

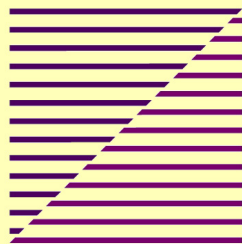


Independent Research

Unabhängige Finanzmarktanalyse GmbH

Investment Research

Fair Value REIT-AG



fair value
REIT

H1 results 2010

08/18/2010

Please take note of the information concerning the preparation of this document, the information concerning potential conflicts of interest, the compulsory information required by Section 34b WpHG (Wertpapierhandelsgesetz - German Securities Trading Act), and the liability statement at the end of this document. This financial analysis in the meaning of Section 34b WpHG shall only be distributed to professional clients or eligible counterparties according to Section 31a WpHG.

Low share price at the moment despite solid operating results

H1 results 2010

- ⇒ Thanks to consolidation effects, Fair Value posted a rise in rental income to EUR2.90m (2.57; our forecast: 2.97) for Q2 2010. Adjusted rental income reached prior year level. In H1 2010, rental income totalled EUR6.05m (5.13).
- ⇒ In H1, funds from operations rose by 13.5% to EUR2.35m (2.07). The increase was accounted for by an improved net income.
- ⇒ Fair Value also improved its balance sheet ratios as at June 30. Net financial debt declined to EUR90.05m (December 31, 2009: 100.04). The equity ratio according to the REIT Act was up at 47.9% (December 31, 2009: 45.5%).
- ⇒ Fair Value has reaffirmed its guidance for 2010. The company still predicts adjusted net income (EPRA earnings) of EUR4.2m or, respectively, EURO.45 per share for 2010.
- ⇒ We hold on to our forecasts. We presume that Fair Value's operating results will be as solid in the next few months as they were in H1 and that the company will make possible property sales from an opportunistic perspective.
- ⇒ Our revised price target of EUR8.00 (before: 7.35) falls short of the EPRA NAV as at June 30 of EUR9.01. Contrary to our expectations, the Fair Value share has declined in the past few months. At the moment, the capital market hardly appreciates the company's stable operational performance. As the company's risk profile is low compared to the sector as a whole, the decline in share price is not justified, in our opinion. We believe that the stock is burdened by a lack of growth prospects. Growth will presumably accelerate as a result of the announced portfolio optimisation. Based on the significant upside potential of the Fair Value share we maintain our Buy recommendation.

Fair Value REIT-AG 6)

Recommendation: Buy

before:

-

as of

-

Price target (in EUR) (6 months)

8.00

Share price (Xetra) (in EUR)

3.90

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Share price potential

105.08%

Company data

Country	GE
Sector	Financial Services / REIT
Market segment	Prime Standard
ISIN	DE000A0MW975
Reuters	FVIG.DE
Bloomberg	FVI
Internet	www.fvreit.de

Share data

Shares (m)	9.326
Free float	41.42%
Market cap. (EURm)	37.8
Ø Trading volume	2,565
52W High 10/16/09	EUR5.40
52W Low 08/18/09	EUR3.30
Beta	1.15
Volatility (60 days)	45.27

Multiples

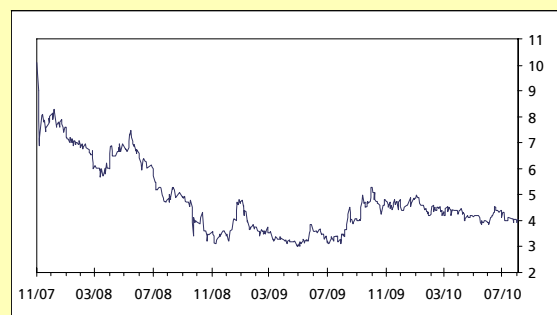
	EV/Sales	EV/EBIT	P/E ratio	Dividend yield
2007	29.0	neg.	10.7	0.0%
2008	10.7	neg.	neg.	0.0%
2009	13.1	neg.	neg.	0.0%
2010E	9.3	19.7	8.7	2.6%
2011E	9.4	16.0	6.8	2.6%

