hausInvest global

Annual Report 2008/2009

as of 30 September 2009, including Sales Prospectus

Open-Ended Real Estate Fund

Non-binding Translation of the Annual Report as of 30 September 2009

Contents

For information updates on the Fund, please visit us on the Internet at www.hausinvest.de

At a Glance

ISIN: DE 000 254 473 1 WKN: 254 473	As at 30 SEP 2006 or financial year 01 OCT 2005–30 SEP 2006 MM EUR	As at 30 SEP 2007 or financial year 01 OCT 2006–30 SEP 2007 MM EUR	As at 30 SEP 2008 or financial year 01 OCT 2007–30 SEP 2008 MM EUR	As at 30 SEP 2009 or financial year 01 OCT 2008–30 SEP 2009 MM EUR
Real estate	406	512	642	**778**
Interests held in real estate companies	580	382	862	**891**
Cash and cash equivalents	303	959	530	**373**
Miscellaneous assets	140	171	220	**246**
Liabilities and provisions	-295	-264	-238	**-508**
Fund assets	1,134	1,760	2,016	**1,780**
Real assets	1,336	1,132	2,045	**2,313**
thereof directly held	406	512	642	**778**
thereof held through real estate companies	930	620	1,403	**1,535**
Real estate outside Germany	1,336	1,086	1,999	**2,240**
thereof directly held	406	466	596	**705**
thereof held through real estate companies	930	620	1,403	**1,535**
Real estate inside Germany	0	46	46	**73**
thereof directly held	0	46	46	**73**
thereof held through real estate companies	0	0	0	**0**
Changes in net funds	-295	573	225	**-208**
Number of Fund properties (directly and indirectly held)	12	15	21	**23**
thereof held through real estate companies	9	9	15	**16**
thereof abroad	12	14	20	**21**
Changes during the reporting period (including transfers of rights and duties)				
Acquisitions (number)	0	5	6	**2**
Dispositions (number)	0	2	0	**0**
Occupancy rate (by balance sheet date)	98.1 %	98.4 %	97.5 %	**96.8 %**
Redemption price per share, in EUR, on balance sheet date	53.67	55.24	56.07	**55.15**
Issue price per share, in EUR, on balance sheet date	56.35	58.00	58.87	**57.91**
Distribution in MM EUR[1]	26	73	71	**42**
Number of shares outstanding (in million pieces)	21	32	36	**32**
Distribution date	4 JAN 2007	4 JAN 2008	6 JAN 2009	**6 JAN 2010**
Distribution per share, in EUR	1.15	2.30	2.30	**1.30**
Total Expense Ratio (TER)	0.78 %	0.98 %	1.04 %	**0.36 %**
Return on Investment (BVI method) [2]	4.6 %	5.2 %	5.8 %	**2.5 %**
Profit on real estate (equity capital)	7.0 %	9.0 %	8.6 %	**3.0 %**
Profit from liquidity portfolio operations	2.6 %	3.8 %	4.1 %	**2.3 %**
Tax-free share of the ROI [3]	51.3 %	41.4 %	58.8 %	**1.61 %**
Performance since Fund inception (BVI method)[2]	9.7 %	15.4 %	22.2 %	**25.2 %**

[1] On the basis of the shares outstanding by the distribution date (previous years) or by the balance sheet date of 30 September 2009, respectively.

[2] Not counting the up-front fee, with distributions instantly reinvested. Past performance is not indicative of future returns.

[3] Not included in the Statement of the Independent Auditor.

Management Report

Dear Madam, Dear Sir,

hausInvest global reported a year-on-year return on investment of 2.5 % (calculated using the BVI method) by the balance sheet date of 30 September 2009, and showed itself capable of realising a respectable result compared to other investment vehicles and despite the currently difficult market environment.

The financial crisis of 2008/2009 is reflected in a palpable reticence among investors and thus in modest cash inflows for *hausInvest global* during the reporting period. As the level of cash outflows was more or less unchanged, if with a slight upward tendency, the Fund volume declined from 2.02 billion EUR (as at 30 September 2008) to 1.78 billion EUR (as at 30 September 2009). The Fund volume is committed in 23 properties with an aggregate portfolio value of 2.31 billion EUR. The portfolio breaks down into a 58.7 % share of Fund properties outside Europe, in line with the Fund's balanced global investment strategy.

In the fall of 2008, when a number of open-ended real estate funds were forced to suspend the redemption of shares, *hausInvest global* remained able to keep an adequate liquidity buffer on hand. The pressure to return shares that was most keenly felt among institutional investors had a comparatively small impact on *hausInvest global* because we had negotiated special redemption rules with the overwhelming majority of these investors. The liquidity rate equalled 21.0 % by the end of the financial year, thus clearly exceeding the statutory minimum liquidity of 5 %. The Fund's cash and cash equivalents were to 98.4 % invested in overnight deposits and time deposits.

The portfolio properties are without exception of high value and satisfy contemporary standards. Notwithstanding the tight economic situation, our asset management successfully negotiated extensive new leases that resulted in a floor space take-up of about 55,300 sqm in new and follow-up lettings. This translated into an occupancy rate of 96.8 % by the balance sheet date, and thus into virtually full occupancy.

The revaluations of two project developments in Singapore precipitated a special adjustment of the share price of *hausInvest global* in late September 2009 that transcended the customary variance with a markdown of 0.79 EUR. The share price has rebounded since then, and is climbing steadily. The investment decisions in favour of the two new construction projects in Singapore were made in early 2008, when the scope of the financial crisis and its ramifications on the world's real estate markets was not quite apparent yet. At the time, Singapore stood out due to both its low vacancy rate and its high floor-space demand. We remain firmly convinced – and there are various signals bearing us out even now – that Singapore, being one of the leading financial hubs worldwide, will be among the first Asian markets to recover from the crisis.

Singapore, Shenton Way

Outlook

The global economic and financial crises continue to impact the world‘s economy. It is safe to say that their ramifications for the real estate markets will extend into 2010. That said, *hausInvest global* is well prepared to face the challenges before it, what with its high-end real estate, its widely diversified tenant constituency, and its long-term lease structures.

The eroding rent levels and the downward trend in floor space demand in some locations are likely to keep putting the Fund performance under pressure for another six months. At the moment, we are preparing for a lateral development that will eventually offer ample opportunity for a recovery in tune with the market relaxation we expect to see in the medium future. The high quality of the portfolio both in regard to locations and the building standards avails us of the perfect prerequisites for this scenario.

With a view to our most recent letting achievements in Singapore and the medium-term growth forecasts for the Asian region, we remain convinced that hausInvest global is a lucrative commitment for investors with a medium- to long-term horizon. Moreover, we transferred 8 million EUR from the capital investment company (Commerz Real Invest-

Saint-Denis, Portes de France

mentgesellschaft mbH) into the pool of segregated assets on 29 October 2009 in order to boost the Fund performance.

We uphold our medium-term goal to realise a return on investment around 3 % for the Fund.

Wiesbaden, in December 2009

Michael Bücker
(Chief Executive Officer)

Eberhard Graf

Hans-Joachim Kühl

Roland Potthast

Erich Seeger

Fund Strategy

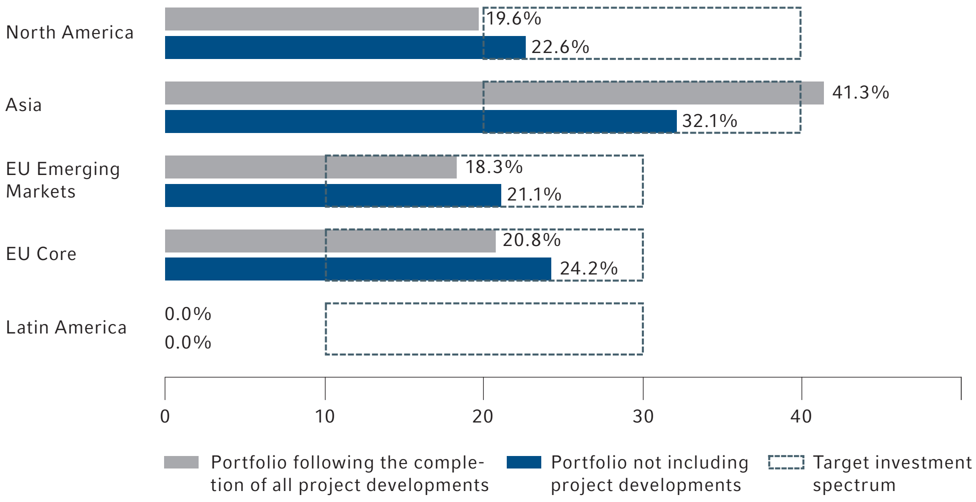
hausInvest global is an open-ended real estate fund with worldwide investments, focusing on any of the world's economic and political hubs that manifest a high development potential. The idea is to set up a globally diversified real estate portfolio that concentrates on commercially used properties in the office and retail segments, located in North America, Europe and in the Asian-Pacific region.

To ensure an optimal diversification for the investor, the Fund Management strives to spread the assets not just by region and types of use, but also by property characteristics such as location, size category, and tenancy. Additional income opportunities present themselves in the form of project developments we mastermind in our own right or commission suitable contract partners to develop. Any investment is subjected to diligent fiscal and legal audits. Likewise, we secure our long-term investment goals by taking financing policy decisions and all currency hedging aspects into account in ways that reflect prevailing market conditions and regulatory parameters.

Within the framework of these investment-policy guidelines, the Fund Management pursues an active portfolio management. This means taking advantage of the divergent cyclical development on the world's real estate markets in an integrity-driven approach.

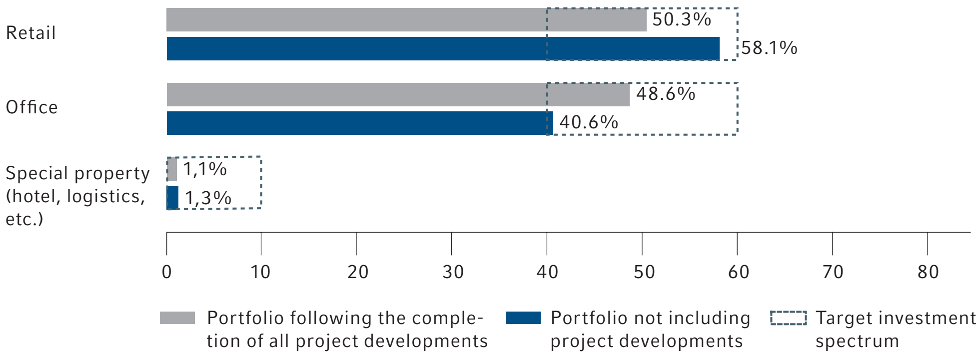
Naturally, the aforementioned investment characteristics – particularly the regional spread – may temporarily fall short of meeting the targeted medium- and long-term diversification in an even manner during the setup phase of a given portfolio.

Country allocation in %



Based on market values. Status 30 September 2009

Sector allocation in %



Based on market values. Status 30 September 2009

Real Estate Markets and Activities

United States

Economic data					Forecast	Forecast
	2005	2006	2007	2008	2009	2010
GDP	3.1	2.7	2.1	0.4	-2.6	2.4
Inflation	3.4	3.2	2.9	3.8	-0.5	1.9
Consumer spending	3.4	2.9	2.6	-0.2	-1.0	1.4

Change in % p.a. Source: Commerzbank, Consensus, EIU

The recession in the United States has peaked. Following an economic contraction by more than 1.6 % during the first quarter of the year, the figure of just -0.2 % during Q2 is a clear signal for improvement. That said, the economic performance of the United States dropped by nearly 4 % year-on-year. Slowed private household spending and the regressive industrial output have deprived the US economy of its most important growth drivers. The growth rate is not expected to rebound before next year.

Massive layoffs have significantly impacted the commercial real estate market in the United States. As around 1.5 million square metres became available during the second quarter alone, the national vacancy rate jumped up to 15.5 %. Office markets, where private property prices suffered the steepest drops, were particularly hard hit. Likewise, markets with a high share of business tenants from the financial sector are facing difficult times. Notwithstanding first signals for an economic shift in trend, demand for office space remained rather sluggish during Q2 2009. Particularly conspicuous was the drop in large-space lettings that is explained by the corporate trend not to expand but to consolidate. A fast-growing supply combined with slow demand have bolstered the bargaining position of tenants. This in turn has not remained without consequences for the rent level. Especially the expansion of incentives offered by landlords, such as e. g. rent-free period, new floor space developments or payment of the removal costs, have significantly driven down the rents actually paid. Contract rents dropped just as quickly: In Los Angeles, they declined by more than 8 % year-on-year, in New York City by actually more than 20 %. Those US cities characterised by a different economic structure, such as Washington, D.C., or Seattle saw drops not quite as drastic, comparatively speaking.

Because of the persistent credit crunch on the financial markets the US investment markets showed no signs for a definitive improvement during the first semester of 2009. Meanwhile, prices for office real estate have plummeted by an average of 34 % since their high-water mark in 2007. The transaction markets continued to see little activity as the owners of Class A properties and their leads entertain vastly different notions regarding prices. Owners of Class B real estate find it very hard to sell their properties without offering hefty discounts.

Outlook: While the vacancy and the negative take-up will continue to impact the US office markets, the situation for new construction is expected to relax slightly. The volume of new construction on US markets in 2010 will be down to about half of what it has been this year. We believe that the investment markets will be subject to further price adjustments through the end of 2010. Since a great number of financing agreements were signed in 2005 and 2006, and since the normal loan term runs for five years, the coming two years are likely to see an increased refinancing demand on the real estate markets. Given the eroded capital values and the raised equity requirements, this will necessitate some emergency sales. Even if the financial markets were to keep stabilising in the course of the coming year, we do not expect the US investment markets to find a stable basis before the end of 2010. We assume moreover that rent rates on the majority of markets are unlikely to stabilise before the end of 2012.

Canada

Economic data					Forecast	Forecast
	2005	2006	2007	2008	2009	2010
GDP	3.0	2.9	2.5	0.4	-2.3	2.4
Inflation	2.2	2.0	2.1	2.4	0.4	1.8
Consumer spending	3.7	4.1	4.6	3.0	-1.1	0.4

Change in % p.a. Source: Commerzbank, Consensus, EIU

Its economic dependence on the United States caused Canada to slip into a recession, too, by the end of 2008. Specifically the suppliers for the US automobile industry and the timber production for the US construction sector suffered serious setbacks, contributing definitively to an economic dip in Canada. The ramifications for the Canadian job market were dramatic: Within a year, the unemployment rate rose from 6.2 % (September 2008) to 8.4 % (September 2009). However, as the government's economic stimulus program and the stabilising economic situation in the United States began to take effect, the jobless rate actually declined slightly between August and September 2009. At the same time, Canadian consumers remain reticent and have cut down on spending. After many years of growth, this year is expected to become the first to report a drop in private consumption (forecast: -1 %). The good news is that the Canadian financial system has not been rocked as badly by the financial crisis as the systems of many other industrialised nations, which is owing to the conservative lending policy that is standard here. We consider this an important argument in favour of a swift and sustained recovery. With the rock bottom stage of the recession overcome, the Canadian economy started to report positive growth in June 2009. In a word, the situation in Canada is clearly suggesting that growth will resume in 2010.

For the time being, the Canadian office market, for one, is bearing the brunt of the economic crisis after years of robust expansion. Particularly the financial hub Toronto and the commodity industry-dependent Calgary have experienced price adjustment since the beginning of the year. Many of the construction projects launched during the space shortage in 2006/2007 are having a hard time finding tenants now. Vacancy rates are therefore pushing upward, and this in turn is impacting rent levels. Following years of rent hikes, rates have started to slip, though not nearly as dramatically as on other office markets around the world.

The Canadian retail industry looks back on many years of fast-paced growth. Now, with the onset of the recession, consumers have become more reticent. Irrespective of the fact that the sentiment among Canadians is actually brightening again, retail sales will continue to decline through the end of this year. Next year, the recovering Canadian economy will also help the retail business get back on track and experience positive growth. In fact, the then-as-now limited supply in prime retail space will remain the driver of successful shopping centre developments. Inversely, vacancies in poorly managed or unfavourably positioned malls will probably increase.

The aggravated financing conditions and the unease among the players has caused the transaction volume on Canada's investment markets to decrease over the course of the year. As a result, the quantity of real estate traded is substantially lower than a year ago. A case in point, the transaction volume for office investment plunged by 60 % during the first semester of 2009 when compared to the same period last year.

Outlook: Traditionally, the Canadian investment market's hallmark has been its impressive stability, which is explained by the fact that a large share of the country's commercial real estate stock is owned by major pension funds and insurance companies. Unsurprisingly, it will prove to be the markets saving grace in the months to come: There will be a marked drop in new construction in 2011, and this will positively support the recovery just as it kicks in. We assume that the corrective phase on the real estate market will be concluded in the coming year. To be sure, the subdued consumer sentiment makes it reasonable to expect regressive retail sales in 2009, but we expect domestic demand to perk up again as early as next year.

Western Europe

Economic data					Forecast	Forecast
	2005	2006	2007	2008	2009	2010
GDP	1.8	3.1	2.7	0.6	-3.9	1.0
Inflation	2.2	2.2	2.1	3.3	0.3	1.2
Consumer spending	1.9	2.1	1.6	0.3	-0.9	0.2

Change in % p.a. Source: Commerzbank, Consensus, EIU

Europe has been undergoing the most severe economic crisis since the end of World War II in recent months. By mid-year, the economic climate had begun to brighten again, and the production of goods regained some of its momentum. This suggests that Europe's economy has bottomed out and will gradually resume its growth course, with each country setting its own pace. in addition to the budding foreign demand, economic stimulus packages running in the billions have helped to stabilise the European economy, and the forecasts suggest as much: While the Eurozone's negative growth for 2009 had been projected as -4.5 % in April, the latest forecasts draw a slightly brighter picture at -3.9 %. In fact, the Eurozone is expected to see a positive growth of 1 % in the coming year. As said before, the speed of recovery will probably vary from one country to the next. Particularly those countries that were first to experience problems due to a drop in residential real estate prices will take longer to get back on their feet. Such countries include Spain and Ireland, among others.

Europe's commercial real estate markets, which had been defined by high take-ups and rising rent rates in recent years, have been subjected to drastic adjustments since fall of 2008. Layoffs – with more than five million jobs cut in the European Union since 2008 – translate into a regressive floor space demand. To a certain degree the take-up admittedly stabilised during Q2 2009, yet it remains at just three quarters of its long-term average. It comes as no surprise that slow demand has further increased vacancies. Accordingly, the average vacancy rate in Europe rose by 150 basis points to just short of 10 % during the first six months of the year. The increase had exerted downward pressure in rent levels across Europe. Specifically the volatile office markets of London, Dublin, Madrid, and Paris registered substantial rental discounts. Smaller markets with a more regional orientation, by contrast, have also seen drops in rent rates, though on a far more modest scale.

The tight economic situation of the past year precipitated a deterioration of the consumer climate. Hence we anticipate a decrease in private consumer spending by nearly 1 % between 2008 and 2009, and a stabilisation in the coming year. In the medium term, countries where prices for residential real estate plummeted, such as Spain, Ireland, and the United Kingdom, are likely to suffer a much steeper decline in retail sales than other countries. At the same time, it is perfectly obvious that international retail chains with innovative concepts and substantial benefits of scale count among the winners of the upward phase. At the other end of the spectrum, small retailers or companies with obsolete concepts (e. g., Karstadt or Hertie in Germany) are bearing the brunt of the crisis.

On the European real estate investment markets, too, the global economic crisis has prompted a correction of the exaggerations of recent years. If nothing else, the market was spared the anticipated rash of emergency sales by distressed owners. On the whole, the investment activities dried up dramatically in the wake of the Lehman Brothers insolvency. Then again, the markets regained some of their momentum over the past months: During Q3 2009, the European investment market registered a volume of nearly 20 billion EUR, an increase of about 40 % compared to the previous quarter. Particularly high is the interest in low-risk prime properties in central locations. Many private investors looking for an inflation-safe investment were active in this segment during recent months.

Outlook: The shortage in high-quality products brings some investors who seek to place substantial amounts of capital on the markets face to face with grave challenges. The number of real estate emergency sales was relatively small because banks responded to the situation with great caution. The limited supply in high-end products will raise the pressure on the top yield of those markets that are already in the focus of investors. On some European markets, it is therefore safe to expect prices in the top segment to push upward in the near future. For the transaction market as a whole we expect 2009 to gross only half of last year's transaction volume The competition among retailers will become fiercer and prolong the ongoing market adjustment phase on the retail markets in the medium term.

Central Europe[1)]

Economic data					Forecast	Forecast
	2005	2006	2007	2008	2009	2010
GDP	4.5	6.4	6.0	4.4	-3.0	1.0
Inflation	3.6	3.1	4.0	5.9	3.3	2.8
Consumer spending	4.0	5.8	5.0	4.8	-3.0	0.7

Change in % p.a. Source: EIU

In Eastern Europe, the economic crisis is making itself felt in the form of a severe downturn. After years of reporting high economic growth rates in line with the progressing integration into the European Union, the region now suffers from economic contraction. The speed and scope of the downtown varies drastically from one country to the next, not least because some countries manifested structural problems even before the onset of the financial crisis: Excessive lending, loss of competitive edge, and soaring foreign debt have caused a painful dip in growth, particularly in the Baltic states, in Romania, Bulgaria, and Hungary. By contrast, the Polish economy has shown remarkable resilience, and it is the only one in Central Europea that will not contract but grow, even if just by roughly 1 %.

The Central European markets have gained in importance in recent years because of their economic growth and the attendant expansion of international companies. Their cities have developed into significant regional business hubs, most notably Warsaw and Prague. Since the 1990s, Central European office markets have manifested a construction boom because the limited supply in office space that was available after the collapse of the Eastern Bloc created an extreme demand for western-standard floor space. Upcoming completions, however, will coincide with a substantially lower demand in these times of economic crisis. As a result of the imbalance between supply and demand, it is safe to expect vacancies to go up and rent rates to go down. Particularly the office markets of Budapest, Bucharest, and Sofia will experience drastic market adjustments over the next two years.

The regional retail market registered considerable additions in floor space, and yet the catch-up need in the Central European countries remains high. This goes particularly for the regional mid-sized cities because these have been neglected during the ongoing expansion of international retailers into these countries. Their focus is on large conurbations of national import. Over the past few years, this emphasis has helped to create a significant overstock in retail space. Shopping centres were built in large numbers

[1)] Central Europe: Bulgaria, Croatia, the Czech Republic, Estonia, Hungary, Latvia, Lithuania, Macedonia, Poland, Romania, Slovakia, and Slovenia.

without always taking even the basics of a successful concept into account. As the shortcomings of this approach are becoming apparent now, many owners are struggling with the negative ramifications such as unsuitable floor plans, inconvenient locations, and an insufficient tenant mix. Investing in this market segment obviously requires a very cautious approach.

Outlook: All markets in the region report rising vacancies and sinking rent rates and real estate prices. Recent data suggest that property prices might stabilise before long, which is more than you can say about rent rates, even in the medium run. These have only just begun to yield. Once the economic crisis has abated, however, the Central European countries have the potential for above-average rental growth because the catch-up need has not gone away, nor has the flexible economic structure and the situation on the job market. Indeed, the investment markets of Warsaw and Prague are already bracing themselves for rising real estate prices and resurging demand in the coming year. All other office markets in the region will have to wait longer for recovery.

Turkey

Economic data					Forecast	Forecast
	2005	2006	2007	2008	2009	2010
GDP	8.4	6.9	4.7	0.9	-5.7	3.0
Inflation	8.2	9.6	8.8	10.4	5.9	7.0
Consumer spending	7.9	4.6	5.5	-0.1	-3.0	2.5

Change in % p.a. Source: EIU

For a long time, the communiqués of the Turkish government on the state of the country's economy were characterised by optimism more than by a sense of reality. As late as March 2009, the Government predicted a growth of about 4 % but seems to have come awake to the gravity of the recession that hit Turkey (latest growth forecast: -5.7 %) since then. And having turned down the assistance loans offered by the IMF at the beginning of the year, it changed its mind in recent months and is now prepared to make a number of concessions. Especially the decline in private consumer spending, with a share of nearly 70 % clearly the key components of the country's GDP, has seriously impacted the economy. That said, the economic stabilisation in the European Union, Turkey's main trading partner, makes an improvement of the economic situation look likely. It also explains why independent experts expect a sound GDP growth of 3 % as early as next year.

So far, the market for modern office space in Turkey has been limited almost exclusively to Istanbul. The economic crisis brought a clear decline in demand during the first semester of 2009. Since, however, Class A office space is in very short supply indeed, the vacancy rate has increased but slightly to 5 % since the beginning of the year. The regressive floor space demand, but also the devaluation of the Turkish Lira clearly increased the downward pressure on rent rates in recent months. Nonetheless, we do not expect to see rent rates plummet because the supply in vacant office space remains limited. Due to the difficult financing situation, a number of developers had to shelve their project planning in recent months. This trend affects not only the office market but also the market for retail space. More than other types of real estate, it was retail venues that experienced a boom in the past few years, and we consider the present phase an opportunity to stay ahead of the game with truly sensible and smart developments. What with the size of the Turkish market and the catch-up need of Turkish consumers, the development potential remains very high indeed.

Outlook: Investing in Turkey is not a carefree proposition: On the one hand, the supply of properties worth a commitment is modest, on the other hand, the ownership structure is fragmented. Add to this that the poor transparency of the market as well as the lack of professionalism among local players is always good for surprises. No wonder therefore that investment activities have remained slow in recent years. With a view to the recovery of the Turkish economy in cooperation with numerous new constructions, we do expect the market to become livelier though. The size of the market and the high catch-up need in particular stand to generate robust growth in the retail business. The growth will in turn ensure that Turkish shopping centres in particular will be on top of the shopping lists of international investors.

Australia

Economic data					Forecast	Forecast
	2005	2006	2007	2008	2009	2010
GDP	2.8	2.8	4.0	2.3	0.8	2.4
Inflation	2.7	3.5	2.3	4.4	1.7	2.2
Consumer spending	3.0	3.2	4.3	2.2	1.5	1.4

Change in % p.a. Source: Commerzbank, Consensus, EIU

The economic downturn in Australia has been very moderate. While other industrial nations are facing a regressive GDP, the economy "down under" is actually still growing. Admittedly, the pace of this growth does not compare with that of previous years. What made the dip less drastic than originally anticipated was the response of the Chinese economy which seized the opportunity to buy up commodities in Australia at bargain prices. While a slight negative growth had been forecast for 2009 as late as April, we now feel it is safe to assume a slight growth. Despite a noticeable slump on domestic demand, private consumer spending will continue to pursue its growth course in the medium term.

Australia's office markets have not been spared by the economically slow phase. Perth and Brisbane more than other cities have been impacted by hefty market adjustments. Vacancies have soared, mainly because the completion of a number of new buildings coincided with waning demand. This will increase the pressure on rent rates in Perth and Brisbane, and we believe that sizable rental discounts are to be expected. By contrast, Melbourne has shown itself to be less susceptible to the economic lull. Here, vacancies remain low at 5 %, and changes in rent rate levels, if any, will most likely be modest. In Sydney, the growing supply of floor space to sub-let is adding to the normal contingent of available venues, and driving up the vacancy rate. This has not remained without repercussions for the rent level. Aside from eroding contract rents, incentives have become more lavish than anything seen in the past fifteen years.

While investment activities did suffer a clear setback during the first three months of the year, the market revived noticeably in the second quarter. To be sure, the devaluation of the Australian Dollar last year helped to heighten the interest on the part of investors. Together with the ebbing sense of uncertainty on the market, it is this sort of interest that is stabilising the purchase prices.

Outlook: So far, the number of emergency sales on the Australian investment market has fallen far short of the expectations. Even though real estate prices did soften during Q1 2009, the second quarter was clearly marked by stabilisation. For the time being, real estate in Australia remains comparatively affordable, but an end of the bargain period is in sight. The relatively affordable Australian Dollar, the professionalism and transparency of the market, as well as the high product availability will keep foreign investors interested in this market.

South Korea

Economic data					Forecast	Forecast
	2005	**2006**	**2007**	**2008**	**2009**	**2010**
GDP	4.0	5.2	5.1	2.2	-0.9	4.0
Inflation	2.8	2.2	2.5	4.7	2.8	2.8
Consumer spending	4.6	4.7	5.1	0.9	-0.7	1.7

Change in % p.a. Source: Commerzbank, Consensus, EIU

Compared to other East Asian countries, South Korea has reported fast-paced economic growth. Having cooled off during the winter months of 2008/2009, the country's economy has grown but slowly in Q2. If nothing else, this suggests that the recession is past the rock-bottom stage. Growth expectations for 2009 have improved accordingly during the past months, from -4.2 % in March 2009 to -0.9 % today. In fact, the South Korean economy might resume its growth course of recent years as early as 2010, most likely to the tune of 4 %. Then again, with the labour market lagging behind the economic development, the office market will confront a flagging tenant demand through early 2010.

Compared to other Asian markets, the office market in Seoul has firmly stood its ground in times of uncertainty. A low vacancy rate, a moderate construction activity, and the reticence of tenants have saved the office market from major fluctuations. Most recently though, the stability phase has seemed to be coming to an end. Later than in other Asian markets, rent rates have now begun to slip, and vacancies are increasing. The adherence to traditional values used to ensure a stable development of rent rates because a local idiosyncrasy permitted only moderate rent hikes. So the erosion of rent rates we have been seeing since April will probably remain modest in scale. Since the office market is still in the early stage of an incipient rent adjustment phase, it is safe to assume that rents will keep softening through the end of 2010. We think that rent rates will rebound in 2011. Particular attention should be paid to the development of vacancies. Even at this point, everything suggests that full occupancy – a situation that extended into the winter semester of 2008/2009 – will not return anytime soon.

The investment market in Seoul was one of the few worldwide that did not suffer a decline in transaction volume. The place of foreign investors was taken over by private local investors in recent months. These took advantage of the low interest level to acquire real estate at relatively affordable prices.

Outlook: The Korean economy, having suffered a dip in the ongoing year, will resume its robust growth as early as next year. This will in turn enhance the parameters on Seoul's office market, and cause the floor space demand to gather momentum again. Rising vacancies in prime properties might become something of an issue. The upbeat sentiment among most local investors will drive up prices in the medium term, yet an increase in interest levels and slow tenant demand might just put the damper on this buoyant sentiment.

Japan

Economic data					Forecast	Forecast
	2005	2006	2007	2008	2009	2010
GDP	1.9	2.0	2.3	-0.7	-5.5	2.0
Inflation	-0.3	0.2	0.0	1.4	-1.4	-0.5
Consumer spending	1.3	1.5	0.7	0.6	-1.2	1.0

Change in % p.a. Source: Commerzbank, Consensus, EIU

The Japanese economy consolidated during the second quarter, and economic indicators suggest a robust growth for the second semester of the year. The sustainability of the economic recovery depends on the precarious lifeline of exports because the sharp rise in unemployment makes a swift recovery of domestic economy seem unlikely. Although the Japanese government has drastically increased its investment volume, a solid drop of the gross domestic product to the tune of 6 % must be expected for 2009. With the recovery of the global sales markets, Japan's economy is poised to grow by 1.5 % next year, or so the forecasts suggest. The government's economic stimulus programs play an essential role in bringing this about. One of them is aimed at the real estate industry, and intended to defuse the difficult financial situation of the Japanese REITs through a financial fund. REITS are suffering, on the one hand, from substantial cash outflows and a depreciation of assets, and, on the other hand, from the rather restrictive refinancing environment. The financial fund is generally expected to contribute definitively to the stabilisation of the situation.

Despite first signs for an economic recovery, the office market in Tokyo is suffering from the difficult economic parameters. In particular, the still relatively high rents in the Central Business District (CBD) have caused demand for floor space to decline rapidly. Simultaneously, it drove the vacancy rate in Tokyo up to nearly 6 % by June (compared to 4 % in June 2008). New completions and the sluggish floor space demand will push it up further before the end of the year. The increasing imbalance between supply and demand is exerting increasing pressure on rent rates, which have already dropped considerably. Yet we have reason to believe that the corrective cycle for rent rates climaxed this summer. A noticeable relaxation of the market situation is not to be expected before next year. After getting off to an extremely slow start, the year is showing signs of recovery. The relatively low price level is luring investors back to Tokyo. Their appetite is also whetted by the prospect of emergency sales.

The downward pressure on wages and jobs remains high. Domestic consumption cannot be expected to provide sustainable stimulus. On the contrary, it exacerbates the situation for Japan's retail sector. The new Japanese government has realised the predicament and is intent on stimulating domestic consumption through well-coordinated measures.

Outlook: There is reason to believe that the apex of the rent rate adjustment cycle was crossed this past summer. We do not expect to see rent hikes before 2011, though. Due to increasing vacancies, the situation on the letting market is relaxing again, though the vacancy rate will not reach an above-average level. The economic recovery, which is now gradually getting under way, and the improved value-for-money ratios have led us to expect a substantial increase in investment volume in the coming months.

Singapore

Economic data					Forecast	Forecast
	2005	2006	2007	2008	2009	2010
GDP	7.3	8.4	7.8	1.1	-4.1	5.0
Inflation	0.5	1.0	2.1	6.5	0.0	1.6
Consumer spending	3.8	4.0	5.2	2.4	-2.2	2.7

Change in % p.a. Source: Commerzbank, Consensus, EIU

The city state of Singapore overcame the nadir of its recession by mid-year 2009. High demand for bio technology products in the United States and Europe as well as a booming stock market throughout the second quarter translated into economic growth upward of 20 %. Year on year, the economy admittedly contracted by 3.5 %, yet this is considerably less than the -9.5 % of the first quarter. In face of the slowing pace of the downturn, the growth forecasts for 2009 were raised significantly, from -6 % in March 2009 up to -4.1 % in September. In the coming year, Singapore will most likely exceed the economic growth of many other Asian countries again with a projected growth rate of almost 5 %.

Demand for office space remained slow during the first half of 2009, so despite the slightly increased take-up, the market has yet to regain its original balance. Since considerably more floor space was put on the market than was let, the vacancy rate in Singapore went up to 11 % during the first six months. This ensured that the downward pressure on rent rates continued to be felt even if the pace of the decline did slacken noticeably. The price adjustments in the CBD has driven up demand for prime downtown space among companies from peripheral locations. Owing to the price correction, rent rates have regained the level of 2007. By the end of 2011, we expect to see a further softening of rent rates before Singapore will experience fast growth again in its role as international financial hub. In this context, it is particularly the government's control of zoned land that ensures a long-term stabilisation of the market. The regressive price level and the initial signs for growth prompted a noticeable revitalisation of the investment market during the second quarter.

Outlook: The powerful dynamic of Singapore's economy will promote sound economic growth in the coming months. Since the real estate market naturally lags behind the economic development, it will complete its down cycle not in the near but in the medium term. The letting market is gradually gathering momentum as companies from peripheral locations are seizing the opportunity to relocate to more central sites that have recently become more affordable. This tenant migration, however, will do little to mitigate the vacancy rate because a large number of projects will hit the market in the coming months. We assume that supply and demand will remain out of balance in the medium term, and will therefore expose rent rates to continued downward pressure. The financial prerequisites to emerge from the economic crisis more or less unscathed are much better in Asia's most important financial hub than in many other countries around the world. Ample savings from the boom cycle of many years are helping the city state to cushion the ramifications of the recession. In the long term, Singapore will continue to count among the most interesting investment locations worldwide because any downturn on this extremely volatile market is bound to be followed by a comparatively powerful boom cycle.

Mexico

Economic data					Forecast	Forecast
	2005	2006	2007	2008	2009	2010
GDP	3.2	5.1	3.3	1.4	-7.1	3.0
Inflation	4.0	3.6	4.0	5.1	5.3	3.3
Consumer spending	4.8	5.7	3.9	1.6	-7.8	4.0

Change in % p.a. Source: EIU

In addition to the economic slump suffered by Mexico's most important trading partner, the United States, the economy was hard hit by the fallen oil price and the swine flue epidemic. The country, with years of above-average economic growth just behind it, will see its GDP contract by about 7 % in the ongoing year. As the economic climate in the United States began to rally at the mid-year point, there is a very real chance that the close economic relations to the northern neighbour will trigger a substantial improvement of the economic situation. For the time being though, the economy is contracting at a rate of more than 10 % p. a. (as at June 2009). Unemployment is soaring, and even the transfer payments arriving from Mexican expatriates working abroad are drying up: bleak prospects indeed for the retail business in Mexico. It comes as no surprise then that the consumer spending is expected to decline by 8 % this year, and that growth impulses are unlikely to come from this side. In order to mitigate the effects of the recession, an IMF assistance loan was taken out during the first half of 2009, yet it remains to be seen whether the government programs financed by it are taking effect.

With roughly 4.5 million square metres in office space, Mexico City is home to the largest office market in Central America. The rapid expansion of international companies in recent years only enhanced its significance. The construction activity this triggered is now ebbing because project financing has become difficult in the deteriorated economic environment. The vacancy rate began to rise with the beginning of the year, but remained stable during the summer months (at 7 %). Although more and more companies are trying to sublet space, the rent level has manifested virtually no response to the distress signal. The rental discounts reported so far remain very moderate.

Outlook: In the long run, Mexico remains an interesting investment market. Due to the slumped price level, the Mexican real estate market offers lucrative investment opportunities in the ongoing corrective cycle. While vacancies will indeed increase and rent rates continue to drop, we believe that the coming months will be marked by relative stability. As soon as Mexico has resumed its growth course, the positive sentiment among the population and the real estate investors will create a sound and interesting market environment.

Portfolio Structure

A Balanced Investment Strategy

By 30 September 2009, the real estate portfolio of *hausInvest global* included 23 properties. Of these, 16 properties were held indirectly through real estate companies owned to at least 50.0 % by the Fund. Geographically speaking, the Fund properties were located to 41.3 % in Europe, to 38.2 % in Asia, and to 20.5 % in Canada as the only country in North America on record with an investment by the balance sheet date.

To complement the balanced geographic spread of the real estate, the Fund Management is moreover pursuing the goal to assemble a modern, high-yield real estate portfolio.

Economic age structure of the fund real estate [1)]

		Property market value in 000 EUR [2)]	Number of properties	Total floor space in sqm [3)]
< 5 years	53.5 %	1,126,238	12	431,827
5–10 years	4.2 %	87,500	1	19,987
10–15 years	7.0 %	147,692	2	181,991
15–20 years	34.9 %	734,915	6	203,473
> 20 years	0.4 %	8,931	1	11,373
Total		2,105,276	22	848,651

[1)] Basis: Market values of real estate directly and indirectly held, excluding properties under construction and vacant lots.

Status 30 September 2009

[2)] Pro-rata, referring to the holding percentage.

[3)] Referring to the property as a whole.

Geographic spread of the Fund real estate [1)]

		Property market value in 000 EUR [2)]	Number of properties	Total floor space in sqm [3)]
Singapoore	22.7 %	525,205	2	55,813
Canada	20.5 %	474,650	8	456,830
Japan	13.7 %	317,626	3	21,275
Czech Republic	10.0 %	231,820	2	73,422
Sweden	7.1 %	163,090	1	40,328
Turkey	6.6 %	152,300	1	62,061
Spain	6.3 %	144,600	1	48,232
France	5.6 %	128,554	1	24,602
Germany	3.1 %	72,571	2	52,971
Poland	2.6 %	61,000	1	18,599
South Korea	1.8 %	41,165	1	16,628
Total		2,312,581	23	870,761

[1)] Basis: Market values of real estate directly and indirectly held, including properties under construction and vacant lots.

Status 30 September 2009

[2)] Pro-rata, referring to the holding percentage.

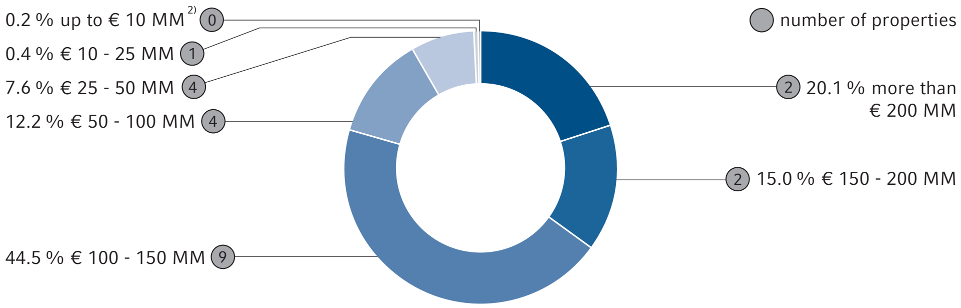
[3)] Referring to the property as a whole.

This explains why about 60 % of the Fund properties were younger than ten years by the balance sheet date. Properties of older provenience are thoroughly revitalised, where required, so as to bring them up to the same modern standard.

In order to achieve the optimal mix for the real estate portfolio, the spread of the Fund real estate across different types of use plays just as important a role. Here, we focus essentially on retail and office space, which accounted for a 54.2 % and a 38.5 % share of the real estate portfolio by 30 September 2009.

The even spread of the properties across different size categories also helps to endorse a balanced investment strategy. By 30 September 2009, the Fund portfolio included nine properties in the size category of up to 100 million EUR, another nine properties in the bracket of 100 to 150 million EUR, and four properties in the size categories of up to 200 and exceeding 200 million EUR.

Size categories for Fund real estate (market values) [1]

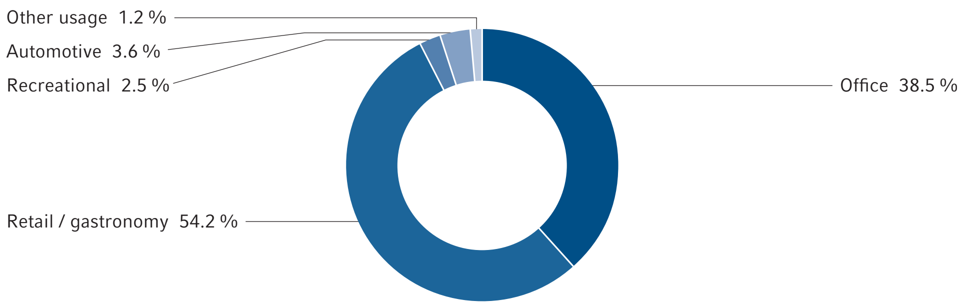


[1] Basis: Market values of real estate directly and indirectly held, excluding properties under construction and vacant lots.

[2] Pro-rata market value based on partial appraisal.

Status 30 September 2009

Main types of usage for Fund real estate [1) 2)]



[1] Pro-rata, referring to the participation quota.

[2] Based on rental income.

Status 30 September 2009

Acquisitions and Dispositions

During the time between 1 October 2008 and 30 September 2009, two properties were transferred with rights und duties into the portfolio of *hausInvest global*. The fair market values at the times when the deeds were signed add up to a total of 76.8 million EUR. The properties acquired are a logistics building south-east of Frankfurt, Germany, and a fully let office building in Calgary, Canada. These transactions are part of the ongoing optimisation of the real estate portfolio and thereby help to create a sustained stable income situation for the Fund. No real estate was sold during the reporting period just concluded.

A. Acquisitions, including transfer of rights and duties	Use [2]	Floor space in sqm	Total investment costs in EUR	Market value at signing of deed in EUR
I. Directly held real estate in countries inside the Eurozone				
Grossostheim, Linus-Pauling-Str. 2+6	W	34,731	27,664,534.15	28,200,000.00
II. Real estate held through real estate companies In countries outside the Eurozone, converted into EUR [1]				
Calgary, Alberta, 1331 MacLeod Trail SE	OB	15,018	48,561,645.67	48,644,186.19

[1] Exchange rate
CAD/EUR 17 JUL 2009 1.57470

[2] For a list of the acronyms, see the Property List.

Gerona, Espai Gironès

Purchase price in EUR	Acquisition expenses in EUR	Acquisition expenses in % of the purchase price	Prospective depreciation period for ancillary acquisition expenses in years	Date deed was signed	Transfer of rights and duties
26,410,556.00	1,253,978.15	4.75	10	31 March 09	28 April 09
46,876,946.84	1,684,698.83	3.59	10	24 June 09	17 July 09

Status 30 September 2009

Project Developments

Completed Properties Added to the Portfolio

In February 2009, the "Portes de France" office scheme in Saint-Denis, Paris, was completed. "Portes de France" includes two eight-storey buildings, with a motorway bisecting the twin buildings and making the complex resemble a northern gate to the metropolis of Paris. The proximity of the motorway orbital makes for great accessibility, too. The "Stade de France" football stadium, built for the 1998 world championship, is located in the immediate vicinity. With a gross lettable area of about 25,000 sqm, 400 car parking spaces, and the accessibility of its location, this office scheme has a tremendous site potential.

Also, the Entré shopping center in the city of Malmö in the South of Sweden opened for business during the reporting period. On roughly 40,000 sqm, a wide variety of stores and restaurants awaits the visitor. True to its name, the shopping mall assumes a gateway function on the north-western edge of downtown Malmö. The site just a 15-minute walk away from the central pedestrian zone, and has excellent motorway access. A public bus terminal is right next door.

Pending Transactions

We expect the "Edison Business Center" in Milan in northern Italy to be completed before the end of 2009. This project development consists of three office buildings, located in the established office location of Sesto San Giovanni in the North of Milan. Distinguishing features of the Edison Business Center are its modern and demand-driven fittings and flexible floor plans.

Project developments during the 2008/2009 financial year

Properties completed and added to the portfolio during the reporting period	Use [1]	Floor space, in sqm planned	Date of completion
France			
Saint-Denis, Avenue du Stade de France	O	24,602	February 2009
Sweden			
Malmö, Pilgatan 1,9–15/Fredsgatan 8–14, 19–23	SC	40,328	August 2009

Properties under construction, added to the portfolio	Use [1]	Floor space, in sqm planned	(Prospective) completion
Singapore			
Singapore, 71 Robinson Road [2]	u. c./O	22,110	December 2009

Properties under construction, pending transactions	Use [1]	Floor space, in sqm planned	Date of completion
Italy			
Milan, Sesto San Giovanni, Viale Tommaso Edison	u. c./O	11,906	December 2009

[1] For a list of the acronyms, see the Property List.

