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BIC: DABBDMMXXX  
IBAN: DE41701204008353529004



## VALUATION REPORT

Property:	Office property
Address:	Hamburger Chaussee 8 D-24114 Kiel
Prepared for:	Prime Office A/S Skt. Knuds Torv 3,3 DK-8000 Aarhus C
Purpose of valuation:	Determination of the market value in accordance with Red Book standard for internal accounting purposes.  This valuation is an update of former reports.
Date of valuation:	31.12.2021
Date of inspection:	06.01.2022 (outside)



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# 1 Executive Summary

## Basic information

Property:	Address:	<b>Hamburger Chaussee 8 D-24114 Kiel</b>
	Municipality distr.:	Kiel
	Federal state	Schleswig-Holstein
Owner:	MC Immobilieninvest II GmbH	
Date of inspection:	06.01.2022	
Inspected units:	outside	

## Property

Use class:	office property
Year of construction:	2002
Year of reconstruction:	-
Year of refurbishment:	2015
Site area:	2,682 sq. m.
Surrounding area use:	office, residential

	Units	areas	Vacant units	Vacant areas	%
Residential:	0	0	0	0	0%
Office:	8	3,133	0	0	0%
Retail:	0	0	0	0	0%
Storage:	2	280	0	0	0%
Parking lots:	66	0	3		0%
Garages:	0	0	0		0%
Others: Gastronomy	0	0	0	0	0%
Others: medical practice	0	0	0	0	0%
Others:	0	0	0	0	0%
<b>Total</b>	<b>76</b>	<b>3,412</b>	<b>3</b>	<b>0</b>	<b>0%</b>

## Building materials:

Roof:	concrete construction, flat and hipped roof
Windows:	aluminium framed insulating glazing
Facades:	brick stone, clinker
Basement:	basement in front building, massive construction
Staircases:	concrete construction, mostly with artificial stone
Installations:	medium, modern standard
Type of construction:	steel concrete frame construction

## Authorities

Building law:	development pl: MK – mixed core use; building land
Environmental/contamination issues:	contamination suspicion but no decontamination needed
Taxes:	free
Preservation order:	none
Encumbrances land register:	2 entries pipeline, way leave
Encumbrances public obligations:	2 entries pipeline, way leave



## State of maintenance

(1) Very good condition - (4) Medium condition - (7) Very poor condition, in need of immediate repair

	1)	1	2	3	4	5	6	7
State of maintenance roof:				X				
State of maintenance windows:				X				
State of maintenance facade:			X					
State of maintenance basement			X					
State of maintenance staircases				X				
State of maintenance technical installations:			X					
State of maintenance other relevant issues:			X					
Overall state of maintenance:			X					
Backlog:		none						

## Additional assessments

	1	2	3	4	5	6	7
Location quality Residential:							
Location quality Commercial:			X				
Rent ability residential units:							
Rent ability commercial units:				X			
Sale ability:			X				
Eligibility for collateral in the short run:			X				
Eligibility for collateral in the long run:			X				
Alternative use:				X			
Type of alternative use:	Student apartments						
Method for the valuation:	Discounted cash flow						

## Special conditions

Special conditions in the rental contracts:	none
Special conditions in the purchase contract:	n/a

## Other information

Are there any interest between the tenants and the owner:	no
Is the rent in the rental contracts specified for each category of use:	yes
Rental contracts including VAT	no
Other/additional relevant information:	no

1) 1=best; 7 very poor

## Value

Date of purchase:	n/a
Sales price within the last 2 years:	n/a
Cap. Rate in 10 years:	5.50%
Discount rate:	3.75%
Market value:	6,800,000
Value per square meter useable area:	1,993 €/sq. m.



## 2 Short description

### 2.1 Building construction

Property type:	Office property
Year of ...:	construction: 2002 modernization: reconstruction of ground floor in 2015 refurbishment: 2015
Construction:	Type of construction: steel concrete frame construction Interior walls: concrete, light weight construction Floor slabs: reinforced concrete Facade: brick stone, clinker Windows: aluminium framed insulating glazing Roof: concrete construction, flat and hipped roof Staircase: reinforced concrete with artificial stone Balconies: roof terrace
Installations:	Heating: long distance heating Warm water: electric boilers Electrical: average quality Lift: 1-person elevator Others: none
Fitting quality:	Office: medium
Other special fittings:	None
Condition of the building:	The property is well maintained and leaves a good impression. No damages detected.
Latest modernization/ maintenance:	▲ Ground floor: reconstructed from costumer area to usual office space in 2016 ▲ Electric entrance control in 2017, approx. €30,000

### 2.2 Building structure

Number of buildings:	5 storey front building with four storey rear annex building
Building structure:	Basement: only front building, storage, technics Ground floor: office, rear building parking areas Upper floors: office



Units, areas and income:

use	rental units			space			vacancy rate	current rent	
	occup.	vacant	total	occup.	vacant	total		€/sq. m.	total (month)
residential	0	0	0	0	0	0	0.0%	0.00	0.00 €
office	8	0	8	3,133	0	3,133	0.0%	9.95	31,172.65 €
med. pract.	0	0	0	0	0	0	0.0%	0.00	0.00 €
retail	0	0	0	0	0	0	0.0%	0.00	0.00 €
hotel	0	0	0	0	0	0	0.0%	0.00	0.00 €
gastro	0	0	0	0	0	0	0.0%	0.00	0.00 €
storage	2	0	2	280	0	280	0.0%	3.47	970.00 €
special	0	0	0	0	0	0	0.0%	0.00	0.00 €
sub. comm.	10	0	10	3,412	0	3,412	0.0%	9.42	32,142.65 €
<b>subtotal</b>	<b>10</b>	<b>0</b>	<b>10</b>	<b>3,412</b>	<b>0</b>	<b>3,412</b>	<b>0.0%</b>	<b>9.42</b>	<b>32,142.65 €</b>
parking out	63	3	66				0.0%	0.00	2,611.47 €
parking in	0	0	0				0.0%	0.00	0.00 €
other	0	0	0				0.0%	0.00	0.00 €
<b>total</b>	<b>73</b>	<b>3</b>	<b>76</b>	<b>3,412</b>	<b>0</b>	<b>3,412</b>			<b>34,754.12 €</b>
<b>total p.a.</b>									<b>417,049.44 €</b>

Tenant quality:

Techniker Krankenkasse

The company currently has approx. 10.9 million insured individuals and 13,962 employees and is the biggest health insurer in Germany. The company with other office locations in Kiel is further expanding and is known as a solvent tenant.

## 2.3 Legal situation

Building law:

Zoning plan  
Development plan

M - Mixed use area  
from 1994  
MK – mixed core use,  
floor to area ratio 1.7,  
site coverage index 0.4

Special local constitutions:

None

Land register:

Rights (no changes assumed):

▲ The parking lots on the valuation property can only be accessed via the adjacent plot in the north. For the valuation it is implied that a way-leave is recorded in favour of the valuation property.

Encumbrances:

▲ Easement (right of pipeline and way) for the owner of the plot 277 (west neighbour). No impact on the value.

Register of public obligations:

▲ Way and pipeline leave for the adjacent plot, as drawn into the plans (please see appendix); no impact on the value.  
▲ Sewer construction costs have to be paid when the property is connected to the public canalization. According to a notice in the available documents it was arranged in the purchase contract that the seller pays the fee and the entry will then be deleted (pls. see appendix).



Register of contaminated sites:	<p>Contamination suspicion, because of the former uses (gas plant, petrol station). Besides, an analysis found out within the building permission process that there is partially a contamination of the soil with some chemical materials.</p> <p>Currently there is no decontamination needed, but in the future a soil examination might be required. As far as we know the contamination does currently not affect the use of the plot, but is estimated as a weak latent risk for the future.</p>
Preservation order:	<p>The building is not listed as an ancient monument.</p>
Status of taxes and contributions:	<p>The plot is currently free of encumbrances through taxes and contributions (no changes assumed).</p>
Other not registered agreements:	<p>None available</p>
Building permission:	<p>The planning permission is not included in the available documentation. The material legality of the existing building development is assumed.</p>



## 2.4 Valuation comments

### Valuation model:

The analysis is based on a discounted cash flow analysis of the property with a 10-year view and a resale of the property at the end of year 10 (calculation see appendix). In this valuation model we use an equivalent yield for discount and resale that implicitly accounts for inflation and growth as well as the current property and the investment market including the particular characteristics of the property such as letting situation, location and building quality.

### Comments on rent level:

#### Office:

Market rents for office space in Kiel:

- ▲ Simple/ standard locations 5.50 to 7.00 €/sq. m.
- ▲ Medium/ average locations 7.00 to 9.00 €/sq. m.
- ▲ Good location 9.00 to 11.00 €/sq. m.
- ▲ Best location/ new building 13.00 to 16.00 €/sq. m.

Rental offers for office space in the surroundings:

- ▲ Radius 1km 5.49 to 11.00 €/sq. m.

The rent paid by the single tenant is currently at 9.95 €/sq. m. It is in the upper range of the market, especially in this B-location. But the high rent considers that the tenant does not pay any VAT.

The normal rent for an alternative user would be slightly lower. Therefore, the sustainable rent is estimated at 9.50 €/sq. m.

TKK is well established in this location and has refurbished the complete rental area in 2018. We assume that the tenant will probably stay longer in the building.

#### Storage:

The storage space in the basement together with the office units is leased on a marketable level.

