Valuation Overview - Date of Valuation 2024-12-31

				Units						Area						Gross Rental Income				Valuation Results									
Valuation Unit	City	Postal Code	Address	Residential Non-sub	Residential Sub	Residential Total	Commercial	Other	Parken	Residential Non-sub	Residential Sub	Residential Total	Commercial	Total	Vacant	Vacancy Rate	GRI on Current	GRI on Potential	GRI on Market	Residential Current Rent	Fair Value EUR	Fair Value EUR per sqm	Net Capital Value (unrounded)	Gross Capital Value (unrounded)	Purchaser's Costs (unrounded)	Purchaser's Costs %	NIY Current	NIY Potential	NIY Market	Multiplier Current	Multiplier Potential	Multiplier Market
				UNITS	UNITS	UNITS	UNITS	UNITS	UNITS	SQM	SQM	SQM	SQM	SQM	SQM	%	EUR P.A.	EUR P.A.	EUR P.A.	EUR/SQM	EUR	EUR/SQM	EUR	EUR	EUR	%	%	%	%	TIMES	TIMES	TIMES
VU_01	Heide	25746	Fehrsdiek 1-27 odd,	42	0	42	0	0	0	1.590	0	1.590	0	1.590	0	0,0%	141.967	141.967	157.445	7,44	2.160.000	1.358	2.157.207	2.367.535	210.328	9,75%	6,49%	6,00%	5,25%	15,2	15,2	13,7
VU_02	Heide	25746	Fehrsdiek 2-4 even	10	0	10	0	0	0	472	0	472	0	472	0	0,0%	32.075	32.075	41.089	5,66	490.000	1.037	492.836	543.596	50.762	10,30%	6,26%	6,00%	5,26%	15,4	15,4	12,9
VU_03	Heide	25746	Gorch-Fock-Str. 2-12 even	46	0	46	0	0	0	1.979	0	1.979	0	1.979	79	4,0%	154.777	162.990	194.901	6,79	2.330.000	1.178	2.328.083	2.555.949	227.866	9,75%	6,24%	6,21%	5,67%	15,0	14,6	12,7
VU_04	Heide	25746	Gorch-Fock-Straße 15-17 odd,	19	0	19	0	0	0	892	0	892	0	892	0	0,0%	71.254	71.254	82.942	6,48	1.120.000	1.256	1.115.212	1.223.946	108.733	9,75%	6,27%	6,09%	5,34%	15,7	15,7	13,4
VU_05	Heide	25746	Gorch-Fock-Straße 16-18 even	20	0	20	0	0	0	886	0	886	0	886	0	0,0%	66.956	66.956	90.356	6,48	1.010.000	1.140	1.007.050	1.105.896	98.846	9,75%	6,49%	6,21%	4,99%	14,6	14,6	11,2
VU_06	Heide	25746	Gorch-Fock-Straße 20-24 even	18	0	18	0	0	0	888	0	888	0	888	103	11,2%	59.721	69.295	82.590	6,34	1.070.000	1.205	1.073.005	1.177.689	104.684	9,75%	5,29%	4,83%	5,36%	18,0	15,5	13,0
VU_07	Heide	25746	Gorch-Fock-Straße 25-33 odd,	20	0	20	0	0	0	881	0	881	0	881	0	0,0%	66.142	66.142	81.926	6,49	1.060.000	1.203	1.061.311	1.164.788	103.478	9,75%	6,21%	6,02%	5,51%	15,8	15,8	13,0
VU_08	Heide	25746	Gorch-Fock-Straße 26-30 even	19	0	19	0	0	0	886	0	886	72	8,1%	66.210	72.918	82.357	6,78	970.000	1.095	965.167	1.059.293	94.126	9,75%	6,29%	6,05%	5,92%	14,9	13,2	11,7
