

Interim report as per 30 June 2008
I.R.E. German Property Holding B.V.



Reported to the OMX Nordic Exchange Stockholm and OMX Nordic Exchange Copenhagen on August 29, 2008.

The Board of I.R.E. German Property Holding B.V. (“GPH”) has today held a Board Meeting at which the interim report was considered and approved. The interim report is enclosed.

Summary:

GPH issued a bond in a private placement of € 32.0 million as per 1 March 2007 that subsequently was listed on the OMX Nordic Exchange Stockholm and OMX Nordic Exchange Copenhagen in May 2007.

The consolidated result after tax for GPH was a profit of €2.3 million compared to a loss of €0.2 million in the corresponding period 2007.

Revenue for the period amounts to €4.1 million. On June 30, 2008 the equity of GPH amounts to €17.9 million.

GPH owns 24 properties in Germany located in Berlin and Magdeburg, with a total of 119,144 square metres – of which 80.2% is residential, 12.1% is offices and 7.7% is retail and others.

The consolidated book value of the properties at June 30, 2008 amounts to €123.0 million.

Please address questions relating to this Notice to Daniel Akselson on telephone + 31 653 304590.

Notice to the Stockholm Stock Exchange no. 8
Notice to the Copenhagen Stock Exchange no. 8
Interim report as per June 30, 2008
I.R.E. German Property Holding B.V.
Chamber of Commerce no. 32108902
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Statement by Management on the interim report

The Board has today presented the interim report for the period January 1, 2008 to June 30, 2008. The interim report has today been considered and approved.

The interim report has been presented in accordance with the International Financial Reporting Standards as well as additional requirements of the OMX Nordic Exchange Stockholm and OMX Nordic Exchange Copenhagen on the financial reporting of companies with listed bonds.

We consider the applied accounting policies appropriate and the accounting estimates and we believe that the interim report contains the information relevant for evaluation of GPH's financial affairs. We therefore believe that the interim report provides a true and fair view of GPH's financial position and of the results of its activities for the period January 1, 2008 to June 30, 2008.

This interim report has not been audited. The next interim report will be published on November 28, 2008.

Bussum, August 29, 2008

The Board

S.A.D. Akselson
Director

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Financial review

GPH's comparative figures constitute the period January 1, 2007 up to June 30, 2007.

The result after tax amounts to a profit of €2.3 million compared with a loss of €0.2 million in the comparative period.

Revenue for the period amounts to €4.1 million. On June 30, 2008 the equity of GPH amounts to €17.9 million.

GPH owns 24 properties in Germany located in Berlin and Magdeburg, with a total of 119,144 square metres – of which 80.2% is residential, 12.1% is offices and 7.7% is retail and others.

The book value of the properties as of June 30, 2008 amounts to €123.0 million. Value adjustments of properties (if any) have been recognised in the financial statement item value adjustments.

Accounting policies

This interim report has been prepared in accordance to the International Financial Reporting Standards (IFRS) as well as additional requirements of the OMX Nordic Exchange Stockholm and OMX Nordic Exchange Copenhagen on the financial reporting of companies with listed bonds.

Events after the end of the financial period

Management is not aware of any events occurring after June 30, 2008 which would be expected to materially influence the financial position or outlook of the Group.

Consolidated financial statements

	(Amounts in €'000)	
	January 1, 2008 - June 30, 2008	January 1, 2007 - June 30, 2007
Income statement		
Revenue	4,087	3,088
Operating expenses	(869)	(847)
Value adjustments	2,485	199
Net operating income (NOI)	5,703	2,440
Administrative expenses	(170)	(112)
Result before depreciation (EBITDA)	5,533	2,328
Depreciation	(18)	(51)
Result before interest and tax (EBIT)	5,515	2,277
Net financials	(3,024)	(2,463)
Result before tax (EBT)	2,491	(186)
Result third parties	(148)	29
Tax on result for the period	(6)	(1)
Result after tax	2,337	(158)
Balance sheet		
Assets	June 30, 2008	June 30, 2007
Investment properties	123,044	108,595
Financial fixed assets	271	1,751
Receivables	1,955	6,834
Prepayments	2,148	944
Cash	2,048	1,419
Total assets	129,466	119,543
Equity and liabilities		
Equity	17,892	15,835
Minority interest	557	431
Deferred tax	3,360	6,363
Long-term liabilities	97,048	86,867
Short-term liabilities	10,609	10,047
Total equity and liabilities	129,466	119,543

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Statement of changes in equity

	(Amounts in €'000)	
	January 1, 2008 - June 30, 2008	January 1, 2007 - June 30, 2007
Equity at beginning of period	15,555	8,704
Increase of sharepremium reserve	0	7,239
Increase in sharecapital	0	50
Result for the period	2,337	(158)
Equity at end of period	17,892	15,835

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Cashflow statement

	(Amounts in € '000)	
	January 1, 2008	January 1, 2007
Cashflow statement	- June 30, 2008	- June 30, 2007
Operating result	5,515	2,277
Adjustment for:		
Gain on revaluation of investment property	(2,485)	0
Operating cash flows before movements in working capital	3,030	2,277
Total depreciation	18	51
Addition to provision	0	307
Depreciation / movement provisions	18	358
Movement short-term receivables	528	6,496
Movement short-term liabilities	613	(18,611)
Movement working capital	85	(25,107)
Operating cash flow	3,133	(22,472)
Paid and received interest	2,904	2,463
Paid tax	208	0
Other operating activities	(3,112)	(2,463)
Cashflow from operating activities	21	(24,935)
Investments in financial fixed assets	(6)	(1,222)
Investments in tangible fixed assets	(2,487)	(9,396)
Cashflow from investments	(2,493)	(10,618)
Withdrawal loans	250	32,677
Redemption of loans	(784)	(7,428)
Equity contribution	0	7,289
Cashflow from financial activities	(534)	32,538
Movement in cash	(3,006)	(3,015)