


weisenburger invest, founded in 2021, is the consistent further development of the owner-managed weisenburger group, which has been successful as a general contractor and project developer since 1955. As an investment manager, weisenburger invest specialises in the development and management of residential properties in various structures (including joint ventures, funds and individual mandates for local and international investors). The investment profile essentially comprises the following criteria:

Standing investments, developments and plots with private zoning **residential**

Main Usage	 Residential (incl. social funded, depending on the commitment modalities)		
Criteria	Usage	Plots	Standing Investments
Size	Row and Duplex Houses	> 5.000 m ² GFA	-
	Multi-Family Houses	> 8.000 m ² GFA	> 6.000 m ² Rental area
Additional Usage	Proportionate, complementary commercial use (e.g. doctor's practice, local supplier, daycare centre of no more than 30% of the rental area)		
	Alternative housing concepts such as serviced living, senior apartments, student living, etc.		
Locations	Centre	Region Dusseldorf/Cologne/Bonn and Koblenz as well as Rhine-Main region	
	East	Region Berlin/Potsdam	
	South	Region Stuttgart, Munich and Nuremberg	
		South-West: Mannheim, Ludwigshafen, Heidelberg, Heilbronn, Karlsruhe, Freiburg	
	Very good to good locations in German large/medium-sized and university cities, incl. suburban locations		
Urban locations with very good infrastructure & positive demographic forecasts			
Strategy & Characteristics	Core/+	Stabilised properties with good tenant mix	
	Value-Add	Value growth potential, e.g. through modernisation; space extensions; leveraging of building reserves	
	Opportunistic	Demolition and new construction, revitalisation	
Features	Individual plots & district developments	Year of construction from 2010	Year of construction from 1950
	Demolition sites		refurbished or unrefurbished
	Building permit should be available	Compliance with minimum energy standards (KfW-70 or better) as well as relevant ESG criteria	Refurbishment

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