

Corporate News, November 27, 2007

IFM Immobilien AG generates significant growth in earnings after nine months

- Revenues from rental income totaling EUR 6.2 million
- Operating profit up to EUR 2.8 million
- Earnings per share climb to EUR 0.46

Frankfurt am Main, November 27, 2007: IFM Immobilien AG (ISIN DE000A0JDU97), which acts as an investor and project developer in commercial real estate with an emphasis on office and downtown retail uses, continued its growth path over the first nine months of 2007. Revenues from rental income rose to EUR 6.2 million, which marks an increase of 44.4 percent on the annual financial statement 2006. Consolidated earnings after minority interests under IFRS totaled EUR 3.9 million after nine months as against EUR 0.4 million at the end of 2006. Accordingly, earnings per share climbed to EUR 0.46. "The growth rates we have seen for our consolidated revenues, and above all our earnings, reflect our dynamic business performance very well. Unlike the first six months, the income generated from our real estate projects in Wiesbaden and Eschborn is now for the first time also contributing toward earnings", notes Georg Glatzel, the company's CEO.

In the preceding quarter IFM Immobilien AG added another highlight to its real estate by acquiring of the well-known "Kureck Areal" in a prime inner-city location of Wiesbaden. The project's objects are fully rented out and consist of various commercial properties and the former headquarter of the R+V insurer. Once the lease expires in 2010 the estate will be gutted and revitalized. With an existing rental space of 27,500 m² and the potential for an additional 7,500 m² in new buildings on the property, the complex will become another "Landmark" property of IFM Immobilien AG and will add a distinct touch to the skyline of the city of Wiesbaden. The total investment is expected to be as much as EUR 100 million.

After the end of the current reporting period the company managed to expand its real estate portfolio by another two real estate properties. The company's "Zimmerstraße" property in Berlin's inner city was completed with the directly adjoining "Mauerstraße" property. The entire estate now has a size of approximately 9,000 m² and offers potential for construction of up to 26,000 m² gross floor space for commercial and boarding house functions as well as exclusive apartments in a premium city location. In Frankfurt's Westend IFM acquired a further top-notch property with around 1,800 m² in close vicinity

to its prestige objects "westendFirst" and "Romeo & Julia". Given the direct proximity to the existing two landmarks the five-story office building plus adjacent parking garage (25 car parks) ideally rounds off the portfolio and offers huge potential for optimizing the existing rental agreements.

For Georg Glatzel, CEO, the successful business performance is confirmation of IFM's innovative investment strategy: "We generally acquire properties that contain significant inherent potential for added value. The expertise of our employees enables us to raise this potential and thus generate sustained increase in profitability. We do so by focusing on our three core competences - repositioning, redevelopment and remarketing."

IFM Immobilien AG rests on a solid financial situation that is the company's bedrock. As of September 30, 2007 consolidated non-current assets recognized as properties held as investments came to EUR 135.5 million as against a total of EUR 82.0 million per December 31, 2006. This includes the properties "Das Carré" in Heidelberg, "westendFirst" in Frankfurt, the "GutenbergPark" in Mainz, the "Kureck Areal" in Wiesbaden and the property on Feldbergstraße in Frankfurt. Properties under development totaled EUR 72.5 million and included the "Romeo & Julia" in Frankfurt, the property on Zimmerstraße/Mauerstraße in central Berlin and the "Office-Tower" in Darmstadt.

Cash and equivalents after nine months came to EUR 22.0 million. Equity was up to EUR 92.9 million equaling an equity ratio of 38.4 percent. Liabilities to banks increased as planned to EUR 138.7 million, which was the result of continually higher investments in the company's ongoing as well as new real estate projects. Total assets at the end of the third quarter increased accordingly to EUR 241.6 million, compared with EUR 161.2 million at the close of the year 2006.

For the first nine months of the current fiscal year the consolidated profit under IFRS came to EUR 3.9 million after minority interest. This was made up essentially of the following: the gain on the fair valuation of the properties held as investments totaled EUR 2.4 million. This includes a write-up in the valuation of the "GutenbergPark" property in Mainz made following the appraisal by sworn independent experts. Interest and similar expenses increased to EUR 3.2 million, which was due to the higher level of liabilities to banks as a result of expanded investments in properties. In the wake of the (German) corporate tax reform the reversal of deferred taxes of EUR 1.6 million was recognized as gain in the Profit and Loss Statement.

The management is optimistic as far as operative business performance for the remainder of the fiscal year is concerned and considers IFM Immobilien ideally equipped to expand its position as one of the leading investor and project developer in commercial real estate.

The Executive Board

IFM IMMOBILIEN AG

For further information on IFM Immobilien AG please consult

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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.