Status 30 September 2009

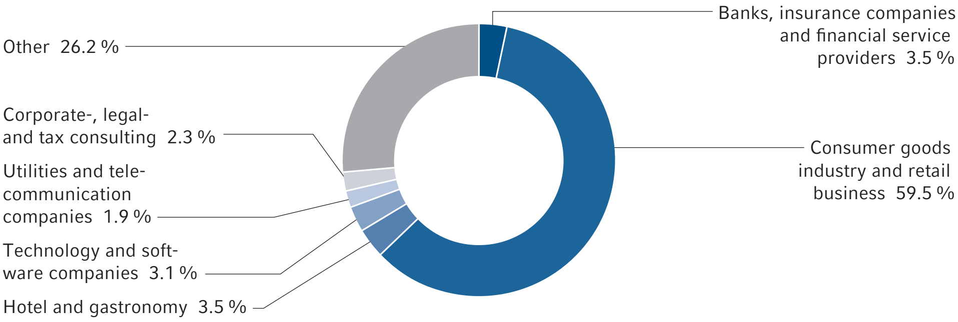
[2] Properties held through real estate companies

Lettings

The letting strategy of *hausInvest global* favours long-term leases that are either taken over at the time the respective property is acquired, or else define our own letting activities. By the balance sheet date, 66.9 % of all leases had remaining terms of more than three years, 47.6 % more than five years, and 16.0 % more than ten years.

On the whole, we were able to sign or renew leases for about 55,300 sqm during the concluded financial year. By 30 September 2009, the lettable areas were let to 96.8 % (compared to 97.5 % as at 30 September 2008). The average occupancy rate that *hausInvest global* achieved during the financial year was 96.7 % (97.8 % as at 30 September 2008).

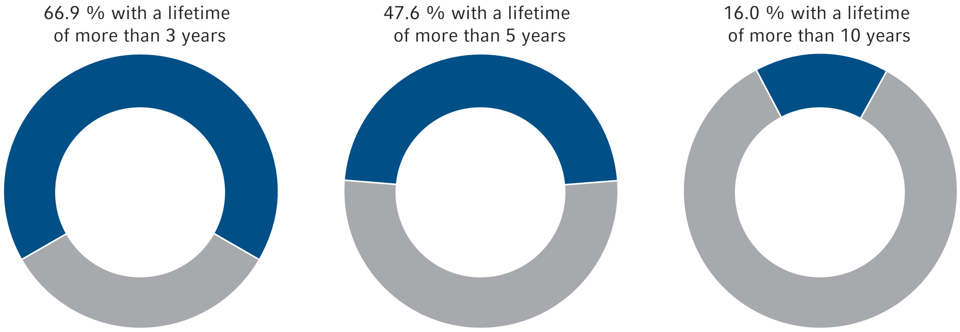
Breakdown of tenants by industries and net rents [1)]



[1)] Pro-rata, referring to the participation quota.

Status 30 September 2009

Remaining lease terms



Status 30 September 2009

Types of use, Fund properties

	Germany	France	Japan	Sweden	Spain	Turkey	Direct investments
Annual rental income, office	55.2 %	91.4 %	0.0 %	0.4 %	0.6 %	0.1 %	18.7 %
Ann. rental income, retail/gastronomy	2.4 %	0.0 %	99.9 %	73.6 %	93.4 %	96.9 %	68.7 %
Annual rental income, hotel	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %
Annual rental income, leisure	0.0 %	0.0 %	0.0 %	12.4 %	4.5 %	2.4 %	3.9 %
Annual rental income, industrial	34.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	3.5 %
Annual rental income, automotive	5.8 %	7.4 %	0.0 %	8.3 %	0.0 %	0.0 %	3.3 %
Annual rental income, residential	0.0 %	0.0 %	0.0 %	2.2 %	0.0 %	0.0 %	0.4 %
Annual rental income, other use	2.6 %	1.2 %	0.1 %	3.1 %	1.5 %	0.6 %	1.5 %
Vacancy, office	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %
Vacancy, retail/gastronomy	0.0 %	0.0 %	0.0 %	0.0 %	2.8 %	0.0 %	0.6 %
Vacancy, hotel	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %
Vacancy, leisure	0.0 %	0.0 %	0.0 %	1.1 %	0.0 %	0.0 %	0.2 %
Vacancy, industrial	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %
Vacancy, automotive	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %
Vacancy, residential	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %
Vacancy, other use	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.1 %	0.0 %
Vacancy rate	0.0 %	0.0 %	0.0 %	1.1 %	2.8 %	0.1 %	0.8 %
Occupancy rate	100.0 %	100.0 %	100.0 %	98.9 %	97.2 %	99.9 %	99.2 %

Status 30 September 2009

Remaining lease terms

	Germany	France	Japan	Sweden	Spain	Turkey	Direct investments
Unlimited	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %
2009	0.1 %	0.0 %	0.0 %	2.3 %	0.0 %	0.0 %	0.5 %
2010	0.0 %	0.0 %	0.0 %	0.2 %	58.0 %	8.4 %	12.6 %
2011	3.1 %	10.2 %	0.0 %	0.0 %	7.5 %	45.5 %	16.4 %
2012	0.0 %	0.0 %	0.0 %	4.0 %	7.7 %	3.8 %	3.3 %
2013	0.0 %	0.0 %	0.0 %	1.2 %	3.1 %	9.1 %	3.5 %
2014	0.0 %	89.8 %	0.0 %	61.6 %	2.8 %	2.9 %	27.4 %
2015	0.0 %	0.0 %	0.0 %	0.0 %	2.6 %	0.0 %	0.5 %
2016	51.7 %	0.0 %	0.0 %	8.4 %	2.2 %	15.1 %	11.9 %
2017	0.9 %	0.0 %	0.0 %	4.7 %	0.0 %	2.0 %	1.6 %
2018	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %
2019 +	44.2 %	0.0 %	100.0 %	17.6 %	16.1 %	13.2 %	22.3 %

Status 30 September 2009

Japan	Canada	Poland	Singapore	South Korea	Czech Republic	Participations	Total
67.5 %	9.8 %	86.1 %	96.5 %	84.1 %	25.8 %	49.8 %	38.5 %
19.2 %	88.6 %	2.4 %	0.5 %	9.1 %	67.7 %	45.9 %	54.2 %
0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %
10.4 %	0.0 %	0.0 %	0.0 %	4.0 %	3.9 %	1.6 %	2.5 %
0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	1.3 %
2.7 %	1.6 %	9.2 %	1.1 %	0.0 %	1.3 %	1.7 %	2.3 %
0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.2 %
0.2 %	0.0 %	2.3 %	1.9 %	2.8 %	1.3 %	1.0 %	1.0 %
15.7 %	0.1 %	4.5 %	8.9 %	4.7 %	0.1 %	2.8 %	1.7 %
0.0 %	3.5 %	0.0 %	0.1 %	0.0 %	0.4 %	1.8 %	1.4 %
0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %
0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.1 %
0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %
0.1 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %
0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %
0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.1 %	0.0 %	0.0 %
15.8 %	3.6 %	4.5 %	9.0 %	4.7 %	0.6 %	4.6 %	3.2 %
84.2 %	96.4 %	95.5 %	91.0 %	95.3 %	99.4 %	95.4 %	96.8 %

Japan	Canada	Poland	Singapore	South Korea	Czech Republic	Participations	Total
0.1 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %
14.2 %	2.9 %	0.0 %	3.2 %	0.0 %	1.3 %	3.4 %	2.2 %
17.1 %	10.8 %	0.0 %	39.7 %	35.2 %	6.0 %	14.8 %	13.9 %
19.2 %	14.4 %	3.0 %	31.5 %	16.0 %	16.7 %	17.4 %	17.0 %
15.7 %	9.5 %	0.3 %	17.4 %	42.3 %	32.8 %	16.9 %	11.1 %
0.0 %	11.4 %	81.1 %	8.2 %	0.0 %	6.1 %	11.8 %	8.2 %
2.3 %	11.9 %	0.8 %	0.0 %	6.5 %	12.3 %	8.6 %	16.7 %
8.4 %	7.3 %	0.2 %	0.0 %	0.0 %	11.0 %	6.6 %	4.0 %
0.0 %	7.1 %	0.0 %	0.0 %	0.0 %	1.1 %	3.5 %	7.1 %
0.0 %	3.8 %	0.0 %	0.0 %	0.0 %	4.1 %	2.7 %	2.2 %
0.0 %	4.0 %	14.6 %	0.0 %	0.0 %	1.2 %	2.8 %	1.6 %
23.0 %	16.9 %	0.0 %	0.0 %	0.0 %	7.4 %	11.5 %	16.0 %

Property List

Property location and usable floor space

Serial no.	Property location Property address	Type of property *)	Type of use*)	Date acquired
I. Directly held real estate in countries inside the Eurozone				
Germany (D)				
1	65760 Eschborn Helfmann-Park 8–10	O		10/2006
2	63762 Grossostheim Linus-Pauling-Str. 2+6	W		04/2009
France (F)				
3	93200 Saint-Denis Avenue du Stade de France	O		03/2007
Spain (E)				
4	Salt (Girona) Subsector 1 Pla de Salt	SC [1)]		05/2005
II. Directly held real estate in countries outside the Eurozone				
Japan (J)				
5	Tokyo 3-5-6 Shinjuku, Shinjuku-ku	SM		11/2006
Sweden (S)				
6	21212 Malmö Pilgatan 1, 9–15/Fredsgatan 8–14, 19–23	SC		10/2006
Turkey (TR) [8)]				
7	35100 Izmir Bornova Center	SC [3)]		07/2005 10/2006
III. Real estate held through real estate companies in countries outside the Eurozone				
Japan (J)				
8	Fukuoka 2-26 Tokoji-cho	SC		11/2007
9	Tokyo 1-11-9 Azabudai, Minato-ku	O		09/2008
Canada (CDN)				
10	T2J 3V1 Calgary (Alberta) 100 Anderson Road S. E.	SC		07/2004
11	T2J 3V1 Calgary (Alberta) 11012 MacLeod Trail	O		07/2004
12	T2J 3V1 Calgary (Alberta) 1331 MacLeod Trail SE	OB	O: 90 %	07/2009
13	B3A 4N3 Dartmouth (Nova Scotia) 21 Mic Mac Boulevard	SC		07/2004
14	J6A 5N4 Repentigny (Québec) 101 Brien Boulevard	SC		07/2004
15	G1V 2L1 Sainte-Foy (Québec) 2452 Boulevard Laurier	SC		07/2004
16	V3R 7C7 Surrey (British Columbia) 107th, 152nd Street	SC		07/2004

		Usable floor space			
Year built/ redeveloped	Property size in sqm	Total floor space in sqm	Commercial floor space in sqm	Residential floor space in sqm	Fit-out features **)
2006	9,682	18,240	18,240	0	AC, L
2008	83,627	34,731	34,731	0	W
2009	4,501	24,602	24,602	0	AC, L
2005	57,278	48,232	48,232	0	AC, L, E
1992	749	3,895	3,895	0	AC, L, E
2009	22,631	40,328 [6)]	37,702	2.626	AC, L, E
2006	200,000	62,061 [6)]	62,061	0	AC, L, E
2005	10,686	9,713	9,713	0	AC, L
1989	1,746	7,667	7,667	0	AC, L
1974/2000/2010 [4)]	237,606	90,240 [5)]	90,240	0	AC, L, E
1979	16,200	11,373	11,373	0	AC, L
2009	6,758	15,018	15,018	0	AC, L
1973/1999/2010 [4)]	184,000	67,058 [5)]	67,058	0	AC, L, E
1974/1999	146,223	52,483 [6)]	52,483	0	AC
1958/2002/2010 [4)]	132,000	60,185 [5)]	60,185	0	AC, L, E
1966/2002/2010 [4)]	277,220	117,512 [5)]	117,512	0	AC, L, E

	Property location			
Serial no.	Property address	Type of property *)	Type of use*)	Date acquired
III. Real estate held through real estate companies in countries outside the Eurozone				
Canada (CDN)				
17	V8Z 6E3 Victoria (British Columbia) 3147 Douglas Street	SC 7)		07/2004
	V8Z 6E3 Victoria (British Columbia) 775 Finlayson Street/Blanshard Street	SM 7)		07/2004
Poland (PL)				
18	Warsaw Ulica Domaniewska 50a	O 2)		06/2008
South Korea (ROK)				
19	Seoul 43 Choongmuro 3-ga	OB	O: 83 %	11/2007
Singapore (SGP)				
20	79120 Singapore 71 Robinson Road	u. c./O 2)		09/2008
21	Singapore 78 Shenton Way	O 2) 7)		01/2008
Czech Republic (CZ) 8)				
22	12000 Prague 2 Resslova Street/Charles Square 10	OB	O: 73 %	08/2007
23	15521 Prague 5 Revnická 1	SC		05/2004

Acronyms:

*) u. c. Building under construction
O Office building
OB Office and business building
SC Shopping centre
SM Supermarket, super store
W Warehouse, logistics

		Usable floor space			
Year built/ redeveloped	**Property size in sqm**	**Total floor space in sqm**	**Commercial floor space in sqm**	**Residential floor space in sqm**	**Fit-out features **)**
1963/2003	82,107	38,667	38,667	0	AC, L
1989/1997	11,500	4,294	4,294	0	AC
2008	11,236	18,599 [6]	18,599	0	AC, L
2006	2,116	16,628 [9]	16,628	0	AC, L
2009 [4]	2,279	22,110 [5]	22,110	0	–
1988/2009 [4]	7,310	33,703 [5]	33,703	0	AC, L
2002	4,491	19,987	19,987	0	AC, L, E
2004	130,810	53,435	53,435	0	AC, L, E

**) AC Air conditioning
L Lift (passenger, freight)
E Escalator

[1] Residential and partially owned property
[2] Ground lease
[3] Partial ground lease
[4] Scheduled date of completion
[5] Area as planned
[6] New survey
[7] Market value appraised per unit
[8] Marked value appraised in EUR
[9] Transition from net area to gross area

Property List

Information on occupancy, and appraised market values

Serial no.	Property location Property address	Tenancy information Vacancy rate/ lost user fee rate (in %)	Remaining lease terms (in years)
I. Directly held real estate in countries inside the Eurozone			
Germany (D)			
1	65760 Eschborn Helfmann-Park 8–10	0.0	7.7
2	63762 Grossostheim Linus-Pauling-Str. 2+6	0.0	16.0
France (F)			
3	93200 Saint-Denis Avenue du Stade de France	0.0	5.7
Spain (E)			
4	Salt (Girona) Subsector 1 Pla de Salt	2.8	4.9
II. Directly held real estate in countries outside the Eurozone			
Japan (J)			
5	Tokyo 3-5-6 Shinjuku, Shinjuku-ku	0.0	12.0
Sweden (S)			
6	21212 Malmö Pilgatan 1, 9–15/Fredsgatan 8–14, 19–23	1.1	7.4
Turkey (TR) [8]			
7	35100 Izmir Bornova Center	0.1	5.2
III. Real estate held through real estate companies in countries outside the Eurozone			
Japan (J)			
8	Fukuoka 2-26 Tokoji-cho	0.0	10.0
9	Tokyo 1-11-9 Azabudai, Minato-ku	22.3	2.6
Canada (CDN)			
10	T2J 3V1 Calgary (Alberta) 100 Anderson Road S.E.	12.7	6.1
11	T2J 3V1 Calgary (Alberta) 11012 MacLeod Trail	2.2	4.6
12	T2J 3V1 Calgary (Alberta) 1331 MacLeod Trail SE	0.0	9.1
13	B3A 4N3 Dartmouth (Nova Scotia) 21 Mic Mac Boulevard	2.6	6.5
14	J6A 5N4 Repentigny (Québec) 101 Brien Boulevard	1.2	6.4
15	G1V 2L1 Sainte-Foy (Québec) 2452 Boulevard Laurier	1.2	5.5

	Appraised market values					
	Remaining useful life (in years)	Currency	Appraised rent rate (in 000 EUR)	Appraised Market value/purchase price (in 000 EUR)	Gearing ratio (in %)	Comments
	67	in EUR	2,971	46,160	49.83	
	49	in EUR	2,123	26,411	51.12	Acquisition expenses, not yet depreciated: 1.191k EUR
	70	in EUR	8,119	128,554	38.89	Acquisition expenses, not yet depreciated: 4.565k EUR
	56	in EUR	9,536	144,600	49.98	
	44	JPY in EUR	630,000 4,811	15,300,000 116,847	76.40	
	60	SEK in EUR	112,690 11,016	1,668,410 163,090	48.64	Acquisition expenses, not yet depreciated: 49.620k SEK
	39	in EUR	15,301	152,300	40.13	
	56	JPY in EUR	503,246 3,843	8,720,000 66,595	79.09	Holding percentage 100 %
	40	JPY in EUR	843,160 6,439	17,570,000 134,184	70.92	Holding percentage 100 % Acquisition expenses, not yet depreciated: 565.901k JPY
	57	CAD in EUR	21,279 13,430	334,159 210,906	26.61	Holding percentage 50 % Ongoing redevelopment
	40	CAD in EUR	2,488 1,570	28,300 17,862	24.30	Holding percentage 50 %
	70	CAD in EUR	5,495 3,468	73,817 46,590	51.88	Holding percentage 100 % Acquisition expenses, not yet depreciated: 1.304k CAD
	42	CAD in EUR	14,499 9,151	200,172 126,339		Holding percentage 50 % Ongoing redevelopment
	41	CAD in EUR	9,752 6,155	135,100 85,269	33.36	Holding percentage 50 %
	46	CAD in EUR	15,187 9,585	226,040 142,666	27.91	Holding percentage 50 % Expansion and redevelopment, main tenant

	Property location	Tenancy information	
Serial no.	Property address	Vacancy rate/ lost user fee rate (in %)	Remaining lease terms (in years)
III. Real estate held through real estate companies in countries outside the Eurozone			
Canada (CDN)			
16	V3R 7C7 Surrey (British Columbia) 107th, 152nd Street	2.1	4.7
17	V8Z 6E3 Victoria (British Columbia) 3147 Douglas Street	1.3	4.9
	V8Z 6E3 Victoria (British Columbia) 775 Finlayson Street/Blanshard Street	–	–
Poland (PL)			
18	Warsaw Ulica Domaniewska 50a	4.5	5.7
South Korea (ROK)			
19	Seoul 43 Choongmuro 3-ga	4.7	3.3
Singapore (SGP)			
20	79120 Singapore 71 Robinson Road	–	–
21	Singapore 78 Shenton Way	9.0	2.9
Czech Republic (CZ) [8]			
22	12000 Prague 2 Resslova Street/Charles Square 10	0.3	4.3
23	15521 Prague 5 Revnická 1	0.7	5.6

Appraised market values					
Remaining useful life (in years)	**Currency**	**Appraised rent rate (in 000 EUR)**	**Appraised Market value/purchase price (in 000 EUR)**	**Gearing ratio (in %)**	**Comments**
45	CAD in EUR	15,262 9,633	230,166 145,270	49.72	Holding percentage 50 % Ongoing redevelopment and expansion
41	CAD in EUR	12,888 8,134	190,700 120,361	24.35	Holding percentage 50 %
36	CAD in EUR	889 561	11,800 7,448		Holding percentage 50 %
69	in EUR	3,539	61,000	37.21	Holding percentage 100 %
67	KRW in EUR	5,356,104 3,101	71,100,000 41,165		Holding percentage 100 %
70	SGD in EUR	21,044 10,189	428,174 207,305	74.74	Holding percentage 100 % Acquisition expenses, not yet depreci-ated: 32.123k SGD
54	SGD in EUR	34,968 16,930	656,600 317,900	38.15	Holding percentage 100 %
73	in EUR	4,904	87,500	45.71	Holding percentage 100 %
55	in EUR	9,610	144,320	44.35	Holding percentage 100 %

Exchange rates on 29 September 2009

EUR 1.00 = CAD 1.58440

EUR 1.00 = SEK 10.23000

EUR 1.00 = JPY 130.94000

EUR 1.00 = KRW 1,727.18392

EUR 1.00 = SGD 2.06543

Notes on the Property List

- **Remaining lease terms**
  This column lists the mean weighted remaining lease term for the respective property in years. The weighting is based on the share that a given lease represents within the targeted annual net rent total.

- **Remaining useful life**
  This column lists the market value that an expert appraised as at the balance sheet date of the most recent valuation.

- **Gearing ratio**
  The gearing ratio represents the so-called loan-to-value relationship between a given real estate investment and the debt capital used to finance that investment. It is calculated as the debt-to-asset ratio (in %) between the external borrowings and the market value of the property investments. The drill-down lists direct and indirect property investments, as well as the currencies of the capital borrowed in each case.

  Calculation: $\frac{\text{Borrowed capital}}{\text{Market value of the real estate investments}} \times 100$

- **Appraised rent rating**
  This column reflects the gross annual income, assuming full tenancy, on the basis of the rent rate that a valuer appraised by the balance sheet date of the most recent valuation. Properties under construction are posted in pro-rata relation to their stage of completion.

- **Appraised market value**
  This column lists the market value a valuer appraised by the balance sheet date of the most recent valuation. Properties under construction are posted in pro-rata relation to their stage of completion.

- **n/a**
  To protect the privacy of a given tenant, the tenant data is omitted whenever the property at issue had less than five tenants by the balance sheet date, or whenever the rental income from that particular property were paid to 75 % or more by a single tenant.

- **Parking spaces**
  Parking spaces are included in the rent revenues, but are not reported in the floor space statistics.

- **Real estate held through real estate companies**
  All data quoted on a given property relates to the property as a whole, regardless of the percentage interest the Fund holds in it.

Warsaw, Tulipan House

Additional Tenancy Information

	Property location	Tenancy information			
Serial no.	Property address	Currency	Rent revenues of the previous financial year according to percentage interest (in 000 EUR)	Rent revenues forecast for the next financial year according to percentage interest (in 000 EUR)	Comments
I. Directly held real estate in countries inside the Eurozone					
Germany					
1	65760 Eschborn Helfmann-Park 8–10	in EUR	2,972	2,983	
2	63762 Grossostheim Linus-Pauling-Str. 2+6	in EUR	n/a	n/a	Acquired in April 2009
France					
3	93200 Saint-Denis Avenue du Stade de France	in EUR	n/a	n/a	
Spain					
4	Salt (Girona) Subsector 1 Pla de Salt	in EUR	9,258	9,287	
II. Directly held real estate in countries outside the Eurozone					
Japan					
5	Tokyo 3-5-6 Shinjuku, Shinjuku-ku	EUR JPY	n/a n/a	n/a n/a	
Sweden					
6	21212 Malmö Pilgatan 1, 9–15/Fredsgatan 8–14, 19–23	EUR SEK	2,869 29,352	11,142 113,984	Opened in March 2009
Turkey					
7	35100 Izmir Bornova Center	in EUR	15,129	15,666	
III. Real estate held through real estate companies in countries outside the Eurozone					
Japan					
8	Fukuoka 2-26 Tokoji-cho	EUR JPY	2,385 312,339	2,403 314,640	Holding percentage 100 %
9	Tokyo 1-11-9 Azabudai, Minato-ku	EUR JPY	4,121 539,649	3,373 441,686	Holding percentage 100 % Structuring the vacant space
Canada					
10	T2J 3V1 Calgary (Alberta) 100 Anderson Road S. E.	EUR CAD	6,170 9,776	7,313 11,586	Holding percentage 50 % Concluded floor space expansion
11	T2J 3V1 Calgary (Alberta) 11012 MacLeod Trail	EUR CAD	688 1,090	686 1,088	Holding percentage 50 %
12	T2J 3V1 Calgary (Alberta) 1331 MacLeod Trail SE	EUR CAD	708 1,122	3,517 5,573	Holding percentage 100 % Acquired in July 2009
13	B3A 4N3 Dartmouth (Nova Scotia) 21 Mic Mac Boulevard	EUR CAD	4,419 7,001	4,557 7,220	Holding percentage 50 %
14	J6A 5N4 Repentigny (Québec) 101 Brien Boulevard	EUR CAD	2,950 4,673	2,986 4,732	Holding percentage 50 %

	Property location	Tenancy information			
Serial no.	Property address	Currency	Rent revenues of the previous financial year according to percentage interest (in 000 EUR)	Rent revenues forecast for the next financial year according to percentage interest (in 000 EUR)	Comments
III. Real estate held through real estate companies in countries outside the Eurozone					
Canada					
15	G1V 2L1 Sainte-Foy (Québec) 2452 Boulevard Laurier	EUR CAD	4,307 6,824	4,586 7,266	Holding percentage 50 % Expansion and redevelopment by main tenant
16	V3R 7C7 Surrey (British Columbia) 107th, 152nd Street	EUR CAD	5,932 9,399	5,806 9,199	Holding percentage 50 %
17	V8Z 6E3 Victoria (British Columbia) 3147 Douglas Street	EUR CAD	4,142 6,562	4,232 6,706	Holding percentage 50 %
	V8Z 6E3 Victoria (British Columbia) 775 Finlayson Street/Blanshard Street	EUR CAD			Holding percentage 50 %
Poland					
18	Warsaw Ulica Domaniewska 50a	EUR PLN	3,447 14,500	3,417 14,376	Holding percentage 100 %
South Korea					
19	Seoul 43 Choongmuro 3-ga	EUR KRW	2,881 4,975,505	2,901 5,010,929	Holding percentage 100 %
Singapore					
20	Singapore 71 Robinson Road	EUR SGD	– –	– –	Under construction
21	79120 Singapore 78 Shenton Way	EUR SGD	10,069 20,796	12,060 24,909	Holding percentage 100 % Completion of Tower II
Czech Republic					
22	12000 Prague 2 Resslova Street/Charles Square 10	EUR CZK	5,527 139,082	4,799 120,768	Holding percentage 100 % Major leases extended by adjusting to rent to current market level and granting rent-free period
23	15521 Prague 5 Revnická 1	EUR CZK	10,576 266,133	10,530 264,972	Holding percentage 100 %

Exchange rates on 29 September 2009

EUR 1.00 = CAD 1.58440

EUR 1.00 = SEK 10.23000

EUR 1.00 = JPY 130.94000

EUR 1.00 = KRW 1,727.18392

EUR 1.00 = SGD 2.06543

EUR 1.00 = PLN 4.20703

EUR 1.00 = CZK 25.16386

Notes on the Additional Tenancy Information

- **Rental income of concluded financial year**
  These are the total target positions (target net rents), with vacancy periods and contractually agreed rent-free times set to zero. For properties transferred into the portfolio in the course of the financial year, the rental income posted reflects the period following the date of transfer.

  Rental income from properties in countries outside the Eurozone was converted into EUR at the average exchange rate of the respective month, and then summed up.

- **Rental income forecast for the next financial year**
  This is the sum total of the projected rental income (target net rents), assuming no vacancy periods and contractually agreed rent-free periods.

  The rental income forecast is detailed for each property – in some cases actually as drilldown to the level of the rental unit – while taking the respective region and market into account. General forecasts regarding national economies, such as, e.g., the development of index values, are based on the estimates issued by the National Economy Department of Commerzbank.

  Rental income from properties in countries outside the Eurozone were planned in the foreign currency and converted into EUR at a projected mean annual exchange rate.

  The rental income forecast for the next financial year is not included in the Statement of the Independent Auditor.

- **n/a**
  To protect the privacy of a given tenant, the tenant data is omitted whenever the property at issue had less than five tenants by the balance sheet date, or whenever the rental income from that particular property were paid to 75 % or more by a single tenant.

- **Representation according to holding percentage**
  All figures are pro-rata, referring to the respective holding percentage.

- **Deviations in rental income**
  Possible reasons why the rental income of the concluded financial year, or the rental income forecast for the next financial year, respectively, deviates from the appraised

rent ratings (Property List) include, while not being limited to, the following:

- The negotiated target net rent exceeds or undercuts the appraised rent.

- The target net rent is reported without taking the vacant or rent-free times into account, whereas an expert opinion would rate this rent loss as a reduction in value, and not include it in the appraised rent rating.

- Target net rents are subject to periodic accounting, whereas the appraised rent ratings are reported as of a certain key date. Significant deviations for a given property are detailed in the Property List.

Calgary, SouthCentre Mall

Record of Participations

as at 30 September 2009

Company and its headquarters/ property number according to property list plus property address	Currency
Japan	
Commercial Mall Hakata GmbH & Co. KG Kreuzberger Ring 56 65205 Wiesbaden	EUR
8 Fukuoka, 2-26 Tokoji-cho	
CR-Kamiyacho GmbH & Co. KG Kreuzberger Ring 56 65205 Wiesbaden	EUR JPY
9 Tokyo, 1-11-9 Azabudai, Minato-ku	JPY
Canada	
SouthCentre Mall Limited Partnership 95 Wellington Street W. 300 Ontario, M5J 2R2 Toronto	CAD
10 T2J 3V1 Calgary (Alberta), 100, Anderson Road S.E.	
11 T2J 3V1 Calgary (Alberta), 11012 MacLeod Trail	
CR Station Limited Partnership 100 King Street West Ontario, M5X 1B1 Toronto	CAD CAD
12 T2J 3V1 Calgary (Alberta), 1331 MacLeod Trail SE	CAD
Mic Mac Mall Limited Partnership 95 Wellington Street W. 300 Ontario, M5J 2R2 Toronto	CAD
13 B3A 4N3 Dartmouth (Nova Scotia), 21 Mic Mac Boulevard	
Galeries Rive Nord Limited Partnership 95 Wellington Street W. 300 Ontario, M5J 2R2 Toronto	CAD
14 J6A 5N4 Repentigny (Québec), 100 Brien Boulevard	
Place Ste-Foy Limited Partnership 95 Wellington Street W. 300 Ontario, M5J 2R2 Toronto	CAD
15 G1V 2L1 Sainte-Foy (Québec), 2452 Boulevard Laurier	
Guildford Town Centre Limited Partnership 95 Wellington Street W. 300 Ontario, M5J 2R2 Toronto	CAD
16 V3R 7C7 Surrey (British Columbia), 107th and 152nd Street	
Mayfair Shopping Centre Limited Partnership 95 Wellington Street W. 300 Ontario, M5J 2R2 Toronto	CAD
17 V8Z 6E3 Victoria (British Columbia), 3147 Douglas Street	
17 V8Z 6E3 Victoria (British Columbia), 775 Finlayson Street/Blanshard Street	

Share capital [1]	Holding percentage	Shareholder loans	Date of acquisition [2]	Acquisitions expenses of the participation / of the property [3]
13,000,000.00	100.00 %	–	11/2007	–
10,000.00	100.00 %	–	09/2008	
				237,807,500.00
				565,900,785.91
177,509,504.01	50.00 %	–	07/2004	–
13,700,000.00	100.00 %	–	07/2009	
				1,133,672.86
				1,303,952.94
55,266,961.02	50.00 %	–	07/2004	–
25,012,352.73	50.00 %	–	07/2004	–
86,998,145.13	50.00 %	–	07/2004	–
47,589,329.02	50.00 %	–	07/2004	–
22,915,518.08	50.00 %	–	07/2004	

Company and its headquarters/ property number according to property list plus property address	Currency
Poland	
Tulipan House Sp. z o.o Plac Andersa 5 61-894 Poznan	PLN
18 Warsaw, Ulica Domaniewska 50a	
South Korea	
CG Choongmuro Building Securitization Specialty L.L.C. Choongmuro Tower, 43 Choongmuro 3-ga, Jung-gu Seoul, South Korea	KRW EUR
19 Seoul, 43 Choongmuro 3-ga	
Singapore	
CR-71 Robinson Road Singapore Private Limited 8 Cross Street, #11-00 PWC Building 048424 Singapore	SGD SGD
20 Singapore, 71 Robinson Road	SGD
CG-78 Shenton Way Singapore Private Limited 80 Raffles Place # 32-01 Uob Plaza 048624 Singapore	SGD
21 Singapore, 78 Shenton Way	
Czech Republic	
Charles Square Center s.r.o. Karlovo náměšti 10 12000 Prague 2	CZK EUR
22 12000 Prague 2, Resslova Street/Charles Square 10	
CGI Metropole s.r.o. Revnická 1/c.p. 121 15521 Prague 5	CZK EUR
23 15521 Prague 5, Revnická 1	
United States	
ManMall Successor LLC 1209 Orange Street City of Wilmington New Castle county Delaware 19801	USD

[1] Total share capital

[2] In the case of newly formed companies: date company was formed

[3] These are the acquisition expenses (before depreciation) toward the acquisition of the interest in the company as well as the acquisition expenses on the level of the real estate company. The acquisition expenses are posted only for companies acquired after the conversion of the contract terms to conform with the new German Investment Act.

Share capital [1)]	Holding percentage	Shareholder loans	Date of acquisition [2)]	Acquisitions expenses of the participation / of the property [3)]
50,489,500.00	100.00 %	–	06/2008	–
4,122,000.00	100.00 %	19,584,802.19	11/2007	–
361,000,000.00	100.00 %	100,000,000.00	09/2008	
				12,560,600.00
				32,123,487.39
341,518,067.00	100.00 %	92,500,000.00	01/2008	–
220,000.00	100.00 %	17,064,020.35	08/2007	–
100,000.00	100.00 %	–	05/2004	–
926,322.00	37.50 %	–	01/2007	–

Prague, Charles Square Center

Warsaw, Tulipan House

Return on Investment

By 30 September 2009, *hausInvest global* achieved a 2.5 % return on investment (calculated using the BVI method), thus managing despite the difficult market environment to realise a sound result compared to other asset classes.

Our recent investments will definitively contribute to the future development of the return on investment. Moreover, extensive measures toward a stable development are continuously implemented within the framework of the portfolio strategy.

The tax treatment of the private investor's income from open-ended real estate funds has significantly changed by the introduction of the flat rate withholding tax that entered into force on 1 January 2009 (for more details, see page 84 "Notes on Taxation for Shareholders").

Prague, Metropole

Absolute performance over different investment periods

1 year	2.5 %
3 years	14.1 %
5 years	22.8 %
Since Fund inception	25.2 %

As at 30 September 2009, calculated using the BVI method (not counting up-front fee, assuming immediate reinvestment of distribution); past performance is not indicative of future returns.

Prague, Metropole

Valuation and Returns

Valuation

As at 30 September 2009, the real estate assets of *hausInvest global* totalled 2,312.6 million EUR. The figure represents the sum total of the properties' market values, each posted pro-rata to reflect the respective holding percentage, and each value converted at the exchange rates of 29 September 2009. This assessment is formed on the basis of appraised rent ratings – which represent an essential valuation component – in the total amount of 145.0 million EUR. An appraised rent rating is defined as the sum of the sustainable earnings that is established by the valuation report in regard to the market value of each property. Normally, these ratings are based on actual income. However, they need to be checked against their sustainability in the near future.

For the reporting period, the valuations returned market value adjustments in the amount of -1.7 million EUR, converted at the foreign exchange rates of 29 September 2009. This reappraisal contains mark-ups of 27.2 million EUR and mark-downs of 28.9 million EUR.

Other reappraisals in the total amount of -35.1 million EUR are the result of having written off, pursuant to investment law, -1.9 million EUR in acquisition expenses for real estate acquired, -37.2 million EUR in depreciations of the project developments in Singapore, and 4.0 million EUR in subsequent purchase price adjustments.

Information on changes in value, in 000 EUR	Germany	France	Japan	Sweden	Spain	Turkey
Real estate assets, portfolio [1) 2)]	72,571	128,554	116,847	163,090	144,600	152,300
Appraised rent rates, portfolio [2) 3)]	5,094	8,119	4,811	11,016	9,536	15,301
Positive reappraisals acc. to expert opinion [4)]	170	0	0	0	0	3,700
Other positive reappraisals [4)]	218	2,474	0	0	291	2,602
Negative reappraisals acc. to expert opinion [4)]	0	0	0	0	-1,300	0
Other negative reappraisals [4)]	-63	-326	-171	-82	0	0
Sum total of reappraisals acc. to expert opinion [4)]	170	0	0	0	-1,300	3,700
Sum total of other reappraisals [4)]	155	2,148	-171	-82	291	2,602
Other reappraisals due to capital gains tax [4)]	0	-691	25	283	1,077	4,336

1) Properties under construction are posted with their land value plus capitalised construction costs.

2) At the exchange rate of 29 September 2009.

3) Appraised rent rates, adjusted to the progressive stage of completion in the case of properties under construction

4) On the basis of the mean exchange rate

In some countries, the sale of the Fund's local real estate is subject to sales profit taxation on the Fund level (capital gains tax). The Fund management set aside provisions on the basis of recent market values of those properties for whom a market value has been identified, so as to meet this risk to 75 %.

Returns

In order to provide a more comprehensive insight into the success factors of our real estate investments, the return ratios and capital information – in addition to the information mandated by the BVI Federal Investment and Asset Management Association – are represented in fully consolidated form on the national level and irrespective of the selected investment structure.

In the time between 1 October 2008 and 30 September 2009, the *hausInvest global* pool of segregated assets earned a total fund return of 2.5 % after the deduction of fund costs. The total fund return before the deduction of fund costs equalled 2.8 %. The real estate investments with an average equity share of 74 % and a performance of 3.0 % contributed definitively to the Fund profits. The average interest on cash and cash equivalents equalled 2.3 %.

Direct investments	Japan	Canada	South Korea	Poland	Singapore	Czech Republic	Participations	Total
777,962	200,779	474,650	41,165	61,000	525,205	231,820	1,534,619	2,312,581
53,877	10,282	32,578	3,101	3,539	27,119	14,514	91,133	145,010
3,870	4,282	11,210	0	0	0	7,820	23,312	27,182
5,585	280	179	0	103	0	0	562	6,147
-1,300	-2,808	0	0	-2,200	-20,272	-2,300	-27,580	-28,880
-642	-807	-1,622	-6	0	-37,909	-288	-40,632	-41,274
2,570	1,474	11,210	0	-2,200	-20,272	5,520	-4,268	-1,698
4,944	-527	-1,443	-6	103	-37,909	-288	-40,070	-35,126
5,030	-410	-106	0	785	0	1,537	1,806	6,836

Exchange rates on 29 September 2009

Canadian Dollars (CAD)	EUR 1.00 = CAD 1.58440
Swedish Crowns (SEK)	EUR 1.00 = SEK 10.23000
Japanese Yen (JPY)	EUR 1.00 = JPY 130.94000
South Korean Won (KRW)	EUR 1.00 = KRW 1,727.18392
Singapore Dollars (SGD)	EUR 1.00 = SGD 2.06543

Spain (E)
Notwithstanding the difficult market situation in Spain, the Espai Gironès shopping centre in Gerona contributed to the overall profit with a 4.9 % real estate-based return on the average equity committed. This result reflects the great occupancy level that is explained by the excellent positioning of the mall. The negative change in value must be blamed on the development of the Spanish real estate market.

France (F)
The average return on equity for the Portes de France office scheme in Paris, completed in February 2009, was 1.7 %. The property is almost fully let, vacancy risks are covered by rental guarantees. The net profit was impacted by rent incentives initially granted in conjunction with first-time lettings, though some of the losses were compensated by purchase price adjustment in the concluded financial year. In the future, the property will contribute positively to the Fund performance.

Turkey (TR)
The Forum Bornova shopping centre in Izmir reported a real estate return of 19.5 % on the average committed equity, and thus made an above-average contribution to the total profits. This result is essentially explained by an increase in rent earnings and a reduction of operating expenses. At the same time, it mirrors the sustained dynamic in the Turkish retail sector.

Sweden (S)
The Entré shopping centre in Malmö that was added to the portfolio in August 2009, earned a return of 1.4 % on the average capital committed. Meanwhile, more than 90 % of the lettable area have been let despite the challenging market environment. Vacancy risks are largely covered by a rental guarantee. Its well-balanced tenant constituency and its prominent location will most likely help the property to establish itself in the region and to boost the Fund performance.

Japan (J)
The Japanese real estate portfolio paid a 9.9 % return on equity and thus made an above-average contribution to the profit of the pool of segregated assets. An essential value driver in the financial year concluded was the positive currency gain.

South Korea (ROK)
Our office building in Seoul earned a return on equity of 3.7 %. This commitment, being characterised by a high occupancy rate, enables *hausInvest global* to participate in the dynamic office market in South Korea, which has defied the global crisis and reports stable economic growth. The return on investments was qualified by the negative development of the currency gain.

Singapore (SGP)
Our real estate portfolio in Singapore negatively impacted the Fund result with a mean return of -17.5 %. The Shenton Way, Tower II project development, an expansion of the existing portfolio property, was completed in September 2009, and has been fully let to international companies in the meantime. Completion of the second project development, Robinson Road, is scheduled for December 2009. As one of the world's financial hubs, Singapore was particularly hard hit by the ramifications of the global economic crisis. Drastic rent reductions and rising vacancy rates defined the local office real estate market. This development is reflected in the negative valuation result.

Germany (D)
With a return on equity of 7.7 %, the German real estate portfolio made a positive contribution to the total profits. At the same time, the acquisition of a logistics property in Grossostheim near Frankfurt helped to diversify the portfolio further. Due to the favourable purchase conditions for the acquisition in Grossostheim and the long-term lease terms of the two properties in Eschborn and Grossostheim, respectively, the German portfolio will continue to contribute positively to the Fund return.

Poland (PL)
The return on the average equity committed in the Fund's office building in Warsaw equalled 2.5 %. The property is fully let, largely to international companies. The markdown is explained by the development of the Polish office real estate market.

Czech Republic (CZ)
With a return on equity of 12.8 %, the Czech real estate portfolio made an above-average contribution to the total Fund profits. The result reflects the sustained high level of consumer spending in the retail sector and our successful letting activities.

Canada (CDN)
The Canadian portfolio earned a 10.5 % return on equity. The restructuring of the MicMac Mall in Halifax was successfully completed. Completion of the restructuring or development measures at the malls Sainte Foy and SouthCentre, respectively, is slated for the 2009/2010 financial year. The positive result is explained by the comparatively high stamina of the Canadian economy in spite of the daunting economic parameters. It plays no small role in driving the Fund performance. The portfolio was expanded by the acquisition of the Stampede Station office scheme in Calgary.

Rate of return ratios for the 2008/2009 FY in % [1]	**Spain**	**France**	**Turkey**	**Sweden**
Fully consolidated approach (direct investments and participations)				
I. Real estate				
Gross income	6.9 %	2.0 %	10.5 %	2.1 %
Management costs	-0.9 %	-0.2 %	-2.0 %	-0.5 %
Net income	6.0 %	1.7 %	8.4 %	1.7 %
Change in value [3]	-0.7 %	1.8 %	4.2 %	-0.1 %
Real estate profits	5.3 %	3.5 %	12.6 %	1.6 %
Foreign income taxes	-1.3 %	0.0 %	-1.2 %	0.0 %
Deferred foreign taxes	0.7 %	-0.6 %	2.9 %	0.2 %
Profits before loan expenses	4.8 %	3.0 %	14.3 %	1.8 %
Profits after loan costs	4.9 %	1.7 %	20.0 %	1.3 %
Currency-related changes in value	0.0 %	0.0 %	-0.5 %	0.1 %
Total result real estate (EC)	**4.9 %**	**1.7 %**	**19.5 %**	**1.4 %**
II. Liquidity [4]				
III. Profits of entire Fund before fund costs				
Profit of entire Fund after fund costs (BVI method)				

Capital information in million EUR(mean figures) [2]				
Real estate	145	120	150	132
Loan volume	13	36	57	26
Liquidity				
Fund volume				

Rate of return ratios for the 2008/2009 FY in % [1]	**Spain**	**France**	**Turkey**	**Sweden**
Overview pursuant to the BVI guideline of March 2006				
I. Real estate				
Gross income	6.9 %	2.0 %	10.5 %	2.1 %
Management costs	-0.9 %	-0.2 %	-2.0 %	-0.5 %
Net income	6.0 %	1.7 %	8.4 %	1.7 %
Change in value [3]	-0.7 %	1.8 %	4.2 %	-0.1 %
Real estate profits	5.3 %	3.5 %	12.6 %	1.6 %
Foreign income taxes	-1.3 %	0.0 %	-1.2 %	0.0 %
Deferred foreign taxes	0.7 %	-0.6 %	2.9 %	0.2 %
Profits before loan expenses	4.8 %	3.0 %	14.3 %	1.8 %
Profits after loan costs	4.9 %	1.7 %	20.0 %	1.3 %
Currency-related changes in value	0.0 %	0.0 %	-0.5 %	0.1 %
Total result real estate (EC)	**4.9 %**	**1.7 %**	**19.5 %**	**1.4 %**
II. Liquidity [4]				
III. Profits of entire Fund before fund costs				
Profit of entire Fund after fund costs (BVI method)				

Capital information in million EUR(mean figures) [2]				
Real estate	145	120	150	132
Loan volume	13	36	57	26
Liquidity				
Fund volume				

[1] On the basis of mean figures

[2] The mean figures for the financial year are calculated on the basis of 13 month-end figures (30 September 2008 through 30 September 2009).

[3] Reappraisals acc. to expert opinion and other changes in value, including depreciation of acquisition expenses under investment law.

Japan	Germany	South Korea	Singapore	Poland	Czech Republic	Canada	Sum total [5]
4.7 %	6.9 %	6.6 %	2.1 %	5.2 %	6.8 %	8.0 %	5.3 %
-1.3 %	-0.4 %	-1.9 %	-0.9 %	-0.2 %	-1.5 %	-1.4 %	-1.1 %
3.4 %	6.5 %	4.7 %	1.2 %	5.0 %	5.4 %	6.6 %	4.2 %
0.2 %	0.6 %	0.0 %	-11.3 %	-3.4 %	2.3 %	2.3 %	-1.7 %
3.6 %	7.0 %	4.7 %	-10.1 %	1.7 %	7.7 %	9.0 %	2.5 %
-0.2 %	0.0 %	0.0 %	0.0 %	0.0 %	1.0 %	-0.3 %	-0.2 %
-0.1 %	0.0 %	0.0 %	0.0 %	1.3 %	0.7 %	0.0 %	0.3 %
3.4 %	7.0 %	4.7 %	-10.1 %	2.9 %	9.3 %	8.6 %	2.6 %
6.9 %	7.7 %	4.7 %	-19.5 %	2.8 %	12.8 %	9.6 %	2.2 %
3.0 %	0.0 %	-1.0 %	2.0 %	-0.3 %	0.0 %	0.8 %	0.8 %
9.9 %	**7.7 %**	**3.7 %**	**-17.5 %**	**2.5 %**	**12.8 %**	**10.5 %**	**3.0 %**
							2.3 %
							2.8 %
							2.5 %
318	58	40	516	62	229	418	2,189
239	7	0	227	9	92	124	831
							467
							1,826

Japan	Germany	Direct investments	Participations	Total
4.3 %	6.9 %	5.6 %	5.2 %	5.3 %
-0.8 %	-0.4 %	-1.0 %	-1.2 %	-1.1 %
3.5 %	6.5 %	4.6 %	4.0 %	4.2 %
-0.1 %	0.6 %	1.0 %	-3.0 %	-1.7 %
3.4 %	7.0 %	5.6 %	0.9 %	2.5 %
-0.4 %	0.0 %	-0.6 %	0.0 %	-0.2 %
0.0 %	0.0 %	0.7 %	0.1 %	0.3 %
3.0 %	7.0 %	5.7 %	1.1 %	2.6 %
6.4 %	7.7 %	6.7 %	-0.4 %	2.2 %
3.4 %	0.0 %	0.1 %	1.1 %	0.8 %
9.8 %	**7.7 %**	**6.8 %**	**0.8 %**	**3.0 %**
				2.3 %
				2.8 %
				2.5 %
117	58	722	1.466	2,189
90	7	229	601	831
				467
				1,826

[4] Currency-related changes in value (as well as currency hedging costs) originating in liquid assets in foreign currency are assigned to the respective properties.

