



Q3

Interim report 2011

Key Figures for the IFM Group (IAS/IFRS)

Performance figures EUR M	Q1 to Q3 2011	Q1 to Q3 2010
Revenues	12.97	13.46
Gain or loss on fair valuation of investment properties	7.82	6.64
Operation profit	6.80	4.25
Profit after taxes and minority interests	4.66	3.39
Earnings per share (undiluted in EUR)	0.50	0.36

Key figures from balance sheet EUR M	September 30, 2011	December 31, 2010
Total assets	352.7	344.4
Non-current assets	343.6	326.2
including: properties	333.1	314.9
Equity	114.5	109.4
including: issue capital	9.4	9.4
Equity ratio (in %)	32.5	31.8
Liabilities	238.2	235.0
Financial liabilities	206.9	203.5

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Dear Shareholders,

The IFM Immobilien AG has enjoyed a positive performance in the first nine months of fiscal year 2011. The pre-tax profit increased by nearly 60 percent, the profit after taxes was 36.4 percent higher than in the corresponding period of the previous year. The basis for this was provided by the continued stable performance of our business operations. Our equity quota increased slightly and is now at 32.5 percent.

The solid economic situation and the successful business development of IFM are of considerable value particularly at this time. We must say that in the meantime the economic environment has slowed down considerably in the past weeks, even though this is not yet directly reflected in the real estate market data. However, it cannot be overlooked that the ongoing financial difficulties in several EU countries have in the meantime become a serious threat to the global economy. And despite all discussions concerning the so-called euro crisis, it should not be forgotten that the situation in the USA continues to be a cause of concern.

Many discussions held these days – particularly when they deal with the future of the euro – may certainly be driven by a certain degree of emotion. The tremendous national debt and the resulting problems are, unfortunately, hard facts that cannot be ignored or glossed over. The fact alone that Italy, following Greece, is now increasingly the focus of attention should give us plenty to think about. Because Italy is simply too big that it could be stabilized with similar rescue measures that are currently being applied in Greece in case of a serious debt crisis. No one can currently say whether and to what extent the currently discussed risks will actually manifest themselves in the coming months. However, it is apparent that problems within a country today have a significantly greater impact than before on other countries and their markets in this strongly interwoven global economy. Isolating oneself against outside influences is not possible, which is why the volatility of the markets as a whole is significantly increasing.

The increasing volatility poses ever-greater challenges to real estate investors and developers, because the market developments become more unpredictable, lead to information becoming outdated much quicker and make medium-term planning much more difficult. We must be ready to deal with these changes in our market environment, in particular the increasing dynamics of market developments. We must recognize and analyze them in order to then deal with them offensively – because every change also offers opportunities that need to be exploited.

This of course also includes that even proven business models be carefully evaluated time and again and, if necessary, adapted to new developments and situations. Demands on companies in terms of flexibility, creativity and prudence are greater than ever before. We have followed these principles from the beginning and we have always dedicated ourselves to our strategy. This has saved us from taking any wrong turns along the way and this will in future represent a significant basis for the success of IFM.

We therefore assume that we will continue our positive business performance over the remaining weeks until the end of the year and that we will be able to complete the year with significantly higher results compared to the levels of the previous year. At the same time we are creating the basis for a successful performance in fiscal year 2012 - even if we must expect to experience strong headwinds from the market environment.

Heidelberg, November 2011

Georg Glatzel
CEO

1. Summary

- ▶ IFM Immobilien Group increases pre-tax profit by 60% in the first nine months of 2011.
- ▶ Stable development in business operations continues
- ▶ Gross rental income: EUR 12,968 thousand
- ▶ Operating income: EUR 11,706 thousand
- ▶ Consolidated profit before tax: EUR 6,795 thousand
- ▶ Consolidated profit after tax: EUR 4,666 thousand
- ▶ Continued leasing success with the projects Maxxon in Eschborn, GutenbergPark in Mainz and Romeo and Julia in Frankfurt

The stable business development of the IFM Immobilien AG group continued in the third quarter of the fiscal year 2011. In a real estate market environment which remains positive, profitability before tax increased significantly compared to the corresponding period of the previous year. At EUR 12,968 thousand, gross rental income was lower than in the first nine months of 2010. This is attributable to the deconsolidation of a sold property and the planned lower rental income from the properties Kureck in Wiesbaden and Zeilgalerie, Frankfurt, which are undergoing revitalization. Part of this planned lower income was able to be compensated by higher rental income from new leases. The operating income was EUR 11,706 thousand. The consolidated profit before tax rose by 60% to EUR 6,795 thousand. Group profit after tax was EUR 4,666 thousand - an increase of 36.4% compared to the corresponding period of the previous year. Based on the results for the first nine months, the Executive Board anticipates that the positive development will continue in the final quarter and lead to a clear increase in profit for 2011 as a whole.

2. Management Report on the position of the group

2.1. The IFM Group at a Glance

The IFM Group (hereinafter: IFM) consists of IFM Immobilien AG (hereinafter: IFM AG) and its subsidiaries. The company is active in the commercial real estate market as an investor and project developer, focusing primarily on office properties and properties in the inner city retail segment.

IFM's activities include both revitalizing existing commercial properties and the construction of new premium buildings for mainly commercial use in prime downtown locations.

As part of its revitalization projects, IFM typically realizes activities in the following three categories:

- ▶ Redevelopment (e.g. structural alterations including structural restoration)
- ▶ Restructuring (e.g. changing the tenancy structure)
- ▶ Repositioning in the market (e.g. with innovative marketing and leasing concepts).

According to the company's own assessment, IFM holds a leading position in the real estate marketing sector. Based on a comprehensive marketing approach, IFM positions properties as brands with a new image in the relevant target groups.

Geographically, the group's operations are focused on the Rhine-Main region, the Rhine-Neckar metropolitan region and city loca-

tions in Berlin. The property investments that IFM selects stand out due to their attractive risk/opportunity profile and great potential for development and value appreciation in preferred locations.

IFM Immobilien AG is responsible for the Group's strategic management as the ultimate parent company. It primarily acquires interests in companies that own real estate or which serve as project companies for individual real estate projects.

The Executive Board of the IFM Group companies assumes the joint management of the parent company, handling the Group's business and financial policies. The Executive Board is supported in this by a Managing Director.

The properties in the company's portfolio are typically held by individual project companies that are subsidiaries of IFM Immobilien AG. Business operations for the Group are undertaken by IFM Asset Management GmbH, a wholly owned subsidiary of IFM Immobilien AG. Its primary duties therefore include commercial and higher-level project management tasks, real estate marketing, rental management and property management.

