INTERIM REPORT
1st Quarter 2010

fair value
REIT

OVERVIEW

Business model	Direct and indirect investments in commercial real estate. First REIT in Germany to acquire interests in closed-end real estate funds against the issue of shares or payment of a purchase price (so-called UPREIT)
Sectors	Offices, Retail, Logistics / Light industrial
Region	Germany, focusing on regional locations
Portfolio	Direct investments and participations in closed-end real estate funds
Properties	32 properties (directly held) 46 properties (held indirectly via 13 closed-end real estate funds)
Market value	€ 234.5 million *)
Potential rent	€ 20.7 million **)

*) Fair Value's share as of March 31, 2010, based on market valuations as of December 31, 2009

**) Fair Value's share as of March 31, 2010

FINANCIAL KEY DATA

€ thousand	January 1 to March 31, 2010	January 1 to March 31, 2009
Revenues and earnings		
Rental revenues	3,145	2,565
EBIT	2,035	1,272
Consolidated net profit	1,209	426
Earnings per share (€)	0.13	0.05
Adjusted consolidated net profit (EPRA-Earnings)	1,488	1,335
EPRA-Earnings per share	0.16	0.14
Funds from operations (FFO)	863	260
FFO per share (€)	0.09	0.03

	March 31, 2010	December 31, 2009
Assets and capital		
Non-current assets	186,052	185,393
Current assets	17,325	18,416
Total assets	203,377	203,809
Equity / Net asset value	72,841	72,720
Equity ratio including minority interests	44 %	43 %
Number of outstanding shares	9,325,572	9,347,790
Net asset value / share (€)	7.81	7.78
EPRA NAV / share (€)	8.89	8.72
Staff (including Management Board)	3	3

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PROVINZIAL
LBS

To our shareholders

Frank Schaich

Dear shareholders and business partners, ladies and gentlemen,

Confidence is the driving force behind our globally networked economic system. However, excessive confidence can lead to carelessness and encourage speculative bubbles, whereas too little confidence stokes fears and can push markets over the edge into the abyss.

In recent years we have experienced both extremes and the globalised nature of the economic system has resulted in all businesses being affected to a greater or lesser extent. Following a number of years of excessive confidence leading to sometimes exorbitant increases in the value of real estate, outside Germany at least, these markets subsequently rapidly dried up and lost their liquidity to the extent that even supposedly safe assets temporarily considerably lost in value.

The global economy experienced a major recession that impacted economies across the world in unprecedented fashion. Germany, the world's leading exporter at the time, was therefore particularly affected. Only the global and concerted help provided by political decision makers and central banks in the form of emergency measures and stimulus packages, combined with injections of liquidity and very low interest rates, could stave off complete disaster.

From mid-2009, the global economy began to pick up again and, since then, Germany has again enjoyed increasing export volumes and more positive economic forecasts. Confidence is slowly returning, but there remains a degree of nervousness.

With imminent insolvency of Greece, economic confidence has been and will again be put to the test this spring. The Euro is under pressure and many people are even questioning the monetary union itself. The lines of credit hastily established for Greece by the euro countries and the International Monetary Fund are aimed at providing much needed reassurance in the markets.

The reasoning behind such initiatives has been clearly communicated by the politicians: the issue is not Greece as such, but rather economic and ultimately political stability throughout Europe. The positive aspect of this issue is the current weakness of the Euro, which – through exports – is helping Europe and Germany to keep the economy going and supporting corporate profits.

Against this macroeconomic background, we are able to give you a report, just a week before our Annual General Meeting on May 17, 2010 in Munich, on developments in the first quarter of 2010 – a quarter which has been good for us and in line with our expectations.

The group's net rental income of € 2.6 million represents an improvement of approximately 40 % on the same period in the previous year. It should, however, be noted in this respect that the subsidiary IC 13 has only been fully consolidated in terms of earnings since the beginning of 2010. In a like-for-like comparison, i.e. without the inclusion of the IC 13 subsidiary, income increased by 10 % compared to the previous year.

The operating profit of € 2.0 million represents a 60 % increase on the previous year. The increase on the previous year is 16 % on a like-for-like basis.

Since rental income is almost identical to the previous year, if IC 13 is not included, it is the actively reduced general administration costs at holding level that become evident in the improvement in the operating result. This significant reduction in costs is the result of our efforts in recent months. Another factor is the lower maintenance expenses compared to the same period in the previous year.

The € 1.2 million (€ 0.13 per share) consolidated profit of Fair Value REIT-AG is thus significantly higher than the figure of € 0.4 million (€ 0.05 per share) in the previous year. The consolidated net income adjusted for special items and market value changes (EPRA result) was € 1.5 million or € 0.16 per share and thus 11 % higher than the figure in the previous year of € 1.3 million or € 0.14 per share. This adjusted result demonstrates the high degree of stability of our business model.

Despite the excellent results in the first quarter, we stick to our forecast for the adjusted consolidated net income (EPRA earnings) for the 2010 fiscal year of € 4.2 million or € 0.45 per share. Contracted rents will fall as a result of the closing of the sale of two more properties taking effect during the second quarter of 2010 and, in addition, we know from experience that planned repairs and maintenance only begin to become apparent in financial statements from the second quarter and onwards.

The German real estate market all in all has shown itself to be very resilient over the last couple of years, and we have benefited from this stability with our diversified portfolio of properties. This can be seen in the success we have had with extending existing contracts and agreeing new contracts. Our Fair Value-attributable occupancy rate on the balance sheet date was 93.9 %, which is admittedly lower than at the same point in time in the previous year (95.2 %), but if rental contracts already agreed upon but not yet in force are taken into account the occupancy rate is close to the high level from the previous year. Our basis for generating revenue thus remains very stable.

The positive performance of the German stock index (DAX) in recent months highlights the confidence the capital markets have in the ongoing recovery in our economy. Even though the capital markets lately had to experience some corrections because of the situation in Greece, we believe that the recovery will last. The company's earnings support this assessment. Experience has shown that listed real estate companies generally regain the confidence of investors and join the DAX trend with a lag of a few months. We have the firm intention to utilise the resulting opportunities arising for Fair Value REIT-AG.

With kind regards,

Yours

Frank Schaich
Management Board

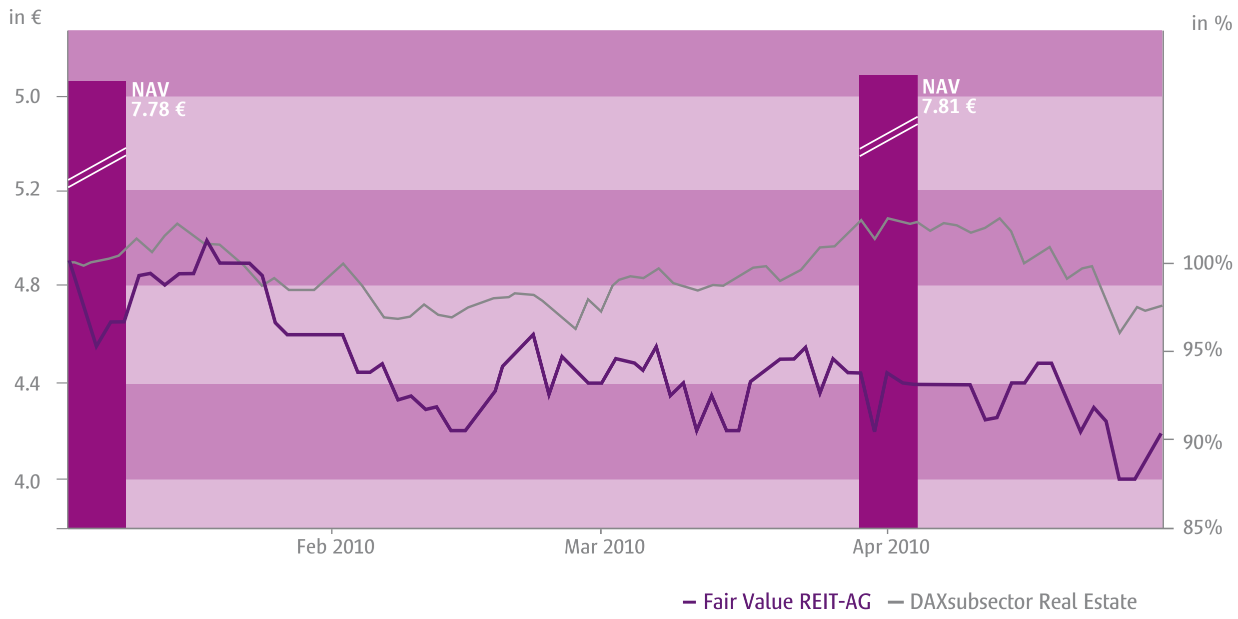
Fair Value's share

I. KEY DATA

Sector	Real Estate (REIT)
WKN (German Securities Code)/ISIN	A0MW97 / DE000A0MW975
Bloomberg	FVI:GR
Reuters	FVIG.DE
Share capital	47,034,410.00 €
Number of shares (non-par value shares) thereof circulating on March 31, 2010	9,406,882 9,325,572
Proportion per share in the share capital	€ 5
Initial listing	November 16, 2007
High/low 2010	€ 4.98 / 4.00 (XETRA)
Market capitalization on March 31, 2010	€ 39.3 million (XETRA)
Market segment	Prime Standard
Stock exchanges	Prime Standard: Frankfurt, XETRA OTC: Stuttgart, Berlin-Bremen, Duesseldorf, Munich
Designated Sponsor	DZ-Bank
Indices	DAXsubsector Real Estate-Index DAXsubsector All Real Estate-Index RX REIT-Index

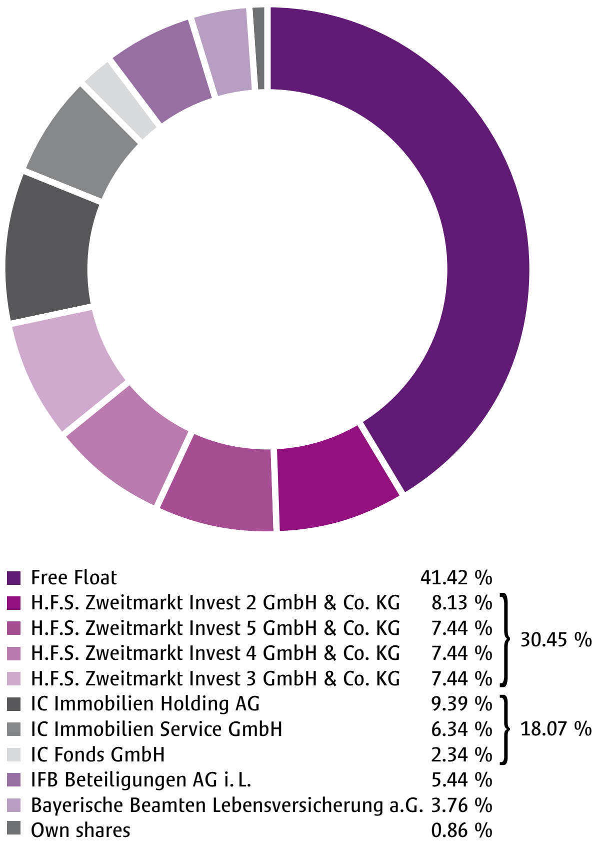
II. SHARE CHART

Share chart Fair Value REIT-AG incl. NAV vs. DAX Subsector Real Estate
(January 1, 2010 – May 3, 2010)



Comparison of Fair Value REIT-AG with the DAXsubsector Real Estate-Index (ISIN DE0007203820, German Securities Code (WKN) 720382, I2VB), which currently comprises 18 shares including Fair Value REIT-AG (Source: Deutsche Börse AG).

Fair Value REIT-AG's shareholder structure*



III. PERFORMANCE OF THE STOCK MARKETS AND THE FAIR VALUE SHARE

International stock markets continued to be characterised by considerable fluctuations during the first months of 2010. After a solid start to the year, concerns about the financial situation in some southern European countries led to profits being taken, which resulted in indexes declining quite significantly from mid-January. However, as a result of economic data being better than expected, in both Germany and the USA, investors subsequently returned to the market with renewed vigour, which resulted in the German Share Index (DAX) reaching 6,332 points in April 2010, its highest level for approximately 18 months - since the outbreak of the financial crisis.

However, the Fair Value share could not benefit from the general market recovery that began in March 2010 and it had a tendency to move sideways during this period. After an initial peak at € 4.98 during the first quarter, the Fair Value share price fell back to € 4.20 in February before settling down around the € 4.40 level for the rest of the quarter. The financial figures reported by the company at the end of March did not have any great effect on the share price either. A large sell order placed at the end of April led to a brief dip in the share price to a level under € 4.00, after which the price recovered considerably.

Overall, the Fair Value share has not developed in the early months of the year in line with its benchmark index, the DAX subsector Real Estate. On the balance sheet date of March 31, 2010, the market capitalisation of the company was € 39.3 million, based on a share price of € 4.20 and the approximately 9.35 million shares currently in circulation.

During the first three months of the current fiscal year, 235,041 Fair-Value REIT-AG shares in total (previous year 86,846) were traded on all exchanges. The resulting trading volume was € 1,023,500 (previous year: € 337,400), which equates to an average share price of € 4.35 per share (previous year € 3.89). The average daily volume was therefore 3,731 shares/ € 16,200 (previous year € 5,300).

*) In accordance with § 26 WpHG Article 1 the voting rights of the H.F.S. Zweitmarkt Invest 2 GmbH & Co. KG, the H.F.S. Zweitmarkt Invest 3 GmbH & Co. KG, the H.F.S. Zweitmarkt Invest 4 GmbH & Co. KG as well as the H.F.S. Zweitmarkt Invest 5 GmbH & Co. KG totalling 30.45 % are attributed to the UniCredito Italiano S.p.A., Milan, Italy. Furthermore under § 26 WpHG Article 1 the voting rights of the IC Immobilien Holding AG, the IC Immobilien Service GmbH as well as the IC Fonds GmbH with a total of 18.07 % are attributed to the IC Immobilien Holding AG, Unterschleißheim, Germany. The regulations of the REIT-law are untouched by these attributions.

IV. INVESTOR RELATIONS

Fair Value REIT-AG aims to provide all stakeholders with comprehensive and traceable information. One of the company's particular objectives is the attainment of the best possible transparency and credibility of its corporate communication. For this reason, as part of its financial reporting process, Fair Value regularly provides extensive insights into the business developments of its holdings as well as detailed additional information regarding the real estate portfolio as well as financial liabilities in the Group and in the associated companies.

This is intended to provide the existing and potential shareholders of the company with the opportunity to form a sophisticated assessment regarding the company's business developments and equity story of the Fair Value Group.

Moreover, Fair Value REIT-AG maintains a constant dialogue with the capital markets, and the Management Board has established frequent contacts with analysts, investors and capital markets media. The company regularly participates in capital market conferences and presents its equity story and business results to domestic and international investors during roadshows.

Currently the company is covered by two research companies (DZ-Bank and Independent Research). The Company intends to successively increase its research coverage.

Additional information on the share can also be obtained from its website www.fvreit.de in the investor relations section.

