

MARKET VALUATION REPORT

Market Value Indication of a portfolio of 26 properties (economic units) located in the federal states Hamburg, Schleswig-Holstein and Niedersachsen, Germany.



Date of site inspection

Eckernförde
Hamburg
Hamburg, Reinbek, Lübeck
Hamburg, Pinneberg, Cuxhaven, Buxtehude
Heide, Itzehoe, Glückstadt, Neumünster, Bad Segeberg, Bad Oldesloe, Henstedt-Ulzburg

18th November 2022
21th November 2022
22th November 2022
23th November 2022
24th November 2022

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1. Executive Summary

summary valuation							units		area		rent					value		rates		multiplier/yield			
economic unit	city	street	year built	rent control	leasehold	residential	commercial	parking	useable area in sqm	vacancy %	current rent p.a	sust. rent p.a	abbriv.	current rent €/sqm UA residential	sustainable rent €/sqm UA residential	market value	market value €/sqm	discount rate	cap rate	gross multiplier current rent	gross multiplier sustainable rent	net initial yield current rent	net initial yield sustainable rent
26					26	319	193	185	50.598,72	2,9%	5.324.497,68	5.486.404,83	3,0%	8,19	8,13	103.030.000	2.036	6,12%	4,12%	19,35	18,78	4,58%	4,75%
34901	22147 Hamburg	Alte Berner Straße 10	1965			17	6	30	1.891,82	2,1%	239.640,96	247.802,35	3,4%	10,69	10,69	5.360.000	2.833	5,50%	3,50%	22,37	21,63	3,84%	3,99%
34903	22177 Hamburg	Bramfelder Chaussee 209	1960			21	8	7	2.351,13	-	287.838,84	287.198,81	-0,2%	8,45	8,45	6.020.000	2.560	5,70%	3,70%	20,91	20,96	4,12%	4,11%
34904	22177 Hamburg	Bramfelder Chaussee 292	1965			16	8	37	1.541,27	-	185.474,16	190.590,83	2,8%	9,12	9,12	4.070.000	2.641	5,50%	3,50%	21,94	21,35	3,85%	3,97%
34906	22147 Hamburg	Hermann-Balk-Straße 110	1977			0	5	16	797,31	-	103.841,28	110.034,28	6,0%	0,00	0,00	2.290.000	2.872	5,70%	3,70%	22,05	20,81	3,97%	4,23%
34907	22523 Hamburg	Holsteiner Chaussee 23	1960			27	0	17	1.204,00	6,9%	146.370,60	152.163,98	4,0%	10,61	9,99	3.660.000	3.040	5,10%	3,10%	25,01	24,05	3,33%	3,49%
34909	20257 Hamburg	Müggenkampstraße 55	1965			13	0	5	601,00	-	95.451,72	97.336,76	2,0%	12,84	12,84	2.860.000	4.759	4,70%	2,70%	29,96	29,38	2,92%	2,95%
34910	22767 Hamburg	Professor-Brix-Weg 8	1965			32	2	18	1.562,00	-	222.754,68	223.813,94	0,5%	11,00	10,95	6.710.000	4.296	4,60%	2,60%	30,12	29,98	2,86%	2,88%
34911	22399 Hamburg	Poppenbütteler Hauptstraße 5	2007			0	34	39	4.146,88	0,5%	700.677,24	702.203,40	0,2%	0,00	0,00	16.200.000	3.907	5,50%	3,50%	23,12	23,07	3,90%	3,91%
34913	22147 Hamburg	Rahlstedter Weg 73	1965			7	3	1	842,00	-	68.924,76	70.086,95	1,7%	9,37	9,37	1.390.000	1.651	5,60%	3,60%	20,17	19,83	4,03%	4,11%
34914	22147 Hamburg	Rahlstedter Weg 75	1965			30	0	0	1.346,00	-	152.553,36	152.553,36	0,0%	9,44	9,44	3.700.000	2.749	5,10%	3,10%	24,25	24,25	3,42%	3,42%
34919	23843 Bad Oldesloe	Hindenburgstraße 20	1990			2	2	0	928,81	-	83.212,08	83.212,04	0,0%	7,33	7,33	1.460.000	1.572	6,20%	4,20%	17,55	17,55	4,80%	4,80%
34920	23795 Bad Segeberg	Kirchstraße 12A	1974			24	0	6	1.440,00	-	124.463,16	124.403,07	-0,1%	7,04	7,04	2.090.000	1.451	6,20%	4,20%	16,79	16,80	4,71%	4,71%
34921	27472 Cuxhaven	Nordersteinstraße 2A	1900/1970			7	1	0	881,80	6,2%	61.647,48	65.653,12	6,5%	6,09	6,09	920.000	1.043	7,10%	5,10%	14,92	14,01	5,23%	5,66%
34922	24340 Eckernförde	Rendsburger Straße 109	1983			3	7	0	2.148,98	-	207.191,16	207.191,16	0,0%	6,13	6,13	3.010.000	1.401	7,10%	5,10%	14,53	14,53	5,86%	5,86%
34925	25348 Glückstadt	Molenkiekergang 1	1983			20	2	0	2.647,32	-	201.934,80	233.105,52	15,4%	6,71	6,71	3.550.000	1.341	6,70%	4,70%	17,58	15,23	4,56%	5,41%
34928	24558 Henstedt-Ulzburg	Hamburger Straße 24	2000			10	8	0	3.131,17	0,6%	364.883,88	365.604,11	0,2%	9,21	9,21	5.820.000	1.859	6,80%	4,80%	15,95	15,92	5,46%	5,47%
34931	25524 Itzehoe	Feldschmiede 73	1967			5	1	0	642,90	14,8%	78.096,24	85.535,48	9,5%	6,33	6,41	1.330.000	2.069	6,90%	4,90%	17,03	15,55	5,05%	5,61%
34939	25421 Pinneberg	Damm 26	1969			19	0	0	929,97	-	98.272,80	98.272,80	0,0%	8,81	8,81	1.610.000	1.731	6,30%	4,30%	16,38	16,38	5,02%	5,02%
34940	25421 Pinneberg	Dingstätte 29	1969			11	2	0	895,67	5,6%	91.095,72	95.879,99	5,3%	7,83	7,84	1.620.000	1.809	6,30%	4,30%	17,78	16,90	4,67%	4,97%
34948	21614 Buxtehude	Bahnhofstraße 48	2000			1	11	3	1.902,40	-	229.241,28	234.117,45	2,1%	5,33	5,33	4.170.000	2.192	6,40%	4,40%	18,19	17,81	4,82%	4,93%
34951	27472 Cuxhaven	Nordersteinstraße 3	1900/1970			3	3	0	353,67	-	35.755,80	35.755,80	0,0%	6,20	6,20	500.000	1.414	7,30%	5,30%	13,98	13,98	6,00%	6,00%
34955	21465 Reinbek	Bergstraße 1	1980			6	31	3	5.425,10	1,7%	582.862,08	588.077,88	0,9%	8,96	8,96	9.600.000	1.770	6,70%	4,70%	16,47	16,32	5,29%	5,35%
34957	21149 Hamburg	Cuxhavener Straße 335	1985			0	40	0	4.429,29	2,6%	356.724,12	365.891,78	2,6%	0,00	0,00	4.350.000	982	6,30%	4,30%	12,19	11,89	6,83%	7,04%
34958	21149 Hamburg	Cuxhavener Straße 344	1985			0	16	3	4.001,37	21,1%	269.209,68	328.705,07	22,1%	0,00	0,00	5.580.000	1.395	6,30%	4,30%	20,73	16,98	3,89%	4,92%
34959	24536 Neumünster	Kieler Straße 383	2005			0	2	0	959,64	-	107.464,56	107.464,56	0,0%	0,00	0,00	1.600.000	1.667	7,10%	5,10%	14,89	14,89	5,86%	5,86%
34966	25746 Heide	Berliner Straße 10	1975			45	1	0	3.597,22	2,1%	228.915,24	233.750,35	2,1%	5,32	5,33	3.560.000	990	6,30%	4,30%	15,55	15,23	4,76%	4,90%

