

**Semi-annual Report  
as of 8 July 2013**



## About Gutburg Immobilien

The Perseus Group on 31 March 2008 acquired a portfolio of residential properties in the Eastern part of Germany. The real estate portfolio comprises around 8,500 residential units with a total floor space of 516,372 sqm in Brandenburg (Havel), Cottbus, Görlitz, Halle (Saale), Leipzig, Markneukirchen, Plauen, Schwerin and Schmalkalden. 50.8% of the lettable space and roughly 50% of group rental revenues are accounted for by the objects in Leipzig. Gutburg Immobilien has taken over 94.9% of the Perseus Group as of 8 July 2013.

### Key figures at a glance

#### Gutburg financial key figures

		8 July 2013	31 December 2012
Revenues from rents	EUR	11,241,730 <sup>1</sup>	22,118,028 <sup>2</sup>
Operating profit	EUR	6,252,563 <sup>1</sup>	14,103,336 <sup>2</sup>
Profit for the reporting period	EUR	915,546 <sup>1</sup>	6,900,433 <sup>2</sup>
Adjusted profit for the reporting period	EUR	256,720 <sup>1</sup>	5,876,678 <sup>2</sup>
Total assets	EUR	268.32 Mio.	266.26 Mio.
Adjusted equity capital	EUR	67.02 Mio.	57.30 Mio.
Equity ratio	%	24.98%	21.52%
Investment property	EUR	262.2 Mio.	260.8 Mio.
Outstanding mortgages	EUR	154.5 Mio.	164.0 Mio.
Loan to value	%	58.9%	62.9%

<sup>1</sup> from 1.1.2013-8.7.2013

<sup>2</sup> from 1.1.2012-31.12.2012

#### Gutburg key figures per share

		8 July 2013
Number of shares outstanding		271,866
Par value per share	EUR	20.00
Book value per share <sup>3</sup>	EUR	233.94

<sup>3</sup> based on adjusted equity capital

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## **Gutburg Immobilien records positive business development and creates a solid new basis for the future**

Dear share- and bondholders, esteemed business partners

During the first half-year of 2013, Gutburg Immobilien S.A. (consecutively “Gutburg Immobilien”) continued its positive development. At the same time, we established a new company structure and concluded an extensive refinancing; together, this forms a solid new basis for the further development of the organization.

Revenue from rents recorded during the first half of 2013 amounted to EUR 11.24 million. Monthly net rental income at the end of the reporting period stood at EUR 1.90 million. Overall, a total of 24,887 sqm of floor space was newly let during the first half-year, reducing the vacancy rate of the portfolio from 13.2% as of 31 December 2012 to 13.0% as of 30 June 2013. Demand for residential properties developed positively in particular in Leipzig, Schwerin and Brandenburg. New rentals have been concluded at an average rate of around EUR 4.52 per square meter, thus increasing the average portfolio rent from EUR 4.21 to EUR 4.23 per square meter. In the course of newly renting units a total of EUR 1.38 million have been invested into refurbishments.

Reported operating profit for the first half-year amounts EUR 6.25 million. Value adjustments on investment property of EUR 1.38 million correspond to the investment spending. Adjusted profit of EUR 256,720 for the first six months has been charged by non-recurring income-statement related transaction and consulting costs in connection with the bond placement of around EUR 1.1 million.

### **Gutburg Immobilien stands on a stable new footing**

In addition to the operating activities, the first half-year 2013 has been marked by an encompassing, long-term re-orientation, both with regard to the constitution of the shareholder base and the optimization of the debt structure.

In the first half of 2013 Gutburg Immobilien refinanced its mortgages and thereby benefits in the long term from the current low interest-rate environment. In total, loans in the amount of EUR 141.9 million and a term until 2020 have been newly negotiated with two German banks. Thereby interest rates have been fixed at customary market rates for the entire duration.

