

Press release

IFM gains tenants for an additional 1,600 square meters at the Maxxon business park in Eschborn

Frankfurt am Main, March 31, 2010: IFM Immobilien AG has leased out around 1,600 square meters at the Maxxon business park in Eschborn. The new tenants are Polimeri Europa GmbH and GMS Global Media Services GmbH. Now, prior to the full completion of the building D13, roughly one third of the 7,500 square meters of office space has already been leased out.

Polimeri Europa GmbH will lease a total of about 1,300 square meters at Maxxon from June 1, 2010. This space includes about 1,100 square meters of office space and about 200 square meters of warehouse space. Polimeri is a subsidiary of Eni and active in the petrochemical industry. With annual revenues of EUR 87.3 billion, Eni is Italy's largest company and the twelfth largest company in Europe. Eni has over 75,000 employees in 70 countries and a market capitalization of EUR 92 billion.

GMS Global Media Services GmbH will move into its new office space already on April 1, 2010. The IT company has leased some 300 square meters. GMS assists companies with technical planning and implementing large events, providing the technical infrastructure for video casting or video conferences, for example.

The real estate brokerage firm Colliers Schön & Lopez Schmitt provided consulting services for both of these leases.

The Maxxon business park is located in the easy-to-reach commercial hub of Eschborn-Sued. The lot houses three office buildings, two of which are currently undergoing a complete revitalization. The construction activities will be completed in the first half of 2010. The third building is a developed property.

Georg Glatzel, CEO of IFM Immobilien AG: "The Maxxon business park is the only property in Eschborn which has the same quality as a new development. Our latest successful leases go

to show that high-quality spaces in prime locations can still be leased out quickly, even in challenging times.”

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About IFM Immobilien AG:

IFM Immobilien AG is an investor and project developer involved specifically in commercial real estate focusing on office and downtown retail uses. Its business operations include redeveloping, restructuring and repositioning commercial properties in addition to classic project development activities. The property investments that IFM selects stand out due to what IFM sees as an attractive risk/opportunity profile, great potential for development and appreciation value in preferred locations. Together with this strategy and the core competencies of redevelopment, restructuring and repositioning, IFM Immobilien AG revitalizes properties and creates what it believes will be sustainable property values.