

PRESS RELEASE

Luxembourg, March 27 2008

Full Year results 2007 (non-audited)

59% growth of NAV per share

8% turnover increase to 79.9 Million EUR

Significant increase in rental income to 24.8 Million EUR

86.4 Million EUR of revaluation profit

ORCO Germany S.A.'s Board of Directors has approved on the 27th of March 2008 the companies consolidated financial statements for 2007.

I) 2007 : Growth mainly driven by higher contribution of rental income

- A) - 8% increase in turnover to 79.9 Million EUR;
- Significant improvement of rental income from 1.5 Million EUR to 24.8 Million EUR

Turnover 2007 in TEUR			
	Dec 2007	Dec 2006	% change
Renting	24.768	1.500	+ 1551,20%
Development*	56.191	72.300	- 22,28%
Residential	56.191	72.300	
Commercial	0	0	
Intersegment Activities	-1.051		
Total	79.908	73.800	+ 8,28%

*) 2007 revenues generated in Germany only; in 2006 Viterra Czech Republik contributed additional revenues of about 11 million

1) Renting Revenues

ORCO Germany's investment portfolio generated 24.8 Million EUR of rental income (compared to 1.5 Million EUR in 2006). ORCO-GSG's contribution, consolidated over six months, was 19.7 Million EUR.

In 2007, ORCO Germany's investment portfolio grew to a total of 925,000 sqm of lettable area, compared to 52,000 sqm in 2006. This significant increase was mainly due to the acquisition of GSG in Berlin, which had a portfolio of approximately 825,000 sqm of commercial space.

Following this acquisition, the split between rental incomes from commercial holdings versus rental income from residential holdings has changed: today, commercial properties represent 94% of ORCO Germany's rental income (compared to 65% in 2006).

2) Residential Development

The residential development turnover in 2007 amounted to 56.2 Million EUR and was entirely realised in Germany. In 2006, the turnover was 72.3 Million EUR, out of which 11.0 Million EUR were realised in the Czech Republic (sold to ORCO Property Group at year end 2006).

In 2007, 143 units were delivered and 43 forward purchase contracts were signed. The main contributors were Quarter West in Frankfurt (24.1 Million EUR), TaunusSide in Frankfurt (7.8 Million EUR) and Ottensen in Hamburg (8.7 Million EUR).

B) 86.4 Million EUR of revaluation profit

This revaluation profit only includes the revaluation of investment properties and land bank. On-going developments and properties under construction (both valued at costs) are excluded from this calculation.

The main contributors to this revaluation profit are ORCO-GSG with EUR 28 Million, Leipziger Platz (Wertheim) with 19.5 Million EUR and Haus Cumberland with 16 Million EUR.

C) 2007: a positive adjusted EBITDA of 14.04 Million EUR

The adjusted EBITDA amounts to 14.04 Million EUR for 79.91 Million EUR of sales (versus 1.15 Million EUR in 2006 for 73.76 Million EUR turnover). The growth of the EBITDA has been much stronger than the one of the turnover, showing a significant improvement of the operating profitability.

The contribution of ORCO Germany's two business lines:

The EBITDA of the development activity was -0.58 Million EUR in 2007 compared to 1.78 Million EUR in 2006.

The EBITDA of the renting portfolio amounts to 14.62 Million EUR vs. -0.63 Million EUR in 2006. The main contributor is ORCO-GSG with 9.5 Million EUR (6 months of consolidation). This amount also includes the 2.3 Million EUR net consolidated gain of the sale of Pier 1 building.

D) Net Profit

Net Profit amounts to 54.3 Million EUR.

II) NAV calculation

The method of Net Asset Value calculation is based on portfolio valuation and gives the real estate approach of the Net Asset Value.

The NAV per share amounted to 7.51 EUR at the end of 2007 compared to NAV per share of 4.70 EUR at the end of 2006. This represents a growth of 59%.

Net Asset Value (in TEUR)	
	December 2007
Consolidated equity	268.590
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Fair value adjustments on invest. Portfolio	445
Fair value adjustments on resid. Pipeline	14.003
Fair value adjustments on com. & office Pipeline	6.852
Deferred taxes on revaluations	114.811
Goodwills	-41.961
Own equity instruments	3.476
Net asset value	366.216
Net asset value per share	7,51
No of shares	48.777

III) Debt financing

By the end of 2007 a total amount of 731.2 Million EUR have been contractual secured, whereof 613.6 Million EUR were draw down.

The loan to value amounts to 59.03%.