2.2. Economic Environment

The economic upturn continued in the third quarter.¹ According to estimations from the IfW Kiel, the Germany economy grew by 0.6 percent from July to September 2011 compared to the previous quarter. This is indicated by positive trends in production and sales and further increased employment figures.² According to information from the Deutsche Bundesbank, industrial production rose significantly in July and August, after seasonal adjustments. The construction industry should have at least maintained the high production volume seen in the spring. In addition, an increase in private consumption, retail turnover and heating oil sales compared to the previous quarter is anticipated for the third quarter.³ The economists at the German Institute for Economic Research (DIW) in Berlin had predicted growth of 0.4 percent in the third quarter compared to the previous quarter.

However, economic experts are expecting a significant slowdown in growth towards the end of the year. According to them, the increased insecurity caused by the Euro crisis and the worsened international conditions will lead to production stagnating.⁴ However, the analysts do not believe there is reason to fear a recession. On the one hand, financial policy in Germany is much less restrictive and the financing conditions are much more favorable than in countries with higher debts.⁵ In addition, the positive job market development is expected to continue. Strong exports should also contribute to the German economy continuing to stand its ground.⁶ Germany's government is expecting the gross domestic product to increase by 2.9 percent in real terms for 2011 as a whole. Despite this, the growth prediction of 1.8 percent for 2012 was reduced to 1.0 percent in October 2011.⁷

¹ Bundesbank Monthly Report October

² IfW Kiel

³ Bundesbank Monthly Report October

⁴ IfW Kiel, Bundesbank

⁵ ifw kiel

⁶ DIW Berlin

⁷ PM BMWI

2.3. Trends in the Commercial Real Estate Market in Germany

Although the continuing sovereign debt crisis is causing increasing nervousness among market participants, the real estate market data for the third quarter of 2011 once again shows positive trends in both the rental and investment markets. However, the market players must be prepared for the expected economic slump to also become noticeable in the commercial property market in the coming months.

According to figures from Jones Lang LaSalle (JLL), the top seven office property markets - Berlin, Düsseldorf, Frankfurt, Hamburg, Cologne, Munich and Stuttgart, saw turnover of around 2.48 million square meters in the first nine months of 2011. This represents an increase of 21% compared to the same period of the previous year. In this, it remains noticeable that the increased turnover is not predominantly the result of large-volume contracts. Just as in the second quarter, there were just seven transactions over 10,000 square meters. With 45,000 square meters, the largest lease took place in Hamburg.

The highest growth was registered in Stuttgart - there, turnover increased by 84 percent compared to the first nine months of 2010. This was followed by Cologne, Berlin and Munich, with growth rates of around 40 to 45 percent in each city. In Düsseldorf, the minus compared to the previous year, which was predominantly due to the Vodafone deal, was able to be reduced significantly in recent months. Negative growth (-6%) was also recorded in Frankfurt, where demand fell again after a brief recovery in the half-year figures. With demand remaining positive, experts are predicting total turnover of over 3 million square meters, thus significantly exceeding the level achieved in 2010.

Due to high space absorption, vacancy rates decreased in all seven top locations between July and September. Around 8.59 million square meters were available at short notice at the end of the third quarter. At 9.8 percent, this achieves a vacancy rate of under ten percent again; the vacancy area decreased by three percent in the twelve-monthly comparison. The highest vacancy rate was recorded once again in Frankfurt (13.6 percent), followed by Düsseldorf (11.9 percent) and Munich (10.1 percent). At 6.5 percent, Stuttgart continued to show the lowest vacancy rate.

A total of almost 222,000 square meters of new space was completed across all seven cities in the third quarter, bringing the total completion volume in the first nine months of 2011 to 469,000 square meters. This is 36 percent less than in the same period of the previous year. The total volume of new construction should come to around 870,000 square meters for 2011. Even if demand remains dynamic, JLL anticipates that this volume will not be fully leased by the end of the year. A further increase in vacancy rates can therefore not be ruled out.

The top rental rates in six of the seven cities observed remained at the same level in the third quarter as at the half-year. Only in Hamburg did the top rental rate rise, by 50 cents to EUR 23.50 per month and square meter. Compared to the previous year, all cities – except Frankfurt – recorded a plus between 2.4 percent in Cologne and 6.7 percent in Düsseldorf.

A transaction volume of over EUR 6.2 billion was recorded for the German property investment market in the third quarter of 2011. This is the highest quarterly result since the beginning of 2008. Between January and September 2011 inclusive, the transaction volume for commercial real estate totaled EUR 17.6 billion. This is an increase of 30 percent over the same period of the previous year. JLL expects this transaction dynamic to remain for the final quarter of 2011 and anticipates an investment volume of up to EUR 24 billion for the year as a whole. In this, demand is increasingly focused on the core segment. With EUR 8.3 billion (48 percent of the total transaction volume), the retail sector continues to dominate the market activities. Office real estate accounts for EUR 4.2 billion (25 percent), followed by real estate with mixed use at EUR 2.2 billion (12 percent).

Sources:

Jones Lang LaSalle, Office Market Overview Q3 2011

Jones Lang LaSalle, Investment Market Overview Q3 2011

2.4. Significant Events during the Reporting Period

2.4.1. Changes to the Supervisory Board

The annual shareholders' meeting on May 24, 2011 has elected Mr. Hans Furuholmen, Investment Director of the Furuholmeninvest AS, Oslo, Norway, as the successor to Mr. John Skogen as a member of the Supervisory Board for the time remaining until the end of the annual shareholders' meeting which will decide on the approval of actions of the Supervisory Board for fiscal year 2011. This ensures that the Supervisory Board, after the departure of Mr. Skogen, who resigned his position at the end of the annual shareholders' meeting, still has the six members required by the articles of incorporation.

Mr. Gordon Albert Rapp, until now Vice Chairman of the Supervisory Board, assumed the position as Chairman of the Supervisory Board of IFM Immobilien AG at the end of the annual shareholders' meeting.

2.4.2 Waiving of issue of a convertible bond

On July 11, 2011, IFM announced the resolution of the Executive Board, passed with the approval of the Supervisory Board, and resulting from the authorization awarded by a resolution of the annual shareholders' meeting of July 20, 2007, to issue a convertible bond in exchange for cash contributions with conversion rights of ordinary non-par shares of the company registered in the name of the bearer. On August 1, 2011, IFM announced the resolution of the Executive Board to issue a convertible bond with a total nominal value of up to EUR 18,000 thousand with a maturity of six years to 2017 and provided information on the proposed terms for the issue.

