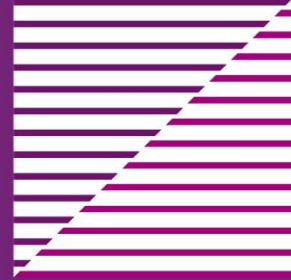


Frank Schaich
Fair Value REIT-AG
November 26, 2014



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REIT

Equity Forum Frankfurt 2014

On track

Disclaimer

This presentation contains future-oriented statements, which are subject to risks and uncertainties. They are estimations of the management board of Fair Value REIT-AG and reflect its current views with regard to future events. Factors, that can cause deviations or effects can be (without claim on completeness): the development of the property market, competition influences, alterations of prices, the situation on the financial markets or developments related to general economic conditions.

Should these or other risks and uncertainty factors take effect or should the assumptions underlying the forecasts prove to be incorrect, the results of Fair Value REIT-AG could vary from those, which are expressed or implied in these forecasts. The Company assumes no obligation to update such expressions or forecasts.

Business model / Status Quo

- German REIT – no income taxes on company level
Taxes to be paid on shareholder level (flat tax on dividend payments)
- Investment in German commercial properties
Focus on retail and office types of use
- Direct und indirect investments (group total EUR 289 million)
Focus on regional and secondary locations
- Internal management with lean cost base
Property management and Accounting outsourced
- Solid equity base
51% of immovable assets (mandatory legal requirement: 45%)
- High Discount to NAV of 40% // Dividend yield of ca. 5% p.a.

Milestones 2013 / 2014

- **Strategic portfolio adjustments (- 35% since 1/2013)**
Property sales and termination of a partnership interest
- **FFO above target despite portfolio adjustments**
+ 8% compared to previous year // + 21% compared to forecast
- **Dividend more than doubled**
Dividend payments: € 0.10 per share for 2012 and € 0.25 for 2013
- **First-time adoption of IFRS 10 in 2013**
Transparency improved due to full consolidation of all participations
- **Weighted average interest rate improved**
Down 35% to 2.8% p.a.

Forecast EPRA-earnings/FFO

Recurring dividend potential

- Temporarily reduced rental income
 - Vacancy loss
 - Maintenance and repairs
- Significantly reduced interest expenses
- Dividend-guidance: 45% of FFO
 - for 2014: € 0.25 per share
 - for 2015: € 0.28 per share

EPRA-result/FFO - Forecast

<i>in € million</i>	2013	2014E	2015E
Net sales	36.4	30.5	31.4
Real estate-related expenses	-13.3	-12.7	-12.5
Net rental income	23.1	17.8	18.9
General administrative expenses / other	-3.3	-2,7	-2.6
Operating result	19.8	15.1	16.3
Income from participations	1.6	0	0
Net interest expenses	-8.8	-5.0	-4.5
Income before minority interests	12.6	10.1	11.8
Minority interest	-6.2	-5.0	-6.1
Adjusted consolidated net income (EPRA earnings/FFO)	6.4	5.1	5.7
FFO per share in €	0.69	0.55	0.61

Goals and Strategy



Continued Focus

- Sell „other“ type of use
- Increase retail type of use

Buy out minority interests

- Secondary market deals below NAV

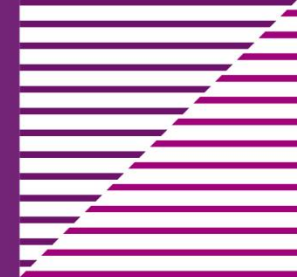
Increase direct ownership of properties

Improve bottom line

- Liquidate SPVs and save on admin cost
- Use growth related scale effects

Target dividend > 50% of FFO

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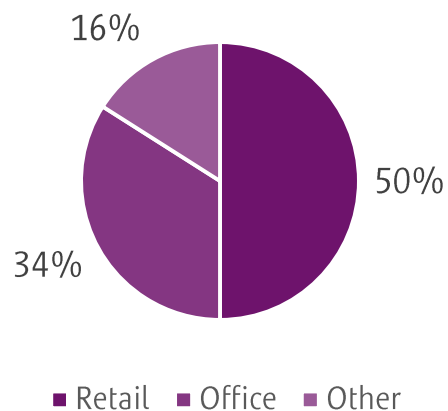


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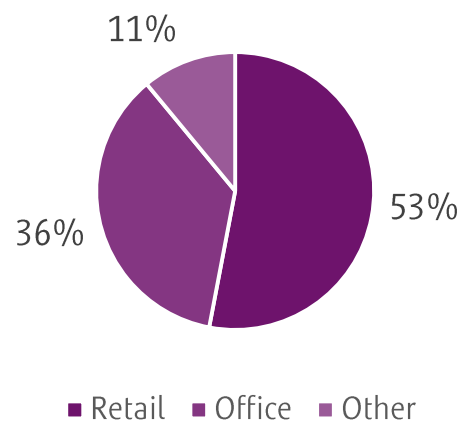
Additional Information