V. FINANCIAL CALENDER

May 17, 2010	Annual General Meeting (Munich, Germany)
August 12, 2010	Semi-annual Report 2010
October 2010	Presentation, 10th Conference of the Real Estate Share Initiative (Frankfurt, Germany)
November 15, 2010	Interim Report First to Third Quarter 2010
November 22 - 24, 2010	Presentation at „German Equity Forum“ (Deutsches Eigenkapitalforum, Frankfurt, Germany)

Portrait of Fair Value REIT-AG

REAL ESTATE PORTFOLIO AT A GLANCE

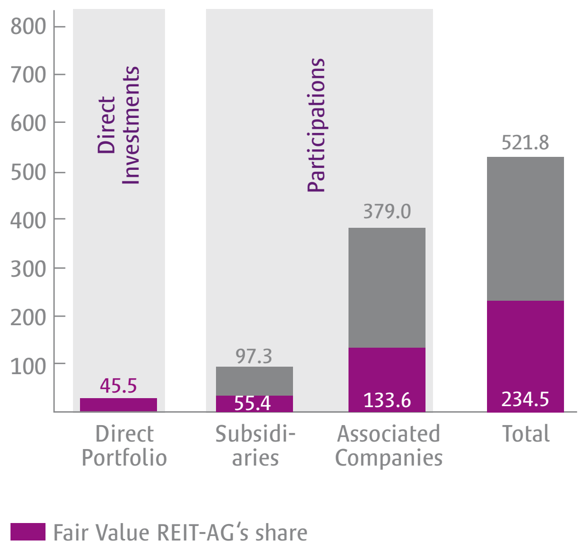
The key expertise of Fair Value REIT-AG relates to the acquisition and management of German commercial properties. The company also has a business model that makes it unique among real estate companies listed on the stock market in Germany: the company acquires properties directly as well as via participations in real estate partnerships, in particular closed-end real estate funds.

The portfolio currently consists of 78 properties with a lettable space of approximately 454,000 m². These properties are spread throughout Germany. Of this lettable space, approximately 43,000 m² is available in the 32 properties held directly by the company. The company also holds 22 further properties via six subsidiaries, with lettable space of approximately 132,000 m². The remaining 279,000 m² are available in 24 properties held by seven associated companies.

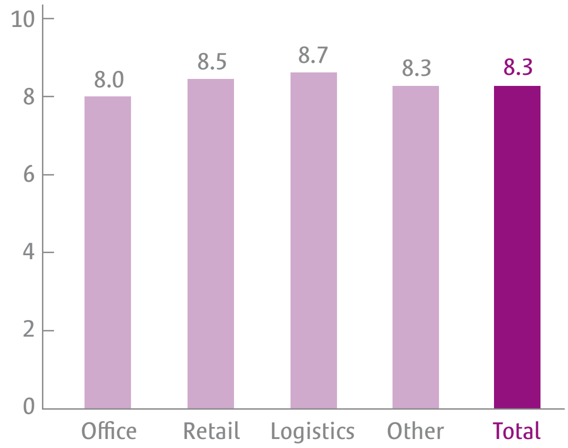
The closing for two properties* sold by subsidiaries in 2009 took place during the first quarter of the current fiscal year, which resulted in the size of the property portfolio being reduced by two properties in comparison to December 31, 2009.

Based on individual valuations, the market value of all the properties on December 31, 2009, amounted to € 521.8 million. It should be noted here that two properties** held by a subsidiary were sold during 2009 but the closing had not yet taken place by the balance sheet date. These properties are valued using the notarized purchase price, in one case with a reduction corresponding to the cost of renovation work still to be carried out by the seller. Based on the size of the participations in the respective individual closed-end real estate funds, the total market value of Fair Value properties was calculated as € 234.5 million.

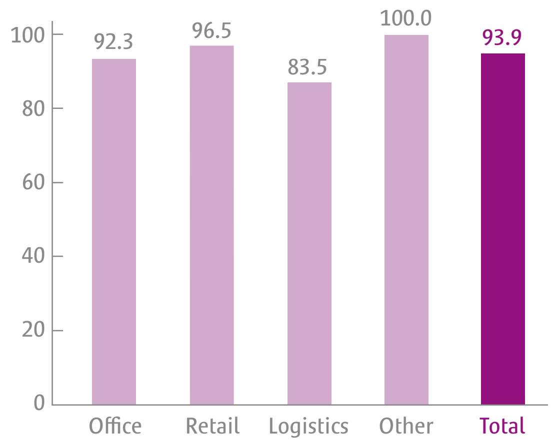
Market values as of December 31, 2009 (€ million)



Contracted rental return in % based on proportionate market values



Occupancy rate in % of proportionate potential rents



* Aachen (BBV 03) and Seligenstadt (BBV 06)

** Hamm and Passau (both BBV 06)

With a current proportionate contractual annual rent of approximately € 19.4 million, the portfolio thereby generates attractive rental returns before costs of 8.3 % of the total market value. Full occupancy would provide potential rental returns of 8.8 % before costs. At the same, considerable planning certainty and sustainability of rental revenues are provided by a revenue-based occupancy rate of 93.9 % (previous year 95.2 %) of the potential proportionate rent and an average remaining contractual lease period of 6.4 years (previous year 6.7 years).

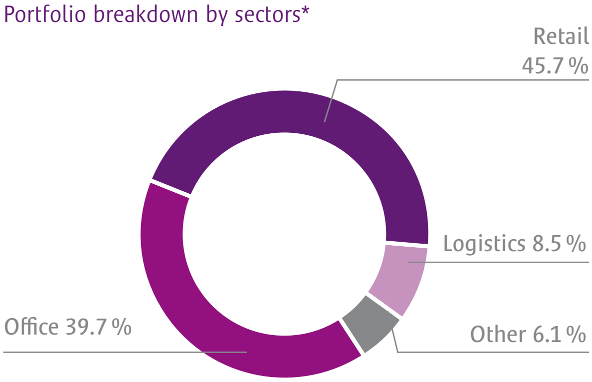
Rental agreements with proportionate contracted rents of € 0.4 million payable to Fair Value expired during the first quarter of the 2010 fiscal year. In the same quarter, approximately 50 % of this rental income could be secured by means of lease extensions or new leases. Furthermore, the occupancy rate rises to 94.7 % of the potential rent through leases that commence after the balance sheet date.

Fair Value REIT-AG also has a tenant structure characterised by high credit ratings. The largest individual tenant is Sparkasse Südholstein, which contributes a 14.5 % share of the proportionate contracted rent of the portfolio. Other important tenants include strong retailers such as Edeka Group, Metro Group, Kaufland Group and REWE Group in total amounting to 26.4 %. Approximately 40.5 % of the potential rent relate to a large number of small business partners. This well-distributed tenant structure improves the already established risk diversification approach in the Fair Value REIT-AG investment strategy.

Ten largest tenants in % of proportionate contracted rent

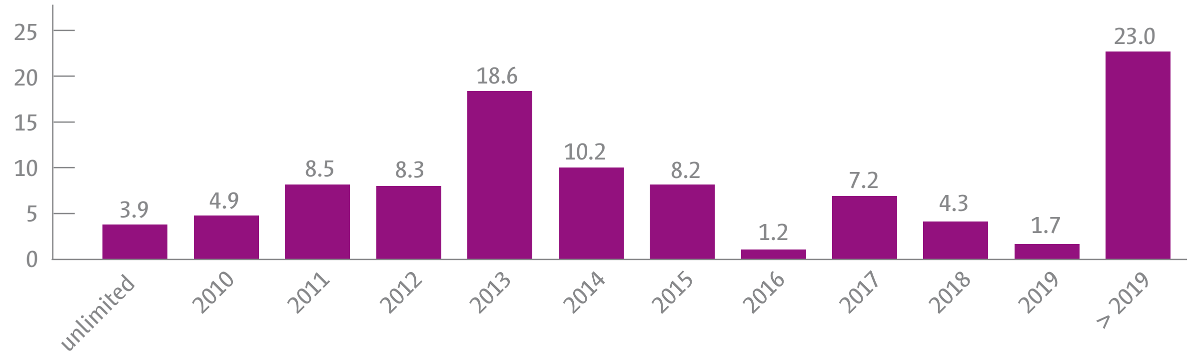
	March 31, 2010
Sparkasse Südholstein	14.5 %
Metro Group	9.9 %
Edeka Group	9.4 %
BBV Holding AG	5.7 %
Kaufland Gruppe	4.9 %
Schweizerhof Hotel	4.7 %
ABB Grundbesitz GmbH	3.0 %
HPI Germany	3.0 %
REWE Group	2.2 %
comdirect bank AG	2.2 %
Other	40.5 %
Sum	**100.0 %**

Portfolio breakdown by sectors*



* according to potential rent

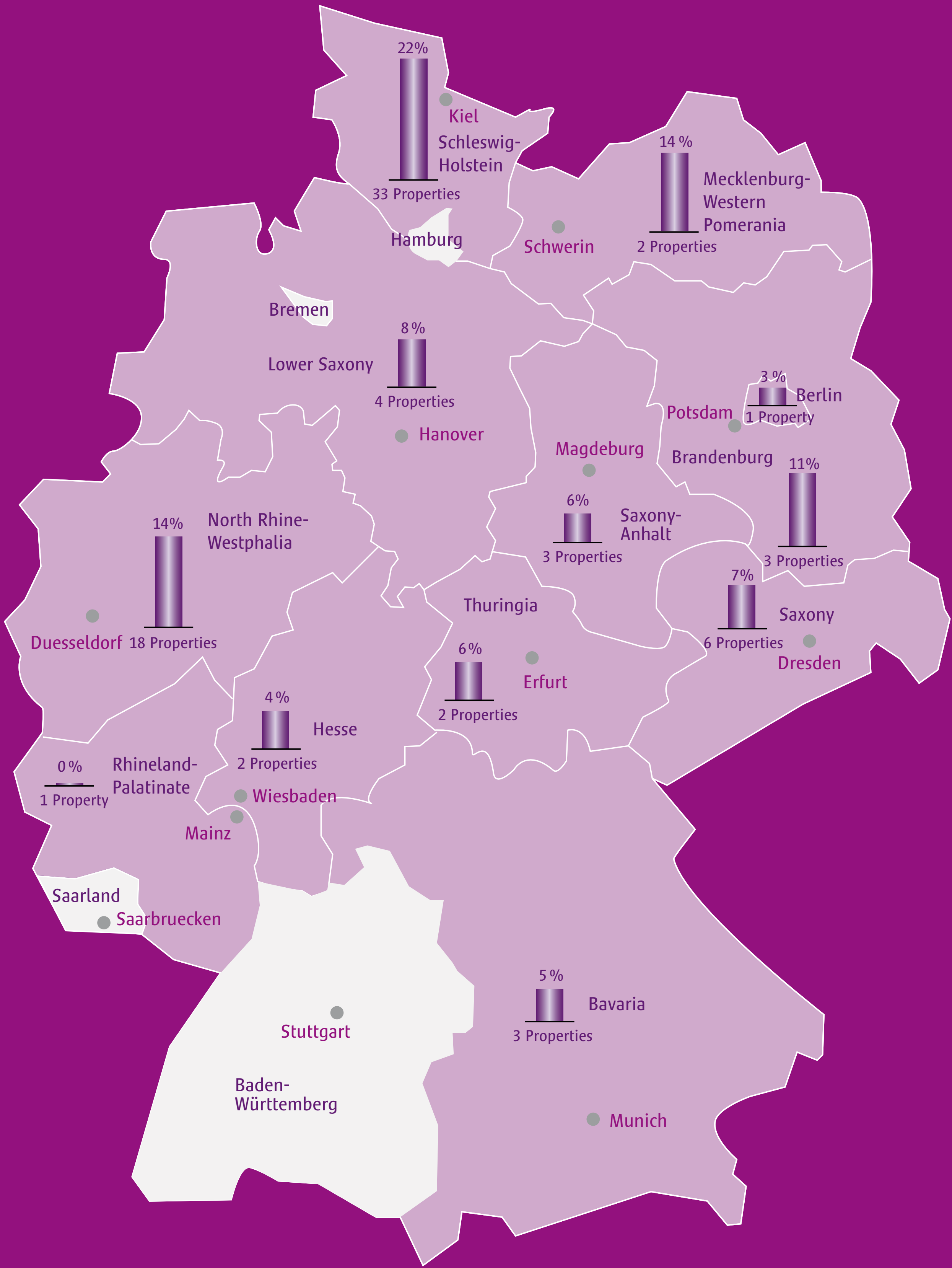
Lease expiry schedule in % of proportionate contracutal rent as of March 31, 2010*



* rounded

Portfolio Split by Region

(in % of Fair Value's proportionate market value as of March 31, 2010)



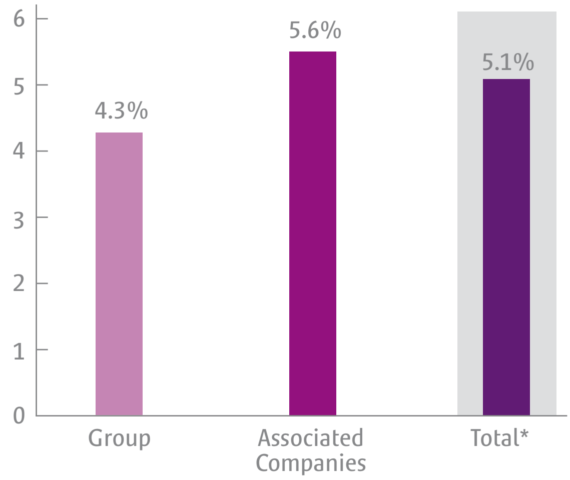
Due to the generalistic approach of the company regarding the type of use of the properties, the portfolio is comparatively independent from developments in individual locations and industry sectors.

The Fair Value REIT-AG real estate portfolio is also characterised by a large number of properties and considerable regional diversification. The portfolio properties are spread across Germany and Fair Value is represented in almost all of the 16 Federal States. The dependence of the portfolio on regional developments, both in terms of rental trends and valuation changes, is thereby reduced considerably.

LIABILITIES

The Group's financial liabilities (parent company and subsidiaries), which amount to approximately € 107 million, are underpinned by fixed-term loans and effective interest rate swaps (68 %). For 32 % of the financial liabilities in the Group the variable credits were not hedged against rising interest. Overall, the weighted average interest rate for the Group was 4.3 % p.a. as of March 31, 2010. The average remaining term of the current agreements totalled 4 years, and the distribution of the remaining term can be seen in the graph on the next page.

Weighted Ø interest rate



* After taking Fair Values share into consideration

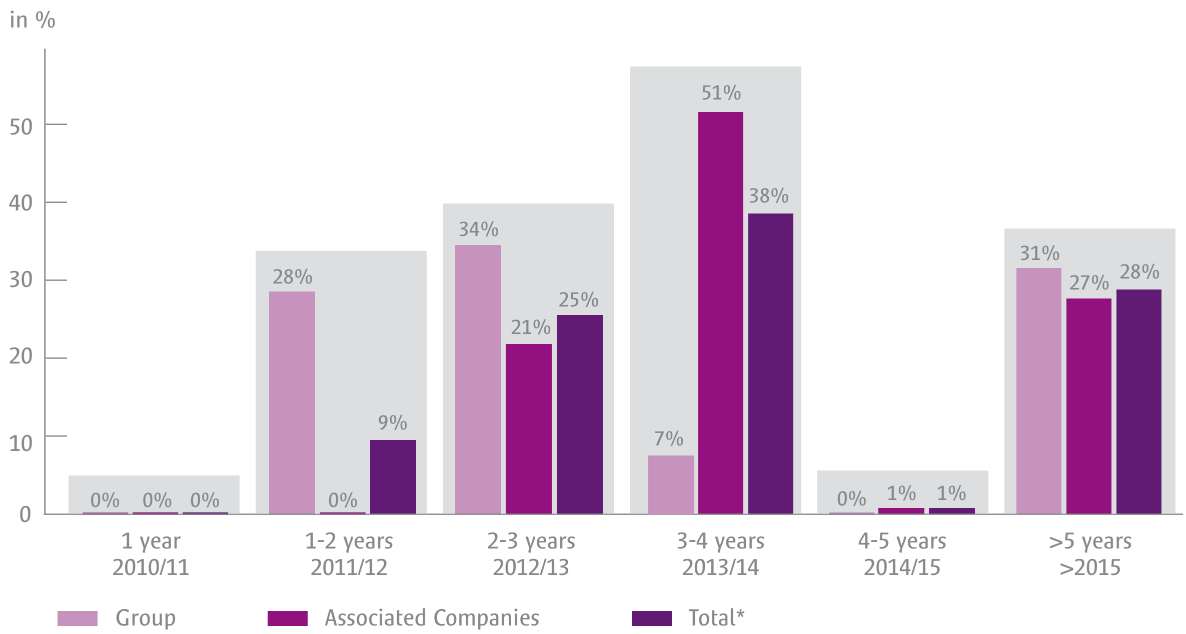
The financial liabilities of the associated companies totalled € 233 million on March 31, 2010, (of which approximately € 82 million can be proportionately attributed to Fair Value). The current terms of credit have an average remaining term of 3.8 years. Approximately 50 % of the liabilities held by the associated companies consist of fixed-term loans, with the rest being variable rate loans. As the latter are equipped with interest rate hedges, they are viewed as also being fixed-term loans. The average weighted interest rate for the associated companies on the balance sheet date was 5.6 %.

