material ICS deficiencies.

The structure laid down by the Committee of Sponsoring Organizations of the Treadway Commission (COSO) is used to describe its main features. The COSO Framework for ICS consists of five coherent components: Control environment, risk assessment, control activities, information and communication, as well as monitoring.

The aim of the internal control system is to enable the management board to ensure effective and consistently improving internal control in respect of the financial reporting process. It is focused on compliance with guidelines and directives on the one hand, and on creating favourable conditions for specific control activities of key processes in reporting on the other hand.

Moreover, statutory provisions (Business Law Amendment Act (URAeG) 2008 and Art. 243 of the Austrian Commercial Code) dating back to 2008/2009, on the one hand, and the voluntary observance of the "Austrian Corporate Governance Codex" through "good governance" and in the interest of all stakeholders, on the other hand, gave reason to examine RMS in greater detail.

The management board decided to use standard ONR49.00x as an application of ISO/DIS 31,000 for the organisation of RMS. Based on a defined risk policy/risk strategy, risk analyses (see risk assessment) are performed by managers periodically. They serve as a basis for decisions on preventive and reactive control measures in future business years.

At the same time, RMS (incl. crisis/emergency management and operational continuity management) has been consistently further developed to allow for a distinction between quantitative and qualitative characteristics.

RMS aims at achieving a complete overview of risks by forming risk scenarios, thus creating scopes of action, i.e. controlled and effective handling of risks, as well as timely recognition and use which in turn contribute towards increasing the company's value.

Control environment
Corporate culture, which defines the operating framework for management (board and managers) and employees, is the basic aspect of the control environment. The company pro-actively strives to improve communication and delivery of the company's own basic values/codes of conduct in order to ensure implementation of morals, ethics and integrity in the company and in contact with others.

Implementation of an internal control system with a view to the financial reporting process is laid down in the internal guidelines and – with regard to the system – in the use of fixed applications. Responsibilities concerning the internal control system have been adapted to the corporate organisation to ensure a satisfying control environment that meets the corresponding demands.

Risk assessment
Risks regarding the financial reporting process are identified and monitored by the management and the supervisory boards. The main focus is placed on those risks which are typically the most important ones.

Assessment of the risk of deficient financial reporting is based on various criteria. Complex accounting principles, for example, may increase the risk of errors. Differing principles for the evaluation of assets, as well as a complex or changing business environment may also increase the risk of significant errors in financial reporting.

Regular estimations, which have to be made for the financial statements, harbour the risk of future developments deviating from these estimates. This is particularly true for the following positions in the annual statement: provisions for personnel, outcome of legal disputes, and recoverability of receivables as well as intrinsic value of assets and shareholdings.

To reduce the risk of misjudgement, external experts (controlled by a neutral body) or publicly accessible sources are employed.

Control measures
In addition to the management, the middle management, e.g. heads of departments, too, is part of the general control environment.

All control activities are performed during ongoing operations to avoid possible mistakes or deviations in financial reporting or to identify and correct them as the case may be. Control activities range from the management examining various intermediate results to specific reconciliation of accounts and analysis of continuous accounting processes.

The management board is responsible for creating hierarchies so as to prevent one person from performing an activity and monitoring it at the same time. Controls are to prevent errors in business processes (preventive control). They include functional division, dual control, access restrictions (authorisations), agreement of tasks, competencies and responsibilities (AKV in German). Separation of functions is one of the most significant principles to avoid one employee or manager being solely responsible for the following activities: approving, implementing, booking and control.

Control of IT security is one of the main pillars of the internal control system. Sensitive duties are kept distinct from each other through restrictive assignment of IT authorisations. For accounting and reporting SAP R3 software is used. Operability of this accounting system is guaranteed by built-in semi-automated IT controls.

Information and communication
Guidelines and rules for financial reporting are regularly updated by the management and communicated to all employees concerned. The internal auditing department independently and regularly monitors accounting for compliance with these rules. The heads of the internal auditing departments report directly to the board.

In addition, regular discussions on financial reporting and respective guidelines and rules are held in various working groups. These working groups consist of the management, heads of departments and senior personnel from the accounting department. The aim of these bodies, amongst others, is to ensure compliance with guidelines and rules on accounting as well as identifying and communicating weaknesses and potential for improvement in the accounting process.

In addition, accounting personnel is trained consistently on any changes in accounting to identify risks of unintended incorrect reporting in good time.

Monitoring
The management board and controlling are both responsible for consistent monitoring throughout the Group. In addition, the heads of departments concerned are responsible for monitoring their areas to ensure regular control and validation (random tests). The internal auditing department is also involved in the monitoring process.

The results of these monitoring activities are reported to the management and supervisory boards (auditing committee). Management receives summarised financial reports on a regular basis, for example, quarterly reports on sales development in the various segments, as well as reports on liquidity and receivables. The head of accounting and the management board perform a final critical appraisal of all reports to be published before they are passed on to the supervisory board.

4. Research and development

BIG participates in the "Haus Zukunft Plus" research project dedicated to thermal renovation and energy optimisation of existing buildings. The development scheme aims at achieving innovative concepts (energy efficiency, ecological sustainability) for buildings dating back to the 1970s and 1980s. Apart from substantial preservation of value and increase in value, specific knowledge about energy renovation is further developed in the Group and can be used for future projects.

Vienna, 14 March 2012

For the management board
DI Wolfgang Gleissner
DI Hans-Peter Weiss

FEDERAL OFFICE OF METROLOGY AND SURVEYING, ARLTGASSE
ARCHITECTURE: ARGE BERNHART – KOPPER – VON DER HEYDEN
PHOTO: GISELA ERLACHER

A) Consolidated Financial Statements

Federal Office of Metrology and Surveying, Arltgasse
The new gold-coloured façade of the Federal Office of Metrology and Surveying conceals a new high-tech building with 40 laboratories and its own tunnel.

Group comprehensive income statement

in TEUR	In the notes under	2011	2010
Revenue	2.1.1.	825,893.6	799,446.7
Inventory change	2.1.2.	-4,872.4	5,479.4
Other own costs capitalised	2.1.3.	6,595.8	6,543.5
Other operating income	2.1.4.	29,724.8	34,275.9
Material cost	2.1.5.	-329,037.5	-366,900.9
Personnel costs	2.1.6.	-32,361.0	-31,970.7
Depreciation	2.1.7.	-189,667.2	-180,417.5
Impairments	2.1.7.	-19,819.0	-34,181.4
Write-ups	2.1.7.	11,437.7	9,193.6
other operational costs	2.1.8.	-45,322.2	-24,803.7
Operating profit		**252,572.7**	**216,665.0**
Result from equity accounted participations		**1,880.7**	**803.8**
Other financial income	2.1.9.	80,629.4	366,833.2
Other financial costs	2.1.10.	-205,420.8	-425,672.8
Financial result		**-124,791.4**	**-58,839.5**
Profit before tax		**129,662.0**	**158,629.2**
Income tax	2.2.14.	-34,324.1	-40,427.8
I. Annual net profit		**95,338.0**	**118,201.4**
Result from financial instruments available for sale	2.2.10.	-1.3	-10.4
Result from cash flow hedges	2.2.10.	-20,719.4	-2,021.8
applicable taxes	2.2.14.	5,180.2	508.0
II. Other comprehensive income after tax		**-15,540.6**	**-1,524.1**
III. Comprehensive income		**79,797.4**	**116,677.3**
of which attributable to minority shares		-9.5	-2.6
of which attributable to parent company		79,806.9	116,679.9
Net profit for the period		**95,338.0**	**118,201.4**
of which attributable to minority shares		-9.5	-2.6
of which attributable to parent company		95,347.5	118,204.0

Consolidated balance sheet

in TEUR	In the notes under	31/12/2011	31/12/2010
Assets			
Investment property let	2.2.1.	4,182,236.8	3,938,303.9
Investment property under development	2.2.1.	418,187.8	477,319.9
Property for own use	2.2.1.	41,921.7	41,331.6
Tangible assets	2.2.1.	2,667.6	3,109.2
Intangible assets	2.2.2.	4,868.5	4,934.6
Investments in associated companies	2.2.3.	165,521.6	98,033.8
Other financial assets	2.2.4.	637,970.6	660,546.2
Deferred tax assets	2.2.14.	37,766.6	30,271.5
Non-current assets		**5,491,141.4**	**5,253,850.8**
Inventories	2.2.5.	12,785.2	16,717.6
Receivables and other assets	2.2.7.	151,317.9	71,432.9
Cash and cash equivalents	2.2.8.	53,658.5	45,406.6
Current assets		**217,761.6**	**133,557.1**
		5,708,903.0	**5,387,407.8**
Liabilities			
Nominal capital	2.2.10.	226,000.0	226,000.0
Retained earnings	2.2.10.	899,482.6	819,675.6
minority shares	2.2.10.	1,015.7	4.4
Equity		**1,126,498.3**	**1,045,680.0**
Financial liabilities	2.2.13.	3,320,855.5	3,344,577.7
Personnel provisions	2.2.11.	7,889.7	8,233.0
Other provisions	2.2.12.	11,362.8	20,918.9
Investment grants from public funds	2.2.15.	156,401.7	141,961.0
Trade liabilities	2.2.15.	3,784.0	3,233.1
Other liabilities	2.2.15.	89,860.3	40,816.7
Non-current liabilities		**3,590,154.0**	**3,559,740.4**
Financial liabilities	2.2.13.	569,089.4	370,118.6
Personnel provisions	2.2.11.	6,280.5	6,272.0
Other provisions	2.2.12.	159,984.8	147,403.8
Trade liabilities	2.2.15.	180,517.4	187,723.1
Provisions for actual income tax	2.2.6.	3,085.7	4,291.1
Other liabilities and investment grants	2.2.15.	73,293.0	66,178.8
Current liabilities		**992,250.7**	**781,987.4**
		5,708,903.0	**5,387,407.8**

Consolidated cash flow statement

in TEUR	In the notes under	31/12/2011	31/12/2010
Cash flow from operating activities:			
Consolidated profit before tax		129,662.0	158,629.2
Depreciation	2.2.1.	189,667.2	180,417.5
Impairments	2.1.7.	19,819.0	34,181.4
Write-up	2.1.7.	-11,437.7	-9,193.6
Valuation result from derivatives	2.1.9., 2.1.10.	-61,840.8	-361,689.0
Profit shares in associated companies		-1,880.7	-803.8
Gains and losses from disposal of property and tangible assets	2.2.1.	-3,815.9	-4,972.8
Gains and losses from disposal of financial assets	2.2.9.	1,052.5	7,006.1
Adjustment of minorities on balance sheet profit	2.2.6.	-37,727.9	-21,887.4
Profit brought forward from previous year	2.1.9.	122,075.3	120,838.0
Adjusting item shares of other shareholders	2.1.9.	56,313.2	297,466.0
Operating cash flow		**401,886.2**	**399,991.6**
Changes in receivables from finance lease	2.2.7.	284.0	323.0
Changes in receivables and other assets	2.2.7.	-19,299.4	-93,648.8
Changes in trade payables	2.2.15.	-6,654.8	49,912.4
Changes in personnel provisions (except tax provisions)	2.2.11.	-334.8	822.9
Changes in other liabilities	2.2.15.	41,589.7	57,286.9
Cash flow from changes in net current assets		**15,584.6**	**14,696.4**
Cash flow from operating activities		**417,470.9**	**414,688.0**
Cash flow from investing activities:			
Acquisition of investment property	2.2.1.	-392,432.9	-382,822.4
Acquisition of tangible and intangible assets	2.2.1., 2.2.2.	-1,851.3	-1,384.7
Changes in shares in associated companies	2.2.3.	-68,763.3	-50,601.9
Disposal of real estate, real estate companies and other assets	2.2.1.	18,862.0	18,174.1
Increase/repayment of loans	2.2.7.	24,512.3	-850.0
Interest received	2.1.9.	2,250.9	1,195.9
Dividends received	2.1.9.	88.0	1,571.5
Cash flow from investing activities		**-417,334.3**	**-414,717.8**
Cash flow from financing activities:			
Other changes in financial liabilities inc. changes in commercial papers	2.2.13.	-107,579.4	172,361.1
Amortisation of loans	2.2.13.	-51,555.2	-309,789.3
Borrowing	2.2.13.	250,000.0	150,000.0
Repayment of bank loans	2.2.13.	-47,224.8	-76,505.4
Borrowing with banks	2.2.13.	85,000.0	190,000.0
Interest paid	2.1.10.	-120,525.2	-119,313.7
Cash flow from financing activities		**8,115.4**	**6,752.6**
Total cash flow (= changes in cash and cash equivalents)		**8,251.9**	**6,723.0**
Cash and cash equivalents 1 January 2011	2.2.8.	45,406.6	38,753.5
Changes due to deconsolidation	1.4.	0.0	-69.9
Cash and cash equivalents 31 December 2011	2.2.8.	53,658.5	45,406.6
Net change in cash and cash equivalents		**8,251.9**	**6,723.0**

Development of Group equity

in TEUR	Share capital	Capital reserves	Fair value-reserve	Cash Flow Hedge reserve	Profit reserve	Equity before non-controlling Shares	non-controlling Shares	Equity total
As at 1 January 2010	**226,000.0**	**0.0**	**-15.1**	**-83.6**	**703,094.5**	**928,995.8**	**7.0**	**929,002.8**
Comprehensive income			-7.8	-1,516.4	118,204.0	116,679.8	-2.6	116,677.2
Changes in non-contolling shares								
Capital injections								
Capital repayments								
Dividends								
As at 31 December 2010	**226,000.0**	**0.0**	**-22.9**	**-1,600.0**	**821,298.5**	**1,045,675.6**	**4.4**	**1,045,680.0**
As at 1 January 2011	**226,000.0**	**0.0**	**-22.9**	**-1,600.0**	**821,298.5**	**1,045,675.6**	**4.4**	**1,045,680.0**
Comprehensive income			-1.0	-15,539.6	95,347.5	79,806.9	-9.5	79,797.4
Changes in non-contolling shares							1,020.8	
Capital injections								
Capital repayments								
Dividends								
As at 31 December 2011	**226,000.0**	**0.0**	**-23.9**	**-17,139.6**	**916,646.0**	**1,125,482.5**	**1,015.7**	**1,126,498.3**
In notes under	2.2.10	2.2.10	2.2.10	2.2.10	2.2.10	2.2.10	2.2.10	2.2.10

Segment reporting

In accordance with IFRS 8, operating segments shall be identified on the basis of internal reports on components of the Group whose operating results are reviewed regularly by the Group's chief decision makers with a view to taking decisions about resources to be allocated to the segment and assessing its performance.

Internal reporting as a foundation for which Group decisions are taken is based on BIG-GmbH as an individual company under the Austrian Commercial Code UGB (accounting standards under provincial law). Thus, the segment report only shows BIG GmbH segmentation in accordance with UGB and portrays reconciliation to IFRS. Due to the insignificance of fully consolidated companies, consolidated segment reporting is not performed for internal reporting.

