POLIS

Q1 2010

INTERIM REPORT FOR THE 1ST QUARTER

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Contents

Key financial data of POLIS Immobilien AG

Results in € thousand	1st quarter 2010	1st quarter 2009
Rental revenues	3,211	3,756
Current income from property management	2,494	3,280
EBIT	1,873	2,270
EBT	-651	-222
Group net income	-521	-135
Cash flow from operating activities	2,224	2,616
Funds from operations (FFO)[1]	977	1,227

Balance sheet in € thousand	31 Mar 2010	31 Dec 2009
Non-current assets	289,388	285,529
Current assets	7,123	8,078
Equity	145,917	146,436
Total assets	296,511	293,607
Equity ratio in %	49.2%	49.9%
Loan to value[2]	47.4%	49.3%

Net asset value of POLIS (€ thousand)[3]	146,063	146,685
Shares (no.)	11,051,000	11,051,000
Net asset value per share (€)[3]	13.22	13.27

Share

Security identification code/ISIN	691330/DE0006913304
1st quarter high (Xetra)	€ 10.40
1st quarter low (Xetra)	€ 8.49
Closing price on 31 Mar. 2010 (Xetra)	€ 9.00

1 *Funds from operations = EBIT +/- Income from the revaluation of properties +/- Income from the sale of properties +/- Financial results + Income from minority interests - Paid taxes*

2 *Loan to value: ratio of loan liabilities to the value of the properties*

3 *Net asset value (NAV): Equity plus deferred tax liabilities less deferred tax assets*

Letter from the Board of Management

Dear Shareholders, Ladies and Gentlemen,

We have been able to achieve stable operating results during the first three months in a market environment that is slowly recovering. As expected, our relevant key figures will only begin to reflect the effect of our strategy of increasing value by way of modernization over the course of the upcoming quarters. The 1st quarter is thus momentarily characterized by falling results. Due to modernization-related vacancies, rental revenues decreased by about 15% compared to the same period in the previous year, to around € 3,200 thousand. The temporary reduction in EBIT to € 1,873 thousand (previous year: € 2,270 thousand) is partially compensated by the reduced interest expense, which fell to € 1,079 thousand. We focus on the completion of the revitalization measures as planned in this year and the near-term conclusion of lease agreements for the new space. Our strategy is confirmed by our success in letting the space in our property within our Quartier at »Büchsenstrasse 26« in Stuttgart, which currently is in its active phase of construction. The construction work on the property at »Kasernenstrasse« in Dusseldorf will be completed in summer 2010.

As a result of ongoing modernization work, the occupancy rate remains the same compared to the end of 2009, at slightly less than 70%. In the current financial year, we have already been able to let around 2,800 m² office space, thereby generating more than two times the rental revenue relative to the same period in the previous year. This success validates our objective of permanently increasing occupancy rates in the properties in 2010.

As a result of lower rental revenues and slightly higher renovation and maintenance costs, net rental income fell from € 3,280 thousand to € 2,494 thousand. After adjusting for all extraordinary items, funds from operations (FFO) fell by 20%, to € 977 thousand. Comprehensive income for the first three months fell to € -521 thousand as a result of the valuation losses associated with the interest rate hedges.

In the reporting period, the POLIS share performance has been stable; relative to the NAV, our shares are currently trading at a discount of around 30%.

We are confident that we will be able to improve our key figures over the coming months upon the completion and letting of the revitalization projects. Furthermore, the recovering market for property transactions will provide opportunities for the acquisition of new investment properties that we can take advantage of due to our sound financial footing with our current equity ratio of 49%.

Berlin, April 2010

POLIS Immobilien AG
Board of Management

Dr. Alan Cadmus   Dr. Matthias von Bodecker

Interim Management Report

for POLIS Immobilien AG for the period from 1 January to 31 March 2010

Business and economic environment

Development of the overall economic environment and the property markets

The economic recovery in Germany remains fragile and has suffered from the unusually cold weather during the 1st quarter. However, it should be possible to compensate this reduction over the further course of the year. For the total year, gross domestic product is expected to increase by 1.2%. Prices have remained approximately stable since the end of the year. Interest rates remain low.

