KommR PROF. ALFONS METZGER FRICS, CRE

METZGER REALITÄTEN GRUPPE
INTERNATIONAL REAL ESTATE EXPERTS
CHARTERED SURVEYORS
COUNSELORS OF REAL ESTATE
ALLGEMEIN BEEIDETE UND GERICHTLICH
ZERTIFIZIERTE SACHVERSTÄNDIGE

VALUATION REPORT

FOR

79 REAL PROPERTIES

(77 REVALUATIONS UND 2 VALUATIONS)

OF

CA IMMOBILIEN ANLAGEN AG

MECHELGASSE 1
A-1030 WIEN

MRG Metzger Realitäten Beratungs- und Bewertungsgesellschaft mbH
A-1060 Wien · Gumpendorfer Strasse 72 · Tel +43 (0)1/597 50 60 · Fax +43 (0)1/597 50 60-25 · mrg@metzger-estate.com · www.metzger-estate.com · FN 271466 s · HG Wien · UID: ATU 62318129

PREAMBLE

The undersigned appraiser was awarded for contract by CA Immobilien Anlagen AG to carry out the valuation of 79 real properties. 77 revaluations as well as 2 new valuations with the effective date of valuation December 31, 2008 are subject to the order. The purpose of the valuation is the calculation of the market value of the real properties in question.

1. BASIS AND DOCUMENTATION

In order to carry out the valuation, the following basis and documentation was used:

- Extracts from digital land register files
- Regulations for the designation of areas and building regulations
- Surveys concerning property prices at local real estate agents, surveyor colleagues as well as information from our company's real estate database
- Extensive reference values and experience values from relevant professional experience
- Maps and segments of city maps
- The surveyor received the following documents from the Client: Rent list as of November 2008 and floor space tables of the planned projects; copies of contractual documents

Particular comments regarding the basis, scope, content and liability of the valuations:

1. The revaluations were carried out based on valuations of the effective date December 31, 2007 and October 31, 2007.
2. The accessible areas of the real properties were visited and inspected.
3. The data and documentation required for the valuations were requested by the surveyor and made available by the Client. The facts contained therein were examined for plausibility. The details given by the Client as well as the submitted documentation were incorporated into the valuation.
4. The valuations were based on the economic usefulness of the objects, unless the opposite proved to be true according to information received from the Client.
5. Detailed examinations of the structural condition and state of maintenance of the objects were not required by the commissioning order and were not carried out.
6. The valuation produced by the surveyor includes only buildings, parts of buildings and areas containing appurtenant structures. All technical installations and equipment are equally not part of the valuation as is the entire field of furnishing. The technical installations and equipment are only taken into account in the valuation produced by the surveyor insofar as they are directly attributable as parts of the building.
7. No verification concerning approval by the building authorities or lawful use of the buildings was made by the surveyor. This was not the object of the order. Should new, value-affecting findings come to light in this regard; the appropriate re-examination will have to be undertaken. The surveyor was not informed of any non-compliance with public-law requirements and especially works contracts.

8. The creditworthiness of the individual tenants was not examined by the surveyor. It is assumed that all tenants are capable of fulfilling their financial commitments to the lessor, that there are no cases of rent arrears and that no breach of contract of any kind has occurred.
9. The size of the useful area derives from the documents provided by the Client or estimated on the basis of layout plans. Compliance of this information with the latest state of consensus has not been checked. Measurements by the undersigned appraiser were not subject of this contract and were therefore not performed. The undersigned appraiser is therefore not in a position to guarantee the correctness of the dimension lists.
10. There is no evidence of value decline by old pollution, such as, for example, ground contamination or other old ground conditions which reduce the value of the property. Investigations of the foundation soil and construction physical or chemical investigations have not been performed. The land register of possible hazardous sites was consulted. The valuation of the real properties is dealt with separately in each corresponding report.
11. The surveyor was not made aware of any off-the-record rights and burdens by the Client.
12. The valuations were carried out free from encumbrances.
13. Should new facts or circumstances come to light, the surveyor explicitly reserves the right to change or supplement these valuations. The current valuations are based on the documentation and information referred to in the valuation report. Therefore it is logically conclusive that new documentation or information could lead to a change in the results of the valuations.
14. In view of the uncertainty of some of the factors which influenced the valuation, especially the necessity of having to revert to figures based on experience, the result of the valuation can not be a definite value determined with mathematical precision.
15. Aspects relating to turnover tax as well as the implications according to the supplementary budget law of 1998 are not the subject of the work order and were not taken into account during evaluation.
16. Partial or total publication or dissemination of the valuation or communication to the media requires the written consent of the undersigned appraiser.
17. The valuation shall only be valid in total and not in part.
18. The undersigned appraiser declares that liabilities are at present covered up to the limit stated in the property and liability insurance.

The valuation has been made on order of and for **CA Immobilien Anlagen AG**. Liabilities of the undersigned appraiser towards third parties are excluded.

2. VALUATION PROCEDURE

The valuations were carried out according to the principles laid down to the national standards (Liegenschaftsbewertungsgesetz des Jahres 1992, Bundesgesetzblatt vom 19.03.1992, BGBl. 150) whereby depending on the type of object, the value of comparison, the asset value or the earning-capacity value as described in the above-mentioned law - or a combination thereof is determined as the market value.

The valuation of 6 real properties was carried out by the application of the residual valuation method, due to the fact that the real properties in question will represent projects in development.

Furthermore the valuation of four properties out of the entire portfolio was carried out by the application of the discounted cash flow method, basically justified by the fact, that those four properties are going to be developed as a hotel or are already hotels.

The revaluations are based on valuations made by the surveyor in 2005 and 2007 (portfolio Lenikus). The value-affecting data and facts which have changed with regard to the first valuation are listed in the single reports.