Upon publication in the Federal Gazette on August 4, 2011 and supplementation on August 15, 2011, IFM Immobilien AG called upon its shareholders to exercise subscription rights for the convertible bond (ISIN DE000A1KRFC4) with a total nominal value of up to EUR 18,000,000.00 with an effective date of 2017 and an interest rate of 6.50% p.a. at a subscription price of EUR 11.00 per partial bond in the period from August 5, 2011 to August 18, 2011.

On August 19, 2011, in consultation with the two supporting banks and given the current market conditions, the Executive Board of IFM Immobilien AG decided to terminate the issue and the private placement of convertible bonds and not to issue the convertible bond. The termination of the transaction caused the subscription rights already exercised to expire. The subscription orders of those authorized for subscription underwent reverse transactions at the deposit banks. The subscription price paid for subscription rights exercised was returned.

2.4.3 Changes to the Executive Board

On September 30, 2011, IFM Immobilien AG announced that, by mutual agreement, Mr. Marcus Schmitz would terminate his tenure as the company's CFO and leave the company on December 31, 2011, in order to pursue new challenges in his professional career.

2.5. Revenue and Results of Operations

In the first nine months of the fiscal year 2011, the IFM Group achieved rental profit totaling EUR 10,512 thousand. The decrease of almost 5% compared to the corresponding period of the previous year (EUR 11,060 thousand) can be put down to the deconsolidation of the westendFirst property and to vacancies as the result of revitalization, in particular at the Kureck project in Wiesbaden, where tenant R+V Versicherung moved out in January 2011. The planned and necessary de-leasing of space in connection with ongoing revitalization measures at the Zeilgalerie in Frankfurt also had an impact. However, some of the decrease in rental income caused by this was offset by new rental successes, especially at GutenbergPark in Mainz, Romeo & Julia in Frankfurt and Maxxon in Eschborn. At EUR 3,645 thousand, rental profit in the third quarter was 2.2% higher than in the third quarter of 2010 (EUR 3,567 thousand).

Revenues due to charge of incidental expenses increased in the first nine months of 2011 by 2.5% to EUR 2,456 thousand (same period of previous year: EUR 2,396 thousand); in the third quarter, at EUR 772 thousand, they were 0.9% higher than in the corresponding period of the previous year (EUR 765 thousand). This increase was predominantly the result of the increase in rental rates in the properties named.

In the first nine months of 2011, rental expanses of EUR 343 thousand were due. This increase of 42.9% compared to the same period of the previous year (EUR 240 thousand) is a result of the fact that rental payments for the property used by the company itself were due for the entire reporting period. This was only the case for part of the previous year.

The expenses from incidental expenses decreased in the reporting period by 2.4% to EUR 3,550 thousand (same period of previous year: EUR 3,638 thousand). This cost reduction is in particular due to the total reorganization of the cost structure in conjunction with the Zeilgalerie.

Other real estate related income, which predominantly contains construction costs paid by tenants, totaled EUR 674 thousand in the first nine months of 2011 (same period of previous year: EUR 684 thousand).

Other real estate related expenses were EUR 826 thousand in the reporting period (same period of previous year: EUR 1,569 thousand). These predominantly include costs for real estate brokers in connection with leasing activities, as well as non-recoverable expenses for maintenance and renovation work. The main reason for the reduction in this item is the lower expenses for real estate broker commission compared to the same period of the previous year.

There was no profit from the sale of properties in the first nine months of 2011.

Income from the fair valuation of investment properties amounted to EUR 7,821 thousand in total in the reporting period (same period of previous year: EUR 6,638 thousand). This was predominantly the result of revaluation due to rental successes achieved at Maxxon in Eschborn and the Zeilgalerie in Frankfurt.

Administrative expenses increased slightly in comparison to the first nine months of 2010, from EUR 1,862 thousand to EUR 1,994 thousand. The main reason for this was costs incurred in conjunction with the non-issue of a convertible bond. Personnel expenses were EUR 2,672 thousand in the reporting period (same period of previous year: EUR 3,375 thousand). This significant reduction is attributable to the fact that bonus payments were made to the members of the Executive Board in connection with the sale of properties in the same period of the previous year.

Other operating income totaled EUR 784 thousand in the first nine months of the fiscal year (same period of previous year: EUR 445 thousand).

This includes payment for asset management services provided to third parties and the write-back of provisions. Other operating expenses decreased in comparison to the corresponding period of the previous year, from EUR 1,839 thousand to EUR 945 thousand.

Interest and similar expenses totaled EUR 7,465 thousand in the reporting period (same period of previous year: EUR 6,571 thousand). The increase was mainly the result of increasing market interest rates.

The gain on the market assessment of derivatives, which are used to hedge interest, was EUR 2,421 thousand (same period of previous year, loss: EUR -751 thousand). This change reflects both the change in the interest rate and the shortening of the maturity times.

In the first nine months, the net finance result was EUR -4,911 thousand (same period of previous year: EUR -6,911 thousand).

In the reporting period, the IFM Group achieved an operating profit (earnings before tax) of EUR 6,795 thousand, representing an increase of 60% compared to the same period of the previous year (EUR 4,247 thousand). The pre-tax profit for the third quarter was EUR 2,299 thousand (third quarter 2010: EUR 1,940 thousand).

Income tax was EUR 2,129 thousand, of which EUR 2,126 thousand was attributable to deferred taxes.

The consolidated profit after tax was EUR 4,666 thousand, and thus 36.4% higher than in the first nine months of 2010 (EUR 3,420 thousand). This results in earnings per share of EUR 0.49 (same period of previous year: EUR 0.36). The profit after taxes in the third quarter was EUR 1,393 thousand and thus just as high as in the same quarter of the previous year.

2.6. Net Assets

The balance sheet total of the IFM Group increased by 2.4% during the first nine months of 2011 and was thus EUR 352,723 thousand on September 30, 2011 (December 31, 2010: EUR 344,399 thousand). This rise is predominantly the result of the further development of the IFM portfolio.

The value of non-current assets increased as of September 30, 2011 rose to EUR 343,573 thousand. This represents an increase of 5.3% since the reporting date in 2010 (EUR 326,175 thousand). The main contributor to this was the value appreciation investment properties. These amounted to EUR 18,235 thousand or 5.8% in net terms, causing an increase in the total value of this item as of the reporting date to EUR 333,135 thousand (December 31, 2010: EUR 314,900 thousand).

The item „Other non-current assets“, decreased by EUR 1,480 thousand or 18.8% to EUR 6,409 thousand. It contains both cash items to which IFM – for example due to pledges – has no access and rent divided into periods, which result in accordance with IFRS in cases in which rent-free times are granted when a rental contract is concluded.