Taking into account the proportionate participations of Fair Value REIT-AG in the subsidiaries and associated companies, the pro-forma, proportionately consolidated weighted average interest rate was 5.1 % and the remaining term was 4.3 years.

A detailed breakdown of the individual financial liabilities in accordance with IFRS (including allocation to the respective companies) on March 31, 2010, as well as information about compliance with any mortgage lending level requirements for and the debt service coverage, is available in the "Liabilities and portfolio" chapter.

In conjunction with its comfortable liquidity situation and its mandatory high equity ratio, Fair Value REIT-AG achieves a high degree of financial solidity with regard to its investments.

Remaining term until reconditioning



* After taking Fair Values share into consideration

Group interim management report

I. PRESENTATION OF BUSINESS ACTIVITIES AND GENERAL CONDITIONS

i. Overview of business activity and corporate structure

Fair Value REIT-AG (also referred to hereinafter as Fair Value) acquires and manages commercial real estate in Germany. Investment activities currently focus primarily on office and retail properties in regional centres.

The uniqueness of the Fair Value REIT-AG business model lies within the combination of direct investment in real estate and the acquisition of interests in real estate partnerships. Participation may be made by way of a contribution in kind, hence the exchange of interests against shares in Fair Value, but also through the purchase of interests against the payment of a purchase price.

The company is in direct ownership of a portfolio of 32 commercial properties. The majority of these are used as bank branches by Sparkasse Südholstein. The lettable space of these properties, which are located in the German federal state of Schleswig-Holstein, amounts to 42,948 m². Using individual valuations, the market value of the "Sparkasse portfolio" was determined to be approximately €45.5 million (previous year € 47.3 million) on December 31, 2009.

The company also holds participations in 13 closed-end real estate funds. These consist of six subsidiaries and seven associated companies. The holdings in the associated companies are less than 50 %.

Following the completed sale of two properties in the first quarter of 2010, the subsidiaries hold a total of 22 properties with a total lettable space of 131,403 m² and a market value of € 97.3 million (previous year € 103.3 million on like for like basis).

The associated companies hold a total of 24 properties with a total lettable space of 279,163 m² and a market value of € 379.0 million (previous year € 392.0 million).

On March 31, 2010, the overall portfolio of direct holdings and participations had an income-based occupancy of 93.9 % (previous year 95.2 %) of the potential rental income of € 20.7 million (previous year € 20.8 million on a like-for-like basis). The potential rental income consists of the sum of actual rental contract income and market rents for vacant spaces.

Fair Value REIT-AG is independently led by the company's Management Board, who has many years of experience in commercial property acquisition, portfolio management and participations in closed-end real estate funds. The main activities of the three members of staff (including the Management Board) involve the strategic management of the group, risk management and investor relations.

The Management Board works closely with the company's Supervisory Board, which is involved in all important company decisions. The Supervisory Board has three members.

Major parts of the accounting and property management activities are outsourced via service agreements to IC Immobilien Service GmbH, an IC Real Estate Group company based in Unterschleißheim near Munich in Germany. The corporate group has approximately 140 employees and manages an investment volume of approximately € 5 billion for private and institutional investors.

ii. Economic environment

Macro-economic situation
Since the beginning of 2010, the German economy has seen a moderate improvement. This shallow upturn is primarily due to the recovery in the global

economy, although there are considerable regional differences in this recovery. As the current primary drivers of growth are the emerging markets, the major part of this dynamism will have no impact on exports directed towards the USA, the Euro zone and Eastern Europe. As the economic recovery continues, stronger domestic demand will therefore become increasingly important.

Inflation increased slightly during the first quarter of the year. According to the German Federal Statistics Office (Destatis), the consumer price index in Germany increased by 1.1 % in March 2010 compared to March 2009. The primary drivers of inflation have been electricity and oil and petroleum products. However, this is still lower than the 10 year average value of 1.5 % and the European Central Bank (ECB) target inflation rate of 2.0 %. The ECB interest remained unchanged at 1.0 % during the reporting period.

As the economy recovered during spring, unemployment fell slightly. In March 2010, approximately 3.57 million (previous year 3.59 million) people, or 8.5 % (previous year 8.6 %) of the civilian labour force, were without work. However, it should be noted that the implementation of labour market initiatives, such as short working hours, distorts the comparison with the previous year. Taking into account such measures, unemployment actually rose compared to the previous year, thus demonstrating the fact that the economic crisis has also affected the German labour market.

Sources:
German Federal Employment Agency, Destatis – German Federal Statistics Office, DIW, ifo Institute

Real estate market in Germany

The rental market

Office space
In the office rental market, the beginning of the year has been characterised by lease extensions. It can also be noted that landlords are less ready to offer further lease incentives, which should lead to an increased willingness on the part of tenants to conclude deals and a stabilisation of rents. In the six main centres for office space*, a leasing turnover of 590,000 m² could be registered in the first quarter of 2010. Turnover thus increased after six successive negative quarters, and was approximately 6 % higher than the turnover in the comparison period (approx. 550,000 m²). The figures differ considerably between regions and have been partly distorted by the conclusion of certain large leasing contracts.

Despite restrained levels of new construction, there has been a considerable increase in empty office space compared to the previous year. In the six main centres for office space, approximately 7.9 million m² of office space were vacant at the end of March 2010 (equating to 10 % of all office space), compared to a figure of approximately 7.1 million m² or 9 % in the previous year. However, during the first quarter of 2010 the vacancy increase was less significant.

Retail space
The retail market has had a steady start to the year, supported by an upturn in consumer confidence during early 2010. Industry experts are thus predicting that there will continue to be excess demand in good locations, regardless of the size of the local population, and hence no structural vacancies in such places. Rents in these market segments should therefore not be subject to downward pressure.

Logistics space
The critical indicators for business development in the logistics sector pointed to expansion in early 2010, although the assessments were still cautious. However, logistics service providers in particular have expectations of solid growth. Leasing turnover has developed very differently in the conurbations in comparison to other locations. Considerable increases have been registered in the conurbations whereas other areas have seen declines. On balance, approximately 0.8 million m² could be leased during the first quarter of 2010, compared to approximately 1 million m² in the previous year.

The investment market

During the first three months of 2010, the investment market for commercial property was encouragingly dynamic and, with transaction volumes of approximately € 4.7 billion, was almost three times the volume of the same period during the previous year. This development can be interpreted as evidence that domestic and international investors have confidence in Germany as a location for real estate investments but due to the basis effect it should not be overinterpreted. As investors continue to focus on low risk core objects, top yields remain stable for all types of use.

Sources:
Jones Lang LaSalle, Kempers, BVL/DIW, CB Richard Ellis
** Berlin, Düsseldorf, Frankfurt/Main, Hamburg, Munich, Stuttgart*

II. INFORMATION ABOUT THE REAL ESTATE PORTFOLIO

The properties in the Fair Value Group's portfolio are partly directly owned by the parent company and are partly held by subsidiaries (defined as companies in which the parent company has a participation share of more than 50 %). The full consolidation of the subsidiaries results in the net assets attributable to minority interests being registered as liabilities of the Fair Value Group, in accordance with IFRS accounting standards.

Properties held by associated companies (participation share less than 50 %) are also included in the portfolio. The participations in the associated companies are equity-accounted, which means that only proportionate net assets attributable to Fair Value REIT-AG appear on the assets side of the balance sheet. The Group consolidated income statement displays the proportionate, ongoing results of the associated companies in the income from participations.

The following table provides information about real estate attributable to the group and to associated companies. The right hand side shows rents and market values, taking into account the respective proportionate participation of Fair Value REIT-AG on March 31, 2010.

The occupancy rate of the properties held by the Group and by associated companies fell slightly compared to the previous year, from 95.2 % to 93.9 %, if the proportionate share held by the parent company Fair Value REIT-AG is taken into account. The weighted average of the remaining terms of the leases amounted on the balance sheet date to 6.4 years, compared to 6.7 years in the previous year.

As of March 31, 2010, the closing had still not occurred for two retail properties sold in 2009 in Hamm and Passau (both BBV 06) with a net purchase price of € 5.3 million. These properties are shown as current assets on the balance sheet.

Short name	Direct investments and participations	Plot size [0]	Lettable space [0]	Annualised contractual rent March 31, 2010 [0]	Market value December 31, 2009 [0), 1)]	Fair Value REIT-AG's share: Participating interest March 31, 2010	Annualised contractual rent March 31, 2010	Market value December 31, 2009 [1), 2)]	Occupancy level March 31, 2010 [3), 5)]	Average remaining term of rental agreements [4), 5)]
		[m²]	[m²]	[€ K]	[€ K]	[%]	[€ K]	[€ K]	[%]	[years]
	Direct investments									
	"Sparkassen-Portfolio"	58,624	42,948	3,242	45,527	100.00	3,242	45,527	98.5	11.8
	Total direct investments	**58,624**	**42,948**	**3,242**	**45,527**	**100.00**	**3,242**	**45,527**	**98.5**	**11.8**
	Subsidiaries									
IC 07	IC Fonds & Co. Büropark Teltow KG [6)]	5,324	9,731	441	7,110	75.73	334	5,385	63.6	2.2
IC 03	IC Fonds & Co. Forum Neuss KG	19,428	12,064	488	7,320	71.58	349	5,240	77.3	1.3
IC 01	IC Fonds & Co. München-Karlsfeld KG	7,019	3,375	319	4,340	55.79	178	2,421	92.6	10.4
BBV 06	BBV Immobilien-Fonds Nr. 6 GmbH & Co. KG	93,232	71,617	4,654	50,342	55.55	2,585	27,964	90.2	4.2
BBV 03	BBV Immobilien-Fonds Nr. 3 GmbH & Co. KG	25,172	12,781	681	6,820	53.79	366	3,669	95.7	2.2
IC 13	IC Fonds & Co. Gewerbeportfolio Deutschland 13. KG	22,357	21,835	2,539	21,380	50.04	1,270	10,698	94.7	4.6
	Total subsidiaries	**172,532**	**131,403**	**9,122**	**97,312**		**5,083**	**55,377**	**88.3**	**4.0**
	Total Group	**231,156**	**174,351**	**12,364**	**142,839**		**8,325**	**100,904**	**92.0**	**7.1**
	Associated companies									
BBV 14	BBV Immobilien-Fonds Nr. 14 GmbH & Co. KG	16,196	38,022	5,968	83,920	45.11	2,692	37,856	94.1	4.6
IC 12	IC Fonds & Co. SchmidtBank-Passage KG	4,226	8,380	475	7,340	40.22	191	2,952	77.2	2.9
BBV 02	BBV Immobilien-Fonds Erlangen GbR	6,350	2,770	220	1,650	39.68	87	655	100.0	2.3
IC 15	IC Fonds & Co. Gewerbeobjekte Deutschland 15. KG	21,335	33,080	2,980	35,110	38.37	1,144	13,472	98.9	8.8
BBV 10	BBV Immobilien-Fonds Nr. 10 GmbH & Co. KG	177,231	96,203	10,088	117,240	38.37	3,870	44,981	93.0	5.0
IC 10	IC Fonds & Co. Rabensteincenter KG	11,203	9,981	713	8,940	26.14	186	2,337	96.4	1.9
BBV 09	BBV Immobilien-Fonds Nr. 9 GmbH & Co. KG	114,912	90,728	11,716	124,800	25.11	2,942	31,343	100.0	7.6
	Total associated companies	**351,453**	**279,163**	**32,160**	**379,000**		**11,113**	**133,595**	**95.4**	**5.9**
	Total proportionate portfolio						**19,438**	**234,499**	**93.9**	**6.4**

Explanations

0) Does not consider the respective participating interest

1) According to valuation by CB Richard Ellis GmbH, Frankfurt / Main, December 31, 2009

2) Proportionate market values attributable to Fair Value based on percentage of participations; IC15 holds only 94.2 % in Chemnitz-Passage KG; however, due to negative equity of the minority shareholder on property company level the property is to be attributable to IC15 with 100 %

3) Contractual rent / (contractual rent + vacant space at standard market rent)

4) Income-weighted

5) (Sub) totals for rental level and average remaining term taking the respective percentage of participations into account

III. OVERALL STATEMENT OF THE GROUP'S ECONOMIC SITUATION AND ANALYSIS OF EARNINGS, ASSETS AND THE FINANCIAL STATUS

i. Overall statement of the Group's economic situation

Operating activities were in line with expectations during the first quarter of 2010. The net rental income increase of € 0.8 million in comparison to the previous year, to € 2.6 million, was due to the fact that the IC 13 subsidiary was fully consolidated for the first time. In the previous year, the smaller participation at that time resulted in this company being included with the proportionate profit in the income from participations. On a like-for-like basis, that is without the subsidiary, net rental income exceeded the previous year's figure by 10 %.

During the reporting period, Fair Value REIT-AG achieved an operative cash flow at the group level ("Funds from Operations", FFO) of € 0.9 million or € 0.09 per share (previous year €0.3 million or € 0.03 per share). On the balance sheet date, the group's cash and cash equivalents amounted to € 10.2 million (previous year € 10.4 million).

The valuation of interest rate hedges had a negative impact totalling € 1.2 million, due to further decreases in the market interest rates. Of this amount, € 0.2 million were allocated to the profit and loss statement and € 1 million went to the reserve for changes in value at the expense of group equity.

In the first quarter of 2010, the Fair Value Group obtained a consolidated net income of € 1.2 million (previous year € 0.4 million). This equates to a profit of € 0.13 per share (previous year € 0.05).

The consolidated net income, adjusted for fluctuations in market value, as defined by the recommendations of the EPRA (EPRA result) was € 1.5 million (€ 0.16 per share), an 11 % increase on the previous year's figure of € 1.3 million (€ 0.14 per share).

Adjusted consolidated income (EPRA-Earnings)	According to Consolidated Income Statement January 1 to March 31, 2010	2009	Adjustment for extrordinary factors: Profits / losses on sale or valuation January 1 to March 31, 2010	2009	Interest rate swaps January 1 to March 31, 2010	2009	Adjusted Consolidated Income Statement January 1 to March 31, 2010	2009
Net rental income	2,633	1,854					2,633	1,854
General administrative expenses	-528	-571					-528	-571
Other operating income and expenses	-19	-1					-19	-1
Earnings from sale of investment properties	-53	-	53				-	-
Valuation result	-	-10		10			-	-
Operating income	**2,033**	**1,272**	**53**	**10**			**2,086**	**1,282**
Income from participations	**852**	**500**	**3**	**375**	**239**	**504**	**1,094**	**1,379**
Interest income	12	62					12	62
Interest expense	-1,250	-1,204			15	46	-1,235	-1,158
Income before minority interests	**1,647**	**630**	**56**	**385**	**254**	**550**	**1,957**	**1,565**
Minority interests	-438	-204	-24	-5	-7	-21	-469	-230
Consolidated net income (loss)	**1,209**	**426**	**32**	**380**	**247**	**529**	**1,488**	**1,335**

With consolidated total assets of € 203.4 million (December 31, 2009: € 203.8 million), consolidated equity amounted to € 72.8 million (December 31, 2009: € 72.7 million) on the balance sheet date.