Industry–specific developments in the first three months of 2010

- New lease agreements for office space in key German business centers increased slightly to 586,000 m², or 6%
- Completion of new space dropped
- Peak rents and vacancies remained virtually unchanged
- Volume of property transactions increased by 176%

The economic recovery had a delayed effect on office markets in the 1st quarter. After declining six times in succession, demand for office space increased again for the first time relative to the previous quarter. The high volume of lease agreements concluded in advance, corresponding to 40% of the new space, has reduced supply and thus helped keep vacancy rates stable at 10%. Peak rents have not changed since the end of 2009. The increase in the transaction volume on the investment market to € 5 billion in the 1st quarter of 2010 confirms expectations at the end of 2009 that the economy is recovering.

Sources: Kiel Institute for the World Economy, Deutsche Konjunktur im Frühjahr 2010; Jones Lang Lasalle, Büromarktüberblick Q1 2010

Business operations

Portfolio remained unchanged during the first three months

During the first three months of 2010, our property portfolio remained unchanged. We are striving to optimize our portfolio by selling individual properties at non-core locations. Continued growth in the number of transactions on the investment market indicates an increased likelihood to expand our portfolio, due to our sound capital resources.

Occupancy rate unchanged due to the modernization work

As of 31 March 2010, the portfolio occupancy rate is 69%, which is unchanged compared to 31 December 2009. Taking into account the fact that some properties are currently being revitalized and therefore not available for letting during a period of approximately three months, the »adjusted« occupancy rate is 82%. The spaces that are to be revitalized are largely located in the properties at »Büchsenstrasse 26« and »Büchsenstrasse 28« within the »Quartier Büchsenstrasse« in Stuttgart (around 9,000 m²) and at »Domstrasse 10« in Hamburg (totaling around 4,500 m²). Furthermore, approximately 10,000 m² were only completed recently and were thus only available for letting to a limited extent (such as the building at »Konrad-Adenauer-Ufer 41–45«, with 6,200 m²). In the 1st quarter, we concluded new lease agreements for 2,775 m² of rental space, representing rental income of around € 4.990 thousand contractually secured over the terms of these agreements, which run for 10.2 years on average. The effective rent as a result of concluding these agreements including all incentives (such as provisions stipulating rent-free periods) was € 11.29 per m². The average remaining term of all lease agreements is 2.7 years. Considering all rented spaces and all types of use, the current average rent is approximately € 11.40 per m².

Modernization

Cologne, Konrad-Adenauer-Ufer: Intensified letting activity

After the completion of the standard fit-out, our letting activities in the course of the 1st quarter have intensified. Our discussions and on-site visits with potential tenants have been promising, and we expect to conclude the first lease agreements in the coming months.

Stuttgart, Quartier Büchsenstrasse: Topping-out attracting great public attention

Work on the building shell was completed in the 1st quarter, concluding a major step towards completion of the modernization project at »Quartier Büchsenstrasse«. The topping-out ceremony took place on 13 April 2010, attracting great public attention. In February, the well-known Renitenztheater Stuttgart signed on as a tenant for the ground floor of »Büchsenstrasse 26«. Further discussions with potential tenants for the comprehensively refurbished spaces are promising.

Dusseldorf, Kasernenstrasse 1: Active phase of refurbishment

The active phase of the refurbishment of the property at »Kasernenstrasse 1« commenced during the 1st quarter, and completion is scheduled for summer 2010. With its new appearance and the enlarged retail area, the building is set to become a center of attraction in Kasernenstrasse. With the exception of one shop area, the entire rental space in the building has already been let upon completion of the construction work.

