

Q3 2009

# BPT Hansa Lux SICAV-SIF Quarterly Fund Report



Danlem Campus Hotel, Berlin

- Occupancy rate increased from 95.0% to 95.8%
- Average direct property yield slightly above 5.7%
- Slight NAV decrease

## COMMENTARY

BPT Hansa Lux SICAV-SIF is a direct real estate fund, designed for institutional investors. Currently only non-German investors can subscribe, but plans are in place to open the fund for German investors as well.

## ACTIVITIES OVER THE QUARTER

After finishing the two development projects, the gross property value of the fund reached EUR 58.4m. Q3 showed a slight increase of operating expenses due to payments for costs related to the previous quarters and starting of operating costs in the completed properties. As a result of those additional expenses the average direct property yield decreased by 0.4 percentage points to 5.71%. The overall occupation ratio remained satisfactory and increased slightly from approx. 95% to approx. 95.8% mainly due to new letting at Walsroder Strasse. The NAV slightly decreased by 0.3 percentage points to 95.7%, mainly due to a change in the hedge reserve.

After handing over the Hamburg-Wärtsilä property to Wärtsilä in Q2, the tenant began the installation of extensive technical equipment and was fully operating in Q3. The final construction costs will be within the budget.

After a regular running-in phase of the newly finished development, Dahlem Campus Hotel in Berlin, it is matching our expectations. In the meantime the Hotel is asking for further space for an extension of their restaurant. Furthermore, current negotiations with several users about the remaining retail space at the campus look promising.

The Weinmeisterstrasse property in Berlin once more performed satisfactory compared to the previous quarters. Due to changes of residential tenants there are small variations in terms of property yield and rent level.

## Fund performance

NAV per share	EUR 95.71
Latest dividend per share (paid out 2009)	EUR 0.0
Total fund return since inception	-4.29%
Fund return since inception annualised	-2.47%

## Portfolio

Number of properties	4
Average gross property value	EUR 14.6 m
Occupancy ratio (quarter average)	95.3%

## Fund facts

Fund inception (as of the first NAV)	January 2008
Expected exit	2022
Status	Closed-end
Target share capital	EUR 300.0m
Total share capital	EUR 24.3m
Net asset value (total equity)	EUR 23.3m
Investment capacity	EUR 1,000m
Gross property value	EUR 58.4m
Gross asset value (GAV)	EUR 61.9m
Total cash and cash equivalents	EUR 3.0m
Loans	EUR 37.1m
Loan to value	63.5%
Interest coverage	100.4%

## Selected Holdings



**Wärtsilä Headquarter (Hamburg)**  
Industrial/Other, 4,985 sq. m.  
Acquired June 2007



**Dahlem Campus Hotel (Berlin)**  
Retail/Other, 17,765 sq. m.  
Acquired July 2007

## Contacts



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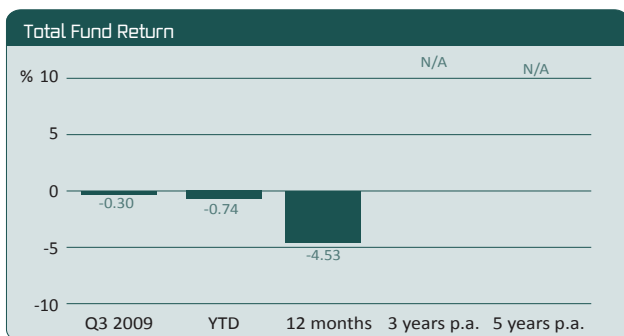


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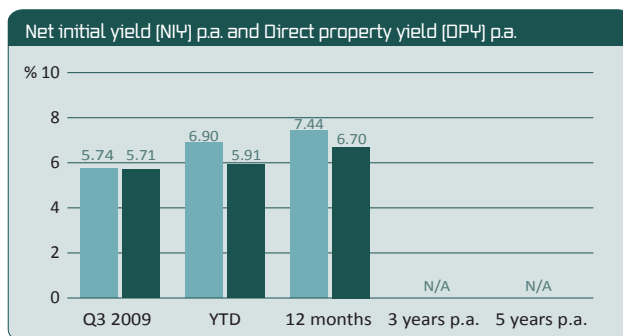