Asset segments primarily concentrate on exercising economic ownership responsibilities for allocated real estate. Asset segments are split into "schools", "universities", "office and special purpose properties" (includes special purpose buildings, such as prison buildings) and "other real estate" (real estate without economic relevance to the Group, e.g., churches, tunnels).

Due to their specific performance portfolio, services segments are split into property management (technical maintenance and property management), facility services (including inspection and maintenance of factory equipment, compilation of test reports, security services), as well as planning and construction (architectural and planning activities, project management).

The segment report shows the main asset segments of schools, universities, office and special purpose properties separately and under "others" subsumes the segments of special purpose buildings and services Also included in the "others" segment are surpluses/backlogs from management which may result from levies or budget costs allocated to asset and service segments

Capital employed per segment comprises directly allocable positions only and essentially contains real estate assets, real estate assets under construction, investments in financial assets, financial assets from associated and participating companies, inventories, receivables, building grants, directly allocable provisions, trade liabilities and advance rent payments.

Direct allocation of interest-bearing borrowed capital (bonds, liabilities to banks), due to the Group's portfolio financing, is not possible and allocable only on the basis of capital employed per segment.

in TEUR

2011	BIG individ.ACC										
	Schools	Universities	Office & special	Other	Adjust-ment	Totals	transfer	IFRS BIG individ.	IFRS Ind. sale	Conso-lidation transfer	IFRS Group
Revenue	301,519.3	218,512.9	244,211.7	66,687.4	-12,053.9	818,877.3	-284.0	818,593.4	8,344.4	-1,044.3	825,893.6
of which											
External revenue	301,519.3	218,450.8	242,054.2	17,206.7	39,646.4	818,877.3					
Internal revenue	0.0	62.2	2,157.5	49,480.7	-51,700.3	0.0					
EBIT	84,295.0	47,465.0	70,518.4	15,654.2	0.0	217,932.6	34,221.8	252,154.4	4,442.4	-4,024.2	252,572.7
Financial result (inc. result at Equity)	-50,922.2	-45,736.2	-36,575.6	0.0	0.0	-133,233.9	18,251.2	-114,982.7	-1,591.2	-6,336.7	-122,910.6
Profit before tax (EBT)	33,372.9	1,728.9	33,942.8	15,654.2	0.0	84,698.7	52,473.0	137,171.7	2,851.2	-10,360.9	129,662.0
Taxes on income	-13,631.6	-5,808.7	-12,376.6	-3,913.6	0.0	-35,730.5	3,331.1	-32,399.4	-220.8	-1,703.9	-34,324.1
A.o. profit	0.0	0.0	0.0	7,777.9		7,777.9	-7,777.9				
annual net profit	19,741.2	-4,079.8	21,566.2	19,518.5	0.0	56,746.1	48,026.2	104,772.3	2,630.4	-12,064.7	95,338.0
Segment profit inc. calc. Costs	**4,286.6**	**-17,960.6**	**8,856.9**	**19,518.5**		**14,701.4**					
Capital Employed	1,540,642.1	1,383,740.6	1,106,588.4	23,223.9	0.0	4,054,195.0					
Investments in tangible and intangible assets Assets	124,267.0	141,161.5	118,621.2	1,622.1	0.0	385,671.8	8,748.3	394,420.1	-135.9	0.0	394,284.2
Scheduled depreciation	-79,801.6	-85,117.9	-57,687.7	-2,667.7	-1,428.0	-226,702.9	38,104.8	-188,598.1	-1,070.5	1.4	-189,667.2
Value reductions inc. usage Impending losses	-1,342.1	-1,261.5	0.0	0.0	0.0	-2,603.6	-17,215.5	-19,819.0	0.0	0.0	-19,819.0
Write-ups	0.0	0.0	0.0	0.0	0.0	0.0	11,437.7	11,437.7	0.0	0.0	11,437.7
Allocation and release of impending loss provision	0.0	-200.0	550.0	0.0	0.0	350.0	0.0	350.0	0.0	0.0	350.0

2010	BIG individ.ACC										
Revenue	286,901.9	219,933.7	234,053.4	63,154.9	-11,723.2	792,320.6	716.1	793,036.7	7,595.2	-1,185.2	799,446.7
of which											
External revenue	286,901.9	219,933.7	231,854.5	14,050.2	39,580.3	792,320.6					
Internal revenue	0.0	0.0	2,198.9	49,104.6	-51,303.5	0.0					
EBIT	58,624.1	37,126.3	59,284.5	14,010.7	0.0	169,045.6	43,924.5	212,970.1	3,778.6	-83.7	216,665.0
Financial result (inc. result at Equity)	-49,230.7	-43,735.6	-36,614.9	0.0	0.0	-129,581.3	71,236.2	-58,345.1	851.9	-542.6	-58,035.7
Profit before tax (EBT)	9,393.4	-6,609.3	22,669.6	14,010.7	0.0	39,464.4	115,160.6	154,625.0	4,630.6	-626.3	158,629.2
Taxes on income	-7,793.0	-3,487.5	-9,975.4	-3,502.7	0.0	-24,758.6	-14,931.1	-39,689.7	-608.8	-129.3	-40,427.8
net profit for the period	1,600.4	-10,096.8	12,694.2	10,508.0	0.0	14,705.8	100,229.5	114,935.3	4,021.8	-755.7	118,201.4
Segment profit inc. calc. Costs	**-12,580.9**	**-22,695.2**	**618.4**	**10,508.1**		**-24,149.6**					
Capital Employed	1,450,746.4	1,288,815.0	1,078,980.4	46,058.9	0.0	3,864.600.7					
Investments in tangible and intangible assets Assets	117,008.5	154,829.5	103,793.1	1,221.5	0.0	376,852.6	7,328.1	384,180.7	26.3	0.0	384,207.0
Scheduled depreciation	-76,754.2	-78,623.5	-54,892.1	-2,516.0	-1,468.2	-214,254.1	33,436.0	-179,349.9	-1,067.6	0.0	-180,417.5
Value reductions inc. usage Impending losses	-5,805.0	-20,415.9	-3,892.7	-459.4	0.0	-30,572.9	-3,608.5	-34,181.4	0.0	0.0	-34,181.4
Write-ups	0.0	0.0	1,771.9	0.0	0.0	1,771.9	7,421.7	9,193.6	0.0	0.0	9,193.6
Allocation and release of impending loss provision	2,446.9	1,116.3	-159.6	0.0	0.0	3,403.6	0.0	3,403.6	0.0	0.0	3,403.6

UNIPARK NONNTAL
ARCHITECTURE: STORCH, EHLERS & PARTNER
PHOTO: ANDREW PHELPS

B) Notes to the Consolidated Financial Statements

Unipark Nonntal
The Unipark is not only a modern, sustainable building on the exterior. Set 200 metres into the earth, a geothermal system with 56 tubes provides half of the energy needed by the new building.

1. General

1.1. Operating activities

Bundesimmobiliengesellschaft m.b.H., 1031 Vienna, Hintere Zollamtsstraße 1, Austria, (in the following Bundesimmobiliengesellschaft or BIG) is the uppermost constituent company of a real estate group which operates primarily in Austria. The larger share of real estate was transferred from the Republic of Austria to BIG in four tranches under the terms of the Federal Real Estate Act (Federal Law Gazette 141/2000 of 29 December 2000). According to section 4, paragraph 2 of the Federal Real Estate Act, BIG shall - at market-conforming conditions and wherever economically reasonable - satisfy the Federal Government's space requirements, and in particular make available the objects transferred, adapt them as necessary and acquire real estate required for the Federal Government's further building projects. BIG business activities include acquisition, development, rental and sale of real estate. Aside from real estate in Austria, the Group owns one building in the USA (New York), one in Switzerland (Berne) and one in Germany (Berlin). All other sales revenues, assets and liabilities are generated in Austria.

1.2. Accounting standards

The consolidated financial statements for BundesWimmobiliengesellschaft have been prepared in accordance with the International Financial Reporting Standards (IFRS), published by the International Accounting Standards Board (IASB) and its predecessor, the Board of the International Accounting Standards Committee, which also contain the International Accounting Standards (IAS), and in accordance with the Interpretations of the International Financial Reporting Interpretations Committee (IFRIC). The balance sheet date for the consolidated financial statements is 31 December 2011. The presentation currency is Euro. In the calculation of totals, differences may occur due to rounding and the use of automatic calculation programmes.

The present consolidated financial statements are based on EU regulation no. 1606/2002 issued by the European Parliament and the European Union for the purpose of applying international accounting standards (IAS-VO 1606/2002), which obligates capital market oriented companies in the European Union to prepare and publish their consolidated financial statements in accordance with the International Financial Reporting Standards. According to Art. 3 para. 1 of the IAS-VO 1606/2002, those standards shall apply which, under Art. 6 para. 2 of the IAS-VO 1606/2002 were absorbed by EU legislation through comitology procedures. The International Financial Reporting Standards adopted by the European Union have immediate effects and the Member States and do not require transposition into national law. All International Financial Reporting Standards published in the language of Member States are considered authentic within the meaning of Community Law. Section245a paragraph 1 of the Code of Commercial Law (HGB) as amended in Federal Law Gazette (BGBl.). I 161/2004 standardises exceptions to the obligation to prepare consolidated financial statements in accordance with Austrian regulations under commercial law (sections 247 et seq. UGB) in those cases where an obligation to prepare the consolidated financial statements in accordance with International Financial Reporting Standards within the meaning of Art. 4 paragraph1 IAS-VO 1606/2002 exists. BIG avails itself of these exceptions according to the rules set out in Community law.

The framework of the IASB does not constitute a part of IFRS and was not absorbed by EU legislation. IAS 8.11 (b), however, for interpretation and stop-gap, requires that recourse is made to the definitions and allocation criteria for assets, liabilities, expenses and revenue provided for in the framework. According to item 2.1.5. of the (non-binding) commentary on specific articles in the IAS-VO 1606/2002 issued by the EU, the framework does, however, constitute the "basis for judgement in solving accounting issues". For this reason and because of express reference to the framework in IAS 8.11 (b), the latter is applied without qualification in the preparation of the Group's consolidated financial statements.

The consolidated financial statements prepared by BIG, in their full content, comply with the International Financial Reporting Standards in their current version insofar as they have been absorbed into European Union legislation by way of comitology procedures in accordance with Art. 6 paragraph 2IAS-VO 1606/2002. This does not represent a restriction to the confirmation of compliance with IFRS as required by IAS 1.16.

New and amended IFRSs issued by the European Union and resulting changes in recording, recognition and measurement.

In contrast to the Consolidated Financial Statements for the year ended on 31 December 2010, the following Standards and Interpretations changed or became mandatory for the first time due to absorption into European law or the coming into force of the regulations:

Standards/Interpretations applicable/revised for the first time		Effective from
IAS 24	Disclosure of Related Party Transactions	1 January 2011
IAS 32	Financial instruments: representation (classification of subscription rights)	1 February 2010
IFRS 1	First application of IFRS (Limited exemption for first time users from comparatives as per IFRS 7)	1 July 2010
Misc.	Improvements to IFRS through the Annual Improvements Project 2010	1 July 2010 or 1 January 2011
IFRIC 14	IAS 19 – The Limit on a Defined Benefit Asset, Minimum Funding Requirements and their Interaction (advance contributions of minimum funding requirements)	1 January 2011
IFRIC 19	Extinguishing Financial liabilities with Equity instruments	1 July 2010

On 4 November 2009, the IASB published the revised version of IAS 24 - Disclosure of Related Party Transactions. The changes to IAS 24 relate to the definition of related parties. They also contain simplifications in relation to the disclosure of transactions between companies that are subject to state control or are influenced significantly by the public sector. The changes to IAS 24 are compulsory for financial years commencing on or after 1 January 2011. They may be applied earlier. These changes in the Standards had no effect on the Consolidated Financial Statements.

On 8 October 2009, the IASB published the changes to IAS 32 - Financial instruments: Presentation relating to the classification of rights issues. IAS 32 will be changed such that rights, options and warrants for a fixed number of own shares offered for a fixed amount of foreign currency should be classified as equity if they are issued pro rata to an entity's all existing shareholders in the same class. The changes are compulsory for financial years commencing on or after 1 February 2010. They may be applied earlier. These changes in the Standards had no effect on the Consolidated Financial Statements.

On 28 January 2010, the IASB published a change to the IFRS - first time use of the International Financial Reporting Standards under the title of „Limited Exemption from Comparative IFRS 7 Disclosures for First-time Adopters". The changes made by IFRS 1 now allow companies applying IFRS for the first time to make use of an exemption for disclosures of comparatives for Fair Value measurements and liquidity risk. This IFRS exemption applies in cases where the comparison periods end before 31 December 2009. The changes to IFRS 1 and IFRS 7 are compulsory for financial years which begin on or after 1 July 2010. They may be applied earlier. This first user regulation is not relevant for the Group.

As a result of the IFRS Annual Improvements Project in 2010, there were detailed changes to a number of individual standards and to one interpretation. These changes should make the regulatory content more tangible and remove unintentional inconsistencies from the IFRS This collective standard has had no effect on the Consolidated Financial Statement.

On 26 November 2009, the IASB published changes to IFRIC 14 - advance payments within the context of minimum funding requirements. In accordance with the changes to IFRIC 14, companies subject to minimum funding requirements must record advance payment contributions for the fulfilment of the minimum funding requirement obligation as assets. The changes to IFRIC 14 are compulsory for financial years commencing on or after 1 January 2011. They may be applied earlier. This interpretation has had no effect on the Consolidated Financial Statements.

On 26 November 2009, the IASB published changes to IFRIC 19 - Extinguishing Financial liabilities with

Equity instruments. IFRIC 19 is about the accounting treatment of the issue of equity instruments by a debtor to repay financial liabilities (so-called Debt-Equity-Swap). Within this, the equity instruments issued for redemption are measured at Fair Value. If this is not possible, reference is to be made in the alternative to the Fair Value of the liability. Where liabilities are redeemed by the issue of equity instruments, differences existing between the book value of the liability and the Fair Value at the time of derecognition are to be recognised in profit and loss. The changes to IFRIC 19 are compulsory for financial years commencing on or after 1 July 2010. They may be applied earlier. This interpretation has had no effect on the Consolidated Financial Statements.

New accounting standards not yet applied

The IASB also agreed changes to a standard that were absorbed by the EU in the 2011 reporting period but that were not yet mandatory in their application.

New accounting standards not yet applied but absorbed by the EU		Effective date (absorption by EU)
IFRS 7	Transfer of financial assets	1 July 2011 (22 November 2011)

Due to the changes to IFRS 7, the annex details for the derecognition of financial assets have been extended. Now, it is necessary to have additional annex details relating to transferred but not (or not fully) derecognised financial assets and their relationship to new liabilities arising from them If the transferred financial assets have also been completely derecognised, detailed qualitative and quantitative information about any rights and duties withheld or taken over in the context of the transaction are to be provided. The annex details also include the profit and loss effects from the transaction itself and also from the valuation of the rights and duties withheld or taken over. The changes to IFRIC 7 are compulsory for financial years commencing on or after 1 July 2011. They may be applied earlier. This interpretation has had no effect on the Consolidated Financial Statements.