Results of operations, financial position and net assets

Results of operations

The results of operations of POLIS Immobilien AG remain positive. In the 1st quarter of 2010, the modernization projects affected all relevant key figures negatively. In relation to the previous year's period, rental revenues fell by 15%, from € 3,756 thousand to € 3,211 thousand. With respect to properties that have been part of the portfolio since at least 1 January 2009, and excluding the revitalization properties, rental revenues fell by only 4,8 % on a like for like basis. After deducting modernization, maintenance and property management expenses, net rental income fell by 24%, from € 3,280 thousand to € 2,494 thousand. The temporary reduction in EBIT (€ 1,873 thousand; previous year: € 2,270 thousand) is partially compensated by the reduced interest expense (€ 1,079 thousand; previous year: € 1,288 thousand). After adjusting for all extraordinary items, **funds from operations (FFO)** fell by 20% to € 977 thousand, compared to € 1,227 thousand for the same period in the previous year.

Comprehensive income was € -521 thousand, lower than during the previous year (€ -135 thousand). The reduction is largely the result of valuation losses of € 1,448 thousand not affecting liquidity pertaining to hedging instruments (previous year: € 1,261 thousand) due to interest rates, which were considerably lower at the end of the quarter.

Compared to the same period in the previous year, **cash flow from operating activities** fell to € 2,224 thousand (same period in the previous year: € 2,616 thousand).

Based on the existing lease agreements, the annualized actual rent of POLIS is € 13,250 thousand as of 31 March 2010. Therefore, based on the current volume of our portfolio, our rental yield is 4.6% despite current vacancies. Given the current weighted average cost of debt of 3.2%, current business operations generate a positive spread to funding costs. In view of this margin and the prospects of increased rental revenues, reduced vacancy rates and the potential for realizing further gains in the value of our property portfolio, our potential earnings are high.

Financial position
With an equity ratio of 49% (loan-to-value ratio: 47%) as of 31 March 2010, POLIS has a sound financial footing. Currently, we have access to available credit lines of around € 15 million. Cash in banks as of 31 March 2010 amounted to € 864 thousand, less than the € 1,944 thousand as of 31 December 2009.

Net assets
In the first three months, the balance sheet total of POLIS increased to € 296,511 thousand (compared to € 293,607 thousand as of 31 December 2009). The increase is largely the result of investments in investment properties, which are reported together with the properties classified as »non-current assets held for sale« and represent a volume of approximately € 287 million, or approximately 97% of the balance sheet total.

The development of the properties is explained in detail in the notes to the consolidated financial statements in the synopsis entitled »Development of investment properties«.

Our valuations are transparent and verifiable. Detailed information on the appraisal methodology used by Feri EuroRating Services AG is presented on pages 57–58 of the notes to the consolidated financial statements of the 2009 annual report of POLIS. Current information on the portfolio is available on our website (www.polis.de).

Risk report

As a result of its business operations, POLIS is exposed to various operational and market risks. Primarily, these include the risks associated with letting and rent default, interest rate risks and liquidity risks. The principles embodied in the Company's risk and opportunity management system have not changed since the beginning of the year. In this context, we refer to the detailed discussion in the 2009 annual report of POLIS (see pages 36–40 and pages 69–70 of the group management report).

Business-related risks
In the first three months of 2010, the assessment of risks concerning occupancy rates and the valuation of the Company's portfolio has not changed. In this regard, we refer to the detailed presentation contained in the 2009 annual report.

The central default risk monitoring system is currently not showing a risk for bad debts; therefore, there was no deed for provisions with respect to the first three months of the year.

Financial risks
In 2010, loans totaling approximately € 12 million will come due and are to be extended and increased by € 6.7 million in view of the low loan-to-value ratio of 39%. The financing of the investments planned for 2010 totaling around € 15 million involve a loan of € 6 million, with the remainder being provided by the supplementary financing mentioned above as well as the cash flow from operating activities.

The loans are subject to the typical covenants: Debt service coverage ratios of 110% and 120%, and loan-to-value ratios of between 65% and 70% at the level of individual properties and between 70% and 80% at the portfolio level.

In one instance, a covenant was still not met as of 31 March 2010; however, this situation had already been corrected by an agreement that had been reached by the bank at the end of 2009.

For details on the structure of maturities of the liabilities to banks and the interest rate hedges, we refer to the notes to the consolidated financial statements.