Loan to Value (in TEUR / %)	
Non-current liabilities	565.739
Current liabilities	74.347
Current assets	-95.682
Net debt	544.404
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Revalued assets	922.298
Net debt	544.404
LTV	59,03%

The cost of debt after hedging amounts to 5.23%. Excluding the bond, the cost of debt (after hedging) is 5.47%. Variable loans account for 82% of which 97% are hedged against interest change through derivative instruments i.e. Cap, Collar, and Swaps. The remaining 3% are loans for properties, which are to be sold in the near future.

ORCO Germany closed the year 2007 with 94.8 Million EUR cash and cash equivalents.

IV) Disposal of assets

A) Pier Eins (Duisburg)

In December, the 'Pier Eins' office building in Duisburg was sold for cash proceeds amounting 27 Million EUR, 8% above June fair value representing a 5.9% yield for the purchaser. This transaction demonstrates the capacity of ORCO Germany to dispose of mature assets and realize capital gains. From a market point of view, this deal also illustrated investor's appetite for well managed assets.

B) Singerstrasse (Berlin)

In June 2007, the office building Singerstrasse had been disposed for an amount of 4.0 Million EUR reflecting the IFRS fair value generating 1.6 Million EUR of profit on acquisition price.

C) Perspectives for 2008

For 2008, ORCO Germany intends to continue a program of selective disposals of assets. The program will focus on assets where most of value-added potential have been already realised or which no longer meet ORCO Germany's portfolio composition criteria. This strategy will allow ORCO Germany to reallocate the equity to more value creative projects.

V) 2007 acquisitions amount to 542 Million EUR

2007, ORCO Germany realised 542 Million EUR of acquisitions in total. GSG had been by far the company's largest one, making ORCO Germany the market leader in the segment of light industrial/office space in Berlin. The most significant land bank acquisition was the prestigious 2 ha 'Wertheim' area at Leipziger Platz, the very Prime location in Berlin.

Buildings & Land Bank	Region	Investment* (in Million EUR)
Investment - Commercial		
GSG portfolio	Berlin	378.0
Gebauer	Berlin	42.9
Reinhardstrasse	Berlin	8.7
Kurfürstendamm 102	Berlin	8.3
Bunnenstrasse/Invalidenstr.	Berlin	9.5
Investment - Residential		
Portfolio (various transaction)	Berlin	16.1
Landbank		
Leipziger Platz	Berlin	78.9
Total		542.4

*) All-in acquisition cost

VI) Important events in 2007

A) **GSG (Berlin): a 378 Million EUR acquisition of 825,000 sqm with an immediate gross yield of 10%**

This transaction contributes to the strengthening of ORCO Germany's investment arm and offers significant long-term value creation potential.

Thanks to the GSG acquisition, ORCO Germany became the biggest private owner of commercial real estate in the city of Berlin. The portfolio was acquired for an average sqm-price of 460 EUR. The revaluation conducted by DTZ at the end of 2007 reflects a value of 530 EUR for an average sqm. This is still far below the replacement value of 1,940 EUR per average sqm based on insurance estimates, respectively 1.6 Billion EUR for the whole portfolio.

Since July, active asset management has successfully reduced vacancy rate by 2% and achieved cost savings in the range of 1.3 Million EUR.

B) **Sky Office (Dusseldorf): 55% pre-lettings before start of above ground construction**

In December, the law firm Lovells entered as a second anchor tenant into a 9,000 sqm lease agreement. Together with the long-term lease of McKinsey & Company 55% of the 33,000 sqm office tower is leased out, one and a half year before completion.

C) **Listing on the Prime Standard**

In November 2007, the listing of the stock was successfully transferred from the Open Market to the Prime Standard of Deutsche Börse.

D) **717 Million EUR financing secured**

1) **100 Million EUR bond with warrants**

In May 2007, ORCO Germany issued bonds with repayable subscription warrants equal to 100 Million EUR. The funds were raised to finance further growth of the company.

2) **Banks provided 617 Million EUR for investment and project financing**

617 Million EUR debt financing were secured in 2007, whereof 34 % are dedicated to development projects and 66 % for investment assets. 89 Million EUR have been raised in the second half of 2007, after 'Sub-Prime Crises' has set in. Also included in the secured financing position is a credit line of 50 Million EUR with LandesBank Berlin, of which 30 Million are still disposable for investment financing.

VII) Outlook 2008

Important strategic objectives for 2008 include (i) the continuing re-structuring process of GSG and further improvement of occupancy and operational efficiency; (ii) focus on progress of ORCO Germany's large scale development projects such as Leipziger Platz, Haus Cumberland and SkyOffice; (iii) implementing of the fund and investment management platform as a third business

line that will enable Orco Germany to generate recurring fee income in addition to revenues from renting and development business.