New accounting standards not yet absorbed by the EU

The IASB and the IFRIC have agreed further standards and interpretations that have not yet been applied in the 2011 reporting period since they have yet to be absorbed into EU law.

New accounting standards not yet absorbed by the EU		Effective date (expected absorption by EU)
IAS 1	Presentation of the Financial Statement	1 July 2012 (Q1/2012)
IAS 12	Recovery of underlying assets	1 January 2013 (Q2/2012)
IAS 19	Services to employees	1 January 2013 (Q1/2012)
IAS 27	Consolidated Financial Statements	1 January 2013 (Q3/2012)
IAS 28	Associated companies	1 January 2013 (Q3/2012)
IAS 32 or IFRS 7	Offsetting of financial assets and financial liabilities	1 January 2013 or 1 January 2014 (Q3/2012)
IFRS 1	First time use of IFRS (high inflation)	1 July 2011 (Q2/2012)
IFRS 9 bzw. IFRS 7	Financial instruments	1 January 2015 (deferred)
IFRS 10	Consolidated Financial Statements	1 January 2013 (Q3/2012)
IFRS 11	Mutual agreements	1 January 2013 (Q3/2012)
IFRS 12	Details about participations in other companies	1 January 2013 (Q3/2012)
IFRS 13	Measurement of Fair Value	1. January 2013 (Q3/2012)
IFRIC 20	Accounting of waste removal costs in sub-surface mining	1 January 2013 (Q2/2012)

The individual effects of the changes are being verified by the Group.

1.3. Methods of Consolidation

iFirst consolidation of a newly acquired participation in the consolidated financial statements follows the purchase method, which means allocating the acquisition costs to the reassessed assets (especially real estate) and debts pertaining to the participation. The remaining active difference between acquisition costs and reassessed net assets is set out as goodwill according to IFRS 3.

All entities whose financial and business policies the parent directly or indirectly exercises a controlling influence on (subsidiaries) are fully consolidated in the Group financial statements. All internal transactions between entities of the reporting entity, as well as related income and expenses, receivables and liabilities, and unrealised gains are eliminated.

Entities (associated companies) whose financial and business policies the parent exercises a substantial influence on – due to share ownership usually 20% – 50% – are accounted for at equity.

1.4. Consolidated Group

Along with Bundesimmobiliengesellschaft, assets of the following entities have been included in the consolidated financial statements:

Company	Headquarters	Currency	Holding %	Consoli-dation-method[1]	Nominal capital
Bundesimmobiliengesellschaft m.b.H.	Vienna	EUR	100	VK	226,000,000.00
BIG Entwicklungs- und Verwertungs GmbH	Vienna	EUR	100	VK	364,000.00
„Muthgasse 18" Liegenschaftsverwertung GmbH	Vienna	EUR	100	VK	36,336.42
Inffeldgasse 25 Forschungs- und Wissenschaftsgebäude Bauträger GmbH	Vienna	EUR	100	VK	35,000.00
BIG Beteiligungs GmbH	Vienna	EUR	100	VK	35,000.00
BIG Asperner Flugfeld Süd Holding GmbH	Vienna	EUR	100	VK	35,000.00
ICT Technologiepark Errichtungs- und Verwertungs GmbH	Vienna	EUR	100	VK	35,000.00
Karree St. Marx GmbH	Vienna	EUR	100	VK	35,000.00
Grutschgasse 1–3 GmbH	Vienna	EUR	100	VK	35,000.00
NOE Central St. Pölten Verwertungs GmbH	St. Pölten	EUR	67.58	VK	35,000.00
BIG Liegenschaften Strasshof Verwertung und Entwicklungs GmbH	Vienna	EUR	55	EK	35,000.00
Projektgesellschaft Wirtschaftsuniversität Wien Neu GmbH	Vienna	EUR	51	EK	35,000.00
Residenz am Hamerlingpark GmbH	Vienna	EUR	50	EK	35,000.00
Anzengrubergasse Errichtungs- und Verwertungs GmbH	Graz	EUR	45	EK	35,000.00
SIVBEG Strategische Immobilien Verwertungs-, Beratungs- und Entwicklungsgesellschaft m.b.H.	Vienna	EUR	45	EK	35,000.00
„Wohngarten Sensengasse" Bauträger GmbH	Vienna	EUR	45	EK	35,000.00
Zahnradbahnstraße Bauträger GmbH	Vienna	EUR	45	EK	35,000.00
Schnirchgasse 9-9A GmbH	Vienna	EUR	45	EK	35,000.00
Wien 3420 Aspern Development AG	Vienna	EUR	26.6	EK	70,000.00
Hillerstraße – Jungstraße GmbH	Vienna	EUR	25	EK	35,000.00
Eslarngasse 16 GmbH	Vienna	EUR	25	EK	35,000.00
Fürstenallee 21 GmbH	Vienna	EUR	25	EK	35,000.00
Schiffmühlenstraße 120 GmbH	Vienna	EUR	25	EK	35,000.00

1) FC = fully consolidated; E = At Equity

Bundesimmobiliengesellschaft is owned 100% by the Republic of Austria.

Entities BIG Liegenschaften Strasshof Verwertungund Entwicklungs GmbH, as well as project company Wirtschaftsuniversität Wien Neu GmbH were not fully consolidated, as the relevant syndicate agreements do not establish a control situation within the meaning of IAS 27.13.

The financial statements for all entities of the consolidated Group were prepared on the balance-sheet date 31 December.

In 2011, 75% of the shares in Schiffmühlenstraße 120 GmbH (formerly Engerthstraße 216 GmbH), which is no longer consolidated at equity, was transferred and 45% of the participation in the Zeughaus Innsbruck GmbH was sold. The Grutschgasse 1-3 GmbH was newly founded in the reporting year as a 100% subsidiary of BIG Entwicklungs- und Verwertungs GmbH with share capital of TEUR 35 and absorbed into the consolidation group. Following its merger into the Bundesimmobiliengesellschaft m.b.H. as a takeover company, BIG Finanzdienstleistungen GmbH ceased to be part of the fully consolidated group with effect from 31 December 2010.

Effects on the Group are shown below:

in TEUR	Schiffmühlenstraße 120 GmbH
	Valued 31/12/2010
Current assets	4.4
Current provisions and liabilities	0.0
Net assets	**4.4**
Sale price	17.5
Cash disposed	0.0
Net cash inflow	**17.5**
Annual result 2010	-1.7
Pro rata annual result 2010	-0.8
Results recognised	**-0.8**

The consolidated group, in the business year 2011, developed as follows:

	Full consolidation	at-Equity consolidation
As at 1 January 2011	11	13
Disposed of in year of reporting *)	-1	1
Disposed of in year of reporting	0	-1
Established in year of reporting	1	0
Merged in year of reporting	-1	0
As at 31 December 2011	**10**	**13**

*) Change from full consolidation to at equity

The consolidated group, in the business year 2010, developed as follows:

	Full consolidation	at-Equity consolidation
As at 1 January 2010	13	11
Disposed of in year of reporting *)	-2	2
Established in year of reporting	0	0
Merged in year of reporting	0	0
As at 31 December 2010	**11**	**13**

*) Change from full consolidation to at equity

The financial situation of the companies accounted for by the equity method is as follows:

in TEUR	31/12/2011	31/12/2010
Assets	308,203.0	224,667.3
Debts	101,513.8	75,561.6
Revenue	26,909.3	10,273.9
Annual result	**4,039.3**	**62.8**

1.5. Currency Conversion

Business transactions in foreign currency
Individual companies of the Group handle foreign currency business cases at the middle rate valid on the day of the relevant transaction. Foreign currency monetary assets and liabilities on the balance sheet date are converted to the Group currency Euro at the exchange rate valid on that day. Resulting foreign currency gains and losses are accounted for in profit or loss for the business year.

Companies using a deviating functional currency have not been included in the consolidated financial statements.

1.6. Accounting policies

The comprehensive income statement for the Group in the current consolidated financial statements was prepared in accordance with the total cost method.

Investment property and tangible assets
Investment property refers to land and buildings primarily utilised by third parties. Real estate which is utilised by the Group itself, at least in part, is accounted for as tangible assets, unless the extent of internal use is only marginal.

Facilities under development refer to new constructions and all buildings which by January 1 2006 had been subjected to general redevelopment which on the balance sheet date had not been completed. General redevelopments begun after January 1 2006 are accounted for under rented investment property. Borrowing costs for the development of real estate are capitalised as part of acquisition and construction cost as at 1 January 2009.

Rented out investment property and investment property under development are shown under cost of acquisition and construction less depreciation and impairment losses in accordance with the "cost model" established as an option in IAS 40. Costs for general overhaul are capitalized and amortised over the remaining useful life or, in the event the remaining book value is exceeded prior to general overhaul, are amortised in equal instalments over a redefined useful life of 25 – 50 years together with the remaining book value. Valuation of the other tangible assets is effected by the same method. Investment grants are contributions to building costs granted by tenants. The non-repayable investment grants are carried on the liabilities side and are liquidated in profit or loss in accordance with the course of depreciation or the duration of the waiver of the right to terminate as set out in the rental agreement of the corresponding investment property.

Subsequent acquisition costs are accounted for under investment properties. The reason is that the final accounting of the investment property to be capitalised is delayed in time depending on the time of handover.

As not all investment property is rented out according to IAS 40, some investment properties are treated in the books as vacancies. Costs for vacancies, however, are of minor relevance.

Depreciation of values of buildings and tangible assets is effected in equal instalments over the expected useful life. Individual parts of values of buildings and tangible assets are not written off separately as they do not make up a significant share of the overall acquisition costs.

Expected useful life is assumed as follows:

Useful life in years	from	to
Real estate assets	25	50
Equipment fixtures and fittings	5	10
Other tangible assets	10	33

Intangible assets
Intangible assets have a limited useful life and are shown in the consolidated balance sheet as acquisition costs less linear depreciation and impairment losses (included under other operating expenses). The following useful lives were defined for calculating the depreciation rates:

Useful life in years	from	to
Software	3	5
Usufruct rights	20	20

Investments in associated companies
At equity included associated companies are accounted for under cost of acquisition to begin with, and are subsequently recognized based on their amortized prorated net assets plus goodwill where applicable. The carrying amounts are increased or reduced annually by prorated profits, dividends distributed and other equity changes. Depreciation is effected where the interest value calculated on the balance-sheet date is below the carrying amount.

Leases
The BIG Group acts as lessor for its real estate. Leasing agreements are classified in terms of the economic content at the time they are signed to clarify whether all risks and opportunities connected to the property have been transferred. In the event that essential risks and opportunities connected to the property remain with the lessor, the lease is considered to be Operating Leasing and the leased assets are amortised over their useful life. In the event essential risks and opportunities are transferred to the lessee, the lease is considered as Finance Leasing and is reported as receivables to the amount of the net investment value from the lease.

Where BIG acts as a lessee in an Operating Leasing agreement, the leasing payments are recorded as expenses in profit and loss over the lease term.

Financial assets and liabilities
Provided companies are not associated within the meaning of IAS 28 "impairment of investment in associated companies", financial assets are carried in the balance sheet in accordance with IAS 39 and depending on their classification are shown either with (amortised) acquisition costs or fair market values.

Securities are classified in the category available-for-sale. They are measured at Fair Value at the time they are first recognized. As long as the Fair Values determined are reliable, the latter shall be shown. Acquisition costs are shown in those cases where there are no active markets and Fair Values cannot be determined without unreasonable expenditure. On 31 December 2011, all securities in the category available-for-sale were recognized at Fair Value. Fluctuations in financial assets in the category available-for-sale, taking into consideration deferred taxes, are accounted for directly in equity. Amounts not affecting operating profit are added to the period result only at the time of sale or where impairment of the relevant financial assets is substantial and sustainable.

Trade receivables, loans and other receivables and assets are classified "loans and receivables" and are carried in the balance sheet under amortised acquisition costs, using the effective-yield method. Where there are doubts as to their collectability, receivables are shown with the lower realisable sum. Other financial assets include, amongst others, the positive market values of derivative financial instruments which are classified as held-for-trading or are part of hedge positions. BIG currently does not avail itself of the category held-to-maturity.

The fixed-rate bonds issued by BIG, whose Fair Value risk is limited by an interest-rate swap (or interest and currency swap), are measured at Fair Value in profit or loss in the category "at Fair Value through profit and loss" (Fair Value Option). The variable interest bond issued by BIG whose interest-rate risk is hedged by an interest-rate swap is accounted for as a cash-flow hedge. Changes in value of the derivative are recognized in other comprehensive income. The above bonds are issued by BIG and are therefore carried as financial liabilities. They are controlled by a documented financing strategy and their performance is assessed internally on the basis of Fair Value. Only those loans are classified "at fair market value through profit and loss" which comply with these requirements and whose classification will render more relevant information.

Other bonds, liabilities with banking institutions, as well as trade liabilities and other liabilities are recognized in the category Financial Liabilities at Amortised Cost, using the effective yield method. Other assets/other liabilities include, amongst others, the positive/negative market values for derivative financial instruments which are classified as Held-for-Trading or are part of hedging relationships.

The Fair Values of financial assets and liabilities, as a rule, correspond to the market prices at the balance sheet date; any deviations that there may be are shown under 2.2.9. in the notes. Where prices of active markets are not available immediately, they are calculated using recognized finance mathematics valuation methods and current market parameters (in particular interest rates, exchange rates and credit worthiness of contract partners) – provided they are not of minor significance only. The Cash Flows of financial instruments are discounted to the balance-sheet date.

Financial assets and liabilities are recognized at the due date. Financial assets and liabilities are written off once the rights to payment from the investment have been extinguished or transferred and where BIG has essentially transferred all risks and opportunities connected to ownership.

Other financial assets
Other financial assets refer to loans and securities Available for Sale, as well as non-current receivables from finance lease and other non-current receivables.

Dropping impairment at a later date results in a reversal of impairment losses in profit or loss up to the amount of the original amortised cost of acquisition and construction.

There are no equity instruments Available for Sale.

Receivables from finance leases are capitalized in principle at the cash value of future lease instalments.

Impairment of assets according to IAS 36
Whenever assets are showing signs of being impaired, Bundesimmobiliengesellschaft calculates their recoverable amounts. Provisions relevant to goodwill are not applicable due to lack of accounting for goodwill.

The recoverable amount is calculated as the greater of the value in use and the Fair Value less the costs of disposal (net Fair Value). If the asset‘s recoverable amount is lower than its carrying amount, it is depreciated to the former.

The value in use is the cash value of estimated future Cash Flows which is likely to be achieved from continued use of an asset and its disposal at the end of its life.

The Fair Value corresponds to the proceeds to be achieved by selling the asset in a transaction under market conditions between competent, willing and independent parties.

The calculated impairment is recognized in profit or loss. Impairment expenses are carried as a separate item in the comprehensive income statement (see 2.1.7).

Eliminating impairment at a later date results in a reversal of impairment losses in profit or loss up to a maximum amount of amortised costs of acquisition and construction and are carried as a separate item in the comprehensive income statement (see 2.1.7.).