Report on anticipated developments

Development of the overall economy and the market for office buildings

We are assuming that the economic situation will improve further over the coming months. During this period, inflation and interest rates are expected to remain low. It will take some time for the surprisingly robust labor market and the speed of the economic recovery to have noticeable effects on the property market. However, the reduced construction activity will have a positive effect, and we anticipate that letting activities will intensify.

Major opportunities for POLIS Group

POLIS with its high-quality portfolio and sound capital base is also well equipped to cope with such a market environment and to take advantage of opportunities for acquisitions for expanding the portfolio as they arise. We continue to aim for a portfolio volume of around € 300 million. Our experienced asset management team and our financial flexibility give us the ability to develop our portfolio independently and respond appropriately to challenges arising in the office rental market.

Assessment of future business prospects

In principle, our assessments and objectives set forth in the management report of the 2009 annual report (prepared in February 2010) remain valid. Rental revenue will remain constant in this year and is set to increase considerably in 2011 in line with the lease agreements concluded in 2010.

Report on transactions with related persons

Affiliated persons are the members of the Supervisory Board, the members of the Board of Management and close family members of such persons. In addition, Bouwfonds Asset Management Deutschland GmbH, Berlin, and its related companies are also included in the group of affiliated companies. Under a lease agreement with Bouwfonds Asset Management Group, services were provided in the first three months that were settled at prevailing market conditions.

Regarding the members of the Board of Management and of the Supervisory Board, we refer to page 66–67 of the notes to the consolidated financial statements of the 2009 annual report of POLIS. During the first three months, no transactions were concluded with members of the Supervisory Board, members of the Board of Management or their close relatives.

Consolidated Statement of financial position

As of 31 March 2010
according to International Financial Reporting Standards (IFRS)
POLIS Immobilien AG, Berlin

ASSETS

€ thousand	31 Mar 2010	31 Dec 2009
Non-current assets		
Investment properties	285,903	282,000
Intangible assets	90	95
Property, plant and equipment	2,282	2,293
Financial assets	243	243
Deferred tax assets	714	742
Receivables and other financial assets	156	156
Total non-current assets	**289,388**	**285,529**
Current assets		
Receivables and other financial assets	5,085	5,097
Current tax receivables	35	34
Cash in banks	864	1,944
Other assets	229	93
Non-current assets held for sale	910	910
Total current assets	**7,123**	**8,078**
Total assets	**296,511**	**293,607**

EQUITY AND LIABILITIES

€ thousand	31 Mar 2010	31 Dec 2009
Equity		
Subscribed capital	110,510	110,510
Capital reserves	21,384	26,476
Retained earnings	14,544	16,105
Consolidated net loss	–521	–6,655
Share in equity allocable to the equity holder of the parent	145,917	146,436
Minority interests	0	0
Total equity	**145,917**	**146,436**
Liabilities		
Non-current liabilities		
Liabilities to banks	121,508	120,299
Deferred tax liabilities	860	991
Total non-current liabilities	**122,368**	**121,290**
Current liabilities		
Liabilites to banks	14,466	14,643
Payments received on account	3,961	3,209
Trade accounts payable	3,962	3,299
Income tax liabilities	0	101
Other financial liabilities	5,837	4,629
Total current liabilities	**28,226**	**25,881**
Total equity and liabilities	**296,511**	**293,607**

Consolidated Income Statement

for the period from 1 January to 31 March 2010
according to International Financial Reporting Standards (IFRS)
POLIS Immobilien AG, Berlin

€ thousand	1st quarter 01 Jan– 31 Mar 2010	1st quarter 01 Jan– 31 Mar 2009
Rental revenues	3,211	3,756
Renovation and maintenance expense	–351	–173
Property management expense	–366	–303
	–717	–476
Net rental income	**2,494**	**3,280**
Unrealised gains from the revaluation of investment properties	0	0
Unrealised losses from the revaluation of investment properties	–107	–136
Result from the revaluation of investment properties	–107	–136
Other income	104	0
Other expense	–15	–279
Administrative expense	–603	–595
Income before financing activity and taxes	**1,873**	**2,270**
Financial income	3	57
Result from the valuation of derivative financial instruments	–1,448	–1,261
Interest expenses	–1,079	–1,288
Result before taxes	**–651**	**–222**
Deferred taxes	103	35
Income taxes	27	52
Consolidated net income for the period (equates to comprehensive income)	**–521**	**–135**
of which:		
allocable to minority interests	0	0
allocable to equity holder of the parent	–521	–135

