

No	Building	Transfer of possession	Year built	Renovated	Market value	Discount Rate	Total Area (rounded)	Office	Retail	Residential	Archiv	Parking space	Ø Average remaining term of leases	occupancy rate (sqm)	occupancy rate (sqm)	occupancy rate (Turnover)	Rent 2009	Rent 2010	Annualised actual rent	Rent if fully leased	Annualised potential rent	Return on potential rent	Feri Rating
<b>Berlin</b>																							
					43,090		16,300	13,233	2,322	0	790	125	2.3	86%	91%	85%	2,125	2,206	2,271	2,683	3,030	7.2%	B
1	Luisenstraße 46	2002-05-15	1936	2002	10,360	6.8%	3,100	2,622	440	0	51	24	2.1	100%	100%	98%	504	639	625	641	674	6.5%	B+
2	Potsdamer Straße 58	2001-02-25	1930	2004	14,160	7.0%	5,500	4,149	1,013	0	373	22	2.1	87%	88%	84%	802	764	765	908	987	7.0%	B+
3	Rankestraße 5-6	2008-05-01	1955	1996	17,570	6.9%	7,700	6,463	869	0	366	79	2.6	80%	90%	79%	729	803	860	1,114	1,369	7.8%	B
<b>Dortmund</b>																							
					5,410		2,900	2,156	523	0	232	13	4.4	59%	99%	97%	249	306	373	383	385	7.1%	B
4	Kleppingstraße 20	2006-12-31	1954	1994	5,410	7.2%	2,900	2,156	523	0	232	13	4.4	59%	99%	97%	249	306	373	383	385	7.1%	B
<b>Duisburg</b>																							
					1,610		1,700	1,112	293	277	5	15	2.1	65%	80%	79%	100	117	133	167	155	9.6%	B
5	Calenkampstraße 20	2007-11-01	1954	1994	1,610	7.2%	1,700	1,112	293	277	5	15	2.1	65%	80%	79%	100	117	133	167	155	9.6%	B
<b>Düsseldorf</b>																							
					48,420		20,200	15,012	2,776	924	1,484	77	3.3	73%	81%	81%	2,108	2,044	2,425	3,007	3,465	7.2%	B+
6	Berliner Allee 42	2007-11-01	1960	-	5,990	7.0%	3,500	2,204	812	229	214	17	1.9	80%	99%	99%	296	304	354	359	462	7.7%	B+
7	Berliner Allee 44	2000-08-01	1957	2001	7,490	6.9%	3,800	3,164	241	45	316	17	2.0	24%	24%	12%	138	113	67	535	457	7.7%	B
8	Berliner Allee 46	2006-10-01	1956	-	5,100	7.0%	2,600	1,859	336	181	236	0	2.0	88%	88%	89%	255	319	309	347	376	7.4%	B+
9	Jimmernannstr. 11	1960	1960	-	2,970	6.9%	1,800	1,111	344	198	198	9	2.5	99%	85%	86%	207	214	193	225	245	7.8%	B+
10	Kasernenstraße 1	2006-12-31	1954	2010	18,200	6.6%	4,800	3,219	1,042	281	289	14	4.8	76%	94%	96%	696	521	914	951	1,223	6.7%	B+
11	Steinstraße 27	2000-09-01	1960	1998	8,580	7.0%	3,700	3,455	0	0	230	20	2.8	89%	99%	100%	528	573	587	590	594	6.9%	B
<b>Frankfurt am Main</b>																							
					11,100		3,500	3,446	0	0	0	29	3.0	100%	100%	100%	750	762	763	763	786	7.1%	B+
12	Guldestr. 26	2006-06-30	1970	1996	11,100	7.1%	3,500	3,446	0	0	0	29	3.0	100%	100%	100%	750	762	763	763	786	6.7%	B
<b>Hamburg</b>																							
					34,450		16,800	13,814	1,722	0	1,264	61	3.7	55%	44%	40%	1,500	1,214	1,039	2,624	2,734	7.9%	B+
13	Bogenhagenstr. 5	2008-04-01	1914	2010	5,370	7.0%	2,600	1,815	376	0	401	15	4.4	76%	88%	66%	224	229	222	338	404	7.5%	B+
14	Domstraße/Schauenburger Straße	2007-08-01	1906	2002	10,970	6.7%	6,600	4,797	1,346	0	449	12	3.0	3%	2%	140	24	25	1,080	1,091	6.6%	11 A	
15	Ludwig-Erhard-Straße 14	2006-10-01	1969	1996	12,590	6.9%	5,000	4,656	0	0	322	29	3.6	92%	98%	99%	770	775	792	797	828	6.6%	B+
16	Steinstraße 12-14	2008-05-01	1925	1994	5,520	7.0%	2,700	2,546	0	0	192	5	0.0	92%	41%	0%	366	186	0	408	408	7.4%	B+
<b>Hanover</b>																							
					6,270		6,200	5,748	0	0	450	53	6.5	94%	100%	99%	644	593	718	722	734	8.9%	B
17	Landschaftstraße 2	2006-12-31	1983	-	4,390	7.2%	3,600	3,582	0	0	13	53	6.8	90%	100%	99%	374	307	420	425	443	10.1%	B
18	Landschaftstraße 8	2006-12-31	1885	2006	3,880	7.0%	2,600	2,166	0	0	437	0	6.0	100%	100%	100%	270	286	297	297	291	7.5%	B
<b>Köln</b>																							
					69,630		33,300	26,890	2,094	66	2,302	353	3.5	85%	77%	69%	2,593	2,869	2,796	4,691	5,072	7.3%	B
19	Eberplatz 1	2007-06-15	1960	2002	7,380	6.9%	4,100	3,768	220	66	63	0	1.3	93%	93%	99%	482	459	438	432	606	8.2%	B+
20	Gustav-Heinemann-Ufer 54	2007-10-01	1968	-	14,300	7.0%	7,600	6,995	0	0	565	193	3.0	47%	69%	69%	444	676	710	1,181	1,170	8.1%	B+
21	Hansaring 20	2007-11-01	1975	2006	4,050	7.2%	2,200	2,093	0	0	146	10	1.2	100%	99%	99%	305	312	303	306	314	7.8%	B
22	Konrad-Adenauer Ufer 41-45	2007-04-01	1953	2010	19,900	6.9%	6,100	5,581	0	0	473	53	5.4	0%	42%	0%	0	46	0	1,202	1,213	6.1%	B+
23	Neumarkt 49	2005	1957	-	7,970	7.2%	3,900	3,187	565	0	177	9	3.9	83%	74%	72%	481	459	401	556	598	7.5%	B
24	Weyerstraße 79-83	2008-05-01	1962	2008	15,970	7.2%	9,400	7,237	1,308	0	878	88	4.6	96%	97%	99%	872	917	944	954	1,171	7.3%	B
<b>Cologne</b>																							
					6,870		5,500	4,304	89	564	490	56	1.3	91%	95%	96%	469	465	468	488	657	9.6%	B
25	Rheinstraße 43-45	2007-11-01	1976	-	2,770	7.3%	1,889	89	0	0	212	10	1.0	87%	89%	90%	176	175	173	193	264	9.5%	C
26	Rheinstraße 105-107	2007-09-30	1968	-	4,100	7.1%	3,300	2,414	0	564	277	46	1.8	94%	99%	100%	293	290	295	296	393	9.6%	B
<b>Munich</b>																							
					9,550		3,400	2,602	453	0	332	38	1.3	84%	84%	80%	461	495	489	613	646	6.8%	B+
27	Lesingstr. 14	2007-12-15	1967	2002	9,550	7.0%	3,400	2,602	453	0	332	38	1.3	84%	84%	80%	461	495	489	613	646	6.8%	B+
<b>Stuttgart</b>																							
					52,210		24,200	15,727	3,606	1,812	3,088	186	1.0	46%	46%	37%	2,095	1,343	1,320	3,587	3,855	7.4%	B+
28	Boebinger Straße B/Amnstraße 15	2007-11-01	1973	2004	4,060	7.0%	2,500	1,289	920	242	101	36	1.9	91%	95%	93%	245	242	253	273	332	8.2%	B+
29	Quartier Buechsenstraße	2007-06-30	1907-1970	2010	38,910	6.8%	16,900	11,708	1,408	1,350	2,409	139	0.9	25%	27%	18%	1,290	533	499	2,712	2,854	7.3%	A
30	Tuebinger Straße 31/33	2006-12-31	1949	2000	9,240	7.1%	4,800	2,731	1,278	220	578	11	1.1	92%	90%	94%	561	568	568	602	669	7.2%	B+
<b>Subtotal</b>					289,610	6.9%	134,100	106,033	13,878	3,644	10,536	1,006	2.9	69%	73%	65%	13,083	12,413	12,794	19,707	21,519	7.4%	B+