Current assets decreased to EUR 9,150 thousand as of September 30, 2011 (December 31, 2010: EUR 18,224 thousand). This decrease is predominantly due to the fact that funds previously provided for investment has now been invested, which reduced the item Cash and cash equivalents by EUR 8,564 thousand.

2.7. Financial Position

The equity of the IFM Group increased as of September 30, 2011 to EUR 114,525 thousand (December 31, 2010: EUR 109,441 thousand). The equity quota, which was 31.8% on the reporting date 2010, increased to 32.5% during the reporting period.

Long-term borrowed funds increased from the previous reporting date by 6.1%, to EUR 119,364 thousand (December 31, 2010: EUR 112,496 thousand). The reasons for this were the increase in liabilities to banks, in particular in conjunction with investment in the property Maxxon in Eschborn, and the increase in the item „Passive deferred tax liabilities“ as a result of the revaluation of investment properties.

Short-term borrowed funds decreased from EUR 122,462 thousand to EUR 118,834 thousand. In this, liabilities to banks increased by 0.6% from EUR 105,483 thousand to EUR 104,843 thousand. Additionally the value of derivative financial instruments fell as a result of adjustments in the market value which resulted from changes to the interest rate and the shortening of maturity times, by 38.1% to EUR 2,623 thousand (December 31, 2010: EUR 4,238 thousand).

The Group cashflow from operating activities was EUR -3,357 thousand in the first nine months of 2011 (same period of previous year: EUR -7,902 thousand).

The cash flow from investment activities was EUR -10,369 thousand (same period previous year: EUR 56,805 thousand).

The cash flow from financing activities was EUR 3,361 thousand (same period previous year: EUR -34,853 thousand).

The significant difference between the two latter figures and those of the relevant period of the previous year is due to the income from the sale of the westendFirst and Ulmenstrasse 22 properties in the first nine months of 2010 being taken into account, as well as the early repayment of loans related to these transactions.

3. Risk Report

The risk profile of the IFM Immobilien Group was presented in detail in the management report for the fiscal year 2010. There have so far been no significant changes in this in 2011. Therefore, please continue to refer to the consolidated financial statements as of December 31, 2010, contained in the annual report for 2010.

4. Events after the Reporting Date

Since the reporting date on September 30, 2011, there have been no events with significant effects for the business performance of IFM Immobilien AG.

5. Outlook

The significant growth in profits over the first nine months of the fiscal year 2011 demonstrate IFM Immobilien AG's successful business performance and endorses the strategy followed by the company. In this, the Executive Board sees ideal conditions for ending the fiscal year 2011 with a good result, too. The aim remains the continued growth of the IFM Group. In this, the focus remains on ongoing project developments and on asset management, as well as investigating opportunities for future cooperation with third parties.

Economic developments are currently indicating weaker economic growth in the coming months. In addition, substantial risks for economic development remain on the world stage. Corresponding effects are therefore to be anticipated on the property markets in Germany, although the extent is difficult to predict. Given these conditions, the Executive Board has decided to refrain from making more substantive predictions for the fiscal year 2011. However, the Executive Board believes that IFM is in a good position for further positive development, barring unforeseen risks with a material impact of IFM.

Heidelberg, November 15, 2011

The Executive Board



Interim Consolidated
Financial Statements
(IFRS)

Interim Consolidated Financial Statements (IFRS)

Interim Consolidated Balance Sheet as of September 30, 2011

Assets	Sep 30, 2011 EUR 000	Dec 31, 2010 EUR 000
Non-current assets		
Investment properties	333,135	314,900
Office and other equipment	640	693
Goodwill	389	389
Other intangible assets	275	159
Advance payments made	37	128
Other non-current assets	6,409	7,889
Derivative financial instruments	0	2
Deferred tax assets	2,688	2,015
Total non-current assets	343,573	326,175
Current assets		
Trade accounts receivable	2,201	1,879
Inventory	27	0
Other current assets and deferred income and accrued expenses	375	580
Tax receivables	677	1,249
Securities	3,118	3,200
Cash and cash equivalents	2,752	11,316
Total current assets	9,150	18,224
Total Assets	352,723	344,399

Interim Consolidated Financial Statements (IFRS)

Interim Consolidated Balance Sheet as of September 30, 2011

Equity and Liabilities	Sep 30, 2011 EUR 000	Dec 31, 2010 EUR 000
Equity		
Issued capital	9,350	9,350
Additional paid-in capital	79,472	79,431
Other reserves	7,875	7,506
Retained earnings	17,572	12,915
Equity attributable to Group shareholders	114,269	109,202
Minority interests	256	239
Total equity	114,525	109,441
Long-term liabilities		
Liabilities to banks	102,098	97,992
Other long-term liabilities	2,335	1,195
Derivative financial instruments	1,140	2,474
Deferred tax liabilities	13,791	10,835
Total long-term liabilities	119,364	112,496
Short-term liabilities		
Provisions for taxes	2,561	2,579
Other provisions	3,856	3,692
Liabilities to banks	104,843	105,483
Trade accounts payable	3,151	4,392
Derivative financial instruments	2,623	4,238
Other short-term liabilities and deferred income and accrued expenses	1,800	2,078
Total short-term liabilities	118,834	122,462
Total equity and liabilities	352,723	344,399

Interim Consolidated Financial Statements (IFRS)

Interim Consolidated Income Statement for the Period from January 1 to September 30, 2011

	Jan 1 to Sep 30 2011 EUR 000	Q3 2011 EUR 000	Jan 1 to Sep 2010 EUR 000	Q3 2010 EUR 000
Total income before EBIT	22,247	8,338	21,223	6,428
Total expenses before EBIT	-10,541	-3,763	12,724	-3,687
1. Rental Revenues	10,512	3,645	11,060	3,567
2. Revenues due to charge of incidental expenses	2,456	772	2,396	765
3. Rental Costs	-343	-85	-240	-90
4. Costs due to incidental expenses	-3,550	-1,229	-3,638	-1,076
5. Other real estate related income	674	285	684	93
6. Other real estate related expenses	-826	-383	-1,569	-243
Net real estate related Result	8,923	3,005	8,693	3,016
7. Income due to sale of investment properties	0	0	66,500	0
8. Carrying amount and expenses due to sale of investment properties	0	0	-63,841	-26
Result due to sale of investment properties	0	0	2,659	-26
9. Income from market assessment of investment properties	7,821	3,466	6,638	1,810
10. Expenses from market assessment of investment properties	0	0	0	0
Result from market assessment of investment properties	7,821	3,466	6,638	1,810
11. Administrative expenses	-1,994	-733	-1,862	-595
12. Personnel expenses	-2,672	-836	-3,375	-799
13. Depreciation and amortization of other intangible assets, and office and other equipments	-211	-71	-201	-58
14. Other operating income	784	170	445	193
15. Other operating expenses	-945	-426	-1,839	-826
Other operating result	-5,038	-1,896	-6,832	-2,085
Earnings before Interest and Taxes (EBIT) – Operating Result	11,706	4,575	11,158	2,715

