

INTERIM STATEMENT AS AT 30 SEPTEMBER 2016



WCM

Beteiligungs- und Grundbesitz-AG

WCM CONSOLIDATED KEY FIGURES (IFRS) AS AT 30 SEPTEMBER 2016

REVENUE AND INCOME	€k	1 JANUARY - 30 SEPTEMBER 2016	1 JANUARY - 30 SEPTEMBER 2015	ABSOLUTE CHANGE	CHANGE IN PER CENT
Rental income		23,849	5,999	17,850	>100
Net rental income		22,261	5,691	16,570	>100
Net income		16,928	17,586	-659	-3.7
FFO I		12,888	4,602	8,286	>100
FFO I per share (in €)		0.10	0.08	0.02	26.2
FFO II		13,687	4,602	9,085	>100
FFO II per share (in €)		0.11	0.08	0.03	34.2
EPRA earnings		4,634	n/a	n/a	n/a
Earnings per share, undiluted (in €)		0.12	0.29	-0.17	-58.2
Earnings per share, diluted (in €)		0.12	0.29	-0.17	-58.4

KEY BALANCE SHEET FIGURES	€k	30 SEPTEMBER 2016	31 DECEMBER 2015	ABSOLUTE CHANGE	CHANGE IN PER CENT
Investment properties		576,379	505,731	70,648	14.0
Total liabilities		660,332	550,924	109,408	19.9
Shareholder's equity (incl. minorities)		313,533	269,582	43,951	16.3
Financial liabilities		324,203	264,131	60,072	22.7
Net loan-to-value (LTV) in per cent		50.3	50.0	0.3	0.5
EPRA NAV		338,326	290,608	47,718	16.4
EPRA NAV per share (in €)		2.56	2.38	0.18	7.7
EPRA NNAV per share (in €)		2.38	2.22	0.16	7.0

KEY PORTFOLIO FIGURES	30 SEPTEMBER 2016	31 DECEMBER 2015
Number of properties	49	49
Lettable area	271,056 m ²	293,986 m ²
Annualised rental income in €k	33,661	31,533
EPRA net initial yield (NIY) in per cent	5.3	5.6
EPRA vacancy rate in per cent	4.1	4.8
Weighted average remaining lease term (WALT) in years	9.3	9.4
Average cost of debt in per cent	2.0	2.1

By segment	OFFICE	RETAIL
Number of properties	12	37
Lettable area	113,985 m ²	157,071 m ²
Annualised rental income in €k	18,099	15,563
EPRA vacancy rate in per cent	6.9	0.8
Weighted average remaining lease term (WALT) in years	8.3	10.4

INTERIM STATEMENT OF WCM AG AS AT 30 SEPTEMBER 2016 ACCORDING TO SECTION 51 A EXCHANGE RULES FOR THE FRANKFURTER WERTPAPIERBÖRSE

Consolidated Interim Statement

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CONSOLIDATED INTERIM STATEMENT ACCORDING TO IFRS FOR THE PERIOD FROM 1 JANUARY TO 30 SEPTEMBER 2016

The consolidated interim statement of WCM Beteiligungs- und Grundbesitz-AG (referred to hereinafter as "WCM", "WCM AG", or "the Company") shown below relates to the business performance and its effects on the earnings, asset and financial position in the first nine months (reporting period) of the fiscal year 2016.

WCM implements the simplified publication requirements of the Frankfurt Stock Exchange in place since November 2015 and publishes an interim statement for the first and third quarter of the fiscal year.

1. SIGNIFICANT EVENTS AND TRANSACTIONS

PORTFOLIO TRANSACTIONS

Under the terms of a contract dated 21 September 2015 and an addendum dated 29 December 2015, the asset in Radebeul, Hauptstrasse 24 (Office/Retail), was sold for a purchase price of €2,550k. The transfer of ownership rights, benefits and obligations arising from the property took place on 1 January 2016.

With the transfer of ownership rights, benefits and obligations on 30 March 2016, WCM acquired a DIY store in Göppingen with a long-term lease contract for a purchase price of €22,000k.

Under the contract of 31 March 2016, the asset in Frankfurt am Main, Niddagaustrasse 32-38 (Office) was sold for €4,425k. The rights and liabilities were transferred on 13 May 2016.