Pursuant to § 15 of the REIT law, the group equity, including the minority interests of € 15.7 million, amounts to € 88.6 million. This equates to 46.4 % (December 31, 2009: 45.5 %) of the immovable assets.

ii. Income position

In the first three months of 2010, the Fair Value Group registered revenues (rental income including income from operating and incidental costs) of € 3.6 million (previous year € 2.8 million). Of this sum, 73 % was from the subsidiaries segment and 27 % from the direct investments segment.

The net rental result of the Group amounted to € 2.6 million (€ 1.9 million in the previous year). The operating result of € 2.0 million was approximately € 0.8 million better than the previous year's result.

The respective changes in key indicators compared to the previous year, of approximately € 0.7 million and € 0.8 million respectively, are primarily the result of the first time inclusion of the revenues from the IC 13 subsidiary. In the previous year, these revenues were still part of the result from equity accounted investments.

The income from equity accounted investments was € 0.9 million for the first three months of 2010, which is a significant increase on the figure of € 0.5 million in the previous year, although the proportionate net rental income of the associated companies was € 2.4 million and thus € 0.5 million lower than the previous year. Approximately 40 % of the positive difference of € 0.9 million in the results from equity accounted investments is due to lower valuation losses for the properties, and a further 30 % relates to lower interest and administrative expenses due to the change in status of the company IC 13. The remaining 30 % of the positive difference is due to a lower impact of the valuation of derivative financial instruments.

At the group level, interest expenses were € 1.2 million, an increase of approximately € 0.1 million or 9 % compared to the previous year. This is a result of the change in status of the IC 13 subsidiary. Without this change in status, net interest expenses would have been 4 % lower than in the previous year.

Following deduction of proportionate income due to non-controlling interests in the subsidiaries, the Fair Value Group registered consolidated net income of € 1.2 million, compared to € 0.4 million in the previous year.

iii. Financial position

During the reporting period, Fair Value achieved an operative cash flow (“Funds from Operations“, FFO) of € 0.9 million or € 0.09 per share compared to figures of € 0.3 million, or € 0.03 per share, in the previous year.

Taking into account changes in assets and liabilities, a cash inflow from operating activities of € 0.3 million was recorded. The previous year saw a cash outflow from operating activities of € 3.3 million. This outflow of funds from the previous year mainly resulted from the payment of VAT liabilities of a down payment recieved in 2008 for the preliminary termination of a general lease agreement.

Investment activities resulted in a net cash inflow of € 2.9 million, due to the sale of two investment properties. There was a cash outflow from financing activities, due to repayments of financial liabilities of € 1.2 million due to the acquisition of own shares for € 0.1 million.

Overall, cash and cash equivalents in the group increased during the reporting period by € 2 million to € 10.2 million (previous year € 10.4 million).

iv. Net asset position

Assets
Of the total assets, 91 % (€ 186.1 million) are non-current assets. Of these, € 137.6 million relate to property held as financial investments (unchanged since December 31, 2009) and the equity-accounted participations in the associated companies are assessed at € 48.1 million (December 31, 2009: € 47.4 million). The increase over the December 31, 2009 figure relates to the proportionate ongoing income (see also Note 4).

Current assets of € 17.3 million are made up of € 10.2 million cash and cash equivalents (59 %) and 30 % non-current assets available for sale. The latter relate to two properties that have been sold but for which the transfer of risk and reward is expected to take place during the second quarter of 2010. The other € 1.8 million (11 %) consist of receivables and miscellaneous assets.

Liabilities
The assets were financed by liabilities (€ 130.5 million or 64 %; December 31, 2009: € 131.1 million) and by equity (€ 72.8 million or 36 %; December 31, 2009: € 72.7 million). It should be noted here that the minority interests in subsidiaries (€ 15.7 million) are listed as liabilities in accordance with IFRS. If the non-controlling interests were considered as equity, as proposed in the REIT Act, the equity would increase to 44 % of the total assets.

Financial liabilities
The Group’s financial liabilities amounted to a total of € 107.1 million or 53 % of the total assets (December 31, 2009: € 108.3 million). Of these liabilities, 4 % or € 4.3 million are due for repayment within one year.

Other liabilities
Of the other liabilities of € 1 million, 82 % are due for repayment within one year.

Equity/Net asset value (NAV)
From the addition of the market value of the properties and the participations, there was a net asset value (NAV) on 31 March 2010 of € 72.8 million (December 31, 2009: € 72.7 million) after deduction of the financial liabilities and other balance sheet items.

The net asset value is a key indicator for the evaluation of real estate investment companies. Based on the 9,325,572 shares in circulation on the balance sheet date, the NAV per share was € 7.81, compared to € 7.78 on December 31, 2009.

Balance sheet NAV in € thousand	March 31, 2010	December 31, 2009
Market value of properties	137,587	137,587
Equity-accounted participations	48,103	47,442
Other assets minus derivative financial instruments, provisions and payables	11,032	12,683
Minority interests	-15,714	-15,296
Financial liabilities	-107,119	-108,316
Other liabilities	-1,048	-1,380
Net asset value	**72,841**	**72,720**
Net asset value per share *	**7.81**	**7.78**

The "Best Practice Recommendations" of the European Public Real Estate Association (EPRA) provide an acknowledged guideline for supplementing the IFRS reporting for real estate companies with a transparent NAV calculation. The performance figure calculated below (EPRA-NAV) is determined using this guideline. As deferred taxes are not relevant to Fair Value REIT-AG due to its REIT status, the following EPRA-NAV figure also equates to the NNAV performance figure applied by some experts.

EPRA-NAV in € thousand	March 31, 2010	December 31, 2009
NAV pursuant to consolidated balance sheet	72,841	72,720
Market value of derivative financial instruments	5,853	5,027
Minority interests	-447	-421
Market value of derivative financial instruments of equity-accounted participations (proportionate)	4,625	4,196
EPRA-NAV	**82,872**	**81,522**
EPRA-NAV per share*	**8.89**	**8.72**

** on balance sheet date December 31, 2009 based on the 9,406,882 circulating shares*

IV. REPORT REGARDING BUSINESS WITH RELATED PERSONS

Companies in the IC Real Estate Group, which have a total participation in Fair Value REIT-AG of 18.09 %, provide the Group with accounting and property management services. Relevant details about this and regarding relationships to other closely related companies and persons are available in the Fair Value REIT-AG 2009 Annual Report, in Group Note No. 33 on pages 97-100. Information regarding the status of receivables and liabilities on the balance sheet date can be found in Group Note No. 12. There are further service provision agreements in place with the subsidiaries and associated companies.

No transactions were carried out during the first three months of 2010 with members of the Supervisory Board, the Managing Director or with close relatives of members of the Supervisory Board or the Managing Director.

Supplementary Report

No events having a significant influence on the earnings position, financial status or assets position have occurred since the end of the reporting period.

Risk report

As a result of its business activities, Fair Value is exposed to certain risks. In addition to risks relating to the economic cycle, the main risks are vacancy risks, loss of rent risks, interest rate risks and liquidity risks. The company's risk management system and the general risks faced by the business are described in detail on pages 41-46 of the 2009 Fair Value REIT-AG Annual Report.

Overall, the Management Board does not expect any risks to arise in the 2010 business year that could endanger the existence of Fair Value REIT-AG.

Opportunities and forecasts report

With an income-based occupancy of 92 % with a weighted remaining lease term of 7.1 years, the Fair Value Group's portfolio of properties provides a sound and stable revenue basis. This statement also is true to a large extent for the associated companies, which have a proportionate occupancy rate of 95.4 % and a weighted remaining lease term of 5.9 years. The overall occupancy rate of the proportionately held properties in the Fair Value portfolio is 93.9 % of the proportionate potential rental income. This figure would rise to 94.7 % if the already agreed upon leases were to be taken into account.

CONFIRMATION OF THE FORECASTS FOR 2010

Based on the performance during the first quarter of 2010 being in line with expectations, the Management Board confirms the forecast for 2010. This forecast envisages adjusted consolidated net income based on IFRS (EPRA earnings) of € 4.2 million for 2010, which equates to € 0.45 per share. The forecast for FFO ("Funds from Operations") for 2010 remains unchanged at € 2.7 million, which equates to € 0.29 per share.

With the inclusion of as yet uncertain revenues from property sales resulting from additional portfolio adjustments, the Management Board is expecting a surplus in 2010 based on German GAAP allowing (in compliance with the provisions of the German REIT law) a dividend payment of € 0.10 per share in 2011.

Munich, May 5, 2010

Fair Value REIT-AG

Frank Schaich

Consolidated interim financial statements
as of March 31, 2010

Consolidated Balance Sheet

€ thousand	Note No.	March 31, 2010	December 31, 2009
Assets			
Non-current assets			
Intangible assets		4	4
Property, plant and equipment		9	12
Investment property	3	137,587	137,587
Equity-accounted investments	4	48,103	47,442
Other receivables and assets		349	348
Total non-current assets		**186,052**	**185,393**
Current assets			
Non-current assets available for sale	5	5,252	8,237
Trade receivables		1,167	1,307
Income tax receivables		65	63
Other receivables and assets		598	528
Cash and cash equivalents		10,243	8,281
Total current assets		**17,325**	**18,416**
Total assets		**203,377**	**203,809**

€ thousand	Note No.	March 31, 2010	December 31, 2009
Equity and liabilities			
Equity			
Subscribed capital		47,034	47,034
Share premium		46,167	46,167
Reserve for changes in value	6	(6,426)	(5,446)
Retained earnings		(13,536)	(14,745)
Treasury shares	7	(398)	(290)
Total equity		**72,841**	**72,720**
Non-current liabilities			
Minority interests		15,714	15,296
Financial liabilities	8	102,773	104,004
Derivative financial instruments		5,853	5,027
Other liabilities		191	286
Total non-current liabilities		**124,531**	**124,613**
Current liabilities			
Provisions		196	261
Financial liabilities	8	4,346	4,312
Trade payables		606	809
Other liabilities		857	1,094
Total current liabilities		**6,005**	**6,476**
Total shareholders' equity and liabilities		**203,377**	**203,809**

Consolidated income statement

€ thousand	Note No.	January 1 to March 31, 2010	2009
Rental income		3,145	2,565
Income from operating and incidental costs		456	272
Leasehold payments		(57)	(57)
Real estate-related operating expenses		(911)	(926)
Net rental result		**2,633**	**1,854**
General administrative expenses	9	**(528)**	**(571)**
Other operating income		3	2
Other operating expenses		(20)	(3)
Other operating income and expenses (total)		**(17)**	**(1)**
Net income from the sale of investment properties		2,985	0
Expenses in connection with the sale of investment properties		(3,038)	0
Result from sale of investment properties	5	**(53)**	**0**
Valuation result		**0**	**(10)**
Operating result		**2,035**	**1,272**
Result from equity-accounted investments	4	**852**	**500**
Interest income		10	62
Interest expense	10	(1,250)	(1,204)
Income before minority interests		**1,647**	**630**
Minority interest in the result		(438)	(204)
Net income		**1,209**	**426**
Earnings per share in € (basic/diluted)		**0.13**	**0.05**

Consolidated statement of comprehensive income

€ thousand	Note No.	January 1 to March 31, 2010	2009
Net income		**1,209**	**426**
Other results			
Change in cash flow hedges		(811)	(1,176)
Thereof due to minority interests		20	89
Change in cash flow hedges of associated companies		(189)	(354)
		(980)	**(1,441)**
Comprehensive income / loss		**229**	**(1,015)**

Consolidated cash flow statement

€ thousand	January 1 to March 31, 2010	2009
Net income	**1,209**	**426**
Adjustments to consolidated earnings for reconciliation to cash flow from operating activities		
Amortization of intangible assets and depreciation of property, plant and equipment	3	74
(Profits) Losses from the disposal of investment properties	53	0
Valuation result	0	10
Income from equity-accounted investments	(852)	(500)
Withdrawals from equity-accounted investments	2	0
Minority interest in the result	438	204
Disbursement to minority interests	0	0
Result from the valuation of derivative financial instruments	15	46
FFO (funds from operations) subtotal	**868**	**260**
Change in assets, equity and liabilities		
(Increase)/decrease in trade receivables	140	565
(Increase)/decrease in other liabilities	(73)	580
(Decrease)/increase in provisions	(65)	(81)
(Decrease)/increase in trade payables	(203)	(848)
(Decrease)/increase in other liabilities	(332)	(3,778)
Cash flow from operating activities	**335**	**(3,302)**

€ thousand	January 1 to March 31, 2010	2009
Cash flow from operating activities	**335**	**(3,302)**
Income from the disposal of investment properties	2,932	0
Investments in property, plant and equipment and intangible assets	0	(77)
Cash flow from investment activities	**2,932**	**(77)**
Purchase of treasury shares	(108)	0
Repayment of financial liabilities	(1,197)	(281)
Cash flow from financing activities	**(1,305)**	**(281)**
Cash effective change of liquid funds	**1,962**	**(3,660)**
Cash and cash equivalents – start of period	8,281	14,039
Cash and cash equivalents – end of period	**10,243**	**10,379**
Additional disclosures:		
Interest received	12	76
Interest paid	1,246	1,200

Statement of changes in consolidated equity

€ thousand (except for circulating shares)	Shares in circulation	Subscri-bed capital	Share premium	Reserve for changes in value	Retained earnings	Own shares	Total
Balance at January 1, 2009	**9,406,882**	**47,034**	**46,167**	**(4,575)**	**(11,839)**	**0**	**76,787**
Net income	0	0	0	(1,441)	426	0	(1,015)
Balance at March 31, 2009	**9,406,882**	**47,034**	**46,167**	**(6,016)**	**(11,413)**	**0**	**75,772**
Balance at January 1, 2010	**9,347,790**	**47,034**	**46,167**	**(5,446)**	**(14,745)**	**(290)**	**72,720**
Purchase of treasury shares	(22,218)	0	0	0	0	(108)	(108)
Net income	0	0	0	(980)	1,209	0	229
Balance at March 31, 2010	**9,325,572**	**47,034**	**46,167**	**(6,426)**	**(13,536)**	**(398)**	**72,841**

Notes

(1) GENERAL INFORMATION ABOUT THE COMPANY

Following its registration as an Aktiengesellschaft on July 12, 2007, Fair Value REIT-AG ("the company") has been listed on the stock exchange since November 16, 2007. It became a REIT on December 6, 2007.

As a result of its participation in a total of thirteen closed-end real estate funds, the company must prepare consolidated financial statements.

(2) ACCOUNTING AND VALUATION METHODS

Basis of the preparation – The Interim Consolidated Financial Statement has been prepared on the basis of the International Financial Reporting Standards ("IFRSs") in compliance with IAS 34 "Interim Financial Reporting".

Investment properties and financial derivatives are valued at fair value; interests held in associated companies are equity-accounted. All other valuations are based on cost.

Consolidation – All subsidiaries are included in the consolidated financial statement. The scope of consolidation has not changed since December 31, 2009.

Accounting and valuation methods – The same accounting and valuation methods are used for the quarterly report as for the consolidated financial statement on December 31, 2009.

Comparative figures – The comparison columns in the income and cash flow statements relate to the period from January 1 to March 31, 2009. Due to other partners terminating their holdings, the participation of Fair Value in IC13 increased to 50.04 % on December 31, 2009. Following this status change, the fund is now fully consolidated.