Interim Consolidated Financial Statements (IFRS)

Interim Consolidated Income Statement for the Period from January 1 to September 30, 2011

	Jan 1 to Sep 30 2011 EUR 000	Q3 2011 EUR 000	Jan 1 to Sep 2010 EUR 000	Q3 2010 EUR 000
16. Other interest and similar income	133	20	411	126
17. Interest and similar expenses	-7,465	-2,713	-6,571	-2,188
18. Gain or loss on market assessment of derivatives	2,421	417	-751	1,287
Net finance result	-4,911	-2,276	-6,911	-775
Earnings before Taxes (EBT) - Operating profit	6,795	2,299	4,247	1,940
19. Income Taxes (including: deferred taxes)	-2,129 (-2,126)	-906 (-904)	-827 (1,579)	-547 (-1,012)
Consolidated profit after taxes	4,666	1,393	3,420	1,393
attributable to minority interests	9	-11	29	9
attributable to IFM shareholders	4,657	1,404	3,391	1,384
Undiluted earnings per share (in EUR)	0.50	0.15	0.36	0.15
Diluted earnings per share (in EUR)	0.49	0.15	0.36	0.15
Income and expenses recognized directly in total equity				
20. Cash flow hedges Fair value adjustments recognized in total equity	525	-347	1,388	213
21. Deferred taxes	-156	104	-479	-34
Result of income and expenses recognized directly in total equity	369	-243	909	179
Total Result	5,035	1,150	4,329	1,572
attributable to minority interests	9	-11	29	9
attributable to IFM shareholders	5,026	1,161	4,300	1,563

Interim Consolidated Financial Statements (IFRS)

Interim Consolidated Cash Flow Statement

Consolidated Cash Flow Statement	Jan 1 to Sep 30 2011 EUR 000	Jan 1 to Sep 30 2010 EUR 000
1. Consolidated profit after taxes	4,666	3,420
2. + Depreciation and amortization of non current assets	211	201
3. -/+ Other non-cash income / expenses	-8,343	-6,158
4. -/+ Profit / loss from the sale of property, plant and equipment	8	-2,837
5. -/+ Increase / Decrease in Inventories, trade accounts receivables and other assets	261	-1,092
6. -/+ Decrease / Increase in trade accounts payable and other liabilities	160	-1,436
7. Cash flow from operating activities (total of 1 to 6)	-3,357	-7,902
8. - Cash paid for investments in investment properties	-10,177	-9,231
9. - Cash paid for investments in intangible assets and property, plant and equipment	-225	-367
10. + Proceeds from the sale of investment properties	0	66,380
11. + Proceeds from the sale of fixed assets	33	23
12. + Proceeds from selling securities	0	0
13. Cash flow from investment activities (total of 8 to 12)	-10,369	56,805
14. - Cash paid to minority interest holders	0	0
15. + Proceeds from bank loans	4,948	6,786
16. - Cash repayments of bank loans and other loans	-1,587	-41,639
17. Cash flow from financing activities (total of 14 to 16)	3,361	-34,853
18. Cash changes in cash and cash equivalents (total of items 7, 13, 17)	-10,365	14,050
19. Other changes in cash and cash equivalents	1,801	-2,700
20. + Cash and cash equivalents at beginning of period	11,316	5,043
21. Cash and Cash equivalents at end of period (total of items 18, 19, 20)	2,752	16,393

Interim Consolidated Financial Statements (IFRS)

Interim Consolidated Statement of Changes in Equity for the Period from January 1 to September 30, 2011

	Issued capital EUR 000	Additional paid-in capital EUR 000	Reserves	
			Other reserves EUR 000	Retained earnings/ distributable profit EUR 000
As of January 1, 2010	9,350	79,215	5,846	7,624
Stock option plans	0	175	0	0
Total Result attributable to IFM shareholders	0	0	909	3,391
As of September 30, 2010	9,350	79,390	6,755	11,015
As of January 1, 2011	9,350	79,431	7,506	12,915
Stock option plans	0	41	0	0
Total Result attributable to IFM shareholders	0	0	369	4,657
Changes in consolidation	0	0	0	0
As of September 30, 2011	9,350	79,472	7,875	17,572

Interim Consolidated Financial Statements (IFRS)

Interim Consolidated Statement of Changes in Equity for the Period from January 1 to September 30, 2011

	Equity attributable to Group shareholders EUR 000	Minority interest EUR 000	Total equity EUR 000
As of January 1, 2010	102,035	209	102,244
Stock option plans	175	0	175
Total Result attributable to IFM shareholders	4,300	29	4,329
As of September 30, 2010	106,510	238	106,748
As of January 1, 2011	109,202	239	109,441
Stock option plans	41	0	41
Total Result attributable to IFM shareholders	5,026	9	5,035
Changes in consolidation	0	8	8
As of September 30, 2011	114,269	256	114,525



Notes to the Interim
Consolidated
Financial Statements

A General Information

The consolidated interim financial statements of IFM AG (abbreviated as „IFM“, „IFM AG“ or „the parent company“), based in Heidelberg, Germany, have been drawn up in conformity with the International Financial Reporting Standards (IFRS) as applicable for the reporting period in the European Union. All IFRS that are required to be included as of January 01, 2011 as endorsed by the EU have been taken into account. The financial statements are presented in euros (EUR) and all figures are indicated in thousands of euros (EUR thousand).

These interim consolidated financial statements and interim report have neither been audited nor reviewed.

B Summary of Material Accounting Principles

Consolidated Accounting Principles

Presentation Principles

These interim consolidated financial statements were prepared in conformity with IAS 34 and are more limited in content than the consolidated financial statements as of December 31, 2010. For more information, including about the risk management system, we refer the reader to the consolidated financial statements as of December 31, 2010, on which these interim financial statements are based (available on the Internet at www.ifm.ag).

There has been no change to the scope of consolidation and consolidation principles since December 31, 2010. The scope of consolidation changed slightly due to the addition of a company with a balance sheet of EUR 25 thousand with equity of EUR 25 thousand. The fiscal year is the same as the calendar year at all Group companies. The interim consolidated financial statements were prepared uniformly for the periods shown here, in conformity with the following reporting and accounting principles.