Increasing focus on retail properties

Portfolio by type of use 12/2013



Portfolio by type of use 9/2014



10 largest properties as of September 30, 2014

67% of total portfolio (€ 289m)

Breakdown by type of use

- Retail	63%
- Office	27%
- <i>Other</i>	10%

Breakdown by properties

Location	Type of use	Market value
Rostock	Retail	62,400
Eisenhuettenstadt	Retail	31,100
Wittenberg	Retail	20,900
Neumuenster	Office	15,100
Langen	Office	14,200
Quickborn	Office	13,300
<i>Dresden</i>	<i>Other</i>	11,100
Bad Segeberg	Office	8,990
Celle	Retail	8,850
<i>Cologne</i>	<i>Other</i>	8,490
Total EUR million		194,430

10 biggest tenants as of September 30, 2014

52.5% of € 23.6 million (total rents)

Breakdown by type of use

- Office	39%
- Retail	38%
- Other	23%

Breakdown by tenant

Tenant	Type of Use	In % of current rent
Sparkasse Suedholstein	Office	9.2%
Commerzbank Group	Office	7.0%
Metro Group	Retail	6.9%
Kaufland/Lidl Group	Retail	6.2%
HPI Germany	Other	5.8%
Edeka Group	Retail	4.2%
Federal Labor Agency	Office	4.1%
RIMC Dresden	Other	3.8%
Hammer specialty stores	Retail	2.9%
WISAG	Other	2.6%

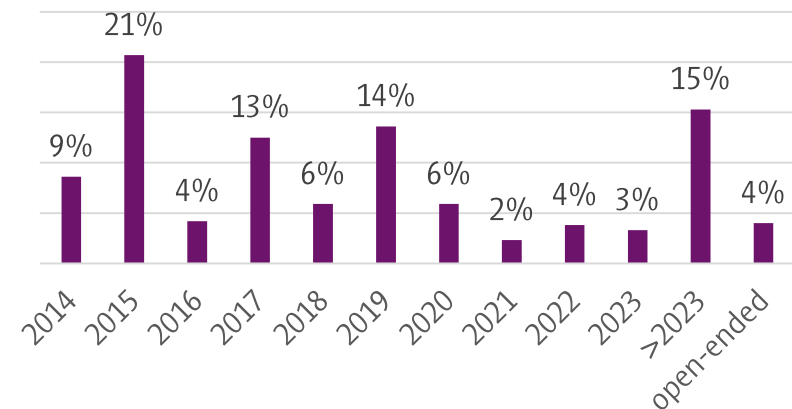
Lease term schedule

WALT 4.9 yrs as per September 30, 2014 (5.0 yrs)

Total portfolio 12/2013: occupancy 93.3%

- **Total expiry 2014**
73 contracts // 8.6% of contractual rents
- **Total expiry 2015**
78 contracts // 20.7% of contractual rents

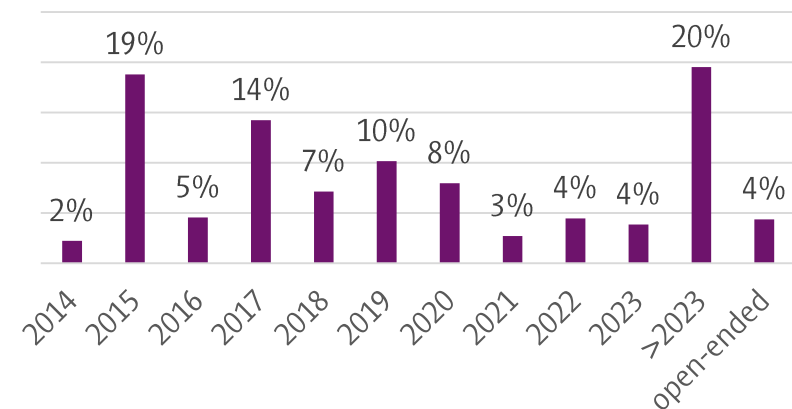
Termination in % of contractual rents (12/2013)

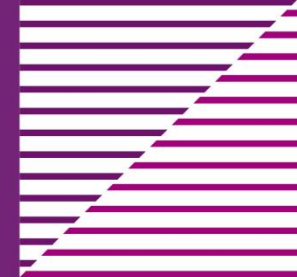


Total portfolio 12/2013: occupancy 90.1%

- Occupancy rising to 93% based on signed leases
- **2015 expiring rent (19%):**
 Thereof Eisenhuettenstadt: 47%
 15 further properties: 53%

Termination in % of contractual rents (9/2014)





Key Financials 2013

Fair Value Group

- Group result EUR (5.2) million
- FFO EUR 6.4 million
- NAV per share EUR 8.65
- REIT-equity ratio 46.9%