€		
Earnings per share		
undiluted	–0.05	–0.01
diluted	–0.05	–0.01

Consolidated Cash Flow Statement

for the period from 1 January to 31 March 2010
according to International Financial Reporting Standards (IFRS)
POLIS Immobilien AG, Berlin

	1st quarter 01 Jan– 31 Mar	
€ thousand	2010	2009
Result before taxes	–651	–135
Adjusted for:		
financial result	2,524	2,492
income from revaluation of investment properties	107	136
depreciation on intangible assets and property, plant and equipment	20	17
payments for equity options	2	0
Increase in trade receivables and other assets which cannot be allocated to the investment and financing activity	–125	–437
Changes in the trade payables and other liabilities which cannot be allocated to the investment and financing activity	420	543
Income tax paid	–73	0
Net cash (used by) from operating activities	**2,224**	**2,616**
Payments for the acquisition of software, fixtures and equipment	–6	–8
Proceeds from the sale of investment properties and financial assets	0	18,419
Payments for the acquisition of investment properties and investments in modernization	–3,255	–2,285
Net cash (used by) from investment activities	**–3,261**	**16,126**
Payments of repayments of loans	–968	–11,509
Proceeds from debt fundings	2,000	0
Interest received	3	34
Interest paid	–1,078	–1,288
Net cash (used by) from financing activities	**–43**	**–12,763**
Net change in cash and cash equivalents	**–1,080**	**5,979**
Cash in banks at the beginnig of the period	**1,944**	**2,056**
Cash in banks at the end of the period	**864**	**8,035**

Consolidated Statement of Changes in Equity

for the period from 1 January to 31 March 2010
according to International Financial Reporting Standards (IFRS)
POLIS Immobilien AG, Berlin

€ thousand	Subscribed capital	Capital reserves	Retained earnings	Consolidated net income	Share in equity allocable to the equity holders of the parent	Minority interest	Total equity
Balance as of 31 Dec 2008	**110,510**	**26,732**	**14,699**	**1,144**	**153,085**	**0**	**153,085**
Consolidated net income	0	0	0	−135	−135	0	−135
Reclassification	0	0	1,144	−1,144	0	0	0
Settlement with capital reserves	0	−262	262	0	0	0	0
Balance as of 31 March 2009	**110,510**	**26,470**	**16,105**	**−135**	**152,950**	**0**	**152,950**
Balance as of 31 Dec 2009	**110,510**	**26,476**	**16,105**	**−6,655**	**146,436**	**0**	**146,436**
Consolidated net income	0	0	0	−521	−521	0	−521
Reclassification	0	0	−6,655	6,655	0	0	0
Expense stock option plan	0	2	0	0	2	0	2
Settlement with capital reserves	0	−5,094	5,094	0	0	0	0
Balance as of 31 March 2010	**110,510**	**21,384**	**14,544**	**−521**	**145,917**	**0**	**145,917**

Notes

Reporting principles

The Interim Report for POLIS Immobilien AG as of 31 March 2010 has been prepared in accordance with International Financial Reporting Standards (IFRS) as applicable in the EU as well as in accordance with their interpretation by the International Financial Reporting Interpretation Committee (IFRIC).

In preparing the consolidated interim financial statements as of 31 March 2010 (hereinafter referred to as Interim Financial Statements) on the basis of International Accounting Standard (IAS) 34 (»Interim Financial Reporting«), the same accounting and valuation methods were applied as during the preparation of the consolidated financial statements for the complete previous year 2009. A detailed description of the applied methods was published in the annual report for the year 2009 (available at www.polis.de).

Under Section 48 of the Exchange Rules (Börsenordnung) of the Frankfurt Stock Exchange (Prime Standard), the company is obliged to prepare interim reports.