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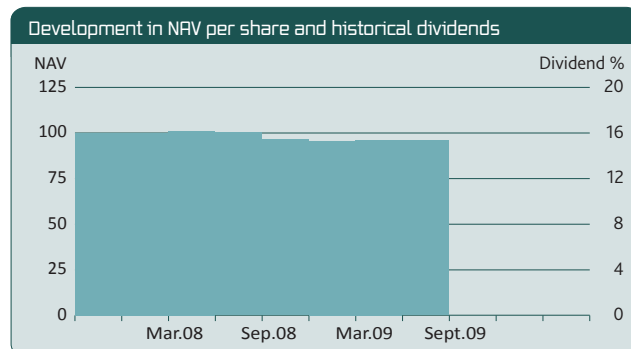
Total fund return is calculated as NAV-to-NAV taking into account distributed dividend and net capital invested for the year.



NIY (light blue) is calculated as the net operating income divided by gross property value annualized. DPY (dark green) is calculated as the net operating income divided by the acquisition costs annualized.

For Walsroder Strasse a new lease agreement with an affiliate of Generali-insurance could be closed. Thus, the vacant space could be reduced by approx. 10 percentage points. Promising negotiations for approx. 670 sqm (47% of the available space) are taking place with a dental clinic. These negotiations are expected to be completed in early 2010.

German institutional investors are now re-entering the real estate market in Germany. Hence, the Board of Directors has approved a new fund raising strategy which will have a strong focus on local institutional investors. The Fund Management Team have had the first meetings with German institutional investors and plans to have close to 20 meetings over the coming months. This change will require an update of the Articles of Association which would have to be approved at an upcoming shareholders meeting. The revised version, which will open up to the possibility of German investors also being allowed to invest in the fund, is currently being prepared by our Investor Relations team and will be circulated over the coming 4-6 weeks.



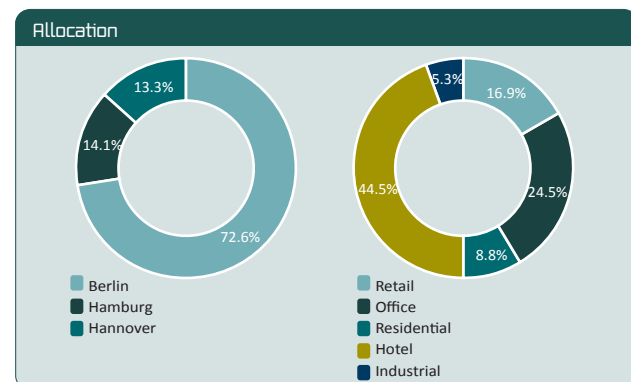
Development in NAV (light blue) is excluding reinvested dividends. Historical dividends (none so far) are shown at the time they are deducted from the NAV per share.

### MARKET OUTLOOK

The German economy shows the first signs of a recovery. Due to an increase in exports the economy was growing as much as at least 1.5 years ago. During Q3 the GDP showed a growth of 0.7% - the strongest growth since early 2008. For 2010 a real growth of GDP is expected by up to 1.6%.

The German investment market gained momentum in Q3. The turnover of EUR 2.7bn shows an increase of 67% compared to the previous quarter. Over the first nine months the investment volume amounts to more than EUR 6.0bn. Especially German investors are responsible for these growing activities. For Q4 and the beginning of 2010 a higher dynamic in the market is expected. Investors are confident about the stability of the German economy and the investment market. For 2009 a total investment turnover of approx. EUR 10.0bn is expected.

Andrea Jost, our previous Fund Manager, resigned at the end of September and we would like to thank her for her dedicated contribution over the past three years. The daily fund management has been taken over by a Fund Management Team consisting of Georg Haider and Barbara Bendix. Both have been working extensively with the fund over the last couple of years and have a broad experience from the German real estate market. The new Hansa Fund Management Team is fully supported and approved by the Board of Directors, and look forward for a continuous constructive and fruitful dialogue with the Fund's investors and stakeholders.



Allocation is calculated based on gross property value.

Property Name	Property Type	City
Dahlem Campus Hotel	Other/Hotel	Berlin
Weinmeisterstrasse	Office/Retail/Residential	Berlin
Walsroderstrasse	Office	Hannover
Wärtsilä	Office/Industrial	Hamburg

There are currently four holdings in the fund

Top 5 holdings is based on gross property value.

Fee Type	Rate
Management fee	0.75% of gross asset value p.a.
Acquisition fee	0.3% of the transaction sum
Incentive fee	20% of RoE in excess of 7% p.a.
Subscription fee	2.5% of the subscription price

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