#### Parking spaces:

The market rents for outside parking lots range further between 30 and 60 €/unit. The rented parking lots vary from €30 to €45.

The current rent level is estimated as sustainable.

Slight market increase within the last year.

### Comments on the lease terms/ conditions:

For an overview of the commercial contracts please see appendix.

#### Additional information:

- ▲ The tenant pays all recoverable costs based on the law and is responsible for small repairs

### Tenant improvements:

To re-let a unit the landlord has to improve the unit to meet the requirements of a new tenant.

Tenant improvements of 300 €/sq. m. are calculated for all units depending on an estimated tenant change.





Deferred maintenance/Capital expenditures:

Deferred maintenance:  
None

Saleability:

It is a solid and still modern building in a solitary but sustainable office agglomeration in Kiel.  
The chance is high that the tenant will prolongate the contract in four years. We estimate a medium to good saleability.

Lettability:

The office market shows a normal balanced market situation for modern office space. We estimate a medium lettability, especially on the current rent level.

Alternative use:

None - the existing use is sustainable.

Capitalisation rate (resale):

The chosen capitalisation rate is used to calculate the supposable resale value of the property in 10 years.  
Due to the improved market situation compared to the previous year and in consideration of the basic advantages and disadvantages of the property a cap rate of **5.5%** was chosen (due to better market condition).

Discount rate:

The yield is used to calculate the present value of the cash flows over a 10-year term. The used valuation model is based on an equivalent yield that implicitly accounts for inflation and growth.

Based on the expected investment risk and the current market situation we assess a discount rate of **3.75%**.  
This yield leads to a gross multiplier, which is within the medium range of comparable sales and in the market range for modern properties in good locations.

Market trends:

LOCATION	GROSS YIELD	TREND
very good	5.0 - 5.5	↘
good	5.5 - 6.2	→
average	6.0 - 7.0	→
simple	7.0 - 8.0	↘

Purchasers cost:

An asset deal is assumed. Cost for broker, legal and transfer tax have to be deducted from the capital value.

Legal	1,00%
Transfer Tax	6,50%
<u>Broker</u>	<u>3,00%</u>
Total	10,50%

Market value per sq. m.

**1,993 €/sq. m.**

Comments on the sales price:

n/a



## 2.5 Market value and conclusion

Based on our calculations and in accordance with Red Book we estimate the market value of the property Hamburger Chaussee 8, D-24114 Kiel on the date December 31, 2021 at

**6,800,000.00 €**

**in words: six million eight hundred thousand Euros**

### Conclusion:

The property is a single tenant office building with outside parking areas and a 3-year lease term. It is a good quality building in a solitary office agglomeration at the inner-city border of Kiel. Location and building are sustainable for back office use and well reachable by car. The building is flexible enough for a change into a structure suitable for a multi-user situation. But there is a big chance that the tenant will prolongate the contract for this long-time established location.

Except for the residential segment and logistics properties, the dynamics of price increases in the last years have mostly been halted by the uncertain economic situation in the Corona pandemic. Therefore, beside new constructed high quality office properties, values remain mostly unchanged compared to last year. We estimate medium eligibility for collateral in the long term and in the short term.

Hamburg, 14/01/22

Steffen Schroeder  
Immobiliensachverständiger

#### No conflict of interest

We confirm that we have no conflict of interest, either with the Borrower or with the properties in question. We also confirm that the valuer does not benefit (other than from receipt of the valuation fee) from this valuation instruction.

#### Copyright

The Client assures that all valuations, reports, plans, drafts, renderings, tables and calculations will only be used for those purposes specified in the contract and will not be published without the prior consent of the valuer in each individual case. The Client will only pass on the results of Advisor's work to third parties, even if directly connected with the Client, with the explicit prior written consent of the Advisor.

#### Indemnity insurance

The valuer assures that the amount of their professional indemnity insurance is limited to €2.5 million on a per case basis.



### 3 Appendix

Appendix 1	Comparables
Appendix 2	Conditions of the rental contracts
Appendix 3	DCF Calculation Layout plan
Appendix 4	SWOT Analysis
Appendix 5	Macro - micro location analysis
Appendix 6	Market situation
Appendix 7	Cadastral map
Appendix 8	Copy of land register
Appendix 9	Statement of the Environmental Agency
Appendix 10	Register of public obligations
Appendix 11	Preservation order
Appendix 12	Status of taxes and contributions
Appendix 13	Photo documentation
Appendix 14	Layout plan



Comparables

Appendix 1

Sales comparables

#	year	type	location	YOC	usable area	purchase price	multiplier	price €/m <sup>2</sup>
1	2020	office building	Kronshagener	1994	22,453	54,750,000 €	19.98	2,438
2	2020	Mixed use	Holtenauer Str	1905/2020	1,225	4,240,000 €	20.56	3,461
3	2020	office/ comm.	Elisabethstr.	1966	840	1,465,000 €	15.70	1,744
4	2021	office/ comm.	Holstenstr.	1966	1,717	3,200,000 €	15.50	1,864
5	2021	office/ comm.	Holstenstr.	1957	3,300	10,000,000 €	25.60	3,030
						14,731,000 €	19.47	2,508 €

Asking office rents in neighbourhood

Distance km	sq.m.	rent	€/m <sup>2</sup>	Notes
0.60	515	6,450.00	12.52	Kaistraße 101, Hörn Campus
0.70	317	3,330.00	10.50	B-location
0.70	395	5,333.00	13.50	B-location
1.00	93	921.00	9.90	Inner city
0.90	255	2,804.00	11.00	Walkerdamm



Conditions of the rental contracts

Appendix 2

	#	Tenant	use	kind	units	Interest betw. tenant/ owner	Start of contract	End of contract	Prolongation / option	Space sq. m.	current €/sqm	current income month	Rent adjustment	Remarks
commercial	1	Techniker Krankenkasse	office	health insurance	8	no	01.03.2002	31.12.2024	yearly	3,132.93	9.95	31,172.65	10% CPI change/	
		Techniker Krankenkasse	storage	health insurance	2	no	01.03.2002	31.12.2024	yearly	279.54	3.47	970.00	100% adjustment (base 2010)	
other											0.00			
parking		outside occupied	parking out		63						41.45	2,611.47		
		outside vacant	parking out		3						0.00			
		inside occupied	parking in								0.00			
		inside vacant	parking in								0.00			
Total					76					3,412.47		34,754.12	WALT	5.00


**DCF Calculation**
**Appendix 3**
**Gross Rental Income**

Use	tenant	No. units	space sqm	current rent €/sqm	sustain. rent €/sqm	Lease-up period in months	Rent adjustment in years	year 1	year 2	year 3	year 4	year 5	year 6	year 7	year 8	year 9	year 10	resale	
commercial	office (Techniker Krankenkasse)	8	3,132.93	9.95	9.50			374,072	374,072	374,072	267,912	357,154	357,154	357,154	357,154	357,154	357,154	357,154	357,154
	storage (Techniker Krankenkasse)	2	279.54	3.47	3.50			11,640	11,640	11,640	8,805	11,741	11,741	11,741	11,741	11,741	11,741	11,741	11,741
parking	parking out (outside occupied)	63		41.45	50.00			37,800	37,800	37,800	37,800	37,800	37,800	37,800	37,800	37,800	37,800	37,800	37,800
	parking out (outside vacant)	3																	
	parking in (inside occupied)																		
	parking in (inside vacant)																		
<b>Total</b>		76	3,412.47					423,512	423,512	423,512	314,517	406,695	406,695	406,695	406,695	406,695	406,695	406,695	406,695
<b>Non Recoverable Cost</b>																			
management				1.50%				-6,353	-6,353	-6,353	-4,718	-6,100	-6,100	-6,100	-6,100	-6,100	-6,100	-6,100	-6,100
running maintenance			7.00 €/sqm					-23,887	-23,887	-23,887	-23,887	-23,887	-23,887	-23,887	-23,887	-23,887	-23,887	-23,887	-23,887
cost of tenant fluctuation (vacancy)																			
other NRC																			
<b>Total of non recs</b>				<b>7.14%</b>				-30,240	-30,240	-30,240	-28,605	-29,988	-29,988	-29,988	-29,988	-29,988	-29,988	-29,988	-29,988
<b>Net Rental Income</b>								393,272	393,272	393,272	285,912	376,707	376,707	376,707	376,707	376,707	376,707	376,707	376,707
<b>Capital Expenditures</b>																			
deferred maintenance																			
capex																			
tenant improvements/ modernisation																			
<b>Property resale</b>				<b>Cap Rate</b>															
					5.50 %														
<b>Net Cash Flow</b>								393,272	393,272	393,272	285,912	138,243	376,707	376,707	376,707	376,707	376,707	7,225,925	
<b>Discount</b>				<b>Rate</b>															
					3.75 %			379,057	365,356	352,151	246,763	115,001	302,047	291,130	280,607	270,465	5,000,488		
Net Present Value					7,603,066 €														
Transaction cost			10.50%		-798,322 €														
Value					6,804,744 €														
<b>Market Value (rounded)</b>					<b>6,800,000 €</b>														