General Reporting and Accounting Principles

The same accounting policies and measurement methods were followed in the interim consolidated financial statements as in the annual consolidated financial statements of December 31, 2010. At the start of the fiscal year 2011, changes were made in the information shown, the allocation and the notation of the consolidated income statement in order to provide better presentation and transparency, based on the recommendations of the EPRA (European Public Real Estate Association). The figures from the previous year were adapted accordingly. Changes in allocation are shown in the explanatory notes on the points in the consolidated income statement.

Notes to the Interim Consolidated Financial Statements as of September 30, 2011

Material Assumptions and Estimates

The interim consolidated financial statements have adopted no material changes against the assumptions and estimates used in the financial statements as of December 31, 2010. The value of investment properties was assessed in the form of appraisals prepared by independent external experts on December 31, 2010. The figures presented in these appraisals were extended to September 30, 2011.

C Explanatory Notes to the Interim Consolidated Financial Statements

1 Explanatory Notes to the Interim Consolidated Balance Sheet

1.1 Investment Properties

The line item for investment properties represents properties held to generate rental income and/or for capital appreciation, in addition to properties still under development. In conformity with IAS 40, investment properties are measured at fair value. Changes in fair value are recognized in the income statement.

This refers to the following properties:

	As of Jan 1, 2011 EUR 000	Additions/ reclassifications EUR 000	Changes in fair value EUR 000	As of Sep 30, 2011 EUR 000
Das Carré, Heidelberg	29,400	0	0	29,400
GutenbergPark, Mainz	25,600	131	69	25,800
Kureck, Wiesbaden	34,600	1,588	27	36,215
Office Tower, Darmstadt	12,800	0	0	12,800
Romeo & Julia, Frankfurt	92,000	850	550	93,400
Zeilgalerie, Frankfurt	59,500	3,352	3,648	66,500
Zimmer-/Mauerstraße, Berlin	15,000	0	0	15,000
Maxxon, Eschborn	46,000	2,983	3,517	52,500
Schöne Aussicht, Wiesbaden	0	1,510	10	1,520
	314,900	10,414	7,821	333,135

The properties Kureck and Zeilgalerie are currently being developed and the number of tenants at Maxxon is being further increased. The property Schöne Aussicht was purchased as part of the development of the Kureck project in Wiesbaden.

1.2 Other non-current Assets

This item comprises term deposits invested by Group companies, rental income accounts and a securities portfolio with a value of EUR 4,186 thousand (December 31, 2010: EUR 6,099 thousand), security deposits in the sum of EUR 541 thousand (December 31, 2010: EUR 476 thousand) and non-current receivables from rental installments amounting to EUR 1,682 thousand (December 31, 2010: EUR 1,314 thousand). Due to restrictions on availability, the term deposits and rental income accounts do not represent cash and cash equivalents.

1.3 Deferred Taxes

In accordance with IAS 12, deferred tax assets correspond to loss carried forward in the sum of EUR 9,145 thousand (December 31, 2010: EUR 7,718 thousand), derivative financial instruments in the sum of EUR 900 thousand (December 31, 2010: EUR 1,376 thousand) and other temporary differences in the sum of EUR 531 thousand (December 31, 2010: EUR 492 thousand).

Deferred tax liabilities amount to EUR 20,886 thousand (December 31, 2010: EUR 17,631 thousand) for property recognized under IAS 40 and to EUR 793 (December 31, 2010: EUR 775 thousand).

Deferred tax assets were set off against deferred tax liabilities in the sum of EUR 7,888 thousand (December 31, 2010: EUR 7,571 thousand).

1.4 Cash and Cash Equivalents

The reduction from EUR 11,316 thousand (December 31, 2010) to EUR 2,752 thousand was predominantly the result of expenses for investment in the further expansion of the properties Zeilgalerie, Kureck and Maxxon.

1.5 Total Equity

Changes to the individual components of IFM AG's equity are presented in the Interim Consolidated Statement of Changes in Equity.

A resolution was passed at the annual shareholders' meeting of May 24, 2011 for the creation of new authorized capital in 2011 and associated amendments to the articles of association.

The Executive Board shall be authorized with the consent of the Supervisory Board to increase the company's share capital by up to EUR 4,500 thousand in one or more transactions until April 30, 2016 by issuing up to 4,500,000 new non-par shares registered in the name of the bearer of common stock in return for cash contributions and/or contributions in kind (Authorized Capital 2011). Furthermore the annual shareholders' meeting of May 24, 2011 cancelled completely the unused amount of EUR 3,400 thousand of the authorized Capital 2007 by the annual shareholders' meeting 2007.

1.6 Derivative Financial Instruments (Liabilities)

In accordance with IAS 39, the figure recognized here applies to interest rate agreements to hedge against the risk of changes in interest rates on existing loan agreements at variable rates based on the EURIBOR rate with a negative fair value. These are financial liabilities that are calculated from the relevant fair value. These have decreased to EUR 3,763 thousand during the remaining period (December 31, 2010: EUR 6,712 thousand).

Derivative financial instruments that are not held for speculative purposes, but rather as economic risk-management instruments (even where the hedge accounting requirements do not exist), are distributed as long-term and short-term liabilities according to the anticipated amortization.

As of September 30, 2011, long-term liabilities resulting from derivative financial instruments correspond to EUR 1,140 thousand (December 31, 2010: EUR 2,474 thousand) and short-term liabilities correspond to EUR 2,623 thousand (December 31, 2010: EUR 4,238 thousand). In this, EUR 2,294 thousand (December 31, 2010: EUR 2,819 thousand) is represented in other reserves (without deferred taxes being accounted for).

1.7 Other Financial Liabilities

Other financial liabilities from rental, leasing, maintenance and repair contracts amounted to EUR 4,510 thousand in total as of September 31, 2011 (December 31, 2010: EUR 4,401 thousand). This figure includes obligations that are part of the operating lease contract terms. These liabilities are EUR 443 thousand for one year, EUR 2,691 for two to five years.

Commitments under current investment and ordering obligations amounted to EUR 2,166 thousand as of September 30, 2011 (December 31, 2010: EUR 1,108 thousand).

2 Explanatory Notes to the Interim Consolidated Income Statement

2.1 Rental Revenues and Revenues due to Charge of Incidental Expenses

The rental revenue and revenues due to charge of incidental expenses essentially correspond to the revenue from the previous year and are divided here into two points to increase transparency. In this, the reduction compared to the value for the previous year is especially due to the omission of rental income from the Kureck property, which is currently undergoing comprehensive revitalization, and the deconsolidated property westendFirst.

2.2 Rental Costs and Costs due to Incidental Expenses

Rental costs and expenses from incidental costs contain all expenditure made by external parties from IFM Group properties and predominantly listed under the Cost of Goods Sold in the previous year.