[5] Includes US minority interests currently in liquidation, not separately itemised due to insignificance.

Distribution

Distribution

The distribution amounts to 1.30 EUR per *hausInvest global* share. The total amount distributed to investors for the completed 2008/2009 financial year equals 42.0 million EUR.

Malmö, Entré

Disbursement and Reinvestment

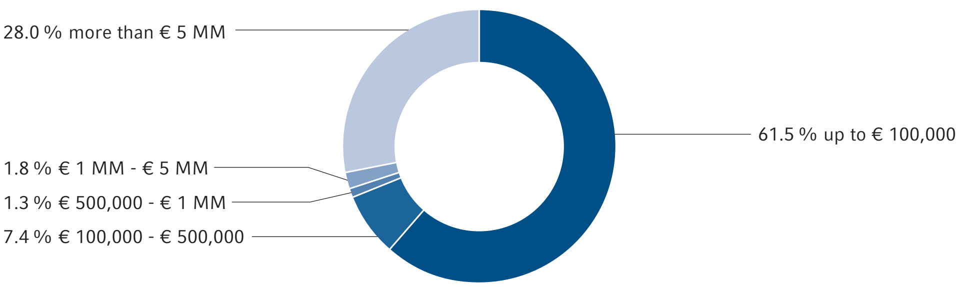
The distribution will be disbursed on 6 January 2010. For shares held by Commerz Real Investmentgesellschaft mbH in a so-called “Bausteinkonto” safe custody account, the distributed amount will be retained and reinvested in new shares at the current redemption price – automatically and free of charge.

Malmö, Entré

Investor Structure

hausInvest global established itself primarily as a public fund for private investors. As the chart below illustrates, 61.5 % of the investors committed amounts of less than 100k EUR to the Fund. When including investors with investment volumes of up to 1 million EUR, this figure actually comes to 70.2 %. It is safe to assume that a sizable share of the remaining 29.8 % (invested amounts of more than 1 million EUR) is held by institutional investors, corporate clients, and asset management companies.

Structure of investors by size of investment [1] (in EUR)



[1] Representing 75.2 % of the Fund assets.

Status 30 September 2009

Singapore, Robinson Road

Cash and Cash Equivalents

By the balance sheet date, the liquidity ratio of *hausInvest global* equalled 21.0 %. The statutory minimum liquidity of 5 % of the Fund assets was maintained throughout the entire reporting period, as was the liquidity ceiling of 49 %.

The total investments in cash and cash equivalents equalled 373.5 million EUR by the balance sheet date, and break down into 6.1 million EUR in current accounts, 22.4 million EUR in overnight deposits, and 345.0 million EUR in time deposits. Of these assets, 367.6 million EUR are denominated in EUR, whereas assets in foreign currencies break down into the equivalent of 5.0 million EUR in Canadian Dollars (CAD), 0.5 million Dollars in Swedish Crowns (SEK), 0.3 million EUR in Turkish Lira (TRY), 0.1 million EUR in Japanese Yen (JPY), 0.03 million EUR in in US Dollars (USD), and 0.02 million EUR in Singapore Dollars (SGD).

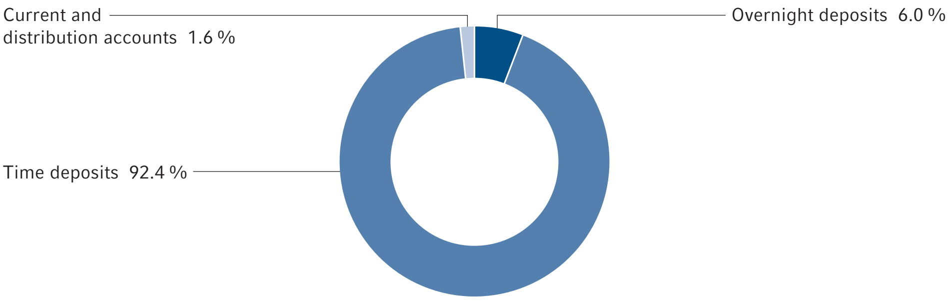
We did not invest in any fixed-interest securities during the past financial year. The bond of Aareal Bank AG reached final maturity on 12 February 2009, and was repaid at nominal value. With the repayment of this bond, the cash portfolio of the pool of segregated assets now consists exclusively of overnight deposits and time deposits.

Tokyo, Komehyo Center

Composition of the liquid assets in the Fund portfolio

Type	in MM EUR	in % of Fund assets
Overnight deposits	22.4	1.3 %
Time deposits	345.0	19.4 %
Current accounts	6.1	0.3 %
Grand total	**373.5**	**21.0 %**
Fund assets	**1,780.1**	

Composition of Liquid Assets



Status 30 September 2009

Portfolio of Securities

as at 30 September 2009

	Purchases, nominal, in EUR	Sales/ disposals, nominal, in EUR
1. Securities admitted to organised markets		
4.686 % Aareal Bank AG FLR-MTN v.03(09) Tranche 45	0.00	40,000,000.00
Sum total of securities	**0.00**	**40,000,000.00**
Fund assets, in EUR		

Izmir, Forum Bornova

Balance, nominal, in EUR	Quotation	Quoted value, in EUR	Maturity	Fixed interest period	Rating	Percentage of Fund assets
0.00	–	0.00	–	–	–	0.0 %
0.00		**0.00**				**0.0 %**
						1,780,122,245.80

Foreign Currencies

The Fund invests in more than one currency area. An essential aspect of our portfolio management strategy is to hedge foreign currency risks to a large extent. The idea is to rule out any losses arising for the Fund assets from exchange-rate fluctuations.

Foreign currency positions are largely hedged through external financing and through forward exchange transactions. During the financial year ending 30 September 2009, we transacted forward exchange sales on the order of 544 million Canadian Dollars (CAD), 918 million Swedish Crowns (SEK), 11,205 million Japanese Yen (JPY), 808.5 million Singapore Dollars (SGD), and 70,000 million Korean Won (KRW).

Owing to the hedging policy, exchange rate fluctuations will have no major impact on the foreign currency positions as a whole. The open foreign currency positions are regularly reviewed.

By the balance sheet date, the non-hedged position equalled -0.1 million EUR in US Dollars (USD), 5.7 million EUR in Canadian Dollars (CAD); 2.6 million EUR in Turkish Lira (TRY), 1.6 million EUR in Swedish Crowns (SEK), 1.0 million EUR in Japanese Yen (JPY), 3.6 million EUR in Singapore Dollars (SGD), as well as 1.0 million EUR in Korean Won (KRK). The open foreign currency position comes to a total of 15.4 million EUR, which equals 0.9 % of the Fund assets.

Non-hedged foreign currency items by the balance sheet date

	Japan	Canada	Sweden
Total assets	**23.726,5 MM JPY**	**554,8 MM CAD**	**1.850,0 MM SEK**
Liabilities	-12.269,7 MM JPY	-1,4 MM CAD	-827,8 MM SEK
Provisions	-122,0 MM JPY	-0,3 MM CAD	-87,9 MM SEK
Net assets	**11.334,8 MM JPY**	**553,1 MM CAD**	**934,3 MM SEK**
Forward exchange transactions	11.205,0 MM JPY	544,0 MM CAD	918,0 MM SEK
Non-hedged positions	129,8 MM JPY	9,1 MM CAD	16,3 MM SEK
(Equivalent in EUR	1,0 MM EUR	5,7 MM EUR	1,6 MM EUR
In % of Fund assets	0.06	0.32	0.09
Fund assets in million EUR	**1,780.1**		

Calgary, SouthCentre Mall

Singapore	South Korea	Turkey	United States
816,2 MM SGD	**71.831,9 MM KRW**	**8,1 MM TRY**	**0,1 MM USD**
-0,3 MM SGD	0,0 MM KRW	-0,2 MM TRY	-0,1 MM USD
0,0 MM SGD	-135,2 MM KRW	-2,2 MM TRY	-0,2 MM USD
815,9 MM SGD	**71.696,7 MM KRW**	**5,7 MM TRY**	**-0,2 MM USD**
808,5 MM SGD	70.000,0 MM KRW	0,0 MM TRY	0,0 MM USD
7,4 MM SGD	1.696,7 MM KRW	5,7 MM TRY	-0,2 MM USD
3,6 MM EUR	1,0 MM EUR	2,6 MM EUR	-0,1 MM EUR)
0.20	0.06	0.15	-0.01

Borrowings

Loan Portfolio

The total capital borrowed equalled 1,078.5 million EUR by the balance sheet date, of which 690.0 million EUR were accounted for by real estate companies. The volume represents a total of twenty-one loans, most of which were taken out to finance the purchase prices of properties, and for tax optimisation purposes. The tax load can be eased if the loan interest payments are credited as operating costs that were incurred abroad. Moreover, taking borrowed capital into account enables us to benefit from the so-called leverage effect as it raises the return for the committed equity.

The loans for the properties in Sweden, Canada and Japan, as well as those for the office buildings in Singapore were taken out in the local currency, with one exception. The capital borrowed for one property in Canada is denominated in USD. In one case, a forward exchange transaction was used to hedge the risk of exchange rate changes of US Dollars (USD) versus Canadian Dollars (CAD). All other financings are denominated in Euro (EUR).

Some of the existing loans provide for monthly or quarterly repayment. The overwhelming majority of the loans are structured for repayment at final maturity. The creditors have generally secured their loans through mortgage liens.

In order to take advantage of current interest rate developments, loans taken out have short- or medium-term interest fixings.

Loans overview (in 000 EUR)

by the balance sheet date	Borrowings for direct Re investments	% of the total market values (net)*	Borrowings for indirect Re investments	% of the total market values (net)**
Loans in EUR (domestic)	36,500	4.69 %	–	–
Loans in EUR (foreign)	183,387	23.57 %	126,700	8.26 %
Loans in USD	–	–	14,655	0.95 %
Loans in CAD	–	–	124,643	8.12 %
Loans in SEK	79,326	10.20 %	–	–
Loans in SGD	–	–	276,214	18.00 %
Loans in JPY	89,276	11.48 %	147,828	9.63 %
Total	**388,489**	**49.94 %**	**690,040**	**44.96 %**

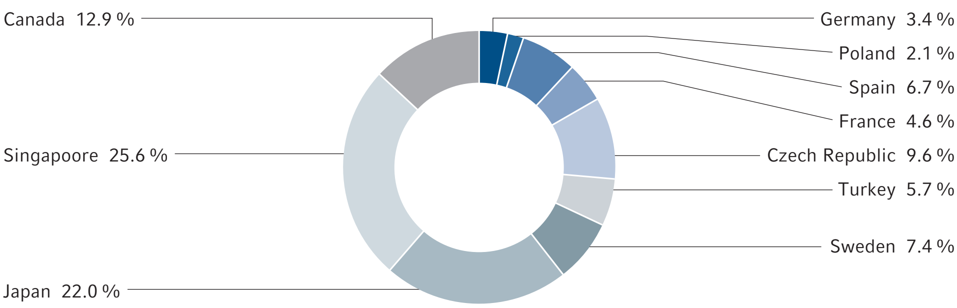
* 777,962k EUR

** 1,534,619k EUR

Structure of the loan interest fixings

Residual term	Loans in EUR	Loans in USD	Loans in CAD	Loans in SGD	Loans in JPY	Loans in SEK
Less than 1	56.40 %	100.00 %	46.78 %	56.09 %	40.13 %	100.00 %
1-2 years	14.42 %	–	–	43.91 %	–	–
2-5 years	29.18 %	–	24.25 %	–	59.87 %	–
5-10 years	–	–	28.97 %	–	–	–
More than 10	–	–	–	–	–	–
Mean interest	3.40 %	8.09 %	6.38 %	2.50 %	2.02 %	2.64 %

Loan volume by country



Status 30 September 2009

Currency Hedging Transactions
as at 30 September 2009

Open positions

Portfolio hedging

Forward exchange contracts (sold against EUR)		Quoted value, sold EUR	Quoted value, balance sheet date	Profit by balance sheet date EUR	
CAD	114,000,000.00	72,553,927.80	71,985,351.64	568,576.16	
CAD	430,000,000.00	267,872,272.45	271,520,965.49	-3,648,693.04	
JPY	5,305,000,000.00	44,334,015.66	40,527,852.69	3,806,162.97	
JPY	5,900,000,000.00	44,021,232.31	45,265,639.46	-1,244,407.15	
KRW	70,000,000,000.00	37,234,042.55	40,458,594.24	-3,224,551.68	
SEK	35,000,000.00	3,467,646.85	3,427,397.44	40,249.41	
SEK	1,083,000,000.00	101,381,370.54	105,980,139.89	-4,598,769.35	
SGD	574,018,059.00	286,293,941.43	277,794,081.25	8,499,860.18	
SGD	237,000,000.00	113,943,869.25	114,682,001.49	-738,132.23	
Forward exchange contracts (bought against EUR)		Quoted value, bought EUR	Quoted value, balance sheet date	Profit by balance sheet date EUR	
SEK	200,000,000.00	18,041,049.09	19,565,177.79	1,524,128.70	
SGD	2,500,000.00	1,204,645.11	1,210,307.95	5,662.84	
Forward exchange contracts (bought with CAD) [1]		Quoted value, bought CAD	Quoted value, balance sheet date	Profit by balance sheet date CAD	Profit by balance sheet date EUR
USD	23,000,000.00	26,406,300.00	25,024,000.00	-1,382,300.00	-872,443.83

[1] Hedging of open positions in one of the Canadian real estate companies.

Transactions concluded and already expired or sold during the reporting period

Portfolio hedging

Forward exchange contracts (sold against EUR)		Quoted value, sold EUR
KRW	70,000,000,000.00	40,532,715.69
CAD	9,000,000.00	5,799,342.74
SEK	1,953,000,000.00	185,327,488.22
SGD	490,500,000.00	239,330,444.89
USD	400,000.00	294,920.00
Forward exchange contracts (bought against EUR)		Quoted value, bought EUR
JPY	100,000,000.00	746,435.77

The benchmark asset portfolio (Art. 9, Sec. 5, Sent. 4, German Derivative Ordinance) is composed as follows:

Securities and cash in banks are represented at their market value. Properties are represented as synthetic governments bonds of the countries where they are located. Items that cannot be subsumed under securities, cash in banks, and real estate (derivatives and other assets) are taken into account as fictitious cash in banks in the respective national currency and in the same amount they represent in the Fund volume.

Potential value-at-risk for the market risk pursuant to Article 10, Section 1, Sentences 2 and 3, Derivative Ordinance

Smallest potential value-at-risk	0.0997 %
Largest potential value-at-risk	1.9379 %
Average potential value-at-risk	0.7026 %

The amount at risk is calculated once a month. For the purpose of calculating the potential value-at-risk, properties are represented as synthetic governments bonds of the countries where they are located. In this sense, the reported amounts at risk deviate from the actual amounts at risk for the pool of segregated assets.

Warsaw, Tulipan House

Performance of the Fund Assets

01 October 2008 through 30 September 2009

	in EUR	in EUR	in EUR
Fund assets at the beginning of the financial year			2,015,590,737.73
Distribution for the previous year [1]			-82,684,140.52
Adjustment items for shares issued or returned before the date of distribution [2]			11,699,535.83
Cash inflow from share sales		536,014,904.99	
Cash outflow from share redemptions		-744,420,841.19	
Cash inflow/ outflow (net) [3]			-208,405,936.20
Regular net income [4]			39,775,369.74
Sales profits [4]			40,000.00
Depreciation on acquisition expenses [5]			
for real estate			-471,004.29
(thereof in foreign currency	-82,210.40)		
for interests held in real estate companies			-903,968.12
(thereof in foreign currency	-903,968.12)		
Net changes in unrealised gains [6]			
for real estate		13,091,474.01	
(thereof in foreign currency	-283,743.12)		
for interests held in real estate companies		41,132,193.41	
(thereof in foreign currency	23,384,057.15)		
for cash and cash equivalents		0.00	54,223,667.42
(thereof in foreign currency	0.00)		
Net changes in unrealised losses [6]			
for real estate		-77,327.70	
(thereof in foreign currency	-145,736.95)		
for interests held in real estate companies		-57,624,011.66	
(thereof in foreign currency	-56,527,765.76)		
for cash and cash equivalents		0.00	-57,701,339.36
(thereof in foreign currency	0.00)		
Changes in exchange rate [7]			
Effects of the changes in exchange rate		-16,790,421.88	
Profit from forward exchange transactions		25,749,745.45	8,959,323.57
Fund assets by the end of the financial year			**1,780,122,245.80**

Notes on the Performance of the Fund Assets

The performance of the Fund assets shows which business events during the reporting period are responsible for the new assets reported in the Fund's Statement of Assets and Liabilities. It represents a breakdown of the difference between the Fund assets at the beginning and those at the end of the financial year.

Footnotes on the Performance of the Fund assets

1) The item **Distribution for the previous year** represents the distributed amount according to last year's Annual Report (for the distribution total, see the "Income Statement", under "Calculation of the Distribution," in that Report).

2) The **Adjustment item** reflects the issuance and redemption of shares between the end of the financial year and the date of distribution. Investors who acquire shares between these two dates will participate in the distribution even through their share acquisition did not enter into the cash inflow balance of the reporting period. Inversely, investors who sell their shares in the time between these two dates will not participate in the distribution even though their share redemption did not enter into the cash outflow balance of the reporting period.

3) The **Cash inflow from share sales** and the **Cash outflow due to the share redemptions** are directly determined by the respective redemption price of the day, multiplied by the number of shares sold or redeemed by that date. The redemption price includes the return per share, which is referred to as income equalisation.

4) The **Regular net income** and the **Sales profits** are posted in the Income Statement.

5) The item **Depreciation on Acquisition Expenses** lists amounts by which the acquisition expenses for real estate or participations were subject to linear depreciation since the conversion of the contract terms of the pool of segregated assets to reflect the new German Investment Act as at 16 August 2008.

6) For the Fund's **Real estate** and **Interests in real estate companies**, the **Net changes in unrealised gains** result from value updates and changes in market value, and from the allocation or release of tax contingency provisions for future sales profits or from other value-impacting factors still to come in the financial year. The Report captures changes in market value based on first-time valuation by the Valuation Committee or revaluations, as well as any other changes in the book value of properties or participations. These may derive, e. g., from the formation or dissolution of provisions, from retroactive purchase price adjustments, the acquisition of small space annexes, etc.

   In the case of the **Cash and cash equivalents**, the changes in the value of unrealised profits are based on the currency changes that affected securities in the portfolio during the financial year.

   The **Changes in the value of unrealised losses** are based on updates and changes in the market value of the **Real estate** and **Interests in real estate companies** that occurred in the course of the financial year. The above elaborations regarding the net changes in unrealised gains apply mutatis mutandis.

   In the case of the **Cash and cash equivalents**, the changes in the value of unrealised losses are based on the currency changes that affected securities in the portfolio during the financial year.

7) Revaluations due to **Changes in exchange rate** are listed as the difference between the valuation of foreign currency assets at the exchange rate quoted in the beginning and the valuation at the exchange rate quoted by the end of the reporting period, not including the result of value updates. For real estate, interests in real estate companies, and investments in cash and cash equivalents, the result of value updates – appraised at the exchange rate valid at the end of the reporting period – is included in the net change of unrealised profits/losses. For assets acquired during the reporting year, the difference in valuation is listed together with the

quoted value at the time of the capitalisation and the quoted value at the end of the reporting period.

Moreover, gains and losses resulting from handling current transactions through foreign currency clearing accounts are taken into account here, as are fluctuations in value for derivative currency transactions that were not yet concluded by the balance sheet date. Realised gains and losses from the closing of derivative currency transactions during the reporting period are also taken into account, minus the net changes of the previous year.

The revaluations due to changes in exchange rate resulted in realised gains worth 61.28 million EUR and realised losses worth 28.68 million EUR from forward exchange transactions that reached final maturity. The profits or losses realised from forward exchange transactions result from the difference between the original forward exchange rate and the spot exchange rate on the day the option was exercised. The unrealised changes in the value of forward exchange transactions include the changes in value accrued by the end of the prior year. When deducting the profits not realised by the end of the previous year, you get the profits or losses for the reporting period.

Saint-Denis, Portes de France

Statement of Assets and Liabilities
as at 30 September 2009

	in EUR	in EUR	in EUR	Share of the Fund assets in %
I. Real estate				
1. Commercial property		777,962,302.40		43.7
(thereof in foreign currency	279,937,361.86)			
			777,962,302.40	43.7
(sum total in foreign currency	279,937,361.86)			
II. Interests held in real estate companies				
1. Majority interests		573,041,179.13		32.2
2. Minority interests		318,338,924.41		17.9
			891,380,103.53	50.1
(sum total in foreign currency	721,988,301.26)			
III. Cash and cash equivalents				
1. Cash in banks		373,468,942.59		21.0
(thereof in foreign currency	5,841,915.34)			
			373,468,942.59	21.0
IV. Miscellaneous assets				
1. Receivables from property management		11,590,408.37		0.7
(thereof in foreign currency	2,378,334.30)			
2. Receivables from real estate companies		129,849,754.06		7.3
(thereof in foreign currency	112,785,733.71)			
3. Interest receivables		4,213,516.33		0.2
(thereof in foreign currency	180,287.49)			
4. Acquisition expenses				
for real estate		10,607,033.45		0.6
for interests held in real estate companies		8,613,026.81		0.5
(thereof in foreign currency	13,463,439.81)			
5. Miscellaneous		80,670,037.97		4.5
(thereof in foreign currency	16,239,472.88)			
			245,543,776.99	13.8
Grand total			2,288,355,125.51	128.6

	in EUR	in EUR	in EUR	Share of the Fund assets in %
V. Payables arising from				
1. loans [1]		388,489,086.27		21.8
thereof loans secured by encumbrances or mortgages	36,500,000.00			
(sum total in foreign currency	168,601,823.00)			
2. lot sales and construction projects		1,281,359.58		0.1
(thereof in foreign currency	183,870.88)			
3. property management		15,202,625.88		0.9
(thereof in foreign currency	5,887,844.84)			
4. other debt		55,734,364.84		3.1
(thereof in foreign currency	1,172,412.78)			
			460,707,436.57	25.9
VI. Provisions		47,525,443.14	47,525,443.14	2.7
(thereof in foreign currency	10,941,796.66)			
Grand total			**508,232,879.71**	**28.6**
Fund assets			**1,780,122,245.80**	**100.0**
Share value (in EUR)			**55.15**	
Number of shares outstanding			**32,280,169,008**	

[1] All loans are secured by assignment of any claim for reimbursement of expenditures.

Exchange rates on 29 September 2009

United States Dollars (USD)	EUR 1.00 = USD 1.45570
Canadian Dollars (CAD)	EUR 1.00 = CAD 1.58440
Czech Crowns (CZK)	EUR 1.00 = CZK 25.16386
Turkish Lira (TRY)	EUR 1.00 =TRY 2.17066
Swedish Crowns (SEK)	EUR 1.00 = SEK 10.23000
Japanese Yen (JPY)	EUR 1.00 = JPY 130.94000
Singapore Dollars (SGD)	EUR 1.00 = SGD 2.06543
South Korean Won (KRW)	EUR 1.00 = KRW 1,727.18392

Notes on the Statement of Assets and Liabilities

Total fund assets

In the course of the 2008/2009 financial year, the Fund assets of *hausInvest global* decreased by 235.47 million EUR or 11.68 % to a total of 1,780.12 million EUR. On balance, a total of 3,669,457.306 shares was redeemed. This resulted in a cash outflow of 208.41 million EUR from the pool of segregated assets. On 6 January 2009, a total of 70.98 million EUR or 2.30 EUR per share, respectively, were distributed for the 2007/2008 financial year.

I. Real estate

The real estate portfolio included seven directly held properties by 30 September 2009. One logistics property located in Grossostheim/Germany, was acquired during the reporting period. In addition, the Fund owns one office building each in Eschborn/Germany and in St. Denis/France, as well as one shopping centre in Tokyo/Japan, one in Gerona/Spain that is owned in commonhold, one in Izmir/Turkey that is held as a ground lease, and one in Malmö/Sweden. When taking the acquisition of the new property in Grossostheim/Germany, the reappraisal of real estate, the changes in value caused by the progressing construction of the properties in Sweden and France, as well as the changes in exchange rate into account, the property assets of directly held real estate increased by 135.84 million EUR or 21.16 % to a total of 777.96 million EUR by 30 September 2009. The total value of real assets held abroad equalled 705.39 million EUR, thereof 279.94 million EUR in foreign currencies (SEK, JPY).

For detailed information on each property, please see the Property Record, pages 28 through 35.

II. Interests held in real estate companies

By the balance sheet date of 30 September 2009, *hausInvest global* held a total of 16 properties in 15 different companies. One Canadian company was acquired as majority interest during the reporting period.

The company ManMall Successor LLC., New York, USA, being the successor company to ManMall LLC, USA, was dissolved as of 27 October 2009. The respective property had already been sold during the 2006/2007 financial year.

The adoption of the new German Investment Act has made it mandatory to post newly acquired real estate companies and newly acquired properties in these real estate companies at their purchase prices during the first twelve months of ownership.

The market values to which the pool of segregated assets is entitled according to the respective interest equalled 1,534.62 million EUR by the balance sheet date. This translates into a total interest value of 891.38 million EUR (862.18 million EUR the previous year) when taking into account the other assets as well as the liabilities and provisions of the respective companies, plus the shareholder loans the Fund granted to these companies.

For detailed information on the holding companies, please see the Record of Participations on pages 42 through 45, for details on the properties held by these companies, please see the Property List on pages 28 through 35 of this Report.

III. Cash and cash equivalents

The Fund's cash in banks includes time deposits worth 345.00 million EUR, overnight deposits in the amount of 22.37 million EUR, and deposits in current accounts worth 6.10 million EUR. The cash in banks breaks down into assets in foreign currencies worth 5.84 million EUR, including assets in CAD worth 4.96 million EUR, assets in SEK worth 0.48 million EUR, assets in TRY worth 0.27 million EUR, assets in JPY worth 0.08 million EUR, assets in USD worth 0.03 million EUR, and assets in SGD worth 0.02 million EUR.

The securities holdings reached maturity on 12 February 2009. For detailed information, please see pages 60 and 61 of this Report.

No securities lending deals were transacted during the reporting period.

The cash and cash equivalents are largely earmarked for future property acquisitions, as well as for acquiring interests in real estate companies. In addition, cash funds will be required for miscellaneous payables. By 30 September 2009, the cash and cash equivalents, and thus the gross liquidity, equalled 20.98 % of the Fund assets. After deducting the committed funds, the free liquidity ratio equalled 2.21 % of the Fund assets. The committed funds include the amounts necessary to meet liabilities arising out of legally effective real estate deeds and construction contracts that will become due within the next two years, interest and repayment encumbrances during the next two years, the distribution, and sufficient working capital for securing a proper ongoing management. For more details on cash and cash equivalents, please see pages 58 and 59 of this Report.

IV. Other assets

Out of a total of 11.59 million EUR in receivables from property management, 6.64 million EUR represent receivables from recoverable operating expenses. Advance payments received from the tenants are listed in item V.3, "Payables arising from property management." In addition, the Report includes 4.67 million EUR in receivables from rents and assessments as well as 0.28 million EUR in prepaid property management costs. Foreign receivables associated with property management add up to 10.52 million EUR, and include a 2.38 million EUR item in foreign currencies that breaks down into 1.66 million EUR in SEK, 0.49 million EUR in TRY, 0.15 million EUR in JPY; and 0.08 million EUR in USD.

The receivables from real estate companies in a total amount of 129.85 million EUR result from shareholder loans that were granted to the company CR-71 Robinson Road Singapore Private Limited in Singapore (48.42 million EUR), to the company CG-78 Shenton Way Singapore Private Limited also in Singapore (44.78 million EUR), to the company CG Choongmuro Building Securitization Specialty L.L.C. in South Korea (19.59 million EUR), and to the company Charles Square Center s.r.o. in Prague/Czech Republic (17.06 million EUR).

Interest claims existing as at 30 September 2009 represent essentially 3.26 million EUR in interest from call money investments and 0.95 million EUR in interest from shareholder loans, thereof 0.18 million EUR in KRW.

Acquisition expenses in a total amount of 19.22 million EUR break down into 10.61 million EUR for directly held real estate, including 4.85 million EUR for the property in Malmö/Sweden, 4.57 million EUR for the property in Saint-Denis/France, as well as 1.19 million EUR for the property in Grossostheim/Germany, and into 8.61 million EUR in participations, including 6.08 million EUR for the company CR-71 Robinson Road Singapore Private Limited/Singapore, 1.82 million EUR for the company CR-Kamiyacho GmbH & Co. KG in Wiesbaden/Germany, and 0.71 million EUR for the company CR Station Limited Partnership in Toronto/Canada. These acquisition expenses are depreciated against the Fund equity over a ten-year period.

The other assets in a total value of 80.67 million EUR represent essentially receivables worth 39.90 million EUR from a pending transaction in connection with the acquisition of a property in Italy (see V.4 "Payables arising from other debt"), as well as 23.12 million EUR in receivables from foreign revenue authorities, representing turnover taxes paid in Turkey, Sweden, Spain, France and Italy, and 10.33 million EUR for the fair value of forward exchange transactions still open by the balance sheet date (see page 66). Other receivables include specifically 2.12 million EUR from the Canadian real estate companies, 1.85 million EUR from operating costs prepaid to the property managers in Sweden, Spain and Turkey, 1.29 million EUR in security deposits payable at the Spanish property, 0.76 million EUR from prepaid ground rent for the Turkish property, 0.35 million EUR in income tax receivables from the Japanese revenue authorities, as well as 0.20 million EUR in active deferred taxes for the French property. Out of the miscellaneous receivables, 16.24 million EUR are denominated in foreign currency, including 10.76 million EUR worth of SEK, 3.00 million EUR worth of TRY, 2.12 million EUR worth of CAD, 0.35 million EUR worth of JPY, and 0.01 million EUR worth of SGD.

V. Payables

Liabilities from borrowing in a total amount of 388.49 million EUR break down into partial property financing amounts of 89.28 million EUR in Tokyo/Japan, 79.33 million EUR in Malmö/Sweden, 72.26 million EUR in Girona/Spain, 61.12 million EUR in Izmir/Turkey, 50.00 million EUR Saint-Denis/France, 23.00 million EUR in Eschborn/Germany, and 13.50 million EUR in Grossostheim/Germany.

Payables arising out of real estate acquisitions and construction projects represent 1.28 million EUR in purchase price retentions and yet anticipated acquisition expenses for properties already acquired, specifically in Germany with 0.98 million EUR, in Singapore with 0.17 million EUR, and in Poland with 0.12 million EUR. Out of the payables arising from property acquisitions and building projects, 0.30 million EUR represent debts outside Germany, 0.18 million EUR thereof in foreign currencies (SGD and JPY).

Payables from the property management in a total amount of 15.20 million EUR include 7.77 million EUR in advance tenant payments toward recoverable heating costs and service charges yet to be settled, 5.59 million EUR in payables toward security deposits, 1.74 million EUR in prepaid rents and assessments, as well as 0.10 million EUR in open invoices toward management costs that were settled in early October 2009. Payables from property management include 14.37 million EUR for foreign properties, thereof 5.89 million EUR in payables in foreign currency (JPY, SEK, TRY and USD).

Payables arising from other debts came to a total of 55.73 million EUR by the balance sheet date. They include 32.22 million EUR in payables arising from a pending transaction in conjunction with the acquisition of a property in Italy, 10.21 million EUR for the negative market value of forward exchange transactions still open by the balance sheet date (see page 66) and 8.30 million EUR in payables arising from cash inflows and outflows that were charged to the pool of segregated assets on 1 October 2009. Other liabilities include 3.46 million EUR due to the Fund Management Company toward fund management remuneration not yet transferred (3.38 million EUR) and turnover tax (0.08 million EUR) that the Fund Management Company will remit to the Inland Revenue Service. Finally, 0.89 million EUR in payables are due for the remuneration of the custodian bank, 0.54 million EUR for loan interest, and 0.06 million EUR for debt owed to the foreign revenue authorities in Japan. Out of the total payables arising from other debt, 33.74 million EUR represent debt outside Germany, including 1.17 million EUR in foreign currency, which amount breaks down into 0.87 million EUR in CAD, 0.22 million EUR in SEK, 0.06 million EUR in JPY, and 0.02 million EUR in USD.

VI. Provisions

Out of provisions totalling 47.53 million EUR, the amount of 18.34 million EUR represents provisions for capital gains taxation that have been set aside as risk-provisioning expenditures toward possible future sales of foreign real estate. These provisions break down into 8.31 million EUR in Turkey, 7.39 million EUR in Spain, 2.11 million EUR in France, 0.34 million EUR in Japan, and 0.19 million EUR in Sweden. In addition, provisions in an amount of 15.13 million EUR were set aside for production costs relating to the properties in Sweden, France, Spain and Turkey that have yet to be invoiced. Other provisions include specifically 6.86 million EUR for miscellaneous value-impairing factors in connection with the interests held in real estate companies, 3.72 million EUR for current taxes in Spain, Turkey and Canada, as well as 2.71 million EUR for operating and management costs, 0.30 million EUR for the costs of printing, mailing, and auditing the Annual Report, and 0.13 million EUR for maintenance measures.

Risk-prevention expenditures toward future capital gains taxation abroad

In some countries, selling real estate locally owned by the Fund is subject to sales profit taxation on the Fund level (capital gains tax – CGT). On the basis of the updated market values posted, we therefore decreased the provisions on the Fund level by 5.31 million EUR during the reporting year, thus reducing the coverage ratio from 100 % to 75 %. In this context, the provisions for other value-impairing factor associated with the interests held in real estate companies were lowered by 1.93 million EUR, again down to a ratio of 75 %. For those properties that are posted at their purchase price during the first year after their acquisition, CGT provisions will be set aside once their fair market value has been posted. This ensures that the Fund returns already reflect to a large degree the tax load potentially arising out of real estate sales abroad and subject to capital gains taxation, the tax load in each case being calculated on the basis of the most recent market value assessment.

Miscellaneous

The term “abroad” covers any place outside Germany, while “foreign currency” refers to any item not posted in EUR.

Izmir, Forum Bornova

Income Statement

1. October 2008 through 30 September 2009

	in EUR	in EUR	in EUR	in EUR
I. Revenues				
1. Real estate revenues			39,108,673.69	
(thereof in foreign currency	8,036,249.61)			
2. Revenues from interests held in real estate companies			13,751,627.72	
(thereof in foreign currency	13,751,627.72)			
3. Revenues from cash and cash equivalents				
3.1 Revenues from cash in banks			9,965,549.50	
(thereof in foreign currency	179,598.11)			
4. Miscellaneous revenues			5,695,233.05	
(thereof in foreign currency	1,926,370.69)			
Grand total, revenues				**68,521,083.96**
II. Expenses				
1. Management costs				
1.1 Service charges			1,367,200.92	
(thereof in foreign currency	846,229.19)			
1.2 Maintenance costs			338,304.19	
(thereof in foreign currency	112,521.86)			
1.3 Costs of real estate management [1]			2,647,332.39	
(thereof in foreign currency	1,324,753.43)			
1.4 Miscellaneous expenses			2,672,988.02	
(thereof in foreign currency	1,410,971.67)			
2. Ground rent, life annuities and temporary annuities			931,263.27	
(thereof in foreign currency	931,263.27)			
3. Interest expenditures			8,585,930.35	
(thereof in foreign currency	2,636,261.31)			
4. Foreign taxes			5,629,309.14	
(thereof in foreign currency	1,968,532.11)			
5. Administrative overhead for the pool of segregated assets				
5.1 Remuneration of Fund Management [2]			4,984,342.29	
5.2 Remuneration of custodian bank			890,061.12	
5.3 Valuation committee costs			349,388.06	
5.4 Other expenditures pursuant to Articles 13 and 14, General Contract Terms			349,594.47	
Grand total, expenses				**28,745,714.22**
III. Regular net income				**39,775,369.74**

[1] Thereof proprietary expenditures pursuant to Art. 14, General Contract Terms: 735,000.00 EUR.

[2] In addition, the company received fees pursuant to Art. 12, Sec 2, Special Contract Terms.

	in EUR	in EUR	in EUR	in EUR
IV. Realised profits minus non-realised changes in value from previous years und capital gains tax paid outside Germany				
1. for real estate		0.00	0.00	0.00
(thereof in foreign currency	0.00)			
2. for interests held in real estate companies		0.00	0.00	0.00
(thereof in foreign currency	0.00)			
3. for cash and cash equivalents		0.00	0.00	0.00
(thereof in foreign currency	0.00)			
Total realised gains		**0.00**	**0.00**	**0.00**
V. Realised losses				
minus unrealised changes in value from previous years und capital gains tax paid outside Germany				
1. for real estate		0.00	0.00	0.00
(thereof in foreign currency	0.00)			
2. for interests held in real estate companies		0.00	0.00	0.00
(thereof in foreign currency	0.00)			
3. for cash and cash equivalents		-54,000.00	94,000.00	40,000.00
(thereof in foreign currency	0.00)			
Total realised losses		**-54,000.00**	**94,000.00**	**40,000.00**
VI. Capital gain		**-54,000.00**	**94,000.00**	**40,000.00**
TER in %				0.36
Success-based remuneration				0.00
Transaction-based remuneration				6,708,443.75
Information on costs provided pursuant to Art. 41, Sections 5 and 6, German Investment Act				
Up-front fees and redemption charges invoiced to the pool of segregated assets for selling or redeeming investment shares, respectively				0.00
Management fees for the investment shares held in the pool of segregated assets				0.00

The capital investment company receives no repayment of remunerations and reimbursements that have been paid out of the pool of segregated assets to the custodian bank or any third party.

Out of the management remuneration paid in, the capital investment company grants so-called “follow-up commissions” as brokerage fee to brokers (e.g. financial institutions) on a regular basis, in most cases annually.

Notes on the Income Statement

US, Canadian, Swedish, Turkish, Japanese, Korean, and Singaporean revenues and expenses were converted into EUR at the respective mean exchange rate of the month. The revenues of the Czech and Polish companies accrued in EUR.

Revenues

Compared to the previous year, our real estate revenues increased by 6.92 million EUR to now 39.11 million EUR. This is essentially attributable to the rent revenues from properties in France and Sweden that were completed during the reporting year, to rent revenues from the property in Grossostheim/Germany that was acquired during the 2008/2009 financial year, and to the exchange rate-driven rise in rent revenues from the Japanese property. The gross rent revenues of 43.35 million EUR were diminished by vacancies, rent-free periods and rent reductions totalling 4.66 million EUR. In addition, 0.30 million EUR in revenues from written-off rental claims and 0.12 million EUR from other rent assessments were collected. Out of the total income from real estate 35.13 million EUR were accounted for abroad, including 15.63 million EUR in Turkey, 9.85 million EUR in Spain, 4.92 million EUR in Japan, 2.82 million EUR in Sweden, 1.61 million EUR in France, and 0.30 million EUR in the United States.

The income from interests held in real estate companies reflect the distributions of the Canadian companies in an amount of 13.75 million EUR.

Revenues from cash and cash equivalents dropped by 22.02 million EUR down to 9.97 million EUR, essentially because of the decrease in liquid funds during the reporting period and the regressive interest rates during the financial year. The revenues include specifically 7.98 million EUR in interest on overnight deposit and time deposit investments, 1.20 million EUR in miscellaneous interest income generated by the premature payment of the purchase price for the French property, as well as 0.72 million EUR in interest from securities. The interest income breaks down into 8.57 million EUR in domestic and 1.40 million EUR in foreign items, thereof 1.20 million EUR in France. Other foreign interest income includes 0.12 million EUR on investments in Swedish Crowns, 0.05 million EUR on investments in Turkish Lira, and 0.01 million EUR on investments in Canadian Dollars.

The other income in a total amount of 5.70 million EUR essentially breaks down into 4.24 million EUR in interest from shareholder loans, 0.74 million EUR in income from dissolved provisions, and 0.56 million EUR in income from deferred taxes on the French property.

Expenses

The non-recoverable operating costs increased by 0.33 million EUR year-on-year and totalled 1.37 million EUR, mostly because of the portfolio growth. The total costs breaks down into 0.64 million EUR in Japan, 0.48 million EUR in Turkey, 0.15 million EUR in France, 0.11 million EUR in Spain, and 0.03 million EUR in Sweden. In Germany, heating cost and service charge settlements returned a surplus of 0.04 million EUR.

Maintenance efforts in line with the active portfolio management accounted for expenditures totalling 0.34 million EUR for the real estate located in Spain, Turkey, Sweden, and Japan, which is less than last year's expenditures of 0.42 million EUR.

After 1.90 million EUR the previous year, the real estate management costs totalled 2.17 million EUR, including 0.74 million EUR in fees the Fund Management Company invoiced to the Fund for its property management. Another 1.91 million EUR went toward external management, breaking down into 0.90 million EUR in Turkey, 0.42 million EUR in Spain, 0.42 million EUR in Sweden, and 0.17 million EUR in Japan.

The other costs in a total amount of 2.67 million EUR, down from 9.02 million EUR the year before, include essentially 0.69 million EUR in expenses for tax consultancy and tax accountancy, 0.50 million EUR in legal costs and legal consultancy costs, 0.41 million EUR in miscellaneous written-off receivables, 0.32 million EUR in write-offs and adjustments of rental claims, 0.22 million EUR in costs toward first-time lettings and re-lettings, as well as 0.11 million EUR in expenditures for the pool of segregated assets toward advertising measures promoting the shopping centres in Turkey and Spain. Out of the total costs, 2.42 million EUR were incurred abroad, breaking down into 0.60 million EUR in Turkey, 0.54 million EUR in the Spain, 0.42 million EUR in the

United States, 0.41 million EUR in Canada, 0.16 million EUR in Sweden, and 0.14 million EUR in Japan, 0.11 million EUR in France, and 0.04 million EUR in Poland.

For the property in Izmir/Turkey, we paid 0.93 million EUR in ground rent.

The total interest expenditures of 8.59 million EUR include 7.72 million EUR in loans toward the partial financial of properties, specifically in Izmir/Turkey (2.84 million EUR), in Saint-Denis/France (1.94 million EUR), in Tokyo/Japan (1.67 million EUR), in Malmö/Sweden (0.81 million EUR), in Girona/Spain (0.32 million EUR), and in Grossostheim/Germany (0.14 million EUR). The Report moreover lists miscellaneous interest expenditures totalling 0.87 million EUR, specifically processing fees and commitment commissions in conjunction with borrowings, as well as guarantee commissions.

Foreign taxes in a total amount of 5.63 million EUR include income tax expenditures of 1.90 million EUR in Spain, 1.84 million EUR in Turkey, 1.39 million EUR in Canada, and 0.50 million EUR in Japan.

In keeping with its contractually stipulated remuneration, the Fund Management Company received the amount of 4.98 million EUR. This equals an encumbrance of 0.28 % of the value of the pool of segregated assets as appraised by the balance sheet date. As contractually agreed, the Fund was invoiced for real estate acquisition and construction services in the amount of 6.71 million EUR, which was capitalised as acquisition expenses and ancillary construction costs. In addition, the Report itemises 0.89 million EUR in remuneration for the custodian bank, which equals, as contractually agreed, 0.05 % of the value of the pool of segregated assets appraised by the balance sheet date; 0.35 million EUR in valuation costs, and 0.35 million EUR in expenditures for printing, shipping and publishing the Statements of Account and Semi-Annual Reports as well as for the auditing costs pursuant to Article 14, General Contract Terms.

Regular net income
The regular net income for the financial year beginning on 1 October 2008 and ending on 30 September 2009 equalled 39.78 million EUR.

Realised gains
The gains realised from real estate and interests in real estate companies represent the difference between sales proceeds and fiscal book values. The changes in the value of real estate and interests in real estate companies that were not realised in previous years result from value updates and the attendant changes in book values. When deducting the gains not realised by the end of the previous year, you get the gains that were realised during the reporting period. To the extent that any capital gains tax was paid on real estate and interests that were disposed of abroad, the realised profit will be reduced by the amount paid.

The realised profits from investments in liquid assets (securities) mark the difference between the lower purchase price and the price at the time of sale or maturity, respectively. Changes in the value of the liquid assets that were not realised contain the currency changes of securities that were sold or became due during the financial year before the end of the previous year. When deducting the gains not realised by the end of the previous year, you get the gains that were realised during the reporting period.

Realised losses
The realised losses are determined in the same manner as the realised profits.

Total expense ratio
The TER (Total Expense Ratio) represents the sum total of expenses as percentage of the mean total value of the Fund assets. It includes the following items: Remuneration of the Fund Management, remuneration of the custodian bank, as well as miscellaneous expenditures pursuant to Art. 12, No. 4, Special Contract Terms.

Success-based remuneration
No success-based remunerations were charged to the pool of segregated assets.

Transaction-based remuneration
Transaction-based remunerations were paid toward the acquisition of, the construction services for, and the disposition of, real estate or interests in real estate companies. They added up to 6.71 million EUR or 0.38 percent of the mean value of the Fund assets. Due to the nature of such funds, the transaction-based remunerations are subject to major fluctuation during the lifetime of a given fund without permitting conclusions regarding the fund’s performance.

Calculation of Distribution and Notes

Calculation of distribution 1 OCT 2008 - 30 SEP 2009	total in EUR	per share in EUR
Regular net income	39,775,369.74	1.232
Realised gains		
for properties	0.00	0.000
for interests held in real estate companies	0.00	0.000
for cash and cash equivalents	0.00	0.000
for forward exchange transactions	61,283,706.36	1.898
Income Equalisation	-4,821,490.34	-0.149
Account carried forward from last year	53,562,963.88	1.659
Surplus retained pursuant to Art. 13, Sec. 2, Special Contract Terms	-330,000.00	-0.010
Available for distribution	149,470,549.64	4.630
Reinvested pursuant to Art. 13, Sec. 5, Special Contract Terms [1]	-61,283,706.36	-1.898
Carryforward	-46,222,623.57	-1.432
Total distribution for 32,280,169.008 issued shares	**41,964,219.71**	**1.300**

[1] Reinvested sales profits from forward exchange transactions.

Regular Net Income and Realised Gains
For a drilldown of the regular net income and the realised gains, please see the Income Statement.

