

# Dear Shareholders,

S IMMO AG began 2021 with the successful issuance of its first green bond. Despite the challenging market environment and the ongoing COVID-19 pandemic, the following months progressed very successfully for S IMMO. The pandemic impacted the company's revenue to a lesser extent than in 2020. Once again, S IMMO's business model proved itself even in times of crisis. The annual result for 2021 amounted to EUR 230.6m and is so far the highest value in the company's history.

The good operating performance is also reflected in the price performance of the S IMMO share. Over the 2021 financial year, the S IMMO share rose by more than 28% in value, closing out the year at EUR 21.75. The company is excellently positioned, both operationally and financially, to continue generating value added for its shareholders moving forward.

## Composition of the Supervisory Board

There were personnel changes on the Supervisory Board of S IMMO AG in the reporting year. Firstly, four new members were elected to the Supervisory Board at the 32<sup>nd</sup> Annual General Meeting on 14 October 2021. Secondly, three members of the Works Council were appointed to the Supervisory Board during the 2021 financial year. Accordingly, the Supervisory Board had eleven members as of 31 December 2021 – eight capital market representatives and three employee representatives. The current composition of the Supervisory Board and its individual committees allows the optimal performance of the assigned duties with regard to the distribution of competencies.

### Capital market representatives

- Karin Rest (Chairwoman of the Supervisory Board)
- Christian Hager (First Deputy Chairman of the Supervisory Board)
- Manfred Rapf (Second Deputy Chairman of the Supervisory Board)
- Ewald Aschauer
- Florian Beckermann
- Hanna Bomba
- Christian Böhm
- John Nacos



Karin Rest

### Employee representatives

- Andreas Feuerstein
- Holger Schmidtmayr
- Elisabeth Wagerer

Brief CVs, committee memberships and committee functions of the individual members of the Supervisory Board can be found in the section "Overview of the management bodies" from page 21 in this report.

### Activities of the Supervisory Board

In the reporting year, the Supervisory Board performed its duties under the law, the articles of incorporation and the rules and procedures, both as a whole at the Supervisory Board meetings and at the meetings of its committees, and advised and monitored the Management Board in the management of the company. At the meetings, the Management Board reported to the Supervisory Board on the Group's business affairs and finances as well as on strategic issues.

During the meetings of the Supervisory Board and its committees, key issues were discussed at length on the basis of the Management Board's explanations as well as detailed presentations and documents. These key issues included the economic situation, risk and opportunity management, strategic development, relevant ESG issues and business performance – including the effects of the COVID-19 pandemic and the

resulting acceleration of trends on S IMMO AG and its subsidiaries. In particular, the Supervisory Board also discussed the takeover bid made by IMMOFINANZ AG to the shareholders of S IMMO AG in the first half of the year, which did not go ahead, and the partial offer by S IMMO AG to the shareholders of IMMOFINANZ AG.

In 2021, the Supervisory Board also made a decision on the successor to Mr. Ernst Vejdovszky, whose Management Board mandate ended, and reorganised the S IMMO Management Board team. Mr. Bruno Ettenauer was appointed as the Chief Executive Officer (CEO) for a period of three years effective 15 March 2021. Mr. Herwig Teufelsdorfer was appointed as S IMMO AG's Chief Investment Officer (CIO) for a period of three years effective 12 April 2021. The mandate of Mr. Friedrich Wachernig in the role of Chief Operating Officer (COO) was extended by another three years until 30 June 2024.

### Committees of the Supervisory Board

The Supervisory Board is assisted in the performance of its duties by committees. There were four committees as of 31 December 2021: the Audit Committee, the Nomination and Remuneration Committee (since 03 November 2021)<sup>1</sup>, the ESG Committee (since 10 September 2021) and the Strategy Committee (since 03 November 2021). Information on the duties, the number of meetings and the composition of the individual committees can be found from page 26 in the corporate governance report.

The Audit Committee prepared the nomination for the election of the auditor for the annual and consolidated financial statements. The committee reviewed the documentation submitted by KPMG Austria GmbH Wirtschaftsprüfungs- und Steuerberatungsgesellschaft (KPMG) evidencing its authorisation to practise as an auditor. A written report confirmed that there were neither grounds for exclusion nor any circumstances that could give rise to concerns about conflicts of interest of the auditor. The declaration of the auditor in accordance with section 270 (1a) of the Unternehmensgesetzbuch (UGB – Austrian Commercial Code) was obtained, the auditor's legal relations with S IMMO AG and the members of its executive bodies were examined, the fee for the audit of the financial statements was negotiated and a new recommendation to elect KPMG as the auditor of the (consolidated) financial statements was issued. KPMG was elected as the auditor of the annual and consolidated financial statements for the 2021 financial year at the 32<sup>nd</sup> Annual General Meeting on 14 October 2021.

### 2021 annual and consolidated financial statements

KPMG audited the annual and consolidated financial statements for the period ended 31 December 2021 and issued them with an unqualified audit opinion. KPMG confirmed that the annual financial statements for the period ended 31 December 2021 comply with the statutory requirements and give a true and fair view of the assets and finances of S IMMO AG as of 31 December 2021 and of its earnings for the 2021 financial year, and are in accordance with generally accepted Austrian accounting principles. The management report is consistent with the annual financial statements for the period ended 31 December 2021. In addition, KPMG confirmed that the consolidated financial statements for the period ended 31 December 2021 comply with the statutory requirements and give a true and fair view of the assets and finances of the Group as of 31 December 2021 and of its earnings for the 2021 financial year, and are in accordance with IFRS as adopted by the European Union and the additional requirements of section 245a UGB. The Group management report is consistent with the consolidated financial statements for the period ended 31 December 2021. The disclosures pursuant to section 243a UGB are accurate.

The Audit Committee of the Supervisory Board accepted, read and reviewed the annual financial statements for the period ended 31 December 2021 submitted by the Management Board, together with the management report, the corporate governance report and the proposal for the distribution of profits. The Audit Committee also reviewed the consolidated financial statements for the period ended 31 December 2021 prepared in accordance with the International Financial Reporting Standards (IFRS) as adopted by the European Union together with the Group management report. The review took place primarily on the basis of interviews with the Management Board and discussions with KPMG. On the basis of its review and discussions, the Audit Committee recommended to the Supervisory Board the acceptance of the company's annual financial statements.

The Supervisory Board then reviewed the submitted documents, found no reasons for objection and approved the findings of the audit of the financial statements. The Supervisory Board accepted the annual financial statements for 2021, which were thus adopted in accordance with section 96 (4) AktG, and declared its acceptance of the consolidated financial statements prepared in line with IFRS in accordance with section 245a UGB, the management report, the Group management report, the consolidated corporate governance report and the Management Board's proposal for the distribution of profits.

<sup>1</sup> Until 03 November 2021: Management Board Committee (Remuneration Committee)

The Supervisory Board also accepted the submission of the non-financial report from the Management Board, and reviewed and discussed it and found no reasons for objection.

The Supervisory Board will propose to the Annual General Meeting that the Management Board's proposal for the distribution of profits be adopted, and that the Annual General Meeting officially grant its approval for the activities of the Management Board and the Supervisory Board.

Finally, on behalf of the Supervisory Board, I would like to thank the Management Board and the S IMMO team for their daily efforts in the challenging 2021 financial year. At the same time, I wish the entire workforce and the members of the Management Board of the company good health and every success for the 2022 financial year.

Vienna, April 2022

The Supervisory Board

A handwritten signature in black ink, appearing to be 'Karin Rest', written over a light grey rectangular background.

Karin Rest, Chairwoman