

**NOT FOR DISTRIBUTION IN THE UNITED STATES OF AMERICA**

**Ad hoc Release according to section 15 WpHG**

**Capital Increase**

### **IFM Immobilien AG´s capital increase successfully placed in full**

**Frankfurt am Main, June 20, 2008:** IFM Immobilien AG has successfully implemented the announced cash capital increase by nearly 10% of share capital. The investor and project developer for commercial property with a focus on office and downtown retail real estate was able to place 849,999 new, no-par value shares to investors in Germany and abroad. The subscription rights of the shareholders have been excluded. The price set in an accelerated bookbuilding process was EUR 11.00 per share. There was a huge demand for the issue and it was clearly oversubscribed.

As a result of the capital measure the company records a funds inflow of EUR 9.35 million before transaction related costs. The share capital has increased from EUR 8.5 million to around EUR 9.35 million. Commerzbank AG acted as sole lead manager and bookrunner for the transaction.

ISIN: DE000A0JDU97

WKN: A0JDU9

**For further information please contact:**

Frank Elsner  
Frank Elsner Kommunikation für Unternehmen GmbH  
Phone: +49 (0) 5404 91 92 0  
Fax: +49 (0) 5404 91 92 29  
office@elsner-kommunikation.de

**Company contact:**

Karl-Ludwig-Straße 2  
69117 Heidelberg  
Phone +49 (0) 6221 434098-0  
Fax +49 (0) 6221 434098-66

Ulmenstraße 23-25  
60325 Frankfurt  
+49 (0) 69 7040386-0  
+49 (0) 69 7040386-25

This publication constitutes neither an offer to sell nor an invitation to make an offer to buy securities. This publication is for distribution only to (i) persons outside the United Kingdom, (ii) persons who have professional experience in matters relating to investments or (iii) persons falling within article 49 (2) (a) to (d) ("High Net Worth Companies", Unincorporated Associations etc.) of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005 or to whom it may otherwise be lawfully passed on (all such persons together being referred to as "Relevant Persons"). This publication is directed only at Relevant Persons and must not be acted on or relied on by persons who are not Relevant Persons. Any investment or investment activity to which this publication relates is available only to Relevant Persons and will be engaged in only with Relevant Persons.

This document does not constitute an offer of securities for sale or a solicitation of an offer to purchase securities in the United States. The shares in IFM Immobilien AG (the "Shares") may not be offered or sold in the United States absent registration or an exemption from registration under the U.S. Securities Act of 1933, as amended (the "Securities Act"). The Shares have not been and will not be registered under the Securities Act and are not being and will not be offered or sold in the United States.