

Press Release

11 June 2010

Commerz Real Buys Second Property in Warsaw

- **Fully-let office scheme acquired for open-ended real estate fund “hausInvest europa”**
- **Total investment volume approximates 56 million euros**

Commerz Real has just committed itself in the Polish capital Warsaw by acquiring the “Harmony Office Center,” completed in 2008, for its open-ended real estate fund “hausInvest europa.” The total investment volume for the office scheme, which has a gross lettable area of about 19,300 sqm, approximates 56 million euros. It is let in its entirety and for a period of 10 years to Bank Millenium, the fourth-largest financial institute in Poland. On the Commerz Real side, the transaction was facilitated by Savills.

“With the acquisition of the Harmony Office Center, we demonstrate our continued interest in the Polish market. In 2008 we bought a Warsaw office scheme for our open-ended real estate fund ‘hausInvest global,’” said Hans-Joachim Kühn, Board Member of Commerz Real and in charge of real estate acquisitions. “Poland counts among the European markets that have been least impaired by the financial and economic crisis but actually report sound economic growth. As the country’s administrative, trading and financial hub, Warsaw shows attractive market potential, which ‘hausInvest europa’ should benefit from.”

The “Harmony Office Center” offers comfortable accessibility between the inner city and the office district of Mokotów and a great connection to the airport. The office scheme, which consists of three interconnected buildings, satisfies the highest international standards and features outstanding fit-out qualities.

1,626 chars (including blank spaces)

Commerz Real AG

Mercedesstrasse 6
40470 Düsseldorf, Germany

Kreuzberger Ring 56
65205 Wiesbaden, Germany

Markus Esser
Head of Corporate Communication
Contact for Public and Institutional Real Estate Funds
Tel. +49 611 7105-485
Fax +49 611 7105-289
markus.esser@commerzreal.com

Karolina Müller
Head of Brand Communications
Contact for Closed-End Funds, Leasing
Tel. +49 211 7708-2563
Fax +49 211 7708-3562
karolina.mueller@commerzreal.com

Upon request, we will gladly send you the image below as high-resolution print file.



The acquisition of the “Harmony Office Center” in Warsaw by “hausInvest europa” marks the open-ended real estate fund’s market entry in Poland.

About Commerz Real AG

Commerz Real AG is a fully owned subsidiary of Commerzbank AG. With approx. 45 billion euros in assets under management, Commerz Real AG counts among the world’s largest property asset managers and providers of structured leasing and investment solutions. Business focus is the provision of investment products, such as open-ended and closed-end real estate funds, institutional real estate funds, REITs, closed-end funds for ships, aviation, and renewable energy. The spectrum of services includes moreover the area of structured investments, which combines the activities of real estate leasing, big-ticket leasing, and structured financings, as well as equipment leasing.

With a volume of nearly 11 billion euros, “hausInvest europa” counts among Europe’s largest open-ended real estate funds. The fund’s real estate portfolio includes about 100 properties in twelve European countries.