Income Equalisation
The listed income equalisation represents earnings and reappraisals that accrued since the beginning of the financial year, and that were paid by buyers of shares through the issue price or were remunerated by the Fund through the redemption price in connection with the redemption of shares during the reporting year. The income equalisation posted in the calculation of the distribution refers to the regular net income, the realised gains, and the profits carried forward from the previous year. The income equalisation consequently keeps the distributable amount per share from being influenced by changes in the number of shares in circulation.

Retentions
Retentions from the income were set aside toward future reinstatements and to offset depreciations of the properties pursuant to Art. 13, Sec. 2, Special Contract Terms.

Reinvestment
In the interest of conserving the asset values, the gains realised through forward exchange transactions are allocated in their entirety for reinvestment pursuant to Art. 13, Sec. 5, Special Contract Terms.

Carryforward
By the end of the financial year, 46.22 million EUR were carried forward. The amount carried forward will become available again for distribution in the coming years.

Distribution
The distribution for the 2008/2009 financial year equals 1.30 EUR per share. With a total of 32,280,169.008 shares outstanding, this equals a distribution total of 41.96 million EUR. The date of distribution is 6 January 2010.

Statement of the Independent Auditor

Pursuant to Article 44, Section 5, InvA (German Investment Act) we have audited the annual report (*Jahresbericht*) of the fund (*Sondervermögen*) *hausInvest global* for the financial year beginning 1 April 2008 and ending 30 September 2009. The preparation of the annual report in accordance with the provisions of the Investment Act is the responsibility of the investment management company's (*Kapitalanlagegesellschaft*) Managing Directors. Our responsibility is to express an opinion on the annual report based on our audit.

We conducted our audit in accordance with Art. 44, Sec. 5, InvA, and generally accepted German standards for the audit of financial statements promulgated by the IDW Institute of Public Auditors in Germany. Those standards require that we plan and perform the audit in such a way that misstatements materially affecting the annual report are detected with reasonable certainty. The definition of the audit procedures takes into account any available knowledge regarding the management of the pool of segregated assets as well as any expectation regarding potential error. The effectiveness of the accounting-related internal control system and the evidence supporting the disclosures in the annual report are examined primarily on a test basis within the framework of the audit. The audit includes assessing the accounting principles for the annual report used and significant estimates made by the investment management company's Managing Directors. We believe that our audit provides a reasonable basis for our opinion.

Our audit has not led to any reservations.

In our opinion that is based on the findings of our audit, the annual report complies with the legal requirements.

Frankfurt am Main, 4 December 2009

PricewaterhouseCoopers
Aktiengesellschaft
Wirtschaftsprüfungsgesellschaft

Eva Handrick
Auditor

ppa. Heiko Sundermann
Auditor

Notes on Taxation for Shareholders

The distribution for the financial year of 2008/2009 in the amount of 1.30 EUR per share will be distributed on 6 January 2010.

Brief Notes on Tax Regulations Relevant for Investors (pursuant to tax laws in force since 1 January 2009)

Any information on tax regulations provided herein applies only to investors subject to full taxation in Germany. Foreign investors are advised to confer with their tax consultants before acquiring any shares in the pool of segregated assets, and to identify the fiscal consequences the acquisition of such shares may have in their country of residence.

As a special purpose fund, the pool of segregated assets is exempt from corporate income tax and trade tax. At the same time, the taxable income from the pool of segregated assets rate as income from capital assets for private investors and are therefore taxed only if these exceed – combined with other capital income – the flat rate allowance for savers of 801 EUR (for single persons or separately assessed spouses) or 1,602 EUR (for jointly assessed spouses).

Income from capital assets are principally subject to a 25 % tax deduction (plus solidarity surcharge and, where applicable, church tax). Income from capital assets also includes the earnings distributed by the pool of segregated assets, the deemed-distributed income, the "Zwischengewinn" (interim profit), and the profits from buying and selling Fund shares whenever these were acquired after 31 December 2008.[1)]

The tax deduction principally has a withholding effect (pursuant to the flat rate withholding tax), so that income from capital assets need no longer be disclosed in the income tax return on a regular basis. Wherever the depository withholds and remits withholding taxes, it will principally offset losses and credit foreign withholding taxes against the withholding tax dues.

[1)] Profits from the sale of Fund share acquired before 1 January 2009 remain tax-free for private investors provided that at least one year passed between the time of their acquisition and the time of their sale.

Personal or corporate income tax procedure for the distribution

in EUR	For shares held as private assets	For shares held as corporate assets	For shares held as corporate assets of corporations
Distribution per share	1.3000	1.3000	1.3000
Creditable foreign withholding tax	0.0424	0.0424	0.0424
Income from forward transactions	-0.0377	0.0000	0.0000
Foreign dividends	0.0000	-0.0259 [1)]	-0.0615 [1)]
Taxable share of the distribution	**1.3047**	**1.3165**	**1.2809**
Taxable share of the distribution [2)]	**0.0150**	**0.0150**	**0.0150**
Creditable foreign withholding tax	0.0424	0.0424	0.0424

[1)] Tax-exempt for corporations, though 5 % of the dividends are rated as non-deductible operating expenses. For all other corporate investors, 40 % of the dividends remain tax-exempt.

[2)] Including non-deductible income-related expenses pursuant to Art. 3, Sec. 3. Sent. 2, No. 2, German Investment Tax Act.

Income subject to capital gains tax

	in EUR
Basis of assessment	1.3197
Capital gains tax (25 %)	0.3299
Solidarity surcharge (5.5 %)	0.0181
Grand total	0.3480

By order of the German Inland Revenue Service, the withholding tax (Art. 7, Sections 1 and 2, German Investment Tax Act) withheld from the individual investor is calculated as follows:

First, the distributed and deemed-distributed income share that is subject to withholding tax (1.3197 EUR per share) must be multiplied with the number of shares held by a given investor on the date of distribution (6 January 2010). Next, the withholding tax is calculated on the basis of the resultant sum. In addition, the solidarity surcharge is levied on the latter amount. Upon submission of a non-assessment note (*NV-Bescheinigung*) or substantiation of a non-resident German tax status, the withholding tax will be waived. Upon submission of a valid exemption order (tax allowance for savers), the capital income tax is only applied to that part of the income subject to capital income taxation that exceeds the exemption order allowance.

Scenarios in which the tax deduction loses its withholding effect includes personal tax brackets that remain below the flat rate withholding tax rate of 25 %. In this case, income from capital assets should be disclosed in the income tax return. The Inland Revenue Service will then apply the lower personal tax rate, and credit the tax deduction against the personal tax debt (the so-called “higher-yield test”).

Wherever the income from capital assets were tax-exempt (e. g. because the profits from fund share sales were generated by a portfolio held abroad), these need to be disclosed in the tax return. In the tax assessment context, this type of income from capital assets is also subject to a 25 % flat rate withholding tax or the lower personal tax bracket, where applicable.

Even if the tax was deducted and the investor belongs to a higher personal tax bracket than 25 %, the income from capital assets may need to be disclosed if extraordinary personal expenses are asserted in the tax return.

Wherever the shares are held in the form of corporate assets, the income is taxed as business income. German tax legislation requires a differentiated account of the income components in order to assess taxable income, or income subject to the withholding tax, respectively.

Taxation on the Fund Level

The German legislature has exempted pools of segregated real assets from any income tax and capital levy. The income is taxed through the income taxation of each investor.

Taxation on the Private Investor Level

Domestic rental income, interest income, interest-related income, foreign dividends (particularly those from real estate corporations) as well as profits from sales of domestic real estate within the first ten years after their acquisition.

The distributed or retained domestic rental income, interest income, interest-related income, foreign dividends as well as profits from sales of domestic real estate within the first ten years after the acquisition of the pool of segregated assets are subject to a tax deduction of 25 % (plus solidarity surcharge and, where applicable, church tax) whenever these are held in custody on domestic accounts.

The tax deduction can be waived if the investor has a resident German tax status and has submitted an exemption order, provided the taxable portions of the income do not exceed the currently applicable saver’s flat rate allowance of 801 EUR in the case of single or singly assessed taxpayers or 1,602 EUR in the case of jointly assessed couples.

The same applies, mutatis mutandis, whenever a non-assessment note (*NV-Bescheinigung*) has been submitted, or whenever a foreign investor substantiates his non-resident tax status.

If an investor keeps his or her shares of a fiscally distributing pool of segregated assets in domestic custody with the capital investment company or at a financial institution (deposit option), the depository will, in its role as paying agent, exempt the shares from the tax deduction if an official exemption order over a sufficient amount or a non-assessment note, issued by the Inland Revenue Service for no more than three years, is presented prior to the set distribution date. In this case, the entire distribution is credited to the investor without deduction.

If the shares are kept in safe custody by a domestic financial institution or by a domestic capital investment company, the investor account will be credited with any tax deduction that was withheld, provided the investor filed an exemption order over a sufficient amount or a non-assessment note with the depository prior to the expiration of the financial year of the pool of segregated assets.

If the exemption order or non-assessment note is not filed, or not filed in time, the respective depository will issue, upon request, a tax note to the investor over the taxes withheld at source and remitted. Investors then have the option to have this tax deduction credited against their personal tax debt in conjunction with their income tax return.

If the shares of distributing pools of segregated assets are not kept in safe custody, and if the coupons are submitted to a domestic financial institution (home custody), the disbursed distribution will be subject to a 25 % tax deduction, with the solidarity surcharge to be added.

Under certain conditions, the dividends paid by foreign (real estate) corporations may be fully tax-exempt as dividend received from an interrelated company.

Profits from the Sale of Domestic and Foreign Real Estate Ten Years after its Acquisition or Later

Profits from the sales of domestic and foreign real estate realised on the level of the pool of segregated assets more than ten years after the acquisition always remain tax-free for the investor.

Foreign Rental Income, and Profits from Sales of Foreign Real Estate Less than Ten Years after its Acquisition

Foreign rental income and profits from the sales of foreign real estate for which Germany has waived taxation because of existing double-taxation treaties (exemption method), are also tax-exempt (this being the standard). The tax-exempt income does not impact the tax rate to be applied (no progression clause).

Wherever the respective double-taxation treaty stipulates the tax credit method by way of exception, or wherever not double-taxation treaty exists, the information regarding the tax treatment of profits from sales of domestic real estate within ten years after their acquisition applies mutatis mutandis. Taxes paid in the country of origin may be credited against the German income tax debt, where applicable, unless the tax remittance is already reflected on the level of the pool of segregated assets in the form of income-related expenses.

Profits from Securities Sales, and Profits from Forward Transactions, and Income from Option Premiums

Profits from sales of equities, equity-like participatory rights and investment shares, income from forward transactions, as well as income from option premiums earned on the level of the pool of segregated assets are not assessed for the investor until they have actually been distributed. Also, profits from the sales of capital claims defined in Art. 1, Sec. 3, Sent. 3, No. 1, Letters a through f, German Investment Tax Act, are waived as long as they are not distributed.

This includes the following capital claims:

a) capital claims that feature a yield upon issue,

b) “regular” bonds and non-securitised receivables with fixed coupons, as well as down-rating bonds, floaters, and reverse floaters,

c) risk certificates that map the quoted price of an equity or of a published index for a majority of equities with a 1-to-1 ratio,

d) equity bonds, exchangeable bonds, and convertible debentures,

e) capital gain bonds traded without separate listing of interest accrued (flat) and participatory rights on borrowings and

f) option bonds with warrants (“cum”).

If profits from the sales of securities/capital claims, profits from forward transactions, and profits from option premiums are distributed, these are principally taxable and subject to a 25 % tax deduction at source in the case of domestic safe custody accounts (with solidarity surcharge to be added as well as church tax, where applicable). Distributed profits from securities sales that were transacted after a minimum ownership period of one year, and profits from forward transactions, remain tax exempt if the securities were purchased prior to 1 January 2009 or if the forward transaction was undertaken prior to 1 January 2009, respectively.

Profits from sales of capital claims not included in the above list are fiscally treated like capital interest (see above).

Domestic Dividends (particularly those from Real Estate Corporations)
Domestic dividends of (real estate) corporations that are either distributed or retained by the pool of segregated assets are principally taxable on the investor side.

Whenever these are distributed or retained, the capital investment company will subject domestic dividends to a tax deduction equal to 25 % (plus solidarity surcharge). The depository will also withhold church tax from distributions, where applicable.

The tax deduction of 25 % (plus solidarity surcharge) is immediately and fully reimbursed to private investors if their shares are safe-kept by the investment company or by another domestic financial institution, and if an exemption order over a sufficient amount or a non-assessment note has been filed. Even if the investor fails to submit an exemption order or a non-assessment note in time, the 25 % tax withheld (plus the solidarity surcharge) may be credited against the personal income tax debt if the investor files, together with his or her tax return, the tax note issued by the depository.

Income from Interest Held in Domestic and Foreign Real Estate Partnerships
Earnings from interests held in domestic and foreign real estate partnerships should be included in the tax statement on the Property Fund level no later than by the end of the financial year of that partnership. It must be assessed according to general tax principles.

Negative Tax Income
If, following reconciliation with comparable positive income, a negative income balance remains on the level of the pool of segregated assets it shall be fiscally carried forward on that level. It may be set off against comparable positive taxable income of later years on the level of the pool of segregated assets. It is not possible to credit the negative taxable income directly to the investor's account. These negative amounts will therefore not affect the investor’s income tax base before the assessment period (fiscal year) in which the financial year of the pool of segregated assets ends, or in which the distribution for the financial year of the pool of segregated assets takes place, and for which the negative tax income on the level of the pool of segregated assets are set off. The investor cannot claim such negative income in an earlier income tax return.

Disbursement of Assets
Disbursements of assets (e. g. interest on building finance) are not taxable.

However, disbursements of assets that the investor received during the ownership period must be added to the taxable profits from the sales of fund shares, i. e., they increase the taxable profit.

Taxation on the Corporate Investor Level

Domestic Rental Income and Interest Income, as well as Interest-Related Income
Domestic rental income, interest income, and interest-related income are principally taxable for investors. [2] This applies regardless of whether such income is retained or distributed.

The tax deduction can be waived or reimbursed only if a non-assessment note over a corresponding amount is submitted. Otherwise the investors will receive a tax note identifying the tax amount withheld.

Foreign Rental Income
Germany generally waives taxation on rental income from foreign real estate (exemption on the grounds of double-taxation treaties). However, investors other than corporations need to remember the progression clause.

If, by way of exception, the tax credit method is stipulated by the respective double-taxation treaty, or if no double-taxation treaty has been ratified, taxes on income that were paid in the countries of origin may still be credited against the German income or corporate income tax debt, provided the taxes paid have not already been accounted for as income-related expenses on the level of the pool of segregated assets.

[2] The taxable interest must be taken into account pursuant to Art. 2, Sec. 2a, German Investment Tax Act, along the lines of the Interest Deduction Ceiling Rule pursuant to Art. 4h, German Income Tax Act.

Profits from the Sale of Domestic and Foreign Real Estate

The investor need not report retained profits from the sales of domestic and foreign real estate, provided that the profit from real estate sales are realised on the fund level no earlier than ten years after the acquisition of a given property. Profits become taxable after their distribution, though Germany normally waives the taxation of foreign profits (exemption on the grounds of double-taxation treaties).

Retained or distributed profits from the sale of domestic and foreign real estate within said ten year period need to be reported as taxable on the investor level. By contrast, profits from the sale of domestic real estate are fully taxable.

Germany generally waives taxation on profits from the sale of foreign real estate (exemption on the grounds of double-taxation treaties). However, investors other than corporations need to remember the progression clause.

If, by way of exception, the tax credit method is stipulated by the respective double-taxation treaty, or if no double-taxation treaty has been ratified, income taxes that were paid in the countries of origin may still be credited against the German income tax or corporate income tax, provided the taxes paid have not already been accounted for as income-related expenses on the level of the pool of segregated assets.

The tax deduction can be waived or reimbursed only if a non-assessment note over a corresponding amount is submitted. Otherwise the investors will receive a tax note identifying the tax amount withheld.

Profits from Securities Sales, and Profits from Forward Transactions, and Income from Option Premiums

Profits from sales of equities, equity-like participatory rights and investment shares, income from forward transactions, as well as income from option premiums, need not be reported as taxable income by the investor as long as they are retained. Also, profits from sales of capital claims of the types listed below are waived on the investor level as long as they are not distributed:

a) capital claims that feature a yield upon issue,

b) "regular" bonds and non-securitised receivables with fixed coupons, as well as down-rating bonds, floaters, and reverse floaters,

c) risk certificates that map the quoted price of an equity or of a published index for a majority of equities with a 1-to-1 ratio,

d) equity bonds, exchangeable bonds, and convertible debentures,

e) capital gain bonds traded without separate listing of interest accrued (flat) and participatory rights on borrowings and

f) option bonds with warrants ("cum").

If such gains are distributed, though, they must be reported as taxable income on the investor level. By contrast, profits from equity sales remain fully [3] tax-free (for incorporated investors) or to 40 % tax-free (for other business investors, e.g. sole proprietors) (partial income procedure). Sales profits from bonds/capital claims, profits from forward transactions, as well as income from option premiums, however, are fully taxable.

Profits from sales of capital claims not included in the above list are fiscally treated like capital interest (see above).

Distributed profits from securities sales, distributed profits from forward transactions, as well as distributed profits from option premiums are principally taxable (withholding tax of 25 % plus solidarity surcharge). This does not apply to profits from sales of securities acquired before 1 January 2009, nor for profits from forward transactions entered into before 1 January 2009. However, the paying agent will specifically not withhold any tax at source if the investor is a fully taxed corporation, or if the investment income represents operative income of a domestic enterprise, provided this fact is declared by the creditor of the investment income vis-à-vis the paying agent, using the officially mandated form.

Domestic and Foreign Dividends (in Particular those Paid by Real Estate Corporations)

Dividends paid by domestic and foreign (real estate) corporations, and distributed by shares held in the corporate

[3] For corporations, 5 % of these sales profits from equities are rated as non-deductible operating expenses, and are therefore taxable.

assets or retained, remain tax-exempt for corporations pursuant to the German REIT Act. [4] This income remains taxable at a rate of 60 % for all other corporate investors (partial income procedure).

Domestic dividends are subject to a tax deduction (withholding tax of 25 %, plus solidarity surcharge).

Foreign dividends are principally subject to a tax deduction (withholding tax of 25 %, plus solidarity surcharge). However, the paying agent will specifically not withhold any tax at source if the investor is a fully taxed corporation (provided the corporation pursuant to Art. 1, Sec. 1, No. 4 and 5, German Corporate Income Tax Act, has presented a note issue by the Inland Revenue Service to the paying agent) or if the foreign dividends represent operative income of a domestic enterprise, provided this fact is declared by the creditor of the investment income vis-à-vis the paying agent, using the officially mandated form.

Under certain conditions, the dividends paid by foreign (real estate) corporations may be fully tax-exempt as dividend received from an affiliated company. In this case, corporate investors, excepting corporations, are only subject to the progression clause.

Income from Interest Held in Domestic and Foreign Real Estate Partnerships

Earnings from interests held in domestic and foreign real estate partnerships should be included in the tax statement on the Property Fund level no later than by the end of the financial year of that partnership. It must be assessed according to general tax principles.

Negative Tax Income

If, following reconciliation with comparable positive income, a negative income balance remains on the level of the pool of segregated assets it shall be fiscally carried forward on that level. It may be set off against comparable positive taxable income of later years on the level of the pool of segregated assets. It is not possible to credit the negative taxable income directly to the investor's account. Thus, these negative amounts will not affect the investor's income tax base or corporate tax base before the assessment period (fiscal year) in which the financial year of the pool of segregated assets ends, or in which the distribution for the financial year of the pool of segregated assets takes place, and for which the negative tax income on the level of the pool of segregated assets is set off. It is not possible for the investor to claim such negative income in an earlier income tax or corporate tax return.

Disbursement of Assets

Disbursements of assets (e. g. interest on building finance) are not taxable. For an investor preparing his or her accounts, this means that the disbursements of capital must be received on the earnings side of the trade balance, while a passive balancing item must be entered on the expenditure side of the tax balance so as to technically diminish the historic acquisition costs in a fiscally equitable way.

Investors with Non-Resident Tax Status

If an investor with a non-resident German tax status keeps his or her shares in a distributing pool of segregated assets in safe custody at a domestic depository (safe custody scenario), the tax deduction on interest income, interest-like income, profits from securities sales, profits from forward transactions, and foreign dividends will be waived if the investor substantiates his or her non-resident tax status. The extent to which the tax deduction on domestic dividends can be credited or reimbursed to foreign investors depends on whether a double-taxation treaty has been ratified between the investor's country of residence and the Federal Republic of Germany. If the depository is unaware of the investor's non-resident tax status, or if the investor fails to substantiate this status in time, the foreign investor must apply for reimbursement of the tax deduction pursuant to Art. 37, Sec. 2, German Fiscal Code. Such requests should be addressed to the Inland Revenue office at the established place of business of the depository.

If a foreign investor keeps shares of a retaining pool of segregated assets in safe custody at a domestic depository, the tax deduction of 25 % plus solidarity surcharge – assuming the latter is not waived for domestic dividends – will be reimbursed to that investor once the investor substantiates his or her non-resident German tax status. If the application for reimbursement is filed late, the investor has the option to file for reimbursement pursuant to Art. 37, Sec. 2,

[4] For corporations, 5 % of the dividends are rated as non-deductible operating expenses, and are therefore taxable.

German Fiscal Code even after the time of retention, in analogy to the late submission of evidence for a non-resident German tax status.

Solidarity Surcharge

Germany's so-called solidarity surcharge of 5.5 % is levied on any tax deduction withheld at source for distributed or retained income. The solidarity surcharge can be credited against the income tax and corporate income tax.

If no tax is deducted or if the tax deduction is refunded through the retention – for instance, if an exemption order over a sufficient amount, a non-assessment note, or proof of a non-resident tax status has been submitted – no solidarity surcharge needs to be remitted; alternatively, it is refunded if the distribution is retained.

Church Tax

If the income tax is already remitted by a domestic depository (tax deduction agent) by way of tax deduction, the church tax due on this amount at a rate depending on the respective church to which the respective taxpayer belongs is levied as tax surcharge on the tax deduction. For this purpose, taxpayers subject to church taxation must disclose their church membership vis-à-vis the tax deduction agent in a written application. Married couples must moreover disclose, in said application, by what ratio the total capital income is split between the spouses, so that the church tax can be divided, retained, and remitted according to this ratio. If no splitting ratio is specified, the church tax will be divided per capital.

The church tax will already be credited as special personal deduction at the time of deduction.

Foreign Withholding Tax

Some of the foreign income of the pool of segregated assets is subject to taxes withheld at source in the countries of origin.

The capital investment company may deduct any creditable withholding tax as income-related expense on the level of the pool of segregated assets. In this case, the foreign withholding tax can neither be credited nor deducted on the investor level.

If the capital investment company chooses not to exercise its option to withhold the foreign withholding tax at the fund level, then the creditable withholding tax will be taken into account as credit at the time of the tax deduction.

Income Equalisation

The portion of the issue price that reflects the share income and that may be distributed (income equalisation procedure) are fiscally treated just like income for which this portion of the issue price accounts.

Separate Assessment, External Audit

The tax bases determined on the level of the pool of segregated assets must be assessed separately. The capital investment company must file a self-assessment note at the appropriate Inland Revenue Office. Adjustments to self-assessment declarations, e. g. occasioned by an external audit (Art. 11, Sec. 3, German Investment Tax Act) by the revenue authorities will become effective in that financial year in which the adjusted assessment can no longer be appealed. The tax allocation of the adjusted assessment on the investor side is effected at the end, or the distribution date, of that financial year.

This means that the correction of mistakes will economically impact the investors who are holding shares in the pool of segregated assets at the time of the adjustments. The tax ramifications can be either positive or negative.

Taxation on "Zwischengewinn"

"Zwischengewinn" (interim profit) is defined as remuneration for the earned or accrued interest included in the up-front price or redemption price, as well as profits from sales of capital claims defined in Art. 1, Sec. 3, Sent. 3, No. 1, Letters a) through f), German Investment Tax Act, inasmuch as these have not yet been distributed or reinvested and therefore have not yet become taxable for the investor (perhaps comparable to the accrued interest on fixed-income securities). The "Zwischengewinn" realised by the pool of segregated assets becomes subject to income taxation whenever investors with resident German tax status redeem or sell their shares. The tax deduction on the “Zwischengewinn” equals 25 % (plus solidarity surcharge and, where applicable, church tax).

“Zwischengewinn” included in the share subscription price may be deducted from the investor’s income tax debt as negative income for the year in which it was paid. It is already credited against the investor’s income tax load at the time of the tax deduction. Whenever no “Zwischengewinn” is published, an annual 6 % of the consideration for the redemption or sale of the investment share must be assessed as “Zwischengewinn.”

The "Zwischengewinn" is also regularly listed in bank statements and bank income compilations.

Transparent, Semi-Transparent, and Non-Transparent Taxation

The aforementioned taxation principles (the so-called transparent taxation) apply only if the entire tax base pursuant to Art. 5, Sec. 1, German Investment Tax Act, has been disclosed (the so-called duty to disclose tax information). This applies also to the extent that the pool of segregated assets acquired interests in other pools of segregated assets and listed investment companies, EU investment shares, and foreign investment shares that are not investment shares held in other EU member states (target funds pursuant to Art. 10, German Investment Tax Act) and these comply with the fiscal notification requirements.

The capital investment company strives to disclose its entire tax base to the extent that the required information is available.

Nonetheless, the required announcement cannot be guaranteed, specifically not whenever the pool of segregated assets acquired target funds that fail to disclose their tax information as legally required. In this case, the distributions and the “Zwischengewinn” of the respective target fund as well as 70 % of the appreciation of the respective target fund in the most recent calendar year (though in no case less than 6 % of the redemption price) are assessed as taxable income on the level of the pool of segregated assets.

Moreover, the capital investment company strives to disclose its tax base over and above the requirements of Art 5, Sec. 1, Investment Tax Act (specifically the “Aktiengewinn” stock profits, the “Immobiliengewinn” real estate profit, and the “Zwischengewinn” interim profit).

EU Interest Directive/ Interest Information Regulation (ZIV)

The Interest Information Regulation (German acronym: ZIV) that implements the Council Directive 2003 48/EC of 3 June 2003, EU Official Journal L157, p. 38, is intended to ensure that interest income of natural persons are effectively taxed throughout EU territory. The EU has signed treaties with EU Third Countries (in particular with Switzerland, Liechtenstein, the Channel Islands, Monaco, and Andorra) that largely match the EU Interest Directive.

To this end, interest income that a German credit institute (acting as paying agent in this context) credits to a natural person residing in another EU member state or affiliated third party state are reported by that German credit institute to the Federal German Tax Authority (*Bundeszentralamt für Steuern*), to be ultimately reported to the local inland revenue office in the respective person’s home country.

Analogously, interest income that a natural person residing in Germany receives from a foreign credit institute in another European country or certain third party states are reported to that person’s local inland revenue office in Germany by the respective credit institute. Alternatively, some foreign countries apply withholding taxes that can be credited in Germany.

This regulation consequently affects any private investor residing within the European Union or in any of the affiliated EU third countries who keeps safe custody accounts or other accounts in another EU member state and thereby generates interest income.

Luxembourg and Switzerland, among other countries, have agreed to retain a withholding tax of 20 % (raised to 35 % by 1 July 2011). Within the framework of their tax documentation, the investor receives a tax note that permits the deduction of the tax withheld to be credited against the investor’s income tax return.

Alternatively, private investors have the option to exempt themselves from the application of the withholding tax abroad by authorising the foreign credit institute to disclose the interest income, thus enabling the respective institute to forgo collection of the withholding tax and to report the investment income to the legally specified revenue office instead.

Pursuant to the Interest Information Regulation, the capital investment company must state for each domestic and foreign fund whether it is in or out of scope in regard to the Interest Information Regulation.

The Interest Information Regulation sets two investment limits toward this assessment.

If the assets of a given fund consist of no more than 15 % receivables pursuant to the Interest Information Regulation, the paying agents – who ultimately rely on the data reported by the respective investment company – need not report to the Federal German Tax Authority. Exceeding the 15 % threshold will oblige the paying agents to report the interest share included in the distribution to the Federal German Tax Authority.

The interest share included in redemptions or sales of fund shares needs to be reported if the 40 % threshold is exceeded. If the fund at issue is a distributing fund, the share of interest included in the distribution also needs to be reported to the Federal German Tax Authority. Analogously, if the fund at issue retains its earnings, only fund share redemptions or sales need to be reported.

3 % Tax in France

Since 1 January 2008, German pools of segregated real estate assets have been principally subject to a French special tax (the so-called French 3 % tax) that is levied annually on the market value of real estate situated in France. The exemption of foreign pools of segregated assets from the 3% tax that the French law calls is not relevant, or so an in-depth review of the status of German pools of segregated assets by the French inland revenue authority revealed.

Since the German pool of segregated assets is not exempt from the French special tax (the so-called 3 % tax), any investor whose share in the Fund assets equals 5 % or more in terms of his or her interest in French real estate that is held by the pool of segregated assets, will principally be subject to the French 3 % tax that is levied annually on the fair market values of real estate situated in France. In this case, the individual investor has to file personally for an exemption from the 3 % tax.

Natural persons are principally not subject to the application of the French 3 % tax.

General exemption rules on the investor level also extend to listed companies and certain superannuation schemes, among others. In these cases, no additional personal statement needs to be filed. For more details on the exemption rules, we recommend that you get in touch with a French tax consultant where required.

"Aktiengewinn," "Immobiliengewinn" and "Zwischengewinn" for the time between 1 October 2008 and 30 September 2009

Date	"Aktiengewinn" in %	"Immobilien-gewinn" in %	"Zwischen-gewinn" in EUR
01 OCT 08	7.87	1.04	1.43
02 OCT 08	7.86	1.04	1.43
06 OCT 08	7.87	1.05	1.44
07 OCT 08	7.86	1.05	1.45
08 OCT 08	7.87	1.05	1.45
09 OCT 08	7.86	1.06	1.45
10 OCT 08	7.87	1.06	1.46
13 OCT 08	7.86	1.06	1.47
14 OCT 08	7.87	1.07	1.47
15 OCT 08	7.87	1.07	1.47
16 OCT 08	7.86	1.07	1.47
17 OCT 08	7.86	1.07	1.48
20 OCT 08	7.87	1.08	1.49
21 OCT 08	7.87	1.08	1.49
22 OCT 08	7.87	1.08	1.49
23 OCT 08	7.86	1.08	1.49
24 OCT 08	7.85	1.08	1.50
27 OCT 08	7.85	1.08	1.51
28 OCT 08	7.83	1.08	1.51
29 OCT 08	7.84	1.09	1.51
30 OCT 08	7.85	1.11	1.51
31 OCT 08	7.84	1.10	1.52
03 NOV 08	7.85	1.09	1.53
04 NOV 08	7.85	1.09	1.54
05 NOV 08	7.85	1.09	1.54
06 NOV 08	7.85	1.09	1.54
07 NOV 08	7.85	1.10	1.55
10 NOV 08	7.85	1.10	1.55
11 NOV 08	7.85	1.11	1.56
12 NOV 08	7.85	1.11	1.56
13 NOV 08	7.84	1.11	1.56
14 NOV 08	7.84	1.11	1.56
17 NOV 08	7.84	1.11	1.57
18 NOV 08	7.83	1.12	1.57
19 NOV 08	7.84	1.12	1.57
20 NOV 08	7.83	1.12	1.58
21 NOV 08	7.83	1.12	1.58
24 NOV 08	7.82	1.13	1.59
25 NOV 08	7.83	1.13	1.59
26 NOV 08	7.82	1.13	1.59
27 NOV 08	7.80	1.45	1.60
28 NOV 08	7.80	1.46	1.60
01 DEC 08	7.80	1.44	1.62
02 DEC 08	7.80	1.44	1.62
03 DEC 08	7.80	1.44	1.62
04 DEC 08	7.80	1.44	1.62
05 DEC 08	7.79	1.44	1.63
08 DEC 08	7.80	1.44	1.64
09 DEC 08	7.80	1.44	1.64
10 DEC 08	7.81	1.45	1.64
11 DEC 08	7.81	1.45	1.65
12 DEC 08	7.81	1.45	1.65
15 DEC 08	7.80	1.45	1.65
16 DEC 08	7.80	1.46	1.66
17 DEC 08	7.80	1.46	1.66
18 DEC 08	7.81	1.45	1.66
19 DEC 08	7.82	1.41	1.66
22 DEC 08	7.80	1.42	1.67
23 DEC 08	7.80	1.42	1.67
29 DEC 08	7.81	1.27	1.69
30 DEC 08	7.82	1.27	1.69
02 JAN 09	7.81	1.28	1.70
05 JAN 09	7.82	1.28	1.71

Date	"Aktiengewinn" in %	"Immobilien-gewinn" in %	"Zwischen-gewinn" in EUR
06 JAN 09	8.15	1.31	0.29
07 JAN 09	8.15	1.30	0.29
08 JAN 09	8.15	1.29	0.29
09 JAN 09	8.15	1.29	0.29
12 JAN 09	8.15	1.30	0.30
13 JAN 09	8.15	1.30	0.30
14 JAN 09	8.15	1.30	0.30
15 JAN 09	8.15	1.30	0.31
16 JAN 09	8.15	1.30	0.31
19 JAN 09	8.15	1.31	0.32
20 JAN 09	8.15	1.31	0.32
21 JAN 09	8.15	1.31	0.32
22 JAN 09	8.14	1.31	0.32
23 JAN 09	8.14	1.31	0.32
26 JAN 09	8.14	1.31	0.33
27 JAN 09	8.14	1.31	0.33
28 JAN 09	8.14	1.31	0.33
29 JAN 09	8.14	1.32	0.33
30 JAN 09	8.15	1.26	0.34
02 FEB 09	8.14	1.26	0.34
03 FEB 09	8.14	1.26	0.34
04 FEB 09	8.14	1.27	0.35
05 FEB 09	8.14	1.27	0.35
06 FEB 09	8.14	1.27	0.35
09 FEB 09	8.14	1.27	0.36
10 FEB 09	8.14	1.27	0.36
11 FEB 09	8.14	1.27	0.36
12 FEB 09	8.14	1.28	0.36
13 FEB 09	8.14	1.28	0.36
16 FEB 09	8.14	1.28	0.37
17 FEB 09	8.14	1.28	0.37
18 FEB 09	8.14	1.29	0.37
19 FEB 09	8.14	1.28	0.38
20 FEB 09	8.14	1.29	0.38
23 FEB 09	8.14	1.29	0.38
24 FEB 09	8.14	1.29	0.38
25 FEB 09	8.14	1.29	0.39
26 FEB 09	8.13	1.30	0.39
27 FEB 09	8.12	1.58	0.40
02 MAR 09	8.12	1.57	0.40
03 MAR 09	8.12	1.57	0.40
04 MAR 09	8.12	1.57	0.41
05 MAR 09	8.12	1.57	0.41
06 MAR 09	8.12	1.57	0.41
09 MAR 09	8.12	1.57	0.41
10 MAR 09	8.11	1.57	0.41
11 MAR 09	8.12	1.57	0.42
12 MAR 09	8.12	1.58	0.42
13 MAR 09	8.12	1.58	0.42
16 MAR 09	8.12	1.58	0.42
17 MAR 09	8.12	1.58	0.43
18 MAR 09	8.11	1.58	0.43
19 MAR 09	8.12	1.58	0.43
20 MAR 09	8.12	1.58	0.43
23 MAR 09	8.14	1.54	0.44
24 MAR 09	8.14	1.54	0.44
25 MAR 09	8.14	1.54	0.44
26 MAR 09	8.14	1.54	0.44
27 MAR 09	8.14	1.54	0.44
30 MAR 09	8.14	1.57	0.45
31 MAR 09	8.03	1.66	0.45
01 APR 09	8.04	1.66	0.49
02 APR 09	8.03	1.66	0.49

Date	"Aktiengewinn" in %	"Immobilien-gewinn" in %	"Zwischen-gewinn" in EUR
03 APR 09	8.04	1.66	0.49
06 APR 09	8.04	1.67	0.50
07 APR 09	8.04	1.67	0.50
08 APR 09	8.03	1.67	0.50
09 APR 09	8.04	1.68	0.50
14 APR 09	8.04	1.69	0.51
15 APR 09	8.05	1.70	0.51
16 APR 09	8.05	1.70	0.52
17 APR 09	8.04	1.70	0.52
20 APR 09	8.05	1.71	0.52
21 APR 09	8.05	1.71	0.52
22 APR 09	8.04	1.71	0.53
23 APR 09	8.05	1.71	0.53
24 APR 09	8.05	1.72	0.53
27 APR 09	8.05	1.74	0.54
28 APR 09	8.05	1.74	0.54
29 APR 09	8.04	1.74	0.54
30 APR 09	8.05	1.74	0.54
04 MAY 09	8.04	1.75	0.55
05 MAY 09	8.04	1.78	0.55
06 MAY 09	8.05	1.79	0.55
07 MAY 09	8.04	1.79	0.55
08 MAY 09	8.04	1.79	0.56
11 MAY 09	8.04	1.80	0.56
12 MAY 09	8.04	1.80	0.56
13 MAY 09	8.04	1.80	0.56
14 MAY 09	8.04	1.80	0.57
15 MAY 09	8.04	1.80	0.57
18 MAY 09	8.04	1.81	0.57
19 MAY 09	8.04	1.81	0.57
20 MAY 09	8.04	1.82	0.58
22 MAY 09	8.04	1.82	0.58
25 MAY 09	8.04	1.83	0.58
26 MAY 09	8.04	1.83	0.59
27 MAY 09	8.04	1.83	0.59
28 MAY 09	8.04	1.82	0.59
31 MAY 09	8.42	1.85	0.59
02 JUN 09	8.43	1.85	0.60
03 JUN 09	8.43	1.86	0.60
04 JUN 09	8.43	1.86	0.60
05 JUN 09	8.43	1.86	0.60
08 JUN 09	8.43	1.87	0.61
09 JUN 09	8.43	1.87	0.61
10 JUN 09	8.43	1.87	0.61
12 JUN 09	8.43	1.87	0.61
15 JUN 09	8.44	1.88	0.62
16 JUN 09	8.43	1.88	0.62
17 JUN 09	8.43	1.88	0.62
18 JUN 09	8.43	1.88	0.62
19 JUN 09	8.43	1.88	0.63
22 JUN 09	8.44	1.89	0.63
23 JUN 09	8.44	1.89	0.63
24 JUN 09	8.44	1.89	0.63
25 JUN 09	8.44	1.90	0.64
26 JUN 09	8.44	1.90	0.64
29 JUN 09	8.33	1.92	0.64
30 JUN 09	8.33	1.95	0.64
01 JUL 09	8.33	1.95	0.65
02 JUL 09	8.33	1.96	0.65
03 JUL 09	8.33	1.96	0.65
06 JUL 09	8.33	1.97	0.65
07 JUL 09	8.33	1.97	0.66
08 JUL 09	8.33	1.97	0.66
09 JUL 09	8.33	1.97	0.66
10 JUL 09	8.33	1.98	0.66
13 JUL 09	8.34	1.99	0.67
14 JUL 09	8.34	1.99	0.67
15 JUL 09	8.34	1.99	0.67
16 JUL 09	8.34	1.99	0.67
17 JUL 09	8.34	2.00	0.67
20 JUL 09	8.34	2.00	0.68
21 JUL 09	8.34	2.00	0.68
22 JUL 09	8.34	2.00	0.68
23 JUL 09	8.34	2.01	0.68
24 JUL 09	8.34	2.01	0.68
27 JUL 09	8.35	1.99	0.69
28 JUL 09	8.35	1.99	0.69
29 JUL 09	8.35	1.99	0.69
30 JUL 09	8.35	1.99	0.70
31 JUL 09	7.21	2.83	0.74
03 AUG 09	7.21	2.84	0.74
04 AUG 09	7.21	2.84	0.75
05 AUG 09	7.21	2.85	0.75
06 AUG 09	7.21	2.85	0.75
07 AUG 09	7.21	2.86	0.75
10 AUG 09	7.22	2.87	0.76
11 AUG 09	7.22	2.87	0.76
12 AUG 09	7.22	2.88	0.76
13 AUG 09	7.22	2.88	0.76
14 AUG 09	7.22	2.88	0.77
17 AUG 09	7.23	2.89	0.77
18 AUG 09	7.23	2.89	0.77
19 AUG 09	7.23	2.90	0.78
20 AUG 09	7.23	2.90	0.78
21 AUG 09	7.23	2.91	0.78
24 AUG 09	7.24	2.92	0.79
25 AUG 09	7.24	2.92	0.79
26 AUG 09	7.24	2.92	0.79
27 AUG 09	7.24	2.90	0.79
28 AUG 09	7.24	2.91	0.79
31 AUG 09	7.19	2.92	0.80
01 SEP 09	7.19	2.93	0.80
02 SEP 09	7.19	2.93	0.80
03 SEP 09	7.19	2.93	0.81
04 SEP 09	7.19	2.94	0.81
07 SEP 09	7.19	2.95	0.81
08 SEP 09	7.19	2.95	0.82
09 SEP 09	7.20	2.96	0.82
10 SEP 09	7.20	2.96	0.82
11 SEP 09	7.20	2.96	0.82
14 SEP 09	7.20	2.97	0.83
15 SEP 09	7.20	2.97	0.83
16 SEP 09	7.20	2.97	0.83
17 SEP 09	7.20	2.98	0.83
18 SEP 09	7.20	2.98	0.84
21 SEP 09	7.17	2.99	0.84
22 SEP 09	7.17	2.99	0.84
23 SEP 09	7.18	3.00	0.85
24 SEP 09	7.18	3.00	0.85
25 SEP 09	5.80	3.11	0.85
28 SEP 09	5.80	3.11	0.86
29 SEP 09	5.80	3.11	0.86
30 SEP 09	5.81	3.25	0.86

Prague, Charles Square Center

Tax base evidence pursuant to Art. 5, Sec. 1, Sent. 1, Numbers 1 and 2, German Investment Tax Act (InvTA)

Partial Distribution			
Name of the capital investment company:	Commerz Real Investmentgesellschaft mbH	Date financial year begins:	01 OCT 2008
Name of the pool of segregated assets:	hausInvest global	Date financial year ends:	30 SEP 2009
ISIN:	DE 000 254 473 1	Resolution day:	15 DEC 2009
WKN (securities no.):	254 473	Ex-Day:	06 JAN 2010
		Pay day:	06 JAN 2010

	Private assets [1] per share in EUR	Corporate assets, Income Tax Act (ITA) [2] per share in EUR	Corporate assets, Corporate Income Tax Act (CITA) [3] per share in EUR
Art. 5, Sec. 1, Sent. 1, No. 1 and 2, InvTA, Letter			
a) Amount distributed [4]	1.3423814	1.3423814	1.3423814
Deemed-distributed income from previous years included in the distribution	0.0000000	0.0000000	0.0000000
informational: amount distributed including the capital income tax withheld	1.3000000	1.3000000	1.3000000
b) Sum of the			
distributed income	1.3423814	1.3423814	1.3423814
thereof non-deductible income-related expenses pursuant to Art. 3, Sec. 3, Sent. 2, No. 2, InvTA	0.0000000	0.0000000	0.0000000
deemed-distributed income (partially reinvested amount)	0.0149949	0.0149949	0.0149949
thereof non-deductible income-related expenses pursuant to Art. 3, Sec. 3, Sent. 2, No. 2, InvTA	0.0149949	0.0149949	0.0149949
c) Distributed income that includes:			
aa) (repealed)	–	–	–
bb) tax-free capital gains pursuant to Art. 2, Sec. 3, No. 1, Sent. 1, InvTA, in the version applicable on 31 December 2008	0.0376827	–	–
cc) income pursuant to Art. 3, No. 40, Income Tax Act (ITA) [5]	–	0.0647522	–
dd) income pursuant to Art. 8b, Sec.1, Corporate Income Tax Act (CITA)	–	–	0.0647522
ee) capital gains pursuant to Art. 3, No. 40, Income Tax Act [5]	–	0.0000000	–
ff) capital gains pursuant to Art. 8b, Sec. 2, Corporate Income Tax Act	–	–	0.0000000
gg) income pursuant to Art. 2, Sec. 3, No. 1, Sent. 2, InvTA, in the version applicable on 31 December 2008, provided the income does not represent return on capital pursuant to Art. 20, Income Tax Act	0.0000000	–	–
hh) tax exempt capital gains pursuant to Art. 2, Sec. 3, InvTA	0.0000000	–	–
Deemed-distributed income (partially reinvested amount) that includes:			
cc) income pursuant to Art. 3, No. 40, Income Tax Act (ITA) [5]	–	0.0039818	–
dd) income pursuant to Art. 8b, Sec.1, Corporate Income Tax Act (CITA)	–	–	0.0039818

	Private assets [1] per share in EUR	Corporate assets, Income Tax Act (ITA) [2] per share in EUR	Corporate assets, Corporate Income Tax Act (CITA) [3] per share in EUR
Distributed and deemed-distributed income (partially reinvested amount) that include cumulatively:			
ii) income pursuant to Art. 4, Sec. 1, InvTA	0.0000000	0.0000000	0.0000000
jj) income as defined by Art. 4, Sec. 2, InvTA, for which no deduction as defined in Sec. 4 was filed [6]	0.6117018	0.6117018	0.6117018
thereof in the context of income pursuant to Art. 8b, CITA, or Art. 3, No. 40, ITA	–	0.0000000	0.0000000
kk) income pursuant to Art. 4, Sec.2, InvTA, which entitles you to credit for taxes considered paid from your income tax or corporate income tax pursuant to treaties for the prevention of double taxation [6]	0.0000000	0.0000000	0.0000000
thereof in the context of income pursuant to Art. 8b, CITA, or Art. 3, No. 40, ITA	–	0.0000000	0.0000000
ll) income pursuant to Art. 2, Sec. 2a, InvTA [7]	–	0.7978008	0.7978008
d) That part of the distribution and deemed-distributed income that entitles to a capital gains tax credit or refund pursuant to Art. 7, Sections 1 through 3, InvTA	1.3196936	1.3196936	1.3196936
e) Amount of the capital income tax to be credited or refunded, pursuant to Art 7, Sec.1 through 3, InvTA	0.3299234	0.3299234	0.3299234
f) The amount of foreign taxes due on revenues included in the distributed and deemed-distributed income pursuant to Art. 4, Sec. 2, InvTA, and			
aa) can be credited pursuant to Art. 4, Sections 2 and 3, InvTA, combined with Art. 34c, Sec. 1, Income Tax Act, or under a treaty for the prevention of double taxation, provided that no deduction pursuant to Art. 4, Sec. 4, InvTA, was made. [8]	0.0423814	0.0423814	0.0423814
thereof in the context of income pursuant to Art. 8b, CITA, or Art. 3, No. 40, ITA	–	0.0000000	0.0000000
bb) can be deducted pursuant to Art. 4, Sections 2 and 3, InvTA, combined with Art. 34c, Sec. 3, Income Tax Act, if no deduction pursuant to Art. 4, Sec. 4, InvTA, was made	0.0000000	0.0000000	0.0000000
cc) is considered paid under a treaty for the prevention of double taxation, and can be credited pursuant to Art. 4, Sec. 2 and 3, InvTA, in combination with that treaty [8]	0.0000000	0.0000000	0.0000000
thereof in the context of income pursuant to Art. 8b, CITA, or Art. 3, No. 40, ITA	–	0.0000000	0.0000000
g) The amount deducted for wear or accrued depletion pursuant to Art. 3, Sec. 3, Sent. 1, InvTA	0.1153080	0.1153080	0.1153080
h) Amount of the corporate income tax reduction claimed by the distributing corporation pursuant to Art. 37, Sec. 3, Corporate Income Tax Act	–	–	0.0000000

[1] Private assets: investment shares held as part of the shareholders' private assets in a fiscal sense.

