



2010

Annual Report

Locations invested in	6
Total space in portfolio	154,075 m ²
Annual net rent in EUR million (at December 2010)	14.4
Value as per IFRS (EUR million)	314.9



Highlights 2010

Financial

- ▶ Operating profit increases to EUR 8.9 million
- ▶ Profit after taxes almost doubled EUR 5.3 million
- ▶ Net asset value per share: EUR 13.37

Strategy and operations

- ▶ 02/2010 Romeo & Julia office towers, Frankfurt am Main, nominated for the MIPIM Award
- ▶ 04/2010 Completion of project development on Maxxon, Eschborn
- ▶ 06/2010 Benetton opens flagship store in the Zeilgalerie, Frankfurt am Main
- ▶ 08/2010 Occupancy rate for Romeo & Julia, Frankfurt am Main, reaches 80%
- ▶ 11/2010 Completion of the new LED facade at the Zeilgalerie, Frankfurt am Main
- ▶ 12/2010 Agreement signed with Manpower for 3,650 m² in the Maxxon business park in Eschborn

Headlines 2010

- ▶ Telekom leases in GutenbergPark (Immobilienzeitung 01/2010)
 - ▶ IFM starts the year with excellent news (SRC Research 01/2010)
 - ▶ IFM Immobilien – On target for further growth (Euro am Sonntag, 04/2010)
 - ▶ Zeilgalerie goes horizontal (Frankfurter Allgemeine Zeitung 09/2010)
 - ▶ Two new tenants for Romeo & Julia (Immobilienzeitung 09/2010)
 - ▶ Zeilgalerie – a sea of lights (Frankfurter Neue Presse, 11/2010)
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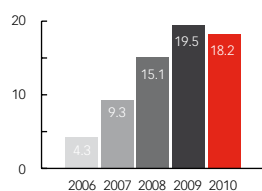
2010 in Numbers

Key performance figure (EUR m)	2010	2009	Change in %
Revenue	18.2	19.5	-7%
Gain or loss on fair valuation of investment properties	12.6	10.2	24%
Operating profit	8.9	3.6	144%
Profit after taxes and minority interests	5.3	1.8	194%
Earnings per share (undiluted in EUR)	0.6	0.2	200%

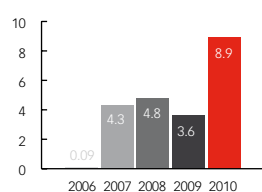
Balance sheet key figures (EUR million)	December 31, 2010	December 31, 2009	Change in %
Total assets	344.4	372.6	-8%
Non-current assets	326.2	294.0	11%
including investment properties	314.9	287.0	10%
Equity	109.4	102.2	7%
including issued capital	9.4	9.4	0%
Equity ratio (in %)	31.8	27.4	16%
Liabilities	235.0	270.3	-13%
including financial liabilities	203.5	239.6	-15%

Other key figures	2010	2009	Change in %
Cash flow from operating activities (EUR million)	-8.4	-5.2	n/a
Staff	46	45	2%
NAV	13.37	12.91	4%

Performance 2006 (IPO) – 2010



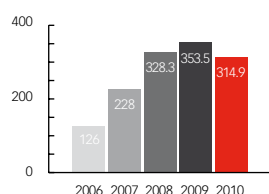
Revenues
in EUR million



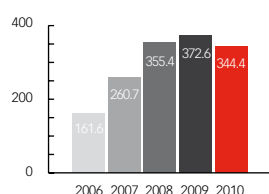
Operating profit
in EUR million



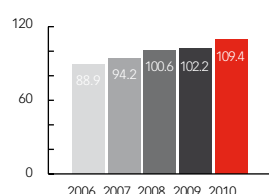
Earnings per share
in EUR



Property portfolio
in EUR million



Total assets
in EUR million



Equity
in EUR million

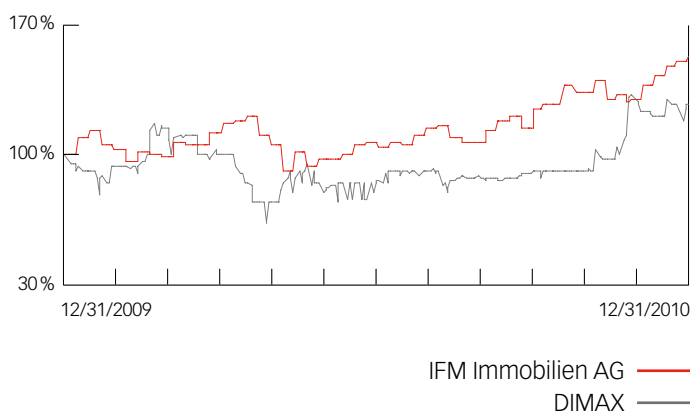
IFM Common Stock

Key Figures

Sector	Real estate
Security identification number (WKN)	A0JDU9
ISIN	DE000A0JDU97
Stock symbol	IFM
Bloomberg	IFM GR
Reuters	IFM.DE
Market segment	Prime Standard
Designated sponsor	Close Brothers Seydler Bank AG BHF Bank AG
Stock exchange listings	Frankfurt, Stuttgart, Hamburg, Duesseldorf, Berlin/Bremen, Xetra
Initial public offering	May 19, 2006
Number of shares granted	9,349,999
Share price at December 31, 2010	9.30
Market capitalization at December 31, 2010	86.95
Annual high (December 23, 2010)	9.45
Annual low (March 13, 2010)	7.35
Shareholder structure	38% in free float, 45% held by Norwegian consortium of shareholders, 17% held by Executive and Supervisory Board

Stock Performance 2010

IFM Immobilien AG vs DIMAX



Financial calendar 2011

Release Q1 Report	May 2011
Metzler Immobilientag, Frankfurt am Main	May 2011
Annual Stockholders Meeting, Deutsche Nationalbibliothek Frankfurt am Main	May 2011
Release Q2 Report	August 2011
SRC Forum Financial Services, Hilton Frankfurt am Main	September 2011
EXPO Real, Munich	October 2011
Release Q3 Report	November 2011
Deutsches Eigenkapitalforum, Frankfurt am Main	November 2011



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