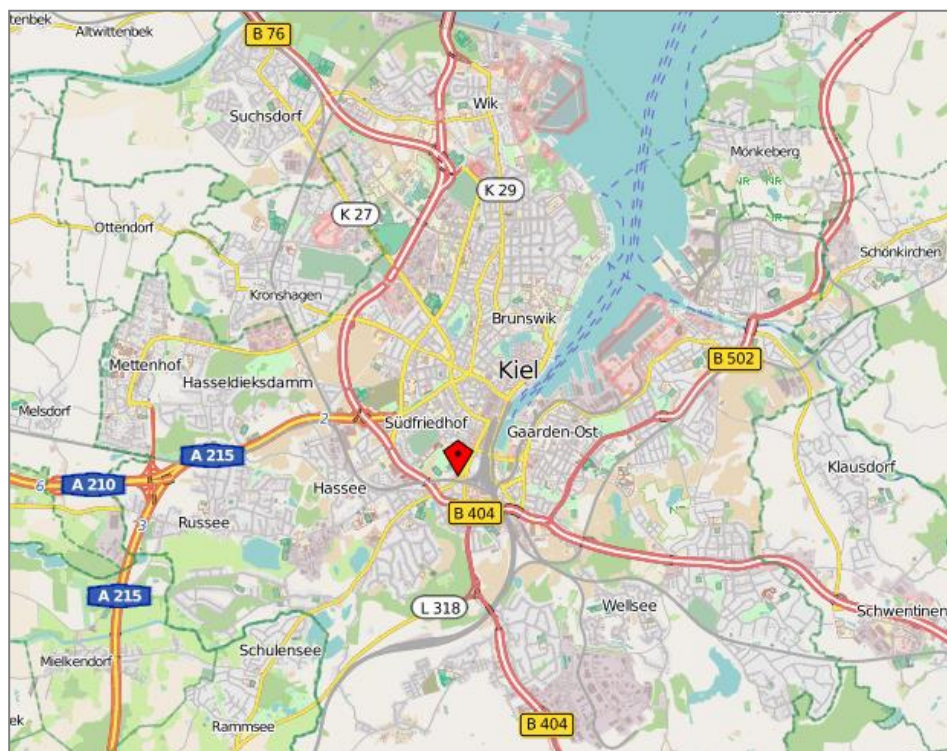
## SWOT analysis

## Appendix 4

- Strengths:
- ▲ Sustainable inner-city border location with a good accessibility and visibility from the street
  - ▲ Comprehensive number of parking lots
  - ▲ Solid building quality with a flexible structure, also changeable into a multi-tenant property
  - ▲ Solvent and well-known tenant with a remaining lease term of 3 years
  - ▲ Overall good demand for modern office space in Kiel, due to a lack of new construction in the last years
- Weaknesses:
- ▲ Kiel is a class C investment location
  - ▲ The purchase power of the inhabitants is below average
  - ▲ A little solitary location, the agglomeration consists only of 3 office buildings
  - ▲ No urban surroundings, below average infrastructure supply
  - ▲ Single tenant property
- Opportunities:
- ▲ A slightly increasing office rent level in the market is likely due to less new office developments and an increasing number of office workers
  - ▲ Growing service sector leads to higher demand for office space in the city
  - ▲ Long term established tenant will probably further extend the contract
  - ▲ Solid building quality with a good competitive position in the local rental market
  - ▲ Secondary locations such as Kiel continue to offer a comparatively good risk-return ratio and are therefore also popular with cross-regional investors.
- Threats
- ▲ Overall, almost stagnating prime office rent level over the last years
  - ▲ Current rent level is in the upper range of the market
  - ▲ Long vacancy term in case of non-renewal of TKK
  - ▲ Property locations outside the city center are less demanded by investors and tenants – no core investment
  - ▲ *The economic consequences of the Corona crisis are still impacting the real estate market, especially in the hotel, gastronomy and non-food retail sector*



Macro location map:



City: Kiel (capital of the federal state)

Socio-demographic facts: Inhabitants: Approx. 247,548 (+2.5% in 5 years)  
Unemployment rate: city 7.0%/ Germany 5.1%  
Purchase power index: 89.3 (German average = 100)

Key facts: Kiel, as a harbour city at the Baltic sea, is an intersection of the ferry and goods traffic to Scandinavia and the eastern European countries since the 1960ies. The capital of the federal state is situated near the Kiel Canal (Nord-Ostsee-Kanal), which is one of the most frequented waterways of the world. Kiel is the cultural and economic centre of the northern part of Schleswig-Holstein. A university with 34,000 students, a comprehensive retail landscape as well as the adjacent Baltic Sea provide a high quality of life and leisure. Kiel is worldwide known for the "Kieler Woche", Germany's sailing event with more than 3 million visitors each year.

Economic trends: Kiel's economic structure is widely diversified and the city is more and more developing into a high-tech industry and a tourist location with an increasing portion of the service sector. But the local economy is still in a restructuring process from a harbour and ship industry to the service business, driven by young people and students as well as the increasing number of inhabitants. Currently, the economy is recovering after the Corona pandemic. The index of the economic climate of Schleswig-Holstein in the 3<sup>rd</sup> quarter 2021 is at 116.4 and for the second time in a row it is above the long-term average of 111.2 points. The economy in Schleswig-Holstein has rapidly stabilized again since the crisis-related slump in 2020.

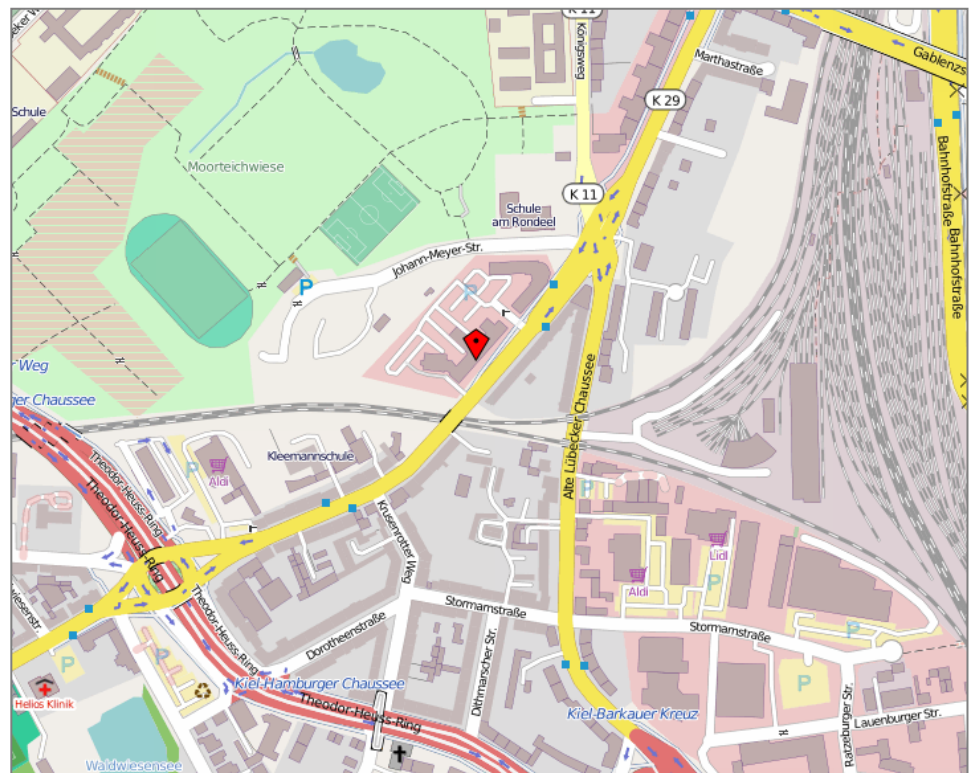




Micro-location analysis on vicinity level

Appendix 6

Micro-location map:



Surroundings:

The district "Südfriedhof" in which the property is located is characterized by mixed-use buildings. On the one hand there is a large green area near a cemetery; on the other hand there are office buildings and residential buildings partly with retail units on ground level. Along the street side of Hamburger Chaussee 8 are mainly office buildings of similar construction years. Over the road on the other side are older mixed-use buildings with some small retail shops on the ground floor and residential use on the upper floors. A new office building annex with 4 storeys was completed in 2018. Therefore the illumination of the rear office areas is now slightly reduced.

Distance:

- Public transport: Bus station in front of the building
- Motorway: A1 AS Kiel-Westring in 2km
- Railway: Kiel central station in 1km
- Airport: Hamburg-Fuhlsbüttel in about 1 hour by car
- City centre: 2km

Assessment of the location quality:

Medium office location - the valuation property is located on the southern edge of the office zone "Südliche City". It can easily be reached by bus and by car. Moreover, the central station is not far away.



German investment market:



**Main market trends:**

- ▲ The pandemic continues to influence the markets in the first half of 2021, but a recovery is clearly visible in the 3rd quarter of 2021.
- ▲ The transaction volume shortfall compared with the five-year average was almost made up in the first three quarters of the year.
- ▲ Investors are reacting with a change in investment focus; risk-free investments (core asset class) are in even greater demand than before and properties with letting risks such as non-food retail or offices in B-locations have seen a decline in demand.
- ▲ Berlin leads from January to September 2021 with a transaction volume of around €6.8 billion, followed by Frankfurt (around €4.5 billion) and Munich (around €4.0 billion) - Hamburg is in fourth place with around €2.1 billion.
- ▲ Office properties will continue to be the asset class with the highest volume in H1 2021 (approx. 50%).
- ▲ The lack of core products increases the transaction share of forward deals and project developments
- ▲ Prime yields remain at historically low levels, below 3% for top properties in metropolitan areas. For this year, however, the level is likely to stagnate in most of the regions.
- ▲ Due to missing alternative investment opportunities with a similar risk-return profile, demand for commercial real estate is likely to remain very high in the future.
- ▲ Kiel is a small investment location, the commercial real estate investment turnover in the last 5 years was approx. €130 million.