[2] Corporate assets, Income Tax Act: investment shares held as part of the corporate assets by shareholders subject to taxation under the Income Tax Act.

[3] Corporate assets, Corporate Income Tax Act: investment shares held as part of the corporate assets by shareholders subject to taxation under the Corporate Income Tax Act.

[4] Distribution as defined in the Circular of the Federal Ministry of Finance dated 18 August 2009, margin number 12.

[5] The income is posted to 100 % (thereof 40 % tax-exempt pursuant to partial-income procedure).

[6] The income is posted to 100 %.

[7] The posted amount is the net amount.

[8] The withholding tax is posted to 100 %.

Certification

pursuant to Art. 5, Sec. 1, Sent. 1, No. 3, German Investment Tax Act (InvTA), on the auditing of tax disclosures

This is an English Translation of the German text, which is the sole authoritative version. To the Commerz Real Investmentgesellschaft mbH capital investment company (hereinafter: the Company)

The Company has engaged us to to examine in accordance with Art. 5, Sec. 1, Sent. 1, No. 3, German Investment Tax Act (InvTA), whether the aforesaid disclosures to be published in compliance with Art. 5, Sec. 1, Sent. 1, Numbers 1 and 2, InvTA, by the Company for its investment portfolio

hausInvest global

were ascertained according to the rules of German tax laws.

Responsibility for ascertaining the tax-related disclosures pursuant to Art 5, Sec. 1, Sent. 1, Numbers 1 and 2, InvTA, in conjunction with the provisions of German tax law lies with the Company's legal representatives. Ascertainment of the tax-related disclosures was done by drawing on the accounting or records and the annual report for the respective period. Components of the review include reconciliation accounts in compliance with tax law provisions as well as the compilation of the tax disclosures intended for publication pursuant to Art. 5, Sec. 1, Sent. 1, Numbers 1 and 2, InvTA. To the extent that the Company invested in shares of other investment funds (target investment funds), the Company used the tax disclosures available from said target investment funds.

Our responsibility was to express an opinion, on the basis of our examination, as to whether the disclosures made by the Company pursuant to the provisions of the German Investment Tax Act were determined according to the rules of German tax law. Our examination was based on the annual report examined by an auditor as well as on the Company's underlying accounting and other records. The object of our opinion were the reconciliation accounts based upon these, and the disclosures intended for publication. In particular, our examination covered the fiscal qualification of capital investments, of revenues and expenses, including their designation as income-related expenses, as well as other fiscally relevant records.

We were not engaged to review the records and information submitted to us for completeness and accuracy in analogy to an audit of financial statements under commercial law; accordingly, we relied on the auditor's report without undertaking any further review. Moreover, we assumed that the records and information the Company submitted to us are complete and accurate over and beyond the auditor's report.

To the extent that the Company invested in interests in target investment funds, our review is limited to checking whether the Company correctly copied the tax disclosures made available for these target investment funds by third parties, this check being done by comparing said information with the existing certificates. We do not review the corresponding tax disclosures.

We conducted our examination in accordance with the generally accepted standards in Germany for the audit of financial statements promulgated by the Institut der Wirtschaftsprüfer (Institute of German Certified Public Accountants). Those standards require that we plan and perform the audit such that it permits us to assess with reasonable certainty whether the disclosures pursuant to Art. 5, Sec. 1, Sent. 1, Numbers 1 and 2, InvTA, are free from material misstatements. Knowledge of the management of the investment as well as evaluations of possible misstatements is taken into account in the determination of the audit procedures. During the audit, the effectiveness of the internal control system relating to the determination of the disclosures pursuant to Art. 5, Sec. 1, Sent. 1, Numbers 1 and 2, InvTA, as well as evidence supporting the tax-related disclosures are examined primarily on a the basis of samples.

The examination also includes assessing the Company's interpretation of the tax laws applied. The interpretation chosen by the Company will not give rise to reservations as long as it is reasonably supported by statuary instruments, court decisions, relevant legal literature and opinions published by the fiscal administration. We point out that a future evolution of the body of law, especially of legal precedents, may require a different opinion on the interpretation adopted by the Company.

We believe that our audit provides a reasonable basis for our opinion.

On this basis, and pursuant to Art. 5, Sec. 1, Sent. 1, No. 3, InvTA, we certify on behalf of the Company that the disclosures submitted pursuant to Art. 5, Sec. 1, Sent. 1, Numbers 1 and 2, InvTA, were collected in compliance with the German tax laws.

Frankfurt am Main, 16 December 2009

PwC FS Tax GmbH
Wirtschaftsprüfungsgesellschaft
Steuerberatungsgesellschaft

Dr. Hans-Ulrich Lauermann

M. Oliver Schachinger

Bodies

Capital Investment Company

Commerz Real Investmentgesellschaft mbH
Kreuzberger Ring 56
65205 Wiesbaden/ Germany
Tel.: +49 (0)611 - 7105 - 0
Fax: +49 (0)611 - 7105 -189
E-mail: info@commerzreal.com

District Court Wiesbaden, commercial register number HRB 8440

Established 25 March 1992

Subscribed capital	5.2 MM EUR
Paid-up capital	5.2 MM EUR
Liable capital (net worth)	21.4 MM EUR

Status: 31 December 2008

Management

Michael Bücker, CEO (as at 1 October2009) [1]

Hubert Spechtenhauser, CEO (until 31 October 2009) [2]

Dr. Heiko Beck [3] (until 31 December 2008)

Eberhard Graf [4]

Hans-Joachim Kühl [5]

Roland Potthast [6]

Erich Seeger [7]

Shareholders

Commerz Real AG, Eschborn
(a Commerzbank AG member company)

Commerz Grundbesitz Beteiligungsgesellschaft mbH & Co. KG, Frankfurt am Main
(a Commerzbank AG member company)

Custodian Bank

Commerzbank AG, Frankfurt am Main
District Court Frankfurt am Main, Commercial Register HRB 32000
Liable capital (net worth) pursuant to Art. 10, German Banking Act (KWG) 27,336 MM EUR
Status: 31 December 2008

[1] Chairman of the Board, Commerz Real AG, Eschborn.

[2] Until 31 October 2009, CEO of Commerz Real AG, Eschborn, Member of the Board, Bundesverband Deutscher Leasing-Unternehmen e.V., Berlin, Deputy Chairman of the Supervisory Board, GO German Office AG, Wiesbaden, Member of the Supervisory Board, BRE Leasing Sp. z o.o, Warsaw, Member of the Advisory Board, Eurohypo AG, Eschborn, Deputy Chairman of the Shareholder Meeting, ILV Immobilien-Leasing Verwaltungsgesellschaft Düsseldorf mbH, Düsseldorf, and Member of the Executive Body, ZIA Zentraler Immobilien-Ausschuss e.V., Berlin.

[3] Until 31 December 2008, Member of the Board of Commerz Real AG, Eschborn, Chairman of the Supervisory Board of Commerz Real Spezialfondsgesellschaft mbH, Wiesbaden, Chairman of the Supervisory Board of GO German Office AG, Wiesbaden, and Member of the Board of Bundesverband Investment und Asset Management e. V. (BVI), Frankfurt am Main.

[4] Member of the Board of Commerz Real AG, Eschborn, Member of the Management of Commerz Real Vertrieb GmbH, Düsseldorf, and Member of the Management of ILV Immobilien-Leasing Verwaltungsgesellschaft Düsseldorf mbH, Düsseldorf.

[5] Member of the Board of Commerz Real AG, Eschborn, Deputy Chairman of the Supervisory Board of Commerz Real Spezialfondsgesellschaft mbH, Wiesbaden, and Member of the Supervisory Board of GO German Office AG, Wiesbaden.

[6] Member of the Board, Commerz Real AG, Eschborn, Deputy Chairman of the Supervisory Board, BRE Leasing Sp. z o.o, Warsaw, and Member of the Shareholder Meeting, ILV Immobilien-Leasing Verwaltungsgesellschaft Düsseldorf mbH, Düsseldorf.

[7] Member of the Board of Commerz Real AG, Eschborn, Deputy Chairman of the Supervisory Board of Commerz Real Spezialfondsgesellschaft mbH, Wiesbaden, and Member of the Supervisory Board of GO German Office AG, Wiesbaden.

Supervisory Board

Jochen Klösges [1) 2)], Chairman (as at 25 May 2009)
Member of the Board, Commerzbank AG, Frankfurt am Main

Dr. Stefan Schmittmann [1) 2)], Chairman (13 November 2008 through 25 May 2009),
Member of the Board, Commerzbank AG, Frankfurt am Main

Bernd Knobloch [1) 2)], Chairman (until 12 November 2008)
former Member of the Board, Commerzbank AG, Frankfurt am Main,
and former Chairman of the Board, Eurohypo AG, Eschborn

Dr. Thorsten Reitmeyer, Deputy Chairman,
Division Head, Wealth Management, Commerzbank AG, Frankfurt am Main

Henri Alster [3)]
Chairman of the Global Real Estate Institute, London

Dr. Detlev Dietz [1) 2)]
Division Head, Private and Corporate Customers, Commerzbank AG, Frankfurt am Main

Martin Fischedick
Division Head, Corporate Banking, Commerzbank AG, Frankfurt am Main

Dr. Thomas Bley [1) 2)] (as at 25 May 2009)
Member of the Board, Eurohypo AG, Eschborn

Thomas Köntgen [1) 2)] (until 25 May 2009)
Member of the Board, Eurohypo AG, Eschborn, and Division Head, Asset-Based
Finance Commercial Real Estate Germany, Commerzbank AG, Frankfurt am Main

Wiesbaden, in December 2009

Michael Bücker (Chief Executive Officer)	Eberhard Graf	Hans-Joachim Kühl
	Roland Potthast	Erich Seeger

1) Member of the Real Estate Investment Committee.

2) Member of the Securities Investment Committee.

3) Independent Member of the Supervisory Board pursuant to Art. 6. Sec. 2a, Sent 1, German Investment Act.

Valuation Committee

Stefan Brönner, B.Com.
Publicly appointed and sworn expert for the appraisal of developed and undeveloped property, Munich

Uwe Ditt, MBA
Publicly appointed and sworn expert for the appraisal of developed and undeveloped property, Hochheim

Dr. Ralf Hans Engel, Cert.En., D.En.Sci.
Publicly appointed and sworn expert for building damages, and for the appraisal of developed and undeveloped property, Münster

Florian Lehn, Cert.En., Architect
Publicly appointed and sworn expert for the appraisal of developed and undeveloped property, Munich

Martin von Rönne, Cert.En. for Architecture
Publicly appointed and sworn expert for the appraisal of developed and undeveloped property and the appraisal of rental values, Hamburg

Dr. Günter Schäffler, D.En.Sci.
Publicly appointed and sworn expert for construction costing and cost controlling, the appraisal of developed and undeveloped property, and rent rates (for lots and buildings), Stuttgart

Michael Schlarb, Cert.En.
Publicly appointed and sworn expert for the appraisal of developed and undeveloped property, Essen

Prof. Jürgen Simon, Cert.En. for Architecture, D.En.Sci.
Publicly appointed and sworn expert for the appraisal of developed and undeveloped property, Hanover

Klaus Thelen, Cert.En.
Publicly appointed and sworn expert for the appraisal of developed and undeveloped property, Gladbeck

Experts for Pre-Acquisition Valuations

Dr. Klaus P. Keunecke, D.En.Sci.
Publicly appointed and sworn expert for the appraisal and rent rates of developed and undeveloped property, Berlin

Hagen Kieffer, Cert.En., Civil En., Cert.Econ.
Publicly appointed and sworn expert for the appraisal and rent rates of developed and undeveloped property, expanded to include rent and lease rate appraisals, Frankfurt am Main
Certified expert for the appraisal of property, DIAZert (TGA), Düsseldorf

Auditor

PricewaterhouseCoopers Aktiengesellschaft
Wirtschaftsprüfungsgesellschaft, Frankfurt am Main

Tokyo, Komehyo Center

Special Notes for Investors

Performance is Subject to Fluctuations

As investment vehicles, open-ended real estate funds are grouped with investment funds, and manifest a noticeably lower rate of fluctuation in terms of performance than many other capital investments. For open-ended real estate funds, such fluctuations as do occur are caused by a variety of developments on the real estate markets.

Unperturbed by market fluctuations of this sort, *hausInvest global* has shown positive results every year since the Fund's inception. Nonetheless, it cannot be ruled out for the future that even *hausInvest global* may have to report a negative return one day.

Real Estate Valuations Influence the Performance

The cyclical development of the real estate markets – which includes particularly the location-driven changes in regard to average rent rates, demand, as well as sales and purchase prices for real estate – necessitate a continuous revaluation of the Fund properties. The valuation of real estate is legally required, and is performed for each property at least once a year by an independent valuation committee of publicly appointed and sworn experts. Depending on the market situation prevailing at the time, the revaluation of a property may precipitate a mark-up as well as a markdown, thus causing either an increase or decrease of the yield, as the case may be.

Suspension of Share Redemptions given Special Circumstances

The liquidity of open-ended real estate funds is subject to varying volumes of cash inflows or outflows. A major increase in net cash inflows can therefore cause the fund liquidity to rise and put pressure on returns in times of low interest rates. Naturally, investing liquid capital in real estate does take a certain amount of time.

In anticipation of a potential short-term increase in net capital outflow, a fund is legally held to keep a minimum liquidity equivalent to 5 % of the fund assets in order to satisfy requests for share redemptions.

In the unlikely event that the statutory minimum liquidity is undercut, or that the liquid capital of the Fund does not suffice to accommodate redemption requests, the Fund Management may temporarily suspend the redemption of share certificates in the interest of all investors (see the item, “Suspension of Redemptions” in the Sales Prospectus, Article 12, General Fund Rules). In special cases, the Fund Management is actually obliged to do so.

Corporate Governance and BVI Code of Conduct

BVI (Federal Investment and Asset Management Association), the leading association of the German investment fund industry, formulated – in cooperation with its members – the so-called BVI Code of Conduct for the protection of fund investors, which orients itself to the principles of good corporate governance. This self-obligating policy goes beyond the anyway strict regulations under German law, and is directly available on the Internet at www.bvi.de (in German).

In managing its Funds, Commerz Real Investmentgesellschaft mbH has committed itself to a consistent implementation of the BVI Code of Conduct. Compliance with the provisions of the BVI Code of Conduct is therefore subject to constant internal control. In regard to the endorsement of the Code we would like to make explicit mention of the fact that Commerz Real Investmentgesellschaft mbH relies, in addition to its in-house experts, on the advise provided by external experts (e.g. attorneys, tax consultants, real estate analysts, etc.) in the management of its funds.

As it considers it binding, Commerz Real Investmentgesellschaft mbH thus applies the BVI Code of Conduct, and commissioned the auditors of PricewaterhouseCoopers (PwC) in May 2006 to review the company's implementation of the code.

As a result, the auditors stated that Commerz Real Investmentgesellschaft mbH uses a printed regulatory catalogue that is principally suited to define such standards for the underlying segregated pool of assets in order to pursue and promote the investors' interests. The audit has not led to any reservations. The catalogue of mandatory documents (including an overview of all documents whose submission Commerz Real Investmentgesellschaft mbH deems necessary in order to implement the BVI Code of Conduct) is also available on the Internet at www.hausinvest.de.

hausInvest global

Sales Prospectus

including Contract Terms

Status: 16 February 2009, including changes as at 1 January or 1 April 2010, respectively

Open-Ended Real Estate Fund

Sales Prospectus

Shares are subscribed on the basis of this Sales Prospectus and the "General Fund Rules" in conjunction with the "Special Fund Rules." This Sales Prospectus is a legally prescribed sales document and must be made available to any person interested in acquiring shares together with the latest Annual Report and Semi-Annual Report before a share sale is closed.

No information or explanations shall be provided that are at variance with the contents of this Sales Prospectus. Any share acquisition based on information or explanations not contained in this Sales Prospectus is undertaken exclusively at the buyer's risk.

Due to restrictions inherent in US supervisory legislation, neither the information provided in this Sales Prospectus, nor the pool of segregated assets itself, are intended for sales activities in the US or to US citizen. The term "US citizen" covers any person who is a legal citizen of the United States, or who permanently resides in the United States, and/or who is subject to US taxation. The term "US citizen" may also cover partnerships or corporations that have been incorporated under the laws of the United States or of any one US state, US territory or US possession.

The fiduciary relations between the Investment Company and the investor, as well as the relations preceding the actual ratification of any agreement, shall be governed by German law. Pursuant to Art. 18, Sec. 2, General Fund Rules, the seat of the Investment Company shall be the place of jurisdiction for any dispute arising in conjunction with the fiduciary relation, if the investor has no general place of jurisdiction in Germany. Pursuant to Art. 123, German Investment Act (InvA), all sales documents must be made out in the German language. Moreover, the capital investment company shall conduct all communication with its investors in German.

In the case of any dispute arising in connection with the enforcement of provisions of the German Civil Code, inasmuch as they concern long-distance sales contracts for financial services, the parties involved may turn to the Arbitration Office of Deutsche Bundesbank, PO Box 11 12 32, 60047 Frankfurt, phone: +49 (0) 69/2388-1907 or -1906, fax: +49 (0) 69/2388-1919. The right to file a suit of law will not be affected by doing so.

The most recent Annual Report or Semi-Annual Report, respectively, contains current information on the Bodies and liable capital of Commerz Real Investmentgesellschaft mbH, the liable capital of the custodian bank, as well as on the auditing company appointed for the audit of the pool of segregated assets.

This Sales Prospectus, the General Fund Rules, as well as the current Annual Report and Semi-Annual Report are available as free Internet download on the company's website at www.hausinvest.de. Additional information on the investment limitations of the risk management of this pool of segregated assets, the risk management methods, and the latest developments in regard to risks and returns, are available in printed form from the Investment Company or as Internet download at www.hausinvest.de.

This Sales Prospectus, including the General and Special Fund Rules has been effective since 16 February 2009. This version includes a change in the Sales Prospectus (Representatives and Paying Agents in Switzerland) as well as a revision of Article 12, Section 4, Letters a) and b), Special Contract Terms. The changes will enter into force on 1 January 2010 or 1 April 2010, respectively, and have been highlighted by <u>underlining</u>.

Contents

Capital Investment Company

The capital investment company managing the *hausInvest global* pool of segregated real estate assets (hereinafter "Fund" or "pool of segregated assets") that is described in detail in this Sales Prospectus is the Commerz Grundbesitz Investmentgesellschaft mbH, now Commerz Real Investmentgesellschaft mbH (hereinafter "capital investment company"), formed on 25 March 1992, and having its legal seat in Wiesbaden. It is a capital investment company pursuant to the provisions of the German Investment Act (InvA), and takes the legal form of a private limited company (GmbH).

Information on the members of the management board, of the supervisory board, of the valuation committee, and on the shareholders, as well as on the subscribed, paid-in and liable capital of the capital investment company and the custodian bank, are set out in tabular form in the "Bodies" chapter.

Code of Conduct

The capital investment company has committed itself to observe the Code of Conduct published by the Federal Association for Investment and Asset Management (BVI) based in Frankfurt am Main. The Code of Conduct formulates a standard for handling the capital and the investor rights in a sound and responsible manner. It defines the ways in which investment companies meet their obligations vis-à-vis their investors, and the ways in which they represent the latter's interests vis-à-vis third parties. By striving for reliability, integrity and transparency, participating companies seek to deepen the trust on the part of investors and the public, and to meet the increased need for information. Inasmuch as the Code of Conduct suggests a need to adjust this Sales Prospectus, the necessary changes will be reflected in the next issue of the latter.

Custodian Bank

Commerzbank AG, seated in Frankfurt am Main, has assumed the role of custodian bank for the pool of segregated assets. It is a financial institution under German law. As a universal bank, it is active in the clearing, deposit and lending business, and in the securities business.

The custodian bank is entrusted with the constant monitoring of the real estate portfolio, participations in real estate companies, and other assets not suitable for safe custody, as well as with the custody of cash in banks belonging to the pool of segregated assets and not deposited at other banks, money market instruments, securities and investment shares held as liquid assets. This complies with InvA regulations that stipulate separate management and custody for a given pool of segregated assets.

The custodian bank holds the securities and the certificates of deposit of the pool of segregated assets in blocked custody accounts, provided these are not deposited in blocked custody accounts of other custodians. The custodian bank keeps the cash in banks of the pool of segregated assets in blocked custody accounts, provided these are not deposited in blocked accounts at other financial institutions. The custodian bank safeguards the investor interests insofar as the disposal or encumbrance of any piece of real estate requires its approval. Moreover, the custodian bank must verify whether investments held in blocked accounts at other financial institutions comply with InvA regulations and the Fund Rules. If so, the custodian bank shall approve the investment.

A blocking entry in favour of the custodian bank must be made in the land register for each piece of real estate, unless it is held for the account of the pool of segregated assets through a real estate company. Thus, real estate cannot be disposed of without the custodian bank's approval. If, in the case of foreign real estate, the restriction on disposals cannot be entered in a land register or comparable register, the capital investment company will ensure that the restriction on disposals is enforced in some other appropriate form. Moreover, the custodian bank must ensure that participations in real estate companies comply with the legal provisions as subsequently defined. Sales of interests in real estate companies by the capital investment company require the custodian bank's approval. Real estate sales by such a real estate company, and amendments to that real estate company's partnership agreement or articles of association, must be approved by the custodian bank, provided the capital investment company holds the majority interest in that real estate company.

The custodian bank shall handle the issuance and redemption of shares, while also monitoring the valuation of both the pool of segregated assets and of the shares by the capital investment company. The custodian bank shall ensure that the equivalent value of the transactions conducted for the joint account of the investors is placed in its custody within the usual time frame. In addition, the custodian bank shall ensure that income from the pool of segregated assets is used in accordance with the provisions of both the InvA and the Fund Rules, and shall disburse the income allocated for distribution.

Experts, and Valuation Method

Valuation Committees

The capital investment company shall appoint at least one valuation committee to evaluate the real estate, consisting of three members and one deputy member. Each member should be of independent, impartial, and reliable character, and should possess adequate technical know-how as well as sufficient hands-on experience in regard to the specific type of property to be appraised and to the respective regional real estate market.

The capital investment company appointed three committees that appraise the entire real estate held in the pool of segregated assets. Each expert is principally appointed for a term of two years, with the possibility of re-election. No expert serving in a committee of the capital investment company may serve beyond the end of the fifth calendar year after his or her initial appointment. After that, the capital investment company may extend the term by one year each, though only if the expert's earnings from his activity as a member of the committees, or from other activities on behalf of the capital investment company, in the last four years preceding the last year of the respective permitted term of activity did not exceed 30% of that person's average total income, and only after the expert submitted an affidavit to the capital investment company confirming this fact during the last year of that person's permitted active term. The activities of the valuation committees appointed by the capital investment company are governed by set rules of procedure. The respective committee drafts expert opinions in accordance with the set rules of procedure.

Specifically, the valuation committee shall evaluate:

- at least every twelve months, the real estate belonging to the pool of segregated assets or owned by a real estate company;
- any real estate that the capital investment company or a real estate company intends to dispose of, whenever the annually compiled expert opinion is deemed outdated.

Moreover, the valuation committee shall re-appraise the value of a given property within two months after a ground lease has been granted.

Valuation prior to Acquisition

A property may be acquired for the pool of segregated assets or for a real estate company in which that pool holds direct or indirect interest only after it was appraised by an expert pursuant to Art. 2, Sent. 1, who is not a member of the valuation committee formed by the capital investment company, and only if the consideration to be paid out of the pool of segregated assets does not or not significantly exceed the appraised asset value.

An interest in a real estate company may only be directly or indirectly acquired for the pool of segregated assets, after the real estate reported in the annual accounts or in the statements of assets and liabilities of that real estate company was appraised by an expert pursuant to Art. 77, Sec. 2, Sent. 1, InvA, who is not a member of the valuation committee set up by the capital investment company.

A property belonging to the pool of segregated assets may only be encumbered with a ground lease if the propriety of the ground rent has been confirmed by an expert pursuant to Art. 77, Sec. 2, Sent. 1, InvA, who is not a member of the valuation committee set up by the capital investment company.

Valuation Method

The valuation committee or the expert responsible for acquisition valuations shall determine the market value of a given property, using a value assessment procedure that is recognised on the respective real estate market. For plausibility purposes, other, additional valuation procedures that are recognised on the respective real estate market can be used if doing so seems necessary and/or expedient for an objective valuation of the property in the committee's opinion. As a rule, the market value is determined using the income capitalisation method based on the German Evaluation Ordinance (Wertermittlungsverordnung). The crucial aspect when using this method is the sustainable rental income, minus the operating costs, which include maintenance and administrative overhead as well as the imputed risk represented by loss of rent. The earning-capacity value is derived from the thus calculated net rent, multiplied by a factor reflecting a normal market interest rate for the real estate to be assessed, while taking into account the location, condition and remaining useful life of the building. Special factors influencing the value of a piece of real estate can be accounted for by mark-ups or markdowns.

Pool of Segregated Assets

The pool of segregated assets bears the name *hausInvest global*. It was launched on 23 December 2003 for an indefinite period of time. The assets belonging to the pool of segregated assets are owned by the capital investment company, which manages them in trust for its investors.

Typical Investor Profile

The pool of segregated assets is intended for any investor, including investors who are unfamiliar with capital investment in real estate, and who wish to take advantage of the pool of segregated assets as a comfortable savings proposition in the form of real estate values. Investing in the pool of segregated assets requires no previous experience with real estate investment, nor capital market experience. It is also intended for experienced investors who are looking for a product with the same investment strategy as this pool of segregated assets pursues. The recommended investment horizon is a minimum of five years. A given investor should be in a position to parry slight temporary losses. The pool of segregated assets pursues a profit-oriented investment strategy, and is suitable for any investment portfolio.

Definition of Investment Objectives and Investment Policy

An essential share of the pool of segregated assets may be invested outside the countries participating in the European Economic and Currency Union. Since the assets held in the pool of segregated assets are appraised in EUR, the value of the pool of segregated assets fluctuates not only subject to changes in asset value, but also subject to changes in the exchange rates in which the assets are denominated compared to the EUR. However, only 30% or less of the real estate and miscellaneous assets held in the pool of segregated assets may be exposed to a currency risk. Assets are deemed not exposed to any currency risk whenever currency hedges have been acquired or loans in the respective currency taken out. To minimise currency exposure, the company will take advantage of the options provided by law and Fund Rules to borrow on behalf of the pool of segregated assets. In addition to buildings raised or under construction, the capital investment company also acquires lots for project developments. Whenever existing buildings situated in locations the Company deems worthy of development fail to match the investment strategy of the pool of segregated assets or cannot be acquired at favourable conditions, the ceilings defined by law and Fund Rules regarding the acquisition of vacant lots or property under construction shall also be largely exhausted as required. The investment goal of *hausInvest global* is to achieve a sustainable and – compared to other open-ended real estate funds investing predominantly in the Federal Republic of Germany or other countries of the European Economic Area – above-average return on investment. This is to be achieved by a regular influx of rent revenues, interest earnings and a continuous increase in the value of the real estate holdings. The idea is to provide profit-oriented investors with access to an attractive yield/risk profile within the investment spectrum of the open-ended real estate funds.

hausInvest global is an open-ended real estate fund investing worldwide, with investments focusing on any of the world's economic or political hubs that manifest a high potential for development. The objective is to set up a globally diversified real estate portfolio. Key investment markets include North America, Europe, Asia and the Pacific Rim. The Fund invests mainly in commercially used property, especially in the office and trade segments. This includes primarily commercial and office buildings for administration, trade and services, as well as shopping centres. To ensure an optimal diversification for the investor, the Fund Management strives to spread the assets not just by region and types of use, but also by property characteristics such as location, size category, and tenancy. In addition to existing or currently constructed buildings, it acquires property that is developed by the capital management company itself or, to minimise risks, by suitable contract partners acting on its behalf.

All investments are separately audited and optimised in regard to fluctuating exchange rates as well as to fiscal and legal parameters. In the process, any decision in favour of a direct real estate investment or an interest acquired in a given real estate company shall orient itself to the investment goal outlined above. Likewise, any decision involving financing policy, and any currency hedging aspect, shall be designed to secure the long-term investment goals, depending on the prevailing market conditions, and in line with the regulatory parameters. Emergent currency risks are controlled by pro-rata financing in the respective national currency, as well as by the deployment of short-term hedging instruments permissible within the limits of the legal and contractual requirements.

In keeping with market requirements, the capital investment company strives for a continuous optimisation of its real estate holdings by modernising, restructuring or selling buildings. The expenditures involved in doing so must be in proportion to the projected increase in revenues. The Fund Management shall pursue an active portfolio management (acquisitions, sales, property development) within the limits of these investment policy guidelines. To this end, it will utilise the different cyclical developments on the global real estate markets in a responsible manner – always keeping in mind the profit-related parameters outlined above – in order to optimise the enhanced yield/risk profile and thus to achieve the investment goal. This will be reflected in adjustments of the portfolio ratings of the real estate holdings in line with market requirements.

During the set-up phase of the portfolio, it may prove impossible to achieve the mid- or long-term diversification as evenly as targeted, particularly the regional and specific national spread, by means of the various investment characteristics outlined above.

To the extent that liquid assets are available, the Fund Management shall invest these within the parameters set by applicable laws. Here, the projected goal is to earn revenues as high and steady as possible, using current situations and perspectives on the international money and capital markets, as the case may be. In any case, the priority is to keep the percentage of investments made in real estate as high as possible.

The current objectives of the investment policy, as well as the measures undertaken by the Fund Management in order to attain the projected yield/risk profile for *hausInvest global*, will be listed in the latest Annual Report.

The capital investment company may amend the Fund Rules. Except for the provisions governing management fees and other charges, amendments to the Fund Rules are subject to approval of the German Supervisory Authority for Financial Services (BaFin). Inasmuch as such amendments under Sent. 1 concern the investment principles of the pool of segregated assets, they require prior approval by the capital investment company's supervisory board. Any intended amendment shall be announced in the electronic Federal Gazette (Bundesanzeiger) and moreover in a business paper or daily, or in the Internet under www.hausinvest.de, and shall become effective the day after its announcement in the electronic Federal Gazette at the earliest. Amendments to regulations concerning management fees and other expenses do not require prior approval by the German Supervisory Authority for Financial Services, and will become effective six months after their announcement in the electronic Federal Gazette. Revisions of the existing investment principles for the pool of segregated assets will become effective no earlier than six months after their announcement, and are only permissible subject to the condition that the capital investment company submits an offer to investors to swap their shares for shares in another pool of segregated assets with comparable investment principles, assuming the capital investment company actually manages such other pools.

Real Estate

1. The capital investment company may acquire for the pool of segregated assets the following types of real estate:

a) residential real estate, commercial real estate, and mixed purpose real estate;

b) real estate under development;

c) undeveloped real estate intended, and suitable, for the capital investment company's own development in the near future, pursuant to a);

d) ground leases or legally and economically similar rights in countries outside Germany, pursuant to a) through c);

e) other real estate and other ground leases, as well as rights in the form of residential real estate ownership, partial ownership, residential ground leases and partial ground leases.

2. The capital investment company may, within the statutory parameters (Art. 67, Sec. 2, Sent. 3, InvA), acquire for the pool of segregated assets usufruct to properties, subject to Sec. 1, Let. a), that serve the execution of public tasks.

3. The capital investment company may acquire real estate situated outside the member states of the Treaty on the European Economic Area, in the sense of Sec. 1, and in any of the states identified in the Appendix of Art. 2, Sec. 2, Special Fund Rules (while observing the maximum percentage that real estate in the respective country may have in the pool of segregated assets, as specified in the Special Fund Rules), provided that:

a) the real estate is subject to an appropriate regional spread,

b) the free transferability of real estate in these states is guaranteed, and the flow of capital is unrestricted, and

c) the custodian bank can guarantee the proper discharge of its rights and obligations.

The capital investment company shall check, prior to any possible acquisition and in line with the parameters of its proper management duties, whether the aforementioned conditions are fully met.

The details given in the Appendix of the Special Fund Rules are subject to change in regard to the countries or their maximum investment percentage, as listed therein. Such amendments require approval by the German Supervisory Authority for Financial Services (BaFin).

The aforementioned investment ceilings in Sec. 3 may not be exceeded during the first four years after the pool of segregated assets was launched.

4. At the time of its acquisition, no single property may exceed 15% of the total value of the pool of segregated assets. The aggregate value of all real estate whose individual value equals more than 10% of the pool's total value must not exceed a value equivalent to 50% of the pool's total value. Loans taken out may not be deducted for the calculation of the total value of the pool of segregated assets; as a result, loans raise the basis of assessment for calculating ceilings.

   The capital investment company may acquire objects for the pool of segregated assets as are required for the management of the assets, particularly of real estate, that belong to the pool of segregated assets.

   Any investments in real estate and other assets made during the most recent reporting period shall be listed in the latest Annual or Semi-Annual Report, respectively.

Interests held in Real Estate Companies

1. The capital investment company may acquire and hold interests in real estate companies for the account of the pool of segregated assets, even if it does not have the majority of votes and capital majority required to change that real estate company's partnership agreement or the articles of association. A real estate company in this sense is a company that by virtue of its partnership agreement or articles of association:

   a) is restricted in its business object to activities which the capital investment company itself may undertake on behalf of the pool of segregated assets,

   b) may only acquire such real estate and managed assets whose direct acquisition for the pool of segregated assets is permitted by the Fund Rules as well as interests in other real estate companies;

   c) may acquire a given property or a given interest in another real estate company only if the property value or the value of the interest in another real estate company value that equals the interest does not exceed 15% of the total value of the pool of segregated assets.

2. Moreover, any participation in a real estate company is subject to the condition, inter alia, that the real estate company's legal form rules out any obligation to make additional contributions over and above the contribution already paid in.

3. The shareholders' deposits in a real estate company in which the capital investment company holds an interest for the account of the pool of segregated assets must be fully paid in.

4. If a given real estate company acquires an interest in another real estate company, that interest must directly or indirectly include 100% of the capital and all of the voting rights.

5. The aggregate value of the assets owned by any real estate company in which the capital investment company holds an interest for the account of the pool of segregated assets may not exceed 49% of the pool's total value. The value of the assets that belong to the portfolio of the real estate company in which the Investment Company holds an interest equalling 100% of the capital and all of the voting rights shall not enter into the calculation of the ceiling pursuant to Sent. 1. The value of the real estate included in the portfolio of real estate companies in which the capital investment company holds an interest for the account of the pool of segregated assets, but for which it does not have the voting majority nor the capital majority required to change the partnership agreement or the articles of association, must not exceed 30% of the pool's total value.

6. Loans taken out may not be deducted for the calculation of the total value of the pool of segregated assets; as a result, loans raise the basis of assessment for calculating ceilings.

7. The capital investment company may grant to a real estate company in which the company holds a direct or indirect interest for the account of a given pool of segregated assets loans for the account of the respective pool if the terms are in line with market standards, and if sufficient collateral has been provided. Moreover, it must be agreed that, in case the interest is sold, the loan shall be repaid within six months after the date the interest was sold. The total sum the capital investment company may lend to any real estate company must not exceed the equivalent of 25% of the total value of the pool of segregated assets for whose account it holds such an interest; at the same time, the capital investment company needs to make sure that the aggregate value of any loans it may have granted to any single real estate company does not exceed 50% of the value of the real estate held by that company. These conditions shall apply even if a third party was to grant a loan on behalf of the capital investment company to the real estate company in its own name, but for the account of the pool of segregated assets.

Encumbrance with a Ground Lease

Real estate may be encumbered with a ground lease.

Whenever a new ground lease is granted, the total value of the real estate encumbered with that ground lease, and held for the account of the pool of segregated assets, must not exceed the equivalent of 10% of the pool's total value. If a ground lease is extended, it is considered newly created.

Real estate may only be encumbered with a ground lease if unforeseen circumstances prevent the property from being used as originally intended, or if economic disadvantages for the pool of segregated assets are thereby avoided, or if doing so creates options for an economically sensible use of the property.

Risks Attached to Real Estate Investments, to Participations in Real Estate Companies, and to Encumbrances with a Ground Lease

Real estate investments are subject to risks that may affect the share value through changes in the returns on, the expenditures for, and market value of, that real estate. The same applies to investments in real estate held by real estate companies. The exemplary risks detailed below do not represent an exclusive list.

- Aside from changes in the overall economic conditions, there are also risks peculiar to property ownership, such as vacancies, rents in arrear, and losses of rent caused, among other possible causes, by changes in the quality of the location or tenant net worth. The condition of any given building may necessitate maintenance expenditures that are not always foreseeable. To contain these risks, the capital investment company strives to provide a high number of options for third-party usage of its real estate, and to ensure a diversified tenancy structure covering a variety of industries. Continual maintenance and modernisation or restructuring of the real estate is intended to preserve or improve its competitiveness.

- The risks of damage by fire, storm and natural forces (flooding, high water, earthquake) and terrorism applies internationally, and is covered by insurance policies to the extent that relevant insurance capacities are actually available, and provided it is within economic reason and in response to a realistic need.

- Any real estate, particularly that located in conurbations, may be subject to risks of war and terrorism. Even if a given piece of real estate is not directly affected by an act of terrorism, it may lose in economic value if the real estate market of an area affected by terrorism is subject to a long-term decline, rendering the search for tenants either difficult or impossible. Real estate will be insured even against terrorism to the extent that insurance coverage is available, and provided that such coverage remain within economic reason and respond to a realistic need.

- Risks of contamination (such as ground contamination, interior asbestos fittings) is examined with particular care prior to any real estate acquisition (by procuring adequate expert opinions, where applicable). Notwithstanding the diligence in trying to eliminate them, risks of this sort cannot be ruled out altogether.

- Risks can arise during project development, e.g. due to changes in the area development planning and delays in the granting of building permits. As far as possible, higher construction costs and completion risks are countered by appropriate arrangements with contractual partners and the careful selection of such partners. Nonetheless, residual risks must not be neglected, nor the fact that a successful first letting depends on the market situation at the time of the building's completion.

- Real estate may always have structural defects. Such risks cannot be wholly ruled out even after a thorough technical inspection of the property and the procurement of expert opinions prior to the acquisition, where applicable.

- When real estate is acquired abroad, risks may arise that are associated with the place where the real estate is situated (e.g. a different legal and fiscal system, divergent interpretations of double-taxation treaties, and fluctuating currencies). In the case of foreign real estate, other factors, such as the increased administrative risk and possible technical difficulties, including the transfer risk for current earnings or sales proceeds, must also be taken into account.

- Real estate sales, even if the principles of a prudent businessman are applied, may occasion warranty claims on the part of the buyer or a third party for which the pool of segregated assets is liable.

- Among the risks to be considered when acquiring a stake in a real estate company are those arising from the company's legal form, risks in connection with the possible defaults of partners, and risks of changes in the legal parameters of taxation and incorporation. This applies in particular whenever real estate companies are seated outside Germany. Moreover, it needs to be taken into account when acquiring an interest in a real estate company that this interest could be encumbered with liabilities that are difficult to identify. Finally, if the interest is to be sold, it might turn out that no secondary market with sufficient liquidity exists.

- Real estate investments outside Germany generally involve debt financing. This approach is taken for the sake of currency hedging (granting loans in the local currency of the situs state) on the one hand, and/or in order to achieve a leveraging effect (boosting the equity capital return by borrowing debt capital at an interest rate below the return of the respective property). Since the pool of segregated assets is subject to taxation outside Germany, loan interest is principally tax-deductible in the respective country. When using debt financing, any change in value for the real estate at issue will have a more pronounced effect on the pool's equity capital used. For instance, in the case of 50% loan financing, the effect of a gain or loss in value for a given property will double for the Fund capital used when compared to full equity capital financing, the latter being the predominant method for domestic real estate acquisitions. Thus, a change in value has a much greater impact in debt financing – which is often used abroad – than it does for equity-financed properties, which is the standard domestic scenario. The investor will therefore derive a greater benefit from any added value, and will be more severely burdened by depreciations, than would be the case with full equity financing. In the event of short-term liquidity bottlenecks, e. g. due to share redemptions on a massive scale, extensive debt financing also reduces the options to procure the necessary capital through property sales or short-term loans. The risk of having to suspend the redemption of shares therefore increases (see pages 189+).

- If a piece of real estate is encumbered with a ground lease, there is the risk that the party holding the ground lease may fail to meet its obligations or, specifically, fail to pay the ground rent. This and other cases may result in a premature reversion of the ground lease. The capital investment company must then seek to put the real estate to different commercial use, which can be difficult, as the case may be. This applies mutatis mutandis to a reversion following the contract expiration. Finally, the encumbrance of a given property with a ground lease may compromise its fungibility; i.e. the property may not be as easy to sell as it would be without such an encumbrance.

Investments in Liquid Assets

Aside from the acquisition of real estate and interests in real estate companies, investments in liquid assets are also permitted and intended.

The capital investment company may keep no more than 49% of the total value of the pool of segregated assets (maximum liquidity) in the form of:

- cash in bank,

- money market instruments,

- securities that are eligible in the eyes of the European Central Bank or the Deutsche Bundesbank as collateral for the lending transactions specified in Art. 18, Sec. 1 of the protocol on the Charter of the European System of Central Banks and the European Central Bank, or whose eligibility has been applied for according to the terms of issuance, inasmuch as they become eligible within one year of their issue,

- investment shares pursuant to Art. 50, InvA, or shares in special funds pursuant to Art. 50, Sec. 1, Sent. 2, InvA, whose fund rules specify that investments must be made exclusively in the form of cash in banks, money market instruments and securities as defined under Bullets 1 through 3,

- securities that have been admitted at an organised market pursuant to Art. 2, Sec. 5, German Securities Trade Act for trading or fixed-interest securities, provided that these do not exceed 5% of the total value of the pool of segregated assets and in addition

- stock of listed REIT companies or comparable shares of foreign legal entities that have been admitted to the markets identified in Art. 47, Sec. 1, No. 1 and 2 or have been integrated in these, may be acquired as long as the value of such stock or such shares does not exceed 5% of the value of the pool of segregated assets, and provided the criteria identified in Art. 2, Sec. 1, Directive 2007/16/EC are met.

The following committed funds must be deducted when the maximum liquidity ceiling is calculated:

- the means required to secure a properly functioning real estate management;

- the funds set aside for the next distribution;

- funds that will be necessary to meet liabilities arising from legally effective real estate deeds, from loan agreements necessary for pending investments in specific real estate and for specific construction measures, as well as from construction contracts, inasmuch as these liabilities will become due within the next two years.

Cash in Banks

Pursuant to the legal regulations (Art. 66, 49, InvA), the capital investment company may only invest in cash in banks at such financial institutions that have their seat in a member state of the European Union or a member state of the Treaty on the European Area. Cash in banks may only be kept at financial institutions with seat in another country if the banking supervision regulations in that country match those of the EU in the eyes of the German Supervisory Authority for Financial Services (BaFin).

The capital investment company may invest no more than 20% of the total value of the pool of segregated assets in cash in banks at any single financial institution.

Money Market Instruments

Money market instruments are instruments normally traded on the money market, as well as fixed income securities that have a lifetime or remaining lifetime of no more than 397 days at the time they are acquired for the pool of segregated assets. If their lifetime exceeds twelve months, their interest rate must be adjusted at least once within a 397 days period in conformance with market standards. Moreover, money market instruments are interest-bearing securities whose risk profile matches that of the aforementioned securities.

Money market instruments may be acquired for the segregated pool of assets only

1. if they have been admitted for trading at a stock exchange within a member state of the European union or in another member state of the Treaty on the European Economic Area or else have been admitted to another organised market or have been integrated into it,

2. if they have been admitted for trading at a stock exchange authorised by the Supervisory Authority for Financial Services or have been admitted to an organised market authorised by the Supervisory Authority for Financial Services or have been integrated into it,

3. if they have been issued or are guaranteed by the European Communities, a Federal separate fund, one of the German states, another member state or another unitary-state, regional or local territorial entity, or by a central bank of a member state of the European Union or a member state of the Treaty on the European Economic Area, by the European Central Bank or the European Investment Bank, a third country or, if the latter is a federal state, a member state of the federation, or by an international public sector institution of which at least one member state of the European Union is a member,

4. if they have been issued by a company whose securities are traded on the markets designated under Numbers 1 and 2,

5. if they have been issued or guaranteed by a financial institution that is subject to supervision as defined by the laws of the European Union, or by a financial institution that is subject to supervisory regulations that in the opinion of the German Supervisory Authority for Financial Services (BaFin) is equivalent to those under the European Community laws, and complies with these,

6. if they have been issued by another issuer, provided that issuer represents

   a) a company whose equity capital amounts to no less than 10 million EUR, and which compiles and publishes its annual report in compliance with the Fourth Council Directive 78/660/EEC dated 25 July 1978, regarding the annual report of corporations of certain legal forms, most recently revised by Directive 2003/51/EC of the European Parliament and Council, dated 18 July 2003,

   b) a legal entity that is responsible for the financing of a group consisting of one or more listed companies, or

   c) a legal entity that is supposed to finance the securities-backed collateral for liabilities, using a credit line made available by a bank, where the securities-backed collateral and the credit line granted by the bank are subject to Art. 7, Directive 2007/16/EC.

None of the aforementioned money market instruments may be acquired unless they satisfy the requirements of Art. 4, Sec. 1 and 2, Directive 2007/16/EC. Money market instruments under Sec. 1, No. 1 and 2, are moreover subject to Art. 4, Sec. 3, Directive 2007/16/EC.