2. General

2.1 Valuer

Dirk Fischer-Appelt FRICS
Partner
in
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2.2 Client

MC Property Fund Hamburg GmbH
Am Fördeufer 4
D-24944 Flensburg
Germany

2.3 Purpose of Valuation

This Market Value Indication is prepared only for accounting purposes of the client.

2.4 Identification of the assets

Subject of this valuation are the properties of MC Property Fund Hamburg GmbH listed in the given rent roll, dated 15th november 2022. The 26 properties (economic units) are located in the federal states of Schleswig Holstein, Lower Saxony and the Free and Hanseatic city of Hamburg in Germany.

2.5 Basis of market value indication

FA/KT Valuation Chartered Surveyors (further mentioned as FA/KT) has been instructed by MC Property Fund Hamburg GmbH (further mentioned as MCPF Hamburg) to carry out the valuation of the market value of the investment properties as listed in the expert contract dated 01st December 2022.

2.6 Valuation date

Date of valuation is the 31th December 2022.

2.7 Use of the portfolio properties

The portfolio properties are commercial, residential and mixed-use properties.

2.8 Special note

The general interest rate environment has changed significantly compared to the previous year due to increased inflation. The effects of the interest rate turnaround by the ECB have not yet been reflected in the transaction data and market reports. Market observers report currently stagnating investment activities, as investors are acting more cautiously overall and decision-making processes are taking longer. Due to the increased capital market interest rates, which make the purchase of real estate considerably more expensive, falling real estate prices and rising yields are expected in the future. Since only a few transactions can be identified at present, there is hardly any valid market data available so far. The situation is ambiguous and different forecasts are published (see chapter "7.1 Residential market Germany"). In this context, reference is made to the reference date of the present market value assessment.

In change to the previous value indication, the portfolio consists of 26 properties and no longer 30 properties. According to information provided by the asset manager, four properties were sold in 2021 and are therefore no longer a valuation object.

2.9 Date of site inspection

Eckernförde	18 th November 2022
Hamburg	21 th November 2022
Hamburg, Reinbek, Lübeck	22 th November 2022
Hamburg, Pinneberg, Cuxhaven, Buxtehude	23 th November 2022
Heide, Itzehoe, Glückstadt, Neumünster, Bad Segeberg, Bad Oldesloe, Henstedt-Ulzburg	24 th November 2022

2.10 Extent of investigation

Basis for the present valuation are the up-dated information provided by the client, the data, details and impressions obtained during on-site inspection in December 2022, the earlier desktop valuations as well as the general economic factors influencing the value on the real estate market at the time the valuations relates to (valuation date).

3. Nature and sources of the information relied upon

3.1 Information provided by the client:

- rent roll, dated 15th November 2022
- Overview sales objects, dated 29.11.2022
- overview of potential rent increases, dated 29.11.2022

We assume that the property information provided to us by the client is correct and complete as at the date of valuation. We assume that any documents not provided by the client have no impact on the market value indication.

3.2 Information provided by FA/KT Valuation:

- Market Reports regarding the commercial market in Germany
- Market Reports regarding the housing market in Northern Germany
- Market Reports regarding the purchasing power in Germany
- Market Reports regarding the demographic development in Germany
- Reports by the Chambers of Commerce and Industry in Schleswig-Holstein
- Statistical reports by the Statistical Office of Hamburg and Schleswig-Holstein
- Statistical reports by the Statistical Office of Lower Saxony
- Vonovia index development by www.ariva.de
- Vonovia inventory information
- TAG key figures
- SWAP-Satz (EUR) 10 Jahre by finanzen.net

4. Basis of the valuation

4.1 Valuation

The basis for the present market valuation indication are the data provided by the client as well as the general economic factors influencing the value on the real estate market at the time the valuations relates to (valuation date). The valuation has been carried out according to the Valuation Practice Statements (VPS 2) Inspections and investigations (12) Revaluation without inspection of the Red Book.