Recognition of revenue
Rental revenue essentially is recognized pro-rata-temporis over the term of the rental agreement. One-off payments or rent-free periods are allocated over the entire term. This is due to the differences in terms between the duration of the rental agreement and the duration of the waiver of the right to terminate.

Services revenues are realised upon completion of services.

Receivables and other assets
Other assets are valued at the lower of acquisition costs and the Fair Value minus selling costs.

Rental agreements where ownership-related risks and chances are transferred to the lessee are carried as receivables at the amount of the net investment value from the lease relationship. Net investment in a lease relationship is gross investment discounted with the interest rate upon which the lease relationship is based. Gross investment is the sum total of minimum lease payments due to the lessor in a finance lease plus a non-guaranteed residual value to the benefit of the lessor.

Inventories
Inventory property refers to property held for disposal during ordinary business activities or which is currently at the construction stage with intended future disposal. The share of inventory property in BIG is marginal, and is shown under "inventory". Inventory is measured using the lower of costs of acquisition and construction and net selling price.

Inventory primarily refers to services from tenants' investments not yet invoiced. Tenants' investments are services commissioned to Bundesimmobiliengesellschaft by third persons (= tenants) which are charged to the tenants upon completion. Inventory is measured using the lower of costs of acquisition and construction and net selling price.

Cash and cash equivalents
Cash and cash equivalents include cash, readily available balances with banks, as well as short-term investments with banks with a term of up to three months at the time of investment.

Liabilities towards employees
Statutory regulations require Bundesimmobiliengesellschaft to award a one-time severance payment (statutory severance payment) to members of staff employed before 1 January 2003 in the event of dismissal or retirement. Severance payment depends on the number of years employed and the pay relevant at the time payment becomes due and can amount to between two and twelve months' pay. Provisions are made for this obligation. The reimbursement fund carried in the books is calculated, as it was the previous year, in accordance with the Projected Unit Credit Method, using an interest rate for accounting purposes of 4.75% (previous year: 4.5%), expected future pay increases of 3.75% (previous year: 3.75%) and a retirement age of 62.0 years for women and men. The fluctuation rate is graded by age between 0.0 and 5.0% (previous year: 0.0 to 5.0%).

In addition Bundesimmobiliengesellschaft has consented to performance-oriented pensions for two former managers. A separate provision was made for this obligation calculated in accordance with the projected unit credit method at an interest rate of 4.75% (previous year: 4,5%) using the Pagler & Pagler computation tables. Pension increases are expected to be 2.5% (previous year: 2.5%).

Actuarial gains and losses are realised immediately as affecting operating profit, no corridor is applied.

Bundesimmobiliengesellschaft is obligated by law to pay 1.53% of the monthly pay into a staff provision plan for all members of staff employed after 31 December 2002. Thus, a contribution-oriented plan has been established. Payments in 2011 amounted to TEUR 258.6 (previous year: TEUR 244.1) and were recognized immediately as affecting expenses. In addition, contributions are paid into a pension plan; there is no further liability for rights to benefits for beneficiaries. Based on the agreement of 1 January 2007 between BIG and a pension plan association, the former is committed to awarding performance oriented pensions to employees who have been with the company for more than one year. Payments from this contribution-oriented plan in 2011 amounted to TEUR 211.3 (previous year: TEUR 203.6).

None of the performance-oriented plans are financed from a fund.

Civil servants and persons working for Bundesimmobiliengesellschaft under a limited contract are also entitled to anniversary awards. The law provides that beneficiaries are paid different monthly salaries depending on the province they work in and the number of years they have been in service. Relevant provisions are formed over the course of their time in service using the valuation methods applicable to provisions for severance payments. Actuarial gains and losses are recognised as they occur.

The effect of interest rate changes is negligible.

Provisions
Provisions are shown where Bundesimmobiliengesellschaft has a legal or actual obligation towards third parties because of a past event and the obligation is likely to cause an outflow of funds. Such provisions are recognized at the value calculated with the best possible estimate at the time the financial statements are prepared. Where reasonable estimation of the amount is not possible, provisions are not made. In these rare cases, the obligation is shown as contingent liabilities. In the event that the cash value of the provision calculated with market interest rates differs widely from the nominal value, the cash value of the obligation is shown.

Taxes
Income tax expenditure shown for the annual period includes income taxes calculated for each company from taxable profit using the applicable tax rate ("actual tax") and the change in accruals and deferrals affecting operating profits ("deferred taxes").

Temporary differences in accordance with IAS 12 between the tax balance sheet and the consolidated balance sheet are taken into account when calculating deferred taxes. Deferred taxes on accumulated losses brought forward are capitalized to the extent that they are likely to be offset against future tax gains in the foreseeable future. The Group has not capitalized any accumulated losses brought forward as there are no accumulated losses brought forward worth noting.

For accruals and deferrals future tax rates expected upon release of the difference are applied. Tax accrual and deferral was calculated using the Austrian tax rate of 25%.

BIG represents the Group parent of a tax group whose members are listed below: The Group members are:

- BIG Entwicklungs- und Verwertungs GmbH
- BIG Beteiligungs GmbH
- Projektgesellschaft Wirtschaftsuniversität Wien Neu GmbH
- Inffeldgasse 25 Forschungs- und Wissenschaftsgebäude Bauträger GmbH
- BIG Asperner Flugfeld Süd Holding GmbH
- „Muthgasse 18" Liegenschaftsverwertung GmbH
- ICT Technologiepark Errichtungs- und Verwertungs GmbH
- Karree St. Marx GmbH

The tax allocation agreement in accordance with the existing group agreement provides that group members for negative income are allocated 25% of the taxable income from the group parents and, for positive income, shall pay 25% of the taxable income to the Group parent.

Derivative Financial Instruments and Hedges
BIG essentially employs derivative financial instruments– in particular interest rate swaps, interest rate and currency swaps, as well as currency swaps –to reduce risk, and especially to reduce interest rate and currency risks incurred by bond and loan issues. All derivative financial instruments are carried in the balance sheet at Fair Value in accordance with IAS39. Derivative financial instruments with positive market values are shown under other financial assets, derivative financial instruments with negative market values are shown under other liabilities.

To evaluate derivative financial instruments, interbank conditions, and where necessary, also credit margins or market prices valid for BIG, are used; the bid and ask prices on the balance-sheet date are applied. Where no market prices are used, the Fair Value is calculated using recognized financial models. The Fair Values shown each correspond to the amount for which an asset could be exchanged or a liability could be settled at between competent, contractually willing and mutually independent business partners.

BIG applies rules on hedge relationships in accordance with IAS 39.71 et seq. (hedge accounting) for future Cash Flow Hedges. Results from derivative financial instruments for which a Cash Flow Hedge relationship was formed are recognised as not affecting operating profit in Cash Flow Hedge reserves under equity until the hedged item is realized. Changes in the results due to the ineffectiveness of these derivative financial instruments are recognised in profit or loss in the consolidated income statement.

Provisions for the designation of financial instruments (Fair Value Option under IAS 39 AG4B et seq) are also applied. Designation is effected in writing during initial recording of the financial instruments to avoid inconsistent measurements of bonds (otherwise measured at amortised carrying amounts) and derivatives (measured at market value). Fair Values are determined using market prices on active markets. Criteria for designation are essentially the same with nominals, date of payment, amount of payment and currencies regularly satisfied.

Cash Flow statement
The Cash Flow statement was prepared in accordance with IAS 7. Cash and cash equivalents include cash, readily available balances with banks, as well as short-term investments with banks with a term of up to three months at the time of investment.

Financing income
The results from financial investments (see 2.1.9 and 2.1.10) include interest, dividends and similar income generated by investment of financial resources and investment in financial assets, as well as gains and losses from disposal or write-up and/or impairment of financial assets.

Finance expenditure comprises the interest rate and interest-related expenses for outside financing. Interest rates are recorded using the effective-yield method.

Currency gains/losses related to financing in particular are shown in the financial result.

Accounting estimates and judgements made by the management board
The key forward-looking assumptions, as well as other major sources of estimate uncertainties on the balance sheet date, due to which substantial adaptations of carrying amounts for assets and liabilities may become likely in the next business year, are set out below:

- Valuing real estate held as financial investment
  Measurement of real estate depends on the valuation method applied. While export reports on the property owned by the Group are drawn up in accordance with internationally recognized standards, it cannot be excluded that the real estate would have been given a lower value using a different valuation method (for details see 2.2.1.).

- Estimating the operating life of assets for write-down
  For specifications on operating lives see 1.6.

- Deferred tax assets
  Calculation of deferred taxes requires the management board's judgement based on the expected time of occurrence, the level of future taxable income and future tax planning strategies.

Other estimates include valuation parameters for defining the value in use for the purpose of impairment testing, the Fair Value calculation for financial instruments, estimation of occurrence probability, as well as the amount of provisions, the estimation of interest rates and other valuation assumptions for the calculation of staff provisions.

2. Notes to the consolidated income statement and the consolidated balance sheet

2.1. Group comprehensive income statement

2.1.1. Revenue

in TEUR	2011	2010
Revenue from rents	679,823.0	657,729.6
Income from operating and heating costs	68,078.6	65,854.7
Income from tenant investments	43,836.6	43,575.1
Income from property management	21,979.5	21,559.6
Income from facility services	6,065.8	4,694.8
Income from construction management	1,719.4	2,454.1
Income from utilisation	707.6	750.7
Income from venue management	21.6	8.0
Income other	3,661.6	2,820.1
Total revenue	**825,893.6**	**799,446.7**

2.1.2. Inventory change

in TEUR	2011	2010
Inventory change	-4,872.4	5,479.4
Total inventory change	**-4,872.4**	**5,479.4**

2.1.3. Other own costs capitalised

in TEUR	2011	2010
Own capitalised costs	6,595.8	6,543.5
Total own capitalised costs	**6,595.8**	**6,543.5**

2.1.4. Other operational income

in TEUR	2011	2010
Income from disposal of assets	6,522.8	9,504.2
Release of other provisions	7,518.7	11,445.6
Income from investment grants	8,755.5	8,091.1
Income from reversal of value adjustments	3,653.6	3,635.7
Other income	3,274.2	1,599.2
Other operating income	**29,724.8**	**34,275.9**

2.1.5. Material cost

in TEUR	2011	2010
Maintenance	-193,978.8	-223,207.6
Tenant investments	-36,350.0	-46,655.3
Operating and heating costs	-73,715.3	-72,205.1
Other purchased services	-25,664.1	-25,635.1
Income from discounts	670.8	802.3
Material costs and purchased services	**-329,037.5**	**-366,900.9**

2.1.6. Personnel costs

in TEUR	2011	2010
Wages	-550.8	-552.7
Salaries	-24,078.4	-23,935.5
Costs for severance and pensions	-525.5	-721.4
Ancillary costs wages	-6,625.4	-6,391.3
Other social costs	-580.9	-369.8
Personnel costs	**-32,361.0**	**-31,970.7**

Staff at Bundesimmobiliengesellschaft is composed as follows:

Employees (annual average)

	2011	2010
Employees	423	406
Federal public servants with limited contract	105	110
Recorded as personnel costs	**528**	**516**
Federal/provincial civil servants	299	311
Provincial public servants with limited contract	4	4
Recorded as purchased services	**303**	**315**
Total	**831**	**831**

2.1.7. Depreciation, impairments, Write-ups

in TEUR	2011	2010
Scheduled depreciation	-189,667.2	-180,417.5
Reduction in value	-19,819.0	-34,181.4
Write up	11,437.7	9,193.6
Depreciation	**-198,048.5**	**-205,405.3**

Impairments became necessary as the recoverable amounts calculated by valuation in 2011 were below the book values. Impairments include consumption of the provisions for impending losses of TEUR 0.00 (previous year: TEUR 2,021.40).

The three impairments highest in value in the period of reporting referred to (in TEUR):

- HBLVA Spengergasse, 1050 Vienna 6.974
- University of Vienna, 1090 Vienna 3.472
- BG/BRG Schwechat, 2320 Schwechat 2.389

The three impairments highest in value in the previous year referred to (in TEUR):

- Biozentrum, 1090 Vienna 14.184
- Universität Wien, 1090 Vienna 4.719
- Unipark Nonntal, 5020 Salzburg 3.024

2.1.8. Other operating costs

in TEUR	2011	2010
Other op. costs	-30,371.3	-10,973.0
Consulting/fees	-3,340.5	-4,461.8
IT	-2,757.3	-2,804.5
Office Management	-2,801.1	-2,392.5
Advertising	-1,495.1	-1,463.6
Communication	-478.8	-597.0
Training	-782.1	-596.8
Travelling expenses	-598.7	-580.4
Taxes not on income and revenue	-138.3	-379.3
Loss on property sales	-2,114.8	-347.3
Passenger vehicles	-212.9	-209.0
Selling costs	-231.2	1.5
Other operational costs	**-45,322.2**	**-24,803.7**

The increase of other operating cost compared to the previous year is accounted for by TEUR 12,647.70 from individual allowances in the retrospective calculation of BMUKK rentals and TEUR 7,000.00 by the provision for the Kohlmarkt 8-10 Restitution.

2.1.9. Financing income

in TEUR	2011	2010
Interest income	2,250.9	1,195.9
Income from Fund shares	26.4	26.7
Currency translation gains bonds	6,105.1	0.0
Change in Fair Value of derivatives	72,132.0	362,560.0
Other financial income	115.0	3,050.7
	80,629.4	**366,833.2**

2.1.10. Financing expenses

in TEUR	2011	2010
Interest charges	-130,920.8	-122,039.0
Currency translation losses and subsequent valuation of bonds	-62,418.3	-297,466.0
Change in Fair Value of derivatives	-10,291.2	-871.0
Other financing expenses	-1,790.5	-5,296.8
	-205,420.8	**-425,672.8**

Foreign exchange gains/losses essentially result from valuation of issued foreign currency loans on the balance-sheet date. Interest costs include provisions for late payment interest in the sum of EUR 8.4m.

Net result of financial instruments in accordance with valuation categories pursuant to IAS 39

The net result of financial instruments by classes and/or valuation categories in accordance with IAS 39 for the business year 2011 and 2010 is as follows:

in TEUR

2011	Interest	Reduction in value	Other changes in value	Total
Loans and Receivables	2,251	0	0	2,251
Available-for Sale Financial Assets (shares in bonds)	26	0	115	141
Financial Assets at Fair Value through Profit and Loss (Held-for-Trading derivatives)	0	0	72,132	72,132
Financial Liabilities at Fair Value through Profit and Loss (Held-for-Trading derivatives)	0	0	-10,291	-10,291
Financial Liabilities at Fair Value through Profit and Loss (Fair Value Option bonds)	-9,334	0	-6,707	-16,041
Financial Liabilities at Amortised Cost	-121,587	0	-51,396	-172,983
Total	**-128,643**	**0**	**3,852**	**-124,791**
2010				
Loans and Receivables	1,196	0	0	1,196
Available-for Sale Financial Assets (shares in bonds)	27	0	-10	17
Financial Assets at Fair Value through Profit and Loss (Held-for-Trading Derivate)	0	0	362,560	362,560
Financial Liabilities at Fair Value through Profit and Loss (Held-for-Trading Derivate)	0	0	-871	-871
Financial Liabilities at Fair Value through Profit and Loss (Fair Value Option bonds)	-15,086	0	-28,707	-43,793
Financial Liabilities at Amortised Cost	-106,953	0	-270,246	-377,199
Total	**-120,816**	**0**	**62,726**	**-58,090**

Income and expenditure from currency conversion as well as Fair Values are included in the other value changes column.