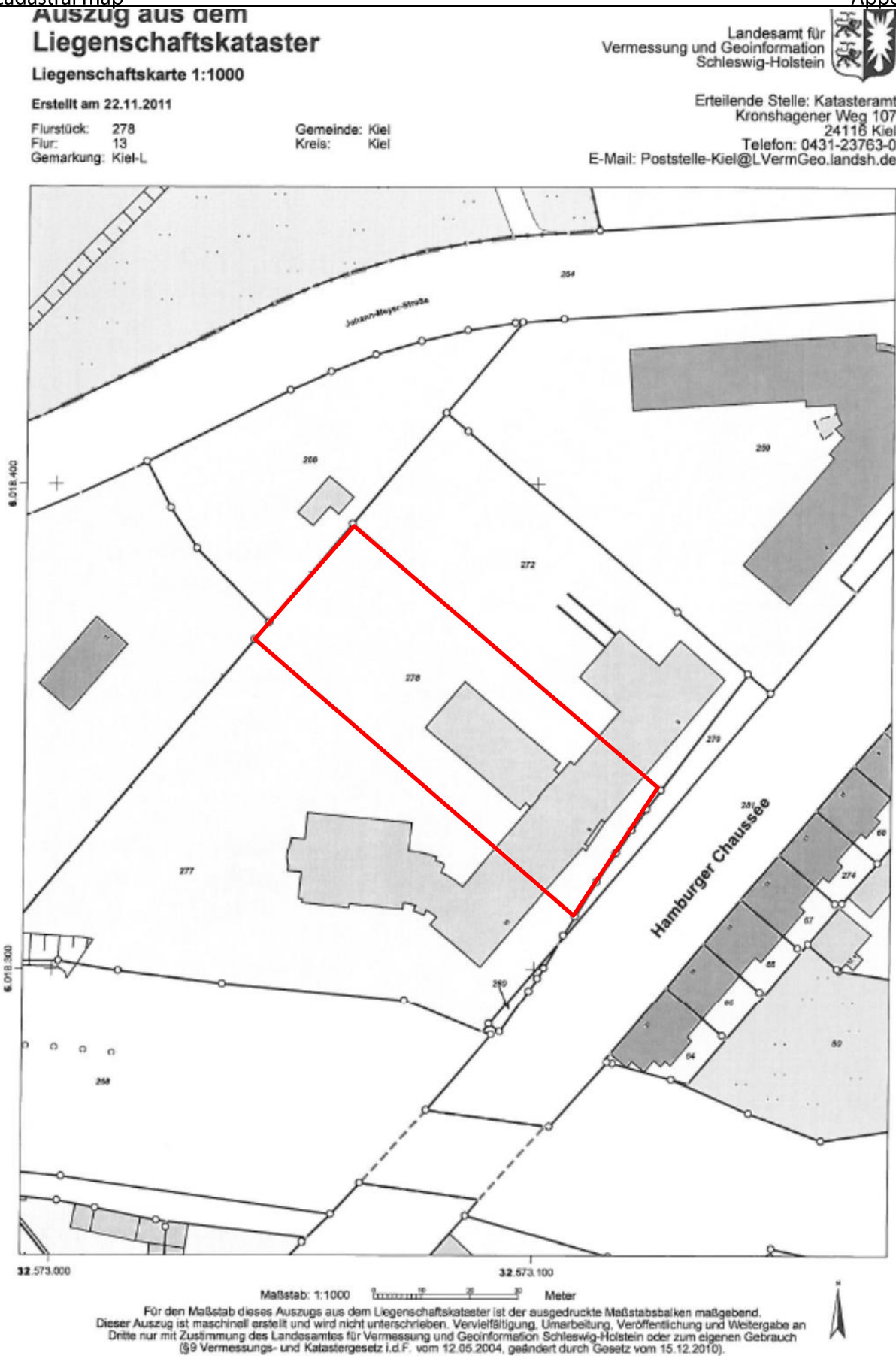
Kiel Investment market: Prime gross yield office property: 4.7%  
Prime gross yield retail property: 5.3%

The market situation for retail real estate continues to be dampened, especially for non-food-retail.



Cadastral map

Appendix 8





# Amtsgericht Kiel Grundbuch

von

## Kiel Blatt 60836

Dieses Blatt ist zur Fortführung auf EDV neu gefasst worden und dabei an die Stelle des bisherigen Blattes getreten. In dem Blatt enthaltene Rötungen sind unter Umständen schwarz sichtbar.  
Freigegeben am 27.09.2006.

Wolfsegger

Datum des Abrufs: 21.11.2011 13:39:34  
Letzte Eintragung vom: 16.07.2008

Seite 1 von 12

Amtsgericht Kiel		Grundbuch von Kiel			Blatt 60836	Bestandsverzeichnis	Einlegebogen 1	
Laufende Nummer der Grundstücke	Bisherige laufende Nummer der Grundstücke	Gemarkung (Vermessungsbezirk)	Bezeichnung der Grundstücke und der mit dem Eigentum verbundenen Rechte		Wirtschaftsart und Lage	Größe		
			Flur	Flurstück		ha	a	m <sup>2</sup>
1	2	a	b	3	e	4		
1		Kiel-L	013	278	Gebäude- und Freifläche, Hamburger Chaussee 8		26	82

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Amtsgericht Kiel		Grundbuch von Kiel		Blatt 60836	Erste Abteilung	Einlegebogen 1
1	2	3	4			
Laufende Nummer der Eintragungen	Eigentümer / Eigentümerin	Laufende Nummer der Grundstücke im Bestandsverzeichnis	Grundlage der Eintragung			
1	Kieler Wach- und Sicherheitsgesellschaft mbH & Co. KG, Kiel	1	Nr. 1 bei Neufassung der Abteilung ohne Eigentumswechsel eingetragen am 27.09.2006.  Wolfsegger			
2	MC Immobilieninvest II GmbH, Kiel	1	Auflassung vom 13.09.2007; eingetragen am 26.11.2007.  Burkhardt			

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Amtsgericht Kiel		Grundbuch von Kiel		Blatt 60836	Zweite Abteilung	Einlegebogen 1
1	2	3				
Laufende Nummer der Eintragungen	Laufende Nummer der betroffenen Grundstücke im Bestandsverzeichnis	Lasten und Beschränkungen				
1	1	Grunddienstbarkeit (Wegerecht und Versorgungsleitungsrecht) für den jeweiligen Eigentümer des Flurstücks 277 Flur L 13 in Kiel Blatt 60213 BV Nr. 1; gemäß Bewilligung vom 21. September 2000 (Notar Dr. ju. Detlev Behrens in Kiel, UR-Nr. 363/2000); eingetragen am 12. Dezember 2000.  Nr. 1 bei Neufassung der Abteilung eingetragen am 27.09.2006.  Wolfsegger				
2	1	Eigentumsverschaffungsvormerkung für <u>MC Immobilieninvest II GmbH in Gründung, Kiel</u> ; vorbehalten bleibt der Vorrang für noch einzutragende Grundpfandrechte bis zur Höhe von 5.500.000,00 EUR - fünfmillionenfünfhunderttausend Euro - mit bis zu 20% Jahreszinsen ab 13.09.2007 und 10% einmaliger Nebenleistung; gemäß Bewilligung vom 13.09.2007 (Notar Dr. Claus Cornelius in Kiel, UR-Nr. 418/2007); eingetragen am 26.09.2007.  Burkhardt				

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EINGEGANGEN

26. Feb. 2008

Erl.....

Landes-  
hauptstadt Kiel



Landeshauptstadt Kiel Postfach 1152 24099 Kiel

Amt

Umweltschutzamt

Engel & Völkers Advisory GmbH  
Frau Landwehr  
Stadthausbrücke 5  
20355 Hamburg

Datum: 20.02.2008 Fax  
22.02.2008  
Ihr Zeichen und Datum:  
Unser Zeichen: 18.13-Ka  
Ihre Ansprechpartnerin: Frau Kaufhold  
Telefon (0431) 901-3772  
Telefax (0431) 901-743772  
E-Mail: silke.kaufhold  
@kiel.de  
Dienstgebäude: Andreas-Gayk-Straße 31  
Zimmer: D329  
Erreichbar mit Bus:

**Informationen über schädliche Bodenveränderungen und/oder Altlasten  
Hamburger Chaussee 8, Gemarkung Kiel-K (Stadt Kiel), Flur 13, Flurstück 278  
Ihr Fax vom 20.02.2008**

Sehr geehrte Frau Landwehr,

die Kreise und kreisfreien Städte haben in Schleswig-Holstein als untere Bodenschutzbehörden die Aufgabe, altlastverdächtige Flächen und Altlasten in einem Boden- und Altlastenkataster zu erfassen. Zu diesen Flächen zählen sowohl Altstandorte (ehemalige Gewerbestandorte, z. B. Tankstellen) als auch Altablagerungen (i. d. R. Mülldeponien). Im Boden- und Altlastenkataster sind nach § 5 Abs. 1 Landesbodenschutz- und Altlastengesetz (LBodSchG) alle nutzungsbezogenen Daten, Tatsachen und Erkenntnisse zu sammeln, aufzubereiten und zu bewerten, um etwaige Gefahren, die von der Fläche ausgehen könnten, ermitteln und erforderlichenfalls abwehren zu können. In Kiel befindet sich das vorab genannte Kataster noch im Aufbau. Da die Datenerhebung und die formale Erstbewertung (Klassifizierung) im konkreten Fall noch nicht abgeschlossen sind, stammen die im Folgenden genannten Informationen aus unserem sogenannten Prüfverzeichnis.