We expressly declare that the interim report fully complies with IFRS without any qualifications and thus conveys a true and fair representation of the Group's net assets, financial position and results of operations. The group auditor has neither audited nor reviewed the interim financial statements in an audit-like manner.

Notes to the income statement

Rental revenues

In relation to the previous year (€ 3,756 thousand), rental revenues during the first three months of 2010 fell by 15% as a result of the revitalization work, to € 3,211 thousand.

Other income

Other income (€ 104 thousand; previous year: € 0 thousand) includes compensation payments by a tenant for the premature termination of the lease agreement.

Financial results

In the first three months of 2010, the financial results amounted to € -2,524 thousand, compared to € -2,492 thousand for the same period in the previous year. The financial results include valuation losses not affecting liquidity from derivative financial instruments (€ 1,448 thousand; previous year: € 1,261 thousand) as a result of the interest rates, which continued to fall since the beginning of the year.

Earnings per share

The earnings per share are as follows:

	01 Jan–31 Mar 2010	01 Jan–31 Mar 2009
Group net profit/loss for the year after income allocable to minority interests (in € thousand)	−521	−135
Average number of ordinary shares in circulation	11,051,000	11,051,000
Earnings per share (diluted and undiluted) (in €)	−0.05	−0.01

Notes to the statement of financial position

Investment properties

The following table illustrates the development of the investment properties in the first three months of 2010:

€ thousand		01 Jan 2010				31 Mar 2010
Property	Location	Fair value	Additions moderni-zation	Disposals	Change in market value	Fair value
Luisenstrasse 46	Berlin	10,290	12	0	0	10,302
Potsdamer Strasse 58	Berlin	14,060	0	0	0	14,060
Rankestrasse 5-6	Berlin	14,780	43	0	0	14,823
Kleppingstrasse 20	Dortmund	5,240	7	0	0	5,247
Gallenkampstrasse 20	Duisburg	1,610	0	0	0	1,610
Berliner Allee 42	Dusseldorf	6,020	0	0	0	6,020
Berliner Allee 44	Dusseldorf	7,990	17	0	0	8,007
Berliner Allee 48	Dusseldorf	5,000	37	0	0	5,037
Immermannstrasse 11	Dusseldorf	2,910	0	0	0	2,910
Kasernenstrasse 1	Dusseldorf	12,720	1,285	0	0	14,005
Steinstrasse 11	Dusseldorf	8,070	0	0	0	8,070
Steinstrasse 27	Dusseldorf	8,440	66	0	0	8,506
Gutleutstrasse 26	Frankfurt a. M.	11,100	0	0	0	11,100
Bugenhagenstrasse 5	Hamburg	5,250	4	0	0	5,254
Ludwig-Erhard-Strasse 14	Hamburg	11,870	0	0	0	11,870
Domstrasse 10	Hamburg	12,940	47	0	-47	12,940
Steinstrasse 12-14	Hamburg	5,630	0	0	0	5,630
Landschaftstrasse 2	Hanover	3,940	51	0	0	3,991
Landschaftstrasse 8	Hanover	3,870	0	0	0	3,870
Koenigsplatz 57	Kassel	2,700	0	0	0	2,700
Ebertplatz 1	Cologne	7,330	9	0	0	7,339
Gustav-Heinemann-Ufer 54	Cologne	13,920	224	0	0	14,144
Hansaring 20	Cologne	4,010	0	0	0	4,010
Konrad-Adenauer-Ufer 41–45	Cologne	17,570	701	0	0	18,271
Neumarkt 49	Cologne	7,290	14	0	0	7,304
Weyerstrasse 79-83	Cologne	15,410	104	0	-60	15,454
Rheinstrasse 43-45	Mainz	2,770	0	0	0	2,770
Rheinstrasse 105-107	Mainz	4,460	0	0	0	4,460
Friedrichsring 46	Mannheim	2,550	7	0	0	2,557
Lessingstrasse 14	Munich	9,330	2	0	0	9,332
Boeblinger Strasse 8/ Arminstrasse 15	Stuttgart	3,930	81	0	0	4,011
Quartier Buechsenstrasse	Stuttgart	29,710	1,299	0	0	31,009
Tuebinger Strasse 31 & 33	Stuttgart	9,290	0	0	0	9,290
		282,000	**4,010**	**0**	**-107**	**285,903**