Under the terms of a contract dated 18 April 2016, the asset in Dresden, Marsdorfer Strasse 5 (Office), was sold for a purchase price of €900k. The rights and liabilities were transferred as at 30 June 2016.

Under the terms of a contract dated 27 April 2016, WCM sold all shares in the general partner Seebeck Verwaltung GmbH, Bremerhaven, as part of a share deal. The purchase price for the disposal was €30k.

Under the terms of a contract dated 9 May 2016, WCM sold the industrial property in Bremerhaven (Seebeck Offshore Industriepark GmbH & Co. KG,

Bremerhaven) as part of a share deal. The purchase price for the disposal was €13,810k.

A retail centre in Straubing was acquired for around €55,000k on 20 June 2016 as part of a share deal (94.9 per cent). The retail centre, which encompasses around 35,000 m² of space, generates annualised rental income of around €3,500k. The sellers contributed their shares to the Company as a non-cash contribution in connection with a non-cash capital increase.

Contrary to the original intention to sell the property at Hauptstrasse 29 in Radebeul, the Executive Board has decided that it is no longer to be sold. For this reason, it was reclassified to long-term investment property as at 30 September 2016. The first fair value recognition of the property resulted in a valuation gain of €810k.

Greenman 1D GmbH, Berlin, acquired a partial plot of around 250 m² in Holle (Lower Saxony) for €60k under the terms of a purchase agreement dated 7 July 2016 in order to expand the store leased to EDEKA there. The transfer of benefits and liabilities is expected to take place at the end of 2016.

Under the terms of a purchase agreement dated 23 September 2016, Greenman 1 D GmbH, Berlin, acquired a partial plot of around 1,800 m² in Merseburg (Saxony-Anhalt) for €130k in order to expand the store leased to EDEKA there. The transfer of benefits and liabilities is expected to take place in the first quarter of 2017.

Under the terms of a purchase agreement dated 23 September 2016, WCM further expanded its property portfolio by way of a portfolio acquisition. In the federal states of Saxony-Anhalt, Saxony and Brandenburg, four retail centres with a total rental area of around 52,500 m² were acquired for a net purchase price of €66,500k. The annualised rent amounts to approximately €4,500k. The transfer of benefits and liabilities is scheduled for late November 2016.

COMPANIES

Two limited partnerships - WCM Handelsmärkte V and VI GmbH & Co. KG, both Berlin - were formed by way of partnership agreements dated 13 July 2016. The limited liability capital for each company amounts to €100k and is held by WCM.

WCM Vermögensverwaltung GmbH & Co. KG, Berlin, was established on 23 September 2016. The limited liability capital amounts to €1k and is held by WCM Verwaltungs II GmbH, Berlin.

On 30 September 2016, the transfer of the headquarters of the four foreign subsidiaries currently still based in Denmark to Germany was notarised. This change was entered in the German commercial register on 17 of November 2016.

MANDATORY CONVERTIBLE BOND

Invivo Capital GmbH, Berlin (formerly Kalamata Grundbesitz GmbH, Berlin) exercised its conversion right with regard to the mandatory convertible bond with a nominal amount of €1,800k on 1 July 2016. A total of 1,192,052 no-par value bearer shares were issued to Invivo Capital GmbH, Berlin, on 12 July 2016 at the agreed conversion price of €1.51 per share. The share capital of WCM increased to €131,964,552 as a result.

FINANCING

On 6 January 2016, the last tranche of the loan taken out to refinance the Green portfolio acquired in the 2015 fiscal year was disbursed in the amount of €15,595k. As at 30 September 2016, the interest rate for the partly variable-interest and partly fixed-interest tranches was 1.38 per cent p.a. and 1.89 per cent p.a. respectively.

On 8 and 19 January 2016, tranches A and B of the loan taken out to finance the North portfolio acquired in December 2015 were disbursed in a total

amount of €70,750k. As at 30 September 2016, the interest rate for the partly variable-interest and partly fixed-interest tranches was 1.80 per cent p.a. and 2.32 per cent p.a. respectively.