2.3 Other Real Estate related Income

Income from benefits as part of increases in the number of tenants and similar events, as well as marketing services, are predominantly listed here.

2.4 Other Real Estate related Expenses

Expenditure which occurred in connection with project development on individual properties is listed under this item. This includes costs for marketing, real estate brokers, costs for leasehold improvements which cannot be capitalized and other non-recoverable maintenance. In this, the deviation from the corresponding period of the previous year is due to the fact that, in the previous year, higher commissions were due, especially for leases in the Maxxon and GutenbergPark properties, as well as higher maintenance costs.

2.5 Result due to sale of investment properties

The net gain or loss from the sale of properties is to be listed in this interim report, divided into two items. In this presentation, the sale costs including incidental sale costs and the carrying amounts for the properties are deducted from the total profits from property sales.

2.6 Result from Market Assessment of Investment Properties

The fair valuation of investment properties in accordance with IAS 40 yielded an income of EUR 7,821 thousand in the relevant period to September 2011 (Q1 to Q3 2010: EUR 6,638 thousand), which was predominantly generated from the Zeilgalerie and Maxxon projects in the first three quarters of 2011.

2.7 Administrative Expenses

Administrative expenses, the costs for which were listed under other operating expenses in the previous year, predominantly include the purely administrative management of all Group companies. These costs include rent for space used themselves, car costs, insurance, compensation for Supervisory Board members and general costs for accounting and consultancy

Notes to the Interim Consolidated Financial Statements as of September 30, 2011

2.8 Other Operating Income

Other operating income predominantly includes income from the write-back of provisions (EUR 362 thousand; Q1 to Q3 2010 EUR 114 thousand), income from property management fees from external third parties and other services (EUR 118 thousand; Q1 to Q3 2010: EUR 104 thousand) and income from reimbursement of costs (EUR 227 thousand; Q1 to Q3 2010: EUR 81 thousand).

2.9 Other Operating Expenses

Other operating expenses predominantly include expenses for trade fairs, marketing and advertising (EUR 357 thousand; Q1 to Q3 2010: EUR 469 thousand), which are not related directly to property. They also include expenses from compensation liabilities for derivatives (EUR 145 thousand; Q1 to Q3 2010: EUR 762 thousand), expenses for management consultancy (EUR 131 thousand; Q1 to Q3 2010: 0), non-deductible input tax (EUR 82 thousand; Q1 to Q3 2010: EUR 141 thousand) and costs from other cost transfers and monetary transactions.

2.10 Gain or Loss on Market Assessment of Derivatives

Derivatives for which changes in value are recognized in the income statement continued to develop positively in the first nine months of the fiscal year 2011 and resulted in income of EUR 2,421 thousand (third quarter 2011: EUR 417 thousand). The loss of EUR 751 thousand in the comparable period of the previous year was predominantly the result of derivatives which had become ineffective.

2.11 Earnings per Share

	Q1 to Q3 2011	Q3 2011	Q1 to Q3 2010	Q3 2010
Consolidated profit after taxes attributable to IFM shareholders (EUR 000)	4,657	1,404	3,391	1,384
Average number of shares for the undiluted earnings	9,349,999	9,349,999	9,349,999	9,349,999
Average number of shares for the diluted earnings	9,547,759	9,547,759	9,540,368	9,540,368
Undiluted earnings per share (EUR)	0.50	0.15	0.36	0.15
Diluted earnings per share (EUR)	0.49	0.15	0.36	0.15

The diluted earnings per share are calculated by dividing the consolidated profit after taxes attributable to IFM shareholders by the weighted number of outstanding common shares, taking into account the options in the fifth tranche of the existing stock option plan. Only the performance aims defined for the fifth tranche of the stock option plan have been fulfilled. For further details, see the Notes to the Annual Financial Statements as of December 31, 2010.

Notes to the Interim Consolidated Financial Statements as of September 30, 2011

3 Explanatory Notes to the Interim Consolidated Cash Flow Statement

The cash flow from operating activities includes:

	Q1 to Q3 2011 EUR 000	Q1 to Q3 2010 EUR 000
Received interest payments	113	110
Advance interest payments	-7,388	-6,920
Income tax: paid (-), reimbursed (+)	49	-34

Income tax payments are given at their net value. Cashflow from interest is allocated to operating activities. Other changes of cash and cash equivalents are related to cash positions which have been bonded in previous reporting periods.

4 Noteworthy Events after the Reporting Date

Mr. Marcus Schmitz leaves his post as CFO of IFM Immobilien AG on December 31, 2011.

120,000 options granted to the members of the Executive Board as part of IFM Immobilien AG's Stock Option Plan 2006 expired in October 2011.

5 Segment reporting

Due to IFRS 8 „Operating Segments“, applicable since January 1, 2009, segment reporting has been converted from the risk and reward approach to the management approach, in which information about the individual segments is presented on the same basis as is used for internal reporting to the chief operating decision maker. In accordance with IFRS 8, IFM AG has identified segments for which internal reports are made to the Executive Board. In this, a segment generally corresponds to a property. All operating segments have comparable economic characteristics (office and commercial real estate in a good location) and similar long-term earning performance, and are therefore compiled in one segment in accordance with IFRS 8.12.

6 Supervisory Board and Executive Board

Supervisory Board

The Supervisory Board remains unchanged at September 30, 2011, with the following members:

- ▶ Mr. Gordon Rapp (Chairman), Attorney-at-Law
- ▶ Mr. Luca Pesarini (Vice Chairman), Graduate in Business Administration (Diplom-Kaufmann)
- ▶ Mr. Eberhard Hascher, Tax Consultant
- ▶ Mr. Morten Bergesen, Chief Executive Officer
- ▶ Mr. Philipp Vogel, Entrepreneur
- ▶ Mr. John Skogen, Chief Executive Officer (up to May 24, 2011)
- ▶ Mr. Hans Furuholmen, Investment Director (from May 24, 2011)

Executive Board

The Executive Board of IFM AG remains unchanged at September 30, 2011, with the following members:

- ▶ Mr. Georg Glatzel (CEO), graduate economist (Diplom-Volkswirt) and real estate economist (EBS), Heidelberg
- ▶ Mr. Marcus Schmitz (CFO), graduate in business administration (Diplom-Betriebswirt FH), Frankfurt

For information on the existing stock option plan, we refer the reader to the Consolidated Financial Statements as of December 31, 2010. No additional stock options were granted in the third quarter of 2011.

Personnel expenses to the sum of EUR 41 thousand were recorded for the stock option plans in the first three quarters of 2011 (Q1 to Q3 2010: EUR 175 thousand).

7 Related party transactions

There have been no material changes for IFM AG in this reporting period in comparison with the information as of December 31, 2010.