Sufficient security to protect both the deposits and the investors must be provided for money market instruments pursuant to Sec. 1, No. 3 to 6, e. g. in the form of an investment grade rating, while the criteria defined in Art. 5, Directive 2007/16/EC must be met at the same time. The term "investment grade" refers to a rating of no less than "BBB" or "Baa" in the context of a net worth review by a rating agency. The acquisition of money market instruments which are issued by a regional or local territorial entity of a member state of the European Union, or by an international public sector institution as defined in Sec. 1, No. 3, but which are guaranteed neither by said member state nor, if the latter is a federal state, by a member state of this federal state, and the acquisition of money market instruments pursuant to Sec. 1, No. 4 and 6, are subject to Art. 5, Sec. 2, Directive

2007/16/EC, whereas the acquisition of any other money market instrument as defined in Sec. 1, No. 3, but not including money market instruments issued or guaranteed by the European Central Bank or the central bank of a member state of the European Union, are subject to Art. 5, Sec. 4, Directive 2007/16/EC. The acquisition of money market instruments pursuant to Sec. 1, No. 5, is subject to Art. 5, Sec. 3, and, whenever money market instruments are involved that have been issued or guaranteed by a financial institution that is subject to, and complies with, supervisory regulations that match those of the European Community law, is subject to Art. 6, Directive 2007/16/EC.

Moreover, the capital investment company may invest up to 10% of the total value of the pool of segregated assets in money market instruments of issuers who fail to meet the aforementioned conditions.

Investment Ceilings for Securities and Money Market Instruments

The value of securities and money market instruments bought from any single issuer must not exceed 5% of the total value of the pool of segregated assets. In individual cases, securities and money market instruments, including any securities bought from the same issuer under a repurchase agreement, may be acquired up to 10% of the total value of the pool of segregated assets. In this event, the total value of the securities and money market instruments bought from the respective issuer must not exceed 40% of total value of the pool of segregated assets.

The capital investment company may invest no more than 20% of the total value of the pool of segregated assets in a combination of the following assets:

- securities and money market instruments issued by any single institution,
- deposits at this institution,
- credit for the contractual partner risk that is associable with the transactions entered into with this institution in the form of derivatives not admitted for trading at any stock exchange or integrated into another organised market.

No combination of assets listed in Sent. 1 may exceed 35% of the total value of the pool segregated assets if the former assets are issued by public issuers as defined in Art. 60, Sec. 2, InvA. The respective ceiling for each asset type shall in any case remain unaffected by this overall ceiling for the combined assets.

The credit for the securities and money market instruments of a given issuer against the ceilings defined above can be reduced by the use of market-contrary derivatives whose underlying instruments are securities or money market instruments by the same issuer. This means that securities and money market instruments of a given issuer may be acquired for the account of the pool of segregated assets even beyond the ceiling defined above if the increased issuer-specific risk is covered by hedge transactions.

The capital investment company may invest up to 35% of the total value of the pool of segregated assets in debenture bonds, non-bonded loans, and money market instruments of the following issuers: the Federal German Government, the German states, member states of the European Union or their local authorities, other member states of the Treaty on the European Economic Area, third states, or international organisations of which at least one member state of the European Union is a member.

The capital investment company may invest up to 25% each of the total value of the pool of segregated assets in mortgage bonds and municipal bonds issued by financial institutions seated in a member state of the European Union or in another member state of the Treaty on the European Economic Area, provided that these financial institutions are subject to a separate public supervision legally instituted for the protection of the owners of these debenture bonds, and provided that the capital raised by issuing these debenture bonds is invested in compliance with legal regulations in assets that cover the liabilities arising out of the debenture bonds for their entire lifetime, and that these assets are prioritised for the coverage of the repayment of the bonds and of the payment of the interest upon maturity in case the issuer defaults on these payments.

Minimum Liquidity

The capital investment company must ensure that an amount equivalent to at least 5% of the total value of the pool of segregated assets is available in sight deposits (minimum liquidity).

Risks Attached to Investments in Liquid Assets

If the pool of segregated assets holds securities, money market instruments or investment fund shares for the sake of liquidity, it should be noted that these investments entail risks along with the chances for an increase in value. It is possible for the market prices of securities and money market instruments to fall below the cost price, due, for instance, to developments on the money and capital markets, or special developments affecting the issuers. The same applies mutatis mutandis to the performance of the investment shares.

The price of fixed-income securities is influenced by developments on the capital market, i.e., if long-term interest rates rise the quoted prices of fixed-income securities will fall. These fluctuations in market price also depend on the lifetimes of fixed-income securities. As a rule, fixed income securities with shorter lifetimes entail fewer price risks than fixed interest securities with longer lifetimes; in turn, the returns of the former are generally lower as a result. Additional exchange-rate risks and transfer risks must also be taken into account in the case of liquid assets held in foreign currencies.

By analogy, the above risks apply to any pool of segregated assets that, in turn, invests in securities and money market instruments.

In addition to the chances for price gains, equities also contain risks; they are subject to the unpredictable influence that the development of the capital markets may have, and the particular development of a given issuer. Even the most careful selection of equities bought cannot rule out the eventuality of a loss due to price fluctuations or a dwindling of assets on the part of the issuer.

Borrowing and Encumbrance of Assets

The capital investment company may for the joint account of the investors take out loans up to 50% of the total market value of the real estate belonging to the pool of segregated assets, provided such borrowing is compatible with diligent and proper business management. Beyond that, the company may take out for the joint account of the investors short-term loans equalling up to 10% of the total value of the pool of segregated assets. Any amount that the company, acting as repo lender, received in conjunction with a repurchase agreement must be set off against this ceiling. Loans may be taken out only if they match market standards, and if they have been approved by the custodian bank at the time of the borrowing.

The asset performance will be impaired if the borrowing costs exceed the real estate returns. Special circumstances may nevertheless make borrowing seem advisable, such as maintaining a long-term source of income and performance in face of just temporary bottlenecks in terms of liquidity, or tax considerations, or the limiting of currency risks abroad.

The capital investment company may encumber real estate belonging to the pool of segregated assets, or may assign and encumber claims arising from legal relationships involving real estate if this is compatible with diligent and proper business management, and if the custodian bank approves these measures because it considers the intended terms and conditions to be in line with market standards. When acquiring real estate, it may also take over encumbrances associated with that real estate. On the whole, the various encumbrances may not exceed 50% of the total market value of the real estate held in the pool of segregated assets. Encumbrances in connection with the suspension of redemption pursuant to Art. 11, Sec. 4, General Fund Rules, are not taken into account, nor are ground rents.

Derivatives for Hedging Purposes

The capital investment company may use derivatives in conjunction with the management of the pool of segregated assets. The capital investment company may, in keeping with the type and volume of the deployed derivative, use the simple or the qualified approach in line with the German Derivative Ordinance (DerivateV) in order to determine the degree of utilisation of the market risk limit for the use of derivatives pursuant to Art. 51, Sec. 2, InvA.

1. Inasmuch as the capital investment company uses the simple approach, it may invest only in derivatives derived from assets that may be acquired pursuant to Art. 6, Sec. 2, Let. b) to e), General Fund Rules, or from real estate that may be acquired pursuant to Art. 2, Sec. 1, Special Fund Rules. In this context, and pursuant to Art. 6, Sec. 2, German Derivative Ordinance, it limits itself to the exclusive use of the following basic forms of derivatives, or combinations of these derivatives, or combinations of assets that may be acquired for the pool of segregated assets, together with the aforementioned types of derivatives inasmuch as they are already part of the pool:

   - forward contracts on assets pursuant to Art. 6, Sec. 2, Let. b) to e), General Fund Rules, as well as on real estate pursuant to Art. 2, Sec. 1, Special Fund Rules, interest rates, exchange rates or currencies;

   - options and subscription warrants on assets pursuant to Art. 6, Sec. 2, Let. b) to e), General Fund Rules, as well as on real estate pursuant to Art. 2, Sec. 1, Special Fund Rules, interest rates, exchange rates or currencies, and on forward contracts pursuant to Let. a), provided they have the following characteristics:

     » They can be exercised at any time during their entire lifetime or at the end of their lifetime, and

     » the option value depends, at the time it is exercised, and in a linear sense, on the positive or negative difference between exercise price and market price of the underlying instrument, and becomes nil if the difference bears the opposite sign;

- interest swaps, currency swaps or interest currency swaps;
- options in swaps of the type defined in Let. c), provided they manifest the characteristics defined in Let. b) under Sub-Let. aa) and bb) (swaptions);
- credit default swaps on assets pursuant to Art. 6, Sec. 2, Let. b) to e), General Fund Rules, as well as on real estate pursuant to Art. 2, Sec. 1, Special Fund Rules, inasmuch as they serve exclusively and manifestly to hedge the loan risk of precisely associable pool assets;
- Forward contracts, options and subscription warranties on investment shares pursuant to Art. 6, Sec. 2, Let. d), General Fund Rules, must not be concluded.

The imputed value of:

- financial futures is defined by the contract value multiplied by the forward rate that is calculated on each trading day,
- options or subscription warranties whose underlying instrument is a security, a money market instrument or a derivative, is defined by the value of the instrument underlying the option right,
- options and subscription warranties whose underlying instruments are interest rates, exchange rates or currencies, is defined by the value of the underlying instrument, multiplied by the multiplication factor defined in the option terms.

In addition, the determined values must be multiplied with the corresponding delta. This delta represents the ratio between the change in the derivative's value and a change – presumably minor – in the value of the underlying instrument.

2. Inasmuch as the capital investment company uses the qualified approach, and assuming a suitable risk management is in place, the capital investment company may, for hedging purposes, invest in any derivative derived from assets that have been acquired pursuant to Art. 6, Sec. 2, Let. b) to e), General Fund Rules, or from real estate that has been acquired pursuant to Art. 2, Sec. 1, Special Fund Rules, or from interest rates, exchange rates or currencies. This includes in particular options, financial forward contracts, and swaps, as well as combinations thereof. Under no circumstances may the capital investment company deviate from the General and Special Fund Rules, nor from the investment goals defined in this Sales Prospectus, when engaging in the above transactions.

   The risks associated with the use of derivatives are controlled by a risk management procedure pursuant to the German Derivative Ordinance (DerivateV) when pursuing a qualified approach, which procedure allows the monitoring of risks associated with the investment item, as well as its respective share in the overall risk profile of the asset portfolio at any time.

3. Inasmuch as the capital investment company invests in derivatives pursuant to Art. 51, InvA, the capital investment company currently applies the qualified approach pursuant to the German Derivative Ordinance in order to determine the market risk potential. Pursuant to Art. 7, German Derivative Ordinance, however, the capital investment company may switch at any given time from a qualified to a simple approach. Switching to a simple approach requires the approval by the German Supervisory Authority for Financial Services (BaFin), and must be announced in the next Annual or Semi-Annual Report.

Transactions involving derivatives may only be performed for the purpose of protecting the assets held in the pool of segregated assets, for the purpose of covering changes in the interest rates and currency risks, and for the purpose of protecting rent claims. The German Investment Act and the German Derivative Ordinance provide the option to double the market risk potential of a given pool of segregated assets through the use of derivatives. The market risk is defined here as that risk which results from an unfavourable development of market prices from the perspective of the pool of segregated assets. Since the pool of segregated assets may employ derivatives only for hedging purposes, any attendant leverage option is principally out of the question.

Options

The capital investment company may participate in the securities options trade for the account of the pool of segregated assets and within the parameters of the investment principles, provided it does so for hedging purposes. This means that the capital investment company may, against remuneration (the option premium), acquire the right from a third party to demand within, or at the end of, a certain period of time, and at a price agreed in advance (the exercise price), the acceptance of securities or payment of the balance between the exercise price and closing market value, for instance. The capital investment company may also acquire, against remuneration, such rights from a third party.

Specifically, the following rules shall apply, whereas:

The subscription of a put option (in-the-money position – long put) entitles the buyer, against payment of a premium, to demand from the seller to buy certain assets at the exercise price or pay the balance between that price and the closing market value. The subscription of such put options makes it possible to hedge, e.g., the securities held in the pool of segregated assets against price losses during the exercise period. If the securities drop below the exercise price, the put options can be exercised, thus realising sales proceeds that are higher than their current market prices. Instead of exercising the option, the capital investment company may also sell the option right at a profit.

On the other hand, there is the risk that the option premiums paid may be lost if it does not seem economically sound to exercise the put option at the previously agreed exercise price because market prices have not fallen as expected. Such fluctuations in fair value for securities underlying the option right can reduce its value out of all proportion, and even render it worthless. In view of the limited exercise period, there is no guarantee that the price of the option will recover again in time. Profit expectations have to reflect the costs involved in the subscription, exercise or sale of the option, or in the conclusion of an offsetting transaction (closing). If expectations are not met, and if the frustrated expectations cause the capital investment company to forego the exercising of its option right, that right will expire unexercised at the end of its exercise period.

Forward Contracts

Forward contracts are mutually and absolutely binding agreements between two parties to buy or sell, at a specified future date (the maturity date) or within a specific period, a specific quantity of a specific underlying instrument (e.g. bonds, equities) at a previously agreed price (exercise price).

As a rule, this is done by receiving or paying the balance between the exercise price and the market price at the time the transaction is closed or at maturity. The capital investment company may, e.g., hedge the securities portfolio belonging to the pool of segregated assets by selling forward contracts on these securities for the lifetime of the contracts.

In particular, the capital investment company may sign, for the account of the pool of segregated assets, forward contracts via investment shares that it would also be permitted to acquire directly for the pool. This means, it may assume the obligation to buy or sell a certain quantity of shares in another pool of segregated assets at a certain price and at a certain time or within a certain time, respectively.

If the capital investment company enters into transactions of this kind, the pool of segregated assets must, if the expectations of the company are not realised, meet the cost of the balance between the price at which the transaction was concluded and the market price at the time of closing or at maturity. This would be a loss for the pool of segregated assets. The risk of loss cannot be determined in advance and could exceed any collateral that may have been provided. It also needs to be taken into account that costs are incurred by selling forward contracts on securities and, where applicable, by concluding an offsetting transaction (closing).

Swaps

For the account of the pool of segregated assets, within the parameters of its investment principles, and provided it does so for hedging purposes, the capital investment company may conclude:

- interest swap transactions,
- currency swap transactions, and
- credit default swaps.

Swaps are defined as contracts concluded between two parties for swapping the assets or risks underlying the transaction. If the price and value changes for the instruments underlying a given swap develop contrary to capital investment company’s expectations, the transaction may incur a loss for the pool of segregated assets.

Swaptions

A swaption is defined as an option on a swap. A swaption represents the right, though not an obligation, to enter, at a certain time or within a certain period of time, into a swap whose conditions have been precisely specified.

Credit Default Swaps

Credit default swaps are credit derivatives that provide the option to transfer a potential credit default volume to another party. In return for accepting the credit default risk, the seller of the risk pays a premium to the contract partner. Other than that, the above details on swaps apply by analogy.

Securitised Derivatives

The capital investment company may also subscribe derivatives in securitised form. The subscription of derivatives is permissible even if the transaction is only partially securitised. The above details on chances and risks also apply mutatis mutandis to securitised derivatives, if based on the premise that the loss involved in securitised derivatives is limited to the value of a given security.

Listed and Non-Listed Derivatives

The capital investment company may conclude transactions involving derivatives that have been admitted for trade at a stock exchange, or have been placed on another organised market.

Transactions involving derivatives that have not been admitted for trade at a stock exchange, nor have been placed on any other organised market (OTC transactions), may only be conducted with suitable banks or financial service providers on the basis of standardised outline agreements. The specific risks of these individual transactions lie in the absence of an organised market, and thus the problems involved in selling them to a third party. The customised nature of such commitments can make it difficult or very costly to close them.

If such derivatives are traded outside the stock exchange, the counterpart risk in regard to a given contract partner is limited to 5% of the total value of the pool of segregated assets. If the contract partner is a financial institution with seat inside the European Union, the European Economic Area or any third state with comparable banking supervision standards, the counterpart risk may go as high as the equivalent of 10% of the total value of the pool of segregated assets. Transactions in derivatives that are concluded outside a stock exchange, but with the central clearing house of a stock exchange or of another organised market as contract partner, shall not be set off against the counterpart limits, if such derivatives are subject to a daily market price rating, including a daily margin balance. This will substantially reduce, though not eliminate, the credit solvency risk of the counterpart.

Real Estate as Underlying Instrument for Derivative Transactions

The capital investment company may engage in such derivative transactions for the account of the pool of segregated assets as are based on real estate that could actually be acquired for the pool, or on the development of the returns of such real estate. Specifically, this kind of transaction enables the capital investment company to protect rental income and other earnings from real estate held in the name of the pool of segregated assets against default and exchange rate risks.

Currency Risks, and Derivative Transactions for Hedging these Risks

Investments and transactions in foreign currencies involve both currency opportunities and currency risks. It also needs be remembered that foreign currency investments are subject to a so-called transfer risk. The capital investment company may, for the purpose of exchange rate hedging in regard to assets and rent claims for the account of the pool of segregated assets, engage in derivative transactions on the basis of currencies and exchange rates.

These currency-hedging transactions that, as a rule, hedge only part of the pool of segregated assets serve to reduce the currency risks. Yet, they cannot rule out the possibility that, despite currency hedges, fluctuating exchange rates will adversely affect the performance of the pool of segregated assets. The costs incurred through currency hedges, and also possible losses, reduce the profit of the pool of segregated assets.

If the exchange rate risks exceed the total value of the pool of segregated assets by 30% and more, the capital investment company must resort to options of this type. In addition, the capital investment company shall make use of this option if, and to the extent that, it is deemed necessary in the investors' interest.

Summary of the Risks of Loss Involved in Derivative Transactions

Since the chances of earning a profit through derivative transactions are balanced by high risks of loss, investors should note that:

- for instance, the temporary rights acquired through forward transactions may lapse or decline in value,
- the risk of loss may be not be quantifiable and may actually exceed any collateral that has been provided,
- it may not be possible to engage in transactions intended to eliminate or reduce the risks of derivative transactions already engaged in, or to effect them only at a market price tantamount to a loss,
- the risk of loss increases if loans are taken out to cover commitments from derivative transactions, or if the commitment from derivative transactions or the consideration to which they entitle are denominated in a foreign currency or account unit.

Exercising derivative transactions consisting of a combination of two basic forms (e. g., options on financial futures) can give rise to additional risks as defined by the ratified contract, which can far exceed the amount originally at risk, e.g. in the form of the price paid for an option.

OTC transactions entail the following additional risks:

- There is no organised market, so that it may be hard to sell derivatives acquired on the OTC market to a third party; closing such commitments can be difficult or involve significant costs because of the unique nature of the contract (liquidity risk).
- The economic success of the OTC transaction may be threatened if the contractual partner defaults (contractual partner risk).

The risks involved in derivative transactions vary in proportion to the position taken out for the pool of segregated assets.

As a result, the losses for the pool of segregated assets may

- be limited, e.g. to the price paid for an option right, or
- far exceed any collateral that has been provided (e. g. margins paid) and may necessitate extra collateral;
- cause liabilities and thus impose a burden on the pool of segregated assets, while even the risk cannot always be quantified in advance.

Securities Lending

The securities held in the pool of segregated assets may be transferred to third parties on a loan basis and in return for a consideration in line with standard market rates. To this end, the entire securities portfolio of the pool of segregated assets may be transferred for an indefinite period in the form of securities lending. In this case, the capital investment company is entitled to terminate a given loan at any time, subject to contractual agreement that securities of the same type, quality and quantity must be returned to the pool of segregated assets within five trading days of the termination.

The borrower of a loan shall be obliged to return, at the end of the loan's lifetime or upon its termination, securities of the same kind, quality and quantity. The borrower is obliged to pay the interest on the borrowed securities, whenever due, to the custodian bank for the account of the pool of segregated assets.

In the interest of risk diversification, the total number of securities transferred to any single borrower in the context of securities lending transfers may not exceed 10% of the total value of the pool of segregated assets. However, before any securities may be transferred by way of lending, the pool of segregated assets must be guaranteed sufficient collateral. This can involve the transfer or pledging of cash in banks or the signing over or pledging of securities. Such cash shall be denominated in EUR or in the currency in which the shares of the pool of segregated assets were floated, and shall be deposited at the custodian bank or, assuming the latter's consent, in blocked accounts at other financial institutions with seat in a member state of the European Union, in another member state of the Treaty on the European Economic Area, or in any third state with comparable banking supervision standards. They may also be invested in money market instruments pursuant to Art. 48, InvA, in the currency of the respective cash in bank. This surety must be defined by taking into account the financial circumstances of the borrower of the securities. However, the amount may be no less than the security pledge, which is calculated by adding up the quoted value of the lent securities with the corresponding income, plus a premium in line with the market standard. The capital investment company may also use an organised system for providing and handling securities loans. When using such an organised system for providing and handling securities loans, the furnishing of a collateral can be dispensed with because the interests of investors are safeguarded by the system terms. Moreover, if a the lending is effected through an organised system, the borrowing limit of 10% need not be applied to the organised system.

Securities Repurchase Agreements

The capital investment company may conclude, for the account of the pool of segregated assets, securities repurchase agreements (repos) with financial institutions and financial service providers for a maximum lifetime of twelve months. Under such agreements, the capital investment company may both transfer securities held by the pool of segregated assets to a repo lender within the borrowing limits, thereby temporarily increasing liquidity, and, inversely, purchase securities under a repurchase agreement within the limits for cash in banks and money market securities, thereby temporarily investing liquid capital. Repurchase agreements are permitted only in the form of so-called genuine repurchase agreements. In the case of a genuine repurchase agreement, the borrower pledges to return the securities at a specified time or at a time determined by the repo lender. If the pool of segregated assets act as lender, the pool bears the risk of interim price losses, whereas as a borrower the pool may be prevented from benefiting from interim price gains by the obligation to return the securities.

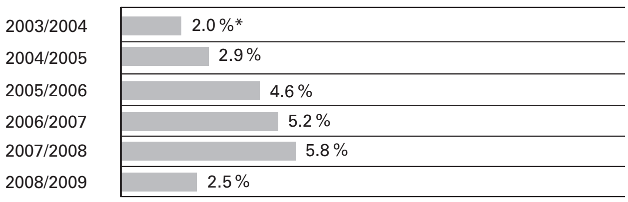
There is no guarantee that the investment policy goals will be realised.

Performance

The past performance of the segregated asset pool is not indicative of its future returns.

Management Fees and Other Charges

Fees and reimbursements for expenditures in favour of the capital investment company, the custodian bank and third parties are not subject to approval by the German Supervisory Authority for Financial Services (BaFin).



*Short financial year (23 Dec 2003 - 30 Sep 2004)

For managing the pool of segregated assets, the capital investment company receives an annual remuneration of up to 1.25% of the pool's value, as appraised at the end of each financial year. The capital investment company is entitled to levy quarterly pro-rata advance payments on this fee. If real estate is acquired, sold or altered for the pool of segregated assets in a member state of the Treaty on the European Economic Area, the capital investment company can levy a non-recurring charge of up to 1% of the purchase or sales price, or of the construction costs and ancillary construction costs, respectively. For real estate outside a member state of the Treaty on the European Economic Area, this charge shall amount to no more than 1.5% of the purchase- or sales price, or of the construction costs and ancillary construction costs, respectively. For project developments carried out for the account of the pool of segregated assets (acquisition and development of real estate), the capital investment company can levy a remuneration of up to 2% of the construction costs and ancillary construction costs (including the purchase price of the lot). This applies mutatis mutandis to the real estate companies, as well as their real estate, that are held by the capital investment company for the account of the pool of segregated assets. Here, the real estate companies and/or the real estate held shall be assessed on a pro-rata basis reflecting the participation quota.

The custodian bank shall receive for its activity an annual remuneration of up to 0.5‰ of the total value of the pool of segregated assets as determined at the end of each financial year.

On top of the aforementioned remunerations, the following expenditures shall be charged to the pool of segregated assets:

- ancillary costs arising in connection with the acquisition, development, sale and encumbrance of real estate (including taxes),
- borrowing and management costs arising from the management of the real estate (administrative, maintenance, operating and legal costs),
- costs arising in connection with the acquisition and sale of other assets,
- standard custody-account charges,
- the costs for the valuation committee,
- the costs of printing and mailing the Annual and Semi-Annual Reports intended for investors,
- the costs of announcing the Annual and Semi-Annual Reports, the issue and redemption prices, and, as the case may be, the distributions and the Liquidation Report,
- the costs for auditing the pool of segregated assets by the capital investment company's auditor, as well as the costs for publishing the tax base and the note stating that the tax information provided has been compiled in compliance with German tax laws,
- possible taxes arising in connection with the costs of management and custody.

The aforementioned rules for the reimbursement of expenses apply mutatis mutandis to the real estate companies held by the capital investment company for the account of the pool of segregated assets, as well as their real estate holdings. In this context, the value of the real estate companies, or the value of the real estate held, respectively, shall be assessed on a pro-rata basis in an amount equivalent to the interest quota. In deviation of this provision, expenditures incurred by the real estate company due to special requirements pursuant to the German Investment Act shall be charged in full, rather than on a pro-rata basis, to the pool of segregated assets.

The capital investment company shall, in its Annual and Semi-Annual Report, identify the sum total of up-front fees and redemption charges that have been charged to the pool of segregated assets for the acquisition and redemption of shares pursuant to Art. 50, German Investment Act, during the reporting period. When acquiring shares that are directly or indirectly managed by the capital investment company itself or by another company affiliated with the capital investment company through (a) a joint management, (b) control, or (c) a direct or indirect material interest of more than 10% of its equity or voting shares the capital investment company or the other company may charge no up-front fee and redemption charge for the acquisition or redemption of shares, respectively. The capital investment company shall, in its Annual Report and Semi-Annual Report, identify the remuneration that was charged to the pool of segregated assets by the capital investment company itself, by another capital investment company, by an investment joint stock company with variable capital, or by another company affiliated with the capital investment company through (a) a joint management, (b) control, or (c) a direct or indirect material interest of more than 10% of its equity or voting shares, or by a foreign investment company, including the sum charged by its management company as administrative remuneration for the shares held in the pool of segregated assets. The administrative remuneration shall be limited to 0.25% maximum in such cases.

Statement of Total Expense Ratio (TER)

The Annual Report shall identify the management costs (minus the transaction costs) incurred on behalf of the pool of segregated assets, listing such expenses as the quota of the mean Fund volume (total expense ratio – TER). Said quota subdivides into the remuneration costs for managing the pool of segregated assets, the remuneration of the custodian bank and any additional expenditures charged to the pool of segregated assets. Not included here are the costs and ancillary costs arising out of acquisitions and sales of portfolio assets.

In conjunction with the business affairs conducted on behalf of the pool of segregated assets, the capital investment company may reap cash value benefits (broker research, financial analyses, market and price information systems) that are used to make investment decisions in the interest of the investors. The capital investment company shall receive no refunds for any remunerations and reimbursements that have been paid out of the pool of segregated assets to the custodian bank or any third party. Parts of the remuneration it receives out of the pool of segregated assets are used by the capital investment company for recurring share brokerage remunerations in the sense of a brokerage follow-up commission to brokers.

Particulars in Connection with the Acquisition of Investment Shares

Apart from the remuneration for managing the pool of segregated assets, further management remuneration is charged to the pool of segregated assets for the investment shares it holds. The Annual and Semi-Annual Report shall each identify the sum total of up-front fees and redemption charges that have been charged to the pool of segregated assets for the acquisition and the redemption of shares in pools of segregated assets during the reporting period. In addition, the remuneration shall be reported that was charged to the pool of segregated assets by the capital investment company itself, by another capital investment company, by another company affiliated with the capital investment company through a direct or indirect material interest, or by a foreign investment company, including the sum charged by its management company as administrative remuneration for the shares held in the pool of segregated assets. When acquiring investment shares that are directly or indirectly managed by the capital investment company itself or by another company affiliated with the capital investment company through a substantial direct or indirect participation, the capital investment company or that other company may charge no up-front fee and redemption charge for the acquisition and redemption of shares, respectively.

Partial Fund

The pool of segregated assets does not represent a partial fund under an umbrella structure.

Share Classes

All shares issued entail equal rights. No share classes shall be set up.

Shares

Investor rights shall be securitised exclusively in the form of multiple share certificates at the time the pool of segregated assets is set up. These multiple share certificates shall be kept in safe custody at a securities clearing and deposit bank. A claim on the part of the investors to the issuance of individual share certificates does not exist. The acquisition of shares is subject to the provision that the shares be kept in safe custody. The share certificates are registered in the bearer's name, and document the owner's claims vis-à-vis the capital investment company.

Issuance of Shares

Principally, the number of shares issued shall be unlimited. Shares may be subscribed from the capital investment company, the custodian bank or through third party brokerage. The custodian bank shall issue these at the issue price, which represents the net asset value per share (share value) plus a up-front fee (issue price). The capital investment company reserves the right to discontinue the issuance of shares, be it temporarily or permanently.

Redemption of Shares

Investors shall principally have the right to request the redemption of shares by placing a redemption order at any time. The custodian bank serves as redemption agent. Shares may also be redeemed through third-party brokerage, which may generate extra costs. The capital investment company is obliged to redeem shares for the account of the pool of segregated assets at the current redemption price, which is identical to the going share value. Express reference is made to the consequences of a temporary suspension of redemption.

Valuation/Issue Price and Redemption Price

To calculate the issue price and the redemption price of share certificates, the capital investment company determines – while monitored by the custodian bank – the value of the assets belonging to the pool of segregated assets on each trading day, deducting any loans taken out and other liabilities of the pool (net asset value). Dividing the net asset value by the number of shares issued will yield the net asset value per share. The share value will not be determined on New Year's Day, Good Friday, Easter Monday, May Day, Ascension, Whitsun Monday, Corpus Christi, German Unity Day, Christmas Eve, Christmas Day, Boxing Day, and New Year's Eve.

Issue price and redemption price shall be rounded up or down according to common business practice.

The procedure in detail:

Real Estate

Real estate shall be assessed at the purchase price at the time of its acquisition though for no longer than twelve months thereafter, after which times it shall be reported at the value most recently assessed by the valuation committee. This value shall be determined for each piece of real estate at least once every twelve months. Valuations shall be spread as evenly as possible over the year in order to avoid a concentration of new valuations on certain key dates. A new valuation may be undertaken at an earlier time whenever essential valuation factors change that have a significant impact on the value of any given property. The valuation committee must reappraise the value of a given property within two months after that property was encumbered with a ground lease.

Executed Construction Work

Executed construction work is shown at book value, unless it was taken into account at the time the real estate was appraised.

Interests held in Real Estate Companies

Interests held in real estate companies shall be appraised at the purchase price at the time of its acquisition though for no longer than twelve months thereafter. Thereafter the valuation shall be based upon the real estate companies' monthly statement of assets. At least once every twelve months, the values of a given interest shall be appraised by an auditor pursuant to Art. 319, German Commercial Code, on the basis of the most recent statement of assets. Thereafter, the appraised value is carried forward by the capital investment company on the basis of the statement of assets until the next value appraisal date. If a given interest is subject to a change of essential valuation factors that cannot be captured by the carry-forward method, then a new valuation must be undertaken out of turn. The real estate listed in said statement of assets shall be reported at the value assessed by the valuation committee for the pool of segregated real estate assets.

Investments in Liquid Assets

Assets Admitted for Trade at a Stock Exchange or at an Organised Market

Assets that are traded at at a stock exchange or have been placed on another organised market are assessed at their current market price, unless otherwise specified under the Special

Valuation Rules below.

Assets Not Traded at a Stock Exchange or on an Organised Market or Assets Without Marketable Price

Assets that are neither traded at a stock exchange, nor have been placed on another organised market, and for which no marketable price is available, are rated at their current market value as appropriate upon careful appraisal, using suitable valuation models and taking into account the current market situation, unless otherwise specified in the Special Valuation Rules below.

Special Valuation Rules for Particular Assets

Unlisted Debenture Bonds and Promissory Note Loans

For the valuation of debenture bonds not admitted to a stock exchange, nor traded on an organised market (e.g. non-listed bonds, commercial papers and bank certificates of deposit), as well as for the valuation for promissory note loans, the prices negotiated for comparable debenture bonds and promissory note loans, and the market prices for loans of comparable issuers with matching lifetime and interest rate, where available, are used, including a possible markdown to make up for the limited marketability of these items, where required.

Money Market Instruments

The accounting for money market instruments that are part of the pool of segregated assets include the interest rate and interest-related income, as well as expenditures (e.g., management remuneration, custodian bank remuneration, audit costs, publication costs, etc.) up to and including the day preceding the value date.

Derivatives

Option Rights and Forward Contracts

The options held by the pool of segregated assets, and the liabilities resulting from options granted to a third party, that have been admitted for trade at a stock exchange or placed on another organised market are valuated at the most recent prices quoted.

The same goes for accounts receivable and accounts payable resulting from forward contracts bought for the account of the pool of segregated assets. Margins deposited on behalf of the pool of segregated assets are added to the value of the pool, including an allowance for the valuation gains and losses established on a given trading day.

Cash in Banks, Investment Shares, and Securities Loans

Cash in banks shall principally be assessed at its face value.

Time deposits shall be reported as yield on maturity, provided that a corresponding contract has been signed between the capital investment company and the respective financial institution to the effect that the time deposit may be terminated any time, and repayment upon termination may be equal to the yield on maturity. The market interest rate used to determine the quoted yield is defined on a case-by-case basis. The corresponding interest claims shall be reported separately.

Accounts receivable, e.g. deferred interest claims, and accounts payable shall principally be reported at face value.

Investment shares shall be assessed at their redemption price.

The respective quoted value of the securities lent is relevant for redemption claims arising from securities lending.

Assets Denominated in Foreign Currencies

Assets denominated in foreign currencies shall be converted into EUR at the exchange rate determined for the respective currency by the Euro FX system (Reuters page EUROFX/1) on the same day. If the exchange rate of a foreign currency is not determined by the Euro FX system, the assets denominated in this foreign currency are converted into Euro, using the morning fixing of Reuters AG (EUROCROSS) at 10:00 am CET, or the midday fixing of Reuters AG at 1:30 pm CET, of the same day.

Securities Repurchase Agreements

If securities are sold under repurchase agreements for the account of the pool of segregated assets, they shall nonetheless enter into the valuation. In addition, the amount received under the repurchase agreement for the account of the pool of segregated assets must be reported as part of the liquid funds (cash in banks). Moreover, any liability arising from repurchase agreements that is equal in amount to the discounted repayment obligations shall be reported.

If any securities were subscribed under a repurchase agreement for the account of the pool of segregated assets, these shall not enter into the valuation. Due to the payment made by the pool of segregated assets, a claim against the repo lender equal in the amount of the discounted repayment claims must be taken into account.

Composite Assets

Assets consisting of various component assets shall be assessed on a pro-rata basis according to the aforementioned rules.

Up-Front Fee, and Redemption Charge

An up-front fee to cover the costs of issuance shall be added to the share value at the time the issue price is fixed. The up-front fee shall equal 5% of the share value.

An investor who has acquired shares will not realise a profit from the sale of these shares unless the increase in value exceeds the up-front fee paid at the time of subscription. For this reason, shares acquired should be intended for long-term investment, wherever possible. The up-front fee represents essentially remuneration for the sales effort involved in selling the shares of the pool of segregated assets. It is used to cover the issuance costs incurred by the capital investment company, as well as the sales services rendered by the company and any third party. There is no redemption charge.

Publication of Issue Price and Redemption Price

Information on issue price and redemption price shall be available at the legal seats of the capital investment company and the custodian bank. The prices are published regularly in at least one daily or business paper with an adequate circulation or on the Internet at www.hausinvest.de.

Charges for the Issuance and Redemption of Shares

Shares are issued and redeemed by the capital investment company or the custodian bank at the issue price or redemption price, without any extra charge.

Additional costs may be incurred if shares are issued or redeemed through third party brokerage.

Suspension of Redemption

The capital investment company can temporarily suspend the redemption of shares under exceptional circumstances that make such a suspension advisable in the investors' interest (Art. 12, Sec. 4, General Fund Rules).

Exceptional circumstances exist specifically whenever:

- a stock exchange where a significant portion of the pool of segregated assets securities is traded is closed (excepting normal weekends and public holidays), or trading at that stock exchange is restricted or suspended;
- it is impossible to dispose of any assets;
- the proceeds from transacted sales cannot be transferred;
- the share value cannot be properly determined, or
- substantial assets cannot be assessed.

The capital investment company shall inform investors about any suspension and the resumption of the share redemption by announcement in the electronic Federal Gazette (Bundesanzeiger) and moreover in a business paper or daily paper with sufficient circulation, or on the Internet at www.hausinvest.de. Following the resumption of the share redemption, investors will be paid the current redemption price.

As the paid-in funds are primarily invested, in accordance with the investment principles, in real estate, the capital investment company moreover reserves the right to refuse to redeem shares temporarily (Art. 12, Sec. 5, General Fund Rules) if the cash in banks and proceeds from sales of securities, money market instruments and investment shares for paying the redemption price and ensuring a proper management are no longer sufficient to sustain a proper management, or else are not immediately available, due to extensive requests for redemptions. The capital investment company reserves the right to refuse to redeem shares at the current redemption price until it has sold without delay, though in a manner safeguarding the investors' interests, sufficient assets to permit the redemption. The permitted period for refusing to redeem shares is up to three months.

If the funds held for liquidity purposes remain insufficient to cover redemptions even after the expiration of this period, the real estate held in the pool of segregated assets shall be sold. The capital investment company can refuse to redeem shares until these assets are sold at reasonable conditions, or for up to one year after shares were presented for redemption. By announcement to the investors, to be published in the electronic Federal Gazette (Bundesanzeiger) and moreover in a business paper or daily paper with adequate circulation, or on the Internet at www.hausinvest.de, the aforementioned suspension period of up to one year may be extended by another year. Upon expiration of this period, the capital investment company can use the real estate of the pool of segregated assets as collateral for a loan irrespective of the loan ceiling and beyond the encumbrance limit specified in Art. 10, Special Fund Rules, in order to procure the financial means required for redeeming the shares.

The capital investment company will inform investors about any suspension and the resumption of the share redemption by announcement in the electronic Federal Gazette (Bundesanzeiger) and moreover in a business paper or daily with sufficient circulation, or on the Internet at www.hausinvest.de. Following the resumption of the share redemption, investors will be paid the current redemption price.

Calculation of Earnings

The pool of segregated assets realises proper earnings in the form of rent received and not used to cover costs associated with the real estate, from interests in real estate companies, as well as in the form of interest and dividends from investments in liquid assets. The balance shall accrue by accounting period.

In addition, there is interest for building finance (interest paid on the own building project funds), inasmuch as it is applied as imputed interest rate to the building project funds of the pool of segregated assets, rather than the usual market interest rate.

Extra earnings may be generated by the sale of real estate, interests in real estate companies, and liquid assets. Profits or losses resulting from selling real estate and interests in real estate companies are assessed by comparing the sale proceeds (minus the costs incurred by the sale itself) with the acquisition costs for the piece of real estate or interests in a real estate company (book value), reduced by the depreciation fiscally permitted and possible.

Realised sales losses are not set off against realised sales profits.

The sales profits or sales losses incurred by selling or redeeming securities shall be assessed separately for each sale or redemption. The average value established for all subscriptions in the respective class of securities is used as basis for determining the disposal profits or losses (the so-called average value or adjusted value method).

Income Equalisation Procedure

The capital investment company applies a so-called “income equalisation procedure” to the pool of segregated assets. This means that the capital investment company must continuously recalculate the balance of revenues and expenses accrued during the financial year up to the purchase or sale of shares, which a share buyer must pay as part of the issue price, and which a share seller receives as part of the redemption price, and must post this amount as distributed item in the income statement. The purpose of the income equalisation procedure is to safeguard the distribution potential of the shares in circulation from the repercussions of cash inflows and outflows. Otherwise, each cash inflow would to reduce the distributable amount per share through the increase in the number of shares, whereas each cash outflow would raise the distributable amount per share through the decrease in the number of shares. This procedure therefore prevents a dilution of the distribution potential per share through cash inflows, and prevents an inflated distribution potential (“distribution of capital assets”) per share through cash outflows. It is tolerated in this context that investors who, for example, subscribe shares shortly before the distribution date receive, through the distribution, that portion of the issue price that reflects the share income, even though their paid-in capital did not help to generate this share income.

Distribution of Earnings

1. The capital investment company shall principally distribute – subject to the attendant income equalisation – any earnings resulting from real estate, interests in real estate companies, liquid assets, and from other assets, that have been earned for the account of the pool of segregated assets in the course of each financial year, and that are not used to cover expenses.

2. The amount that is required for future reinstatements shall be deducted from the earnings identified in this manner, and shall be retained. Amounts required for offsetting the decline in real estate value may be retained.

3. Sales profits may be distributed, provided the attendant income equalisation has been taken into account. Sales profits from specific classes of securities may be distributed even if other security classes report losses.

4. Inasmuch as it lies within the normal market limits for building finance interest, any interest saved from the capital investment company’s own building project funds may also be distributed.

5. Income from liquid assets that has accrued during the reporting period shall also be included in the distribution.

6. The income eligible for distribution may be carried forward for distribution in later financial years if the total income carried forward does not exceed 10% of the respective value of the pool of segregated assets at the end of the financial year.

7. In the interest of conserving the asset value, the earnings can be partly – and, in special cases, fully – allocated for reinvestment in the pool of segregated assets.

8. The distribution takes place annually, immediately after publication of the respective Annual Report, and free of charge.

Effects of the Distribution on the Share Value

As the amount distributed is taken out of the pool of segregated assets in its respective volume, the share value will decrease on the day of distribution (ex-day) by the distribution total.

Crediting of Distributions

Wherever the shares are kept in safe custody at the custodian bank, any of its branches will credit distribution payments free of charge. Keeping the safe custody account at another bank or savings bank may incur additional costs.

Notes on Tax Regulations Relevant for Investors

Any information on tax regulations provided herein applies only to investors subject to full taxation in Germany. Foreign investors are advised to confer with their tax consultants before acquiring any shares in the pool of segregated assets detailed in this Sales Prospectus, and to identify the fiscal consequences the acquisition of such shares may have in the investor's country of residence.

The subsequent disquisition will start by profiling the current legal situation. As substantial changes are imminent, most notably because of the introduction of the flat rate withholding tax, this will be succeeded by a consistent account of the future tax law.

As a special purpose fund, the pool of segregated assets is exempt from corporate income tax and trade tax. However, taxable earnings from the pool of segregated assets are subject to income taxation for private investors, to the extent that these exceed, when combined with other capital earnings, the currently applicable tax allowance for savers including the allowance for income-related expenses (see Notes on Taxation for Shareholders in the most recent Annual Report).

Wherever the shares are held in the form of corporate assets, the earnings are taxed as business income. German tax legislation requires a differentiated account of the income components in order to assess taxable earnings, or earnings subject to the capital income tax, respectively.

Shares in Private Ownership (Resident German Tax Status)

Domestic Rental Income and Interest Earnings, as well as Interest-Related Earnings

The positive balance made up by domestic rental, interest or interest-related earnings and the attendant expenditures (in particular deductions for wear or accrued depletion) is taxable for the investor. This applies regardless of whether these earnings are retained or distributed.

Profits from the Sale of Domestic and Foreign Real Estate Ten Years after its Acquisition or Later

Profits from the sales of domestic and foreign real estate realised on the level of the pool of segregated assets more than 10 years after the acquisition are always tax-exempt for the investor.

Profits from Sales of Domestic Real Estate Effected Less than Ten Years after its Acquisition

Profits from the sales of domestic real estate realised on the level of the pool of segregated assets within 10 years after the acquisition, however, are always taxable for the investor. This applies regardless of whether such profits are distributed or retained.

Foreign Rental Income, and Profits from Sales of Foreign Real Estate Less than Ten Years after its Acquisition

Foreign rental income and profits from the sales of foreign real estate for which Germany has waived taxation because of existing double-taxation treaties (exemption method), are also tax-exempt (this being the standard). Nevertheless, any income that accrues abroad, and is exempt from domestic taxation due to existing double taxation treaties, remains subject to the progressivity proviso. This means that even tax-exempt income must enter into the assessment of the tax rate that shall be applied to the respective investor's taxable income. However, as foreign income is subject to progression only up to the amount that would have been generated by the foreign real estate after its depreciation, as permitted under German tax law, the German investor's tax return needs to report only a pro-rata amount per share in order to determine the individual tax rate. For details on the applicable tax rate, see the Notes on Taxation appended to this Annual Report.

If, by way of exception, the respective double-taxation treaty stipulates the tax credit method, or if no double-taxation treaty has been ratified, taxes paid in the country of origin may still be credited against the German income tax, provided the taxes paid have not already been accounted for on the level of the pool of segregated assets as income-related expenses.

Profits from Securities Sales, and Profits from Forward Transactions

Profits from the sales of securities, and profits from forward transactions that were earned on the level of the pool of segregated assets, always remain tax-exempt for the investor (Art. 2, Sec. 3, No. 1, InvTA).

Domestic and Foreign Dividends (in Particular those from Real Estate Corporations)

If the (real estate) corporations fail to distribute a dividend, investors need not report any earnings on the level of the pool of segregated assets.

Domestic and foreign dividends of (real estate) corporation that are distributed or reinvested by the pool of segregated assets are only taxable to 50% (the so-called half-income method). Under certain conditions, the dividends paid by foreign (real estate) corporations may be fully tax-exempt – if subject to the progressivity proviso – as dividend received from an interrelated company.

Income from Interests Held in Domestic and Foreign Real Estate Partnerships

Earnings from interests held in domestic and foreign real estate partnerships should be included in the tax statement on the level of the pool of segregated assets no later than by the end of the financial year of that partnership. Such earnings must be assessed according to general tax principles.

Negative Tax Earnings

If negative earnings remain after reconciliation with comparable positive earnings on the level of the pool of segregated assets these shall be carried forward on the level of the pool of segregated assets. They may be balanced against comparable positive taxable earnings of later years on the level of the pool of segregated assets. It is not possible to credit the negative taxable earnings directly to the investor's account. Thus, these negative amounts will not affect the investor's income tax base before the assessment period (fiscal year) in which the financial year of the pool of segregated assets ends, or in which the distribution for the financial year of the pool takes place, and for which the negative tax earnings on the level of the pool have been set off. It is not possible for the investor to claim such negative earnings in an earlier income tax return.

Disbursement of Assets

Capital disbursements (e.g. as interest on building finance) remain tax-exempt.

Sales Profits on the Investor Level

If an investor resells the shares held in a pool of segregated assets within a year of their purchase (speculation period), the sales profits are principally taxable as income from private sales transactions. If such shares are sold after the speculation period, the profits remain tax-exempt for the private investor.

