
Press Release

ECM confirms that its Chinese subsidiary, Metropolis Holding (Tianjin) Co. Ltd, has paid the next 30% of the purchase price of the Metropolis Tower Project in Beijing, China

Luxembourg, 12th March 2009 – ECM Real Estate Investments A.G. (“ECM” or “Company”), one of the leading property development, investment and facility management companies operating in Central and Eastern Europe, announces today that its 37% Chinese subsidiary, the Metropolis Holding (Tianjin) Co., Ltd, in accordance with its contract terms, has made its next stage payment in the amount of 30% of the purchase price of the Metropolis Tower project in Beijing, China for a total consideration of RMB 148.9 million. To date, Metropolis Holding (Tianjin) Co., Ltd has paid a total of 80% of the purchase price.

This latest payment is fully covered by loans provided by Shenzhen Development Bank and Shanghai Pudong Development Bank. The security deposit for the granted loans is covered by a mezzanine loan provided by Nordevo Investment Limited, ECM’s joint-venture partner for Chinese projects. The loan facility also covers the fit-out works for the building.

Commenting on the latest stage payment, Maroš Bréda, Executive Vice-President of ECM China, said: *“We are very pleased to have met with our payment obligations and to have paid this next tranche of the Metropolis Tower purchase price. This means that we have now covered 80% of the total purchase price, despite the current turbulences on the global financial markets. In my opinion, this transaction confirms the very high quality of this project.”*

The Metropolis Tower is part of a mixed-use development project developed by Beijing Science Park Development Co., Ltd. The 90-meter tall Metropolis Tower office building will offer a net leasable area of 27,898 sq. m of grade A office space on 19 floors as well as 500 sq. m of retail space on the ground floor. The project company Metropolis Holding (Tianjin) Co., Ltd, is owned by ECM China (37%) and its JV partner Nordevo Investment Limited (63%).

ECM also owns 37% of a second building in the same complex, the ECMall retail center, which is also under development and which, when completed, will offer approximately 53,019 sq. m of gross floor area and, together with the Metropolis Tower, a total of over 500 parking lots.

Ends

Notes to Editors:

ECM Real Estate Investments A.G.

ECM commenced its activities on the Czech market in 1991 and today it is one of the leaders in the development, investment and facility management sectors in the Czech Republic. ECM's activities are currently focused on real estate development in the Czech Republic and Russia and the provision of services in all aspects of the development process, which includes market research, feasibility studies, acquisitions, project development, leasing, sales and property management. In December 2006 shares of ECM REI A.G. were listed on the Prague Stock Exchange and it became one of 10 companies to have its shares traded on the Prague Stock Exchange's main market.

ECM develops commercial (office, hotel, retail) and residential real estate in the Czech Republic and Russia and plans to expand further into Central and Eastern Europe. ECM's portfolio reflects a strategy of strong geographical presence in several regions, as well as the aim for a diversified portfolio in terms of project business lines. In August 2007 ECM acquired an investment project – retail shopping centre – in Beijing, China, followed by the acquisition of an office tower in the same area in October 2007. ECM also entered Poland via the acquisition of zoned residential land in October 2007. As of 30th September 2008, the ECM portfolio consisted of 13 development and 9 investment projects with a total floor-space exceeding 518,000 sq m.

www.ecm.cz

Nordevo Investments Limited

Nordevo is a 50% associated company of Crown Investments Ltd, a wholly-owned subsidiary of Metro China Holdings Pte Ltd. The other 50% share of Nordevo is held by HSBC NF China Real Estate Fund.

For further information please contact:

Michaela Neprašová

Director of Investor Relations
ECM Real Estate Investments
Tel: +420 222 752 399
E-mail: mneprasova@ecm.cz

Markéta Finnová

Spokesperson
JWA Prague, s.r.o.
Tel: +420 242 454 740
E-mail: marketa@jwa.cz