On 29 February 2016, a loan in the amount of €19,725k was taken out to finance the property acquired in 2015 in Berlin, Dircksenstrasse. Interest is charged on the loan at a fixed rate of 1.58 per cent p.a.

As at 30 September 2016, the loan of €25,500k that was taken out when the property company Straubing was acquired has a fixed interest rate of 1.1 per cent p.a.

OTHER FINANCIAL OBLIGATIONS

The Company concluded rental agreements for office space at Joachimsthaler Strasse 34, Berlin, in 2015 and 2016. The agreements have a fixed term of five years and both end on 31 January 2020. The total net rent for this period, including the advance payment of operating costs, amounts to €749k.

Under the contract of 9 May 2016, WCM has sold the industrial property in Bremerhaven (Seebeck Offshore Industriepark GmbH & Co. KG, Bremerhaven) in the framework of a share deal. Obligations for WCM as the seller to make equalisation payments were agreed as part of the purchase contract. The aim is to generate contractually secured rental income in a net amount of at least €1,800k (target rent) with the sold property by 1 July 2018. If the property does not generate at least 95 per cent of this target rent, WCM shall owe the buyer an equalisation payment of €1,200k. The Company currently expects that it will not be called upon to implement this contractual commitment.

The portfolio acquisition of 23 September 2016 (share deal) resulted in purchase price obligations of around €27.9m, for which an advance payment of €3,325k was already made as at 30 September 2016.

ANNUAL SHAREHOLDERS' MEETING

The Annual Shareholders' Meeting of WCM was held in Frankfurt am Main on 24 August 2016. With an attendance ratio of around 61 per cent, the shareholders approved all of the proposed resolutions by a large majority, thereby expressing their agreement with the Company's strategy and

business policy. Among other matters, the transfer of the Company's headquarters from Frankfurt am Main to Berlin was resolved. This is expected to be entered in the commercial register in 2017. The Annual Shareholders' Meeting also created authorised capital (Authorised Capital 2016) of €31,500k as well as contingent capital (Contingent Capital 2016) of €3,000k and further contingent capital (Contingent Capital II 2016) of €5,700k. These capital measures were entered in the commercial register on

7 October 2016. In addition, the majority required to vote out members of the Supervisory Board was raised to 75 per cent.

SCOPE OF CONSOLIDATION

As at 30 September 2016, the consolidation of subsidiaries includes WCM and 29 companies which are under direct or indirect control of WCM.

2. BUSINESS PERFORMANCE AND DEVELOPMENT OF THE EARNINGS, ASSET AND FINANCIAL POSITION

EARNINGS POSITION

Due to the significantly larger property portfolio, net rental income increased to €22,261k in the reporting period (Q3 2015: €5,691k), driven by rental revenues of €23,849k (Q3 2015: €5,999k).

The sale of three properties that were already intended for sale when the portfolios were acquired resulted in total positive earnings of €799k (Q3 2015: €0k).

The revaluation of the portfolio by an external expert as at 30 June 2016 resulted in a valuation gain of €14,822k. In the same period of the previous year (Q3 2015), the fair value adjustment of the total portfolio had amounted to €16,961k. The next fair value measurement will take place as at 31 December 2016.

In total, operating expenses amounted to €13,702k (Q3 2015: €7,330k).

This includes non-recurring effects totalling €7,794k (Q3 2015: €5,266k). Adjusted for non-recurring effects, there was an increase in operating expenses of around €3,844k to €5,908k (Q3 2015: €2,064k). This was mainly due to higher current staff costs and other operating expenses. The non-recurring effects mainly comprise non-recurring adjustments

to the value of an acquired portfolio and financing expenses for various different acquired portfolios. In addition, non-recurring expenses were incurred for the establishment of operational structures after the restart of the Company.

As a result of the first attributable rental income of the acquisitions from the previous and current fiscal year, EBIT in the reporting period increased to €25,198k (Q3 2015: €15,869k), despite higher operating expenses.

Compared with the same period of the previous year, the financial result has decreased to €-5,557k (Q3 2015: €-755k) due to acquisitions.