Performance (in %)

	1m	3m	6m	12m
Absolute	-5.6	-2.4	-6.9	15.7
Relative to:				
DAX	-7.8	-4.3	-15.0	-2.7
Pr. Fin. Services	-7.3	-2.3	-14.3	7.8

Index weighting

Prime Fin. Services	0.103%
RX REIT Index	7.830%



Author: Zafer Rüzgar (analyst)

AP	FY	Rental inc.	EBIT	EBT	EAT	EPS
IFRS	2007	4,326	-1,810	1,744	1,744	0.74
IFRS	2008	12,392	-1,754	-13,301	-13,301	-1.41
IFRS	2009	10,460	-727	-2,906	-2,906	-0.31
IFRS	2010E	13,291	6,298	4,236	4,236	0.45
IFRS	2011E	12,780	7,536	5,363	5,363	0.57
CAGR 2007 - 2011E		31.1%	-	32.4%	32.4%	

Figures in EUR'000 except EPS (in EUR), hist. PERs based on average share prices

1)2)3)4)6) Please notice the advice regarding possible conflicts of interests as well as the disclaimer at the end of this document



Company profile

Two-pronged strategy

Fair Value REIT-AG at a glance

Munich-based Fair Value REIT-AG is a real estate investment trust (REIT) specialising in the acquisition, property management and sale of commercial properties. The company's investment activity focuses on office, retail and logistics properties in certain regional locations in Germany. Fair Value is following a two-pronged strategy. It acquires interests in selected closed-end real estate funds on the one hand and makes direct investments in the German real estate market on the other. At present, Fair Value holds interests in 13 closed-end real estate funds, whose properties have an occupancy rate of 88.3% at the subsidiaries and 95.4% at the associated companies.

Fair Value REIT-AG emerged in 2007 from "IC Grundbesitz Gesellschaft mbH & Co. Beteiligungs-KG", which changed its corporate form to "Fair Value Immobilien-Aktiengesellschaft". Since November 16, 2007, the company is listed on the Prime Standard of the Frankfurt Stock Exchange.

Fair Value REIT-AG: Shareholder structure

	in %
IC Immobilien Holding AG	9.39
H.F.S. Zweitmarkt Invest 2 GmbH & Co. KG *	8.13
H.F.S. Zweitmarkt Invest 3 GmbH & Co. KG *	7.44
H.F.S. Zweitmarkt Invest 4 GmbH & Co. KG *	7.44
H.F.S. Zweitmarkt Invest 5 GmbH & Co. KG *	7.44
IC Immobilien Service GmbH	6.34
IFB Beteiligungen AG i.L.	5.44
Bayerische Beamten Lebensversicherung a.G.	3.76
IC Fonds GmbH	2.34
Own shares	0.86
Free float	41.42

* 30.45% of the of voting rights of H.F.S. Zweitmarkt are controlled by UniCredit

Source: Fair Value REIT-AG

as of 06/30/10

REITs do not have to pay corporate and business taxes

Fair Value as a real estate investment trust

Put simply, a REIT is a trust that owns and manages real estate properties. In order to be classified as a REIT, a real estate company is required to distribute at least 90% of its distributable profit (according to German Commercial Code) to its shareholders through dividends. The company is able to set up a maximum of 50% of capital gains from directly held properties as provisions for procurement of immovables for up to two years. REITs are not required to pay any corporate or business taxes. The company's distributed profit (dividend) will be taxed only through the shareholders' withholding tax. Furthermore, REITs are obliged to have an equity ratio of at least 45% of their real estate assets. The high minimum equity ratio creates stability and the high payout ratio is an attractive steady source of income to REIT investors.

