

### IFM Immobilien Group Still on Track for Success in Q1 2008

- **After-tax profit for quarter is EUR 0.55 million**
- **Consolidated revenues more than double to EUR 3.43 million**
- **Real estate portfolio appreciates further**

**Frankfurt am Main, May 21, 2008:** IFM Immobilien AG, an investor and project developer in commercial real estate, with an emphasis on office and downtown retail uses, booked a positive performance in the first three months of 2008, continuing the trend from last year. Revenues were up substantially, and earnings improved significantly as well, despite one-time expenses. IFM Immobilien AG published its report for the first quarter of 2008 on the Internet today ([www.ifm.ag](http://www.ifm.ag)).

**Said Georg Glatzel, CEO of IFM Immobilien AG:** "We are off to a successful start in 2008. The figures for the first three months show that we've held steady on our successful track from last year. The highlights for the quarter include a nomination for the renowned MIPIM Award, for our Company's revitalization of the "westendFirst" property in Frankfurt am Main. The nomination shows that our business model has also impressed international experts. Additionally, we intensified our preparations for IFM's change to the Prime Standard segment of the Frankfurt Stock Exchange, where our stock has now been listed since April 30. We view these developments as positive indicators for 2008 as a whole."

## **Group revenue and earnings performance**

- Consolidated revenue, which comes primarily from rental income, rose to EUR 3.43 million in the first quarter of 2008 (Q1 2007: EUR 1.72 million). The increase derived especially from higher rental income from several properties acquired in 2007 – “Maxxon” in Eschborn, “Kureck” in Wiesbaden, and the “Office Tower” in Darmstadt – as well as the advancement of the leasing process at the “GutenbergPark” property in Mainz.
- Earnings before taxes improved from a loss of EUR 0.24 million to a profit of EUR 0.62 million. This figure includes one-time expenses of EUR 0.4 million occasioned by the recognition of most of the costs of moving IFM stock to the Prime Standard segment.
- The consolidated profit after taxes and minority interests rose to EUR 0.55 million (Q1 2007: EUR –0.26 million). Earnings per share increased to EUR 0.06 (Q1 2007: EUR –0.03).

## **Consolidated balance sheet performance**

- Total consolidated assets for the first quarter came to EUR 273.1 million.
- Non-current assets came to EUR 243.0 million at March 31, 2008. The value of investment property increased to EUR 141.0 million as a consequence of appreciation at the “Kureck” property in Wiesbaden. The recognized value of property under development rose to EUR 88.0 million because of the progress of construction work at the “Romeo & Julia” property in Frankfurt am Main.
- After the first three months of 2008, the Group maintained a solid equity ratio of 35%.

## **Outlook**

Management has reconfirmed its aim of growing the IFM Immobilien Group further. The project development business in particular is to expand. In this connection, the Executive Board expects the “Romeo & Julia” high-rise project to be completed by the end of 2008.

The existing portfolio, including ongoing project developments, is expected to rise to about EUR 500 million within the medium term.

Additionally, the Executive Board is actively exploring the market for ways of realizing the appreciation of the existing portfolio through sales. It is not out of the question that some properties might be sold as early as this year.

"Because of our positive performance in the first quarter, we expect consolidated revenues to rise further in 2008," said Glatzel.

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**About IFM Immobilien AG:**

IFM Immobilien AG is an investor and project developer particularly engaged in commercial real estate, with an emphasis on office and downtown retail uses. In addition to conventional project development, its business also includes redeveloping, restructuring and repositioning commercial properties. The properties that IFM acquires generally stand out for what IFM sees as an attractive risk-opportunity profile, extensive potential for development and appreciation, and preferred locations. Applying this strategy in combination with its core competences in redevelopment, restructuring and repositioning, IFM Immobilien AG helps revitalize properties, and thus generates what it believes will be sustainable property values.

## Key Figures for the IFM Group (IAS/IFRS)

### Performance figures

EUR m	Q1 2008	Q1 2007
Revenues	3.43	1.72
Gain or loss on fair valuation of properties held as investment	2.16	0
Operating profit	0.62	-0.24
Profit after taxes and minority interests	0.55	-0.26
Earnings per share (basic, in EUR)	0.06	-0.03

### Key figures from balance sheet

EUR m	March 31, 2008	December 31, 2007
Total assets	273.1	260.7
Non-current assets	243.0	233.6
<ul style="list-style-type: none"> <li>• including: Investment properties</li> </ul>	141.0	138.8
<ul style="list-style-type: none"> <li>• including: Properties under development</li> </ul>	88.0	80.6
Equity	94.9	94.2
<ul style="list-style-type: none"> <li>• including: Share capital</li> </ul>	8.5	8.5
Equity ratio (in %)	35	36
Liabilities	178.3	166.5
<ul style="list-style-type: none"> <li>• including: Financial liabilities</li> </ul>	165.0	155.0

### Other key figures

EUR m	Q1 2008	Q1 2007
Cash flow from operating activities	-0,92	-0,37