4.2 Restrictions

4.2.1 Copyright

The copyright to the expert opinion belongs to the surveyor without any limitations whatsoever. The client is exclusively entitled to make use of the expert opinion for the purposes agreed to in this contract. The expert opinion is exclusively intended for internal use by the client. The client is not entitled to make the expert opinion available to third parties in any form whatsoever, or to grant access to these documents. The client is not entitled to make alterations or amendments to the copyright-protected expert opinion.

4.2.2 Intended Utilization

This market value indication compiled by FA/KT Valuation Chartered Surveyors on principle is only intended for the use indicated in the order. The data may only be passed on to third parties if FA/KT Valuation Chartered Surveyors has given written permission to do so.

4.3 Confirmation

In general, valuation is carried out according to the principles of the International Valuation Standards (IVS) setting by the International Valuation Standards Committee and the Appraisal and Valuation Standards setting by the Royal Institution of Chartered Surveyors. The approach is determined by the practices of the real estate market and the circumstances of the individual case. The basis for this is a market-oriented income capitalisation approach to valuation.

The valuation takes into account the respective market situation in the real estate segment according to the general economic factors influencing value, the local supply and demand situation, the fungibility of the valuation object etc. as well as other characteristics and conditions of the valuation subject, but always under consideration of the assumptions made in the report.

4.4 Market Value

Our valuation has been carried out in accordance with the definition of Market Value relevant to international property valuations. The definition of Market Value is set by the International Valuation Standards Committee (International Valuation Standards IVS 2017) and adopted by the European Group of Valuers' Associations (European Valuation Standards, EVS 2016) as well as the Red Book of the Royal Institution of Chartered Surveyors (Appraisal and Valuation Standards 2017 edition). Therein the market value is defined as: "The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion."

To specify that the present valuation is executed as revaluation without inspection and on desktop level only, the determined value is stated as market value indication.

4.5 Valuation approach

As ordered, this assessment will determine the Market Value (indicative), using the Discounted-Cash-Flow procedure (DCF). We show the income less costs (cash-flow) for the first 10 years as per the key date of valuation, within the framework of calculations on the Discounted-Cash-Flow procedure. The cash flow of the last period is taken as basis for the division by the estimated cap rate. The cash-flows are discounted by the discount rate in arrear as per the key date of valuation and added. As a result of the DCF-method we will get the gross present value. After deduction of the transfer costs we will get to the net present value which corresponds to the Market Value (indicative).

4.6 Liability

FA/KT Valuation Chartered Surveyors accepts liability in cases of malintent and of gross negligence on the part of FA/KT Valuation Chartered Surveyors or one of its representatives or vicarious agents, in accordance with the statutory regulations. Otherwise FA/KT Valuation Chartered Surveyors accepts liability only in accordance with the Product Liability Act "Produkthaftungsgesetz", due to injury to life and/or limb or to health, or due to culpable violation of essential contractual obligations. Claims for compensation for violation of essential contractual obligations is, however, limited to contract-typical, foreseeable damage. Liability on the part of FA/KT Valuation Chartered Surveyors is also limited of cases of negligence with respect to contract-typical, foreseeable damage. The liability of FA/KT Valuation Chartered Surveyors for cases of damage caused by negligence on our part or on the part of our vicarious agents, as well as for fault-unrelated claims in connection with this valuation-report commission is limited to 10% of the determined market value, though no more than a maximum total of € 2,500,000 (2 million, five hundred thousand Euros), for the properties cited in this valuation-report commission. The related commissioning of several valuation reports is regarded here as a single valuation-report commission. A single damage case also applies with respect to unified damage arising from several cases of breach of obligations, if the matters in question have a legal or commercial connection. The liability for slight negligence is excluded. The single valuation report of each property is part of a portfolio of 26 properties of MCPF in the federal states of Schleswig Holstein, Lower Saxony and the Free and Hanseatic city of Hamburg in Germany. Therefore, the single valuation is related to the portfolio in joint liability.

4.7 Principles of Valuation

The revaluation of the property is performed as a desktop valuation based on information provided by the client to the appraiser and collected during the inspection. The client has confirmed that no material changes to the physical attributes of the property and the area in which it is situated have occurred.

The surveyor assumes that such information is complete and correct and that there are no unknown circumstances that exert an influence on the market value to be ascertained. In particular, the surveyor assumes that the figures indicated for lease area and for current rents, as shown on the rent rolls, are correct and that the methods employed for calculating the area correspond to those customarily employed for the type of real estate in question.

For purposes of the valuation it is presumed that the business on the premises to be valued, as on the valuation date specified by contract, will continue to exist, both in terms of type and extent, for the period of the remaining useful life of the building facilities, or that some comparable business will be available as the user.

Account is taken of rights, encumbrances and limitations only to the extent that these exert a recognizable influence on the value of the property to be surveyed and must therefore be given special consideration.

The revaluation is based on the initial valuation report and the subsequent revaluations, most recently as of December 31, 2021. The textual presentations in this report are therefore largely limited to factual and value changes that have occurred compared with these valuations. The requirements set out there must continue to be observed and are an integral part of this revaluation.

This report is a follow-up valuation with property inspections. As agreed, inspections take place every 4 years, but more frequently in the event of significant changes (see expert contract).

4.8 Conflict of Interest

We confirm that FA/KT Valuation Chartered Surveyors have acted as independent surveyors and that we have no conflict of interest in acting on behalf of MCPF in this matter. We confirm that FA/KT Valuation Chartered Surveyors has no other financial relationship, or have had, with the borrower, its directors or the property.

5. Location

5.1 Schleswig-Holstein

Schleswig-Holstein is the northernmost German federal state. It is located between the North Sea and the Baltic Sea. Kiel Canal, the busiest man-made waterway in the world connects these two seas. Schleswig-Holstein is bordered in the north by Denmark, and by Mecklenburg-Western Pomerania and the Baltic in the east. To the south there are Hamburg and Lower Saxony and to the west the North Sea.

