

Press Release, November 8, 2007

## IFM Immobilien AG: Strategic Expansion of the Portfolio

- **Berlin: Zimmerstrasse project expanded to 26,000 m<sup>2</sup> potential gross area**
- **Frankfurt: West End locations get optimum addition with third building**

Frankfurt, November 8, 2007: IFM Immobilien AG, an investor and project developer engaged in commercial real estate, with an emphasis on office and retail uses, has strategically expanded its portfolio with purchases of additional properties at sites in Berlin and Frankfurt.

In central Berlin (near the Federal Ministry of Finance and Checkpoint Charlie), IFM Immobilien AG has expanded its Zimmerstrasse property with a directly adjoining property on Mauerstrasse, with an area of 4,700 m<sup>2</sup> and the potential for construction of 9,000 m<sup>2</sup> of gross area. The new combined property, with the potential for total construction of up to 26,000 m<sup>2</sup> of gross area for business, a boarding house and high-quality residences, adds to the potential already present on the property.

In an excellent location in Frankfurt, in the immediate vicinity of the prestigious "westendFirst" and "Romeo & Julia" properties, the company has acquired a property with a ground area of 1,800 m<sup>2</sup>. Half of the property is occupied by a new five-story building with 2,000 m<sup>2</sup> of space, and the other half is a ground-level garage with 25 parking spaces. Thanks to its direct adjacency to existing landmarks and the possibility of optimizing existing leases, this outstanding addition in Frankfurt's West End offers substantial potential.

"These two properties, which we acquired on attractive terms, have added a splendid expansion to two of our existing locations. The property in Berlin offers an opportunity for development by fully building up the Zimmerstrasse and Mauerstrasse spaces, while the property in Frankfurt's West End offers not only the possibility of optimizing leases, but the additional potential inherent in the unbuilt half of the land," said IFM Immobilien AG CEO Georg Glatzel.

The Executive Board

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About IFM Immobilien AG:

IFM Immobilien AG is an investor and project developer engaged in commercial real estate, with an emphasis on office and retail uses. Its operations focus on restructuring, redevelopment and asset management for commercial properties, and on developing ambitious marketing and rental concepts. The properties that IFM acquires generally stand out for their attractive risk-opportunity profile, extensive potential for development and added value, and preferred locations. Applying this strategy in combination with its four core competences, IFM Immobilien AG helps reposition properties, and thus generates sustained property values.