Nach unserem derzeitigen Kenntnisstand fanden/finden auf dem Grundstück die folgenden altlastrelevanten (Vor-)Nutzungen statt:

1887 - 1913 Gaswerk  
1914 - 1981 Tankstelle

Des Weiteren zeigen Untersuchungsberichte, die im Rahmen des Baugenehmigungsverfahrens angefertigt worden sind, Bodenverunreinigungen, insbesondere durch Cyanide und polycyclische aromatische Kohlenwasserstoffe (PAK), flächenhaft auf.

Aus ordnungsbehördlicher Sicht lässt sich festhalten, dass aktuell kein Untersuchungs- und/oder Sanierungsbedarf besteht. **Es kann aber nicht ausgeschlossen werden, dass sich zu einem späteren Zeitpunkt bei der Verifizierung und anschließenden Überführung der vorab genannten Daten in das Kieler Boden-**

- 2 -

Bitte beachten Sie:  
Zurzeit können per E-Mail noch  
keine rechtswirksamen Erklärungen  
abgegeben werden.

Förde Sparkasse  
Konto: 100 016  
BLZ: 210 501 70  
IBAN: DE03 2105 0170 0000 1000 16  
BIC: HSHNDEH1KIE

Postbank Hamburg  
Konto: 3300-205  
BLZ: 200 100 20

Juristische  
Behördenbezeichnung:  
Landeshauptstadt Kiel  
Die Oberbürgermeisterin



Beglaubigte Abschrift aus dem Baulastenverzeichnis von ..... Band 3 Blatt 3

Baulastenverzeichnis von Kiel Baulastenblatt Nr. 1675 Seite 1

Grundstück Hamburger Chaussee 8 Flurstück 27 Teil 1/1

Gemarkung Kiel Flur 1, 13

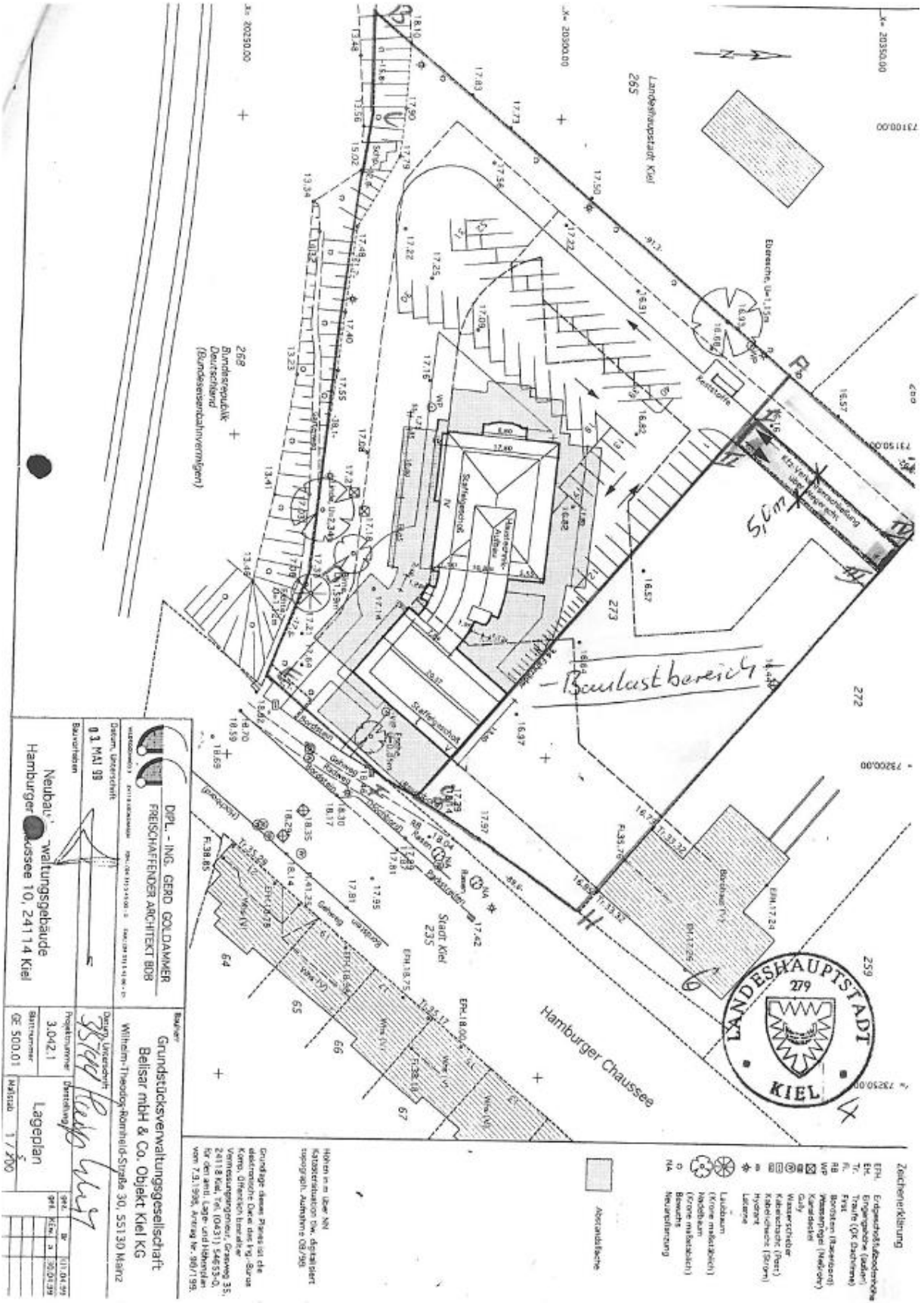
Lfd. Nr.	Inhalt der Eintragung	Bemerkungen
1	<p>Gewährung eines Fahr- und Leitungsverichts (gem. § 4 Abs. 2 LHO) zu gunsten des rechtlich anschließenden Nachbargrundstücks (A-B-3-L-E-3-A) auf der bezeichneten Fläche (I-II-III-IV-1) nach grünem Eintrag im Lageplan (Anlage). Kauflastbereich ist die mit (A-G-H-1) bezeichnete Fläche im Lageplan.</p> <p style="text-align: right;">Eingetragen gemäß Verfügung vom 15. Juni 1999 am 17. Juni 99.</p> <p style="text-align: right;"><i>Maack</i> Matrikulationsamt Kiel</p>	3

Die Übereinstimmung der Abschrift mit den Einträgen im Baulastenverzeichnis wird hiermit bescheinigt.

Kiel, den 17. Juni 99

Toetzen, Bauamtsrat  
(Unterschrift und Dienstbezeichnung)

(Siegel)







