

Interim report 30 September 2007
I.R.E. German Property Holding B.V.



Reported to the Stockholm and Copenhagen Stock Exchange on November 30, 2007.

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 Stockholm and Copenhagen Stock Exchanges in May 2007. However this Interim report is based on 9 months figures for the period 1 January – 30 September 2007.

The consolidated result before tax for GPH was a loss of €0.3 million compared to a loss of € 3.2 million in the corresponding nine-month period 2006.

Net operating income for the first nine months amounts to €3.9 million and the equity of GPH per September 30, 2007 amounts to €15.7 million.

GPH owns 24 properties in Germany (Berlin and Magdeburg) with a total of 119,144 square metres. The main part (80.2%) is residential, offices (12.1%) and retail and others (7.7%).

The consolidated book value of the properties at September 30, 2007 amounts to € 111.1 million.

Please address questions relating to this Notice to Daniel Akselson on telephone + 31 653304590.

Notice to the Stockholm Stock Exchange no. 5
Notice to the Copenhagen Stock Exchange no. 5
Interim report as per September 30, 2007
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, 2007 to September 30, 2007. 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 Stockholm and Copenhagen Stock Exchanges 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, 2007 to September 30, 2007.

This interim report has not been audited. The next report will be published on February 29, 2008.

Bussum, November 30, 2007

The Board

S.A.D. Akselson
Director

A. Schmidt
Director

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Financial review

GPH's comparative figures constitute the period January 1, 2006 up to September 30, 2006.

The result before tax amounts to a loss of €0.3 million compared with a loss of €3.2 million in the comparative period.

Net revenue for the first nine months amounts to €4.7 million. On September 30, 2007 the equity of GPH amounts to €15.7 million.

GPH owns 24 properties in Germany (Berlin and Magdeburg) with a total of 119,144 square metres. The main part (80.2%) is residential, offices (12.1%) and retail and others (7.7%).

The book value of the properties as of September 30, 2007 amounts to €111.1 million. Value adjustments of properties 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 Stockholm and Copenhagen Stock Exchanges 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 September 30, 2007 which would be expected to materially influence the financial position or outlook of the Group.

Interim consolidated financial statements

	(Amounts in € '000)	
	January 1, 2007	January 1, 2006
Income statement	- September 30, 2007 9 months	- September 30, 2006 9 months
Net revenue	4,732	3,090
Operating expenses	(1,023)	(1,856)
Value adjustments	199	0
Net operating income (NOI)	3,908	1,234
Administrative expenses	(145)	(693)
Result before depreciation (EBITDA)	3,763	541
Depreciation	(86)	(1,397)
Result before interest and tax (EBIT)	3,677	(856)
Net financials	(3,966)	(2,355)
Result before tax (EBT)	(289)	(3,211)
Result third parties	31	(33)
Tax on result for the period	(4)	(5)
Result after tax	(262)	(3,249)
Balance sheet		
Assets	September 30, 2007	September 30, 2006
Investment properties	111,073	76,407
Fixed asset investments	1,775	637
Receivables	1,916	250
Prepayments	1,496	817
Cash	893	2,808
Total assets	117,154	80,919
Equity and liabilities		
Equity	15,732	(4,763)
Share third parties	429	(8)
Deferred tax	6,280	0
Long-term liabilities	92,094	61,617
Short-term liabilities	2,619	24,072
Total equity and liabilities	117,154	80,919

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Statement of changes in equity

	(Amounts in € '000)	
	January 1, 2007 - September 30, 2007	January 1, 2006 - September 30, 2006
Equity at beginning of period	8,704	(1,514)
Increase of sharepremium reserve	7,239	0
Increase in sharecapital	50	0
Loss for the period	(262)	(3,249)
Equity at end of period	15,732	(4,763)

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Cashflow statement

	(Amounts in € '000)	
	January 1, 2007	January 1, 2006
Cashflow statement	- September 30, 2007	- September 30, 2006
	9 months	9 months
Operating result	3,678	(856)
Total depreciation	86	1,397
Addition to provision	224	0
Depreciation / movement provisions	310	1,397
Movement short-term receivables	2,129	(489)
Movement short-term liabilities	(26,039)	6,767
Movement working capital	(28,168)	7,256
Operating cash flow	(24,180)	7,797
Paid and received interest	3,966	2,355
Paid tax	4	5
Other operating activities	(3,970)	(2,360)
Cashflow from operating activities	(28,150)	5,437
Intangible fixed assets	1,230	(2,995)
Tangible fixed assets	11,926	37,006
Cashflow from investments	(13,156)	(34,011)
Withdrawal loans	39,838	31,146
Redemption of loans	(9,362)	(108)
Equity contribution	7,289	0
Cashflow from financial activities	37,765	31,038
Movement in cash	(3,541)	2,464