Income taxes (€-2,713k, Q3 2015: €2,472k) comprise corporate tax and trade tax of €312k, non-recurring deferred tax expenses for the acquired North portfolio of €615k and tax expense from the increased adjustment to the value of deferred tax assets on loss carryforwards due to the sale of the industrial properties in Bremerhaven and from the recognition of deferred tax liabilities due to the increase in the properties' value and on transaction costs for capital measures implemented in the reporting period.

The consolidated net result of WCM aggregates to €16,928k in the reporting period (Q3 2015: €17,586k).

FFO I (excluding sales) amounted to €12,888k in the reporting period (Q3 2015: €4,602k), while FFO II totalled €13,687k (Q3 2015: €4,602k).

ASSET AND FINANCIAL POSITION

As at 30 September 2016, WCM's real estate portfolio amounted to €576,379k (31 December 2015: €505,731k).

Total equity increased to around €313,533k as at 30 September 2016 (31 December 2015: €269,582k). On the reporting date, the net loan-to-value ratio amounted to 50.3 per cent (31 December 2015: 50.0 per cent).

Current and non-current financial liabilities, which are used to finance the properties, totalled €324,203k as at 30 September 2016 (31 December 2015: €264,131k).

On 30 September 2016, the Company had cash and cash equivalents of €34,331k (31 December 2015: €11,136k). The Company was able to meet its payment obligations at all times.

On 30 September 2016, the changes in WCM's cash and cash equivalents broke down into operating, investing and financing activities as follows.

Cash flow from operating activities: €10,792k

Cash flow from investing activities: €-45,457k

Cash flow from financing activities: €57,860k

Overall, total assets increased significantly by €109,408k to €660,332k on 30 September 2016.

3. SUPPLEMENTARY REPORT

Under a notarised agreement dated 9 November 2016, WCM acquired a property portfolio consisting of two retail centres in Saxony-Anhalt and a retail centre in Baden-Württemberg with a total rental area of around 88,300 m². The net purchase price is approximately €98,200k with annualised rent of around €7,600k. The acquisition will take place in the form of a share deal and is expected to be completed by the end of March 2017. An advance purchase price payment of €6,525k has already been made.

4. OUTLOOK

FORECAST UNCHANGED

The first nine months of 2016 proceeded as expected and were largely dominated by the further development of the property portfolio. Other key focuses included completing the integration of the acquired portfolios and developing and further establishing internal structures and business processes. As part of this process, additional staff were employed as planned.

The Executive Board confirms the forecast issued in the 2015 annual report to achieve €18,000k to €21,000k Funds from operations.

Taking into account one-off charges in connection with executed and planned real estate transactions as well as capital measures the executive board expects to achieve group earnings for the year (before taxes and evaluation effects) in a high single-digit million amounts.

NO CHANGE IN RISK SITUATION

Based on its business activities, WCM is exposed to various kinds of risks. In this regard, please refer to the detailed descriptions in the 2015 annual report (pages 45 to 50). In the view of the Executive Board, WCM's risk situation has not changed significantly since then.

PORTFOLIO GROWTH THROUGH FURTHER ACQUISITIONS

With continuous acquisitions, WCM is expanding its property portfolio to approximately €766m and generating annualised rent of €46.0m and annualised FFO I of around €25.5m. After the transaction, the average remaining lease term comes to 8.5 years with an EPRA vacancy rate of 4.7 per cent. The management of WCM expects the acquisitions announced in the press release dated 27 September 2016 to be closed as planned by the end of the year. The acquisition described above results in a pro forma increase in EPRA NAV per share to at least €2.85. On a pro forma basis, the average interest rate for all property loans falls below 2.0 per cent for the first time with a secured average remaining term of 6 years.