For some investment properties, we applied the values as determined by Feri EuroRating Services AG in their appraisal as of 31 December 2009 despite having carried out a number of smaller investments. For this reason, modernization investments of € 107 thousand are incorporated as valuation losses in the results of the first three months of 2010. A revaluation of the portfolio is regularly carried out by independent experts at the end of the financial year.

Liabilities to banks

As a result of drawing on a loan, liabilities to banks increased slightly relative to 31 December 2009. In the first three months of 2010, two swap transactions totaling € 15,000 thousand were carried out for the purpose of eliminating the interest rate risk of variable-rate loans. Among others, **other liabilities** include derivative financial instruments with a negative market value. This refers to the interest rate caps, interest rate floors and interest rate swaps set forth below that were implemented in order to limit the interest rate risk associated with variable-rate loans.

Derivative financial instrument	Volume € thsd.	Maturity	Rate in %	Market value 31 Dec 2009 € thsd.	Market value 31 Mar 2010 € thsd.	Change € thsd.
Swap	10,000	31.12.2010	3.82%	−277	−233	45
Swap	5,000	30.12.2011	4.00%	−236	−252	−16
Swap	2,675	31.12.2011	3.12%	−80	−94	−14
Swap	10,000	31.12.2012	4.33%	−679	−776	−96
Swap	5,000	31.12.2012	3.93%	−280	−332	−53
Swap	5,000	31.12.2012	4.15%	−313	−363	−50
Swap	10,000	30.06.2015	4.80%	−1,095	−1,293	−198
Swap	8,100	31.12.2015	3.04%	−106	−301	−195
Swap	10,000	31.03.2015	2.41%	0	−110	−110
Forward Swap	10,000	30.12.2016	3.58%	−195	−507	−313
Forward Swap	10,000	31.12.2015	3.48%	−203	−495	−291
Forward Swap	5,000	30.09.2016	3.47%	0	−103	−103
Cap	5,000	28.06.2013	6.00%	11	4	−8
Floor	−5,000	29.06.2013	3.37%	−246	−292	−46
				-3,699	**-5,147**	**-1,448**

The interest rate swaps do not comply with the requirements of IAS 39 with respect to hedge accounting; fair value changes are therefore recognized in income.

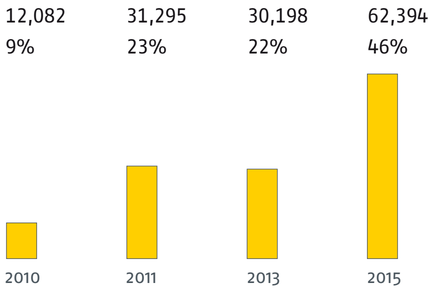
The weighted average interest rate of all bank loans including derivative financial instruments was 3.2% as of 31 March 2010.

The proportion of variable-rate, unsecured liabilities to banks was 34% as of 31 March 2010.

The available credit line was € 15,207 thousand. The valuation of the derivative financial instruments as of 31 March 2010 resulted in financial expenses of € 1,448 thousand for the first three months of 2009.

Maturity Structure of Bank loans

in € thousand, share in %



Responsibility statement by management

To the best of our knowledge, and in accordance with the applicable reporting principles for interim financial reporting for groups, the interim consolidated financial statements give a true and fair view of the Group's net assets, financial position and results of operations, and the interim management report of the Group 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.

Board of Management

Dr. Alan Cadmus

Dr. Matthias von Bodecker

Financial calendar

Annual General Meeting of 2010, Berlin	25 June 2010
Report on first six months of 2010, Berlin	5 August 2010
Real Estate Share Initiative, Frankfurt am Main	19 October 2010
Report on first nine months of 2010, Berlin	4 November 2010

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