Band **3** Blatt

Beglaubigte Abschrift aus dem Baulastenverzeichnis von

Baulastenverzeichnis von **Kiel** Baulastenblatt Nr. **1474** Seite **1**

Grundstück **Hamburger Chaussee 8 - 10**

Gemarkung **Kiel** Flur **L 13** Flurstück **27**

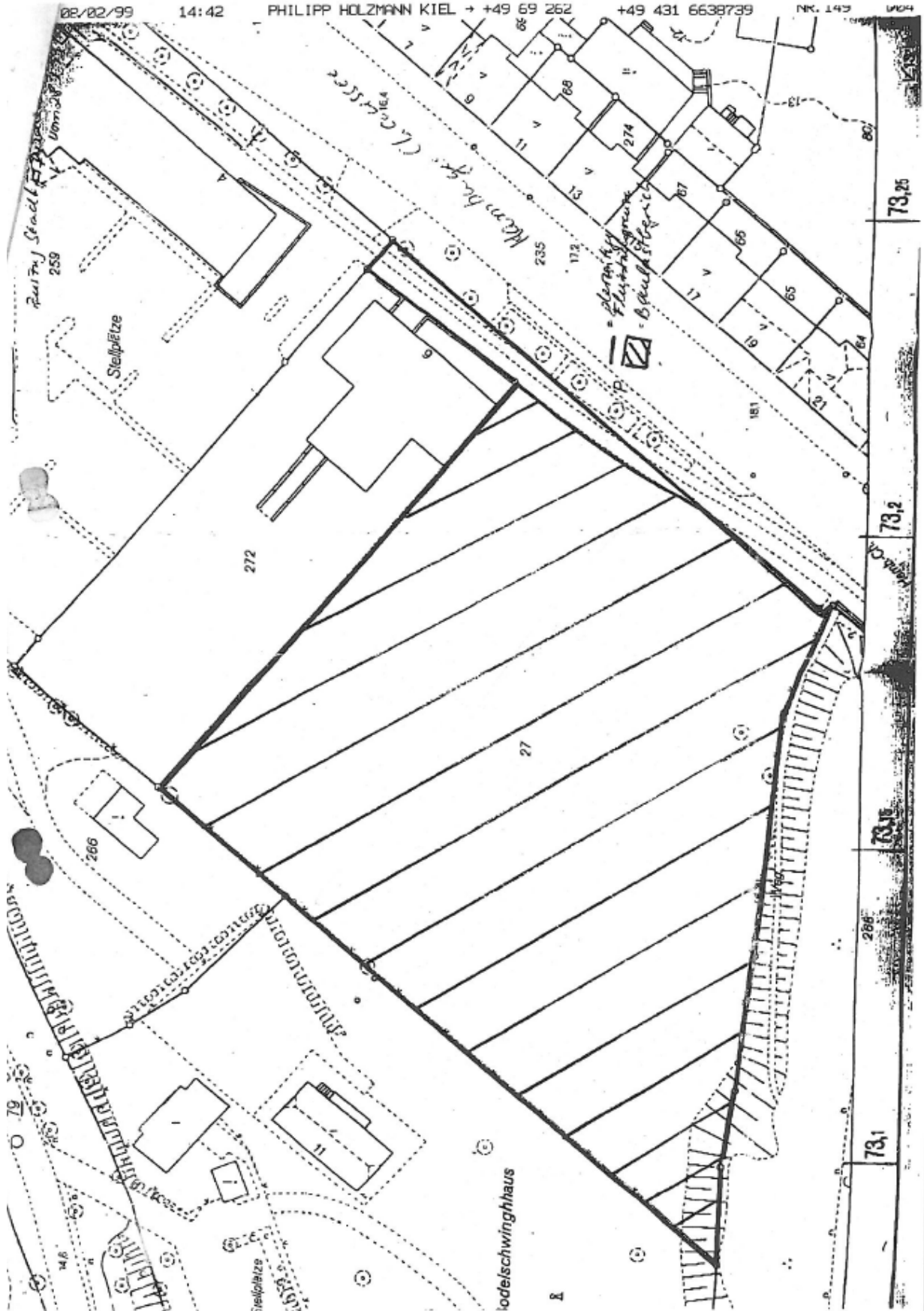
Lfd. Nr.	Inhalt der Eintragung	Bemerkungen
1	<p>Zahlung eines Kanalbaubetrages in Höhe von 102.000,00 DM (oder 52.150,00 EUR) bei Anschluß des Grundstücks (oder Teilflächen des Grundstücks - s.a. 2. Absatz) an den Schutzwasserkanal.</p> <p>Je nach Bauabschnitt sind Anteile des Gesamtbetrages von 102.000,00 DM (oder 52.150,00 EUR) prozentual nach Grundstückflächenanteilen fällig.</p> <p>Der (jeweilige) Beitrag ist fällig zwei Monate nach Anschluß an den Schutzwasserkanal.</p> <p style="text-align: right;">Eingetragen gemäß Verfügung vom 15.06.1999 am <b>18. Juni 99</b> .....</p>	



Die Übereinstimmung der Abschrift mit den Einträgen im Baulastenverzeichnis wird hiermit bescheinigt.

Kiel, den **18. Juni 99**  
(Ort, Datum)

**Teetzen, Bauamtsrat**  
(Unterschrift und Dienstbezeichnung)





Preservation order

Appendix 12

Due to building age and appearance we assume that the building is not listed as an ancient monument.



Landes-  
hauptstadt Kiel



Landeshauptstadt Kiel Postfach 1152 24099 Kiel

Amt

Stadtplanungsamt

von Borries Advisory- Partner GmbH & Co KG  
Frau Schlicht  
Baumwall 7  
20459 Hamburg

Datum: 06.12.2011  
Ihr Zeichen und Datum: 11.11.2011  
Unser Zeichen: 61.0.21  
Ihr Ansprechpartner: Stephanie Rittler  
Telefon (0431) 901-2642  
Telefax (0431) 901-62658  
E-Mail: stephanie.rittler@kiel.de

Dienstgebäude: Rathaus, Fleethörn 9-17  
Zimmer: 536  
Erreichbar mit Bus: alle Hauptlinien

#### Auskunft über Ausbau- und Erschließungsbeiträge

Sehr geehrte Frau Schlicht,

auf Ihre Anfrage teilen wir Ihnen mit, dass auf dem Grundstück in Kiel

#### Hamburger Chaussee 8, PLZ 24114

zurzeit keine Beiträge nach den Bestimmungen der §§ 127 ff des Baugesetzbuches (BauGB) bzw. des § 8 des Kommunalabgabengesetzes des Landes Schleswig-Holstein (KAG S-H) ruhen. Wird die o.g. Straße oder eine andere das Grundstück erschließende Straße später aus- oder umgebaut oder erneuert, bzw. wird das Grundstück durch eine neu hergestellte Straße zusätzlich erschlossen oder wird die für eine evtl. Beitragserhebung erforderliche Flächenübereignung entsprechend eines bestehenden städtebaulichen Vertrages vorgenommen, werden Straßenbaukosten nach den gesetzlichen Vorschriften erhoben.

Der Zugang zu einem öffentlichen Weg ist gesichert. Das Grundstück ist über ein Trennsystem an die Kanalisation angeschlossen.

Für diese Auskunft wird gem. der Ziffern 26.1 und 14.2 der Gebührentabelle zur Verwaltungsgebührensatzung der Landeshauptstadt Kiel eine Verwaltungsgebühr in Höhe von 28,50 € festgesetzt.

Bitte überweisen Sie die Verwaltungsgebühr innerhalb von vier Wochen nach Eingang dieses Schreibens unter **Angabe des Kassenzzeichens 1610200127** auf eines der unten genannten Konten.

- 2 -

Bitte beachten Sie:  
Zurzeit können per E-Mail noch keine rechtswirksamen Erklärungen abgegeben werden.

Förde Sparkasse  
Konto: 100 016  
BLZ: 210 501 70  
IBAN: DE03 2105 0170 0000 1000 16  
BIC: NOLADE21KIE

Postbank Hamburg  
Konto: 3300-205  
BLZ: 200 100 20

Juristische  
Behördenbezeichnung:  
Landeshauptstadt Kiel  
Der Oberbürgermeister