Schleswig-Holstein lies on the base of Jutland Peninsula between the North Sea and the Baltic Sea. Strictly speaking, "Schleswig" refers to the German Southern Schleswig, whereas Northern Schleswig is in Denmark. The state of Schleswig-Holstein further consists of Holstein as well as Lauenburg, and the formerly independent city of Lübeck. German is the official language, Low German, Danish and North Frisian enjoy legal protection or state promotion. Schleswig-Holstein is divided into 11 administrative districts.

For the state of Schleswig-Holstein, a positive demographic development of around 1.4% is expected between 2014 und 2030.

Bad Oldesloe

Bad Oldesloe is the district town of Stormarn in the south-east of the state of Schleswig-Holstein. Kiel, the capital of Schleswig-Holstein, is located about 60 km (linear distance) to the north.

The city of Oldesloe has about 24,800 inhabitants (as of 31.12.2021). This represents a population density of about 471 inhabitants per km². The demographic report of Schleswig-Holstein anticipates a population increase of 6.4% for the district of Stormarn between 2014 und 2030.

The motorways A21 and A1 run within the boundaries of Bad Oldesloe. The A1 leads southwest to Hamburg.

The macro location is assessed as above average due to its affiliation with the Hamburg Metropolitan Region and a good interregional connectivity.

Bad Segeberg

Bad Segeberg, the district town of Segeberg is in the center of the state of Schleswig-Holstein. Kiel, the capital of Schleswig-Holstein, is located about 45 km (linear distance) to the north.

With about 17,500 inhabitants, the city of Bad Segeberg has a population density of about 929 inhabitants per km² (as of 31.12.2021). The demographic report of Schleswig-Holstein anticipates a population increase of 3.6% for the district of Segeberg between 2014 und 2030.

The motorway A21 runs through Bad Segeberg and leads south to the A1. The A1 leads southeast to Hamburg.

The macro location is assessed as above average due to its affiliation with the Hamburg Metropolitan Region and a good interregional connectivity.

Eckernförde

The valuated object is located in Eckernförde, a town in the district of Flensburg-Eckernförde in the north of the state of Schleswig-Holstein. The center of Kiel, the capital of Schleswig-Holstein, is located about 25 km (linear distance) south-eastern.

The city of Eckernförde has about 21,600 inhabitants which represents a population density of about 1,000 inhabitants per km² (as of 31.12.2021). The demographic report of Schleswig-Holstein anticipates a population decrease of 3.5% for the district of Rendsburg-Eckernförde between 2014 und 2030.

The macro location is assessed as average due to the distance to the Hamburg Metropolitan Region.

Glückstadt

Glückstadt is a town in the district of Steinburg in the south-west of the state of Schleswig-Holstein. The center of Kiel, the capital of Schleswig-Holstein, is located about 75 km (linear distance) north-eastern.

With about 10,700 inhabitants, the city of Glückstadt has a population density of about 471 inhabitants per km² (as of 31.12.2021). The demographic report of Schleswig-Holstein anticipates a population decrease of 4.2% for the district of Steinburg between 2014 und 2030.

The macro location is assessed as average due to its affiliation with the Hamburg Metropolitan Region.

Heide

Heide is the district town of Dithmarschen in the west of the state of Schleswig-Holstein. Kiel, the capital of Schleswig-Holstein, is located about 70 km (linear distance) in an eastern direction.

The city of Heide has about 21,800 inhabitants which represents a population density of about 683 inhabitants per km² (as of 31.12.2021). The demographic report of Schleswig-Holstein anticipates a population decrease of -5.6% for the district of Dithmarschen between 2014 und 2030.

The macro location is assessed as average due to its affiliation with the Hamburg Metropolitan Region.

Henstedt-Ulzburg

Henstedt-Ulzburg is a municipality in the district of Segeberg in the south of the state of Schleswig-Holstein. The center of Kiel, the capital of Schleswig-Holstein, is located about 60 km (linear distance) in a northern direction.

Henstedt-Ulzburg has about 28,200 inhabitants (as of 31.12.2021). This represents a population density of about 714 inhabitants per km². The demographic report of Schleswig-Holstein anticipates a population increase of 3.6% for the district of Segeberg between 2014 und 2030.

The motorway A7 runs through Henstedt-Ulzburg and leads south to Hamburg.

The macro location is assessed as above average due to its affiliation with the Hamburg Metropolitan Region and a good interregional connectivity.

Itzehoe

Itzehoe is the district town of Steinburg in the center of the state of Schleswig-Holstein. The center of Kiel, the capital of Schleswig-Holstein, is located about 60 km (linear distance) in a norther-eastern direction.

Itzehoe has about 31.900 inhabitants (as of 31.12.2021). This represents a population density of about 1,116 inhabitants per km². The demographic report of Schleswig-Holstein anticipates a population decrease of 4.2% for the district of Steinburg between 2014 und 2030.

The macro location is assessed as average due to its affiliation with the Hamburg Metropolitan Region.

Neumünster

Neumünster is an independent city in the center of the state of Schleswig-Holstein. The center of Kiel, the capital of Schleswig-Holstein, is located about 30 km (linear distance) in a northern direction.

Neumünster has about 79,500 inhabitants which represents a population density of about 1,109 inhabitants per km² (as of 31.12.2021). The demographic report of Schleswig-Holstein anticipates a population increase of 1.7% for the city of Neumünster between 2014 und 2030.

The motorway A7 runs through Neumünster and leads south to Hamburg.

The macro location is assessed as above average due to its affiliation with the Hamburg Metropolitan Region and a good interregional connectivity.

Pinneberg

Pinneberg is the district town of Pinneberg in the south-west of the state of Schleswig-Holstein. The center of Kiel, the capital of Schleswig-Holstein, is located about 75 km (linear distance) in a northern direction.

With about 43,600 inhabitants, the city of Pinneberg has a population density of about 2,020 inhabitants per km² (as of 31.12.2021). The demographic report of Schleswig-Holstein anticipates a population increase of 5.9% for the district of Pinneberg between 2014 und 2030.

