



FOR IMMEDIATE RELEASE

HOMBURG INVEST REPORTS 2011 SECOND QUARTER FINANCIAL RESULTS

Shares issued: Class A - 17,034,489 Class B - 3,104,838

HALIFAX, Nova Scotia. August 15, 2011 - (TSX: HII.A & HII.B and NYSE Euronext Amsterdam: HII) - Homburg Invest Inc. ("Homburg Invest" or the "Company") announced today its financial results for the second quarter ended June 30, 2011, prepared under International Financial Reporting Standards ("IFRS").

Financial Results (Quarter ended June 30, 2011)

Property revenues from continuing operations were \$31.9 million during the second quarter ended June 30, 2011, compared to \$31.2 million for the same quarter in 2010, an increase of \$0.7 million.

Net operating income (NOI) was \$25.2 million in the second quarter of 2011, compared to \$26.6 million in the second quarter of 2010, a decrease of \$1.4 million. The decrease is primarily due to the \$0.6 million in head lease commitments incurred in the second quarter that were not present in the same quarter in 2010.

The Company incurred a loss before taxes from continuing operations of \$40.2 million for the second quarter ended June 30, 2011, compared to loss before taxes of \$4.3 million in the same period in 2010. The decrease is due primarily to a \$12.8 million net decrease in the fair value of investment properties, a \$14.2 million decrease in the value of investment properties under development, and a foreign exchange loss of \$7.8 million recorded in the second quarter of 2011, compared to a gain of \$6.5 million in the second quarter of 2010, a variance of \$14.3 million.

For the three-month period ended June 30, 2011, the Company's net loss was \$41.1 million or \$2.08 per share, compared to a net loss of \$112.7 million or \$5.60 per share in the second quarter of 2010.

Funds from operations (FFO), net of the sale of properties developed for resale, were a \$1.8 million net loss for the three-month period ended June 30, 2011 compared to a net loss of \$2.6 million recorded for the same period in 2010.

Page 1 of 4

HOMBURG INVEST INC.

1741 Brunswick Street, Suite 600, Halifax, NS B3J 3X8
Tel (902) 468-3395 ♦ Fax (902) 468-2457
www.homburginvest.com

Key Financial Results for the Quarter Ended June, 2010

	<u>June 30, 2011</u>	<u>June 30, 2010</u>
	(millions of CDN \$, except per share items)	
Property revenue	31.9	31.2
Sale of properties developed for resale	3.2	5.2
Total revenues and other gains	0.9	40.3
Net operating income	25.2	26.6
Net income	(41.1)	(112.7)
Basic earnings per share	(2.08)	(5.60)
Diluted earnings per share	(2.08)	(5.60)
Funds from operations, net of the sale of properties developed for resale	(1.8)	(2.6)
Funds from operations per share	(0.09)	(0.13)

For complete financial statements, along with the Management's Discussion and Analysis of Results as at and for the quarter ended June 30, 2011, please refer to the Company's website at www.homburginvest.com or www.sedar.com.

"Vacancy rates in Europe remain high and our earnings are highly affected by unrealized valuation changes," said Jan Schöningh, President and Chief Executive Officer.

"The Board of Directors and Management of Homburg Invest continue to make every effort to maintain their independence in the face of some very challenging circumstances. We are working on behalf of our primary stakeholders – our shareholders and our debt holders. We are making every effort to delineate strategies to preserve value and ensure the long term viability of Homburg Invest.

"The Board of Directors is currently reviewing recommendations put forward by Management to transform HII into a more viable, financially stable company with a long-term strategic focus. Homburg Invest will keep investors informed of developments as they unfold," concluded Mr. Schöningh.

About Homburg Invest

Homburg Invest Inc. owns and develops a diversified portfolio of quality commercial real estate including office, retail, industrial and development properties throughout Europe and the United States, as well as 23.1% of the units of Homburg Canada Real Estate Investment Trust. The head office of the Company is located in Halifax, Nova Scotia.

Forward Looking Statements

HOMBURG INVEST INC.

This news release may contain statements which by their nature are forward looking and express the Company's beliefs, expectations or intentions regarding future performance, future events or trends. Forward looking statements are made by the Company in good faith, given management's expectations or intentions however, they are subject to market conditions, acquisitions, occupancy rates, capital requirements, sources of funds, expense levels, operating performance and other matters. Therefore, forward looking statements contain assumptions which are subject to various factors including: unknown risks and uncertainties; general economic conditions; local market factors; performance of other third parties; environmental concerns; and interest rates, any of which may cause actual results to differ from the Company's good faith beliefs, expectations or intentions which have been expressed in or may be implied from this news release. Therefore, forward looking statements are not guarantees of future performance and are subject to known and unknown risks. Information and statements in this document, other than historical information, should be considered forward-looking and reflect management's current views of future events and financial performance that involve a number of risks and uncertainties. Factors that could cause actual results to differ materially include, but are not limited to, the following: general economic conditions and developments within the real estate industry, competition and the management of growth. The Toronto Stock Exchange has neither approved nor disapproved of the information contained herein.

-30-

Note

Non-IFRS Financial Measures

This news release includes measures widely accepted within the real estate industry which are not defined under IFRS. These measures include funds from operations, funds from operations per share, property net operating income, and net asset value per share. As these are not defined measures under IFRS, other issuers may have different calculations from those used by the Company.

The Company considers these amounts to be measures of operating and financial performance.

- a) Funds from operations ("FFO") and FFO per share are presented by the Company as net income (loss) from continuing operations adjusted for unrealized and realized valuation changes, deferred and capital income taxes, amortization of financing costs, change in provisions, gain or loss on derivative financial instruments, and net exchange differences; divided by the weighted average number of shares outstanding.
- b) Property net operating income ("NOI") is presented by the Company as property revenue less property operating expenses.

HOMBURG INVEST INC.

For further information, please contact:

Caroline Martel
NATIONAL Public Relations
(514) 843-2313