Photo documentation

Appendix 14

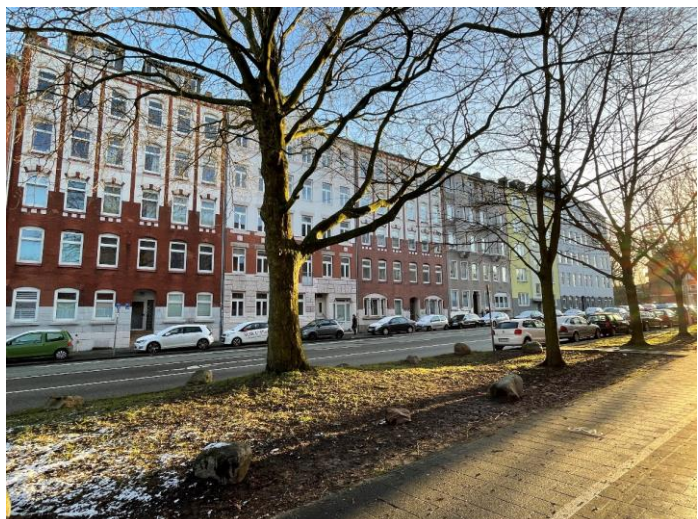
Front view



Hamburger Chaussee



Hamburger Chaussee





Rear side



Rear side



Back yard





Entrance



Entrance



Staircase





Office units, refurbished



Office units



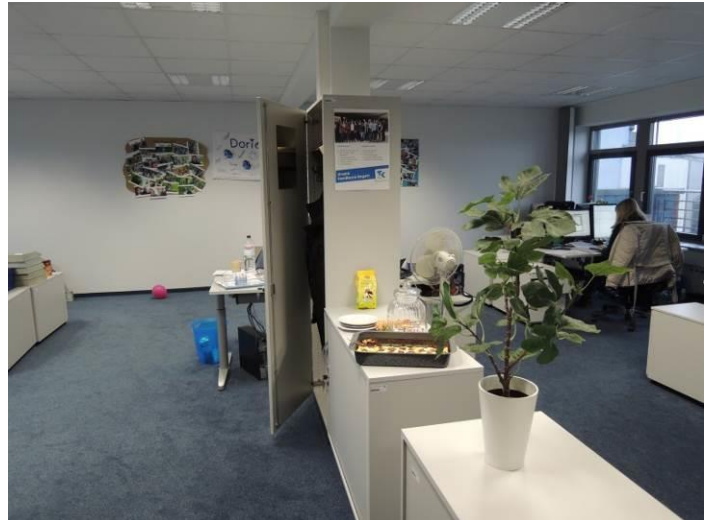
Office units







Office units



Office units



Office units





Office units



Office units



Office units





Attic floor



Roof



Cellar, archive





Cellar, electric installation