The macro location is assessed as good due to the short distance to the city of Hamburg.

Reinbek

Reinbek is a town of Stormarn in the south-east of the state of Schleswig-Holstein. The center of Kiel, the capital of Schleswig-Holstein, is located about 90 km (linear distance) in a northern direction.

The city of Reinbek has about 28,300 inhabitants. This represents a population density of about 904 inhabitants per km² (as of 31.12.2021). The demographic report of Schleswig-Holstein anticipates a population increase of 6.4% for the district of Stormarn between 2014 und 2030.

The motorway A24 runs through Reinbek and leads south to Hamburg.

The macro location is assessed as good due to the short distance to the city of Hamburg and a good interregional connectivity.

5.2 Lower Saxony

Lower Saxony is a state in northwestern Germany. It is bordered in the west by the Netherlands, by the North Sea as well as Schleswig-Holstein and Hamburg in the north. To the east there are Mecklenburg-Vorpommern, Brandenburg and Saxony-Anhalt and to the south Thuringia, Hesse and North Rhine-Westphalia. Furthermore, the state of Bremen forms an enclave within Lower Saxony.

Lower Saxony lies between the North Sea and the Harz mountains. Thus, it is the only German state that encompasses both maritime and mountainous areas. Most of the state's territory was part of the historic Kingdom of Hannover; the state of Lower Saxony has adopted the coat of arms and other symbols of the former kingdom. German is the official language, Low German and Saterland Frisian enjoy legal protection or state promotion. Lower Saxony is divided into 37 administrative districts, 1 region and 8 district-free cities.

For the federal state of Lower Saxony as a whole a negative demographic development of around 4,7% is assumed between 2014 und 2030.

Buxtehude

Buxtehude is a town in the district Stade in the north of the state Lower Saxony. The center of Hannover, the capital of Lower Saxony, is located about 120 km (linear distance) in a southern direction. The center of Hamburg is located about 25 km (linear distance) north-eastern.

The city of Buxtehude has about 40,100 inhabitants (as of 31.12.2021). This represents a population density of about 523 inhabitants per km². The demographic report of Lower Saxony anticipates a population decrease of 1.5% for the district of Stade between 2014 und 2030.

The macro location is assessed as good due to the short distance to the city of Hamburg.

Cuxhaven

Cuxhaven is the district town in the district Cuxhaven in the north of the state Lower Saxony. The center of Hannover, the capital of Lower Saxony, is located about 180 km (linear distance) in a southern direction. The center of Hamburg is located about 95 km (linear distance) eastern.

With about 48,300 inhabitants, the city of Cuxhaven has a population density of about 298 inhabitants per km² (as of 31.12.2021). The demographic report of Lower Saxony anticipates a population decrease of 12.7% for the district of Cuxhaven between 2014 und 2030.

The macro location is assessed as average due to its affiliation with the Hamburg Metropolitan Region.

5.3 Hamburg

The Free and Hanseatic City of Hamburg is the second largest city and a state of Germany. On the river Elbe, Hamburg has Europe's second-largest port yet has a wide corporate base. It lies between the states of Schleswig-Holstein and Lower Saxony.

Hamburg is at a sheltered natural harbour on the southern fanning-out of the Jutland Peninsula, between Continental Europe to the south and Scandinavia to the north, with the North Sea to the west and the Baltic Sea to the north-east. It is on the River Elbe at its confluence with the Alster and Bille. German is the official language but the original language of Hamburg is Low German, usually referred to as *Hamborger Platt*. Hamburg is divided into 7 boroughs.

The city of Hamburg has about 1,906,000 inhabitants (as of 31.12.2021). This represents a population density of about 2,524 inhabitants per km². The latest demographic report of Hamburg anticipates a population increase of 7.2% from 2019 until 2040 for the city.

The macro location is assessed as very good due to its function as the center of the Hamburg Metropolitan Region.

6. Documentation for relevant registrations

6.1 Land registry

All 26 surveyed properties are in freehold of the owner.

Section II – Assessment of noticed encumbrances and restrictions

13 properties of the portfolio are burden with a way leave, 10 properties are burden with a pipeline leave, 4 properties are burden with a electric wires and network stations leave, 4 properties are burden with a development regulation leave, 7 properties are burden with other rights of use. The rights are not associated with rent controls. MC Property Fund Hamburg GmbH is the leaseholder of one property, 76 residential heritable building rights have been granted in this property.

From our knowledge is no loss of benefit due to the rights of use assumed.

Section III - Mortgages, land charges and annuity charges

Obligations that may be listed in the charges register "Abteilung III" of the land register are not taken into consideration in all reports. It is assumed that any such obligations were erased at the time of sale, or taken into account.

6.2 Contamination Issues

Based on the previous use of the properties, there is no fundamental suspicion of contaminated sites on the valuation properties. The inspection of the property did not give rise to any suspicions in this respect either. The suspicion of contaminated sites is classified as improbable at the current state of knowledge. In this respect, a condition free of contaminated sites is assumed for the valuation.

6.3 Local infrastructure charge

At the site inspection of all properties no street development measures could be determined. Due to the age of the properties it is assumed that there are no costs for local infrastructure charges burden with the estate.

6.4 Set-off payment for redevelopment measurements

In section II of the land registries of all 26 properties (economic units), no note has been made relating to redevelopment measures. We assume according to the order that all properties are currently not part of a redevelopment area.

6.5 Register of Public Land Charges

We have not been supplied with extract from the public land charges register. The state of infrastructure provision is assumed as free.

7. Market

7.1 Residential market Germany

The current market situation is characterised in particular by high inflation, rising energy costs and uncertainties regarding the Ukraine war. Other topics are the further course of the COVID 19 pandemic, international free trade and the progress of European integration. In Germany, the ageing population and internal migration bring high challenges.