2.2. Consolidated balance sheet

2.2.1. Investment property and tangible assets

On 31 December 2011 no tangible assets were pledged as security on liabilities. According to AS 40.75 (g), reference must be made to instructions issued by the Federal Ministry for Economic Affairs to the effect that real estate subject to restitution applications may not be realised without a relevant decision from the arbitration instance for restitution in kind. BIG also owns concordat churches which by law it is not entitled to realise. There are no obligations for maintenance within the meaning of IAS 40.75 (h) beyond those specified by tenancy law (in particular section 3 of the tenancy act MRG). Capitalized borrowing costs amount to TEUR 2,152.50 for projects begun in 2009 or later (previous year: TEUR 648.00). The financing cost rate applied is 3.81% (previous year: 3.8181%).

in TEUR

Acquisition costs	Investment property		Tangible assets		Total
	Rented out	**Under construction**	**For own use**	**Equipment fixtures and furniture**	
As at 1 January 2010	5,104,426	493,508	50,702	12,912	5,661,548
Additions	100,476	282,341	5	1,037	383,859
of which subsequent cost of acquisition	*100,476*	*0*	*5*	*0*	*100,481*
Disposals	-11,937	-10,100	0	-413	-22,449
Other transfers	186,884	-186,884	0	0	0
Transfers according to IAS 40 AHK GJ-Beg	53,457	-53,457	0	0	0
As at 31 December 2010	**5,433,307**	**525,409**	**50,707**	**13,536**	**6,022,958**
As at 1 January 2011	5,433,307	525,409	50,707	13,536	6,022,958
Additions	161,126	231,039	267	880	393,313
of which subsequent cost of acquisition	*0*	*0*	*0*	*0*	*0*
Disposals	-25,855	-6,649	0	-593	-33,097
Other transfers	269,551	-271,027	1,476	0	0
Transfers according to IAS 40 AHK GJ-Beg	11,891	-11,891	0	0	0
As at 31 December 2011	**5,850,019**	**466,881**	**52,450**	**13,823**	**6,383,174**
Accumulated depreciations					
As at 1 January 2010	-1,303,984	-42,944	-7,858	-9,505	-1,364,291
Disposals	2,111	5,345	0	406	7,862
Depreciation	-174,637	-1,973	-1,517	-1,327	-179,455
Reductions in value	-8,690	-27,513	0	0	-36,203
Write up	9,194	0	0	0	9,194
Other transfers	-3,991	3,991	0	0	0
Transfers according to IAS 40 AFA GJ-Beg	-15,006	15,006	0	0	0
As at 31 December 2010	**-1,495,003**	**-48,089**	**-9,375**	**-10,427**	**-1,562,893**
As at 1 January 2011	-1,495,003	-48,089	-9,375	-10,427	-1,562,893
Disposals	19,073	2,082	0	591	21,746
Depreciation	-184,227	-1,555	-1,529	-1,320	-188,631
Reductions in value	-3,022	-16,797	0	0	-19,819
Write ups	935	10,503	0	0	11,438
Other transfers	-1,823	1,447	376	0	0
Transfers according to IAS 40 AFA GJ-Beg	-3,716	3,716	0	0	0
As at 31 December 2011	**-1,667,783**	**-48,694**	**-10,529**	**-11,155**	**-1,738,160**
Book value as at 1 January 2010	3,800,442	450,564	42,844	3,407	4,297,257
Book value as at 31 December 2010	3,938,304	477,320	41,332	3,109	4,460,065
Book value as at 31 December 2011	4,182,237	418,188	41,922	2,668	4,645,014

The Fair Value of investment property (rented out or under construction) developed as follows:

in TEUR	Investment property		Total
	Rented out	**Under construction**	
As at 31 December 2010	7,349,490	1,897,350	9,246,840
As at 31 December 2011	7,449,230	1,960,650	9,409,880

The value of investment property rented out was determined on the basis of individual valuations carried out on a representative sample of the portfolio. The individual valuations of the random sample were performed by independent experts, taking into account the current market situation. The results of the samples were extrapolated for homogeneous and selective clusters. Thus, the entire portfolio is rated on a rolling basis in a step-by-step plan. The individual valuations were essentially carried out using the net value method. Real estate under development was measured at the Fair Value for the first time in 2010.

Using the extrapolation on the basis of the above clusters creates some uncertainty as to how to determine the Fair Value of rented out investment property. The range of fluctuations is estimated at between 5 and 10 per cent. Investment property under construction was entered in the above tables at book value since it was not included in the Fair Value valuation.

Obligations to remedy defects with the Republic of Austria as the owner are stipulated by contract and become effective for the resale of investment property. These are calculated with the following formula

R = (V-R-P-NL-BV)*0.8
R = Remedy of defects
V = Resale value
R = Realisation costs
P = Purchase value
NL = Net liability assumed at time of purchase
BV = Book value of BIG investments plus capitalised usufruct rights for each property

Because of this obligation to remedy defects there is a substantial difference between the Fair Value and the revenues BIG can ultimately generate.

2.2.2. Intangible assets

in TEUR Acquisition costs	Usufruct rights	Software	Total
As at 1 January 2010	13,637	5,297	18,934
Other additions	151	196	348
Disposals	0	-204	-204
As at 31 December 2010	**13,788**	**5,290**	**19,078**
As at 1 January 2011	13,788	5,290	19,078
Other additions	209	762	971
As at 31 December 2011	**13,998**	**6,052**	**20,049**
Accumulated depreciations			
As at 1 January 2010	-8,864	-4,332	-13,195
Scheduled depreciation	-682	-280	-962
Disposals	0	14	14
As at 31 December 2010	**-9,546**	**-4,597**	**-14,143**
As at 1 January 2011	-9,546	-4,597	-14,143
Scheduled depreciation	-682	-356	-1,038
As at 31 December 2011	**-10,228**	**-4,953**	**-15,181**
Book value as at 1 January 2010	4,773	965	5,738
Book value as at 31 December 2010	4,242	692	4,935
Book value as at 31 December 2011	3,770	1,098	4,869

2.2.3. Investments in associated companies

in TEUR	31/12/2011	31/12/2010
Projektgesellschaft Wirtschaftsuniversität Wien Neu GmbH	142,598.5	78,242.3
BIG Liegenschaften Strasshof Verwertung und Entwicklungs GmbH	1,517.9	1,609.3
Residenz am Hamerlingpark GmbH	6,424.4	6,561.8
„Wohngarten Sensengasse" Bauträger GmbH	3,407.0	3,323.5
Anzengrubergasse Errichtungs- und Verwertungs GmbH	1,565.7	1,469.1
Zahnradbahnstraße Bauträger GmbH	2,655.1	806.3
Wien 3420 Aspern Development AG	102.2	210.5
SIVBEG Strategische Immobilien Verwertungs-, Beratungs- und Entwicklungsgesellschaft m.b.H.	440.9	364.2
Hillerstraße – Jungstraße GmbH	41.9	40.5
Zeughaus Innsbruck GmbH	0.0	9.3
Eslarngasse 16 GmbH	416.8	445.4
Schnirchgasse 9-9A GmbH	4,845.5	4,510.1
Fürstenallee 21 GmbH	499.1	441.5
Schiffmühlenstraße 120 GmbH	1,006.8	0.0
	165,521.6	**98,033.8**

2.2.4. Long-term financial assets (other financial assets)

in TEUR	31/12/2011	31/12/2010
Securities available-for-sale	829.0	831.9
Non-current derivatives	486,008.8	419,137.0
Loans	46,643.8	73,916.0
Receivables from finance leasing	10,845.7	11,260.5
Non-current trade receivables	93,366.7	155,381.2
Other non-current receivables	276.7	19.5
	637,970.6	**660,546.2**

Securities in the category available-for-sale are made up of investment funds (a total of 13,155). The Fair Value is equal to the market rate on the balance-sheet date. These securities have no nominal value. The current book value is equal to the maximum risk of default for these securities.

Loans refer to loans granted to associated companies and third parties. The Fair Value is equal to future discounted repayments using the going market interest rate.

Derivatives essentially refer to interest rate swaps, interest rate and currency swaps, as well as currency swaps for bonds issued and loans raised (see also 1.6).

2.2.5. Inventories
Inventory primarily refers to services from tenants' investments not yet invoiced. Tenants' investments are services commissioned to Bundesimmobiliengesellschaft by third persons (= tenants) which are charged to the tenants according to construction progress, payment plan or upon completion. Inventory is measured using the lower of costs of acquisition and construction and net selling price. There are no depreciations.

2.2.6. Receivables/liabilities for actual income tax
Receivables for current income tax essentially refer to Austrian corporate tax.

2.2.7. Receivables and other assets (short-term)

in TEUR	31/12/2011	31/12/2010
Receivables from finance lease (remaining term up to one year)	1,694.0	1,563.1
Trade receivables	128,134.9	39,923.2
Other receivables and assets	15,488.6	14,206.0
Current derivatives	0.0	12,519.6
Loans	5,649.7	2,889.7
Accruals and deferrals	350.8	331.2
	151,317.9	**71,432.9**

The book value of trade receivables constitutes an adequate approximate value for the Fair Value and represents the maximum credit risk at balance-sheet date.

There are essentially no overdue, not value-adjusted financial assets. Concerning the trade receivables, loans and other receivables which are not impaired or overdue, there is no indication on the balance-sheet date that debtors will not meet their payments.

The figures indicated for overdue trade receivables currently show a certain amount of inaccuracy, since for lack of payment orders on the part of tenants, it is possible to a limited extent only to clear receivables against payments made.

Impairments are accounted for in profit or loss where they are objectively identified as such within the meaning of IAS 39. In the context under review, these primarily referred to tenants' objections against the size of rent and operating costs.

Individual value adjustments on trade receivables in the business years 2011 and 2010 respectively developed as follows:

in TEUR	2011	2010
As at 01.01	12,639.1	17,145.0
Allocations	18,403.9	5,209.0
Use	-5,274.4	-1,533.1
Releases	-4,174.0	-8,181.8
As at 31 December	**21,594.6**	**12,639.1**

Expenses for complete derecognition of trade receivables in 2011 amount to TEUR 3,039.6 (2010: TEUR 4,658.2).

Value adjusted financial assets essentially refer to the following:

2011 (in TEUR):
– Value adjustment third party tenants 2,182.8
– Value adjustment federal tenants 19,411.8

2010 (in TEUR):
– Value adjustment third party tenants 5,312.1
– Value adjustment federal tenants 7,327.0

2.2.8. Cash and cash equivalents

in TEUR	31/12/2011	31/12/2010
Deposits with financial institutions	53,650.3	44,451.8
Cash on hand	8.2	954.7
	53,658.5	**45,406.6**

2.2.9. Book values, Fair Values and recognitions by measurement categories

Book values, Fair Values and recognitions of financial assets (financial instruments on the asset side) as per 31 December 2011 and 31 December 2010 are composed as follows by classes and/or measurement categories in accordance with IAS 39 and IAS 17:

in TEUR

		Book value		Fair Value		Valuation acc. to IAS 39			
	Valuation category acc. to IAS 39	31/12/2011	31/12/2010	31/12/2011	31/12/2010	Ongoing acquisition costs	Acquisition costs	Fair Value not affecting operating results	Fair Value affecting operating results
Cash and cash equivalents (cash, banks)	Not applicable	53,658.5	45,406.6	53,658.5	45,406.6	×	–	–	–
Trade receivables	Loans and Receivables	221,501.6	195,304.5	221,501.6	195,304.5	×	–	–	–
Receivables from finance leasing	Loans and Receivables	12,539.7	12,823.6	12,539.7	12,823.6	×	–	–	–
Other financial receivables inc. loans	Loans and Receivables	68,409.5	91,031.2	68,409.5	91,031.2	×	–	–	–
		302,450.7	**299,159.3**	**302,450.7**	**299,159.3**				
Securities Available-for-Sale (shares in funds)	Available for Sale	829.0	831.9	829.0	831.9	–	–	×	–
Derivatives with positive market value without hedge relationship	At Fair Value through Profit and Loss (Held-for-Trading)	486,008.8	431,646.7	486,008.8	431,646.7	–	–	–	×
Derivatives with positive market value with hedge relationship	Not applicable	0.0	10.0	0.0	10.0	–	–	×	–

Most of the cash and cash equivalents, trade receivables and other receivables have short remaining terms. Their book values on the balance-sheet date are therefore close to the Fair Value. Fair Values of other non-current receivables and other financial assets, where relevant, correspond to the cash values of payments related to assets, taking into account current market parameters.

Book values of financial assets represent the maximum credit risk on the balance-sheet date.

2.2.10. Equity

Development of balance-sheet equity at BIG is shown separately as part of the current consolidated financial statements (see page 31).

The fully-paid in share capital of the parent company is carried as nominal capital. Shares in the share capital have no nominal value.

IAS 39 reserves are set aside for securities Available for Sale and Cash Flow Hedges. These reserves are carried less deferred taxes applicable to these positions.

Retained earnings include the current profit for the year, as well as other accumulated gains and losses from previous years.

The Management Board has not proposed dividends for the business year 2011.

Capital management

Long-term strategy at BIG is to generate organic growth, i.e. reinvestment of proceeds from rent and financial investments in buildings, so as to ensure continuation of the Group.

For the purposes of internal steering all assets and liabilities are considered capital.

Own funds as defined by the Management Board refer to the equity shown in the balance sheet in accordance with IFRS, inclusive of investment grants which are not repayable and are provided without conditions by the Federal Republic of Austria as the owner. The resulting equity ratio, adjusted by investment grants, for the year ended 31 December 2010 amounted to 22.12% and as per 31 December 2011, amounts to 22.55%.

The current equity ratio (without considering investment grants) at 31 December 2010 amounted to 19.41% and at 31 December 2011 19.73%.

2.2.11. . Employee benefit obligations

Provisions for personnel refer to the cash value of obligations for:

in TEUR	2011	2010
Provisions for severance	3,722.2	3,851.5
Provisions for pension	1,717.4	1,796.9
Provisions for anniversary awards	2,450.1	2,584.6
	7,889.7	**8,233.0**

Vacations not yet consumed to the amount of TEUR 3,183.10 at 31 December 2011 (previous year: TEUR 3,167.10) are shown in other short-term provisions.