Cellar, electric installation



Cellar, heating connection

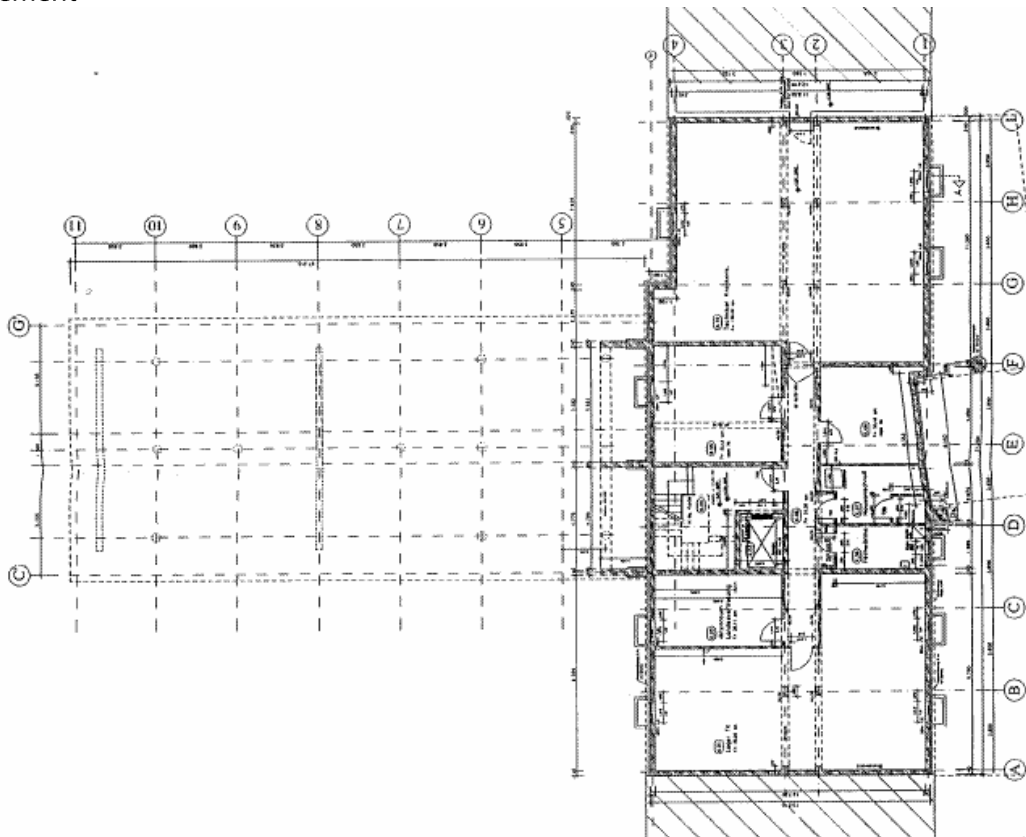




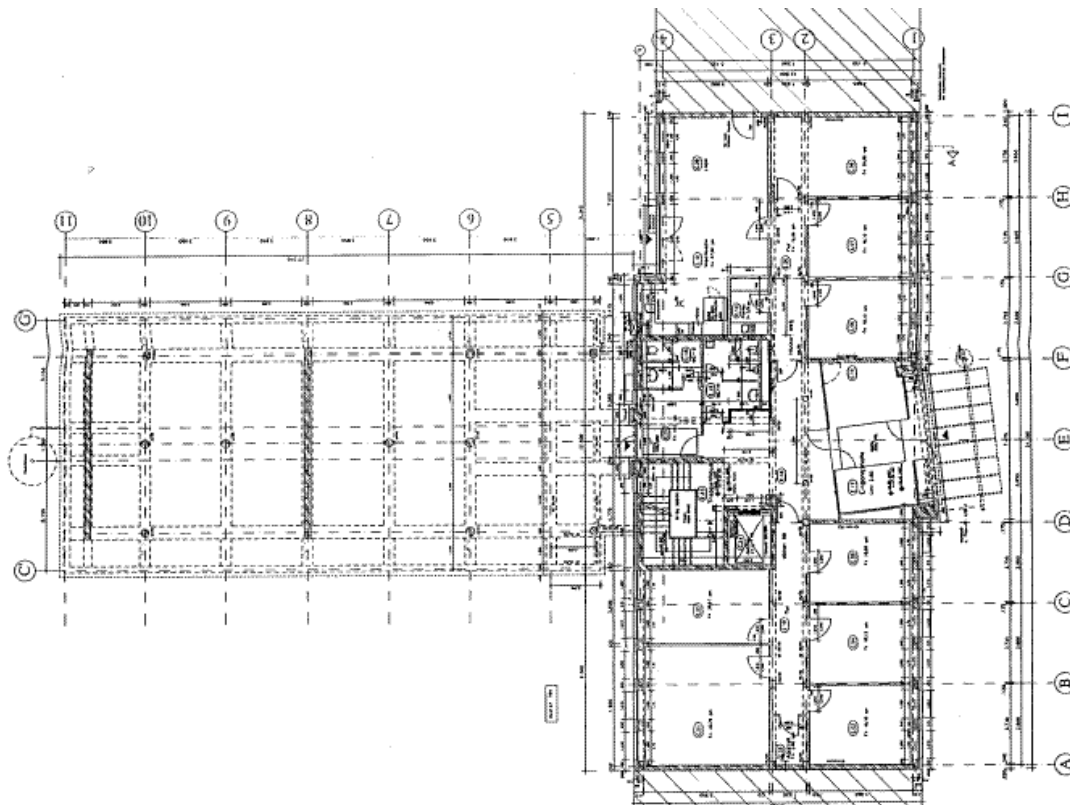
Layout plans

Appendix 10

Basement

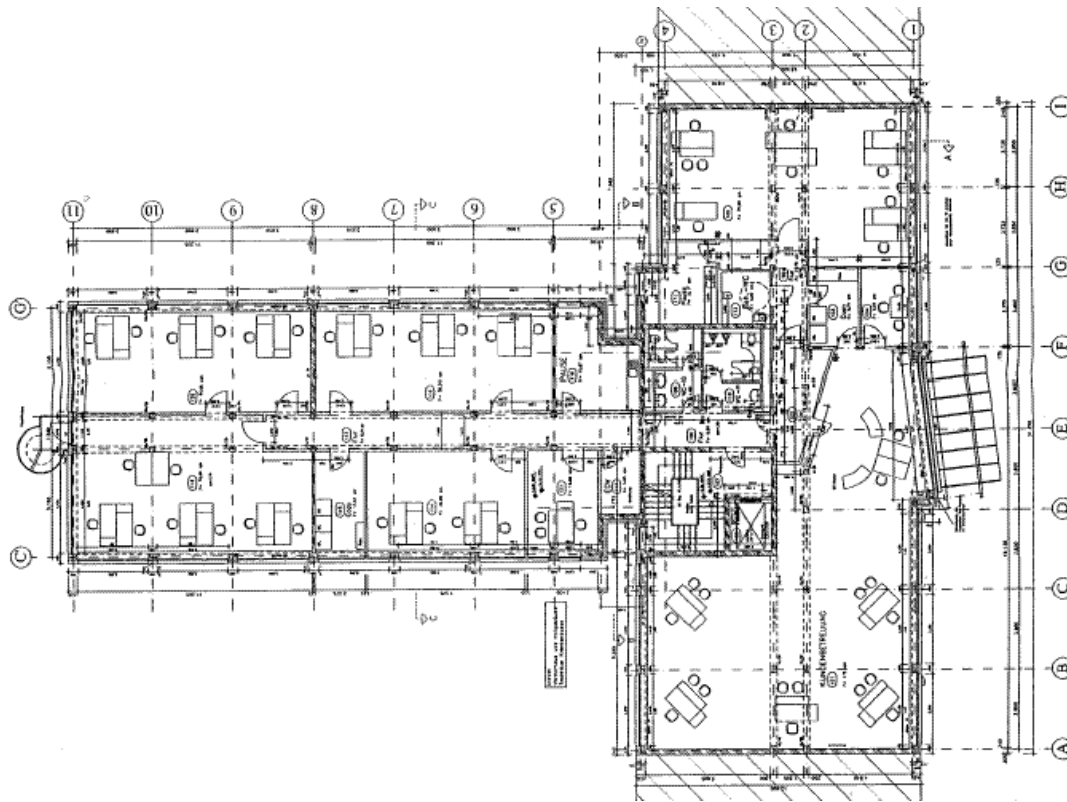


Ground floor

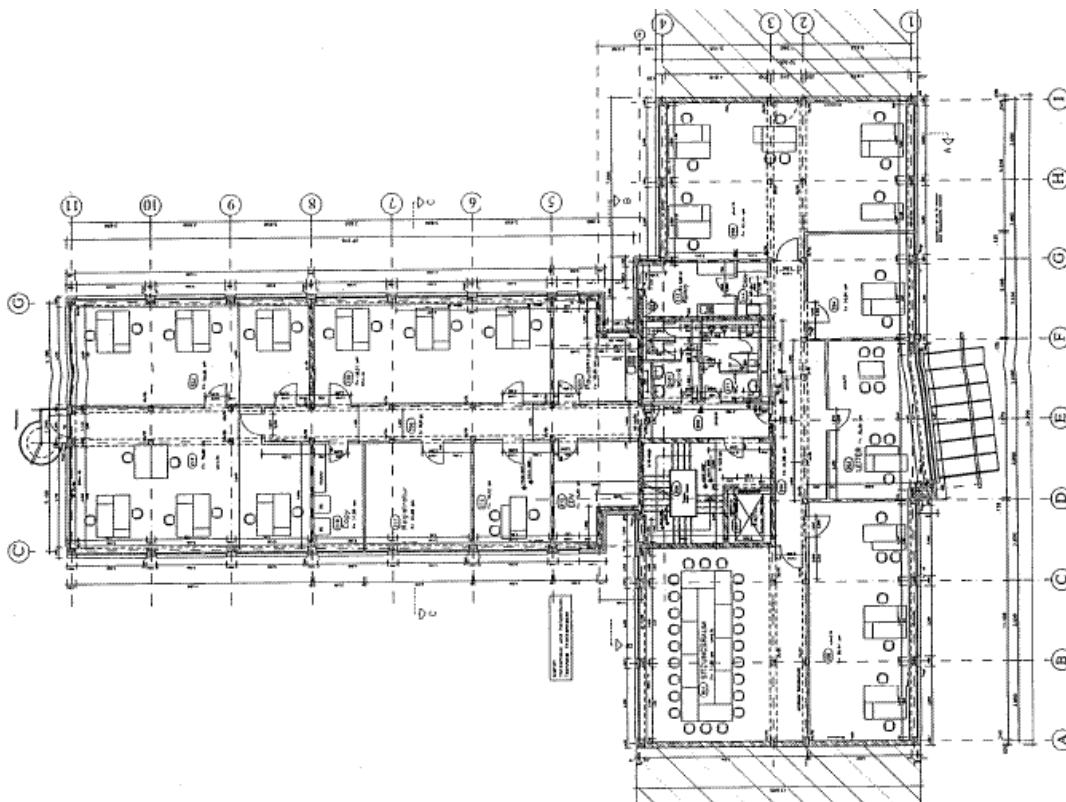




First floor

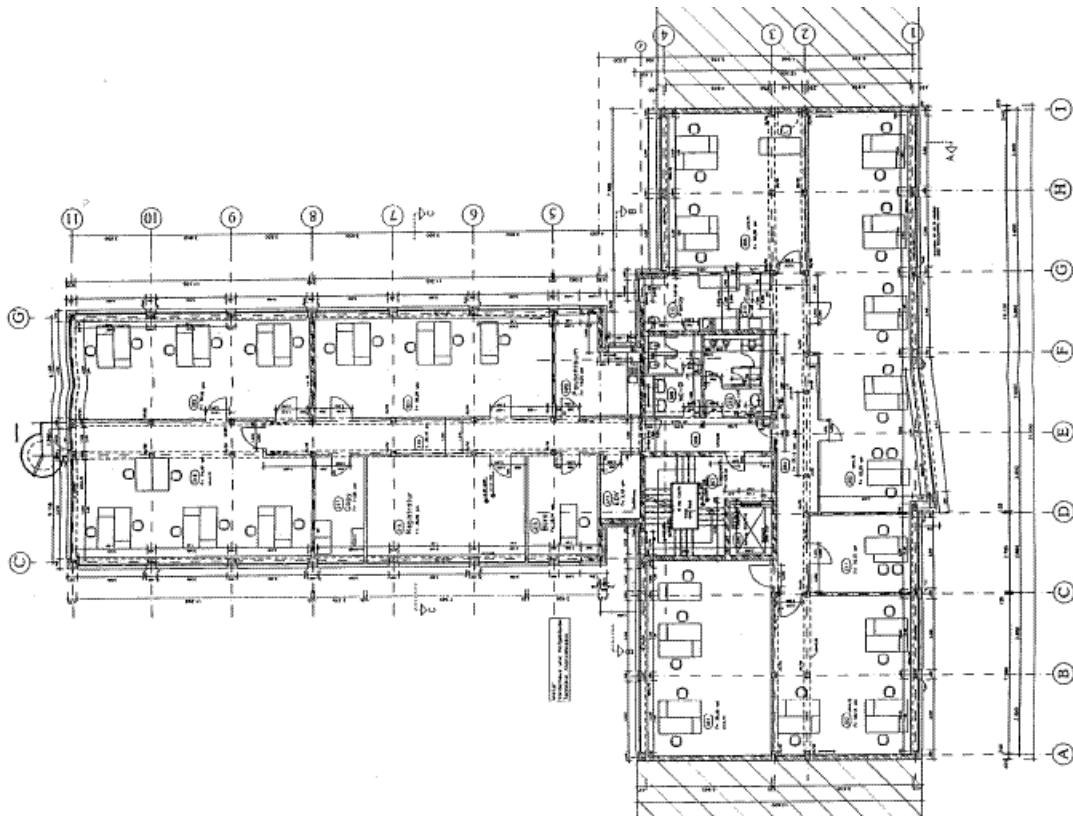


Second floor

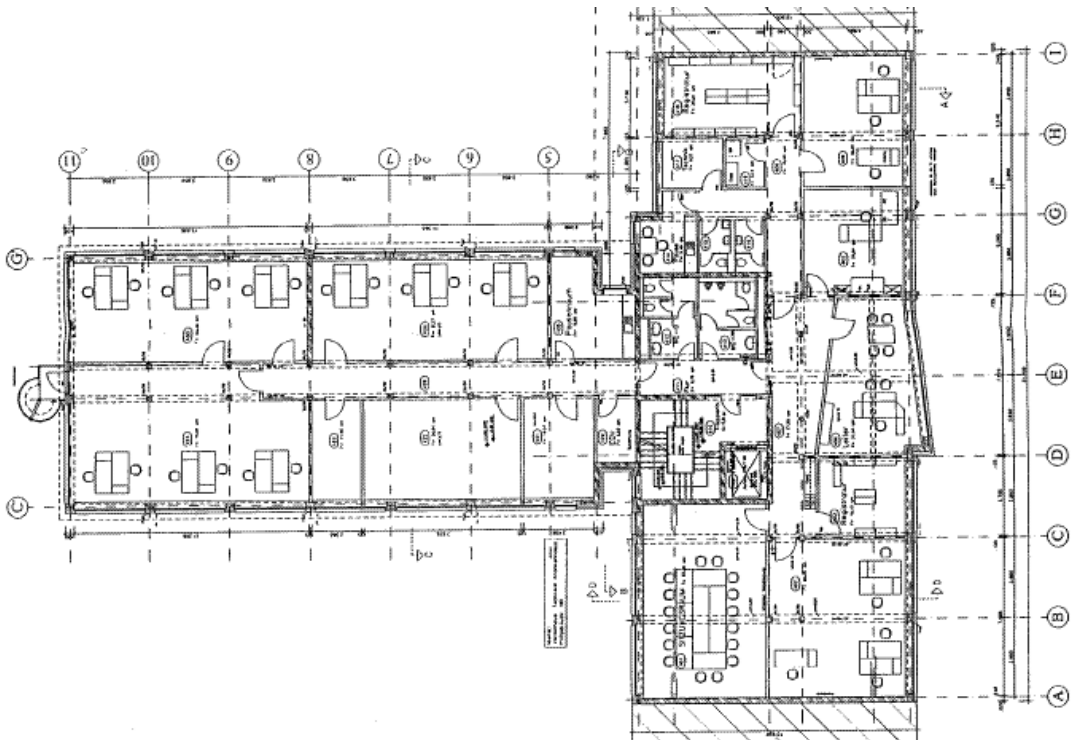




Third floor

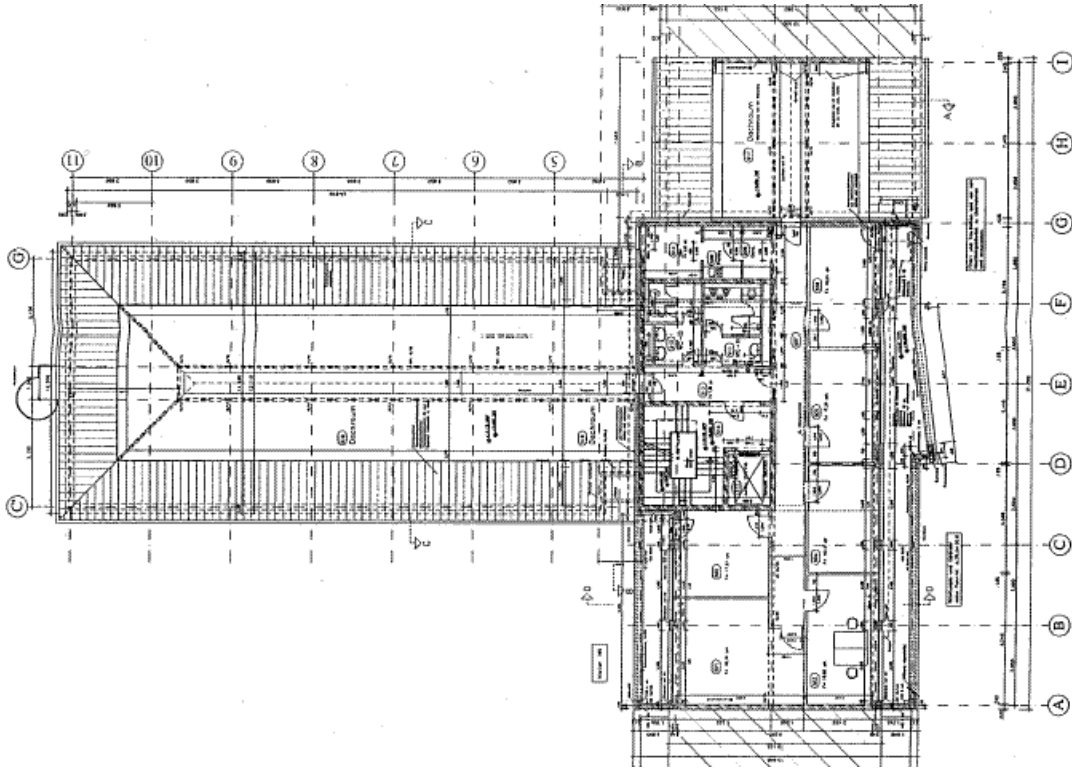


Fourth floor





Fifth floor



Sixth floor

