

PRESS RELEASE

Berlin, 27 November 2012

Orco Germany - 9 months 2012 financial information**ORCO Germany strengthens balance sheet and further secures Berlin portfolio****Key recent achievements:**

- **Reinforcement of balance sheet**

The Company continued to execute its deleveraging. The 84.5% of the bonds acquired by OPG, the Company's main shareholder, have been converted into new OG shares increasing the equity by EUR 107 million. Most of the 15.5% of the bonds remaining on the balance sheet as at 30 September 2012 have been acquired since by OPG in exchange of OPG New Notes issued early October. These remaining bonds shall be converted into new OG shares, finalizing the corporate deleveraging.

- **Finalization of GSG refinancing for approximately EUR 270 million.**

A club of five German banks confirmed on the 18th October 2012 the main terms and conditions for granting EUR 270 million to GSG, OG's fully consolidated subsidiary. Signature of the new loan agreement is expected in the coming days while closing is expected to take place in December of this year.

- **Sale of Sky Office.**

The Sky Office Building sale contract was signed on the 17th October 2012 to equity-only buyer Allianz for EUR 117 million with a closing expected on 30 November 2012. The sale quickly followed failure in September to close a previous agreement for EUR 126 million and generated a new impairment of EUR 13.2 million in Q3. The timely transaction of Sky was necessary as sales proceeds, together with refinancing, are to ensure full repayment of GSG's existing RBS facility which today amounts to EUR 284 million.

- **Berlin portfolio performs well**

The overall Berlin portfolio, including Gebauer Höfe, increased its occupancy from 77.3% up to 80.0% year on year. Repeatedly, ORCO-GSG in particular has been successful in acquiring new tenants and improving rental revenues. Year on year, ORCO-GSG managed to increase the average commercial net rent from EUR 4.98 per sqm to EUR 5.12 per sqm, and raised the overall occupancy rate from 77.0% in September 2011 to 79.5%, thus increasing total revenues year on year by EUR 0.8 million, or 2.1%, to EUR 38.9 million – despite of asset sales in 2011 and 2012.

Nine months financial results and outlook:

- **One-off effects significantly impair operating and net results.**

The total turnover over the first nine months of 2012 amounted to EUR 48.6 million compared to EUR 47.2 million over the same period in 2011. ORCO Germany closed with a negative operating result of EUR 3.1 million compared to a positive result of EUR 44.3 million over the same period in 2011. The main reason for the negative operating result was one-off effects. Impairments, amortisation and provisions amounted to EUR -31.2 million, mainly driven by impairments linked to the Sky Office building sale contract and on the cash deposit to cover the Leipziger Platz neighbourhood agreement.

Adjusted EBITDA increased to EUR 22.6 million, up by 3.9% compared to the corresponding period of 2011. ORCO Germany closed the first 9 months of 2012 with a net loss of EUR 24.6 million compared to a net gain of EUR 16.4 million in 2011.

- **Outlook**

For the fourth quarter 2012 the Company's top priorities remain to close the Sky Office sale and to finalize the ORCO-GSG loan refinancing while further improving the operational performance of its portfolio. Furthermore ORCO-GSG is examining development potentials on existing assets with the aim to extract further value through additional space addition or conversion.

About ORCO Germany

ORCO Germany S.A. is a property company that is listed in the Prime Standard on the Regulated Market at Frankfurt Stock Exchange and has its registered office in Luxembourg. The ORCO Germany Group, which acts consistently under its registered name of ORCO Germany, has been operating in Germany since 2004 and concentrates on commercial property and project development.

ORCO Germany is a subsidiary of the ORCO Property Group, which is one of the leading Central European property companies. The ORCO Property Group, established in 1991, is based in Luxembourg and has listings on NYSE Euronext Paris, Prague and Warsaw stock exchanges.

For further information please contact:

Kirchhoff Consult AG
Sebastian Bucher
Herrengaben 1
20459 Hamburg
T +49 (0)40 609186 18
F +49 (0)40 609186 60
E sebastian.bucher@kirchhoff.de