Business performance H1 2010

Adjusted sales and rental income at prior year level

Sales figures characterised by consolidation effects

Fair Value's H1 2010 results corresponded to our expectations. Due to consolidation effects, rental income increased to EUR2.90m (2.57; our forecast: 2.97) in Q2 2010 and to EUR6.05m (5.13) in H1 2010. After adjusting for consolidation effects (full consolidation of subsidiary IC 13 at the beginning of 2010), rental income matched prior year level. Real estate-related expenses increased more than proportionally to EUR1.44m (0.68) in Q2. As this cost pool remained virtually unchanged in Q1, it was no surprise that it climbed significantly in Q2. Due to the jump in real estate-related expenses, net rental income dropped to EUR1.89m (2.11; our forecast: 2.01) in Q2. In H1 2010, net rental income increased to EUR4.52m (3.96).

Fair Value REIT-AG			
Selected key data of the consolidated income statement			
Unit : EUR'000			
Fiscal year : Dec 31			
Accounting standards : IFRS			
	Q2 2009	Q2 2010	Q2 2010 (our forecast)
Sales	2.8	3.4	3.2
Net rental result as percentage of sales	2.1 74.2%	1.9 52.4%	2.0 60.8%
Operating income as percentage of sales	1.4 48.0%	1.3 37.2%	1.4 41.1%
Net income as percentage of sales	1.3 44.2%	1.1 30.7%	1.2 36.1%

Source: Independent Research; Fair Value REIT-AG

Cost development without surprises

Stable operating profit in Q2

Although net rental income declined, Fair Value kept the operating profit stable at EUR1.34m (1.36; our forecast: 1.36) in Q2, which was mainly achieved through a cut in general administrative expenses (EUR0.54m (0.71)). In H1, the operating profit increased markedly to EUR3.37m (2.64).

While the other items in the consolidated income statement contained no surprises, net income reached EUR1.10m (1.25; our forecast: 1.19) in Q2 and EUR2.31m (1.68) in H1.

FFO up 13.5% in H1

As at June 30, 2010, funds from operations (FFO) rose to EUR2.35m (June 30, 2009: 2.07) or, respectively, EUR0.25 (0.22) per share. The increase was largely accounted for by the rise in net income. At the end of H1, Fair Value's net financial debt was down at EUR90.05m (December 31, 2009: 100.04), the biggest contribution to which came from revenues of EUR8.45m (0.00) from the sale of properties, most of which were received in Q2. Equity remained almost unchanged at EUR73.08m (December 31, 2009: 72.72), whereas EPRA NAV climbed somewhat to EUR84.01m (December 31, 2009: 81.52) or, respectively, EUR9.01 (December 31, 2009: 8.72) per share.

Fair Value REIT-AG			
Selected key data of the consolidated income statement			
Unit : EUR'000	H1 2009	H1 2010	H1 2010
Fiscal year : Dec 31			(our forecast)
Accounting standards : IFRS			
Sales	5.7	7.0	6.8
Net rental result as percentage of sales	4.0 139.6%	4.5 125.5%	4.6 140.6%
Operating income as percentage of sales	2.6 92.9%	3.4 93.7%	3.4 102.8%
Net income as percentage of sales	1.7 59.2%	2.3 64.2%	2.4 72.7%
Source: Independent Research; Fair Value REIT-AG			

Equity ratio still meets REIT Act minimum requirements

No risks inherent in expiry of rental agreements

In our opinion, Fair Value's H1 2010 results were solid. Rental income is still in line with the high pro-rata occupancy rate (94.1% or, respectively, 95.2% including concluded rental agreements). At present, the weighted residual term of the rental agreements is 6.2 years. In 2010 and 2011, a mere 4.3% and 7.7%, respectively, of the pro-rata contractual rents are up for renewal. In our opinion, this poses no particular risk to the company's operations. There are no threats to the company in refinancing, either. Only from 2011, approximately 15% of pro-forma proportionately consolidated financial liabilities are up for renegotiation. According to Fair Value, a significant potential may be realised with some contracts in the course of renegotiation. Given the company's current equity ratio (according to REIT Act, section 15: at least 45% required) of 47.9% (December 31, 2009: 45.5%), there is no urgent selling pressure.