(3) INVESTMENT PROPERTIES

€ thousand	Direct investments	Participations	Total
Acquisition costs			
Balance at January 1, 2010 / March 31, 2010	51,832	117,971	169,803
Changes in value			
Balance at January 1, 2010 / March 31, 2010	(6,305)	(25,911)	(32,216)
Fair values			
Balance at January 1, 2010 / March 31, 2010	45,527	92,060	137,587

The fair values used for the investment properties are those determined on December 31, 2009 by CB Richard Ellis GmbH, Frankfurt. For explanations of the assumptions on which the DCF method is based, please refer to page 67 of the 2009 Annual Report.

(4) EQUITY-ACCOUNTED PARTICIPATIONS

€ thousand	IC 10	IC 12	IC 15	BBV 02	BBV 09	BBV 10	BBV 14	Total
Proportionale equity								
As of January 1, 2010	(69)	2,445	6,329	186	11,570	17,283	15,754	53,498
Withdrawals	0	0	0	0	0	(2)	0	(2)
Proportion of earnings	1	25	118	7	168	298	235	852
Loss from cash flow hedge	0	0	0	0	0	(189)	0	(189)
As of March 31, 2010	(68)	2,470	6,447	193	11,738	17,390	15,989	54,159
Changes in value								
Balance at January 1, 2010 / March 31, 2010	69	(196)	(704)	(77)	(1,180)	(1,844)	(2,124)	(6,056)
Carrying amounts								
As of December 31, 2009	0	2,249	5,625	109	10,390	15,439	13,630	47,442
As of March 31, 2010	1	2,274	5,743	116	10,558	15,546	13,865	48,103

This refers to participations with holdings of between 20 % and 50 %. The increase of € 661,000 in this item in comparison to December 31, 2009 consists of the proportionate results of € 852,000 accruing to Fair Value from these companies for the reporting period minus the proportionate change not affecting net income in the value change reserves, which amounted to a total of € 189,000, and the withholding tax on interest income and solidarity surcharges of € 2,000. The value adjustment arises from the present value of company expenses not taken into account in the market valuations of the properties. For further information regarding the difference in value, please refer to the explanations on page 69 of the 2009 Annual Report.

Additional financial information pertaining to the equity-accounted associated companies is provided in the following tables, with the figures based on the group's participation in each of the associated companies rather than the respective companies in their entirety (100 %). The proportionately distributed assets and debts of these companies are as follows prior to provision for changes in value:

€ thousand	IC 10		IC 12		IC 15 (consolidated)		BBV 02	
	Mar 31, 2010	Dec 31, 2009	Mar 31, 2010	Dec 31, 2009	Mar 31, 2010	Dec 31, 2009	Mar 31, 2010	Dec 31, 2009
Fair Value REIT-AG's share	26.14 %	26.14 %	40.22 %	40.22 %	38.37 %	38.37 %	39.68 %	39.68 %
Property, plant and equipment	0	0	0	0	0	3	0	0
Investment property	2,337	2,337	2,952	2,952	13,472	13,472	655	655
Trade receivables	35	33	55	71	114	63	12	12
Other receivables and assets	4	0	6	1	256	249	13	13
Cash and cash equivalents	46	46	422	392	1,432	1,566	59	55
Provisions	(4)	(3)	(5)	(4)	(11)	(9)	(1)	(1)
Financial liabilities	(1,969)	(1,977)	(930)	(936)	(8,724)	(8,816)	(527)	(533)
Derivative financial instruments	0	0	0	0	0	0	0	0
Trade payables	(6)	(3)	(16)	(15)	(8)	(41)	(6)	(7)
Other liabilities	(511)	(502)	(14)	(16)	(84)	(158)	(12)	(8)
Net assets	**(68)**	**(69)**	**2,470**	**2,445**	**6,447**	**6,329**	**193**	**186**

€ thousand	BBV 09		BBV 10		BBV 14		Total	
	Mar 31, 2010	Dec 31, 2009	Mar 31, 2010	Dec 31, 2009	Mar 31, 2010	Dec 31, 2009	Mar 31, 2010	Dec 31, 2009
Fair Value REIT-AG's share	25.11 %	25.10 %	38.37 %	38.37 %	45.11 %	45.09 %		
Property, plant and equipment	0	0	0	0	0	0	0	3
Investment property	31,337	31,325	44,985	44,985	37,856	37,840	133,594	133,566
Trade receivables	70	43	94	89	176	216	556	527
Other receivables and assets	108	85	41	10	506	478	934	836
Cash and cash equivalents	2,033	1,883	2,488	2,468	702	767	7,182	7,177
Provisions	(3)	(10)	(2)	(9)	(5)	(12)	(31)	(48)
Financial liabilities	(18,825)	(18,981)	(28,079)	(28,324)	(23,014)	(23,193)	(82,068)	(82,760)
Derivative financial instruments	(2,751)	(2,538)	(1,874)	(1,658)	0	0	(4,625)	(4,196)
Trade payables	(15)	(30)	(173)	(196)	(161)	(226)	(385)	(518)
Other liabilities	(216)	(207)	(90)	(82)	(71)	(116)	(998)	(1,089)
Net assets	**11,738**	**11,570**	**17,390**	**17,283**	**15,989**	**15,754**	**54,159**	**53,498**

The income situation of the equity-accounted companies for the reporting period compared to the same period of the previous year was as follows:

€ thousand	IC 10		IC 12		IC 13		IC 15 (consolidated)		BBV 02	
	January 1 to March 31,		January 1 to March 31,		January 1 to March 31,		January 1 to March 31,		January 1 to March 31,	
	2010	2009	2010	2009	2010	2009	2010	2009	2010	2009
Fair Value REIT-AG's share	26.14 %	26.14 %	40.22 %	40.22 %		50.04 %	38.37 %	38.37 %	39.68 %	39.68 %
Rental income	48	47	48	53		318	287	301	20	23
Income from operating and incidental costs	19	18	30	25		43	27	27	3	3
Real estate-related operating expenses	(28)	(40)	(40)	(42)		(85)	(75)	(64)	(7)	(12)
Net rental income	**39**	**25**	**38**	**36**		**276**	**239**	**264**	**16**	**14**
General administrative expenses	(2)	(2)	(4)	(4)		(15)	(15)	(17)	(1)	(3)
Other operating expenses and income (balance)	0	9	3	1		0	(1)	(2)	(1)	6
Gains from sale of investment properties							0	0		
Valuation result	0	0	0	0		(90)	(3)	(27)	0	(8)
Operating result	**37**	**32**	**37**	**33**		**171**	**220**	**218**	**14**	**9**
Net interest expense	(36)	(32)	(12)	(11)		(151)	(102)	(112)	(7)	(6)
Valuation of derivative financial instruments	0	0	0	0		0	0	0	0	0
Financial result	**(36)**	**(32)**	**(12)**	**(11)**		**(151)**	**(102)**	**(112)**	**(7)**	**(6)**
Economic result	**1**	**0**	**25**	**22**		**20**	**118**	**106**	**7**	**3**

It should be noted that the reporting period in 2009 includes the results of IC13. Due to other partners terminating their holdings on December 31, 2009, the Fair Value REIT-AG participation in IC13 increased to 50.04 %, at which point the company became fully consolidated.

The valuation loss of a total of € 3,000 results from the depreciation of capital expenditures incurred at the Quickborn property (IC15). In the previous year, the valuation loss of € 375,000 was based on the company's own estimated depletion of the benefits arising from a number of existing rental agreements concluded on the basis of rents which, at the time, were above market level (so called over-rents).

€ thousand	BBV 09 January 1 to March 31, 2010	BBV 09 January 1 to March 31, 2009	BBV 10 January 1 to March 31, 2010	BBV 10 January 1 to March 31, 2009	BBV 14 January 1 to March 31, 2010	BBV 14 January 1 to March 31, 2009	Total January 1 to March 31, 2010	Total January 1 to March 31, 2009
Fair Value REIT-AG's share	25.11 %	25.10 %	38.37 %	38.37 %	45.11 %	45.09 %		
Rental income	745	746	962	1,059	676	686	2,786	3,233
Income from operating and incidental costs	18	19	66	68	152	167	315	370
Real estate-related operating expenses	(44)	(41)	(257)	(151)	(258)	(283)	(709)	(718)
Net rental income	**719**	**724**	**771**	**976**	**570**	**570**	**2,392**	**2,885**
General administrative expenses	(21)	(32)	(36)	(41)	(51)	(63)	(130)	(177)
Other operating expenses and income (balance)	(8)	0	2	0	2	1	(3)	15
Gains from sale of investment properties							0	0
Valuation result	0	(132)	0	(77)	0	(41)	(3)	(375)
Operating result	**690**	**560**	**737**	**858**	**521**	**467**	**2,256**	**2,348**
Net interest expense	(310)	(310)	(412)	(423)	(286)	(299)	(1,165)	(1,344)
Valuation of derivative financial instruments	(212)	(428)	(27)	(76)	0	0	(239)	(504)
Financial result	**(522)**	**(738)**	**(439)**	**(499)**	**(286)**	**(299)**	**(1,404)**	**(1,848)**
Economic result	**168**	**(178)**	**298**	**359**	**235**	**168**	**852**	**500**

(5) NON-CURRENT ASSETS AVAILABLE FOR SALE

€ thousand	March 31, 2010	December 31, 2009
Office property Aachen („BBV 03“)	0	1,520
Retail property Hamm („BBV 06“)	1,352	1,352
Retail property Seligenstadt („BBV 06“)	0	1,465
Retail property Passau („BBV 06“)	3,900	3,900
	5,252	**8,237**

The valuation of such assets equates to the notarized purchase prices. An exception is the Hamm property, for which the agreed cost of renovation work, amounting to € 270,000, has been treated as a reduction of the purchase price.

The closing has been agreed contingent upon the land registry release from encumbrances, the agreement of the plot owner (leasehold) and final payment of the complete purchase price, and it is expected to take place in the near future.

A further € 53,000 of sales-related costs have been incurred with regard to the Aachen (BBV03) and Seligenstadt (BBV06) properties, which have already been closed.

The three BBV 06 properties are partly financed by loans. With regard to the release from encumbrances of the properties, the lending bank shall receive unscheduled repayments from the purchase prices paid; the amount of repayment is still a matter for negotiation.

The Passau property is a leasehold for which leasehold interest (currently € 209 p.a.) is to be paid until expiry on 28 September 2080. This obligation is assumed by the transferee.

(6) RESERVE FOR CHANGES IN VALUE

Included in the reserve for changes in value currently reducing the equity capital are changes in value (with no effect on net income) relating to interest rate hedges, to the extent that these fulfil the requirements for "Hedge Accounting". Changes in value amounted to € 980,000 during the reporting period, of which € 811,000 apply to the Group, minus minority interests of € 20,000. Furthermore, this reserve contains the change amounting to € 189,000 in equity-accounted participations, to the extent that these have resulted from the cash flow hedges of the associated companies.

(7) TREASURY STOCK

Based on a resolution passed by the Annual General Meeting on May 29, 2009, the Management Board is authorised to acquire treasury stock up until May 28, 2014 up to the total of 10 % of the capital stock. With regard to this authorization, the Management Board decided on September 24, 2009 to acquire up to 100,000 shares in the company (equating to approx. 1 % of the capital stock).

By the end of the share repurchase programme on January 29, 2010, 81,310 shares had been acquired.

The acquisition costs amounted to a total sum of € 398,000 or € 4.89 per share. Taking these shares into account, Fair Value REIT-AG holds approximately 0.86 % of the company's capital stock on March 31, 2010.

(8) FINANCIAL LIABILITIES

The company's long and short term financial liabilities, amounting to a total of € 107,119,000, have fallen compared to December 31, 2009 as a result of scheduled repayments of € 1,197,000.

(9) GENERAL ADMINISTRATIVE EXPENSES

€ thousand	January 1 to March 31, 2010	2009
Personnel expenses	98	161
Office costs	12	17
Travel and vehicle expenses	15	13
Accounting	36	0
Stock market listing, general meeting and events	35	36
Valuations	31	58
Legal and consulting costs	27	52
Audit expenses	45	42
Remuneration (Supervisory and Advisory Boards, General Partner)	21	22
Fund management	97	63
Trustee fees	27	28
Amortization and depreciation	3	0
Other	38	20
Non-deductible VAT	43	59
	528	**571**

Of the general administration expenses, € 347,000 (65.7 %) are attributable to Fair Value and € 181,000 (34.3 %) to the subsidiaries.

The reduction in personnel costs results from the departure of a member of the Management Board and a further member of staff. The accounting costs arise from the service contract with IC Immobilien Service GmbH that has been in force since the fourth quarter of 2009. For further information, please refer to pages 98 and 99 of the 2009 Annual Report. The increased costs for fund management are the result of the full consolidation of the subsidiary IC13 (T€ 30).

(10) INTEREST EXPENSES

€ thousand	January 1 to March 31, 2010	2009
Valuation of derivative financial instruments	(15)	(46)
Other interest expenses	(1,235)	(1,158)
	(1,250)	**(1,204)**

Interest expenses include costs relating to the change in the fair value of derivative financial instruments (interest rate hedges) amounting to € 15,000. Of this sum, € 7,000 are attributable to the minority interests. The increase of the interest expenses over the previous year relate to the full consolidation of the subsidiary IC 13 (T€ 143).

(11) SEGMENT REVENUES AND RESULTS

€ thousand	Segment revenues January 1 to March 31, 2010	Segment revenues January 1 to March 31, 2009	Segment results January 1 to March 31, 2010	Segment results January 1 to March 31, 2009
Direct investments	976	914	737	604
Subsidiaries	2,625	1,923	1,596	1,004
	3,601	**2,837**	**2,333**	**1,608**
Earnings from equity-accounted participations			852	500
Central administrative expenses and other			(298)	(336)
Net interest expense			(1,240)	(1,142)
Minority interest in the result			(438)	(204)
Consolidated Net Income			**1,209**	**426**

The following shows the results calculation of the segments in a less aggregated form. The "subsidiaries" segment is broken down into the individual companies. The current income of the IC13 subsidiary was included in the equity-accounted participations in the previous year.