The newly founded holding company Gutburg Immobilien S.A., Luxembourg, additionally has placed on 8 July 2013 a corporate bond issue in the amount of CHF 55 million with a coupon of 4.75%. The five-year straight bonds have been listed on the Swiss stock exchange (SIX Swiss Exchange) and hold a rating of BB+ (outlook stable) by the German rating agency Euler Hermes.

At the same time the new holding company has concluded an increase in share capital. Proceeds from the bond issue as well as the equity placement with new, long-term oriented shareholders have been used to acquire 33.1% of the ownership titles in Perseus Real Estate Investment S.à.r.l. as well as to repay an outstanding mezzanine loan. Prior to this, Adurion Real Estate Lux. S.A., the previous majority owner of the Perseus Group, has contributed its 61.8% ownership titles in Perseus by means of contribution in kind into Gutburg.

### **Positive outlook**

We are confident about the further development of our real estate portfolio. For the second half-year we expect rental revenues to continue to increase and a further decrease of the vacancy rate. Net profit and cash flow are expected to improve substantially due to significantly reduced interest expenses as well as the absence of non-recurring transaction costs.

We thank you for your trust.

Daniel S. Aegerter  
Chairman of the Board

Simon König  
Managing Director

## Report on the first half-year 2013

### Balance sheet statement

This half-yearly report has been concluded as of 8 July 2013, the effective date of the acquisition of 94.9% of the Perseus Group by Gutburg Immobilien ("transaction"). As of this date, Gutburg Immobilien has completely and successfully closed the transaction with Whitehall/Goldman Sachs as described in the issue prospectus of 25 June 2013.

The new group structure leads to the reporting to be carried out as of immediately and in future on the level of Gutburg Immobilien. Gutburg Immobilien as of 8 July 2013 holds 94.9% of the share capital of Perseus Real Estate Investment S.à.r.l., 5.1% are being held by an independent third-party (Löwenfeld Beteiligungen).

The investment properties have appreciated by the amount of the value increasing investments during the first half-year 2013. An independent value appraisal is being prepared once a year as of 31 December.

The strong increase in interest rates at the beginning of summer resulted in a significant increase of the market value of derivative financial instruments. While the balance sheet as of 31 December 2012 carried liabilities of EUR 0.4 million, the value as of 8 July 2013 stood at EUR 1.0 million in derivative financial assets. In this connection, these movements are non-cash changes in book value.

In March the Perseus Group refinanced part of its mortgages through a credit loan by Corealcredit Bank AG in the amount of EUR 91.0 million (duration until 31 Dec. 2020) as well as two shareholder loans in the total amount of EUR 9 million and had extended certain loans with Berlin-Hyp until 31 December 2014. These loans in the amount of EUR 50.8 million have in the meantime also been prolonged until 31 December 2020. Besides this, Gutburg Immobilien is financed by an additional loan in the amount of around EUR 13 million by Mittelbrandenburgische Sparkasse in Potsdam. As of 8 July 2013 Gutburg Immobilien thus is funded by loans secured by land registry charges in the total amount of EUR 154.5 million.

The mezzanine loan of Perseus outstanding before the transaction date has been taken over by Gutburg Immobilien within the reorganization, was refinanced by a bond issue in the amount of CHF 55 million and converted into an intercompany loan. Certain transaction costs related to this refinancing have been capitalized.

The shareholder loans in the amount of EUR 9 million with a remaining duration until December 2020 have been contributed in kind into Gutburg Immobilien, thus sustainably strengthening the equity share capital. The adjusted equity capital of Gutburg Immobilien as of 8 July 2013 amount to EUR 67.02 million, corresponding to an equity ratio of around 25%. The value of interests by non-controlling shareholders is reported at EUR 3.0 million.

## Report on the first half-year 2013

(in EUR) 8 July 2013

### Adjusted equity capital

Total equity capital	58,975,298
Deferred income tax liabilities	9,084,010
Derivative financial instruments	(1,040,417)
<b>Total adjusted equity capital</b>	<b>67,018,892</b>

### Adjusted equity ratio

Total assets	268,324,616
<b>Adjusted equity ratio</b>	<b>24.98%</b>

### Profit and loss statement

Revenue from rents in the amount of EUR 11.2 million have been recorded during the first half-year. Operating profit and profit before interest and taxes (EBIT) accrued to EUR 6.25 million as of 8 July 2013.