Frankfurt am Main, 25 November 2016



Stavros Efremidis



Ralf Struckmeyer

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CONSOLIDATED STATEMENT OF FINANCIAL POSITION (IFRS) AS AT 30 SEPTEMBER 2016

€k	30 SEPTEMBER 2016	31 DECEMBER 2015
ASSETS		
<i>Current assets</i>		
Cash and cash equivalents	34,331	11,136
Trade receivables	210	309
Property held for sale	0	4,185
Other financial assets	1,746	174
Other current assets	17,826	14,642
Total current assets	54,113	30,446
<i>Non-current assets</i>		
Investment property	576,379	501,546
Intangible assets	176	103
Technical equipment and machinery	1,432	961
Other equipment, operating and office equipment	3,469	3,690
Advance payments for property, plant and equipment	18	53
Deferred tax assets	14,591	10,933
Other financial assets	10,155	3,192
Total non-current assets	606,220	520,478
Total liabilities	660,332	550,924
EQUITY AND LIABILITIES		
<i>Current liabilities</i>		
Trade payables	2,604	6,070
Other liabilities	8,339	4,663
Other financial liabilities	13,647	76,316
Other provisions	2,186	1,828
Total current liabilities	26,776	88,877
<i>Non-current liabilities</i>		
Other financial liabilities	310,557	187,815
Deferred tax liabilities	9,468	4,650
Total non-current liabilities	320,024	192,465
EQUITY		
Share capital	131,965	120,773
Capital reserves	93,595	76,366
Mandatory convertible bond	0	1,800
Retained earnings	78,641	62,420
Equity attributable to owners of the parent	304,201	261,359
Non-controlling interests	9,331	8,223
Total equity	313,533	269,582
Total liabilities	660,332	550,924

INTERIM CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME (IFRS) FOR THE PERIOD FROM 1 JANUARY TO 30 SEPTEMBER 2016

€k	1 JAN.- 30 SEPT. 2016	1 JAN.- 30 SEPT. 2015	1 JULY- 30 SEPT. 2016	1 JULY- 30 SEPT. 2015
Rental income	23,849	5,999	8,407	3,806
Operating and ancillary costs	-1,588	-308	-467	-240
Net rental income	22,261	5,691	7,940	3,566
Proceeds from disposal of properties held for sale	7,875	0	0	0
Expenses of the sale from property held for sale	-7,076	0	0	0
Net gain/loss from sale of property held for sale	799	0	0	0
Unrealised net gain/loss from fair value measurement of investment property	14,822	16,961	664	13,023
Net gain/loss from fair value adjustments	14,822	16,961	664	13,023
Other operating income	1,017	547	218	398
Operating income	1,017	547	218	398
Staff costs	-3,501	-775	-990	-339
Depreciation	-968	-240	-302	-89
Other operating expenses	-9,233	-6,315	-1,934	-2,416
Operating expenses	-13,702	-7,330	-3,226	-2,844
Operating profit/loss (EBIT)	25,198	15,869	5,597	14,143
Financial income	113	125	55	110
Finance expenses	-5,670	-880	-1,897	-397
Net finance costs	-5,557	-755	-1,841	-287
Total comprehensive income or loss before taxes	19,640	15,114	3,756	13,856
Income taxes	-2,713	2,472	-200	2,945
Other taxes	0	0	0	0
Consolidated net profit for the period/total comprehensive income	16,928	17,586	3,556	16,801
Consolidated net profit/total comprehensive income attributable to:	16,928	17,586	3,556	16,801
Owners of the parent	15,414	16,722	2,655	16,168
Non-controlling interests	1,513	863	900	632
	16,928	17,586	3,556	16,801
Earnings per share				
Basic earnings per share in €	0.12	0.29	0.01	0.16
Diluted earnings per share in €	0.12	0.29	0.01	0.16

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY (IFRS) FOR THE PERIOD FROM 1 JANUARY TO 30 SEPTEMBER 2016

€k	SHARE CAPITAL	CAPITAL RESERVES	MANDATORY CONVERTIBLE BOND	RETAINED EARNINGS/ ACCUMULATED LOSS	EQUITY ATTRI- BUTABLE TO SHAREHOLDERS OF THE PARENT	NON CONTROLLING INTERESTS IN EQUITY	TOTAL CONSOLIDATED EQUITY
As at 1 January 2015	33,783	13,775	0	-16,799	30,759	1,050	31,809
Total comprehensive income				16,723	16,723	863	17,586
Mandatory convertible bond			1,800		1,800		1,800
Company acquisitions					0	7,106	7,106
Capital increase for cash	76,010	79,811			155,821		155,821
Withdrawals for transaction costs		-3,584			-3,584		-3,584
Capital repayments					0	-1,992	-1,992
As at 30 September 2015	109,793	90,002	1,800	-76	201,519	7,027	208,546
As at 1 January 2016	120,773	76,366	1,800	62,420	261,359	8,223	269,582
Total comprehensive income				15,414	15,414	1,513	16,928
Mandatory convertible bond	1,192	608	-1,800		0		0
Contribution in kind	10,000	18,000			28,000		28,000
Withdrawals for transaction costs		-1,379			-1,379		-1,379
Change in scope of consolidation						-253	-253
Equalisation payments				34	34	-152	-118
Share-based remuneration				773	773		773
As at 30 September 2016	131,965	93,595	0	78,642	304,202	9,331	313,533