Germany is one of the structurally well-positioned economies in the European Monetary Union. German GDP grew by 2.9 % in 2021. According to the Federal Statistical Office, the economic development in 2021 was also strongly dependent on the Corona infection and the accompanying protective measures. Inflation averaged 3.1 % in 2021. Currently, there is an increased inflation of +10.0 % in September 2022 due to strongly rising energy, raw material and producer prices as well as supply bottlenecks. Unemployment in Germany is currently still at a low level in international comparison and averaged 5.7% in 2021. The Bundesbank forecasts GDP growth in Germany of 1.9% for 2022 and 2.4% for 2023 (as of June 2022).

The general interest rate environment has changed significantly compared to the previous year due to increased inflation. In December, the European Central Bank (ECB) announced an increase in the key interest rate for the Eurozone from 2.00% to 2.50%, which is already the fourth increase in the lending rate this year. Construction interest rates (10-year fixed borrowing rate) in Germany rose by 270 basis points from 1.0% to 3.7% from January 2022 to November 2022.

The effects of the interest rate turnaround have not yet been reflected in the transaction data and market reports. Market observers report currently stagnating investment activities, as investors are acting more cautiously overall and decision-making processes are taking longer. The German real estate market has traditionally been much less volatile than most other European markets, as real estate financing in Germany is largely concluded in the form of fixed-rate agreements with long maturities. Due to the increased capital market interest rates, which make the purchase of real estate considerably more expensive, falling real estate prices and rising yields are expected in the future. Since only a few transactions can be identified at present, only forecasts are available so far. For 2023, DZ Bank forecasts an average price decline of 4% to 6% for residential real estate in Germany. Accordingly, the price decline is likely to be somewhat weaker for residential property and somewhat stronger for multi-family houses. From 2024 onwards, the bank forecasts a stabilisation of prices if Germany does not slide into a prolonged recession. The brokerage firm Grossmann & Berger indicates an average price discount of 14 % for existing houses in Hamburg in 2023 compared to the beginning of 2022, and an average price discount of 12 % for existing flats. After consultation with the Hamburg Expert Committee for Property Values in Hamburg (Gutachterausschuss für Grundstückswerte), a sharp decline in transactions was identified, and at the turn of the year, price reductions for multi-family houses in the range of 8% to 11% were statistically derived. There is only limited current market data available for the property market in Schleswig-Holstein and Lower Saxony, so it is not possible to make any valid statements on the future development of values in these submarkets. For properties in other asset classes (e.g. office properties) as well as smaller real estate markets such as those in Schleswig-Holstein and Lower Saxony, only limited current market data is available, meaning that it is currently almost impossible to make valid statements about the current development of values in these submarkets.

Since the last valuation the Swap-Rate 10 years (EUR) has increased from 0.0950 to 2.8340 (as of 20.12.2022).



According to the annual intermediate report of Vonovia, one of the largest housing companies in Germany, their housing stock in the regional market of Kiel consists of 24,401 units as of 30.09.2022. The vacancies are recorded at 1.8% and the average rent at 7.04 €/m². The regional market of Hamburg consists of 19,700 units as of 30.09.2022. The vacancies are recorded at 1.1% and the average rent at 7.83 €/m².

As of 31.12.2021, the regional portfolio of the TAG Immobilien AG in the Hamburg region includes 6,952 residential units with an area of 427,987 m². The net rent is given as 6.01 €/m², the vacancy is 4.3%. The Hamburg region extends via Bremen to Wilhelmshaven and north to Schleswig-Holstein. The economic and cultural center of this region is the Hanseatic City of Hamburg.

Sociodemographic and development of housing demand

The comprehensive residential property market report 'Germany up to 2040 - long-term trends and their significance for the property market' compiled by the consultancy firm empirica AG establish that, up to 2040, the annual additional demand in the residential market will remain relatively stable, despite the declining population. In the future, only a few spatial planning regions, e.g. the Alpine foothills in Bavaria, Baden-Württemberg and the conurbation around Hamburg, can expect increases in residential demand of more than 15 %. In contrast, the demand in large areas of Eastern Germany will decline by up to 15%.

Overall, empirica estimates that, by 2040, an increase in demand from the current 17.1 million residential units to 19.6 million can be expected in the market. In the next ten years, the demand for apartment buildings will dominate initially. Up to 2040, the estimated annual requirement for apartments in apartment buildings is 45,000. In contrast, annual demand for individual and two-family houses is around 130,000 residential units, due to a shift in preference towards individual and two-family houses. According to empirica, the demand for apartment buildings is already decreasing in 15 of the 97 spatial planning regions. Declining demand is particularly evident in Western Germany: in the Saarland, the Western Palatinate and the Eastern part of Oberfranken. By 2040, the demand for apartment buildings will decline by more than 5% in more than half of the West German regions. In contrast, the demand for residential accommodation will increase in 15 of the 97 spatial planning regions. According to empirica, these include the Hamburg region, the Southern regions of Bavaria and Baden-Württemberg and the area around Cologne-Bonn.

Portfolio transactions

Continuing uncertainties in the financial markets and weakened global economic performance have caused a crisis of confidence for many investors, including banks and institutional investors. The returns on alternative investments have either fallen sharply or, under present market conditions, have a too high investment risk. The significantly increased sensitivity to risk was reflected in the collapse of the investment volumes flowing into commercial property in 2008 and 2009. Although it is now more than a decade since institutional investors established residential property as an asset class, residential portfolios have moved even more strongly into the focus of investors since the start of the financial crisis. Residential investments are viewed as a comparatively low-risk asset class because of their low volatility in values and secure, reliable cash flows. Under current restrictive lending conditions, banks are more likely to be prepared to finance a residential portfolio transaction. With its relatively secure and steady income flow, a residential portfolio presents a lower risk of credit default than the acquisition of commercial property using borrowed capital.

In the last few years, the German housing sector has emerged as a predominantly stable investment market. It therefore differs from countries such as the USA, the UK and Spain, where the housing sector was considered to be the cause of the persistent financial and economic crisis. A positive factor is that, in Germany, there was less speculative spin and no real estate bubble. One of the main reasons for this is the importance of low-risk fixed-rate mortgages and building society savings contracts in private real estate finance. Another one is the absence of a subprime market (a market in private mortgages mainly involving borrowers of doubtful creditworthiness).

