



MAGNAT announces another successful real estate transaction in Vienna

- 'Widerhofergasse' transaction with 4,500 square metres of usable floor space realised at a profit in the shortest possible time
- Proceeds from the sale will make a major contribution to EBIT from operations for the third quarter
- Successful transaction confirms the high potential for synergy associated with the integration of asset manager R-QUADRAT

Frankfurt am Main, 18 January 2010 - MAGNAT Real Estate Opportunities GmbH & Co. KGaA (ISIN: DE000A0XFSF0) is able to announce a successful real estate transaction in relation to the 'Widerhofergasse' real estate project in Vienna. The transaction volume amounts to approximately EUR 10 million. A non-disclosure agreement regarding the details of the sale has been made with the buyer.

The 'Widerhofergasse' transaction with some 4,500 square metres has been realised in the shortest possible time. The apartment building is located in the highly rated residential area of Vienna's 9th District.

This very successful transaction plainly demonstrates the high potential for synergy associated with the integration of asset manager R-QUADRAT. The combination of asset management and portfolio management is already running smoothly at this early stage.

Jan Oliver Rüster, CEO of MAGNAT, comments: "After concluding a very profitable sale in relation to our Turkey investment in November 2009, I am pleased to announce another profitable transaction. The 'Widerhofergasse' transaction, which was completed very quickly and for which the return is gratifying, shows plainly that strategically and operationally we are well positioned. Integration of R-QUADRAT was the right step and is a lasting value lever for MAGNAT and its shareholders."

About MAGNAT:

MAGNAT Real Estate Opportunities GmbH & Co. KGaA is the first real estate company with a focus on property development in Eastern European, Austrian and German metropolitan areas to be listed in Frankfurt.

With integration of R-QUADRAT Immobilien GmbH, MAGNAT has evolved into an integrated real estate group. The company covers the entire value chain - from acquisition across development through to the sale of projects and land. In addition, the Group provides asset management for third parties through its subsidiary R-QUADRAT Immobilien GmbH.

The strategy of MAGNAT is designed to take advantage of opportunistic inefficiencies in real estate markets. Unlike the traditional 'Buy & Hold' approach, MAGNAT takes a 'Develop & Sell' or 'Buy & Sell' approach, which focuses on property development supplemented by portfolio trading.

MAGNAT investors participate in development returns in Eastern Europe, South-eastern Europe, the Commonwealth of Independent States (CIS) as well as in Germany and Austria.

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