Adjusted Consolidated Net Income / FFO

Income above target, cost below

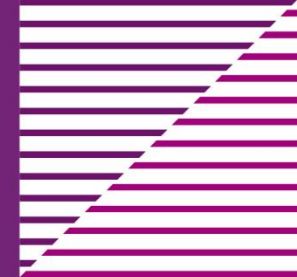
- Compared to forecast
 - Net rental income: 6%
 - Operating result (EBIT): 4%
 - Net interest result: -6%
 - Income before minorities: 16%
 - **FFO increase: 21%**

- Compared to previous year
 - Net rental income: -9%
 - Operating result (EBIT): -8%
 - Net interest result: -18%
 - Income before minorities: 2%
 - **FFO increase: 8%**

EPRA-result/FFO compared to previous year

<i>in € million</i>	2013	<i>Adjusted 2013E*</i>	<i>Adjusted 2012*</i>
Net rental income	23.1	21.7	25.3
General administrative expenses	-3.3	-2.6	-3.5
Operating result (EBIT)	19.8	19.1	21.6
Income from participations	1.6	1.2	1.5
Net interest result	-8.8	-9.4	-10.7
Income before minority interests	12.6	10.9	12.4
Minority interests in the result	-6.2	-5.6	-6.5
Adjusted consolidated net income (EPRA earnings/FFO)	6.4	5.3	5.9
FFO per share in €	0.69	0.57	0.63

* adjusted as part of the first-time adoption of IFRS 10



Key Financials Q3 2014

Fair Value Group

- Group net income	EUR 3.4 million
- FFO	EUR 3.7 million
- NAV per share	EUR 8.77
- REIT-equity ratio	51.2%

Q 1 – 3 / 2014 - FFO

Net interest result buffers EBIT-decline

- Net rental income:	-19%
- EBIT:	-17%
- Net interest result:	-41%
- Income before minorities:	-8%
- FFO:	-7%

EPRA-result/FFO compared to previous year

<i>in € million</i>	1/1 – 9/30/2014	Adjusted 1/1 – 9/30/013*
Net rental income	13.8	17.0
General administrative expenses/Other	-1.7	-2.4
Operating result (EBIT)	12.1	14.6
Income from participations	0	1.0
Net interest result	-4.0	-6.8
Income before minority interests	8.1	8.8
Minority interests in the result	-4.4	-4.8
Adjusted consolidated net income (EPRA earnings/FFO)	3.7	4.0
FFO per share in €	0.39	0.43

* Previous year period adjusted as part of the first-time adoption of IFRS 10

Group Balance Sheet – Assets

Total assets down due to property sales

- Immovable assets:

12/31/2013: € 311.9 million

03/31/2014: € 289.3 million - 7%

- Cash and cash equivalents: - 9%

- **Balance sheet total: - 7%**

<i>in € million</i>	9/30/2014	12/31/2013
Investment property (IAS 40)	289.3	292.3
Other	0.1	0.2
Total non-current assets	289.4	292.5
Receivables	15.8	16.4
Cash and cash equivalents	15.9	17.4
Total current assets	31.7	33.8
Non-current assets held for sale	0	19.6
Total assets	321.1	345.9

Group Balance Sheet – Liabilities

Equity ratio improved by 10%

- Total equity incl. minority interests:

09/30/2014: € 148.1 million (46%)

12/31/2013: € 146.3 million (42%)

- Financial liabilities -11%:

09/30/2014: € 166.9 million (52%)

12/31/2013: € 191.2 million (55%)

<i>in € million</i>	<i>9/30/2014</i>	<i>12/31/2013</i>
Total equity	81.8	80.7
Minority interest	66.3	65.6
Other non-current liabilities	121.6	128.7
Total non-current liabilities	187.9	194.3
Current liabilities	51.4	70.9
Total liabilities	321.1	345.9

Group Financial Liabilities

Weighted interest rate reduced by 35%

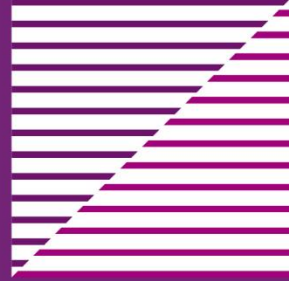
09/2014: 2.8%

12/2012: 4.3%

Financial liabilities structure

<i>in € million</i>	<i>Sep 30, 2014</i>	<i>Dec 31, 2013</i>
Fixed rate incl. Swap	53 32%	68 35%
Roll-Over	114 68%	124 65%
Total	167	192