ORCO Germany's geographic main focus will be Berlin but seeks also for attractive investment and development opportunities in the other German major real estate markets where ORCO Germany is active.

VIII) Profit & Loss and Balance sheet as at December, 31st 2007

A) Profit & Loss Statement as at Dec 07

P & L		
	December 2007	December 2006
Revenue	79.908	73.762
Net gain from fair value adjustment on investment property	86.433	31.507
Other operating income	2.662	-
Cost of sales	-43.539	-72.017
Employee benefit	-9.049	-3.334
Amortization, impairments and provisions	-2.970	-619
Other operating expenses	-26.366	-2.288
Operating result	87.079	27.011
Interest expenses	-24.388	-3.194
Interest income	2.839	487
Foreign exchange result	-	165
Other financial results	-14.642	-209
Financial result	-36.191	-2.751
Profit before income taxes	50.888	24.260
Income taxes	4.988	-2.379
Net profit	55.876	21.881
Attributable to minority interests	1.152	64
Attributable to the Group	57.028	21.945

B) Balance Sheet as at Dec 07

Assets			Equity and Liabilities		
	December 2007	December 2006		December 2007	December 2006
NON-CURRENT ASSETS	856.767	198.154	EQUITY	268.918	133.947
Intangible assets	49.335	22	Shareholders'equity	268.590	134.003
Investment property	782.319	191.565	Minority interests	328	-56
Property, plant and equipment	16.286	952	LIABILITIES	848.868	212.805
Hotels and own-occupied buildings	13.096	64	Non-current liabilities	696.154	122.524
Fixtures and fittings	2.782	408	Bonds	83.432	0
Properties under development	408	480	Financial debts	482.307	103.164
Financial assets	2.124	4.543	Provisions	10.336	10.775
Deferred tax assets	6.703	1.072	Derivative instruments	8.458	-
CURRENT ASSETS	261.019	148.598	Deferred tax liabilities	111.621	8.585
Inventories	112.508	70.031	Current liabilities	152.714	90.281
Trade receivables	33.745	27.646	Financial debt	74.347	8.158
Other current assets	19.258	4.973	Trade payables	11.397	32.450
Derivative instruments	687	-	Advance payments	28.217	25.370
Cash and cash equivalents	94.821	45.948	Provisions	21.692	18.914
			Derivative instruments	748	-
			Other current liabilities	16.313	5.389
TOTAL	1.117.786	346.752	TOTAL	1.117.786	346.752

ORCO Germany S.A. is a real estate company that has its registered seat in Luxembourg and that is listed in the Prime Standard on the Regulated Market of the Frankfurt Stock Exchange. The ORCO Germany group, which operates under the uniform registered trademark ORCO Germany, has been pursuing its activities in Germany since 2004 and concentrates on residential and commercial properties as well as on asset management and project development. ORCO Germany currently employs about 210 members of staff in Germany.

In 2006, ORCO Germany strategically reinforced its project development operations by acquiring Viterra Development. Viterra Development was renamed ORCO Projektentwicklung GmbH at the beginning of 2008 and is one of the leading project developers and investors specializing in commercial and residential properties in the core German markets of Berlin, Düsseldorf, Frankfurt, Hamburg and Munich. ORCO Germany expanded its portfolio of properties in Berlin in June of 2007 by taking over Gewerbesiedlungs-Gesellschaft (GSG); the company now manages more than 1 million square meters of developed and undeveloped areas in the German capital. GSG was established in 1965 and is the largest owner of commercial space in Berlin with about 850,000 square meters of office and multifunctional space. ORCO-GSG owns 45 so-called commercial courtyards and centres, as well as 235 residential units. Most of the properties are located in the city centre with excellent connections to the Berlin public transportation network.

ORCO Germany S.A. is a subsidiary of ORCO Property Group, one of the leading Central European real estate firms holding a portfolio worth EUR 2.5 billion (as evaluated on June 30th, 2007). Established in 1991, the company has its registered seat in Luxembourg and is listed on the Euronext, Prague, Budapest and Warsaw stock exchanges. It operates primarily in the Czech Republic, Hungary, Poland, Russia, Croatia, the Slovak Republic and Germany.

By switching from the Open Market, where ORCO Germany S.A. had been listed since 2006, to the Regulated Market (Prime Standard) in November of 2007, ORCO Germany has demonstrated that it is implementing a capital market strategy consistent with its rapid operating growth of recent years. By meeting the most exacting standards of transparency in place at the German Stock Exchange, ORCO Germany S.A. has improved its accessibility to capital market players even further.

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