The appreciation of the value of derivative financial instruments resulted in an unrealized financial gain of EUR 1.4 million.

The adjusted half-year profit amounts to EUR 256,720. Non-recurring transaction and consulting expenses in the amount of EUR 1.09 million are included in this.

(in EUR) 8 July 2013

### Adjusted profit

Half-year profit	915,546
Net gain from fair value adjustment on investment property	(1,384,087)
Refurbishments and investments	1,384,087
<b>Net gain from fair value adjustment on derivative financial instruments</b>	<b>(1,448,898)</b>
Deferred income tax expenses	790,072
<b>Adjusted half-year profit</b>	<b>256,720</b>

## Report on the first half-year 2013

<b>Assets</b> (in EUR)	<b>8 July 2013</b>
<b>Non-current assets</b>	
Investment property	262,174,087
Derivative financial instruments	1,040,417
<b>Total non-current assets</b>	<b>263,214,504</b>
<b>Current assets</b>	
Trade receivables	159,537
Other receivables	1,379,047
Cash and cash equivalents	3,571,529
<b>Total current assets</b>	<b>5,110,113</b>
<b>Total assets</b>	<b>268,324,616</b>

<b>Liabilities</b> (in EUR)	<b>8 July 2013</b>
<b>Equity</b>	
<b>Equity attributable to shareholders of Gutburg Immobilien</b>	
Share capital	47,149,003
Retained earnings	8,818,555
<b>Total equity attributable to shareholders of Gutburg Immobilien</b>	<b>55,967,558</b>
<b>Equity attributable to non-controlling interests of Gutburg Immobilien</b>	<b>3,007,740</b>
<b>Total equity capital</b>	<b>58,975,298</b>
<b>Liabilities</b>	
<b>Non-current liabilities</b>	
Secured borrowings	153,298,983
Unsecured borrowings	43,204,351
Deferred income tax liabilities	9,084,010
<b>Total non-current liabilities</b>	<b>205,587,344</b>
<b>Current liabilities</b>	
Trade payables	3,468,771
Interest expense payables	36,968
Current income tax liabilities	256,236
<b>Total current liabilities</b>	<b>3,761,974</b>
<b>Total liabilities</b>	<b>209,349,318</b>
<b>Total equity and liabilities</b>	<b>268,324,616</b>



## Report on the first half-year 2013

Consolidated income statement (in EUR)	1 January 2013 until 8 July 2013
Revenue from rents	11,241,730
Income from direct property expenses recoverable from tenants	5,432,992
<b>Gross rental income</b>	<b>16,674,723</b>
Direct property expenses recoverable from tenants	(6,117,233)
Direct property expenses borne by Group	(2,443,965)
Net rental income	8,113,525
Administrative expenses	(1,782,026)
Personnel expenses	(81,951)
Other income	3,015
<b>Operating profit</b>	<b>6,252,563</b>
Net gain from fair value adjustment of investment property	1,384,087
Refurbishment and investments	(1,384,087)
<b>Profit before interest and taxes (EBIT)</b>	<b>6,252,563</b>
Finance costs	(5,913,936)
Net gain from fair value adjustment on derivative financial instruments	1,448,898
<b>Net financial result</b>	<b>(4,465,038)</b>
<b>Profit before taxes (EBT)</b>	<b>1,787,525</b>
Current income tax expenses	(81,907)
Deferred income tax expenses	(790,072)
<b>Income tax expenses</b>	<b>(871,979)</b>
<b>Profit</b>	<b>915,546</b>
<b>Attributable:</b>	
Shareholders of Gutburg Immobilien	868,853
<b>Non-controlling interests of Gutburg Immobilien</b>	<b>46,693</b>

**Gutburg Immobilien S.A.**

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