

AD HOC RELEASE

POLIS Immobilien presents preliminary figures for 2009

- **Funds from operations (FFO) climb 24 percent to EUR 3.7 million**
- **Operating cash flow up 5.6 percent to EUR 9.4 million**
- **Earnings before taxes (EBT) at a negative EUR 6.8 million due to valuation effects**

Berlin, 18 February 2010 – Berlin-based POLIS Immobilien AG [ISIN: DE0006913304] boosted its funds from operations, which are adjusted for valuation gains and sales proceeds, by 24 percent to EUR 3.7 million in the fiscal year 2009 (previous year: EUR 3.0 million). This key figure testifies to the continued positive performance of the company. Operating cash flow rose to EUR 9.4 million in the past fiscal year (previous year: EUR 8.9 million).

Income from property management adversely affected by modernisation-related vacancies and the general market situation

POLIS actively manages a portfolio of office properties in good downtown locations of Germany's major business cities. The company also uses its long-standing expertise for the realisation of office modernisation projects. Four modernisation projects are currently under construction. Due to the planned vacancies in these properties and the weakness of the market, rental income declined by 7 percent to EUR 13.9 million (previous year: EUR 15 million), while income from property management dropped by 9 percent to EUR 11.5 million (previous year: EUR 12.7 million). In spite of the successful letting of 10,200 square metres, the letting ratio declined to 69 percent of the lettable space (previous year: 81 percent).

Lower rental income forecast leads to negative valuation result

The office letting market closely correlates with the general economic trend. Due to the current financial and economic crisis, lower rents are therefore projected for all German cities. The revaluation of the company's existing properties, which is regularly performed at the end of a year by FERI EuroRating AG, therefore led to an unrealised loss of EUR 9.3 million (previous year: EUR -1.9 million) in 2009. With reference to the investment volume 2008, this represents a 3.2 percent change in the fair value. In addition, the continued decline in market interest rates led to losses from the remeasurement of financial derivatives in an amount of EUR 1.2 million (previous year: EUR -2.6 million). Due to these non-cash effects totalling EUR 10.5

million, earnings before taxes (EBT) declined to a negative EUR 6.8 million (previous year: EUR 1.2 million).

The net asset value (NAV) per share declined to EUR 13.27 in 2009 (previous year: EUR 13.89), while earnings per share dropped to a negative EUR 0.60 (previous year: EUR 0.32). An equity ratio of 50 percent as of 31 December 2009 shows that POLIS' financial position remains sound.

Modernisation projects proceeding according to plan

Having completed the planning stage and obtained the building permits, four modernisation projects of POLIS are currently under construction. Another modernisation project has also obtained the building permit. Leases for some of the properties undergoing modernisation have already been signed.

In the coming months, the company will focus on completing and letting the revitalisation projects. As the transaction market recovers, opportunities for the acquisition of new investment properties will arise and will be seized by POLIS building on its good equity base.

--- End of ad-hoc release ---

The final figures and the Annual Report will be published on 31 March 2010.

POLIS Immobilien AG is a listed real estate company, founded in Berlin in 1998, which buys, refurbishes and manages office properties in prime central business districts in the leading German cities. The company acquires properties which are either renovated and have a high occupancy rate, thus generating a stable cash flow over time, or office buildings which are in need of refurbishment and present an opportunity for a meaningful appreciation in value. Following renovation or refurbishment, the company seeks to generate additional returns for its shareholders with a moderate degree of property sales. POLIS currently owns and manages 34 investment properties with a fair market value of approximately EUR 280 million. The company's real estate portfolio was awarded a rating of "A" (=very good) by Feri EuroRating Services AG as of December 31, 2008. POLIS shares are listed on the regulated market (Prime Standard) of the Frankfurt Stock Exchange. For further information on POLIS please visit www.polis.de.

Investor Relations:

Dr. Alan Cadmus
POLIS Immobilien AG
Tel: +49 30 225 00-250
E-Mail: ir@polis.de
URL: www.polis.de

Press contact:

Britta Cirkel
HOSCHKE & CONSORTEN Public Relations GmbH
Tel: +49 40 36 90 50- 56
E-Mail: b.cirkel@hoschke.de