31 Other Property Investments <sup>11</sup>	0
<b>Subtotal</b>	<b>0</b>
32 Other Investments <sup>12</sup>	243
<b>Subtotal of Real Estate Assets</b>	<b>243</b>
<b>Total Assets</b>	<b>289,853</b>

Explanation

- According to value appraisal by Feri EuroRating Services AG; Discount rate of the discounted-cash-flow-model (IRR); According to Feri, this is the return that a particular property must generate in order to earn risk-adjusted rate of return
- May differ from sum of individual values due to rounding differences
- Weighted average based on rental revenues
- Calculated as a ratio of the leased space to the overall space
- Included are revenue reduction due to rentless time
- Based on audited Group financial statements as of the respective year applying IFRS
- Sum of the contractually agreed rent and notional rent assuming that all unoccupied rental space is leased at the market rate deemed appropriate by Feri EuroRating Services AG
- Notional rent assuming that all rental space is leased at the market rate deemed appropriate by Feri EuroRating Services AG
- Relation of annualized potential rent to market value of the property 31-Dec-2010
- According to value appraisal by Feri EuroRating Services AG to current valuation date
- In condition of more capital investments. Therefor according to the potential rent and market value after completion
- Weighted average
- Investment properties in current assets
- Financial Investments (1\*5,1%)

Feri rating categories:

- Outstanding AAA
- Excellent AA
- Very good A
- Above Average B+
- Slightly above average B
- Average C
- Slightly below average D
- Below Average D-
- Poor E
- Very poor E-