CONSOLIDATED CASH FLOW STATEMENT (IFRS) FOR THE PERIOD FROM 1 JANUARY TO 30 SEPTEMBER 2016

€k	1 JAN. - 30 SEPT. 2016	1 JAN. - 30 SEPT. 2015
Profit or loss for the period	16,928	17,586
Net finance costs	5,557	755
Net gain/loss from fair value adjustments	-14,822	-16,961
Amortisation and depreciation expense	968	240
Loss (+)/gain (-) on the disposal of assets	-799	3
Current tax expense	312	
Increase (+)/decrease (-) in provisions	358	235
Increase (-)/decrease (+) in inventories, trade receivables and other assets not attributable to investing or financing activities	-3,810	-8,495
Increase (+)/decrease (-) in trade payables and other liabilities not attributable to investing or financing activities	210	11,507
Other non-cash expenses (+)/income (-)	5,890	-1,628
Taxes paid	0	0
Net cash flow from operating activities	10,792	3,242
Outflows for investments in investment property	-58,923	-240,174
Outflows for investments in intangible assets and property, plant and equipment	-175	-814
Inflows from disposals of property, plant and equipment	13,641	66
Interest received	113	
Cash flow from investing activities	-45,457	-240,922
Inflows from the capital increase		155,822
Outflows for the costs of the capital increase	-2,415	-5,266
Outflows from granting loans		-4,917
Inflows from borrowing loans	120,370	110,900
Outflows from repaying loans	-53,242	-8,309
Outflows for granting loans to non-controlling interests	-1,710	
Interest paid	-5,143	-1,410
Cash flow from financing activities	57,860	246,820
Increase/decrease in cash and cash equivalents	23,196	9,139
Cash and cash equivalents at beginning of period	11,136	19,376
Cash and cash equivalents as at 30 September	34,332	28,515

ABOUT WCM AG

WCM is a specialised commercial real estate company. As a real estate proprietor, the focus is on long-term rental of high-quality office and retail properties in the major office locations in Germany and in attractive locations for retail properties.

Since the operational restart in 2014, WCM has focused on an extensive network for the acquisition of properties as well as on value-creating asset management, in order to generate attractive long-term rental income and a steady cash flow. The property portfolio currently has a market value of more than €575m. The company has extensive loss carryforwards for corporate tax and trade tax and a significant contribution account for tax purposes.

Shares of WCM have been listed in the SDAX of Deutsche Börse since 21 December 2015.

DISCLAIMER

This report contains statements relating to anticipated future developments. These statements are based on current assessments and are, by their very nature, exposed to risks and uncertainty. Actual developments may differ from those predicted in these statements.

THE WCM SHARE

ISIN	DE000A1X3X33
Securities Code Number (WKN)	A1X3X3
Number of shares 30 September 2016	131,964,552
Market segment:	Prime Standard
Exchanges	Xetra, Frankfurt, Hamburg, Stuttgart
Share price 30 September 2016	€2.968
Market capitalisation 30 September 2016	€391,671k

FINANCIAL CALENDAR

20 March 2017	Publication of preliminary results for FY 2016
28 April 2017	Publication of the annual report 2016
15 May 2017	Publication of interim statement for Q1 2017
4 July 2017	Annual shareholders' meeting in Berlin
14 August 2017	Publication of half-yearly financial statements as at 30 June 2017
14 November 2017	Publication of interim statement for Q3 2017

IMPRINT

PUBLISHED BY:
The Executive Board of
WCM Beteiligungs- und Grundbesitz-Aktiengesellschaft

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