

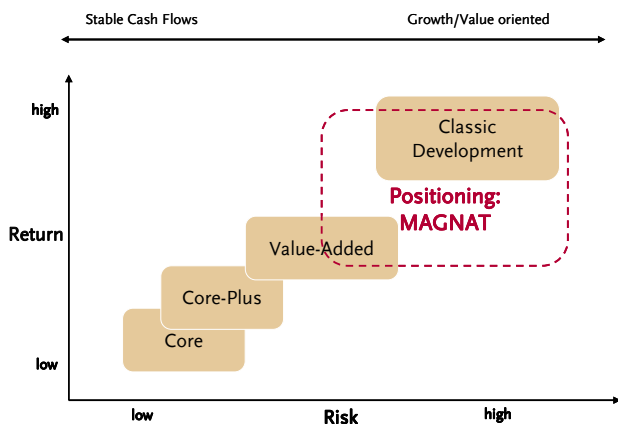
**COMPANY PROFILE**

MAGNAT Real Estate Opportunities GmbH & Co. KGaA is the first real estate company with a focus on property development in Eastern European, Austrian and German metropolitan areas to be listed in Frankfurt. Through the integration of the former external asset manager R-QUADRAT Immobilien GmbH, MAGNAT emerged to an integrated real estate group. The company covers the entire value chain - from acquisition across development through to the sale of projects and land.

**Focus 1 – strategy:** “Develop & Sell“ and “Buy & Sell“

**Focus 2 – investments:** real estate development supplemented by portfolio trading as well as special situations

**Focus 3 – regions:** selected regions in CEE / SEE / CIS as well as Germany and Austria



**CORPORATE MILESTONES**

- **Foundation** on April 6, 2006
- **Capital increases** in July 2006, October 2006 and April 2007 effected successfully (total equity after increases of EUR 87 million)
- **Initial listing** in Entry Standard of Frankfurt Stock Exchange on July 26, 2006
- Publication of first **prospectus** in October 2007
- **Segment change** as of November 1, 2007 in the regulated market segment (listing in General Standard)
- **Integration of asset manager** R-Quadrat Immobilien GmbH

**MANAGEMENT**

Jan Oliver Rüster, CEO  
 Jürgen Georg Faè, CFO

**SUPERVISORY BOARD**

Prof. Dr. Werner Schäffer, Chairman  
 Dr. Carsten Strohdeicher  
 Dr. Christoph Jeannée, LL.M  
 Friedrich Lind  
 Dr. Marc-Milo Lube  
 Andreas Lange

**KEY FIGURES**

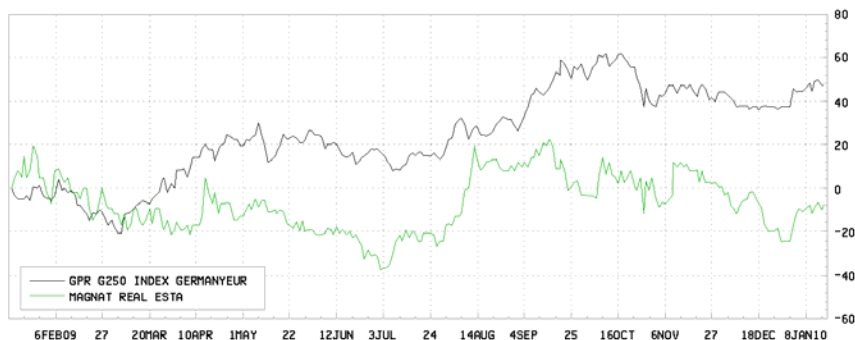
(in EUR 000.)	Q3 2009/2010	FY 2008/09	FY 2007/08
Rental Profit	2,011	1,547	2,040
Profit on the disposal of real estate companies	0	4,740	17
Profit from asset management	98	0	0
Profit on entities accounted for using the equity method	542	2,738	10,599
Profit before taxes and interests (EBIT)	396	2,720	7,123
Profit before taxes (EBT)	-2,771	-6,452	8,088
Profit after taxes after minorities	-2,484	-6,501	8,654
Group Equity	122,077	94,636	104,208
Total assets	184,413	150,386	141,035
NAV (EUR/share)	8.19	1.63	1.89