Provisions for severance payments

The cash value of obligations for severance payments has developed as follows:

in TEUR	2011	2010
Cash value of obligations for severance payments on 1 January	3,851.5	3,586.0
Interest paid	167.6	190.3
Service cost	227.3	223.1
Realised actuarial gains and losses	-240.3	31.9
Severance payments	-283.8	-179.8
Cash value of obligations for severance payments on 31 December	**3,722.2**	**3,851.5**

The cash value of obligations for severance payments amounted to TEUR 3,586.0 at 31 December 2009 and TEUR 3,238.7 at 31 December 2008.

Provisions for pensions

The cash value of obligations for pensions has developed as follows:

in TEUR	2011	2010
Cash value of obligations for pensions on 1 January	1,796.9	1,676.0
Interest paid	78.4	88.5
Realised actuarial gains and losses	-46.9	142.1
Pension payments	-111.0	-109.7
Cash value of obligations for pensions on 31 December	**1,717.4**	**1,796.9**

The cash value of obligations for pensions amounted to TEUR 1,676.0 at 31 December 2009 and TEUR 1,668.8 at 31 December 2008.

Provisions for anniversary awards

The cash value of obligations for anniversary awards has developed as follows:

in TEUR	2011	2010
Cash value of obligations for anniversary awards on 1 January	2,584.6	2,555.4
Interest paid	105.1	128.7
Service cost	93.5	98.5
Realised actuarial gains and losses	-161.3	-25.7
Anniversary award payments	-171.8	-172.4
Cash value of obligations for anniversary awards on 31 December	**2,450.1**	**2,584.6**

The cash value of obligations for anniversary awards amounted to TEUR 2,555.4 at 31 December 2009 and TEUR 2,476.2 at 31 December 2008

Interest paid for all personnel provisions is shown in financial expenses, service cost and actuarial gains are shown as personnel expenses.

Personnel provisions (short-term)

in TEUR						of which	
	Book value	Use	Release	Allocation	Book value	Current	Non-current
	01/01/2011				31/12/2011		
Holidays not yet consumed	3,167.1	1,375.5	0.0	1,391.5	3,183.1	3,183.1	0.0
Premiums	2,701.0	2,115.0	656.4	2,736.6	2,666.1	2,666.1	0.0
Credited hours	373.9	373.9	0.0	401.3	401.3	401.3	0.0
Social fund	30.0	0.0	0.0	0.0	30.0	30.0	0.0
Total	**6,272.0**	**3,864.5**	**656.4**	**4,529.4**	**6,280.5**	**6,280.5**	**0.0**
	01/01/2010				31/12/2010		
Holidays not yet consumed	2,843.2	1,143.9	0.0	1,467.9	3,167.1	3,167.1	0,0
Premiums	2,662.9	1,892.3	770.7	2,701.0	2,701.0	2,701.0	0,0
Credited hours	338.6	338.6	0.0	373.9	373.9	373.9	0,0
Social fund	20.0	0.0	0.0	10.0	30.0	30.0	0,0
Total	**5,864.6**	**3,374.7**	**770.7**	**4,552.8**	**6,272.0**	**6,272.0**	**0,0**

2.2.12. Other provisions

in TEUR							of which	
	Book value 01/01/2011	Deconsolida-tion	Use	Release	Allocation	Book value 31/12/2011	Current	Non-current
Provision for maintenance and construction invoices outstanding	141,159.0		81,147.3	16,926.1	66,918.6	110,004.1	100,731.3	9,272.8
Provision for impending losses	2,440.0		0.0	550.0	200.0	2,090.0	0.0	2,090.0
Provisions remedy participatory sale	4,358.9		796.0	448.7	1,198.5	4,312.6	4,312.6	0.0
Provision for decontamination	5,050.0		0.0	400.0	0.0	4,650.0	4,650.0	0.0
Provision for accounting and audit costs	42.7		40.7	2.0	66.4	66.4	66.4	0.0
Provision for legal and consulting expenses	2,576.2		437.8	614.6	6,778.6	8,302.4	8,302.4	0.0
Provision for demolition costs	1,756.9		0.0	0.0	0.0	1,756.9	1,756.9	0.0
Other provisions	10,939.1		2,916.3	853.2	32,995.6	40,165.2	40,165.2	0.0
	168,322.7	**0.0**	**85,338.1**	**19,794.6**	**108,157.7**	**171,347.6**	**159,984.8**	**11,362.8**

	Book value 01/01/2010					Book value 31/12/2010		
Provision for maintenance and construction invoices outstanding	122,655.1		32,626.8	38,386.3	89,516.9	141,159.0	122,680.1	18,478.9
Provision for impending losses	7,865.0		2,021.4	5,843.6	2,440.0	2,440.0	0.0	2,440.0
Provision remedy participatory sale	3,264.7		696.2	13.8	1,804.2	4,358.9	4,358.9	0.0
Provision for decontamination	5,295.0		245.0	0.0	0.0	5,050.0	5,050.0	0.0
Provision for accounting and audit costs	75.0	4.0	55.0	16.0	42.7	42.7	42.7	0.0
Provision for legal and consulting expenses	1,570.1		143.8	688.7	1,838.6	2,576.2	2,576.2	0.0
Provision for demolition costs	1,756.9		0.0	0.0	0.0	1,756.9	1,756.9	0.0
Other provisions	4,795.1	5.0	504.4	740.1	7,393.4	10,939.1	10,939.1	0.0
	147,276.9	**9.0**	**36,292.5**	**45,688.5**	**103,035.8**	**168,322.7**	**147,403.8**	**20,918.9**

Other provisions consist mostly of rental credits in the sum of EUR 28.7m (previous year: EUR 6.1m), the Kohlmarkt natural restitution in the sum of EUR 7.0m and renovation measures in the sum of EUR 2.5m.

2.2.13. . Financial liabilities

The carrying amounts, Fair Values and valuations of financial liabilities (financial instruments on the liabilities side) as at 31 December 2011 and 31 December 2010 by classes or measurement categories in accordance with IAS 39 were composed as follows:

in TEUR		Book value		Fair Value		Valuation acc. to IAS 39			
	Valuation category acc. to IAS 39	31/12/2011	31/12/2010	31/12/2011	31/12/2010	Ongoing acquisition costs	Acquisition costs	Fair Value not affecting operating results	Fair Value affecting operating results
Bonds (for ongoing acquisition costs)	Financial Liabilities Measured at Amortised Cost	2,706,402	2,468,843	2,872,305	2,607,541	×	–	–	–
Liabilities to financial institutions	Financial Liabilities Measured at Amortised Cost	736,344	805,361	787,157	813,315	×	–	–	–
Liabilities to associated companies	Financial Liabilities Measured at Amortised Cost	176	76	176	76	×	–	–	–
Trade liabilities	Financial Liabilities Measured at Amortised Cost	184,301	190,956	184,301	190,956	×	–	–	–
Other financial liabilities	Financial Liabilities Measured at Amortised Cost	67,779	62,049	67,779	62,049	×	–	–	–
		3,695,002	**3,527,285**	**3,911,718**	**3,673,937**				
Derivatives with negative market value with hedge relationship CF Hedge)	nicht anwendbar	22,853	2,143	22,853	2,143	–	–	×	–
Bonds (at Fair Value affecting operating profit)	At Fair Value through Profit and Loss (Fair Value-Option)	447,200	440,492	447,200	440,492	–	–	–	×
Derivatives with negative market value without hedge relationship	At Fair Value through Profit and Loss (Held-for-Trading)	2,226	0	2,226	0	–	–	–	×
		449,426	**440,492**	**449,426**	**440,492**				
Total		**4,167,280**	**3,969,920**	**4,383,997**	**4,116,572**				

Trade liabilities and other liabilities regularly have short remaining terms; their values in the balance sheet therefore approximately represent the Fair Values. Fair Values of bonds, where listed, correspond to the nominal values multiplied by quotations as of the balance-sheet date. The Fair Values of non-listed bonds, bank liabilities and other financial liabilities, where relevant, are calculated as cash value of payments related to liabilities using current market parameters according to Bloomberg. In the current business year, there were no changes in Fair Value due to changes in default risk.

BIG issued the following bonds in 2011.

Type of financing	Interest rate	Nominal value TEUR	Term
Private Placement, Erste Bank	4.545%	20,000	2011–2026
Private Placement, Berenberg Bank	4.350%	9,000	2011–2026
Private Placement, Deutsche Bank	4.450%	21,000	2011–2031
Private Placement, Berenberg Bank	4.000%	150,000	2011–2031
Private Placement, Raiffeisenlandesbank NÖ-Wien	4.110%	50,000	2011–2026

In 2011, BIG repaid a CHF 80m bond (fixed interest rate 2.05%) ending in 2011 to the amount of TEUR 51,555.2.

in TEUR				
31/12/2011	Term			Total
	< 1 Jahr	1–5 Jahre	> 5 Jahre	
Bonds	399,694.3	1,307,020.2	1,446,886.7	3,153,601.2
Bank liabilities	169,395.1	134,884.1	432,064.4	736,343.7
	569,089.4	**1,441,904.3**	**1,878,951.2**	**3,889,944.9**
31/12/2010				
Bonds	64,089.5	1,634,725.5	1,210,520.0	2,909,335.0
Bank liabilities	306,029.1	80,086.1	419,246.1	805,361.3
	370,118.6	**1,714,811.6**	**1,629,766.1**	**3,714,696.3**

2011 Type of financing and currency	Interest rates variable/fixed	Nominal value original currency in thousands	Fair Value in original currency in thousands	remaining term < 6 Months	6 – 12 Months	1 – 2 Years	2 – 5 Years	> 5 Years
3.000 % CHF Private placement 2002-2015	fix	40,000	42,856				40,000	
4.625 % EURO bond 2002-2012	fix	400,000	407,984		400,000			
4.375 % EURO bond 2003-2013	fix	750,000	778,898			750,000		
3.150 % CHF Private pl.2002-2014	fix	50,000	53,010				50,000	
1.425 % JPY Private pl.2004-2017	fix	5,000,000	5,170,850					5,000,000
1.900 % JPY Private pl. 2004-2016	fix	3,000,000	3,163,140				3,000,000	
1.759 % JPY Private pl. 2004-2016	fix	3,000,000	3,148,680				3,000,000	
2.500 % CHF bond 2005-2015	fix	150,000	157,816				150,000	
2.125 % CHF bond 2005-2018	fix	120,000	124,517					120,000
1.560 % JPY Private pl. 2005-2017	fix	5,000,000	5,205,150					5,000,000
1.775 % JPY Private pl.2005-2020	fix	5,000,000	5,296,800					5,000,000
1.890 % JPY bond 2006-2021	fix	6,000,000	6,403,860					6,000,000
3.125 % CHF bond 2006-2031	fix	150,000	173,910					150,000
2.065 % JPY Private pl. 2007-2022	fix	7,000,000	7,582,960					7,000,000
3.155 % CHF Private pl. 2007-2033	fix	50,000	57,476					50,000
3.125 % CHF bond 2007-2014	fix	350,000	370,307				350,000	
3.250 % CHF bond 2007-2019	fix	375,000	418,148					375,000
1.690 % JPY Private pl.2008-2018	fix	5,000,000	5,257,200					5,000,000
3.250 % CHF Private pl. 2008-2017	fix	175,000	193,480					175,000
Float EURo Private pl. 2010-2025	var	50,000	45,961					50,000
4.250 % EURo NSV. 2010-2030	fix	50,000	63,039					50,000
4.330 % EURo Private pl. 2010-2030	fix	50,000	52,117					50,000
4.545 % EURo Private pl. 2011-2026	fix	20,000	21,247					20,000
4.350 % EURO Private pl. 2011-2026	fix	9,000	9,367					9,000
4.450 % EURO Private pl. 2011-2031	fix	21,000	22,272					21,000
4.000 % EURO Private pl. 2011-2031	fix	150,000	147,269					150,000
4.110 % EURO-Private pl. 2011-2026	fix	50,000	50,644					50,000
EUR - European Investment Bank 2021	fix	51,282	53,301	2,564	2,564	5,128	15,385	25,641
EUR - European Investment Bank 2022	fix	82,500	86,211	3,750	3,750	7,500	22,500	45,000
EUR - European Investment Bank 2024	fix	56,333	59,634	0	4,333	4,333	13,000	34,667
EUR - European Investment Bank 2016	fix	50,000	53,890	0	0	0	50,000	0
EUR - European Investment Bank 2024	fix	50,000	56,400	0	0	0	0	50,000
EUR - European Investment Bank 2025	fix	50,000	56,772	0	0	0	0	50,000
EUR - European Investment Bank 2025	fix	50,000	53,104	0	0	0	0	50,000
EUR - European Investment Bank 2038	fix	30,000	36,957	0	0	0	2,238	27,762
EUR - RLB NÖ-Wien 2020	var	1,559	1,559	94	94	189	567	614
EUR - RLB NÖ-Wien 2018	var	12,913	12,913	957	957	1,913	5,739	3,348
EUR - RLB NÖ-Wien 2038	fix	30,342	35,813	0	0	0	6,139	24,203
EUR - BA/CA 2018	var	60,391	60,391	0	0	0	0	60,391
EUR - BA/CA 2038	var	35,348	35,074	0	708	0	5,554	29,086
EUR - Kommunalkredit 2038	fix	30,261	35,143	0	0	0	3,929	46,071
EUR - Wr. Städtische 2017	fix	697	697	49	50	102	332	120

Conditions of major financial liabilities plus reference year are as follows. Fair Values do not include accrued interest or cost of finance.

A framework agreement in the sum of EUR 250.0m was concluded with the European Investment Bank. The first tranche of EUR 30.0m was drawn in 2010. With the valuation and repayment illustration of the Roller-Coaster financing, future tranche withdrawals were not taken into consideration.