€ thousand	Segment Direct investments January 1 to March 31, 2010	2009	Segment Subsidiaries IC 01 January 1 to March 31, 2010	2009	IC 03 January 1 to March 31, 2010	2009	IC 07 January 1 to March 31, 2010	2009	IC 13 January 1 to March 31, 2010	2009
Rental income	811	800	80	87	119	143	111	117	634	0
Income from operating and incidental costs	165	114	18	19	39	46	45	8	91	0
Segment revenue	**976**	**914**	**98**	**106**	**158**	**189**	**156**	**125**	**725**	**0**
Leasehold payments	0	0	0	0	0	0	0	0	0	0
Real estate-related operating expenses	(189)	(217)	(32)	(34)	(54)	(112)	(89)	(63)	(133)	0
Net rental result	**787**	**697**	**66**	**72**	**104**	**77**	**67**	**62**	**592**	**0**
Adminstrative expenses related to segment	(49)	(91)	(8)	(4)	(8)	(8)	(9)	(8)	(30)	0
Other operating expenses and income (balance)	(1)	(2)	(14)	0	(2)	0	(1)	0	1	0
Income from sale of investment properties	0	0	0	0	0	0	0	0	0	0
Valuation result	0	0	0	0	0	0	0	0	0	0
Segment profit	**737**	**604**	**44**	**68**	**94**	**69**	**57**	**54**	**563**	**0**
Central administrative costs	(298)	(336)	0	0	0	0	0	0	0	0
Income from equity-accounted participations	0	0	0	0	0	0	0	0	0	0
Net interest expenses	(600)	(601)	(24)	(25)	(48)	(50)	(38)	(40)	(143)	0
Minority interests	0	0	0	0	0	0	0	0	0	0
Annual result	**(161)**	**(333)**	**20**	**43**	**46**	**19**	**19**	**14**	**420**	**0**

€ thousand	Segment Subsidiaries BBV 03 January 1 to March 31, 2010	2009	BBV 06 January 1 to March 31, 2010	2009	Total January 1 to March 31, 2010	2009	Consolidation January 1 to March 31, 2010	2009	Group January 1 to March 31, 2010	2009
Rental income	209	221	1,181	1,197	2,334	1,765	0	0	3,145	2,565
Income from operating and incidental costs	33	32	65	53	291	158	0	0	456	272
Segment revenue	**242**	**253**	**1,246**	**1,250**	**2,625**	**1,923**	**0**	**0**	**3,601**	**2,837**
Leasehold payments	0	0	(57)	(57)	(57)	(57)	0	0	(57)	(57)
Real estate-related operating expenses	(54)	(60)	(360)	(440)	(722)	(709)	0	0	(911)	(926)
Net rental result	**188**	**193**	**829**	**753**	**1,846**	**1,157**	**0**	**0**	**2,633**	**1,854**
Adminstrative expenses related to segment	(46)	(35)	(80)	(89)	(181)	(144)	0	0	(230)	(235)
Other operating expenses and income (balance)	0	0	0	1	(16)	1	0	0	(17)	(1)
Income from sale of investment properties	(52)	0	(1)	0	(53)	0	0	0	(53)	0
Valuation result	0	0	0	0	0	(10)	0	0	0	(10)
Segment profit	**90**	**158**	**748**	**665**	**1,596**	**1,004**	**0**	**0**	**2,333**	**1,608**
Central administrative costs	0	0	0	0	0	0	0	0	(298)	(336)
Income from equity-accounted participations	0	0	0	0	0	0	852	500	852	500
Net interest expenses	0	4	(387)	(430)	(640)	(541)	0	0	(1,240)	(1,142)
Minority interests	0	0	0	0	0	0	(438)	(204)	(438)	(204)
Annual result	**90**	**162**	**361**	**235**	**956**	**463**	**414**	**296**	**1,209**	**426**

The following shows, in a less aggregated form, all the allocated and non-allocated assets and debts for the segments, with the "subsidiary" segment being broken down into individual companies.

€ thousand	Segment Direct investments		Segment Subsidiaries							
			IC 01		IC 03		IC 07		IC 13	
	March 31, 2010	December 31, 2009	March 31, 2010	December 31, 2009	March 31, 2010	December 31, 2009	March 31, 2010	December 31, 2009	March 31, 2010	December 31, 2009
Intangible assets and property, plant and equipment	13	16	0	0	0	0	0	0	0	0
Investment property	45,527	45,527	4,340	4,340	7,320	7,320	7,110	7,110	21,380	21,380
Non-current assets held for sale	0	0	0	0	0	0	0	0	0	0
Trade receivables	343	319	136	139	102	109	21	13	56	54
Income tax receivables	65	63	0	0	0	0	0	0	0	0
Other receivables and assets	422	446	78	77	15	7	17	0	64	34
Cash and cash equivalents	273	1,468	99	73	91	92	2,377	2,565	1,944	1,839
Subtotal segment assets	**46,643**	**47,839**	**4,653**	**4,629**	**7,528**	**7,528**	**9,525**	**9,688**	**23,444**	**23,307**
Participtation in subsidiaries	30,404	30,404	0	0	0	0	0	0	0	0
Equity-accounted participations	47,538	47,540	0	0	0	0	0	0	0	0
Assets total	**124,585**	**125,783**	**4,653**	**4,629**	**7,528**	**7,528**	**9,525**	**9,688**	**23,444**	**23,307**
Provisions	(134)	(179)	(13)	(11)	(13)	(10)	(12)	(10)	(15)	(12)
Trade payables	(117)	(304)	(12)	(9)	(17)	(21)	(20)	(9)	(78)	(89)
Other liabilities	(111)	(375)	(78)	(58)	(55)	(64)	(33)	(51)	(70)	(69)
Subtotal segment assets	**(362)**	**(858)**	**(103)**	**(78)**	**(85)**	**(95)**	**(65)**	**(70)**	**(163)**	**(170)**
Minority interests	0	0	0	0	0	0	0	0	0	0
Financial liabilities	(40,075)	(40,510)	(1,886)	(1,907)	(3,533)	(3,569)	(3,229)	(3,405)	(22,124)	(22,400)
Derivative financial instruments	(4,847)	(4,080)	0	0	0	0	0	0	0	0
Liabilities total	**(45,284)**	**(45,448)**	**(1,989)**	**(1,985)**	**(3,618)**	**(3,664)**	**(3,294)**	**(3,475)**	**(22,287)**	**(22,570)**
Net assets	**79,301**	**80,335**	**2,664**	**2,644**	**3,910**	**3,864**	**6,231**	**6,213**	**1,157**	**737**

€ thousand	Segment Subsidiaries BBV 03 March 31, 2010	BBV 03 December 31, 2009	BBV 06 March 31, 2010	BBV 06 December 31, 2009	Total March 31, 2010	Total December 31, 2009	Consolidation March 31, 2010	Consolidation December 31, 2009	Group March 31, 2010	Group December 31, 2009
Intangible assets and property, plant and equipment	0	0	0	0	0	0	0	0	13	16
Investment property	6,820	6,820	45,090	45,090	92,060	92,060	0	0	137,587	137,587
Non-current assets held for sale	0	1,520	5,252	6,717	5,252	8,237	0	0	5,252	8,237
Trade receivables	38	34	471	639	824	988	0	0	1,167	1,307
Income tax receivables	0	0	0	0	0	0	0	0	65	63
Other receivables and assets	254	256	219	178	647	552	(122)	(122)	947	876
Cash and cash equivalents	2,325	691	3,134	1,553	9,970	6,813	0	0	10,243	8,281
Subtotal segment assets	**9,437**	**9,321**	**54,166**	**54,177**	**108,753**	**108,650**	**(122)**	**(122)**	**155,274**	**156,367**
Participtation in subsidiaries	0	0	0	0	0	0	(30,404)	(30,404)	0	0
Equity-accounted participations	0	0	0	0	0	0	565	(98)	48,103	47,442
Assets total	**9,437**	**9,321**	**54,166**	**54,177**	**108,753**	**108,650**	**(29,961)**	**(30,624)**	**203,377**	**203,809**
Provisions	(3)	(13)	(6)	(26)	(62)	(82)	0	0	(196)	(261)
Trade payables	(113)	(75)	(249)	(302)	(489)	(505)	0	0	(606)	(809)
Other liabilities	(43)	(45)	(660)	(720)	(939)	(1,007)	2	2	(1,048)	(1,380)
Subtotal segment assets	**(159)**	**(133)**	**(915)**	**(1,048)**	**(1,490)**	**(1,594)**	**2**	**2**	**(1,850)**	**(2,450)**
Minority interests	0	0	0	0	0	0	(15,714)	(15,296)	(15,714)	(15,296)
Financial liabilities	0	0	(36,392)	(36,645)	(67,164)	(67,926)	120	120	(107,119)	(108,316)
Derivative financial instruments	0	0	(1,006)	(947)	(1,006)	(947)	0	0	(5,853)	(5,027)
Liabilities total	**(159)**	**(133)**	**(38,313)**	**(38,640)**	**(69,660)**	**(70,467)**	**(15,592)**	**(15,174)**	**(130,536)**	**(131,089)**
Net assets	**9,278**	**9,188**	**15,853**	**15,537**	**39,093**	**38,183**	**(45,553)**	**(45,798)**	**72,841**	**72,720**

(12) EXTENT OF RELATIONSHIPS WITH RELATED PARTIES

€ thousand	January 1 to March 31, 2010	2009
Receivables		
Other	0	6
Liabilities		
Liabilities from loans	0	(165)
Liabilities from services	(52)	(6)
	(52)	(165)

NO AUDITOR'S REVIEW

This report was not audited within the meaning of Section 317 of the Handelsgesetzbuch (German GAAP) or subject to an audit review by an auditor and thus does not include an auditor's opinion.

DECLARATION CONCERNING THE GERMAN CORPORATE GOVERNANCE CODE

The current declarations by Fair Value REIT-AG's Managing and Supervisory Boards according to Section 161 of the AktG on the German Corporate Governance Code have been made permanently accessible on the company's Website.

Munich, May 2010

Fair Value REIT-AG

Frank Schaich

Declaration by the legal representative

To the best of my knowledge, I declare that, according to the principles of proper consolidated reporting applied, the unaudited consolidated interim financial statements provide a true and fair view of the Group's net assets, financial position and results of operations, that the group interim management report presents the Group's business including the results and the Group's position such as to provide a true and fair view and that the major opportunities and risks of the Group's anticipated development are described.

Munich, May 5,2010

Fair Value REIT-AG

Frank Schaich


SPARKASSE

Liabilities and Portfolio

Financial liabilities in detail

Fund	Object	Bank	Bookvalue according to IFRS Total March 31, 2010	Fixed until	Effective interest rate	Derivative	LTV max.	Actual LTV	DSCR Min.	Actual DSCR
Group										
FVAG	Participation purchase	WIB Westdt. Immobilienbank	-7,250,000	31.07.2011	5.17 %		20 %	13 %	18 %	25 %
FVAG	Portfolio	WIB Westdt. Immobilienbank	-21,545,560	29.06.2018	6.04 %	SWAP	75 %	73 %	110 %	109 %
FVAG	Portfolio	WIB Westdt. Immobilienbank	-11,279,440	29.06.2018	6.04 %	SWAP	75 %	73 %	110 %	109 %
Total Direct investments			**-40,075,000**							
IC 07	Teltow	HRE Hypo Real Estate	3,229,123	31.12.2013	5.15 %		n / a		n / a	
Total IC 07			**3,229,123**							
IC 03	Neuss	HRE Hypo Real Estate	3,413,321	31.10.2011	5.55 %		n / a		n / a	
Total IC 03			**3,413,321**							
IC 01	Alzey	HRE Hypo Real Estate	-1,028,504	30.09.2013	5.15 %		n / a		n / a	
IC 01	Essen	HRE Hypo Real Estate	-857,091	30.09.2013	5.15 %		n / a		n / a	
Total IC 01			**-1,885,595**							
BBV 06	Portfolio	HVB HypoVereinsbank	-26,613,955	29.06.2012	2.76 %	CAP	n / a		n / a	
BBV 06	Hannover	HVB HypoVereinsbank	-5,039,008	02.07.2012	4.87 %	SWAP	n / a		n / a	
BBV 06	Köln, Seligenstadt	HVB HypoVereinsbank	-4,739,262	02.07.2012	4.69 %	SWAP	n / a		n / a	
Total BBV 06			**-36,392,225**							
IC 13	Potsdam	HRE Hypo Real Estate	-2,602,114	31.10.2011	2.48 %		n / a		n / a	
IC 13	Neubrandenb.	HRE Hypo Real Estate	-2,589,668	31.07.2011	2.48 %		n / a		n / a	
IC 13	Neubrandenb.	HRE Hypo Real Estate	-8,404,467	31.10.2011	2.48 %		n / a		n / a	
IC 13	Neubrandenb.	HRE Hypo Real Estate	-2,072,443	31.12.2013	3.32 %		n / a		n / a	
IC 13	Neubrandenb.	HRE Hypo Real Estate	-630,850	31.12.2013	3.32 %		n / a		n / a	
IC 13	Langenfeld	Corealcredit	-4,360,178	31.10.2011	2.48 %		n / a		n / a	
IC 13	Langenfeld	Corealcredit	-67,103	31.10.2011	2.48 %		n / a		n / a	
IC 13	Langenfeld	Corealcredit	-500,191	31.10.2011	2.48 %		n / a		n / a	
IC 13	Langenfeld	Corealcredit	-149,718	28.02.2012	2.48 %		n / a		n / a	
IC 13	Langenfeld	Corealcredit	-747,129	28.02.2012	2.48 %		n / a		n / a	
Total IC 13			**-22,123,861**							
Total Group			**-107,119,115**							
Associated companies										
BBV 14	Portfolio	HSH Nordbank	-51,016,522	31.12.2014	5.18 %		n / a		n / a	
Total BBV 14			**-51,016,522**							
IC 12	Bankgeb.Chem	WIB Westdt. Immobilienbank	-2,312,086	15.09.2016	5.23 %		50 %	32 %	120 %	216 %
Total IC 12			**-2,312,086**							
BBV 02	Erlangen	BBV Lebensversicherung	-189,608	31.12.2011	5.06 %		n / a		n / a	
BBV 02	Erlangen	BBV Lebensversicherung	-996,173	31.12.2016	5.23 %		n / a		n / a	
BBV 02	Erlangen	BBV Lebensversicherung	-142,610	31.12.2016	5.23 %		n / a		n / a	
Total BBV 02			**-1,328,391**							
IC 15	Chemnitz (Employment office)	HSH Nordbank	-3,277,567	30.11.2012	5.10 %		n / a		n / a	
IC 15	Chemnitz (Employment office)	HSH Nordbank	-1,458,899	30.11.2012	5.10 %		n / a		n / a	
IC 15	Chemnitz (Employment office)	HSH Nordbank	-372,792	30.11.2012	5.10 %		n / a		n / a	
IC 15	Quickborn	Eurohypo	-8,729,967	31.12.2012	5.10 %		n / a		n / a	
IC 15	Dresden	HSH Nordbank	-3,230,596	30.09.2012	5.10 %		n / a		n / a	
IC 15	Dresden	HSH Nordbank	-659,658	30.09.2012	5.10 %		n / a		n / a	
IC 15	Chemnitz-Passage	HVB HypoVereinsbank	-3,259,826	31.12.2014	4.67 %		n / a		n / a	
IC 15	Chemnitz-Passage	Archon Capital	-1,747,758	30.12.2012	5.10 %		n / a		n / a	
Total IC 15			**-22,737,063**							
BBV 10	Portfolio	BBV Lebensversicherung	-24,026,117	31.12.2012	5.10 %	SWAP	n / a		n / a	
BBV 10	Portfolio	BBV Lebensversicherung	-2,870,604	31.12.2012	5.10 %	SWAP	n / a		n / a	
BBV 10	Bookvalue interest rate swaps	HVB HypoVereinsbank	-1,464,631	31.12.2012	5.10 %		n / a		n / a	
BBV 10	Portfolio	HVB HypoVereinsbank	-33,116,812	31.12.2013	6.21 %	SWAP	n / a		n / a	
BBV 10	Portfolio	HVB HypoVereinsbank	-2,742,078	31.12.2013	6.21 %	SWAP	n / a		n / a	
BBV 10	Portfolio	HVB HypoVereinsbank	-8,959,630	31.12.2013	6.21 %	SWAP	n / a		n / a	
Total BBV 10			**-73,179,872**							
IC 10	Rabenstein	HRE Hypo Real Estate	-7,534,332	31.12.2016	5.23 %		n / a		n / a	
Total IC 10			**-7,534,332**							
BBV 09	Portfolio	NordLB	-45,219,751	31.12.2013	6.48 %	SWAP	n / a		n / a	
BBV 09	Portfolio	NordLB	-29,750,201	31.12.2013	6.48 %	SWAP	n / a		n / a	
Total BBV 09			**-74,969,952**							
Total Associated companies			**-233,078,218**	**(Fair Value's share € 82.1 million)**						

Method of real estate valuation

PROCEEDINGS AND ASSUMPTIONS

As in the previous years, Frankfurt-based CB Richard Ellis GmbH (CBRE) was engaged by Fair Value to value its directly and indirectly held properties as of December 31, 2009. CBRE is not a company regulated by a supervisory body, however it does employ publicly appointed, sworn experts, members of the Royal Institution of Chartered Surveyors (RICS) and real estate experts certified by HypZert GmbH in its Valuation division.