However, if there are any real estate investments that have benefitted from the last crisis, in Germany it would have been investments in residential property. The residential property investment sector is regarded as having particularly high potential, not least because of its assumed high level of inflation proofing and comparatively constant rental income. In addition, there is currently a shortage of possibilities for alternative investments, due to difficult financing conditions with high risk surcharges, a shortage of supply or unattractive trends of return.

According to the latest NAI apollo report, the volume on the market for residential portfolio transactions (≥30 units) in Germany totalled 10,2 bn € in the first three quarters 2021. This is a decrease of 33% compared the result of the same period of the previous year (2021: 21,4 bn €). The record result from the previous year was primarily fuelled by the takeover of Deutsche

Wohnen by Vonovia. Regarding the residential units, the first three quarters of the year reached a lower level than in the previous year at around 46,000 (2021: 113,000 residential units). 230 portfolios were dealt.

7.1.1 Residential market Schleswig-Holstein

According to the Statistical Office for Hamburg and Schleswig-Holstein, a total of 12,636 new flats with a living space of 1,217,500 m² were completed in Schleswig-Holstein in 2021.

In the construction of new residential buildings, a total of 11,777 flats were ready for occupancy in Schleswig-Holstein. In buildings with three or more flats, there was a decline of 9.1 % in 2021 compared to the previous year, with 6,294 completed units. The share of new construction in residential buildings increased from 53.0 % in 2020 to 53.8 % in 2021. In detached and semi-detached houses, the number of new dwellings fell by 1.2 % compared to the previous year, from 5,248 to 5,187. Residential homes account for 224 new dwellings and non-residential buildings (for example, office and factory buildings) account for 72 dwellings.

The number of building permits in 2021 has remained almost constant compared to the previous year at 16,565 units (2020: 16,558).

7.1.2 Residential market Lower Saxony

According to Statistical Office of Lower Saxony, the number of apartments in the state within the period 2013-2020 rose from 3,726,268 to 3,948,652. This represents an increase of 6.0%. The existing amount of 3,948,652 apartments in 2021 was distributed to 2,293,624 residential buildings.

A total of 26,797 new apartments were completed in Lower Saxony in 2021. This corresponds to a decrease in ready-to-move apartments by 6.2% compared to the previous year.

In contrast to the decrease in housing completions in 2021, the number of building permits in 2021 increased by 10.4% year-on-year to 35,981 units.

7.1.3 Residential market Hamburg

According to Statistical Office of Hamburg and Schleswig-Holstein, the number of apartments in the state of Hamburg within the period 2010-2021 rose from 904,901 to 983,891. This represents an increase of 8.7%. The existing 983,891 apartments in 2021 were mostly distributed among residential buildings. Most of the apartments (758,989) are in multifamily buildings.

A total of 7,836 apartments with a floor space of 591,919 m² were completed in Hamburg in 2021. This corresponds to a decrease in ready-to-move apartments by 30.5% and a 31.2% decrease in new living space compared to the previous year.

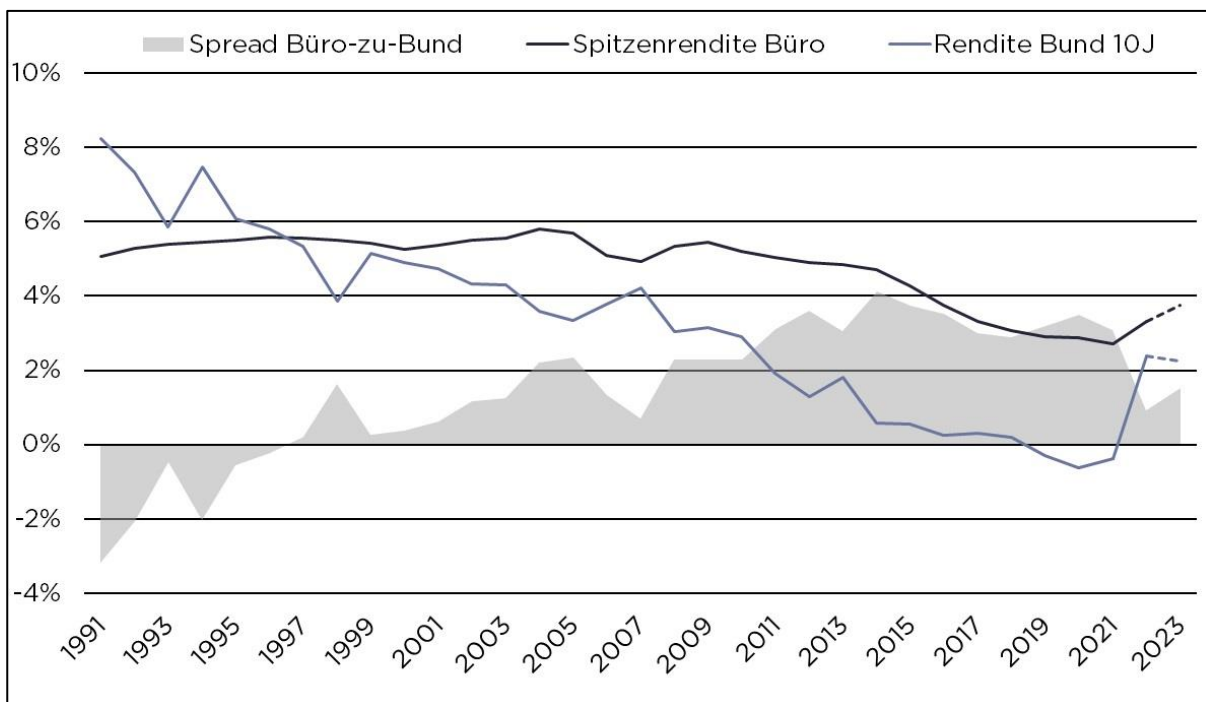
In parallel, the number of building permits in 2021 decreased by 2.8% year-on-year to 9,852 units.