We maintain our forecasts

Fair Value reaffirms guidance

Fair Value has reaffirmed its guidance for the full year 2010. The company still predicts adjusted net income (EPRA earnings) of EUR4.2m or EURO.45 per share for 2010. Furthermore, Fair Value is still looking to pay a dividend of EURO.10 per share in 2011, presuming that the required sale of properties will be exercised.

We hold on to our forecasts, which already incorporate the consolidation effects and the increased expenses connected with new letting. We presume that the company's operating results will be as solid in the next few months as they were in H1 and that Fair Value will make possible property sales from an opportunistic perspective.

Valuation

In order to value Fair Value REIT-AG we used the NAV calculation, which is the common method for real estate companies, but also a dividend discount model (DDM) and a peer group analysis. As Fair Value classifies as a REIT, it will distribute a large portion of its profits in the future. As the company has not paid any dividends yet for lack of net profits, we weight the DDM at 25% for the time being. For the peer group analysis we used real estate companies with a similar business model due to the small number of REITs in Germany. These include companies which manage office and commercial properties. The fair value per share results from the weighted average of the three valuation methods.

NAV calculation 2008-2011E				
	2008	2009	2010E	2011E
Fair market value of investment properties	130,740	137,587	137,587	137,587
Equity-accounted participations	48,443	47,442	49,576	51,885
Other assets less other liabilities	-5,673	3,022	-6,901	-6,869
Financial liabilities	94,257	108,316	97,829	93,065
Cash and cash equivalents	14,039	8,281	10,764	9,210
Minority interests	16,505	15,296	16,241	17,371
NAV	76,787	72,720	76,956	81,377
Number of shares (in m)	9,407	9,407	9,407	9,407
NAV per share	8.16	7.73	8.18	8.65
Average NAV per share				8.42
Figures in EUR'000 except for NAV per share (in EUR)				
Source: Independent Research; Fair Value REIT-AG				

NAV per share unchanged at EUR8.42; fair value according to DDM: EUR2.47 (before: 2.40)

We based our valuation of the Fair Value share on the average NAV for the fiscal years 2010 and 2011. As the balance sheet items are unchanged, the NAV per share still amounts to EUR8.42.

The DDM results in a new fair value of EUR2.47 (before: 2.40) per share based on our update.

Dividend discount model (DDM)										
in EUR	2010E	2011E	2012E	2013E	2014E	2015E	2016E	2017E	2018E	2019E
DPS	0.10	0.10	0.12	0.13	0.15	0.17	0.20	0.23	0.27	0.31
Present values	0.10	0.09	0.10	0.11	0.11	0.12	0.13	0.14	0.15	0.16
Sum of present values	1.21									
Terminal value	1.26	in % of total value :			51%					
Fair value per share	2.47	<div>Model parameters DDM:</div> <div>Risk-free rate of return : 4.00% Beta : 0.7 Risk premium equity : 4.0%</div> <div>Cost of equity: 6.8% Date : 08/17/10</div>								
Source: Independent Research										

Peer group comparison				
Company	P/E		EV/Sales	
	2010E	2011E	2010E	2011E
ALSTRIA OFFICE REIT	26.7	15.7	17.5	14.7
DIC Asset	19.2	15.8	15.9	13.0
Deutsche Euroshop	16.4	13.7	15.1	14.1
Hamborner REIT	-	42.4	13.3	11.1
Average	20.7	21.9	15.5	13.2

Source: Independent Research; Bloomberg

Share prices as of 08/16/2010

in EUR'000, EPS in EUR	EPS		Sales	
	2010E	2011E	2010E	2011E
Fair Value REIT-AG	0.45	0.57	14,296	13,875
Enterprise Value			221,016	183,219
Cash and cash equivalents			11,035	
Debt			-101,088	
Fair market capitalisation			130,963	93,166
Number of shares (in '000)			9,407	
Fair value	9.34	12.47	13.92	9.90
Average		10.91		11.91
Weighting		1/2		1/2
Fair value per share				11.41

Source: Independent Research

New price target: EUR8.00
(before: 7.35)

Our peer group analysis produced a fair value of EUR11.41 (before: 9.58) per share. The increase results from an upward revision of the peer group's multiples on the one hand and a reduction in net financial debt (EUR0.72 per share) on the other. The combination of the individual valuation models leads to a new fair value of EUR8.05 (before: 7.35) per share.