According to the Practical Statement (PS) 3.2 of the RICS Valuation Standards (6th edition) from the Royal Institution of Chartered Surveyors (RICS), London, CBRE identified the properties' market values as defined below:

„The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion."

In terms of concept and content, „market value" according to the definition by the Royal Institution of Chartered Surveyors (RICS) and „fair value" according to IFR and IAS 40 are comparable.

The market value was identified in each case taking into account incidental acquisition costs (land transfer tax, estate agents' fees and notary's and attorneys' fees) and was presented as the net capital value.

The market values of the individual properties was determined using the internationally recognized discounted cash flow method. The discounted cash flow method forms the basis for dynamic calculations and is used to calculate the value of cash flows anticipated in future on various dates and in differing amounts.

In so doing, after identifying all of the factors relevant for the valuation, the future cash flows, some of which are linked to forecasts, are aggregated on an accrual basis. The balance of the receipts and payments recorded is then discounted to a fixed point in time (valuation date) using the discount rate. in contrast to the German Ertragswertverfahren (income-based approach) according to the Wertermittlungsverordnung (WertV – German Value Calculation Directive), the cash flows are explicitly quantified during the observed period and are not shown as annuity payments.

As the impact of future cash flows falls as a result of the discounting, and as the forecasting insecurity increases over the observed period, as a rule in the case of real estate investments the stabilized net investment income is capitalized over a ten-year period (detailed observation period) using a growthimplicit minimum interest rate (capitalization rate) and discounted to the valuation date.

The assumptions used in the valuation model reflect the average assumptions of the dominant investors on the market on the respective valuation date. These valuation parameters reflect the standard market expectations and the extrapolation of the analyzed past figures for the property to be valued or for one or several comparable properties.

CBRE estimated the valuation parameters as best possible using its best judgment, and these can be broken down into two groups. The property-specific valuation parameters include, for example, rent for initial term and renewals, the probability of existing rental agreements being extended, vacancy periods and vacancy costs, no allocable incidental costs and capital expenditure expected by the owner, fitting and rental costs for initial and renewals as well as property and leasespecific overall interest on the capital tied up in the investment.

The general economic factors include, in particular, changes to market prices and rent during the detailed observation period and the inflation assumed in the calculation model.

VOLATILE MARKETS

According to Guidance note 5 of the RICS Valuation Standards CBRE points out explicitly in its valuation report as of February 12, 2010, that against the background of the currently rapidly changing environment on global financial and national real estate markets the market value is a "snapshot" as of the balance sheet date, which reflects the market conditions valid on the reporting day. CBRE furthermore states that the market value should not be understood as a figure valid for a longer period of time but is subject to market related fluctuations.

Individual property information and Fair Value REIT-AG's share according to proportionate interest

Address	Town	Fund	Primary use	Year of construction	Last renovation/ modernization	Plot size [m²]	Market value December 31, 2008 [€ K]	Market value December 31, 2009 [€ K]	Change [%]	Discount rate December 31, 2009 [%]	Capitalization rate December 31, 2009 [%]	Lettable space [m²]
Direct holdings												
Hauptstraße 56e / 56 d	Appen	n / a	Office	1975	1995	4,320	230	225	-2.2	7.10	6.60	212
Bleeck 1	Bad Bramstedt	n / a	Office	1973	2006	3,873	1,200	1,150	-4.2	6.80	5.90	997
Oldesloer Straße 24	Bad Segeberg	n / a	Office	1982	2007	5,152	9,240	8,900	-3.7	6.80	6.30	9,144
Königstr. 19-21	Barmstedt	n / a	Office	1911	ongoing	2,842	1,460	1,380	-5.5	6.75	6.25	1,264
Bahnhofstraße 9	Bönnigstedt	n / a	Office	1992	2003	1,131	240	230	-4.2	7.10	6.80	211
Bahnhofstraße 14	Boostedt	n / a	Office	1989	2005	1,006	130	120	-7.7	6.50	5.90	114
Am alten Markt 9a	Bornhöved	n / a	Office	1991	2005	873	680	660	-2.9	6.80	6.10	664
Berliner Damm 6	Ellerau	n / a	Office	1990	2000	1,177	410	400	-2.4	6.90	6.70	369
Pinneberger Straße 155	Ellerbek	n / a	Office	1985	2001	1,708	360	350	-2.8	6.80	5.80	356
Dorfstraße 29	Geschendorf	n / a	Office	1985	2006	1,154	230	235	2.2	7.00	5.90	316
Hauptstraße 33	Halstenbek	n / a	Office	1969	2001	1,195	860	820	-4.7	7.40	7.00	791
Seestraße 232	Halstenbek	n / a	Office	1976	2002	549	90	87	-3.3	7.30	6.80	188
Friesenstraße 59	Helgoland	n / a	Office	1986	2000	194	610	570	-6.6	6.60	5.70	488
Hamburger Straße 83	Henstedt-Ulzburg	n / a	Office	1989	2004	1,219	1,100	1,060	-3.6	6.70	6.20	1,005
Holstenstraße 32	Kaltenkirchen	n / a	Office	1978	2005	1,893	1,970	1,830	-7.1	6.90	6.50	1,581
Köllner Chaussee 27	Kölln-Reisiek	n / a	Office	1990	2001	1,004	180	180	0.0	7.10	6.40	168
Hamburger Straße 40	Leezen	n / a	Office	1989	2005	886	190	190	0.0	7.00	6.60	174
Segeberger Straße 21	Nahe	n / a	Office	1971	2004	1,698	700	690	-1.4	7.00	6.50	734
Ehndorfer Straße 153	Neumünster	n / a	Office	1971	2003	1,685	250	240	-4.0	7.60	7.00	346
Kuhberg 11-13	Neumünster	n / a	Office	1989	2005	5,286	15,300	14,700	-3.9	6.75	6.25	11,808
Röntgenstraße	Neumünster	n / a	Office	1972	1998	2,481	280	275	-1.8	7.30	6.70	534
Ulzburger Str. 363 d / e	Norderstedt	n / a	Office	1994	2004	2,762	1,480	1,420	-4.1	6.70	6.00	1,340
Ulzburger Str. 545 / 547	Norderstedt	n / a	Office	1960		1,313	510	620	21.6	8.00	7.50	1,005
Damm 49	Pinneberg	n / a	Office	1996	2007	1,383	2,370	2,280	-3.8	7.00	6.50	1,930
Oeltingsallee 30	Pinneberg-Quellental	n / a	Office	1970	2002	2,047	660	640	-3.0	6.80	6.10	624
Kieler Straße 100	Quickborn	n / a	Office	1980	2002	1,625	1,490	1,430	-4.0	6.80	6.20	1,309
Hauptstraße 49	Rellingen	n / a	Office	1983	2001	828	560	550	-1.8	7.50	6.90	524
Rosenstraße 15	Sparrieshoop	n / a	Office	1961	1999	984	200	195	-2.5	7.40	6.90	237
Willy-Meyer-Straße 3-5	Tornesch	n / a	Office	1977	2003	970	590	560	-5.1	6.90	6.30	657
Am Markt 1	Trappenkamp	n / a	Office	1985	2005	1,190	660	640	-3.0	6.90	6.00	787
Wassermühlenstraße 5	Uetersen	n / a	Office	2001		2,348	1,890	1,790	-5.3	6.70	5.80	1,726
Markt 1	Wahlstedt	n / a	Office	1975	2005	1,848	1,150	1,110	-3.5	6.70	6.20	1,346
Sub-total direct holdings						**58,624**	**47,270**	**45,527**	**-3.7**			**42,948**
Subsidiaries												
Rheinstr. 8	Teltow	IC07	Office	1995		5,324	7,500	7,110	-5.2	7.70	6.70	9,731
Im Taubental 9-17	Neuss	IC03	Logistics	1990		19,428	7,720	7,320	-5.2	7.70	7.10	12,064
Heidhauser Straße 94	Essen-Heidhausen	IC01	Retail	1990		4,776	2,600	2,700	3.8	7.00	6.60	1,386
Hospitalstraße 17 - 19 / Judengasse 21	Alzey	IC01	Retail	1990	2007	2,243	1,740	1,640	-5.7	7.00	6.50	1,989
Andreasstr. 1	Ahaus-Wüllen	BBV06	Retail	1990		5,513	1,110	1,060	-4.5	7.90	7.20	1,496
Andreasstr. 3 - 7	Ahaus-Wüllen	BBV06	Retail	1973		13,036	4,380	4,220	-3.7	7.60	6.80	3,915
Marktplatz 3	Altenberge	BBV06	Retail	1986		1,756	1,190	1,120	-5.9	7.00	6.40	1,285
Heerenbergerstr. 51	Emmerich	BBV06	Retail	1987		4,314	870	850	-2.3	7.60	6.80	1,415
Hubert-Prott-Str. 117	Frechen	BBV06	Retail	1988		4,282	1,270	1,210	-4.7	7.30	6.70	1,225
Schwarzer Weg 21-24	Hamm	BBV06	Retail	1990		2,665	1,350	1,352	0.1	7.10	6.30	1,349
Hinüberstr. 6	Hannover	BBV06	Other	1981	2006	3,204	20,000	18,800	-6.0	7.00	6.40	19,460
Köhlstr. 8	Köln	BBV06	Logistics	1982		40,591	9,360	9,550	2.0	8.10	7.30	23,626
Gutenbergstr. 152 / St. Töniser Str. 12	Krefeld	BBV06	Retail	1990		8,417	4,100	3,440	-16.1	7.80	6.80	4,683

			Fair Value REIT-AG's share									
Vacan-cies	Annu-alized contrac-tual rent	Annu-alized poten-tial rent	Participating interest March 31, 2010	Market value December 31, 2008	Market value December 31, 2009	Change	Remaining term of rental agree-ments	Income based occupancy rate	Annu-alized contractu-al rent	Annualized potential rent	Contractu-al rental yield befo-re costs	Potential rental yield before costs
[m²]	[€ K]	[€ K]	[%]	[€ K]	[€ K]	[%]	[years]	[%]	[€ K]	[€ K]	[%]	[%]
							Figures as of March 31, 2010					
0	19	19	100.00	230	225	-2.2	7.8	100.0	19	19	8.6	8.6
0	79	79	100.00	1,200	1,150	-4.2	14.6	100.0	79	79	6.8	6.8
378	610	637	100.00	9,240	8,900	-3.7	13.0	95.7	610	637	6.9	7.2
0	93	93	100.00	1,460	1,380	-5.5	13.8	100.0	93	93	6.7	6.7
0	19	19	100.00	240	230	-4.2	7.8	100.0	19	19	8.4	8.4
0	10	10	100.00	130	120	-7.7	7.8	100.0	10	10	8.7	8.7
0	52	52	100.00	680	660	-2.9	7.0	100.0	52	52	7.8	7.8
0	31	31	100.00	410	400	-2.4	7.8	100.0	31	31	7.8	7.8
0	28	28	100.00	360	350	-2.8	5.5	100.0	28	28	8.0	8.0
0	20	20	100.00	230	235	2.2	5.9	100.0	20	20	8.6	8.6
0	65	65	100.00	860	820	-4.7	7.8	100.0	65	65	7.9	7.9
0	8	8	100.00	90	87	-3.3	7.8	100.0	8	8	9.5	9.5
0	38	38	100.00	610	570	-6.6	11.5	100.0	38	38	6.7	6.7
0	72	72	100.00	1,100	1,060	-3.6	15.8	100.0	72	72	6.8	6.8
0	123	123	100.00	1,970	1,830	-7.1	15.6	100.0	123	123	6.7	6.7
0	15	15	100.00	180	180	0.0	7.8	100.0	15	15	8.6	8.6
0	16	16	100.00	190	190	0.0	7.8	100.0	16	16	8.4	8.4
0	60	60	100.00	700	690	-1.4	7.8	100.0	60	60	8.7	8.7
0	23	23	100.00	250	240	-4.0	5.8	100.0	23	23	9.8	9.8
0	961	961	100.00	15,300	14,700	-3.9	15.2	100.0	961	961	6.5	6.5
0	29	29	100.00	280	275	-1.8	6.7	100.0	29	29	10.4	10.4
43	105	106	100.00	1,480	1,420	-4.1	12.9	98.8	105	106	7.4	7.5
408	49	70	100.00	510	620	21.6	3.2	69.9	49	70	7.9	11.2
0	177	177	100.00	2,370	2,280	-3.8	2.8	100.0	177	177	7.8	7.8
0	52	52	100.00	660	640	-3.0	4.5	100.0	52	52	8.1	8.1
0	100	100	100.00	1,490	1,430	-4.0	15.8	100.0	100	100	7.0	7.0
0	42	42	100.00	560	550	-1.8	7.8	100.0	42	42	7.7	7.7
0	17	17	100.00	200	195	-2.5	5.1	100.0	17	17	8.9	8.9
0	55	55	100.00	590	560	-5.1	6.0	100.0	55	55	9.9	9.9
0	54	54	100.00	660	640	-3.0	6.2	100.0	54	54	8.4	8.4
0	125	125	100.00	1,890	1,790	-5.3	12.9	100.0	125	125	7.0	7.0
0	93	93	100.00	1,150	1,110	-3.5	5.5	100.0	93	93	8.4	8.4
829	**3,242**	**3,291**		**47,270**	**45,527**	**-3.7**	**11.8**	**98.5**	**3,242**	**3,291**	**7.1**	**7.2**
3,196	441	694	75.73	5,680	5,385	-5.2	2.2	63.6	334	526	6.2	9.8
2,708	488	631	71.58	5,526	5,240	-5.2	1.3	77.3	349	451	6.7	8.6
0	210	216	55.79	1,451	1,506	3.8	12.6	96.9	117	121	7.8	8.0
318	110	129	55.79	971	915	-5.7	6.2	85.4	61	72	6.7	7.8
0	108	108	55.55	609	589	-3.4	1.8	100.0	60	60	10.2	10.2
0	329	473	55.55	2,404	2,344	-2.5	4.8	69.5	183	263	7.8	11.2
0	106	106	55.55	653	622	-4.8	1.6	100.0	59	59	9.5	9.5
92	84	87	55.55	478	472	-1.1	3.6	96.8	47	48	9.9	10.2
0	135	135	55.55	697	672	-3.6	3.6	100.0	75	75	11.2	11.2
0	144	144	55.55	741	751	1.3	10.3	100.0	80	80	10.7	10.7
0	1,636	1,636	55.55	10,979	10,443	-4.9	4.8	100.0	909	909	8.7	8.7
8,120	648	986	55.55	5,138	5,305	3.2	1.8	65.7	360	548	6.8	10.3
0	451	451	55.55	2,251	1,911	-15.1	0.4	100.0	251	251	13.1	13.1