**MAGNAT SHARE**

<b>Name</b>	MAGNAT Real Estate Opportunities GmbH & Co. KGaA
<b>Number of shares</b>	13.894.651
<b>Share capital fully subscribed</b>	EUR 13.894.651
<b>Ticker / ISIN</b>	M5R / DE000A0XFSFo, DE000A1CRPG1
<b>WKN</b>	A0XFSF, A1CRPG
<b>Bloomberg</b>	M5RK
<b>Reuters</b>	M5RGK.DE
<b>General Standard (Regulated Market)</b>	Frankfurt Stock Exchange (Frankfurt and Xetra)
<b>Open Market</b>	Berlin, Düsseldorf and Stuttgart
<b>Freefloat (shareholders &lt; 3%)</b>	~35%*

\* based on information available to MAGNAT

**MAGNAT SHARE-PRICE**



**FINANCIAL CALENDAR**

29.10.2009	Ordinary Shareholders' Meeting, Frankfurt/Main
30.11.2009	Half-Year-Report as of 30.09.2009
11.02.2010	Interim Report 3 <sup>rd</sup> quarter 2009/10
31.07.2010	Publication of annual financial statements 2009/2010

\* Financial year from April, 1 to March, 31

**Disclaimer:**

This fact sheet is drafted for interested investors as a source of information and basis for discussions. It does not contain an offer, recommendations or requests to the investors. Promises or acceptances by the issuer are not part of this fact sheet. All facts are based on diligent research. Despite all diligence deviations might occur. The facts and the judgemental descriptions referred to in the fact sheet might be wrong. Any liability is excluded especially for the presentation of the company profile, for the positioning and for the strategy – the REOP concept, for the corporate milestones, for the real estate portfolio, for the operating figures, for the chosen examples, for the reference figures of the shares and the company's calendar and the summary. The development of values in the past as described in the fact sheet is not a guarantee for future profits. This fact sheet shall only be distributed by the issuer or an authorised person.

**REAL ESTATE PORTFOLIO**

Development in selected regions in selected urban centres.



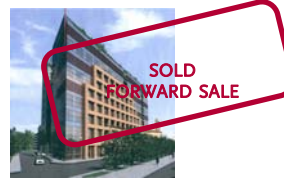
- (1) NaszeKaty, Wroclaw, Poland
- (2) Peremogi 67, Kiev, Ukraine  
Koncha-Zaspa, Kiev, Ukraine  
Cottage Village Vitaly, Kiev, Ukraine  
Alexander, Kiev, Ukraine  
Podilja Chmelnitzkij
- (3) Mogosoaia, Bucharest, Romania  
Vacaresti, Bucharest, Romania
- (4) Pancharovo, Sofia, Bulgaria
- (5) RussianLand AG, Moscow, Russia
- (6) Digomi, Tbilisi, Georgia  
Vake, Tbilisi, Georgia
- (7) Yapi Kredi Bank-Portfolio, Turkey
- (8) Schwarzenberg, Vienna, Austria
- (9) Special situations in Germany  
Residential Portfolio  
Commercial Portfolio  
Squadra Immobilien GmbH & Co. KGaA

**Yapi Kredi Portfolio (Turkey)**



Status: acquired/under development  
 Volume: 136,5 mn. EUR  
 Share: 33% (consortium with Immoeast and Adama)  
 Use: 33% mixed use, 30% residential, 26% commercial, 11% development  
 Total units: 400 real estate assets with a total of 250,000 sqm (69% in the conurbation of Istanbul)  
 Strategy: Develop & Sell, Restructuring

**Office Development Peremogi 67 (Kiev, Ukraine)**



Status: acquired with building permit, start of construction  
 Size: 30,000 sqm office and retail  
 Completion: 2012  
 Strategy: Develop & Sell  
 Share: 45%

**Housing Estate Nasze Katy (Wroclaw, Poland)**



Status: Phase 1 completed and sold  
 Completion: 2010  
 Use: residential  
 Size: 66,100 sqm residential, 9,400 sqm commercial  
 Units: 1,000 residential units & 1,200 parking spaces  
 Share: 50%  
 Strategy: Buy-in / Distressed Development

**SELECTED EXAMPLES**

**Squadra Immobilien GmbH & Co. KGaA (Deutschland)**  
**Office- and Retail – Schrödterhaus**



Status: acquired, under development  
 Size: 8.000 sqm, rental space, 22 parking lots  
 Strategy: Re-Development  
 Share: 100%

**CONTACT**

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