2010 Type of financing and currency	Interest rates variable/fixed	Nominal value in original currency in thousands	Fair Value in original currency in thousands	remaining term < 6 Months	6 – 12 Months	1 – 2 Years	2 – 5 Years	> 5 Years
3.000 % CHF Private pl. 2002-2015	fix	40,000	42,504				40,000	
4.625 % EURO bond 2002-2012	fix	400,000	417,544			400,000		
4.375 % EURO bond 2003-2013	fix	750,000	787,088				750,000	
3.150 % CHF Private pl.2002-2014	fix	50,000	53,309				50,000	
1.425 % JPY Private pl.2004-2017	fix	5,000,000	5,184,550					5,000,000
1.900 % JPY Private pl. 2004-2016	fix	3,000,000	3,190,980					3,000,000
1.759 % JPY Private pl. 2004-2016	fix	3,000,000	3,170,700					3,000,000
2.500 % CHF bond 2005-2015	fix	150,000	156,638				150,000	
2.125 % CHF bond 2005-2018	fix	120,000	119,876					120,000
2.050 % CHF Private pl.2005-2011	fix	80,000	80,320	80,000				
1.560 % JPY Private pl. 2005-2017	fix	5,000,000	5,226,100					5,000,000
1.775 % JPY Private pl.2005-2020	fix	5,000,000	5,236,800					5,000,000
1.890 % JPY-Anleihe 2006-2021	fix	6,000,000	6,336,840					6,000,000
3.125 % CHF bond 2006-2031	fix	150,000	163,607					150,000
2.065 % JPY Private pl. 2007-2022	fix	7,000,000	7,487,200					7,000,000
3.155 % CHF-Privatpl. 2007-2033	fix	50,000	54,627					50,000
3.125 % CHF bond 2007-2014	fix	350,000	373,058				350,000	
3.250 % CHF bond 2007-2019	fix	375,000	404,081					375,000
1.690 % JPY Private pl.2008-2018	fix	5,000,000	5,259,500					5,000,000
3.250 % CHF Private pl. 2008-2017	fix	175,000	189,242					175,000
4.380 % EURO Private pl. 2010-2025	fix	50,000	48,803					50,000
4.250 % EURO NSV. 2010-2030	fix	50,000	54,925					50,000
4.330 % EURo Private pl. 2010-2030	fix	50,000	49,278					50,000
EUR - European Investment Bank	fix	56,410	56,055	2,564	2,564	5,128	15,385	30,769
EUR - European Investment Bank	fix	90,000	89,453	3,750	3,750	7,500	22,500	52,500
EUR - European Investment Bank	fix	60,667	60,432	0	4,333	4,333	13,000	39,000
EUR - European Investment Bank	fix	50,000	51,756	0	0	0	0	50,000
EUR - European Investment Bank	fix	50,000	50,868	0	0	0	0	50,000
EUR - European Investment Bank	fix	50,000	50,949	0	0	0	0	50,000
EUR - European Investment Bank	fix	50,000	47,293	0	0	0	0	50,000
EUR - European Investment Bank	fix	30,000	31,936	0	0	0	1,462	28,538
EUR - RZB	fix	26,250	26,730	17,500	8,750	0	0	0
EUR - RLB NÖ-Wien	var	1,817	1,748	94	94	189	567	803
EUR - RLB NÖ-Wien	fix	14,826	14,826	957	957	1,913	5,739	5,261
EUR - BA/CA	var	60,391	60,391	0	0	0	0	60,391
EUR - Kommunalkredit	var	10,000	10,510	0	0	0	2,568	7,432

The Fair Values of bonds in EUR, JPY and CHF were calculated by discounting the payments due in the future and assuming a current market interest rate. Fair Values for other financing, because of variable interest and short terms, essentially correspond to book values.

Derivative hedges are concluded primarily to guard against exchange risks. These derivative financial instruments are shown in financial assets with their positive values; negative market values are carried in other liabilities.

Analysis of interest and amortisation payments agreed by contract

Contractually agreed (non-discounted) interest and amortisation payments for primary financial liabilities and derivative financial instruments at 31 December 2011 and 31 December 2010 are as follows:

in TEUR 31/12/2011			Cash Flows 2012			Cash Flows 2013 to 2015			Cash Flows from 2016		
	Book value 31/12/2011	Total Cash Flows 31/12/2011	Interest rates	Repayment	Total	Interest rates	Repayment	Total	Interest rates	Repayment	Total
Primary financial debts											
Bonds (for ongoing acquisition costs)	2,706,401.6	3,006,960.8	96,494.3	400,000.0	496,494.3	176,733.0	821,123.0	997,856.0	389,100.0	1,123,510.5	1,512,610.5
Bonds (at Fair Value affecting operating profit)	447,199.6	430,218.2	15,248.3	0.0	15,248.3	19,494.8	300,000.0	319,494.8	4,521.0	90,954.2	95,475.2
Liabilities to financial institutions	736,343.7	923,277.8	15,313.5	169,395.1	184,708.6	50,787.0	61,220.9	112,007.9	114,978.1	511,583.2	626,561.3
Liabilities to associated companies	176.2	176.2	0.0	176.2	176.2	0.0	0.0	0.0	0.0	0.0	0.0
Trade liabilities	184,301.3	184,301.3	0.0	184,301.3	184,301.3	0.0	0.0	0.0	0.0	0.0	0.0
Other financial liabilities	67,964.0	67,964.0	25.1	67,964.0	67,989.1	50.9	319.1	370.0	11.9	234.8	246.7
Sub-total	**4,142,386.4**	**4,612,898.3**	**127,081.2**	**821,836.6**	**948,917.8**	**247,065.6**	**1,182,663.0**	**1,429,728.6**	**508,610.9**	**1,726,282.7**	**2,234,893.6**
Derivative financial debts											
Derivatives belonging to liabilities	0.0	51,489.0	-422.7	0.0	-422.7	17,724.7	0.0	17,724.7	34,187.0	0.0	34,187.0
of which currently with negative market value	25,079.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	25,079.1	**51,489.0**	**-422.7**	**0.0**	**-422.7**	**17,724.7**	**0.0**	**17,724.7**	**34,187.0**	**0.0**	**34,187.0**
	4,167,465.5	**4,664,387.3**	**126,658.6**	**821,836.6**	**948,495.2**	**264,790.3**	**1,182,663.0**	**1,447,453.2**	**542,797.9**	**1,726,282.7**	**2,269,080.6**

in TEUR 31/12/2010			Cash Flows 2011			Cash Flows 2012 to 2014			Cash Flows ab 2015		
	Book value 31/12/2010	Total Cash Flows 31/12/2010	Interest rates	Repayment	Total	Interest rates	Repayment	Total	Interest rates	Repayment	Total
Primary financial debts											
Bonds (for ongoing acquisition costs)	2,682,994.0	51,556.0	185,930.7	1,282,754.7	1,002,268.0	185,930.7	1,096,824.0	1,282,754.7	265,324.9	1,002,268.0	1,267,592.9
Bonds (at Fair Value affecting operating profit)	444,307.0	0.0	32,131.9	332,131.9	90,954.0	32,131.9	300,000.0	332,131.9	6,135.4	90,954.0	97,089.4
Liabilities to financial institutions	998,970.0	305,681.0	45,407.0	104,571.0	445,814.0	45,407.0	59,164.0	104,571.0	128,388.0	445,814.0	574,202.0
Liabilities to associated companies	76.0	76.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Trade liabilities	190,956.0	3,233.0	0.0	187,723.0	0.0	0.0	187,723.0	187,723.0	0.0	0.0	0.0
Other financial liabilities	62,166.0	61,397.0	63.0	370.0	345.0	63.0	307.0	370.0	25.0	345.0	370.0
Sub-total	**4,379,469.0**	**421,943.0**	**263,532.6**	**1,907,550.6**	**1,539,381.0**	**263,532.6**	**1,644,018.0**	**1,907,550.6**	**399,873.3**	**1,539,381.0**	**1,939,254.3**
Derivative financial debts											
Derivatives belonging to liabilities	0.0	92,778.0	6,045.0	0.0	6,045.0	27,680.0	0.0	27,680.0	59,054.0	0.0	59,054.0
of which currently with negative market value	2,143.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	2,143.2	**92,778.0**	**6,045.0**	**0.0**	**6,045.0**	**27,680.0**	**0.0**	**27,680.0**	**59,054.0**	**0.0**	**59,054.0**
	3,969,920.1	**4,472,247.0**	**116,762.6**	**421,943.0**	**538,705.6**	**291,212.6**	**1,644,018.0**	**1,935,230.6**	**458,927.3**	**1,539,381.0**	**1,998,308.3**

Included in the analysis are all financial instruments carried on the balance-sheet date and for which payments had already been agreed by contract. Targeted goals for new future liabilities are not included. Foreign currency amounts were exchanged at the relevant rate on the balance-sheet date. Variable interest payments from financial instruments were calculated using the interest rates fixed directly prior to the balance-sheet date. Financial liabilities repayable at call are always assigned to the earliest maturity band. Interest on current account financing was calculated on the basis of an assumed average term of six months. For amortisation of derivative financial liabilities "fictitious" Cash Flows apply.

Financial instruments measured at Fair Value are assigned to the following Fair Value levels in accordance with IRFS 7.27A:

in TEUR	Market value	
	positive	negative
	31/12/2011	31/12/2011
Level 1		
Securities available-for-sale	829	0
Level 2		
Bonds (at Fair Value affecting operating profit)	0	-447,200
Derivatives (Held-for-Trading)	486,009	-2,226
Derivatives (Cash Flow Hedge)	0	-22,853
Level 3	0	0
	31/12/2010	31/12/2010
Level 1		
Securities available-for-sale	832	0
Level 2		
Bonds (at Fair Value affecting operating profit)	0	-440,492
Derivatives (Held-for-Trading)	431,647	0
Derivatives (Cash Flow Hedge)	10	-2,143
Level 3	0	0

2.2.14. Income taxes

Tax expenses are as follows:

in TEUR	2011	2010
Corporation tax (current year)	-36,610.6	-25,621.1
Corporation tax (previous year)	0.0	-122.4
Changes of deferred taxes	2,286.6	-14,684.4
	-34,324.1	**-40,427.9**

in TEUR	Deferred tax assets		Deferred tax liabilities		Net	
	31/12/2011	**31/12/2010**	**31/12/2011**	**31/12/2010**	**31/12/2011**	**31/12/2010**
Tangible assets	53,350.6	48,213.1	-2,187.3	-2,187.3	51,163.3	46,025.8
Financial assets	587.5	483.8	-895.1	0.0	-307.5	483.8
Receivables and other assets	1,535.4	0.0	-3,134.9	-4,224.4	-1,599.5	-4,224.4
Fair Value valuation derivatives	6,269.8	535.8	-121,502.2	-107,914.2	-115,232.4	-107,378.4
Investment grants	1,548.7	1,163.7	0.0	0.0	1,548.7	1,163.7
Personnel provisions	754.2	820.2	0.0	0.0	754.2	820.2
Other provisions	463.6	923.9	0.0	0.0	463.6	923.9
Non-current liabilities	100,976.3	92,456.8	0.0	0.0	100,976.3	92,456.8
Deferred tax assets/liabilities (gross)	165,486.1	144,597.4	-127,719.5	-114,325.9	37,766.6	30,271.5
Set-off	-127,719.5	-114,325.9	127,719.5	114,325.9	0.0	0.0
Deferred tax assets/liabilities (net)	**37.766,6**	**30.271,5**	**0,0**	**0,0**	**37.766,6**	**30.271,5**

Temporary differences between valuations in the consolidated financial statement and relevant tax valuations are reflected in the tax accruals and deferrals shown in the consolidated balance sheet as follows:

in TEUR	31/12/2011	31/12/2010
Active deferred taxes	165,486.1	144,597.4
Passive deferred taxes	-127,719.5	-114,325.9
Deferred taxes (net)	**37,766.6**	**30,271.5**

Causes for the difference between anticipated tax burden and the income taxes carried in the balance sheet are reflected in the following:

in TEUR	2011	2010
Profit before tax	129,662.0	158,629.2
Anticipated tax burden (25 %)	-32,415.5	-39,657.3
Non tax deductible expenses	-21.6	-706.8
Tax benefits	0.0	8.8
Tax payments previous years	-1,468.3	122.4
Changes in deferred taxes previous years	7.8	122.1
Other	-426.4	-317.0
Effective tax burden	**-34,324.1**	**-40,427.8**

in TEUR	2011	2010
Deferred taxes on 1 January (net)	30,271.5	44,447.9
Changes accounted for in equity	5,179.9	508.0
Changes accounted for as affecting operating profit	2,286.6	-14,684.4
Adjustment previous year	**28.7**	**0.0**
Deferred taxes on 31 December (net)	**37,766.6**	**30,271.5**

Deferred taxes of other comprehensive income:

in TEUR	2011	2010
Securities Available for Sale	0.3	2.6
Market valuation of Cash Flow Hedges	5,179.9	505.4
	5,180.2	508.0

2.2.15. Other liabilities and trade liabilities

Other liabilities and trade liabilities are composed as follows:

in TEUR				
31/12/2011		Term		Total
	< 1 year	1–5 Years	> 5 years	
Non-current liabilities				
Trade liabilities		3,634.2	149.8	3,784.0
Other liabilities		25,513.3	119.7	25,633.1
Accruals and deferrals		7,187.6	57,039.6	64,227.3
Total other liabilities and accruals and deferrals		32,701.0	57,159.3	89,860.3
Investment grants		18,945.2	137,456.6	156,401.7
Current liabilities				
Trade liabilities	141,924.9			141,924.9
Customer advances on orders	38,592.4			38,592.4
Total trade liabilities	180,517.4			180,517.4
Liabilities with associated companies	176.2			176.2
Other liabilities	68,380.5			68,380.5
Investment grants	4,736.3			4,736.3
Total other liabilities and investment grants	73,293.0			73,293.0
31/12/2010				
Non-current liabilities				
Trade liabilities		3,081.1	152.0	3,233.1
Other liabilities		2,552.7	234.8	2,787.5
Accruals and deferrals		6,302.5	31,726.7	38,029.2
Total other liabilities and accruals and deferrals		8,855.2	31,961.5	40,816.7
Investment grants		15,728.1	126,232.9	141,961.0
Current liabilities				
Trade liabilities	143,686.8			143,686.8
Customer advances on orders	44,036.3			44,036.3
Total trade liabilities	187,723.1			187,723.1
Liabilities to associated companies	75.7			75.7
Other liabilities	62,171.1			62,171.1
Investment grants	3,932.0			3,932.0
Total other liabilities and investment grants	66,178.8			66,178.8

In the year of reporting, year-end adjustments for new rents to the amount of TEUR 25,438.6 (previous year: TEUR 12,842.2) were made. This is due to the differences in terms between the duration of the rental agreement and the duration of the waiver of the right to terminate. Included in this sum are segregations in the sum of EUR 10.3m .

2.3. Additional information

2.3.1. Leasing

2.3.1.1. . Finance leasing as lessor

Receivables from finance lease arise from two contracts signed with the Republic of Austria on the lease of two school buildings (Vienna and Linz) which according to IAS 17 are classified as finance lease. The criterion for classification as finance lease was the cash value test. Main item for both agreements is a waiver of the right to termination for 25 and 27 years respectively. No purchase option was agreed for the lessee.

in TEUR	2011	2010
Gross investment on balance sheet date	25,929.6	25,406.4
Financial income not yet realised	-13,389.9	-12,582.7
Net investment on balance sheet date	**12,539.7**	**12,823.6**
Current share	1,694.0	1,563.1

in TEUR	2011			2010		
	outstanding Leasing payments	Interest	Cash value of outstanding Leasing payments	outstanding Leasing payments	Interest	Cash value of outstanding Leasing payments
< 1 year	1,787.3	93.3	1,694.0	1,637.6	74.4	1,563.1
1–5 Years	7,149.1	2,058.7	5,090.4	6,550.2	1,677.0	4,873.2
> 5 years	16,993.2	11,237.9	5,755.3	17,218.6	10,831.3	6,387.3
Total	**25,929.6**	**13,389.9**	**12,539.7**	**25,406.4**	**12,582.7**	**12,823.6**

2.3.1.2.Operating lease as lessor

Bundesimmobiliengesellschaft rents out the major part of its investment properties by operating lease contract

The lion share of real estate was transferred from the Republic of Austria to BIG under the terms of the Federal Real Estate Act (Federal Law Gazette 141/2000 of 29 December 2000). According to section 4, paragraph 2 of the Federal Real Estate Act, BIG shall - at market-conforming conditions and wherever economically reasonable - satisfy the Federal Government's space requirements, and in particular make available the objects transferred, adapt them as necessary and acquire real estate required for the Federal Government's further building projects. Under the general rental agreement of 6 December, 2000/2 January 2001 signed between the Republic of Austria and BIG, the federal government rents back the objects previously transferred. Chief tenancy began on 1 January 2001 and was concluded for an indefinite term. The general rental agreement contains a mutual period of notice of one year. Chief rental rates are value-guaranteed on the basis of the 1996 consumer price index and can be adjusted following any minimum 5% change on 1 January of a calendar year. Running costs, in principle, are charged to the tenant. BIG is obligated to maintain the inventory objects and to secure their availability as provided for in the contract.