Address	Town	Fund	Primary use	Year of cons-truc-tion	Last renovati-on/ moderni-zation	Plot size [m²]	Market value December 31, 2008 [€ K]	Market value December 31, 2009 [€ K]	Change [%]	Discount rate December 31, 2009 [%]	Capitaliza-tion rate December 31, 2009 [%]	Lettable space [m²]
Lippestr. 2	Lippetal-Herzfeld	BBV06	Retail	1990		3,155	1,550	1,590	2.6	7.70	7.00	1,452
Zeughausstr. 13	Meschede	BBV06	Retail	1989		1,673	500	470	-6.0	7.50	6.80	1,095
Äußere Spitalhofstr. 15-17	Passau	BBV06	Retail	2007	2007	2,884	4,440	3,900	-12.2	7.50	7.20	8,492
Bahnhofstraße 20 a-e	Waltrop	BBV06	Retail	1989		1,742	2,870	2,780	-3.1	7.40	6.70	2,124
Marconistr. 4-8	Köln	BBV03	Logistics	1990		13,924	3,330	3,250	-2.4	7.10	6.50	9,640
Hauptstr. 51 - 55	Weyhe-Leeste	BBV03	Retail	1989	2005	11,248	3,780	3,570	-5.6	7.10	6.60	3,141
Max-Planck-Ring 26 / 28	Langenfeld	IC13	Logistics	1996		14,727	10,200	9,350	-8.3	7.30	6.70	10,453
Friedrich-Engels-Ring 52	Neubrandenburg	IC13	Office	1996		4,705	9,550	8,330	-12.8	7.10	6.30	7,558
Großbeerenstr. 231	Potsdam	IC13	Office	1995		2,925	3,850	3,700	-3.9	6.90	6.30	3,824
Sub-total subsidiaries						**172,532**	**103,260**	**97,312**	**-5.8**			**131,403**
Total Group						**231,156**	**150,530**	**142,839**	**-5.1**			**174,351**
Associated companies												
Carnotstr. 5 - 7	Berlin	BBV14	Office	1995		4,583	15,600	15,100	-3.2	6.60	5.90	9,863
Nossener Brücke 8 - 12	Dresden	BBV14	Office	1997		4,134	7,660	7,520	-1.8	7.40	6.80	8,852
Kröpeliner Str. 26-28	Rostock	BBV14	Retail	1995		7,479	61,400	61,300	-0.2	6.30	5.90	19,307
Hartmannstr. 3 a - 7	Chemnitz	IC12	Office	1997		4,226	7,760	7,340	-5.4	6.60	6.00	8,380
Henkestr. 5	Erlangen	BBV02	Retail	1984		6,350	1,770	1,650	-6.8	7.20	6.50	2,770
Heinrich-Lorenz-Str. 35	Chemnitz	IC15	Office	1998		4,718	3,890	3,840	-1.3	7.60	7.00	5,845
Am alten Bad 1 - 7, Theaterstr. 34a	Chemnitz	IC15	Office	1997		3,246	5,560	5,870	5.6	6.50	6.10	5,110
Königsbrücker Str. 121 a	Dresden	IC15	Other	1997		4,242	11,900	12,400	4.2	6.90	6.30	11,554
Pascalkehre 15 / 15a	Quickborn	IC15	Office	1997		9,129	13,200	13,000	-1.5	7.10	6.30	10,570
Zum Rotering 5-7	Ahaus	BBV10	Retail	1989		3,884	2,320	2,170	-6.5	7.40	6.70	2,054
Vor den Fuhren 2	Celle	BBV10	Retail	1992		21,076	12,500	12,100	-3.2	7.25	6.50	10,611
Nordpassage 1	Eisenhüttenstadt	BBV10	Retail	1993		20,482	53,500	49,800	-6.9	7.00	6.50	40,101
Altmärker Str. 5	Genthin	BBV10	Retail	1998		3,153	730	730	0.0	7.80	6.90	1,275
Robert-Bosch-Str. 11	Langen	BBV10	Office	1994		6,003	17,700	17,000	-4.0	7.10	6.60	13,657
Hammer Str. 455-459	Münster	BBV10	Retail	1991		15,854	8,570	7,960	-7.1	7.20	6.70	7,353
Hannoversche Str. 39	Osnabrück	BBV10	Retail	1989		7,502	3,050	3,870	26.9	7.30	6.80	4,207
Klingelbrink 10	Rheda-Wiedenbrück	BBV10	Retail	1991		2,455	2,110	2,510	19.0	7.20	6.40	2,235
Lerchenbergstr.112 / 113, Annendorfer Str. 15 / 16	Wittenberg	BBV10	Retail	1994		96,822	22,300	21,100	-5.4	6.90	6.40	14,710
Oberfrohnaer Str. 62 - 74	Chemnitz	IC10	Retail	1997		11,203	9,180	8,940	-2.6	6.90	6.10	9,981
Leimbacher Straße	Bad Salzungen	BBV09	Retail	1992		22,979	13,500	12,800	-5.2	7.50	6.80	10,985
Mühlhäuser Str. 100	Eisenach	BBV09	Retail	1994		44,175	48,500	46,100	-4.9	6.80	6.40	37,400
Putzbrunner Str. 71 / 73, Fritz-Erler-Str. 3	München-Neuperlach	BBV09	Office	1986		10,030	38,500	36,000	-6.5	6.70	6.10	19,018
Weißenfelser Str. 70	Naumburg	BBV09	Retail	1993		20,517	21,000	20,100	-4.3	7.25	6.75	15,180
An der Backstania 1	Weilburg	BBV09	Retail	1994		17,211	9,750	9,800	0.5	7.30	6.70	8,145
Total associated companies						**351,453**	**391,950**	**379,000**	**-3.3**			**279,163**
Grand Total						**582,609**	**542,480**	**521,839**	**-3.8**			**453,514**

			Fair Value REIT-AG's share									
Vacancies	Annualized contractual rent	Annualized potential rent	Participating interest March 31, 2010	Market value December 31, 2008	Market value December 31, 2009	Change	Remaining term of rental agreements	Income based occupancy rate	Annualized contractual rent	Annualized potential rent	Contractual rental yield before costs	Potential rental yield before costs
[m²]	[€ K]	[€ K]	[%]	[€ K]	[€ K]	[%]	[years]	[%]	[€ K]	[€ K]	[%]	[%]
							Figures as of March 31, 2010					
0	144	144	55.55	851	883	3.8	5.4	100.0	80	80	9.0	9.0
0	42	42	55.55	274	261	-4.9	1.3	100.0	23	23	8.9	8.9
0	600	600	55.55	2,437	2,166	-11.1	7.1	100.0	333	333	15.4	15.4
250	226	246	55.55	1,575	1,544	-2.0	4.2	92.1	126	137	8.1	8.8
0	330	330	53.79	1,788	1,748	-2.2	2.1	100.0	178	178	10.2	10.2
45	351	382	53.79	2,029	1,920	-5.4	2.3	92.0	189	205	9.8	10.7
0	1,170	1,170	50.04	5,086	4,678	-8.0	5.6	100.0	585	585	12.5	12.5
1,239	1,091	1,206	50.04	4,762	4,168	-12.5	4.1	90.4	546	604	13.1	14.5
234	278	306	50.04	1,920	1,851	-3.6	2.1	90.9	139	153	7.5	8.3
16,201	**9,122**	**10,222**		**58,300**	**55,377**	**-5.0**	**4.0**	**88.3**	**5,083**	**5,760**	**9.2**	**10.4**
17,030	**12,364**	**13,513**										
606	1,177	1,276	45.11	7,024	6,811	-3.0	1.3	92.3	531	576	7.8	8.5
1,040	658	755	45.11	3,449	3,392	-1.6	0.9	87.2	297	340	8.7	10.0
988	4,133	4,309	45.11	27,646	27,652	0.0	6.1	95.9	1,864	1,944	6.7	7.0
1,860	475	615	40.22	3,121	2,952	-5.4	2.9	77.2	191	247	6.5	8.4
0	220	220	39.68	689	655	-5.0	2.3	100.0	87	87	13.4	13.4
0	533	533	38.37	1,492	1,473	-1.2	0.8	100.0	204	204	13.9	13.9
309	403	438	38.37	2,007	2,252	12.2	1.8	92.1	155	168	6.9	7.5
0	899	899	38.37	4,240	4,758	12.2	19.2	100.0	345	345	7.3	7.3
0	1,145	1,145	38.37	5,061	4,988	-1.4	6.9	100.0	439	439	8.8	8.8
112	137	234	38.37	889	833	-6.3	4.5	58.6	52	90	6.3	10.8
0	1,103	1,112	38.37	4,789	4,642	-3.1	2.4	99.2	423	427	9.1	9.2
0	4,988	4,988	38.37	20,498	19,107	-6.8	3.6	100.0	1,914	1,914	10.0	10.0
249	65	81	38.37	280	280	0.1	3.5	80.7	25	31	8.9	11.0
4,260	1,054	1,482	38.37	6,782	6,522	-3.8	3.1	71.1	404	568	6.2	8.7
0	674	674	38.37	3,283	3,054	-7.0	8.9	100.0	259	259	8.5	8.5
0	302	313	38.37	1,169	1,485	27.1	8.7	96.5	116	120	7.8	8.1
638	175	225	38.37	808	963	19.1	6.1	77.4	67	87	7.0	9.0
1,753	1,589	1,733	38.37	8,544	8,095	-5.3	10.0	91.7	610	665	7.5	8.2
232	713	740	26.14	2,400	2,337	-2.6	1.9	96.4	186	193	8.0	8.3
0	1,260	1,260	25.11	3,366	3,215	-4.5	1.3	100.0	316	316	9.8	9.8
0	3,483	3,483	25.11	12,091	11,578	-4.2	14.4	100.0	875	875	7.6	7.6
0	4,391	4,391	25.11	9,598	9,041	-5.8	3.8	100.0	1,103	1,103	12.2	12.2
0	1,743	1,743	25.11	5,235	5,048	-3.6	8.4	100.0	438	438	8.7	8.7
0	839	839	25.11	2,431	2,461	1.3	8.1	100.0	211	211	8.6	8.6
12,048	**32,160**	**33,487**		**136,891**	**133,595**	**-2.4**	**5.9**	**95.4**	**11,113**	**11,647**	**8.3**	**8.7**
29,079	**44,524**	**47,000**		**242,461**	**234,499**	**-3.3**	**6.4**	**93.9**	**19,438**	**20,698**	**8.3**	**8.8**

Glossary

AKTG	Abbreviation for "Aktiengesetz" (German public limited Companies Act). This act regulates the rights and obligations of corporations limited by shares (German "Aktiengesellschaften" or "AGs"), limited partnerships by shares ("Kommanditgesellschaften auf Aktien" or "KGaAs") and their shareholders.
AT EQUITY	Used in consolidation. "At equity" refers to a method of valuing equity interests in companies over which the group can exercise a significant influence (associated companies). When these companies are valued at equity, the associated company's equity is only carried proportionately.
ASSET MANAGEMENT	Investment-oriented real estate asset management is the strategic, result-oriented investment management/value creation management of a real estate portfolio on individual property level in the interest of the property owner. This includes activities such as rentals, maintenance and also the disposition of properties.
ASSOCIATED COMPANY	According to the provisions of the "Handelsgesetzbuch" ("HGB" – German Commercial Code), an associated company is significantly controlled by a group company which holds an interest in the associate. Associated companies are consolidated at equity within the meaning of Section 312 of HGB.
CAPITALIZATION RATE	As is the case for the discount rate, the capitalization rate is also used to calculate the present value of future cash flows. In contrast to discounting, capitalization refers to the compounding of a future recurrent payment.
CASH FLOW	Cash flow is a key performance indicator (KPI) used to describe profits when analyzing a company. It provides information on the company's financial strength. To derive the cash flow, the net profit is adjusted for non-cash relevant earnings positions.
CLOSED-END REAL ESTATE FUNDS	A form of investing indirectly in real estate, which is defined by a fixed principal sum. After equity is completely placed, the fund is closed. Trading of participations in these real estate partnerships is possible via a secondary market to a limited extent.
DERIVATE	This term stems from the Latin word "derivare" (to derive). A derivative refers to a financial instrument which is based on an underlying (e.g., equities, bonds, interest, commodities). The derivative comprises the right to buy or sell the underlying at a fixed price at a specific time in the future. The price of the derivative depends on the performance of the price of the underlying.
DESIGNATED SPONSOR	This term is used on the capital markets to refer to a financial services provider (mostly a bank or a securities trading bank). The function of a designated sponsor is to improve trading and pricing of security papers (such as shares) by providing additional liquidity. For this purpose, a designated sponsor offers bid and ask prices (both on the supply and the demand side) in electronic trading.
DISCOUNT RATE	Discounting is a method in compound interest rate calculation. By discounting future cash flows through application of the discount rate and subsequent aggregation of the results their present value is determined.
EBIT	Earnings before interest and taxes. EBIT shows a company's operating results and is generally used to assess its earnings.
EPRA	European Public Real Estate Association; aims at promoting transparency among publicly listed real estate companies by establishment of consistent standards
EPRA RESULT	Consolidated income determined according to recommendations of EPRA; adjusts the consolidated income according to IFRS for one-off effects (such as sales) as well as valuation changes of properties and financial derivatives; indicator for operative result of portfolio holders
EPRA-NAV	Net asset value determined according to recommendations of EPRA; adjusts the NAV shown on the balance sheet for valuation changes of financial derivatives as well as deferred taxes; indicator for the real estate related enterprise value of portfolio holders
EXIT TAX	This relates to a tax benefit for profits from the sale of land and buildings to a REIT. The arrangement has a limited term through to December 31, 2009. If a company sells an applicable property to a REIT within this period, tax is only due on 50 % of any difference between the carrying amount of the property and the selling price.

FAIR VALUE	This accounting term refers to the value of an asset (such as a property) at its current present value, which is based on the future discounted cash flows.
FFO	Short for “funds from operations”. FFO indicates a real estate company’s earnings strength. The figure is calculated by adjusting the net income for the period by not liquidity-related positions, e.g. the valuation result (see consolidated cash flow statement).
HEDGE	Hedges are used to shelter certain items (e.g. interest or currencies) against fluctuations in their market value. These transactions aim to fix an economic price (e.g. an interest rate) at a fixed date in the future.
HGB	Abbreviation for “Handelsgesetzbuch” (German Commercial Code). This act sets out core principles of German commercial law in a total of five books.
IFRS	Abbreviation for “International Financial Reporting Standards”. This term refers to international accounting standards which comprise the standards issued by the International Accounting Standards Board (IASB), International Accounting Standards (IAS) and the interpretations of the International Financial Reporting Interpretations Committee (IFRIC). These regulations aim to ensure an internationally comparable, adequate presentation of a company’s actual financial position and results of operations.
INTEREST RATE SWAP	Swaps are derivatives which agree the swap of definite and fixed cash flows at a certain date in the future. In the case of an interest rate swap, the contracting parties undertake to pay a fixed or a variable interest rate for a specific underlying to the respective other contracting party. This mostly aims to hedge against the risk of changes in interest rates or to generate speculative profits.
INVESTOR RELATIONS	Also known as IR. Describes the relationship, in particular the communication, with potential and current investors in a listed company. These activities aim to provide investors with up-to-date, comprehensive information.
NAV	Short for “net asset value”. This KPI describes the actual enterprise value. Under IFRS regulations, the net asset value mostly corresponds to the balance sheet equity.
POTENTIAL RENT	Potential rent describes the annual rent for an existing property which could currently be received. This is the total of all of the contractual annual rent and any vacancies at market rents adequate for the respective location and property.
PRIME STANDARD	Listing segment of Deutsche Börse AG, organized under civil law and subject to statutory regulation. Companies listed in this segment have to fulfill particularly high transparency requirements.
REIT	Short for a “real estate investment trust”. The business purpose of a REIT is conducting activities relating to real estate. Under German law this includes, in particular, acquiring, managing and selling commercially used properties. In return for fulfilling the statutory requirements, no corporation or trade tax is paid at the REIT-company level. Instead, the shareholders are taxed to the extent that net income under the commercial code is disbursed as a dividend. In Germany, the corresponding tax rate has totaled 25 % since the definitive withholding tax (“Abgeltungssteuer”) was introduced.
UPREIT	Short for upstream-REIT. Refers to the exchange of participations in closed-end real estate funds for shares of a listed REIT. Although comparable concepts are wide-spread in the USA, Fair Value REIT-AG is the only company to date in Germany to use this business model.
WPHG	Abbreviation for “Wertpapierhandelsgesetz” (German Securities Trading Act). The WpHG regulates trading in securities such as shares or bonds in Germany. The “Bundesanstalt für Finanzdienstleistungsaufsicht” (BaFin – German Financial Services Supervisory Authority) controls the upholding of this act.
XETRA	Stands for exchange electronic trading. This refers to Deutsche Börse AG’s computer-assisted trading system for the spot market.

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