The aim of the valuation is to determine the market value of the described properties. This value is determined by the price which could normally be obtained through a sale in good faith. All actual, legal and economic circumstances which could affect the price must be taken into account during the valuation process. However, extraordinary or personal conditions must be left out of consideration.

The valuations take the following into account in addition to the principles and documents already described above:

1. all information, which the surveyor has received in writing and/or by word of mouth from the Client,
2. the results of the findings report,
3. the structural condition and state of maintenance of the objects,
4. the general real-estate market situation.

Each property was valued separately and not as part of a portfolio. Accordingly, no allowance, either positive or negative, was made in the aggregate value reported to reflect the possibility of the whole portfolio being put on the market at any one time.

The net income for the object to be valuated is the starting point for the gross rental method. The net income is determined from the sustainably achievable gross yield by deducting the maintenance and operating costs which can not be allocated to the tenant.

Unless the surveyor was informed otherwise, it is assumed that all operating costs and administrative expenses are borne by the tenants. This net income is accrued annually by the owner of the real property until the end of the remaining life expectancy. The question arises which value the net income, which must be entered in each year by the owner of the real estate property and which runs over the estimated period of remaining life expectancy, has on the day of valuation. In order to determine this value, the net income is multiplied by a multiplier.

This multiplier depends on the remaining life expectancy and on the capitalisation interest rate.

The economic remaining life expectancy is the period of time in which the structural assets, if they are maintained and managed correctly, can probably still be used profitably. According to the Austrian valuation standards, the surveyor assumes that after expiry of the economic remaining life expectancy, the real estate can no longer be used without extensive renovations and investments, and that the costs of renovation are as high as the cost for a new construction. A criterion for the choice of the capitalisation interest rate is the risk, which the income from the property is subjected to.

The **gross rental method** is determined on the assumption that the income and costs remain unchanged during the expected useful economic life. The valuation is dependent on the valuation date and the income must be assessed as sustainably achievable at the time of valuation. A change in profitability or a change in market conditions on a later date would therefore require a new valuation, which would have a new date of valuation as reference. Generally, allowances for depreciation have already been made by the multiplier.

In the **asset value method**, the value of a real property is determined by addition of the land value, the current market value of the buildings and the value of other components as well as, if applicable, any accessory property. The land value is determined as a comparative value by looking up the purchase prices of comparable undeveloped real estate. For the current market value of the building itself, the construction costs are adopted according to the surveys and research done by the assigned surveyor.

The structural condition and state of maintenance of the object as well as its age are taken into account via deduction from the costs of construction.

The **residual valuation method** is based on investment considerations and is devoted to the evaluation of the value of a property designated to development.

The valuation method in question results in the calculation of the land value, which remains as the residuum by deducting construction and development costs in the case of liquidation of the property.

The project calculation is to be seen as a basic calculation to evaluate the range of the adequate real estate costs and is based on prognostic assumptions. The net floor space derives from the documents made available by the Client. The sum of the construction costs, the ancillary construction costs, a percentage mark up for unforeseen incidents, the interest rates for building finance and marketing costs is referred to as the total project costs. The calculation of the cost of investment includes figures that have been investigated by the undersigned appraiser and are in accordance with his experience of former calculations. Additionally, the undersigned appraiser takes a development profit into consideration.

The project costs are deducted from the total revenue of the development, gained from sales or rentals. Rentals and sales are to be interpreted as sustainable and are listed in accordance of the current market levels.

The result of the calculation represents the real estate value accounted for the development project in question. Due to variable consumer preferences the undersigned appraiser declares that in the course of project planning, differences in terms of usable area and building levels may arise. The undersigned appraiser assumes no liability whatsoever for the achievable floor space and quantity of underground parking lots derived from a determined project calculation.

The current market value of the hotel properties is carried out by the application of the **discounted cash flow method**, based on rental income, less expenses. To be able to show the cost effectiveness, which is hinge on the rental income, and to establish a better understanding, the basic instruments will be explained. These instruments are the operative cash flows, which are calculated by the profit margins of each profit centre. The mentioned evaluations show a detailed business development forecast over the next 10 years.

The market value of the properties built on third party land (**Superädifikate**) arises from the real value of the land taking into account the current tenancy of the property. The income from the rental is calculated as cash value of an annuity in arrears which represents the difference between reasonable and currently-paid land rent. If the currently-paid land rent does not correspond to the customary, sustainably achievable return of the land value, then the cash value is calculated as follows: Appropriate return of the land less current land rent corresponds to the increased/reduced input of the tenant. The increased/reduced input is multiplied by a factor in order to calculate the cash value, which is calculated depending on an eternal annuity with a customary, sustainably achievable return.

3. MAINTENANCE COSTS

A listing of the actually-necessary maintenance costs as well as the associated actually-due maintenance costs was not made available by the Client.

Maintenance costs which can not be allocated to the tenants are taken into consideration by the surveyor in his valuations via a deduction in the amount of 3% to 9% depending on the object type and the structural condition and state of maintenance. To what extent the owner fulfils these obligations is incumbent upon him. Unless the surveyor was informed otherwise, it is assumed that all operating costs and administrative expenses are borne by the tenants.

No liability is assumed for the maintenance costs actually paid.

4. RESULT OF THE VALUATION

Based on the information provided by the Client and the documentation made available as well as the descriptions and specifications according to the single reports on the date of valuation, December 31, 2008, the undersigned appraiser determines the market value of the 79 real properties to be a net amount of

€ 296.329.000,--

(in words: Euros-two-hundred-and-ninetysix-million-three-hundred-zwenty-nine-thousand)

Sworn and Court-Certified Expert

Chartered Surveyor, Counsellor of Real Estate
Vienna, February 2009