Valuation summary			
	NAV	DDM	Peer group
Fair value per share (EUR)	8.42	2.47	11.41
Weighting	37.5%	25.0%	37.5%
Final fair value per share (EUR)	8.05		

Source: Independent Research

Fair Value REIT-AG**Selected key data**

Unit : EUR'000 Fiscal year : Dec 31 Accounting standards : IFRS	2007	2008	2009	2010E	2011E
Key data income statement					
Rental income (EUR'000)	4,326	12,392	10,460	13,291	12,780
EBITDA margin	neg.	64.5%	54.2%	47.6%	59.2%
EBIT margin	neg.	neg.	neg.	47.4%	59.0%
Net yield	40.3%	neg.	neg.	31.9%	42.0%
Value adjustment rate	16.8%	78.6%	60.9%	0.0%	0.0%
Interest coverage ratio	1.2	0.4	0.2	-1.3	-1.5
Profitability ratios					
ROE	1.8%	neg.	neg.	5.5%	6.6%
ROI	0.8%	neg.	neg.	2.1%	2.7%
Accounting ratios					
Equity ratio	41.1%	38.7%	35.7%	38.4%	40.5%
Ratio of equity to non-current assets	44.1%	42.3%	39.2%	41.0%	42.9%
Ratio of non-current assets to total assets	93.2%	91.6%	91.0%	93.6%	94.4%
Trade accounts receivables/Sales	20.1%	12.1%	12.5%	10.3%	11.3%
Key data per share (EUR)					
EPS	0.74	-1.41	-0.31	0.45	0.57
Free cash flow per share	-25.42	2.66	0.11	1.38	0.44
Dividend per share	0.00	0.00	0.00	0.10	0.10
Cash and cash equivalents per share	2.28	1.49	0.88	1.14	0.98
Book value per share	40.11	8.16	7.73	8.18	8.65
Valuation ratios					
EV/Sales	29.0	10.7	13.1	9.3	9.4
EV/EBITDA	neg.	neg.	neg.	19.5	15.9
EV/EBIT	neg.	neg.	neg.	19.7	16.0
PER	10.7	neg.	neg.	8.7	6.8
Price to book value ratio	0.2	0.7	0.5	0.5	0.5
Price to cash flow ratio	-0.3	neg.	neg.	neg.	neg.
Price to sales ratio	4.3	4.3	3.5	2.8	2.9
Dividend yield	0.0%	0.0%	0.0%	2.6%	2.6%