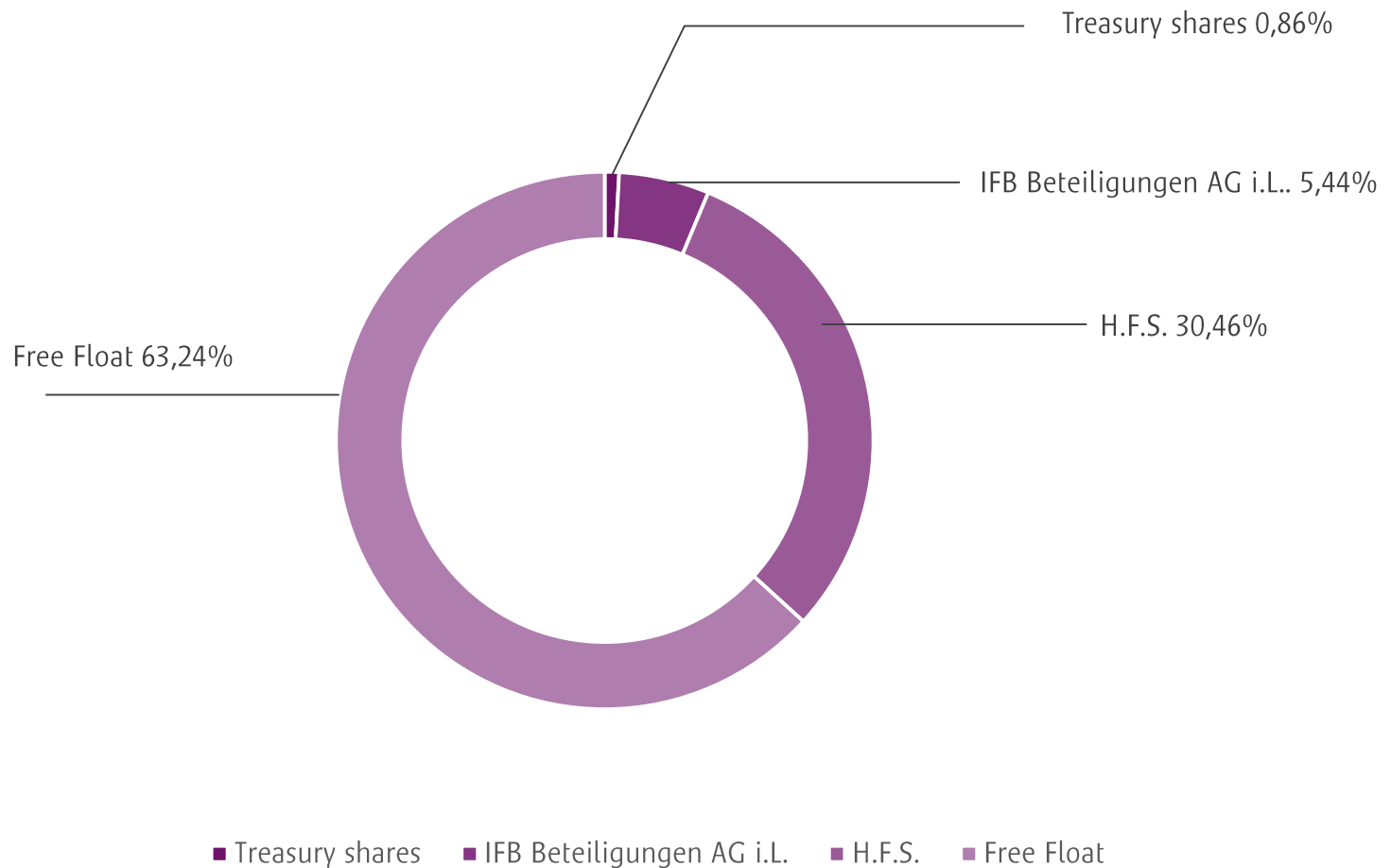
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Backup

Shareholderstructure as per Sep 12, 2014 (Free Float < 5%)



Key data

Sector	Real Estate (REIT)
WKN / ISIN:	A0MW97 / DE000A0MW975
Bloomberg	FVI:GR
Reuters	FVIG.DE
Share capital	€ 18,813,764.00
Number of shares (no-par vale bearer shares)	9,406,882
Proportion per share in the share capital	€ 2.00
Initial listing	November 16, 2007
High / Low Q 1 - 3 2014 (XETRA)	€ 5.89 / € 4.80
Market Capitalization on Sep 30, 2014 (XETRA)	€ 47.5 million
Market segment	Prime Standard
Stock exchanges	Prime Standard: Frankfurt, XETRA OTC: Stuttgart, Berlin-Bremen, Düsseldorf, München
Designated Sponsor	Close Brothers Seydler
Indices	RX REIT All Shares-Index, RX REIT-Index

Management Board



Frank Schaich
CEO

Frank Schaich

- International real estate experience since 1983 (Germany, Canada, USA, Poland, the Netherlands)
- 1988 to 2007 in executive positions at IC Real Estate Group
- CEO of Fair Value since September 17, 2007