

**IFM Immobilien AG**

**Press release**

**29 September, 2006**

**IFM Immobilien AG announces mid-term report**

**Positive business development of the Heidelberg real estate  
company during the first half year of 2006**

**IFM IMMOBILIEN AG**

**Karl-Ludwig-Straße 2 69117 Heidelberg [www.ifm.ag](http://www.ifm.ag)**

**Telefon: +49 (0) 6221 - 4340980**

**[info@ifm.ag](mailto:info@ifm.ag)**

## Corporate News

### IFM Immobilien AG

Mid-term report of IFM Immobilien AG:

Business development of the Heidelberg real estate company positive

Heidelberg, 29 September, 2006: The Heidelberg real estate company IFM Immobilien AG announced its mid-term report concerning 2006's first half year. The company founded in October 2005 created a comfortable basis for future growth by its capital increase and is able to already show first successful projects. "The joyful business development reflects our expectations", the company's board chairman comments.

To the balance sheet date 30 June, 2006 the equity ratio amounted to 57.7 percent (not taking into consideration the shares of minority shareholders). The liquid assets amounted to TEUR 62,428 and were partly used for investments in our real estate projects. The consolidated annual deficit (without minority interests) is TEUR -229 to the balance sheet date 30 June, 2006. In order to accelerate future growth, the board intends to invest in further profit-making real estate projects.

By the capital increase of 19 May, 2006 the capital stock raised from 1.2 million Euro by 7.3 million Euro to 8.5 million Euro. The corporate action brought a gross total revenue of the issue of shares of 80.3 million Euro. The strategic company build-up and the investing in real estate both developable and capable of revitalisation have now been picked up. Subsequently, on 19 May, 2006 IFM Immobilien AG was accepted to Open Market's Entry Standard of the Frankfurt Stock Exchange.

### **IFM IMMOBILIEN AG**

**Karl-Ludwig-Straße 2 69117 Heidelberg [www.ifm.ag](http://www.ifm.ag)**

**Telefon: +49 (0) 6221 - 4340980**

**[info@ifm.ag](mailto:info@ifm.ag)**

Additional to its seat in Heidelberg, in June 2006 the company opened an office in Frankfurt am Main. From here, the company's activities in the Rhein-Main-area and its distribution are being managed.

At present, IFM's real estate portfolio consists of three very attractive pieces of commercial real estate all located very well in the inner city areas of Frankfurt and Heidelberg. One piece of real estate is the office building "Romeo & Julia" in Frankfurt's Westend and was acquired in September 2006 for the price of 25 million Euro. For this project the company expects a total capital expenditure of net 66 million Euro plus V.A.T. (including refurbishment and revitalisation). The 14,500 square meter building disposes of 180 parking spaces. From mid 2008 on the first rental income shall be generated from the "Romeo & Julia" project. The complex of buildings "Westend First", also located in Frankfurt's Westend, has been completed in March. The current marketing goes according to plan.

Company contact:

**IFM IMMOBILIEN AG**

Karl-Ludwig-Straße 2

D-69117 Heidelberg

Telefon: +49 (0) 62 21 / 434 098 0

Ulmenstraße 23-25

D-60325 Frankfurt

Telefon: +49 (0) 69 / 70 40 38 60

[info@ifm.ag](mailto:info@ifm.ag)

[www.ifm.ag](http://www.ifm.ag)

**IFM IMMOBILIEN AG**

**Karl-Ludwig-Straße 2 69117 Heidelberg [www.ifm.ag](http://www.ifm.ag)**

**Telefon: +49 (0) 6221 - 4340980**

**[info@ifm.ag](mailto:info@ifm.ag)**

About IFM Immobilien AG:

IFM Immobilien AG purchases, develops and manages pieces of commercial real estate each having an attractive chance-risk-profile. The pieces of real estate purchased by IFM always show high development- as well as valorisation potential and all are in a preferential location. IFM intends to create value in restructuring and revitalising these objects. This not only implies extremely competitive concepts of utilisation, but most of all new positioning of the objects with the aid of especially developed marketing strategies. This capability for development is one of the core competences of the company.

**IFM IMMOBILIEN AG**

**Karl-Ludwig-Straße 2 69117 Heidelberg [www.ifm.ag](http://www.ifm.ag)**

**Telefon: +49 (0) 6221 - 4340980**

**[info@ifm.ag](mailto:info@ifm.ag)**