Source: Independent Research; Fair Value REIT-AG

Fair Value REIT-AG						
Consolidated income statement						
Unit : Fiscal year : Accounting standards :	EUR'000 Dec 31 IFRS	2007	2008	2009	2010E	2011E
Rental income		4,326	12,392	10,460	13,291	12,780
year-on-year growth		-	186.5%	-15.6%	27.1%	-3.8%
Operating income and incidental costs		264	1,303	1,505	1,005	1,095
Expenses for investment properties		2,038	2,912	3,437	6,001	4,342
Net rental result		2,552	10,783	8,528	8,295	9,533
year-on-year growth		-	322.5%	-20.9%	-2.7%	14.9%
General administrative expenses		3,502	3,797	2,611	1,897	1,897
as percentage of rental income		81.0%	30.6%	25.0%	14.3%	14.8%
Other operating income and expenses (total)		-135	-351	-84	-100	-100
as percentage of rental income		neg.	neg.	neg.	neg.	neg.
Result from sale of investment properties		0	1,345	-190	0	0
as percentage of rental income		0.0%	10.9%	neg.	0.0%	0.0%
Valuation result		-725	-9,734	-6,370	0	0
as percentage of rental income		neg.	neg.	neg.	0.0%	0.0%
Operating income		-1,810	-1,754	-727	6,298	7,536
as percentage of rental income		neg.	neg.	neg.	47.4%	59.0%
Income from equity-accounted participations		7,225	-7,075	1,401	3,884	4,059
Other investment result		413	0	0	0	0
Income from participations		7,638	-7,075	1,401	3,884	4,059
as percentage of rental income		176.6%	neg.	13.4%	29.2%	31.8%
Minority interests		-768	435	945	-945	-1,130
Expenses for going public		1,825	0	0	0	0
Net interest expenses		-1,491	-4,907	-4,525	-5,002	-5,102
as percentage of rental income		neg.	neg.	neg.	neg.	neg.
Financial result		-4,084	-4,472	-3,580	-5,946	-6,232
as percentage of rental income		neg.	neg.	neg.	neg.	neg.
Profit (loss) before taxes		1,744	-13,301	-2,906	4,236	5,363
as percentage of rental income		40.3%	neg.	neg.	31.9%	42.0%
Income taxes		0	0	0	0	0
Net profit (loss)		1,744	-13,301	-2,906	4,236	5,363
as percentage of rental income		40.3%	neg.	neg.	31.9%	42.0%
Number of shares ('000)		2,360	9,407	9,407	9,407	9,407
EPS (EUR)		0.74	-1.41	-0.31	0.45	0.57
DPS (EUR)		0.00	0.00	0.00	0.10	0.10

Source: Independent Research; Fair Value REIT-AG

Source: Independent Research; Fair Value REIT-AG

Fair Value REIT-AG						
Consolidated balance sheet						
Unit :	EUR'000					
Fiscal year :	Dec 31	2007	2008	2009	2010E	2011E
Accounting standards :	IFRS					
Assets						
Intangible assets		2	2	4	0	0
Property, plant, and equipment		31	22	12	7	6
Investment properties		150,070	130,740	137,587	137,587	137,587
Properties under construction		566	0	0	0	0
Equity-accounted investments		58,909	48,443	47,442	49,576	51,885
Fiancial assets (non-current)		5,005	2,319	348	348	348
Total non-current assets		214,583	181,526	185,393	187,519	189,826
Non-current assets available for sale		5,700	0	8,237	0	0
Trade receivables		869	1,502	1,307	1,372	1,441
Other receivables and assets		3,826	1,176	591	621	652
Cash and cash equivalents		5,381	14,039	8,281	10,764	9,210
Total current assets		15,776	16,717	18,416	12,757	11,303
Total assets		230,359	198,243	203,809	200,276	201,129
Equity and liabilities						
Subscribed capital		47,034	47,034	47,034	47,034	47,034
Share premium		46,167	46,167	46,167	46,167	46,167
Profit reserve		1,462	-11,839	-14,745	-10,509	-6,088
Net assets of shareholders		0	-4,575	-5,446	-5,446	-5,446
Treasury shares		0	0	-290	-290	-290
Total equity		94,663	76,787	72,720	76,956	81,377
Minority interests		18,487	16,505	15,296	16,241	17,371
Financial liabilities		57,116	78,352	104,004	93,604	88,923
Other liabilities		494	4,496	5,313	6,751	6,491
Total non-current liabilities		76,097	99,353	124,613	116,595	112,786
Provisions		255	334	261	332	319
Financial liabilities		55,018	15,905	4,312	4,226	4,141
Trade payables		2,617	1,359	809	1,052	1,367
Other current liabilities		1,709	4,505	1,094	1,116	1,138
Total current liabilities		59,599	22,103	6,476	6,725	6,966
Total equity and liabilities		230,359	198,243	203,809	200,276	201,129
Source: Independent Research: Fair Value REIT-AG						

