

## Real Estate Investment Profile

The investment profile described below presents the current acquisition objectives of CORESIS Management GmbH.


Please send your brochure to [immobilienangebote@coresis.de](mailto:immobilienangebote@coresis.de). Proposals without a postal address will not be processed.

This investment profile does not constitute an offer to enter into a brokerage contract. We regard appropriate written real-estate offers as proposals for a brokerage contract which only come into force upon our acceptance of individual cases.

### Your Contact

| Name                | Contact details   |
|---------------------|---|
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### Our Investment Properties

| "Municipal real-estate" (from €5 to €70 million) |  |   |
|--|--|---|
| <b>Desired properties</b>                        | <ul style="list-style-type: none"> <li>Office/administration buildings rented by public-sector institutions (e.g., employment agencies, city halls, public authorities, courts, ministries, etc.)</li> </ul> |  |
| <b>Locations</b>                                 | <ul style="list-style-type: none"> <li>All German regions/mid-sized and large cities &gt; 50,000 inhabitants</li> </ul>  |   |
| <b>Location grades</b>                           | <ul style="list-style-type: none"> <li>Good office location</li> </ul>   |   |
| <b>Occupancy status</b>                          | <ul style="list-style-type: none"> <li>8 to 30 years weighted average lease term ("WALT")</li> <li>Occupancy &gt; 80%</li> </ul>   |   |
| <b>Miscellaneous</b>                             | <ul style="list-style-type: none"> <li>Third-party use allowed (office use)</li> <li>Functional buildings</li> <li>Efficient floor plans</li> <li>Suitable for multiple tenants</li> </ul>                   |   |

| <b>Multi-tenant office properties (from €5 to €50 million)</b> |   |
|--|---|
| <b>Locations</b>   | <ul style="list-style-type: none"> <li>• <u>Rhine-Ruhr region</u>: such as Aachen, Bochum, Bonn, Dortmund, Duisburg, Essen, Hagen, Koblenz, Cologne, Krefeld, Leverkusen, Mönchengladbach, Mülheim an der Ruhr, Münster, Neuss, Wuppertal</li> <li>• <u>Rhine-Main &amp; Rhine-Neckar region</u>: such as Aschaffenburg, Darmstadt, Hanau, Heidelberg, Heilbronn, Karlsruhe, Kassel, Koblenz, Ludwigshafen, Mainz, Mannheim, Offenbach, Wiesbaden, Würzburg</li> <li>• <u>Central and Eastern Germany</u>: such as Berlin, Chemnitz, Dresden, Erfurt, Halle, Jena, Leipzig, Magdeburg, Potsdam</li> </ul> |
| <b>Location grades</b>   | <p><u>“A” cities</u></p> <ul style="list-style-type: none"> <li>• Peripheral city locations or established inner city sub-markets</li> <li>• No pioneer sites or sites for relief of unwanted urban congestion only</li> </ul> <p><u>“B/C” cities</u></p> <ul style="list-style-type: none"> <li>• Very good office location</li> </ul>   |
| <b>Occupancy status</b>  | <ul style="list-style-type: none"> <li>• Occupancy &gt; 70 %</li> <li>• WALT &gt; 3 years</li> </ul>  |
| <b>Miscellaneous</b>   | <ul style="list-style-type: none"> <li>• Third-party use allowed</li> <li>• Functional buildings</li> <li>• Efficient floor plans</li> <li>• Suitable for multiple tenants</li> </ul>   |



**We do not purchase:** building lots, residential complexes, operator-run properties (hotels, nursing homes, boarding houses, hospitals, etc.), parking garages or leisure properties.