



## **MAGNAT successfully completes Capital Increase of EUR 45 Million**

Frankfurt / Main, April 13, 2007

MAGNAT Real Estate Opportunities GmbH & Co. KGaA has successfully completed its recent capital increase. In addition to the increase of capital by 4.6 million shares, as resolved by the Shareholders in their assembly of February 13, 2007, Management and Supervisory Board decided to make full use of the authorized capital comprising of another 16.1 million shares, in order to meet the strong demand for the new shares.

The 20.7 million new shares were offered for subscription to the existing shareholders of MAGNAT. Shares not subscribed by existing shareholders were subscribed by institutional investors offered to them in a private placement.

After registration of the capital increase, MAGNAT will have a new registered capital of EUR 52.9 million, consisting of 52.9 million shares.

At an offering price of 2.20 Euro per new share, the gross proceeds from the share issue totals EUR 45.54 million. The proceeds are earmarked for new real estate investments. Several investment opportunities are currently in an advanced stage of due diligence and execution. The geographic focus of MAGNAT continues to be in Russia, Ukraine and Turkey. German investment opportunities are under review, in order to selectively supplement the portfolio.

Total equity of MAGNAT, as a result of fundraising activities in 2006 and 2007, is now at approximately EUR 86 million. At this capitalization, the company has available financial resources for a total investment

volume of up to approximately EUR 200 million, including project related leverage.

Silvia Quandt Bank – representing biw Bank für Investments und Wertpapiere AG – acted as Lead Manager and Sole Book Runner. Silvia Quandt & Cie. Capital Markets AG advised MAGNAT in the transaction.

**About MAGNAT:**

MAGNAT is a real estate company with a focus on real estate development in Eastern European countries. Seed investors were the Silvia Quandt family, the two financial investors Themis Equity Partners and Heliad Equity Partners, and the management. In the course of two capital increases in 2006 and a further capital increase in spring of 2007, a number of institutional investors, amongst them Swiss Real Estate, invested in MAGNAT.

With its opportunistic strategy, MAGNAT capitalizes on inefficiencies in real estate markets. In contrast to traditional investment strategies, MAGNAT not only benefits from rental income, but also and primarily from attractive development yields and the comparable short time of capital employed in its projects. All projects must meet an above-average yield requirement.

Management focuses on real estate markets with interesting development cycles, i.e. undervalued markets ("anti-cyclical investing") and markets with high economic growth rates ("growth markets"). The regional focus is currently on Central, Eastern and South-Eastern Europe, supplemented by opportunistic, special situations in the German home market.

**Contact**

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