When assessing the capital gains, you should reduce the figure of the purchase price by the "Zwischengewinn" (interim profit) at the time of purchase, and should in turn reduce the figure of the sales price by the "Zwischengewinn" at the time of sale, lest you report the "Zwischengewinn" twice in your income tax assessment (see below). The half-income procedure does not apply to capital gains.

If the total profits yielded by private sales transactions equals less than 512.00 EUR within a given calendar year, the amount remains tax-exempt (exemption limit). If the exemption limit is exceeded, the private sales profits become taxable in their entirety.

Shares in Corporate Ownership (Resident German Tax Status)

Domestic Rental Income and Interest Earnings, as well as Interest-Related Earnings

Domestic rental income, interest earnings, and interest-related earnings are principally taxable for corporate investors. This applies regardless of whether these earnings are retained or distributed.

Foreign Rental Income

Germany generally waives taxation on rental income from foreign real estate (exemption on account of double-taxation treaties). However, investors other than corporations need to remember the possibility that their income become subject to the progressivity proviso.

If, by way of exception, the tax credit method is stipulated by the respective double-taxation treaty, or if no double-taxation treaty has been ratified, taxes on earnings that were paid in the countries of origin may still be credited against the German income or corporate tax, provided the taxes paid have not already been accounted for as income-related expenses on the level of the pool of segregated assets.

Profits from the Sale of Domestic and Foreign Real Estate

The investor need not report retained profits from the sales of domestic and foreign real estate, provided that the real estate is not resold within the first ten years after its acquisition. Profits become taxable after their distribution, though Germany normally waives the taxation of foreign profits (exemptions on the basis of double-taxation treaties).

Retained or distributed profits from the sale of domestic and foreign real estate within said ten-year period need to be reported as taxable on the investor level. By contrast, profits from the sale of domestic real estate are fully taxable.

Germany generally waives taxation on profits from the sale of foreign real estate (exemption on the basis of double-taxation treaties). However, investors other than corporations need to remember that such exemption is subject to the progressivity proviso.

If, by way of exception, the tax credit method is stipulated by the respective double-taxation treaty, or if no double-taxation treaty has been ratified, taxes on earnings that were paid in the countries of origin may still be credited against the German income tax or corporate tax, provided the taxes paid have not already been accounted for as income-related expenses on the level of the pool of segregated assets.

Profits from Securities Sales, and Profits from Forward Transactions

Profits from the sale of securities, and profits resulting from forward transactions, need not be reported as taxable income by the investor if they are retained. If, however, such profits are distributed, they must be reported as taxable income on the investor level. By contrast, profits from stock sales remain fully[1] tax-exempt (for incorporated investors) or to 40% tax-exempt (for all other business investors, e.g. sole proprietors). Sales profits from fixed interest securities, and profits resulting from forward transactions, however, are fully taxable.

1) 5% of these tax-exempt profits are rated as non-deductible operating expenses, and are therefore taxable.

Domestic and Foreign Dividends (in Particular those from Real Estate Corporations)

Dividends paid by domestic and foreign real estate corporations, and distributed by shares held in the corporate assets or retained, remain tax-exempt for corporations.[2] For sole proprietors, such earnings are taxable at 50% (half income procedure), as is the case with private investors.

Under certain conditions, the dividends paid by foreign (real estate) corporations may be fully tax-exempt as dividend received from an interrelated company. In such a case, sole proprietors just need to remember that the progressivity proviso applies.

2) 5% of these dividends are rated as non-deductible operating expenses, and are therefore taxable.

Earnings from Interest Held in Domestic and Foreign Real Estate Partnerships

Earnings from interests held in domestic and foreign real estate partnerships should be included in the tax statement on the level of the pool of segregated assets no later than by the end of the financial year of that partnership. Such earnings must be assessed according to general tax principles.

Negative Tax Earnings

If negative earnings remain after reconciliation with comparable positive earnings on the level of the pool of segregated assets these shall be carried forward on the level of the pool of segregated assets. They may be balanced against comparable positive taxable earnings of later years on the level of the pool of segregated assets. It is not possible to credit the negative taxable earnings directly to the investor's account. Thus, these negative amounts will not affect the investor's income tax base or corporate tax base before the assessment period (fiscal year) in which the financial year of the pool of segregated assets ends, or in which the distribution for the pool's financial year takes place, and for which the negative tax earnings on the pool level have been set off. It is not possible for the investor to claim such negative earnings in an earlier income tax or corporate tax return.

Disbursement of Assets

Capital disbursements (e.g. as interest on building finance) remain tax-exempt. For a reporting investor, this means that the disbursements of assets must be received on the earnings side of the trade balance, while a passive balancing item must be entered on the expenditure side of the tax balance so as to technically diminish the historic acquisition costs in a fiscally equitable way.

Sales Profits on the Investor Level

Profits from the selling of shares held as corporate assets are tax-exempt for corporate investors, provided they consist of foreign rental income not yet accrued or not counting as accrued, as well as realised and not realised profits of the pool of segregated assets from foreign real estate, provided Germany has waived their taxation (so-called real estate profits).

Each valuation day, the capital investment company publishes the real estate profits as percentage of the respective investments' share value.

Moreover, profits deriving from the sales of shares held in the form of corporate assets remain tax-exempt[3] for corporations, provided they consist of foreign dividends not yet accrued or not counting as accrued, as well as realised and not realised profits of the pool of segregated assets from domestic or foreign real estate corporations (so-called stock profits). Sales profits of this sort are to 50% taxable for sole proprietors.

Each valuation day, the capital investment company publishes the stock profits as percentage of the respective investments' share value.

3) For corporations, 5% of these sales profits from stocks are rated as non-deductible operating expenses, and are therefore taxable.

Interest Income Tax

Some of the distributed or retained earnings of the pool of segregated assets are subject to an interest income tax of 30%, as well as to a solidarity surcharge (5.5% on the interest income tax) in Germany. Taxes withheld at source under this provision merely represent a tax advance payment that can be credited against the investor's eventual income tax debt. They do not, however, cover the entire taxable distribution or all retained earnings of the pool of segregated assets, but specifically domestic rental income and interest earnings. Exempt from the interest income tax are domestic and foreign dividends, profits from the sales of securities and subscription rights on shares in corporations, profits from forward transactions, profits from sales of real estate and real estate-related rights outside the ten-year grace period, for which the Federal Republic of Germany has waived its taxation rights due to an existing double-taxation treaty.

For details on interest income taxation of distributed and retained earnings of the pool of segregated assets, see the Annual Report as well as any announcement regarding tax bases.

Withholding of the interest income tax can be waived if a private investor is a German resident and submits a non-assessment note (NV-Bescheinigung) or files an exemption order (Freistellungsantrag), and if the income share subject to interest discount taxation does not exceed the currently applicable tax allowance for savers including the allowance for income-related expenses.

For shares held as corporate assets, to have the interest income tax waived, or claiming a remuneration of the interest discount and a reimbursement of the capital income tax, is possible only if an appropriate non-assessment note has been filed. Otherwise, the investor will receive a tax note on the creditable interest discount and creditable capital income tax withheld.

If an investor keeps his or her shares of a fully or partially distributing trust fund in domestic safe custody at the capital investment company or at another financial institution (safe custody option), the financial institution keeping the shares in safe custody and functioning as paying agent will exempt the shares from the interest income tax, including the share due for the retained part, if an official exemption order over a sufficient amount or a non-assessment note, granted by the Inland Revenue Office for three years, is presented prior to the distribution date. In this case, the entire distribution is credited to the investor without deduction.

In the case of a (fully) retaining pool of segregated assets, the respective capital investment company shall itself withhold the interest discount on the retained pool earnings that are subject to interest income taxation in an amount equivalent to 30% plus solidarity surcharge. By the end of each financial year, the offering and redemption price is thus reduced by the interest discount tax and the solidarity surcharge. If the shares are kept in safe custody by a domestic financial institution, the investor account will be credited with any interest discount tax and solidarity surcharge that was withheld, provided an exemption order over a sufficient amount or a non-assessment note was filed by the investor prior to the expiration of the financial year of the pool of segregated assets.

If the exemption order or non-assessment note is not filed, or not filed in time, the respective custodian bank will issue a tax note to the investor over the withheld and remitted interest discount tax and solidarity surcharge. Investors then have the option to have the interest income tax credited against their tax debt in conjunction with their income tax return. The same goes for income that exceeds the limit of the exemption order.

If the shares of distributing (including retaining) pools of segregated assets are not kept in safe custody, and coupons are presented to a domestic financial institution (home custody) instead, interest income tax in an amount equivalent to 35% plus the applicable solidarity surcharge will be withheld. Upon request, the investor will be issued a tax assessment note in order to be able to credit the interest income tax and the solidarity surcharge when filing his or her income tax return. For shares in (fully) retaining pools of segregated assets that are kept in home custody, the interest income tax rate equals 30%. Unlike with shares kept in safe custody, these interest income tax payments will not be reimbursed. Rather, the investor must file appropriate evidence together with his or her income tax return in order to have the withheld interest income tax and the solidarity surcharge credited.

Capital Income Tax

Domestic dividends are subject to a capital income tax of 20% and a solidarity surcharge (5.5% of the capital income tax amount) at the time they are distributed or fully retained. The capital income tax is immediately reimbursed to investors if their shares are safe-kept by the capital investment company or at another domestic financial institution, and if an exemption order over a sufficient amount or a non-assessment note has been submitted. For private investors, only half of the domestic dividends are imputed against such an exemption order (so-called half-income procedure). Even if the investor fails to submit an exemption order or a non-assessment note in time, the capital gains tax withheld plus the solidarity surcharge may still be credited against the personal income tax debt if the investor files, together with his or her tax return, the tax note issued by the bank that is safe-keeping the shares.

Solidarity Surcharge

A solidarity surcharge of 5.5% shall be levied on distributed or retained shares, inasmuch as they are subject to the capital income tax or the interest income tax. The solidarity surcharge can be credited in the investor’s income tax statement.

If no interest income tax is due, or if the interest income tax is remunerated in the case of retention (e.g. in case an exemption order over a sufficient amount, a non-assessment note or evidence of a non-resident German tax status is filed), the solidarity surcharge need not be paid, or will be remunerated, respectively.

Investors with Non-Resident German Tax Status

If an investor with non-resident German tax status safe-keeps shares of a fully or partially distributing pool of segregated assets at a domestic financial institution (deposit option), the interest income tax, including the share due for partial retention, shall not be withheld at source if the investor substantiates his or her non-resident German tax status. Inasmuch as the safe-keeping financial institution is not aware of the investor's non-resident tax status or has not received evidence for such a status in time, the foreign investor is obliged to file for reimbursement of the withheld interest income tax through a repayment procedure pursuant to Art. 37, Sec. 2, German Fiscal Code (AO). Such requests should be addressed to the Inland Revenue Office at the established place of business of the safe-keeping financial institution or the safekeeping capital investment company. To what extent the capital income tax on dividends can be credited or reimbursed to foreign investors depends on whether a double-taxation treaty exists between the investor's country of residence and the Federal Republic of Germany. If a foreign investor keeps shares of a (fully) retaining pool of segregated assets in safe custody at a domestic financial institution, the withheld interest income tax of 30% will be reimbursed to that investor if evidence of his or her non-resident German tax status is submitted. If the application for reimbursement is filed late, the investor has the option to file for reimbursement pursuant to Art. 37, Sec. 2, German Fiscal Code (AO), in analogy to the late submission of evidence for a non-resident German tax status.

Whenever a foreign investor whose shares are not kept by a domestic financial institution submits coupons at a domestic financial institution for disbursement, a tax deduction equivalent to 35% will be withheld at source. An interest discount will equal to 30% be withheld even if the shares belong to a (fully) retaining fund. In these cases, the foreign investor still has the option to file for a reimbursement of the withheld interest income tax pursuant to Art. 37, Sec. 2, German Fiscal Code, with the Inland Revenue Office at the established place of business of the safe-keeping financial institution or the safe-keeping capital investment company.

In order to be able to substantiate the claim for creditable earnings, the investor is issued, upon request, a tax note listing the remitted taxes (capital income tax/solidarity surcharge).

Foreign Withholding Tax

Some of the foreign earnings of the pool of segregated assets are subject to taxes withheld at source in the countries of origin.

The capital investment company may deduct any creditable withholding tax as income-related expense on the level of the pool of segregated assets. In this case, the foreign withholding tax can neither be credited nor deducted on the investor level.

If the capital investment company fails to exercise its option to deduct the foreign withholding tax on the Fund level, then the creditable withholding tax can, upon the investor's request, be deducted when assessing the total income, or can be credited against that part of the investor's German income tax or corporate tax that represents the respective foreign income.

Income Equalisation

The portion of the issue price that reflects the share income and that may be distributed (income equalisation procedure) are fiscally treated just like income for which this portion of the issue price accounts.

Separate Assessment, External Audit

The tax bases established on the level of the pool of segregated assets must be assessed separately. To this end the capital investment company must file a self-assessment declaration at the appropriate Inland Revenue Office. Adjustments to self-assessment declarations, e.g. occasioned by an external audit (Art. 11, Sec. 3, InvTA) by the taxation authorities will become effective in that financial year in which the adjusted assessment can no longer be appealed. The tax allocation of the adjusted assessment on the investor side is effected at the end, or the distribution date, of that financial year.

This means that the correction of mistakes will economically impact the investors who are holding shares in the pool of segregated assets at the time of the adjustments. The consequences can be either positive or negative.

Taxation on "Zwischengewinn"

"Zwischengewinn" is defined as that remuneration for interest collected through the sales price or the redemption price that has not yet been distributed or retained, and that therefore has not yet become taxable for the investor (perhaps comparable to the accrued interest on fixed-income securities). The interest and interest claims earned by the pool of segregated assets become subject to income taxation and capital income taxation upon the redemption or sale of the shares by investors with a resident German tax status. The capital income tax on "Zwischengewinn" equals 30% for shares held in safe-custody accounts, or 35% for shares held in home custody (with a solidarity surcharge of 5.5% to be added to the capital income tax). The tax withheld represents an advance payment on your income tax, and should be entered into Annex KAP of your German income tax return.

"Zwischengewinn" included in the share subscription price may be deducted from the investor's income tax debt as negative income for the year in which it was paid. It is also considered deductible in your German income tax return. Moreover, taxes will not be withheld at source if the taxable amount remains within the limit of an existing exemption order, or if a non-assessment note has been presented. Investors with a non-resident German tax status are principally exempt from this type of taxation. The following items shall not enter into the "Zwischengewinn" assessment: rental and leasehold income, as well as income from the valuation and disposition of properties. The "Zwischengewinn" is assessed whenever the share price is determined, and published on each trading day. The investor should report the sum of the "Zwischengewinn" in Annex KAP, which sum is obtained by multiplying the respective "Zwischengewinn" per share with the number of shares reported in the investor's balance of subscriptions or sales, respectively. Also, the "Zwischengewinn" is regularly listed in bank statements and bank income compilations.

Transparent, Semi-Transparent, and Non-Transparent Taxation

The aforementioned taxation principles (the so-called transparent taxation) apply only if the entire tax base pursuant to Art. 5, Sec. 1, InvTA, has been disclosed (the so-called duty to disclose tax information). This applies even if the pool of segregated assets acquired shares in another domestic or foreign investment fund (target fund pursuant to Art. 10, InvTA), and if these funds have fulfilled the duty to disclose their tax information.

The capital investment company strives to disclose its entire tax base to the extent that the required information is available.

Nonetheless, the required announcement cannot be guaranteed if the pool of segregated assets acquired target funds that fail to disclose their tax information as legally required. In the worst case, the distributions and the "Zwischengewinn" of a given target fund as well as 70% of the appreciation of the respective target fund in the most recent calendar year (though in no case less than 6% of the redemption price) are assessed as taxable earnings on the level of the pool of segregated assets.

EU Interest Directive/German Interest Information Regulation (ZIV)

The Interest Information Regulation (German acronym: ZIV) that implements the Council Directive 2003 48/EC of 3 June 2003, EU Official Journal L157, p. 38, is intended to ensure that interest earnings of natural persons are effectively taxed throughout EU territory. The EU has signed treaties with EU Third Countries (in particular with Switzerland, Liechtenstein, the Channel Islands, Monaco, and Andorra) that largely match the EU Interest Directive.

To this end, interest earnings that a German bank (acting as paying agent in this context) credits to a natural person residing in another EU member state or affiliated third party state are reported by that German bank to the Federal German Tax Authority (Bundeszentralamt für Steuern), to be ultimately reported to the local inland revenue office in the respective person's home country. Analogously, interest earnings that a natural person residing in Germany receives from a foreign bank in another European country or certain third party states are reported to that person's local Inland Revenue Office in Germany by the respective bank. Alternatively, some foreign countries apply withholding taxes that can be credited in Germany.

This regulation consequently affects any private investor residing within the European Union or in any of the affiliated EU third countries who keeps safe custody accounts or other accounts in another EU member state and thereby generates interest earnings.

Luxembourg and Switzerland, among other countries, have placed themselves under the obligation to apply a withholding tax of 15% (20% after 1 July 2008, and 35% after 1 July 2011) to interest earnings. Within the framework of their tax documentation, the investor receives a tax note that permits the deduction of the tax withheld to be credited against the investor's income tax return.

Alternatively, private investors have the option to exempt themselves from the application of the withholding tax by authorising the foreign bank to disclose the interest earnings, thus enabling the respective institute to forgo collection of the withholding tax and to report the earnings to the legally specified revenue office instead.

Pursuant to the German Interest Information Regulation, the capital investment company is held to state for each domestic and foreign fund whether it is in or out of scope in regard to the Interest Information Regulation. The Interest Information Regulation includes two definitive investment limits in order to make this assessment.

If the assets of a given fund consist of no more than 15% accounts receivable pursuant to the Interest Information Regulation, the paying agents – who ultimately rely on the data reported by the capital investment company – need not report to the Federal German Tax Authority. Otherwise, exceeding the 15% threshold will oblige the paying agents to report the interest share included in the distribution to the Federal German Tax Authority.

The interest share included in redemptions or sales of fund shares needs to be reported if the 40% threshold is exceeded. If the fund at issue is a distributing fund, the share of interest included in the distribution also needs to be reported to the Federal German Tax Authority. Analogously, if the fund at issue retains its earnings, only fund share redemptions or sales need to be reported.

Merging Pools of Segregated Assets

In cases where all assets of a given property fund have been transferred into another pool of segregated assets pursuant to Art. 40, InvA, no hidden reserves are disclosed, be it on the investor level or on the level of the involved pools of segregated assets; that is, this process remains fiscally equitable.

Real Estate Transfer Tax

The sale of shares in the pool of segregated assets is not subject to real estate transfer taxation.

Note:
Any tax detail elaborated here is based on the interpretation of current tax legislation. The information provided is modelled on a person subject to unlimited income taxation or to unlimited corporate income taxation. However, no guarantee is offered against changes in the principles of tax appraisal, be they effected through new legislation, court decisions, or decrees issued by the Inland Revenue Authorities.
Details on the taxation of income resulting from the pool of segregated assets are published in each Annual Report.

Legal and Fiscal Risks

In the event that the correction of incorrect tax bases for the Fund in regard to past financial years (e.g. as revealed through an external audit) precipitates principally a fiscal disadvantage for the investor inasmuch as the investor may have to shoulder the tax burden from past financial years that results from the correction, even if he or she had not invested in the pool of segregated assets at the time, as the case may be. Inversely, an investor may not benefit from a correction principally precipitating a fiscal tax advantage for the current financial year, or past financial years, in which he had invested in the pool of segregated assets, if he or she redeemed or sold the shares before the attendant correction was implemented.

A correction of tax data may moreover have the effect that taxable earnings or tax benefits are actually assessed for an assessment period other than the originally applicable one, and that this may have negative repercussions for the investor.

New Tax Regulations

On 6 July 2007, the German upper house (Bundesrat) approved the 2008 Corporate Tax Reform. The new regulations include the introduction of a flat rate withholding tax for private investors and changes in the taxation of corporate investors.

The new regulations for private investors will enter into force on 1 January 2009, those for corporate investors entered into force on 1 January 2008. Outlined below is the new legal situation these changes will bring about.

Any information on tax regulations provided herein applies only to investors subject to full taxation in Germany. Foreign investors are advised to confer with their tax consultants before acquiring any shares in the pool of segregated assets detailed in this Sales Prospectus, and to identify the fiscal consequences the acquisition of such shares may have in the investor's country of residence.

As a special purpose fund, the pool of segregated assets is exempt from corporate income tax and trade tax. At the same time, the taxable earnings of the pool of segregated assets rate as income from capital assets for private investors and are taxed accordingly to the extent that these exceed – combined with other capital income – the currently applicable flat rate allowance for savers.[4]

Income from capital assets are principally subject to a 25% tax deduction (with solidarity surcharge to be added as well as church tax, where applicable). Income from capital assets also includes the earnings distributed by the pool of segregated assets, the deemed distributed income, and the "Zwischengewinn," as well as the profits from buying and selling Fund shares.

The tax deduction principally has a withholding effect (pursuant to the flat rate withholding tax), so that income from capital asset need no longer be disclosed in the income tax return on a regular basis.

Scenarios in which the tax deduction loses its withholding effect includes personal tax brackets that remain below the flat rate withholding tax rate of 25%. In this case, income from capital assets should be disclosed in the income tax return. The Inland Revenue Service will then apply the lower personal tax rate, and credit the tax deduction against the tax debt (the so-called "higher-yield test").

Wherever the income from capital assets were tax-exempt (e.g. because the profits from fund share sales were generated by a portfolio held abroad), these need to be disclosed in the tax return. In the tax assessment context, this type of income from capital assets is also subject to a 25% flat rate withholding tax or the lower personal tax bracket, where applicable.

Even if the tax was deducted and the investor belongs to a higher personal tax bracket than 25%, the income from capital assets needs to be disclosed whenever extraordinary personal expenses are asserted in the tax return. Moreover, disclosures on income from capital assets may be made whenever donations are asserted as special personal deductions.

Wherever the shares are held in the form of corporate assets, the earnings are taxed as business income.

[4] *As of 2009, the saver's flat rate allowance will amount to 801.00 EUR for single taxpayers, and to 1,602 EUR for jointly assessed couples.*

Shares in Private Ownership (Resident German Tax Status)

Domestic rental income, interest earnings, interest-related earnings, foreign dividends (particularly those from real estate corporations) as well as profits from sales of domestic real estate within the first ten years after their acquisition.

Domestic rental income, interest earnings, interest-related earnings, foreign dividends, and profits from sales of domestic real estate within the first ten years after their acquisition are principally taxable for the investor. This applies regardless of whether these earnings are retained or distributed.

The distributed or retained domestic rental income, interest earnings, interest-related earnings, foreign dividends as well as profits from sales of domestic real estate within the first ten years after the acquisition of the pool of segregated assets are subject to a tax deduction of 25% (with solidarity surcharge to be added as well as church tax, where applicable) whenever these are held in custody on domestic accounts.

The tax deduction may be waived whenever the investor has a resident German tax status and submitted an exemption order, provided the taxable portions of the income do not exceed the currently applicable saver's flat rate allowance. The same applies, mutatis mutandis, whenever a non-assessment note has been submitted, or whenever a foreign investor substantiates his non-resident tax status.

If an investor keeps his or her shares of a fully distributing or partially retaining pool of segregated assets in domestic custody with the capital investment company or at another financial institution (safe custody option), the financial institution keeping the shares in safe custody and functioning as paying agent will exempt the shares from the tax deduction if an official exemption order over a sufficient amount or a non-assessment note, granted by the Inland Revenue Office for three years, is presented prior to the set distribution date. In this case, the entire distribution is credited to the investor without deduction.

In the case of a (fully) retaining pool of segregated assets, the respective capital investment company itself shall deduct the taxes due on the retained taxable pool earnings that are subject to a 25% tax rate (plus solidarity surcharge). By the end of each financial year, the issue and redemption price is thus reduced by this tax deduction. Since the investor identities are normally unknown to the capital investment company, the church tax cannot be withheld in the latter case, that that investors subject to church tax are obliged to make the relevant disclosures in their income tax return.

If the shares are kept in safe custody by a domestic financial institution, the investor account will be credited with any tax deduction that was withheld, provided an exemption order over a sufficient amount or a non-assessment note was filed by the investor prior to the expiration of the financial year of the pool of segregated assets.

If the exemption order or non-assessment note is not filed, or not filed in time, the respective custodian bank will issue a tax note to the investor over the taxes and the solidarity surcharge withheld at source and remitted. Investors then have the option to have this tax deduction credited against their tax debt in conjunction with their income tax return.

If the shares of distributing pools of segregated assets are not kept in safe custody, and if the coupons are submitted to a domestic financial institution (home custody), the disbursed distribution will be subject to a 25% tax deduction plus solidarity surcharge. Upon request, the investor will be issued a tax assessment note in order to be able to credit the 25% tax deduction and the solidarity surcharge when filing his or her income tax return. For shares in retaining pools of segregated assets that are kept in home custody, the tax deduction also equals 25%. A refund of the tax deduction – an option open to investors keeping their shares in safe custody whenever their saver's flat rate allowance has not been exhausted or the personal tax bracket is less than 25% – is not possible here. Rather, the investor has the option to file appropriate evidence together with his or her income tax return in order to have the tax deduction and the solidarity surcharge credited.

Under certain conditions, the dividends paid by foreign (real estate) corporations may be fully tax-exempt as dividend received from an interrelated company.

Profits from the Sale of Domestic and Foreign Real Estate Ten Years after its Acquisition or Later

Profits from the sales of domestic and foreign real estate realised on the level of the pool of segregated assets more than ten years after the acquisition always remain tax-exempt for the investor.

Foreign Rental Income, and Profits from Sales of Foreign Real Estate Less than Ten Years after its Acquisition

Foreign rental income and profits from the sales of foreign real estate for which Germany has waived taxation because of existing double-taxation treaties (exemption method), are also tax-exempt (this being the standard). The tax-exempt income does not impact the tax rate to be applied (no progressivity proviso).

Wherever the respective double-taxation treaty stipulates the tax credit method by way of exception, or wherever not double-taxation treaty exists, the information regarding the tax treatment of profits from sales of domestic real estate within ten years after their acquisition applies mutatis mutandis. Taxes paid in the country of origin may be credited against the German income tax debt, where applicable, unless the tax remittance is already reflected on the level of the pool of segregated assets in the form of income-related expenses.

Profits from Securities Sales, and Profits from Forward Transactions

Profits from securities sales and from forward transactions earned on the level of the pool of segregated assets are not assessed for the investor until they have actually been distributed.

If profits from the sales of securities or from forward transactions are distributed, the are principally taxable and are subject to a 25% tax deduction at source in the case of domestic safe custody accounts (with solidarity surcharge to be added as well as church tax, where applicable). Distributed profits from the sales of securities and from forward transactions remain tax-exempt if the securities were bought before 1 January 2009 or if the forward transaction was entered into before 1 January 2009.

Domestic Dividends (Particularly from Real Estate Corporations)

If the (real estate) corporations fail to distribute a dividend, investors need not report any earnings on the level of the pool of segregated assets.

Domestic dividends of (real estate) corporations that are either distributed or retained by the pool of segregated assets are taxable on the investor side. They are subject to a 25% tax deduction at source (with solidarity surcharge to be added as well as church tax, where applicable).

Earnings from Interests Held in Domestic and Foreign Real Estate Partnerships

Earnings from Interest held in domestic and foreign real estate partnerships should be included in the tax statement on the level of the pool of segregated assets no later than by the end of the financial year of that partnership. Such earnings must be assessed according to general tax principles.

Negative Tax Earnings

If, following reconciliation with comparable positive income, a negative income balance remains on the level of the pool of segregated assets it shall be carried forward on the pool level. It may be set off against comparable positive taxable earnings of later years on the level of the pool of segregated assets. It is not possible to credit the negative taxable earnings directly to the investor's account. Thus, these negative amounts will not affect the investor's income tax base before the assessment period (fiscal year) in which the financial year of the pool of segregated assets ends, or in which the distribution for the financial year of the pool takes place, and for which the negative tax earnings on the level of the pool have been set off. It is not possible for the investor to claim such negative earnings in an earlier income tax report.

Disbursement of Assets

Capital disbursements (e.g. as interest on building finance) remain tax-exempt.

Sales Profits on the Investor Level

If a private investor sells shares in the pool of segregated assets that he or she acquired after 31 December 2008, the sales profits are subject to a flat rate withholding tax of 25%. If the respective shares are kept in domestic safe custody, the safekeeping financial institution will deduct the 25% tax at source (with solidarity surcharge to be added as well as church tax, where applicable). The 25% tax deduction (with solidarity surcharge to be added as well as church tax, where applicable) can be avoided by submitting an exemption order over a sufficient amount or a non-assessment note.

If a private investor resells shares in the pool of segregated assets he or she bought before 1 January 2009 within a year of their subscription (speculation period), the capital gains are principally taxable as income from private sales transactions. If the total profits yielded by private sales transactions amounts to less than 600.00 EUR within a given calendar year, the amount remains tax-exempt (exemption limit). If the exemption limit is exceeded, the private sales profits become taxable in their entirety.

If such shares that were subscribed before 1 January 2009 are disposed of after the speculation period, the profits remain tax-exempt for the private investor.

When assessing the capital gains, you should reduce the figure of the purchase price by the "Zwischengewinn" (interim profit) at the time of purchase, and should in turn reduce the figure of the sales price by the "Zwischengewinn" at the time of sale, lest you report the "Zwischengewinn" twice in your income tax assessment (see below). Any retained income that the investors already paid taxes on need to be deducted from the sales price in order to avoid double taxation.

Profits from sales after 31 December 2008 remain tax-exempt to the extent that they are attributable to income not yet assessed on the investor level and tax-exempt on account of existing double taxation treaties (so-called pro-rata real estate profits).

Investors with Non-Resident German Tax Status

If an investor with a non-resident German tax status keeps his or her shares in distributing pools of segregated assets in safe custody at a domestic financial institution (safe custody scenario), the tax deduction – excluding taxes paid on domestic dividends – will be waived if the investor substantiates his or her non-resident tax status. The extent to which the tax deduction on domestic dividends can be credited or reimbursed to foreign investors depends on whether a double-taxation treaty exists between the investor's country of residence and the Federal Republic of Germany. If the safe-keeping financial institution is not aware of the investor's non-resident tax status, or if the investor fails to substantiate this status in time, the foreign investor may apply for reimbursement of the tax deduction pursuant to Art. 37, Sec. 2, German Fiscal Code. Such requests should be addressed to the Inland Revenue Office at the established place of business of the safekeeping bank.

If a foreign investor keeps shares of a retaining pool of segregated assets in safe custody at a domestic financial institution, the tax deduction of 25% will be reimbursed to that investor once the investor substantiates his or her non-resident German tax status. If the application for reimbursement is filed late, the investor has the option to file for reimbursement pursuant to Art. 37, Sec. 2, German Fiscal Code, in analogy to the late submission of evidence for a non-resident German tax status.

Whenever a foreign investor whose shares are not kept by a domestic financial institution submits coupons at a domestic financial institution for disbursement, a tax deduction equivalent to 25% will be withheld at source. A 25% tax deduction will be withheld even if the shares belong to a retaining fund. In these cases, the foreign investor still has the option to file for a reimbursement of the tax deduction (though not for taxes paid on domestic dividends) pursuant to Art. 37, Sec. 2, German Fiscal Code, with the Inland Revenue Office at the established place of business of the safe-keeping financial institution or the safekeeping capital investment company.

In order to be able to substantiate the claim for creditable earnings, the investor is issued, upon request, a tax note listing the remitted taxes.

Church Tax

If the income tax is already remitted by a domestic safe-keeping financial institution (tax deduction agent) by way of tax deduction, the church tax due on this amount at a rate depending on the respective church to which the respective taxpayer belongs is levied as tax surcharge on the tax deduction. For this purpose, taxpayers subject to church taxation must disclose their church membership vis-à-vis the tax deduction agent in a written application. Jointly assessed couples must moreover disclose in said application according to what ratio the total capital income is split between the spouses, so that the church tax can be divided, retained, and remitted according to this ratio.

The church tax will already be credited at the time of the tax deduction.

Taxation on "Zwischengewinn"

"Zwischengewinn" (interim profits) are defined as that remuneration for the earned of accrued interest included in the offering or redemption price that has not yet been distributed or reinvested, and that therefore has not yet become taxable for the investor (perhaps comparable to the accrued interest on fixed-income securities). The interest and interest claims earned by the pool of segregated assets become subject to income taxation and capital income taxation upon the redemption or sale of the shares by investors with resident German tax status. The "Zwischengewinn" is subject to a 25% tax deduction (with solidarity surcharge to be added as well as church tax, where applicable).

The "Zwischengewinn" included in the share subscription price may be deducted from the investor's income tax debt as negative income for the year in which it was paid. It is also considered deductible in your German income tax return.

Moreover, no taxes shall be withheld at source if the taxable amount remains within the limit of an existing exemption order, or if a non-assessment note has been filed. Investors with a non-resident German tax status are principally exempt from this type of taxation. The "Zwischengewinn" is assessed whenever the share price is determined, and published on each trading day.

The "Zwischengewinn" is also regularly listed in bank statements and bank income compilations.

Shares in Corporate Ownership (Resident German Tax Status)

Domestic Rental Income, Interest Earnings, and Interest-Related Earnings

Domestic rental income, interest earnings, and interest-related earnings are principally taxable for corporate investors. This applies regardless of whether these earnings are retained or distributed.

Foreign Rental Income

Germany generally waives taxation on rental income from foreign real estate (exemption on account of double-taxation treaties). However, investors other than corporations need to remember the possibility that their income become subject to the progressivity proviso.

If, by way of exception, the tax credit method is stipulated by the respective double-taxation treaty, or if no double-taxation treaty has been ratified, taxes on earnings that were paid in the countries of origin may still be credited against the German income or corporate tax debt, provided the taxes paid have not already been accounted for as income-related expenses on the level of the pool of segregated assets.

Profits from the Sale of Domestic and Foreign Real Estate

The investor need not report retained profits from the sales of domestic and foreign real estate, provided that the real estate is not resold within the first ten years after its acquisition. Profits become taxable after their distribution, though Germany normally waives the taxation of foreign profits (exemptions on the basis of double-taxation treaties).

Retained or distributed profits from the sale of domestic and foreign real estate within said ten-year period need to be reported as taxable on the investor level. By contrast, profits from the sale of domestic real estate are fully taxable.

Germany generally waives taxation on profits from sales of foreign real estate (exemption on account of double-taxation treaties). However, investors other than corporations need to remember that such exemption is subject to the progressivity proviso.

If, by way of exception, the tax credit method is stipulated by the respective double-taxation treaty, or if no double-taxation treaty has been ratified, taxes on earnings that were paid in the countries of origin may still be credited against the German income tax or corporate tax, provided the taxes paid have not already been accounted for as income-related expenses on the level of the pool of segregated assets.

Profits from Securities Sales, and Profits from Forward Transactions

Profits from the sale of securities, and profits resulting from forward transactions, need not be reported as taxable income by the investor if they are retained. If, however, such profits are distributed, they must be reported as taxable income on the investor level. By contrast, profits from stock sales remain fully[5)] tax-exempt (for incorporated investors) or to 40% tax-exempt (for all other business investors, e.g. sole proprietors). Sales profits from fixed-interest securities, and profits resulting from forward transactions, however, are fully taxable.

[5)] For corporations, 5% of these sales profits from stocks are rated as non-deductible operating expenses, and are therefore taxable.

Domestic and Foreign Dividends (in Particular those from Real Estate Corporations)

Dividends paid by domestic and foreign real estate corporations, and distributed by shares held in the corporate assets or retained, remain tax-exempt for corporations.[6)] For sole proprietors, this kind of income is subject to a 60% tax rate.

Under certain conditions, the dividends paid by foreign (real estate) corporations may be fully tax-exempt as dividend received from an interrelated company. In such a case, sole proprietors just need to remember that the progressivity proviso applies.

[6)] 5% of these dividends are rated as non-deductible operating expenses, and are therefore taxable.

Earnings from Interests Held in Domestic and Foreign Real Estate Partnerships

Earnings from interests held in domestic and foreign real estate partnerships should be included in the tax statement on the level of the pool of segregated assets no later than by the end of the financial year of that partnership. Such earnings must be assessed according to general tax principles.

Negative Tax Earnings

If, following reconciliation with comparable positive income, a negative income balance remains on the level of the pool of segregated assets it shall be carried forward on the pool level. It may be set off against comparable positive taxable earnings of later years on the level of the pool of segregated assets. It is not possible to credit the negative taxable earnings directly to the investor's account. Thus, these negative amounts will not affect the investor's income tax base or corporate tax base before the assessment period (fiscal year) in which the financial year of the pool of segregated assets ends, or in which the distribution for the pool's financial year takes place, and for which the negative tax earnings on the pool level have been set off. It is not possible for the investor to claim such negative earnings in an earlier income tax or corporate tax report.

Disbursement of Assets

Capital disbursements (e.g. as interest on building finance) remain tax-exempt. For a reporting investor, this means that the disbursements of assets must be received on the earnings side of the trade balance, while a passive balancing item must be entered on the expenditure side of the tax balance so as to technically diminish the historic acquisition costs in a fiscally equitable way.

Sales Profits on the Investor Level

Profits from the selling of shares held as corporate assets are tax-exempt for corporate investors, provided they consist of foreign rental income not yet accrued or not counting as accrued, as well as realised and not realised profits of the pool of segregated assets from foreign real estate, inasmuch as Germany has waived their taxation (so-called real estate profits).

The capital investment company publishes the Fund's real estate profits as percentage of the respective investments share value.

Moreover, profits deriving from the sales of shares held in the form of corporate assets remain tax-exempt[7] for corporations, provided they consist of foreign dividends not yet accrued or not counting as accrued, as well as realised and not realised profits of the pool of segregated assets from domestic or foreign real estate corporations (so-called stock profits). For sole proprietors, sales profits of this sort are to 60% taxable.

The capital investment company publishes the stock profits as percentage of the respective investments share value.

[7)] For corporations, 5% of these tax-exempt profits from stock sales rate as non-deductible operating expenses, and are therefore taxable..

Solidarity Surcharge

Germany's so-called solidarity surcharge of 5.5% is levied on any tax deduction withheld at source for distributed or retained income. The solidarity surcharge can be credited against the assessed income tax and church tax (where applicable).

If no tax is deducted or if the tax deduction is refunded through the retention – for instance, if an exemption order over a sufficient amount, a non-assessment note, or proof of a non-resident tax status has been submitted – no solidarity surcharge needs to be remitted; alternatively, it is refunded through the retained distribution.

Foreign Withholding Tax

Some of the foreign earnings of the pool of segregated assets are subject to taxes withheld at source in the countries of origin.

The capital investment company may deduct any creditable withholding tax as income-related expense on the level of the pool of segregated assets. In this case, the foreign withholding tax can neither be credited nor deducted on the investor level.

If the capital investment company chooses not to exercise its option to withhold the foreign withholding tax at the fund level, then the creditable withholding tax will be taken into account as credit at the time of the tax deduction. If the investor exercises his or her assessment option, then the creditable withholding tax can, upon the investor's request, be deducted when assessing the total income, or can be credited against that part of the investor's German income tax or corporate income tax that represents the respective foreign income.

Separate Assessment, External Audit

The tax bases determined on the level of the pool of segregated assets must be assessed separately. The capital investment company must file a self-assessment declaration at the appropriate Inland Revenue Office. Adjustments to self-assessment declarations, e.g. occasioned by an external audit (Art. 11, Sec. 3, InvTA) by the taxation authorities will become effective in that financial year in which the adjusted assessment can no longer be appealed. The tax allocation of the adjusted assessment on the investor side is effected at the end, or the distribution date, of that financial year.

This means that the correction of mistakes will economically impact the investors who are holding shares in the pool of segregated assets at the time of the adjustments. The consequences can be either positive or negative.

Transparent, Semi-Transparent, and Non-Transparent Taxation

The aforementioned taxation principles (the so-called transparent taxation) apply only if the entire tax base pursuant to Art. 5, Sec. 1, InvTA, has been disclosed (the so-called duty to disclose tax information). This applies even if the pool of segregated assets acquired shares in another domestic or foreign investment fund (target fund pursuant to Art. 10, InvTA), and if these funds have fulfilled the duty to disclose their tax information.

The capital investment company strives to disclose its entire tax base to the extent that the required information is available.

Nonetheless, the required announcement cannot be guaranteed inasmuch as the pool of segregated real estate assets may have acquired target funds that fail to disclose their tax information as legally required. In the worst case, the distributions and the "Zwischengewinn" of a given target fund as well as 70% of the appreciation of the respective target fund in the most recent calendar year (though in no case less than 6% of the redemption price) are assessed as taxable earnings on the level of the pool of segregated assets.

EU Interest Directive/German Interest Information Regulation (ZIV)

The Interest Information Regulation (German acronym: ZIV) that implements the Council Directive 2003 48/EC of 3 June 2003, EU Official Journal L157, p. 38, is intended to ensure that interest earnings of natural persons are effectively taxed throughout EU territory. The EU has signed treaties with EU Third Countries (in particular with Switzerland, Liechtenstein, the Channel Islands, Monaco, and Andorra) that largely match the EU Interest Directive.

To this end, interest income that a German bank (acting as paying agent in this context) credits to a natural person residing in another EU member state or affiliated third party state are reported by that German bank to the Federal German Tax Authority (Bundeszentralamt für Steuern), to be ultimately reported to the local inland revenue office in the respective person's home country.

Analogously, interest earnings that a natural person residing in Germany receives from a foreign bank in another European country or certain third party states are reported to that person's local Inland Revenue Office in Germany by the respective bank. Alternatively, some foreign countries apply withholding taxes that can be credited in Germany.

This regulation consequently affects any private investor residing within the European Union or in any of the affiliated EU third countries who keeps safe custody accounts or other accounts in another EU member state and thereby generates interest earnings.

Luxembourg and Switzerland, among other countries, have placed themselves under the obligation to apply a withholding tax of 15% (20% after 1 July 2008, and 35% after 1 July 2011) to interest earnings. Within the framework of their tax documentation, the investor receives a tax note that permits the deduction of the tax withheld to be credited against the investor's income tax return.

Alternatively, private investors have the option to exempt themselves from the application of the withholding tax by authorising the foreign bank to disclose the interest earnings, thus enabling the respective institute to forgo collection of the withholding tax and to report the earnings to the legally specified revenue office instead.

Pursuant to the German Interest Information Regulation, the capital investment company must state for each domestic and foreign fund whether it is in or out of scope in regard to the Interest Information Regulation.

The Interest Information Regulation includes two definitive investment limits in order to make this assessment.

If the assets of a given fund consist of no more than 15% accounts receivable pursuant to the Interest Information Regulation, the paying agents – who ultimately rely on the data reported by the respective investment company – need not report to the Federal German Tax Authority. Otherwise, exceeding the 15% threshold will oblige the paying agents to report the interest share included in the distribution to the Federal German Tax Authority.

The interest share included in redemptions or sales of fund shares needs to be reported if the 40% threshold is exceeded. If the fund at issue is a distributing fund, the share of interest included in the distribution also needs to be reported to the Federal German Tax Authority. Analogously, if the fund at issue retains its earnings, only fund share redemptions or sales need to be reported.

Merging Pools of Segregated Assets

In cases where all assets of a given pool of segregated assets have been transferred into another pool of segregated assets pursuant to Art. 40, InvA, no hidden reserves are disclosed, be it on the investor level or on the level of the involved pools of segregated assets; that is, this process remains fiscally equitable.

Real Estate Transfer Tax

The sale of shares in the pool of segregated assets is not subject to real estate transfer taxation.

Note:
Any tax detail elaborated here is based on the interpretation of current tax legislation. The information provided is modelled on a person subject to unlimited income taxation or to unlimited corporate income taxation. However, no guarantee is offered against changes in the principles of tax appraisal, be they effected through new legislation, court decisions, or decrees issued by the Inland Revenue Authorities. Details on the taxation of income resulting from the pool of segregated assets are published in each Annual Report.

Legal and Fiscal Risks

In the event that the correction of incorrect tax bases for the Fund in regard to past financial years (e.g. as revealed through an external audit) precipitates principally a fiscal disadvantage for the investor inasmuch as the investor may have to shoulder the tax burden from past financial years that results from the correction, even if he or she had not invested in the pool of segregated assets at the time, as the case may be. Inversely, an investor may not benefit from a correction principally precipitating a fiscal tax advantage for the current financial year, or past financial years, in which he had invested in the pool of segregated assets, if he or she redeemed or sold the shares before the attendant correction was implemented.

A correction of tax data may moreover have the effect that taxable earnings or tax benefits are actually assessed for an assessment period other than the originally applicable one, and that this may have negative repercussions for the investor.

Consulting and Outsourcing

The capital investment company has outsourced the following spheres of responsibility to other companies:

to Commerz Real AG, Eschborn:

- Fund controlling/valuation
- Accounting of the private limited company (GmbH)
- Marketing and sales; corporate communications
- Commercial asset management
- Technical Asset-Management
- Real estate acquisition
- Legal issues
- Taxes
- Human resources
- Research
- IT/services
- Compliance/money laundering issues

to KPMG Deutsche Treuhand-Gesellschaft Aktiengesellschaft Wirtschaftsprüfungsgesellschaft, Frankfurt am Main:

- Internal auditing

to Bank-Verlag GmbH, Cologne:

- Automatic accounts call process

to Cominvest Asset Management GmbH, Frankfurt am Main:

- Calculation of the risk benchmarks in conjunction with the implementation of the German Derivative Ordinance (DerivateV)

to Diamos AG, Sulzbach:

- Operation of the computer centre for keeping the hausInvest Baustein accounts

Reports, Financial Year, Auditors

1. Annual Reports and Semi-Annual Reports can be ordered from the capital investment company, from Commerzbank AG, and from the following banks:

   GE Money Bank GmbH,

   Berliner Bank, sales offices of the Landesbank Berlin,

   Bankhaus Gebrüder Bethmann,

   von der Heydt-Kersten & Söhne,

   National-Bank AG,

   Vereins- und Westbank AG.

2. The financial year of the pool of segregated assets ends on 30 September of each year.

3. PricewaterhouseCoopers Aktiengesellschaft Wirtschaftsprüfungsgesellschaft have been commissioned to perform the annual audit.

Prerequisites for the Liquidation of the Pool of Segregated Assets

Investors do not have the right to request liquidation of the pool of segregated assets. However, the capital investment company may terminate the management of the pool of segregated assets, subject to a six months' notice period, by announcement in the electronic Federal Gazette and in the next Annual or Semi-Annual Report, respectively.