There are supplements to the general rental agreement. These essentially pertain to general redevelopment of objects and extensions. The tenant (the federal government), under these collateral agreements,waives its right of termination as a rule for a period of 25 years upon completionof redevelopment. BIG, regardless, maintains the right to terminate tenancy – bearing in mind the restrictions set out in section 30 of the tenancy act MRG and taking into account a period to terminate of one year. Apart from monthly chief rent, additional rent and/or contributions to building costs become due for a limited period of time.

Along with the general rental agreement, the supplements and individual agreements, there are rental agreements concluded on the basis of section 1992 5 BIG Act in combination with the usufruct framework and the usufruct individual agreements.

In addition to this, rental agreements exist for buildings acquired or built by BIG in its own name since the 1990s. All of the above agreements in general contain a value guarantee and a medium- to long-term waiver of the right to termination.

Future outstanding minimum lease payments from non-cancellable operating lease agreements are as follows:

in TEUR	2011	2010
< 1 year	722,277.7	690,742.1
1–5 years	2,059,367.3	1,890,542.4
> 5 years	2,179,180.2	2,094,391.4
	4,960,825.1	**4,675,675.9**

Minimum lease payments for up to one year include TEUR 334,307.7 (previous year: TEUR 325,772.0) rental income from the chief rental agreement. The chief rental agreement is unlimited and has been concluded with a term of notice of one year. It is currently not assumed that there will be terminations of rental agreements in the coming five years.

2.3.1.3. Operating lease as lessee
Bundesimmobiliengesellschaft also rents office premises under operating lease agreements. These operating lease agreements in particular refer to office and archives space in the administrative building Anzengruberstraße 6 – 8 in 8010 Graz, the building in Neulinggasse 29 in 1030 Vienna, as well as space in Landstrasser Hauptstraße 68 – 70.

Future non-cancellable minimum lease payments will be as follows:

in TEUR	2011	2010
< 1 year	454.7	405.6
1 – 5 years	2,165.9	2,028.2
> 5 years *)	*	*

*) Agreements for more than 5 years refer to leases with an agreed term of notice. Annual payments amount to TEUR 454.70 (previous year: TEUR 405.60)

2.3.2. Financial instruments
In 2011 and 2010, there were no changes in the Group's own solvency risk (Aaa).

The difference between book value EUR 447.2m (previous year: EUR 440.5m) and repayment amount EUR 391.0m (previous year: EUR 391.0m) amounts to EUR 56.2m (previous year: EUR 49.5m) for those financial liabilities for which a Fair Value option was exercised.

Financial instruments include both primary and derivative financial instruments. Primary financial instruments in the Group include, above all, securities, loans and rent, deposits with financial institutions, bonds and bank loans, as well as trade liabilities.

Securities classified as financial assets Available for Sale are measured at Fair Value. Other financial assets are shown at amortised cost. The Fair Values result from the market prices or are calculated using recognised valuation methods (e.g., Bloomberg or Reuters systems). Current yield curves were used at all times. On the liabilities side, primary financial instruments essentially refer to financial liabilities valued at amortised cost and trade liabilities. Where there is a documented hedge connection, financial debts are measured at Fair Value (Fair Value Option).

2.3.2.1. Derivatives and Hedging
Derivative financial instruments exclusively serve the purpose of hedging against interest rate and currency risks for bonds and bank loans and are composed as follows:

31/12/2011	Currency	Nominal amount in thds of original currency	Market value in TEUR	
			positive	negative
Cross Currency Swaps	TCHF	1,460.000	332.538	-2.226
	TJPY	26,000.000	87.699	0
Cross Currency Interest Rate Swaps	TJPY	13,000.000	49.962	0
Interest Rate Swaps	TEUR	460.212	15.810	-22.853

31/12/2010				
			positive	negative
Cross Currency Swaps	TCHF	1,500.000	301.833	0
	TJPY	26,000.000	70.793	0
Cross Currency Interest Rate Swaps	TJPY	13,000.000	37.961	0
Interest Rate Swaps	TEUR	427.874	21.070	-2.143

The terms of the interest rate swaps on which the Cash Flow Hedge provisions are based end in March 2011 and February 2025.

2.3.2.2. Fair Values
The Fair Values for financial assets and liabilities are shown in the relevant entries. The Fair Value for other primary financial instruments, because of daily or short-term due dates, essentially corresponds to the book value.

2.3.2.3. Sensitivity analyses
For qualitative data concerning the representation of market risks in accordance with IFRS 7 see item 2.3. of the Group Management Report.

Basic elements of sensitivity analyses
IFRS 7, for the representation of major market risks arising from financial instruments, requires entities to provide disclosure of sensitivity analyses which reflect the effects of hypothetical changes of relevant risk variables on results and equity. BIG is primarily exposed to foreign currency and interest rate risks. Therefore, relevant sensitivity analyses have been performed accordingly. Other price risks worth reporting have not been detected. The Group's own credit risk remains unchanged.

To assess the effects of hypothetical changes in risk variables, the relevant inventory of financial instruments on the balance-sheet date were considered. The assumption was made that any risk on the balance-sheet date essentially equals that during the business year. Risk balancing, e.g., by employing derivative financial instruments, was taken into account.

The Austrian corporate tax rate of 25% is used consistently.

The sensitivity analysis of the foreign currency risk included currency risks arising from financial instruments in currencies deviating from the functional currency and which are of a monetary kind.

The sensitivity analysis of the interest rate change risk, for the Fair Value risk, assessed the effects shifting the yield curve through discounted-cash-flow had on relevant financial instruments

Sensitivity analysis for the foreign currency risk
A rise or drop in the EUR/CHF exchange rate by 10% on the balance sheet date would have incurred an increase or reduction of the results (after tax) and equity by the amounts quoted below. The analysis assumed that all other variables, especially interest rates, would stay the same.

To assess the foreign currency risk, the assumption was made that the price changes with bonds due to currency translation would cancel each other out because of reciprocal changes in currency swap and future exchange transactions.

in TEUR	31/12/2011		31/12/2010	
	Profit (after tax)	Equity	Profit (after tax)	Equity
Swiss francs	0	0	2,403	2,403
Total	0	0	2,403	2,403

In 2011 there are no outstanding CHF positions.

Sensitivity analysis for interest rate risks
A change in the market interest rate by 100 basis points on the balance-sheet date would have incurred an increase or reduction of the results (after tax) and equity by the amounts quoted below. The analysis was made with the assumption that all other variables, exchange rates in particular, would stay the same.

in TEUR

31/12/2011	Profit (after tax)		Equity	
	Increase by 100 basis points	Reduction by 100 basis points	Increase by 100 basis points	Reduction by 100 basis points
Valuation of fixed interest bonds @FV/P&L	4,364.9	-4,474.2	4,364.9	-4,474.2
Valuation of interest rate derivatives without hedge accounting	28,700.5	-32,711.9	28,700.5	-32,711.9
Valuation of CF hedge derivatives	×	×	15,669.7	-18,216.5
Interest paid	-3,223.1	3,223.1	-3,223.1	3,223.1
	29,842.4	**-33,963.0**	**45,512.2**	**-52,179.5**

in TEUR

31/12/2010	Profit (after tax)		Equity	
	Increase by 100 basis points	Reduction by 100 basis points	Increase by 100 basis points	Reduction by 100 basis points
Valuation of fixed interest bonds @FV/P&L	1,424.2	-1,321.8	1,424.2	-1,321.8
Valuation of interest rate derivatives without hedge accounting	59,192.5	-66,173.9	59,192.5	-66,173.9
Valuation of CF hedge derivatives	×	×	4,080.3	-4,707.3
Interest paid	-3,148.5	3,148.5	-3,148.5	3,148.5
	57,468.2	**-64,347.2**	**61,548.5**	**-69,054.5**

In the above analyses, aside from the result (after taxes), the sensitivity of equity in the case of floating-rate financial instruments is influenced by the cash-flow hedge reserves.

2.3.3. Other obligations and contingent liabilities

Potential liabilities
There are no liabilities

Covenants
There are no covenants and consequently no broken covenants.

Unsettled litigations
There are no noteworthy unsettled litigations outside those common for ordinary business activities.

2.3.4.Obligations to acquire investment property
There are no obligations to acquire investment property in the business year under review.

2.3.5. Business relations with related parties

Related companies and persons for Bundesimmobiliengesellschaft refer in particular to the Federal Republic of Austria with whom approximately 98% of sales revenue is generated, and to enterprises the Federal Republic of Austria directly or indirectly participates in. All relevant business transactions are concluded at conditions customary for third parties.

Members of the Management Board, the supervisory board and their close relatives are also considered related parties. No business transactions have been concluded with this category of persons.

Board members

Managing board:
- DI Wolfgang Gleissner
- DI Hans-Peter Weiss (since 01/06/2011)
- DI Christoph Stadlhuber (until 15/06/2011)

The supervisory board in 2011 consists of the following members:
- Mag. Michaela Steinacker (Chairwoman)
- DI Horst Pöchhacker (Deputy chairperson)
- DI Wolfgang Polzhuber, BMWFJ
- DI Herbert Kasser, BMVIT
- Thomas Rasch, BR
- Manfred Fausik, BR

Members of the management board in 2011 received a total of TEUR 448.3 in salaries (previous year: TEUR 447.6), as well as bonuses of TEUR 68.0 (previous year: TEUR 58.8). Contributions to the staff provisions fund amounted to TEUR 7.0 (previous year: TEUR 9.1). No loans or advances were granted to bodies of the Group Management Board. Company pensions in 2011 amounted to TEUR 111.0 (previous year: TEUR 110.3). Salaries for members of the supervisory board in the year under review amounted to TEUR 22.8 (previous year: TEUR 30.4).

2.3.6.Events after the balance sheet date
There were no events after the balance-sheet date worth taking into account.

2.3.7. Expenses for the auditor
The expenses for the Group auditor in the year under review amount to (in TEUR)

- Audit/ ind and group accs, as well as full consolid. subsidiaries: 99.5 (previous year: 104.0)
- Tax advice: 7.2 (previous year: 11.0)
- other services (inc. accoc. cos.): 105.5 (previous year: 60.0)

2.3.8. Off-balance sheet transactions

Due to an agreement between BIG and the Republic of Austria, represented by the Federal Ministry for Education, Arts and Culture, rent maturities, in the period from 2010 to 2013, were shifted. Thus, of the rent originally due in 2010, a partial amount of EUR 155m will not become due until 2012 and 2013. Conversely, maturities for rent in 2012 and 2013 will be brought forward. This agreement is designed so as to balance the mutual advantages and disadvantages caused by the shifted maturities and the shift in maturities will be financially neutral for both parties to the agreement.

As agreed by contract, the repayment of a part of the deferred amounts occurred on 16 January 2012 as well as advance rental payments for the 2012 business year.

The current consolidated financial statements were released for publication on 14 March 2012.

Vienna, 14 March 2012

For the management board
DI Wolfgang Gleissner
DI Hans-Peter Weiss

Auditors' Report

Report on Consolidated Financial Statement

We have audited the enclosed consolidated financial statements and accounts of

Bundesimmobiliengesellschaft m.b.H. Vienna

for the business year from 1 January 2010 to 31.12.2010. This consolidated financial statement comprises the consolidated balance sheet as per 31 December 2010, the consolidated statement of comprehensive income, the consolidated Cash Flow statement as well as the consolidated statement of changes in equity for the business year ending 31 December 2010, as well as the notes to the consolidated financial statements.

Legal Representatives' Responsibility for the Consolidated Financial Statement and Accounting

The legal representative of the corporation is responsible for entity accounting, as well as preparation and fair presentation of the consolidated financial statements, which is to convey a true and fair view of the assets, financial situation and earnings of the Group in accordance with the International Financial Reporting Standards (IFRS) as applicable in the EU, as well as in accordance with the laws and regulations applicable in Austria. This responsibility comprises: designing, implementing and maintaining an internal control system relevant to the preparation and fair presentation of the consolidated financial statements so that they are free from material misrepresentation, whether due to fraud or error; selecting and applying appropriate accounting and valuation procedures, as well as making accounting estimates that are reasonable in the given circumstances.

Auditor's Responsibility and Description of the Nature and Extent of a Statutory Audit

Our responsibility is to express an opinion on this consolidated financial statement based on our audit. We conducted our audit in accordance with laws and regulations applicable in Austria and in accordance with International Standards on Auditing (ISAs), issued by the International Auditing and Assurance Standards Board (IAASB) of the International Federation of Accountants (IFAC). These standards require that we comply with the canons of professional ethics and that we plan and perform the audit in such a way as to obtain reasonable assurance that the financial statements are free from material misrepresentations.

An audit involves performing procedures to obtain audit evidence on the amounts and disclosures in the consolidated financial statement. Procedures are selected at the auditor's discretion, taking into consideration their assessment of the risk of material misrepresentations, whether due to fraud or error. When making this risk assessment, the auditor considers internal control relevant to the Group's preparation and fair presentation of the consolidated financial statement for the purpose of designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal controls.

The audit also includes an assessment of the accounting and valuation principles applied, the main estimates made by the legal representatives, as well as an evaluation of the overall information contained in the consolidated financial statement. We are convinced that the audit evidence obtained provides a sufficiently reliable basis for our audit opinion.

Audit Opinion

Our audit has disclosed no cause for objections. On the basis of the findings obtained, we are satisfied that the consolidated financial statement complies with the statutory provisions and, in accordance with the International Financial Reporting Standards (IFRS) as applicable in the EU, conveys a true and fair view of the assets and financial situation of the group as per 31 December 2010, as well as the earnings and Cash Flows of the Group for the business year from 01 January 2010 to 31 December 2010.

Opinion on Group Management Report

Laws and regulations require us to audit whether the consolidated management report is consistent with the consolidated financial statement and whether the other disclosures made in the consolidated management report do not give rise to misconception of the Group's situation. The auditor's report also has to contain a statement on whether the consolidated management report is consistent with the consolidated financial statement and whether the information provided in accordance with Art. 243a par.2 of the Austrian Commercial Code is correct.

In our opinion, the group management report is consistent with the consolidated financial statement. The information provided in accordance with Art. 243a par. 2 of the Austrian Commercial Code is correct.

Vienna, 14 March 2012

BDO Austria GmbH
Wirtschaftsprüfungs- und
Steuerberatungsgesellschaft

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