Source: Independent Research; Fair Value REIT-AG

Fair Value REIT-AG						
Consolidated cash flow statement						
Unit : Fiscal year : Accounting standards :	EUR'000 Dec 31 IFRS	2007	2008	2009	2010E	2011E
Net profit (deficit)		1,744	-13,301	-2,906	4,236	5,363
Income tax expense		0	0	0	0	0
Amortisation/depreciation of intangible assets and property, plant, and equipment		3	11	26	33	32
Profits from the disposal of investment properties		0	-1,345	190	0	0
Valuation result		725	9,734	6,370	0	0
Income from equity-accounted investments		-7,225	7,075	-1,401	-3,884	-4,059
Withdrawals from equity-accounted investments		1,418	2,519	1,902	1,750	1,750
Losses from the sale of subsidiaries		3,080	0	0	0	0
Income from the disposal of participating interests		-180	0	0	0	0
Income from beneficial acquisition of participations		-3,155	0	0	0	0
Income from restructuring a financial liability		0	-1,469	0	0	0
Loss/profit for minority interests		768	-435	-945	945	1,130
Disbursement to minority interests		-1,371	-1,256	-397	0	0
Result from the valuation of derivative financial instruments		-16	88	108	0	0
Expenses connected to compensation payment received		0	1,880	0	0	0
FFO (funds from operations) subtotal		-4,209	3,501	2,947	3,079	4,216
Compensation payment received		0	15,438	0	0	0
Expenses connected to compensation payment received		0	-1,880	0	0	0
(Increase)/ decrease in trade receivables		-612	-633	249	-65	-69
(Increase)/ decrease in other liabilities		-1,944	3,524	-53	-30	-31
(Decrease)/ increase in provisions		188	79	-85	71	-13
(Decrease)/ increase in trade payables		2,504	-1,258	-639	243	316
(Decrease)/ increase in other liabilities		-51	2,725	-3,679	1,460	-237
Cash flow from operating activities		-4,124	21,496	-1,260	4,758	4,182
Cash and cash equivalents from acquired subsidiaries		12,614	0	0	0	0
Payments for the purchase of interests in associated companies		-10,948	-9	-67	0	0
Proceeds from the sale of subsidiaries		0	4,705	0	0	0
Cash and cash equivalent reduction from sold subsidiaries		-1,037	0	0	0	0
Cash and cash equivalent reduction from participating interests no longer fully consolidated but equity-accounted		-4,318	0	0	0	0
Income from the disposal of investment properties		0	15,068	403	0	0
Investments in investment propert./ propert. under construction		-52,331	-13,892	-74	8,237	0
Income (payment) related to non-current assets		0	-2,300	2,050	0	0
Investm. in property, plant and equipm. and intangible assets		-36	-2	-18	-25	-30
Income from the sale of property ownership certificates		190	0	0	0	0
Cash flow from investment activities		-55,866	3,570	2,294	8,212	-30
Dividend distribution		0	0	0	0	-941
Capital contribution		16,835	0	-290	0	0
Payments for capital procurement		-1,117	0	0	0	0
Receipts from financial liabilities		51,398	46,959	80	-10,487	-4,765
Repayment from financial liabilities		-1,758	-63,367	-8,421	0	0
Cash flow from financing activities		65,358	-16,408	-8,631	-10,487	-5,705
Change in cash and cash equivalents		5,368	8,658	-7,597	2,483	-1,554
Cash and cash equivalents - start of period		13	5,381	15,878	8,281	10,764
Cash and cash equivalents - end of period		5,381	14,039	8,281	10,764	9,210

Source: Independent Research; Fair Value REIT-AG

1)2)3)4)6) Please notice the advice regarding possible conflicts of interests as well as the disclaimer at the end of this document

Disclaimer

Recommendations concerning particular shares (starting December 18, 2009)

- Buy: According to our assessment, the stock will rise by at least 15% in absolute terms within a 6-month period.
- Hold: According to our assessment, the stock will rise by between 0% and 15% in absolute terms within a 6-month period.
- Sell: According to our assessment, the stock will decline in absolute terms within a 6-month period.

Recommendations concerning particular shares (until December 17, 2009)

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As at: 08/18/2010

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