8 German Corporate Governance Code

The latest Declarations of Compliance with the German Corporate Governance Code issued by the Executive Board and Supervisory Board as required under Section 161 of the German Stock Corporation Act (AktG) have been made accessible on the website www.ifm.ag.

Heidelberg, November 15, 2011

The Executive Board

Georg Glatzel

Marcus Schmitz

Declaration of the Legal Representative

To the best of our knowledge, and in accordance with the applicable reporting principles for interim financial reporting, the interim consolidated financial statements give a true and fair view of the assets, liabilities, financial position, and profit or loss of the group, and the interim group management report includes a fair review of the development and performance of the business and the position of the group, together with a description of the principal opportunities and risks associated with the expected development of the group for the remaining months of the financial year.

Heidelberg, November 15, 2011

The Executive Board

Georg Glatzel

Marcus Schmitz



Appendix Interim
Consolidated Financial
Statements

Appendix Interim Consolidated Financial Statements

Changes in Consolidated Non-current assets as of September 30, 2011

	Cost of acquisition / Cost of goods				Sep 30, 2011 EUR 000
	Jan 1, 2011 EUR 000	Additions EUR 000	Losses EUR 000	Reclassifications EUR 000	
I. Investment properties	274,878	10,408	0	0	285,292
II. Office and other equipment	1,234	135	38	-14	1,317
III. Goodwill	389	0	0	0	389
IV. Other intangible assets	350	64	0	122	536
V. Advance payments made	128	23		-114	37
	276,979	10,630	38	0	284,571

Changes in Consolidated Non-current assets as of September 30, 2010

	Cost of acquisition / Cost of goods				Sep 30, 2010 EUR 000
	Jan 1, 2010 EUR 000	Additions EUR 000	Losses EUR 000	Reclassifications EUR 000	
I. Investment properties	259,576	10,128	0	0	269,704
II. Office and other equipment	996	224	88	0	1,132
III. Goodwill	389	0	0	0	389
IV. Other intangible assets	350	143	24	0	469
	261,311	10,495	112	0	271,694

Appendix Interim Consolidated Financial Statements

Changes in Consolidated Non-current assets as of September 30, 2011

Depreciation and amortization				Changes in fair value according to IAS 40			Carrying amount	
Jan 1, 2011	Additions (scheduled)	Losses	Sep 30, 2011	Jan 1, 2011	Additions	Sep 30, 2011	Sep 30, 2011	Dec 31, 2010
EUR 000	EUR 000	EUR 000	EUR 000	EUR 000	EUR 000	EUR 000	EUR 000	EUR 000
604	0	0	604	40,626	7,821	48,447	333,135	314,900
541	141	5	677	0	0	0	640	693
0	0	0	0	0	0	0	389	389
191	70	0	261	0	0	0	275	159
0	0	0	0	0	0	0	37	128
1,336	211	5	1,542	40,626	7,821	48,447	334,476	316,269

Changes in Consolidated Non-current assets as of September 30, 2010

Depreciation and amortization				Changes in fair value according to IAS 40			Carrying amount	
Jan 1, 2010	Additions (scheduled)	Losses	Sep 30, 2010	Jan 1, 2010	Additions	Sep 30, 2010	Sep 30, 2010	Dec 31, 2009
EUR 000	EUR 000	EUR 000	EUR 000	EUR 000	EUR 000	EUR 000	EUR 000	EUR 000
604	0	0	604	28,062	6,638	34,700	303,800	287,034
385	154	73	466	0	0	0	666	611
0	0	0	0	0	0	0	389	389
145	47	16	176	0	0	0	293	205
1,134	201	89	1,246	28,062	6,638	34,700	305,148	288,239

This interim report contains certain forward-looking statements. Forward-looking statements are any statements that are not about historical facts and events. Such statements appear at numerous points in this annual report, particularly where information is given about the Company's intentions, beliefs or current expectations in regard to its future financial earnings, plans, liquidity, outlook, growth, strategy and profitability, as well as the economic conditions to which it may be exposed. Such statements are based on the Company's current estimates, arrived at to the best of the Company's knowledge, but they are subject to risks and uncertainties, inasmuch as they refer to events and are based on assumptions that may not bear out in the future. For that reason they cannot constitute a warranty for future developments. In view of the risks, uncertainties and assumptions involved, the future events mentioned in this interim report may also not come to pass, and certain assumptions may prove inaccurate.

The business activities of IFM Immobilien AG are subject to a number of risks that may likewise render a forward looking statement, estimate or prediction inaccurate, and that may cause the business performance as well as the asset position, financial position and results of operations of IFM Immobilien AG to deviate from projections. Such deviations may be negative or substantial in nature. The most important factors that may result in such deviations include the regulatory environment of the real estate market, measures taken by regulatory and permit-issuing authorities, the permit environment, and changes in the real estate industry in those states and regions where IFM Immobilien AG does business. Other uncertainty factors include acceptance of and demand for real estate, competitors' behavior, uncertainties as to whether developed properties can be let at the expected prices, and changes in legislation, particularly changes regarding taxes. Additional risk factors and events published in annual reports and other declarations by IFM Immobilien AG must also be taken into account.

This interim report includes information about the market and the real estate sector, as well as other statistical data and predictions about the markets that are of relevance for IFM Immobilien AG. This information is based on market statistics and industry reports, as well as other information available to the public, as well as estimates by IFM Immobilien AG, which in turn are (generally) based on published data or figures from sources available to the public. The Company itself has not separately checked the information taken or derived from market and industry publications or other third-party studies and reproduced in this annual report. For that reason it assumes no liability or warranty as to the accuracy of such information contained in this annual report. The reader should note that certain estimates on the part of the Company are based on such third-party studies. These estimates by the Company have not been checked by independent experts. Other parties may arrive at other conclusions by applying other methods for the collection, analysis or calculation of market data. Therefore, for all third-party publications relating to the market and industry and referred to in this annual report, it must be understood that the Company believes that the information they contain is reliable, but cannot guarantee the correctness or completeness of that information. Such market and industry studies are often based on information and assumptions that may be neither accurate nor appropriate to the circumstances, and their methods by their nature are often prospective and speculative.

Neither IFM Immobilien AG nor its Executive Board offers any guarantee that the opinions expressed in this interim report will prove to be correct, or that projected developments will actually occur. The Company assumes no obligation to amend forward-looking statements or revise them in light of future events or developments, or to update them in any other way.



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Financial Calendar

March 2012	Release Annual Report 2011
August 2012	Release Semi-Annual Report
September 2012	SRC Forum Financials & Real Estate
November 2012	Release Q3 Report