7.2 Commercial market Germany

In the first three quarters of 2022 a volume of 41.2 bn. € was registered for the commercial investment market in Germany, according to the report of NAI apollo. Compared to the same period in 2021 this is an increase of 11%. The highest demand remains in the category of offices with a percentage of sale of 49.4% respectively 20.4 bn. €. Retail buildings recorded a percentage of 15.6% and a volume of 6.4 bn. €.

Individual transactions, which are responsible for around 28.1 bn. €, continue to be the main pillar of the solid transaction volume and their market share has risen from 64.1% in the same period of the previous year to 68.1%. The market share of portfolio deal stands at 31.9%. Foreign investors invested 19,9 bn € which compares to a share of 48%.

As shown in the chart below, the yields for the 10-year Federal Bond and for office buildings have fallen in recent years. In 2022, a yield turnaround has begun and yields for office buildings have risen for the first time since 2013. Furthermore, the spread between federal bonds and office yields has narrowed. On average, the office prime yield was more than 300 basis points above the bond yield between 2008 and 2021. It melted down to around 100 basis points by the end of 2022 (source: Savills).



7.2.1 Commercial market Schleswig-Holstein

The commercial market in Schleswig-Holstein focuses mainly on the cities of Kiel and Lübeck as well as on the surrounding area of Hamburg. According to data from DZ HYP, Kiel, as the state capital as well as the administrative and commercial center, has the largest office market with around 1.4 mn m² of office space. Lübeck comes to about 850,000 m² of office space. Smaller cities and communities serve primarily to supply the surrounding demand and do not have pronounced real estate markets.

Trade is an important economic sector in the state of Schleswig-Holstein. In addition to the supply function of cities and communities, trade plays an important role in connection with tourism. This importance is shown, for example, by the above-average retail centralities of tourist locations such as Husum with 217.5 or Schleswig with 182.2 (source: IHK Schleswig-Holstein).

7.2.2 Commercial market Lower Saxony

The largest real estate markets in Lower Saxony are located in the four regional centers of Hannover, Braunschweig, Oldenburg and Osnabrück. According to DZ HYP, these four cities have a total of approx. 7.6 mn m² of office space, of which the majority (4.5 mn m²) is accounted for by the City of Hannover. Furthermore, they have a combined total of almost 2,8 mn m² of retail space. In the period from 2008 to 2018, the sales areas average approx. increased around 11.71%. Smaller cities and communities serve primarily to supply the surrounding demand and do not have pronounced real estate markets.

7.2.3 Commercial market Hamburg

The commercial transaction volume in the Hamburg amounted to 3.1 bn € in 2021. This corresponds to a decline of about 43% compared to the strong result of the previous year. Compared to the 10-year average, the market also showed a below-average performance (-21 %). In addition to a lack of portfolio deals, the investment market suffered from a glaring lack of products, especially in the core object sector. In the first three quarters of 2022, a transaction volume of 4,3 bn € has been registered so far. The disproportionately high share of portfolio sales, which contribute 45% to the total turnover, must be taken into account here. With a turnover volume of 1.94 bn €, a new historic record was set. Due to further increases in financing costs and a declining economy, the year-end rally in Hamburg is likely to be more restrained than usual. Nevertheless, the 5 bn € mark could be broken in the year as a whole.

8. Market Value

The Market Value for the subject property is derived from the income value, in accordance with standard property market practice in normal business transactions. The valuation was ascertained in line with value levels conformant with the property market on the date of valuation. For this reason, no specific adjustment for the property market situation needed to be made.

Based on the provided data, our opinion of the indicated Market Value “As Is” of the freehold interest on the date of valuation mentioned in the property valuation reports, is assessed as

103,300,000 €

(in words: one hundred and three million thirty thousand euro)

Hamburg, 18th January 2023

A circular RICS membership stamp is overlaid on a handwritten signature. The stamp contains the RICS logo, the name 'Mr Dirk Fischer-Appelt', the designation 'FRICS', and the membership number '1273070'. The signature is written in blue ink and loops around the stamp.

Dirk Fischer-Appelt FRICS
Partner

9. Glossary

CapEx

CapEx are investments for refurbishment, maintenance backlog and tenant improvements.

Gross Multiplier on Current Rent (GMoCR)

The Gross Multiplier on Current Rent (GMoCR) is comparable to the German "Maklerfaktor" and is calculated with market value divided by the current gross rental income.

Gross Rental Income (GRI)

The Gross Rental Income (GRI) is comparable to the German „Nettokaltmiete“ and is another name for the current rent.

Market Rent (MR)

The Market Rent (MR) reflects the long-term rent attainable for a property and accordingly the assessed market rent for new lettings and reletting. The market rent results from the research and the analysis of the current rent, recent lease agreements (last 2 years), market reports, actual offerings and the qualified table of rental.

Net Initial Yield (NIY)

The Net Initial Yield (NIY) is calculated with the net rental income divided by the sum of market value and transaction costs.

Net Operating Income (NOI)

The Net Operating Income (NOI) is based on the net rental income minus agent fees and tenant improvements (CapEx).

Net Rental Income (NRI)

The Net Rental Income is calculated from the gross rental income minus the operating costs.

Non-Recoverable Costs (non recs)

The Non-Recoverable Costs (non recs) are well-defined at the „Zweiten Berechnungsverordnung (II. BV)“ (second calculation regulation) as management costs (Verwaltungskosten), maintenance costs (Instandhaltungskosten), vacancy and collection loss (Mietausfallwagnis) and other operating costs (Betriebskosten). The non-recoverable costs are increased with the inflation rate per year.

Potential Gross Rental Income (PRI)

The Potential Gross Rental Income (PRI) is calculated as the sum of the rental income for rented area multiplied with the current rent per sq m and the vacant area multiplied with the market rent per sq m.

Transaction Costs (TC)

The Transaction Costs (TC) are defined in German as „Erwerbsnebenkosten“ and are the costs for land purchase tax, costs for legal and notary and costs for the broker.