Moreover, the right of the capital investment company to manage the pool of segregated assets shall expire if insolvency proceedings are opened against the company's assets or if an insolvency petition has been rejected on grounds of insufficient assets. The pool of segregated assets is not a part of the capital investment company's insolvency estate.

In such cases, the pool of segregated assets shall pass into the ownership of the custodian bank, which shall liquidate the pool and distribute the proceeds among the shareholders.

The capital investment company is obliged to terminate the management of the pool of segregated assets upon request by the German Supervisory Authority for Financial Services if the value of the pool remains below 150 million EUR after the passage of four years.

Procedure for Liquidating the Pool of Segregated Assets

If the pool of segregated assets is liquidated, this will be announced in the electronic Federal Gazette (Bundesanzeiger) and in daily papers and business papers with an adequate circulation, or at www.hausinvest.de. The issuance and redemption of shares will then be terminated. The proceeds from the sale of the asset values in the pool of segregated assets, minus the costs yet to be borne by the pool and the costs incurred by the liquidation, will be divided among the investors on a pro-rata basis reflecting their quota of the total number of shares in the pool. Liquidating the pool of segregated assets may take a considerable length of time. The investors will be kept informed on the progress of the liquidation by way of liquidation reports that will be issued on the same key dates as the former report publication dates, and will be available at the custodian bank.
Once the pool of segregated assets has been liquidated, investors shall be notified of the fact by publications in the electronic Federal Gazette and in business papers and dailies, or at www.hausinvest.de, as to which liquidation proceeds are to be distributed, and where and at what time these may be claimed.

Unclaimed liquidation proceeds can be deposited at the district court in whose jurisdiction the capital investment company is located.

Investor rights are governed by the provisions of the Deposit Order of 10 March 1937 (Hinterlegungsverordnung).

Transfer of All Assets Belonging to the Pool of Segregated Assets

The assets of the pool of segregated assets may be transferred in their entirety to another pool of segregated assets at the end of each financial year. Inversely, the assets from another pool of segregated assets may be transferred to this pool of segregated assets in their entirety at the end of that other pool's financial year. Another key date for the transfer may be set, subject to the approval of the German Supervisory Authority for Financial Services (BaFin).

The other pool of segregated assets must also be under the management of the capital investment company. The investment principles and limits of the other fund, its up-front fees or redemption charges, as well as the remunerations due to the capital investment company and the custodian bank, must not deviate substantially from those of the pool of segregated assets.

The capital investment company shall announce the decision to transfer said assets at www.hausinvest.de. The transfer shall be performed three months after the announcement, unless the German Supervisory Authority for Financial Services (BaFin) defines an earlier date.

Procedure for the Transfer of All Assets Belonging to a Pool of Segregated Assets

On the transfer key date, all assets of the pool of segregated assets that is to be transferred, as well as all assets of the pool receiving these transferred assets, shall be assessed, after which the exchange rate shall be set and the entire merger process be reviewed by a qualified auditor. The exchange rate is determined on the basis of the ratio between the net inventory value of both the accepted and the accepting pool of segregated assets at the time of the transfer. Investors shall be issued the balance of shares in the new pool of segregated assets that equals the value of their former shares in the transferred pool. The issuance of new shares in the transferred pool of segregated assets to the investors is not deemed a switch. Rather, the issued shares replace the shares of the pool of segregated assets that is being transferred. The transfer of all assets of one pool of segregated assets to another property fund is exclusively subject to the approval by the German Supervisory Authority for Financial Services (BaFin).

Other Pools of Segregated Assets Managed by the Capital Investment Company

The following public pool of segregated assets, which is not the subject of this Sales Prospectus, is also managed by the capital investment company:

hausInvest europa
WKN: 980 701
ISIN: DE 000 980 701 6

Revocation Right of Share Buyer, pursuant to Art. 126, German Investment Act

If the buyer of shares has been induced by oral negotiations outside the permanent place of business of the party who sold the shares or who brokered their sale to make a declaration of intent with regard to a purchase, then the buyer is bound by this declaration only if he does not revoke it in writing vis-à-vis the capital investment company within a grace period of two weeks;

this provision applies even if the party selling or brokering the sale of share certificates has no permanent place of business.

The revocation shall be deemed to be within the grace period if you send off, in good time, the letter of revocation. The revocation period does not commence until the carbon copy of the application for a sales contract has been handed over to the buyer or the bought note been mailed to the buyer that includes instructions advising the buyer of his or her right of revocation in a manner satisfying the requirements of Art. 355, Sec. 2, Sent. 1, German Civil Code. If the start of the grace period is disputed, the burden of proof shall rest on the seller.

A buyer shall not have the right of revocation if the seller can prove that the buyer subscribed the shares in the course of operating a business, or that the seller visited the buyer for the negotiations that led to the sale of shares as a result of a previous subscription order (Art. 55, Sec. 1, German Industrial Code [Gewerbeordnung]). If the sale was revoked, but the buyer already made payments, the capital investment company shall be obliged to pay back to the buyer – incrementally, apace with the subscribed shares being returned, if necessary – any expenses paid plus an amount equivalent to the value of the paid shares on the day after the letter of revocation was received.

The right of revocation cannot be waived.

This information applies, mutatis mutandis, to the sale of shares by the investor.

Additional Information for Investors Residing in Switzerland

Particularities of German Pools of Segregated Assets under the German Investment Act.

German pools of segregated real estate assets differ from standard investment forms in Switzerland. The pools of segregated assets *hausInvest global* is an open-ended German real estate investment fund managed by Commerz Real Investmentgesellschaft mbH seated in Wiesbaden (hereinafter "capital investment company" or "Fund Management") for the account of its investors. The capital investment company acquires and manages the assets belonging to the pool of segregated real estate assets in its own name but for the joint account of its investors. The assets belonging to the pool of segregated assets are owned by the capital investment company. The legal relationship between the capital investment company and its investors is subject to the German Investment Act (InvA) as well as to the General and Special Fund Rules. According to their regulations, investors may demand the redemption of their share certificates by the company. In this case, the capital investment company shall be obliged to redeem the share certificates for the account of the pool of segregated assets at the current redemption price. Pursuant to Art. 37, InvA, as well as Art. 12, Sec. 4 and 5, General Fund Rules, the capital investment company reserves the right to refuse the redemption of share certificates for a limited time whenever the extraordinary circumstances identified in said provisions arise. In addition to the acquisition of real estate and interests in real estate companies, German pool of segregated assets may invest up to 49% of the total value of the pool of segregated assets in liquid assets, including cash in banks, money market securities, fixed-income securities, and derivatives.

Representatives and Paying Agents in Switzerland

Representatives and Paying Agents in Switzerland

effective through 31 December 2009:
Representative and paying agent in Switzerland for shares of the pool of segregated assets publicly sold inside and from Switzerland is Commerzbank (Schweiz) AG, Lintheschergasse 7, 8023 Zurich.

effective as at 01 January 2010:
Representative and paying agent in Switzerland for shares of the pool of segregated assets publicly sold inside and from Switzerland is BNP Paribas Securities Services, Paris, succursale de Zurich, Selnaustrasse 16, P.O. Box, 8022 Zurich.

Shareholders may order all sales documents, most notably the Sales Prospectus including the Fund Rules as well as the Annual and Semi-Annual Reports plus the simplified Sales Prospectus intended solely for distribution in Switzerland, free of charge from the representation in Switzerland.

Pursuant to the provisions of Swiss law, the representative represents the capital investment company vis-à-vis the investors and the supervisory authorities in Switzerland.

Sale and Redemption of Shares in Switzerland

Redemption requests for shares in the pool of segregated assets as sold in Switzerland may be submitted to the Swiss representative, who will handle the liquidation and disbursement of the redemption price in cooperation with the capital investment company and the custodian bank.

Publications for Investors in Switzerland

All notifications to shareholders will be published in the Neue

Zürcher Zeitung (NZZ) as well as in the Schweizerisches Handelsamtsblatt (SHAB).

The issue and redemption prices of shares or the net asset value will be published with the comment "exklusive Kommissionen" (excluding commissions) each time shares from the pool of segregated assets are issued or redeemed, but at least every trading day, in the NZZ.

Use of the Management Fee

The management fee is disclosed in the Annual and Semi-Annual Reports. The maximum amount of the fee equals 1.25% of the net asset value (see Art. 12, Special Fund Rules).

In regard to the shares sold in Switzerland, the capital investment company may grant reimbursements and portfolio management commissions only subject to the following provision: Reimbursements shall be granted exclusively to the subsequently listed institutional investors that hold shares in the pool of segregated assets on behalf of third parties, seen from an economic point of view: life insurance companies, pension funds, and other pension schemes, investment foundations, Swiss and foreign fund managements, as well as investment companies. Portfolio management commissions shall exclusively be paid to the following sales organisations: authorised sales organisations pursuant to Art. 19, Sec. 1, of the Swiss Federal Act on Collective Capital Investments; sales organisations for which the authorisation requirement pursuant to Art. 19, Sec. 1, of the Swiss Federal Act on Collective Capital Investments, has been waived; sales partners selling shares in the pool of segregated assets exclusively to institutional investors; as well as sales partners who sell the shares in the pool of segregated assets exclusively on the basis of a written and paid-for asset management commission to their clientele. Granting such reimbursements and portfolio management commissions will not encumber the pool of segregated assets with additional costs.

Place of Performance and Place of Jurisdiction

In regard to the shares sold in Switzerland, a place of performance and a place of jurisdiction exist at the seat of the representative in Switzerland. All communications in this context should be directed to Commerzbank (Schweiz) AG, Lintheschergasse 7, 8023 Zurich.

General Fund Rules

governing the legal relationship between the investors and Commerz Real Investmentgesellschaft mbH, Wiesbaden (hereinafter referred to as the "Company"), with regard to the pools of segregated assets launched by the Company, these rules being effective only in conjunction with the Special Fund Rules set for the respective pool of segregated assets, whereas:

Article 1, General Provisions

1. The Company is a capital investment company, subject to the provisions of the German Investment Act (InvA).

2. In accordance with the principle of risk diversification, the Company invests the capital deposited in its accounts in its own name for the joint account of the investors, and in assets pursuant to the InvA, said assets being separate from the Company's own assets, and taking the form of pools of segregated assets. The Company issues certificates (share certificates) in evidence of the resulting investor rights.

3. The Company owns the assets.

4. Real property, ground leases, as well as rights in the form of residential property ownership, partial ownership, residential ground leases and partial ground leases as well as usufruct in properties are hereinafter collectively referred to in the General Fund Rules and the Special Fund Rules as "real estate."

5. The legal relationship between the capital investment company and the investors is subject to these Fund Rules and the InvA.

Article 2, Custodian Bank

1. The Company shall appoint a financial institution to act independently of the Company and exclusively in the investors' interest as custodian bank.

2. The custodian bank shall own the monitoring and control tasks under the InvA and these Fund Rules.

Article 3, Experts

1. The Company shall appoint at least one valuation committee consisting of no less than three members plus one deputy member for the valuation of real estate.

2. Each member should be of independent, impartial, and reliable character, and should possess adequate technical know-how as well as sufficient hands-on experience in regard to the specific type of property to be appraised and to the respective regional real estate market. Their financial independence is subject to Art. 77, Sec. 2, Sentences 3 and 4, InvA.

3. The valuation committee owns the tasks entrusted to it pursuant to the InvA and these Fund Rules in accordance with rules of procedure to be issued by the Company. In particular, the valuation committee shall evaluate on short notice:

   a) at least once a year, the real estate belonging to the pool of segregated assets or owned by a given real estate company;

   b) the real estate that the Company or a real estate company intends to sell.

4. Moreover, the valuation committee shall re-appraise the value of a given property within two months after a ground lease has been granted.

5. A property may be acquired for the pool of segregated assets or for real estate company in which the pool of segregated assets holds direct or indirect interest only after it was valuated by an expert pursuant to Article 2, Sentence 1, who is not a member of the valuation committee formed by the Company.

6. An interest in a real estate company may only be directly or indirectly acquired for the pool of segregated assets after the real estate reported in the annual accounts or in the portfolio of investments of that real estate company was valuated by an expert pursuant to Art. 2, Sent. 1, who is not a member of the valuation committee formed by the Company.

Article 4, Fund Management

1. The Company shall acquire and manage the assets in its own name for the joint account of the investors, and with the diligence of a prudent businessman. In discharging its duties, the Company shall act independently of the custodian bank, and exclusively in the best interest of the investors and of the market's integrity.

2. The Company is entitled to acquire assets, using the funds invested by investors, to dispose of such assets, and to invest the proceeds in other assets. It is also authorised to perform any other legal acts that the management of these assets involves.

3. The Company shall make any decision regarding the sale of real estate or interests in real estate companies according to the standards of proper management (Art. 9, Sec. 1, Sent. 1, InvA). Sales following the suspension of redemptions pursuant to Art. 12, Sec. 5, below, shall remain unaffected by this.

4. The Company shall neither grant money loans nor assume obligations arising from a surety- or indemnity agreement for the joint account of the investors; and, moreover, shall not sell any assets pursuant to Art. 47, 48 and 50, InvA, that do not belong to the pool of segregated assets at the time such a transaction is concluded. The effectiveness of Art. 51, InvA, shall remain unaffected by this. In deviation of Sent. 1, the Company, or any third party acting on its behalf, may grant a loan to a real estate company for the account of a pool of segregated assets if the Company holds a direct or indirect interest in that real estate company for the account of the pool. Such a loan shall not exceed the equivalent of 50 % of the market value of the real estate owned by that real estate company.

Article 5, Investment Principles

1. In its Special Fund Rules, the Company shall define:

   a) what type of real estate may be acquired for the pool of segregated assets;

   b) whether, and to what extent, interests in real estate companies may be acquired for the account of the pool of segregated assets;

   c) whether, and under what conditions, the real estate of the pool of segregated assets may be encumbered with a ground lease;

   d) whether, and to what extent, derivatives pursuant to Art. 51, InvA, may be invested in for the account of the pool of segregated assets. When using derivatives, the Company shall observe the German Derivative Ordinance on risk management and risk assessment in pool of segregated assets (DerivateV), passed pursuant to Art. 51, Sec. 3, InvA.

2. The real estate and interests in real estate companies intended for acquisition must imply the prospect of continuous returns.

Article 6, Liquidity, Investment Ceilings, Issuer Ceilings

1. The Company must observe the ceilings and restrictions established by the InvA and by these Fund Rules when acquiring, managing and selling assets for the pool of segregated assets.

2. Unless otherwise specified in the Special Fund Rules, the Company may keep the following type of funds, within the legal parameters (Art. 80, Sec. 1, InvA) and within the set ceilings:

   a) cash in banks pursuant to Art. 49, InvA;

   b) money market instruments pursuant to Art. 48 and 52, No. 2, InvA;

   c) securities that are eligible in the eyes of the European Central Bank or the Deutsche Bundesbank as collateral for the lending transactions specified in Art. 18, Sec. 1 of the protocol on the Charter of the European System of Central Banks and the European Central Bank, or whose eligibility will be applied for according to the terms of issuance, inasmuch as they become eligible within one year of their issuance;

   d) investment shares pursuant to Art. 50, InvA, or shares in institutional pool of segregated assets pursuant to Art. 50, Sec. 1, Sent. 2, InvA, which, pursuant to these Fund Rules, must be exclusively invested in assets defined under Let. a), b) and c);

   e) securities that have been admitted at an organised market pursuant to Art. 2, Sec. 5, German Securities Trade Act for trading or are fixed-interest securities, provided that these do not exceed 5% of the total value of the pool of segregated assetsand in addition

f) stock of listed REIT companies or comparable shares of foreign legal entities that have been admitted to the markets identified in Art. 47, Sec. 1, No. 1 and 2, or have been integrated in these, may be acquired as long as the value of such stock or such shares does not exceed the equivalent of 5% of the total value of the pool of segregated assets, and provided the criteria identified in Art. 2, Sec. 1, Directive 2007/16/EC are met.

3. The part of the pool of segregated assets that may be held in the form of cash in banks shall be defined in the Special Fund Rules. The Company may invest no more than 20% of the total value of the pool of segregated assets in cash in banks at any single financial institution.

4. In individual cases, securities and money market instruments, including securities and money market instruments acquired under repurchase agreements, of any single issuer may be acquired over and above the value of 5%, and up to 10%, of the total value of a pool of segregated assets; however, the total value of securities and money market instruments from issuers of this type may not exceed 40% of that pool's total value.

5. No more than 20% of the total value of the pool of segregated assets may be invested into any combination of the following assets at any single institution:

   - securities or money market instruments floated by this institution,
   - deposits at this institution,
   - credit for the contractual partner risk that is associable with the transactions entered into with this institution in the form of derivatives not admitted for trading at any stock exchange or integrated into another organised market.

   For the issuers identified in Sec. 6, the Sent. 1 shall apply, provided that the aggregate assets and credits do not exceed 35% of the total value of the pool of segregated assets. The respectively applicable ceilings remain unaffected by this.

6. The Company may invest up to 35% each of the total value of the pool of segregated assets into debenture bonds, non-bonded loans, and money market instruments that have been issued or guaranteed by the Federal German Government, one of the German states, the European communities, a member state of the European Union or its local authorities, another member state of the Treaty of the European Economic Area, a third party country another member state of the Treaty on the European Economic Area to which at least one member state of the European Union belongs. The Company may invest up to 25% each of the total value of the pool of segregated assets in mortgage bonds and municipal bonds, as well as debenture bonds issued by financial institutions seated in a member state of the European Union or in another country that is party to the Treaty on the European Economic Area, provided that these financial institutions are subject to a separate public supervision legally instituted for the protection of the owners of these debenture bonds, and provided that the capital raised by issuing these debenture bonds is invested in compliance with legal regulations in assets that cover the liabilities arising out of these debenture bonds throughout their entire lifetime, and are prioritised for the coverage of the repayment of the bonds and the payment of the interest upon maturity in case the issuer defaults on these payments.

7. The ceiling defined in Sec. 6, Sent. 1, may be exceeded for securities and money market instruments of a single issuer pursuant to Art. 62, InvA, provided the Special Fund Rules permit this while specifying the eligible issuers. In such cases, the securities and money market instruments held for the account of the respective pool of segregated assets must originate from at least six different issues, with no more than 30% of the total value of the pool being held in any one issue.

8. The Company shall keep an amount equalling at least 5% of the total value of the pool of segregated assets in sight deposits.

Article 7, Securities Lending

1. The Company may lend, for the account of the pool of segregated assets, securities against adequate collateral to a borrower in return for a fair market consideration for an indeterminate period of time, provided that the quoted value of the securities to be transferred, combined with the quoted value of the securities already transferred to the same borrower of securities for the account of the pool of segregated assets, does not exceed 10% of the total value of the pool.

2. If the collateral for the transferred securities is furnished by the securities borrower in the form of cash in banks, the Company reserves the right to invest such cash in money market instruments pursuant to Art. 48, InvA, and in the currency of said cash. The pool of segregated assets is entitled to the collateral earnings.

3. In order to broker and process the lending of securities, the Company may also use a system deviating from the requirements defined in Articles 54 and 55, InvA, and organised by a securities clearing and deposit bank or by another company specified in the Special Fund Rules whose business object is to perform international securities transactions on behalf of others, provided that the investors' interests are safeguarded by the conditions of this system.

Article 8, Securities Repurchase Agreements

1. In return for a consideration, the Company may enter into securities repurchase agreements pursuant to Art. 340b, Sec. 2, German Commercial Code, with credit institutions or financial service providers for the account of the pool of segregated assets.

2. The securities repurchase agreements must be based on securities of the sort that may be acquired for the pool of segregated assets pursuant to these Fund Rules.

3. The securities repurchase agreements shall have a lifetime of no more than 12 months.

Article 9, Borrowing, and Encumbrance of Real Estate

1. Unless the Special Fund Rules stipulate a lower percentage, the capital management company may take out, for the joint account of the investors, loans equalling to 50% of the market value of the real estate held in the pool of segregated assets, provided the ceiling defined in Art. 82, Sec. 3, Sent. 2, InvA, is not exceeded. Beyond that, the company may take out for the joint account of the investors short-term loans equalling up to 10% of the total value of the pool of segregated assets. Any amount that the Company, acting as repo lender, received in conjunction with a repurchase agreement must be set off against this ceiling. Loans may be taken out only if they match market standards, and if they have been approved by the custodian bank at the time of the borrowing.

2. The Company may encumber real estate belonging to the pool of segregated assets, and may also cede and encumber claims under legal relationships that relate to real estate (encumbrances), if doing so is compatible with diligent and proper business management, and provided the custodian bank approves the encumbrances because it deems the negotiated terms to be in line with market standards. When acquiring real estate, it may also take over encumbrances associated with that real estate. To the extent that the Special Fund Rules do not provide for a lower percentage, the combined encumbrances of this type must not exceed 50% of the market value of the real estate held in the pool of segregated assets. Encumbrances in connection with the suspension of redemption pursuant to Art. 12, Sec. 5 are not taken into account, nor are ground rents.

Article 10, Transfer of All Assets of the Pool of Segregated Assets to another Pool of Segregated Assets

1. The Company may transfer all assets includes in this pool of segregated assets into another pool of segregated assets, or accept all assets of another pool of segregated assets into this pool, if:

   a) both pools of segregated assets are managed by the Company,

   b) the investment principles and ceilings set forth in the respective fund rules for these pools of segregated assets do not deviate substantially from each other,

   c) the remuneration due to the Company and the custodian bank, as well as the up-front fees and the redemption charges, do not deviate substantially from each other,

   d) the transfer of all assets of the pool of segregated assets is effected at the end of the financial year of the transferring pool of segregated assets (transfer key date), and if all assets of the pool to be transferred, as well as all assets of the pool accepting these transferred assets, are valuated on the transfer key date, and if the exchange rate is set, and if the assets and liabilities have been accepted, and if the entire transfer process is reviewed by an auditor, and if the German Supervisory Authority for Financial Services (BaFin) has approved the transfer of assets based on the assumption that the investor interests are sufficiently protected. Assuming the approval of BaFin, the Company may set another key date for the transfer; Art. 44, Sec. 3 and 6, InvA, apply mutatis mutandis.

2. The exchange rate is determined on the basis of the ratio between the net inventory value of both the accepted and the accepting pool of segregated assets at the time of the transfer. The Company's decision to transfer all assets of one pool of segregated assets into another pool of segregated assets

should be announced; Art. 43, Sec. 5, Sec. 1, InvA, applies mutatis mutandis. The transfer should not be effected within the next three weeks following its announcement unless an earlier time is set, subject to the approval of BaFin. Investors of the transferring pool of segregated assets may consider the new shares of the accepting pool of segregated assets as issued by the day following the transfer key date.

3. Sec. 1, Let. c) shall not apply to the merger of individual pools of segregated assets into a single pool with different share classes. In this case, the share of the share class within the pool of segregated assets shall be determined, rather than the exchange rate pursuant to Sec. 2, Sent. 1.

4. The issuance of new shares in the transferred pool of segregated assets to the investors is not deemed a switch. Rather, the issued shares replace the shares of the property fund being transferred.

Article 11, Share Certificates

1. The shares take the form of bearer certificates, each denominated over one or several investment shares.

2. The shares can confer various rights specifically regarding income distribution, the up-front fee, the redemption charge, the currency of the share value, the management fee the minimum investment sum or a combination of these characteristics (share classes). The details shall be defined in the Special Fund Rules.

3. The share certificates shall bear at least the hand-written or facsimile signatures of the Company and the custodian bank. In addition, they shall also bear the hand-written signature of a controlling person at the custodian bank.

4. The shares are transferable. The rights vested in each share certificate are passed on with the transfer of ownership. In any event, the Company shall regard the holder of the share certificate as the entitled party.

5. If the investor rights at the time the respective pool of segregated assets is launched, or the rights of investors belonging to a share class whenever share classes are introduced, are to be chartered not in the form of a global certificate, but in single or multiple share certificates, this shall be defined in the Special Fund Rules.

Article 12, Issuance and Redemption of Share Certificates, Suspension of Redemption

1. There is principally no limit to the number of shares and attendant share certificates issued. The Company reserves the right to discontinue the issuance of shares, be it temporarily or permanently.

2. Shares may be subscribed from the Company, the custodian bank, or through third party brokerage.

3. Investors shall have the right to demand the redemption of their share certificates by the Company any time unless the Special Fund Rules stipulate another arrangement. The Company is obliged to redeem the shares for the account of the pool of segregated assets at the current redemption price. The custodian bank serves as redemption agent.

4. However, the Company reserves the right to suspend the redemption of share certificates under extraordinary circumstances that make such a suspension seem necessary, though not without taking the investors' interests into account.

5. In particular, the Company reserves the right to refuse redemption of shares temporarily for liquidity reasons and for the protection of the investors. The Company may refuse redemption for a period of up to three months if the cash in banks and the proceeds from selling money market papers and securities are not sufficient for paying the redemption price and ensuring a proper management, or if they are not immediately available. If, upon expiration of the aforementioned period, there is insufficient cash to cover redemptions, the real estate belonging to the pool of segregated assets shall be sold. The Company can refuse to redeem shares until the real estate is sold at reasonable conditions, or for up to one year after the shares at issue were presented for redemption. The aforementioned grace period of one year can be extended by another year. The extension shall be announced in the electronic Federal Gazette (Bundesanzeiger) and moreover in a business paper or daily with sufficient circulation, or in the electronic information media designated in the Sales Prospectus. Upon expiration of this grace period, the Company can use real estate as loan collateral irrespective of the borrowing principles and beyond the encumbrance ceiling specified in the Special Fund Rules, in order to procure the financial means for redeeming the shares. Whenever the redemption of shares is resumed, the new issuance and redemption prices shall be published in the electronic Federal Gazette and moreover in a business paper or daily with adequate

circulation, or in the electronic information media designated in the Sales Prospectus.

Article 13, Issue Price and Redemption Price

1. In order to calculate the issue price and the redemption price of the shares, the value of the assets held in the pool of segregated assets (net asset value) shall be determined on the dates set in the Sec. 5 and divided by the number of shares in circulation (share value). If, pursuant to Art. 11, Sec. 2, different share classes are introduced for the pool of segregated assets, the share value and the issue price and the redemption price shall be determined separately for each share class. Valuation of the assets is performed according to the principles for establishing the fair value and the market price as stipulated in the InvA and in the Ordinances passed on the basis of that Act.

2. When establishing the issue price, an up-front fee designed to cover issue costs may be added to the share value. Apart from the up-front fee, the Company shall use further amounts from payments made by the share buyers for the purpose of covering expenses, though only inasmuch as the Special Fund Rules provide for this.

3. The redemption price shall be the share value determined pursuant to Sec. 1 with the reservation to apply a redemption charge. If the Special Fund Rules provide for a redemption charge, the custodian bank shall pay the share value, minus the redemption charge, to the investor, and shall forward the redemption charge to the Company. The details shall be defined in the Special Fund Rules.

4. The key date for settling calls for shares and placing requests for redemptions shall be the valuation day following the receipt of the respective share call or redemption order at the latest.

5. The issue and redemption prices are calculated each trading day. The Company and the custodian bank may refrain from assessing the value for trading days that are public holidays, as well as on December 24 and 31 of each year; details being specified in the Sales Prospectus.

Article 14, Expenses

The Special Fund Rules shall specify the expenditures and remunerations due to the Company, custodian bank, and any third party, that can be charged to a pool of segregated assets. In addition, the Special Fund Rules shall specify the method and the amount of payment and the basis of calculation for the remunerations defined in Sent. 1.

Article 15, Accounting

1. The Company shall publish an Annual Report including a statement of earnings and expenditures pursuant to Art. 44, Sec. 1, and Art. 79, Sec. 1 and 2, InvA, no later than four months (in the case of financial years ending before 1 January 2009: no later than three months after the end of each financial year of the pool of segregated assets.

2. The Company shall publish a Semi-Annual Report pursuant to Art. 44, Sec. 2 and Art. 79, Sec. 1 and 2, InvA, no later than two months after mid-year point of each financial year.

3. If the right to transfer the pool of segregated assets during the financial year to another mutual fund is exercised, the Company shall compile an interim report as of the transfer key date, which report shall satisfy the requirements for annual reports pursuant to Art. 44, Sec. 1, and Art. 79, Sec. 1 and 2, InvA.

4. The reports shall be available from the Company and the custodian bank and other institutions listed in the Sales Prospectus; they shall also be made public in the electronic Federal Gazette (any report covering a financial year ending before 1 January 2009, shall moreover be made public in a business paper or daily with adequate circulation, or in the electronic information media designated in the Sales Prospectus).

Article 16, Termination Notice, Liquidation of a Pool of Segregated Assets

1. The Company may terminate the management of the pool of segregated assets, while observing a notice period of at least six months, by announcement in the electronic Federal Gazette (Bundesanzeiger) and moreover in the next Annual or Semi-Annual Report, respectively.

2. The Company is obliged to terminate management of the pool of segregated assets at the request of the German Supervisory Authority (BaFin) if the total value of the pool falls below 150 million EUR following the passage of four years after it was set up.

3. The right of the Company to manage the pool of segregated assets shall expire as soon as such termination becomes effective. In this case, the pool of segregated assets shall pass into the ownership of the custodian bank, which shall liquidate the pool and distribute the liquidation proceeds among the investors. During the liquidation period, the custodian bank may claim the remuneration formerly due to the Company.

4. The Company shall compile a liquidation report as of the day its management rights expire pursuant to Art. 38, InvA, which report shall satisfy the requirements for an Annual Report pursuant to Art. 44, Sec. 1, and Art. 79, Sec. 1 and 2, InvA.

Article 17, Amendments to these Fund Rules

1. The Company may amend the Fund Rules.

2. Amendments to these Fund Rules, including the Appendix to the Special Fund Rules, while excepting the rules governing the expenditures and the remunerations due to the Company, the custodian bank and any third party out of the pool of segregated assets (Art. 43, Sec. 2, Sent. 1, in combination with Art. 41, Sec. 1, Sent. 1, InvA), require the approval of the German Supervisory Authority (BaFin). Inasmuch as such amendments under Sent. 1, concern the investment principles of the pool of segregated assets, they require prior approval by the Company Supervisory Board.

3. All intended amendments shall be published in the electronic Federal Gazette and moreover in a business paper or daily with sufficient circulation, or in the electronic information media designated in the Sales Prospectus, including a reference to the date at which they enter into force, and shall become effective – excepting any amendment under Sec. 4 and 5 – on the day after their announcement in the electronic Federal Gazette at the earliest.

4. Amendments to the provisions governing the expenditures and the remunerations due to the Company, the custodian bank and any third party (Art. 41, Sec. 1, Sent. 1, InvA) shall become effective six months after their announcement unless an earlier date is defined subject to the approval of the German Supervisory Authority (BaFin). The announcement shall be made pursuant to Sec. 3.

5. Amendments to the existing investment principles for the pool of segregated assets shall become effective six months after their announcements. They shall be published pursuant to Sec. 3.

Article 18, Place of Performance, Place of Jurisdiction

1. The place of performance shall be the Company's legal seat.

2. For investors not subject to general jurisdiction in Germany, the place of jurisdiction shall be the Company's legal seat.

Special Fund Rules

for regulating the legal relationship between investors and Commerz Real Investmentgesellschaft mbH, Wiesbaden, (hereinafter referred to as the "Company"), with regard to the *hausInvest global* pool of segregated assets launched by the Company. These Special Fund Rules shall be effective only in conjunction with the General Fund Rules defined by the Company for its pools of segregated assets, whereas:

Custodian Bank

Article 1, Custodian Bank

The custodian bank for the pool of segregated assets shall be Commerzbank AG, seated in Frankfurt am Main.

Investment Principles and Investment Ceilings

Article 2, Real Estate

1. Within the legally permissible parameters (Art. 67, Sec. 1 and 2, InvA), the Company may acquire the following types of real estate for the pool of segregated assets:

a) residential real estate, commercial real estate, and mixed purpose real estate;

b) real estate under development up to 20% of the total value of the pool of segregated assets;

c) undeveloped real estate intended and suitable for development in the near future, pursuant to a), in a value equalling up to 20% of the total value of the pool of segregated assets;

d) ground leases, subject to the conditions a) to c);

e) other real estate and other ground leases, as well as rights in the form of residential real estate ownership, partial ownership, residential ground leases and partial ground leases, in a value equalling up to 15% of the total value of the pool of segregated assets;

f) usufruct to real estate pursuant to Let. a) that serve the execution of public tasks, in a value equalling up to 10% of the total value of the pool of segregated assets.

2. The Company may acquire assets in the sense of Sec. 1, even if the respective country is not a member state of the Treaty on the European Economic Area, inasmuch as doing so complies with the provisions of Art. 67, Sec. 3, InvA. An Appendix shall be compiled as integral part of these Special Fund Rules where the respective state shall be listed along with the maximum percentage of the total value of the pool of segregated assets that may be invested in that state.

3. Loans taken out do not enter into the calculation of the value of the pool of segregated assets to assess the legal and contractual investment limits pursuant to Sec. 1, Let. b), c) and e) and f) as well as Sec. 2.

Article 3, Interests in Real Estate Companies

1. Within the legal parameters (Art. 68 to 72, InvA), the Company may acquire interests in real estate companies whose business object is restricted by its partnership agreement or articles of association to those activities that the Company may undertake on behalf of the pool of segregated assets. According to its partnership agreement or articles of association, the real estate company at issue may acquire only assets as defined in Art. 2 as well as the items required for managing the assets, or interests in other real estate companies. Interests in real estate companies shall be taken into account in the context of investment ceilings pursuant to Art. 2 and when calculating the applicable legal limits. *(Note: effective as of 16 February 2009)*

2. To the extent that a real estate company is granted a loan pursuant to Art. 4, Sec. 4, Sent. 3, General Fund Rules, the Company must ensure that:

a) the loan conditions are in line with the market standard;

b) the loan is secured by sufficient collateral;

c) agreements regarding the sale of interests exist to the effect that the loan will be due for repayment within six months after that sale;

d) the sum total of loans granted to a given real estate company for the account of the pool of segregated assets does not exceed 50% of the total value of the real estate held by that real estate company;

e) the sum total of loans granted to real estate companies for the account of the pool of segregated assets does not exceed 25% of the pool's total value. Loans taken out shall not be deducted for the calculation of the ceiling.

Article 4, Encumbrance with a Ground Lease

1. The Company may encumber real estate belonging to the pool of segregated assets as defined in Art. 2, Sec. 1, Let. a), b), c) and e), with ground leasesprovided the value of the property for which a ground lease is to be granted does not, taken together with the value of the properties for which ground leases have already been granted, exceed 10% of the pool's total value, . Loans taken out may not be deducted for the calculation of the total value of the pool of segregated assets.

2. Real estate may only be encumbered with a ground lease if unforeseen circumstances prevent the real estate from being used as originally intended, or if an economically sensible usage is thereby made possible.

Article 5, Maximum Liquidity

1. Up to 49% of the total value of the pool of segregated assets may be held in the form of assets pursuant to Art. 6, Sec. 2, General Fund Rules (maximum liquidity). The following committed funds shall be deducted whenever this ceiling is calculated:

• the means required to secure a properly functioning real estate management;

• the funds set aside for the next distribution;

funds that will be necessary to meet liabilities arising from legally effective real estate deeds, from loan agreements necessary for pending investments in specific real estate and for specific construction measures, as well as from construction contracts, inasmuch as these liabilities will become due within the next two years.

2. The assets belonging to the pool of segregated assets pursuant to Sec. 1 may also be denominated in a foreign currency. ColumnBreakArticle 6, Currency Risk

Assets held for the account of the pool of segregated assets may only be exposed to currency risks to the extent that the value of assets subject to such risks does not exceed 30% of the pool's total value.

Article 7, Derivatives for Hedging Purposes

1. The Company may use derivatives in conjunction with the management of the pool of segregated assets. It may, in keeping with the type and volume of the deployed derivative, use the simple or the qualified approach in line with the German Derivative Ordinance (DerivateV) in order to determine the degree of utilisation of the market risk limit for the use of derivatives pursuant to Art. 51, Sec. 2, German Investment Act. The details are set forth in the Sales Prospectus.

2. If the Company uses the simple approach, it may invest only in derivatives derived from assets that may be acquired pursuant to Art. 6, Sec. 2, Let. b) to f), General Fund Rules, or from real estate that may be acquired pursuant to Art. 2, Sec. 1. In this context, and pursuant to Art. 6, Sec. 2, German Derivative Ordinance, it limits itself to the exclusive use of the following basic forms of derivatives, or combinations of these derivatives, or combinations of assets that may be acquired for the pool of segregated assets, together with the aforementioned types of derivatives inasmuch as they are already part of the pool:

a) forward contracts on assets pursuant to Art. 6, Sec. 2, Let. b) to f), General Fund Rules, as well as on real estate pursuant to Art. 2, Sec. 1, interest rates, exchange rates or currencies;

b) options and subscription warrants on assets pursuant to Art. 6, Sec. 2, Let. b) to f), General Fund Rules, as well as on real estate pursuant to Art. 2, Sec. 1, interest rates, exchange rates or currencies, and on forward contracts pursuant to Let. a), provided they have the following characteristics:

aa) they can be exercised at any time throughout their entire lifetime or at the end of their lifetime, and

bb) the option value depends, at the time it is exercised, and in a linear sense, on the positive or negative difference between exercise price and market price of the underlying instrument, and becomes nil if the difference bears the opposite sign;

c) interest swaps, currency swaps, or interest currency swaps;

d) options on swaps of the type defined in Let. c) provided they manifest the characteristics defined in Let. b) under Sub-Let. aa) and bb) (swaptions);

e) credit default swaps on assets pursuant to Art. 6, Sec. 2, Let. b) to f), General Fund Rules, as well as on real estate pursuant to Art. 2, Sec. 1, inasmuch as they serve exclusively and manifestly to hedge the loan risk of precisely associable assets from the pool of segregated assets;

At the same time, the creditable amount of the pool of segregated assets to be assessed, pursuant to Art. 16, German Derivative Ordinance, shall, in the context of the interest rate risk or equity price risk or the exchange rate risk, at no time exceed a value equalling two times the pool's total value.

3. Forward contracts, options and subscription warranties on investment shares pursuant to Art. 6, Sec. 2, Let. d), General Fund Rules, must not be concluded.

4. Inasmuch as it uses the qualified approach, and assuming a suitable risk management is in place, the Company may, for hedging purposes, invest in any derivative derived from assets that have been acquired pursuant to Art. 6, Sec. 2, Let. b) to f), General Fund Rules, or from real estate that has been acquired pursuant to Art. 2, Sec. 1, or from interest rates, exchange rates or currencies. This includes in particular options, financial forward contracts, and swaps, as well as combinations thereof. At the same time, the potential risk amount of the market risk may at no time exceed a value equalling two times the potential risk amount for the market risk of the attendant composition estate pursuant to Art. 9, German Derivative Ordinance.

5. Under no circumstances may the Company deviate from the General and Special Fund Rules, nor from the investment principles and limits defined in the Sales Prospectus, when engaging in the above transactions.

6. The Company shall use derivatives only for hedging purposes.

7. When assessing the market risk limit for the use of derivatives, the Company may switch from a simple to a qualified approach pursuant to Art. 7, German Derivative Ordinance, at any time. The switch to a qualified approach does not require the approval by the German Supervisory Authority, though the Company is held to report such a switch to the German Supervisory Authority without delay, and to announce it in the next Semi-Annual or Annual Report, respectively.

Article 8, Securities Lending and Securities Repurchase Agreements

Articles 7 and 8, General Fund Rules, must be observed in regard to the investment principles and ceilings.

Article 9, Investment Committee

In the process of selecting real estate to be acquired or sold for the pool of segregated assets, the Company may consult an investment committee to be appointed by the Company's supervisory board.

Share Classes

Article 10 Share Classes

All shares confer equal rights; the Company shall not create different share classes pursuant to Art. 11, Sec. 2, General Fund Rules.

Issue Price; Redemption Price, Redemption of Shares, and Costs

Article 11, Issue Price and Redemption Price

The up-front fee shall equal 5% of the share value. The Company shall be at liberty to charge a lower up-front fee. There is no redemption charge.

Article 12, Expenses*

1. For its management of the pool of segregated assets, the Company shall receive an annual remuneration of up to 1.25% of the pool's total value as determined at the end of each financial year. The capital investment company is entitled to levy quarterly pro-rata advance payments on this fee.

2. Whenever real estate is acquired, sold, developed or altered for the pool of segregated assets in a member state of the Treaty on the European Economic Area, the Company can levy a non-recurring charge of up to 1% of the purchase or sales price, or of the construction costs and ancillary construction costs, respectively.

For real estate outside a member state of the Treaty on the European Economic Area, this charge shall amount to no more than 1.5% of the purchase- or sales price, or of the construction costs and ancillary construction costs, respectively.

For project developments carried out for the account of the pool of segregated assets (acquisition and development of real estate), the Company can levy a remuneration of up to 2% of the construction costs and ancillary construction costs (including the purchase price of the lot).

3. The custodian bank shall receive for its activity an annual remuneration of up to 0.5‰ of the total value of the pool of segregated assets as determined at the end of each financial year.

4. On top of the aforementioned remunerations, the following expenditures shall be charged to the pool of segregated assets:

a) ancillary costs arising on conjunction with the acquisition, development, sale, and encumbrance of real estate (including taxes), irrespective of an actual materialisation of the acquisition, construction, sale and encumbrance of real estate; *(Note: effective as at 01 April 2010)*

b) borrowing and management costs arising in conjunction with the real estate management (administration, maintenance and operating costs, as well as legal fees);

c) costs arising in connection with the acquisition and sale of other assets (including taxes), irrespective of an actual materialisation of the acquisition and sale of any other asset; *(Note: effective as at 01.April 2010)*

d) standard custody-account charges;

e) the costs of the valuation committee and other experts;

f) the costs of printing and mailing the Annual and Semi-Annual Reports intended for investors;

g) the costs of announcing the Annual and Semi-Annual Reports, the issue and redemption prices, and, as the case may be, the costs of announcing changes in the Fund Rules as well as of the distributions and the liquidation report;

h) the costs for auditing the pool of segregated assets by the Company's auditor, as well as the costs for publishing the tax base and the note stating that the tax information provided has been compiled in compliance with German tax laws.

i) possible taxes incurred in connection with the costs of management and custody.

5. The rules set forth in Sec. 2 and 4, shall apply mutatis mutandis to directly or indirectly held interests in real estate companies and their real estate, such as are held by the Company for the account of the pool of segregated assets. In this context, the value of a given real estate company, or the value of the real estate held, respectively, shall be assessed on a pro-rata basis in an amount equivalent to the interest quota. In deviation of this provision, expenditures pursuant to Sec. 4 that are incurred by the real estate company due to special provisioned defined by the InvA are charged in full – rather than on a pro-rata basis – to the pool of segregated assets. *(Note: effective as of 16 February 2009)*

6. The Company shall, in its Annual and Semi-Annual Report, identify the sum total of up-front fees and redemption charges that have been charged to the pool of segregated assets for the acquisition and redemption of shares pursuant to Art. 50, InvA, during the reporting period. When acquiring shares that are directly or indirectly managed by the Company itself or by another company affiliated with the Company through (a) a joint management, (b) control, or (c) a direct or indirect material interest of more than 10% of its equity or voting shares, the Company or the other company may charge no up-front fee and redemption charge for the acquisition or redemption of shares, respectively. The Company shall, in its Annual Report and Semi-Annual Report, identify the remuneration that was charged to the pool of segregated assets by the Company itself, by another investment company, by an investment joint stock company with variable capital, or by another company affiliated with the Company through (a) a joint management, (b) control, or (c) a direct or indirect material interest of more than 10% of its equity or voting shares, or by a foreign investment company, including the sum charged by its management company as administrative remuneration for the shares held in the pool of segregated assets. The administrative remuneration shall be limited to 0.25% maximum in such cases.

** This provision is not subject to approval by the German Supervisory Authority for Financial Services (BaFin).ColumnBreak*

Distribution of Income, and Financial Year

Article 13, Distribution

1. Principally, the Company distributes – subject to the attendant income equalisation – any earnings resulting from real estate and from other assets that have accrued for the account of the pool of segregated assets in the course of each financial year and that have not been used to cover expenses.

2. IThe amount that is required for future maintenance shall be deducted from the earnings identified pursuant to Sec. 1 and

shall be retained. Amounts required for offsetting the decline in real estate value may be retained.

3. With the attendant income equalisation taken into account, sales profits and the interest received on the Company's own building project funds may also be distributed, if the saved interest lies within the normal market limits for building finance.

4. The income eligible for distribution pursuant to Sec. 1 to 3 may be carried forward for distribution in later financial years if the total income carried forward does not exceed 10% of the respective value of the pool of segregated assets at the end of the financial year. Earnings from short financial years may be carried forward in their entirety.

5. In the interest of conserving the asset value, income can be partly – and, in special cases, fully – allocated for retention in the pool of segregated assets.

6. The distribution shall take place annually, immediately upon publication of the Annual Report.

Article 14, Financial Year

The financial year for the pool of segregated assets begins on 1 October and ends on 30 September of the next calendar year.

Article 15, Fund Name

The rights of investors holding shares with the original Fund name, "HAUS-INVEST," shall remain unaffected.

APPENDIX pursuant to Art. 2, Sec. 2, Special Fund Rules, for the *hausInvest global* **pool of segregated assets.**

List of the Countries outside the EEA in which Real Estate may be Acquired, subject to prior Review of the Purchase Prerequisites by the Company

For the countries subsequently listed, the maximum share of the total value of the pool of segregated assets that may be invested in the respective country equals:

a) United States of America, Australia, China (including Hong Kong), Japan

Up to 80% of the total value of the pool of segregated assets

b) Brazil, Canada, Mexico, Russian Federation, Switzerland, Singapore

Up to 60% of the total value of the pool of segregated assets

c) Algeria, Argentina, Belarus, Bolivia, Bulgaria, Chile, Columbia, Costa Rica, Croatia, Dominican Republic, Egypt, India, Indonesia, Kuwait, Malaysia, Morocco, Monaco, New Zealand, Paraguay, Peru, the Philippines, Romania, Saudi Arabia, South Africa, South Korea, Taiwan, Thailand, Tunisia, Turkey, Ukraine, United Arab Emirates, Uruguay, Venezuela

Up to 30% of the total value of the pool of segregated assets

Singapore, Shenton Way

COMMERZ REAL
Commerzbank Gruppe

Commerz Real
Investmentgesellschaft mbH

Kreuzberger Ring 56
65205 Wiesbaden/Germany
Tel.: +49 (0)611 7105-0
Fax: +49 (0)611 7105-189

info@commerzreal.com
www.hausinvest.de

CRI 1002
8515/00/27
AM-Gruppe 231 CGI 11
BB 5 100 838 9
DBV-Winterthur 850 550
DEVK 72721
W&W W 0377

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