VU_09	Heide	25746	Gorch-Fock-Str. 32 odd,	23	0	23	0	0	33	954	0	954	0	954	99	10,4%	84.870	101.241	116.987	7,42	1.610.000	1.688	1.614.068	1.771.439	157.372	9,75%	3,21%	4,42%	5,40%	19,1	15,9	13,8
VU_10	Heide	25746	Fehrsdiek 29-33 odd,	23	0	23	0	0	0	982	0	982	0	982	0	0,0%	77.306	77.306	88.606	6,69	1.220.000	1.288	1.215.503	1.334.102	118.599	9,75%	6,24%	6,01%	5,01%	15,7	15,7	14,0
VU_11	Tönning	25832	Bendfeld 18a, 18b, 20a, 20b	16	0	16	0	0	0	1.100	0	1.100	0	1.100	0	0,0%	78.732	78.732	85.816	5,99	1.380.000	1.254	1.380.325	1.514.907	134.582	9,75%	5,20%	5,05%	4,41%	17,5	17,5	16,1
VU_12	Heide	25746	Am Schwalbenberg 1-5, 2-6 even; Fontane-Straße 10, 20, 30; Hebbelstraße 26, 27-37 odd; Hebbelstraße 25, 25a; Hermann-Lönns-Str. 1-11 odd,	240	0	240	0	0	75	15.281	0	15.281	266	1,7%	1.219.662	1.346.190	1.360.911	6,62	19.700.000	1.289	19.746.930	21.287.199	1.540.269	7,80%	6,29%	6,06%	5,26%	16,2	15,8	14,5
VU_13	Heide	25746	Dr.-Lemme-Straße 14-20 even	16	0	16	0	0	0	1.132	0	1.132	71	6,3%	79.159	84.691	88.259	6,22	1.260.000	1.114	1.259.667	1.382.484	122.818	9,75%	6,23%	6,13%	4,99%	17,9	14,9	14,3
VU_14	Heide	25746	Dr.-Lemme-Straße 22, Hans-Sierk-Strasse 19	8	0	8	0	0	0	602	0	602	0	602	0	0,0%	46.726	46.726	48.772	6,47	700.000	1.163	702.207	774.645	72.438	10,30%	6,65%	6,13%	4,99%	15,0	15,0	14,4
VU_15	Heide	25746	Lilje-Wolf-Straße 2-4 even	10	0	10	0	0	0	505	0	505	0	505	0	0,0%	37.012	37.012	42.436	6,10	570.000	1.128	568.914	627.512	58.598	10,30%	6,23%	6,06%	5,22%	15,4	15,4	13,4
VU_16	Heide	25746	Buergerm.-Claus-Str. 6-14 even	30	0	30	0	0	0	1.462	0	1.462	51	3,5%	124.963	129.507	133.378	7,27	1.850.000	1.248	1.849.581	2.029.915	180.334	9,75%	6,23%	6,01%	5,20%	14,8	14,3	13,9
VU_17	Heide	25746	Lilje-Wolf-Straße 10-18 even	16	0	16	0	0	0	1.072	0	1.072	0	1.072	0	0,0%	74.058	74.058	86.796	6,79	1.150.000	1.073	1.151.517	1.263.790	112.273	9,75%	6,25%	6,09%	5,39%	15,5	15,5	13,3
VU_18	Heide	25746	Hermann-Lönns-Strasse 2,4,6 even	20	0	20	0	0	11	1.604	0	1.604	94	5,9%	116.329	124.393	134.527	6,33	1.920.000	1.197	1.919.766	2.106.943	187.177	9,75%	3,92%	4,56%	5,06%	16,5	15,4	14,3
VU_19	Heide	25746	Lilje-Wolf-Straße 13-19 odd,	24	0	24	0	0	0	1.696	0	1.696	0	1.696	0	0,0%	133.710	133.710	153.610	6,48	2.220.000	1.171	2.223.011	2.439.754	216.744	9,75%	6,15%	6,10%	5,01%	16,6	16,6	14,5
VU_20	Heide	25746	Nordstraße 9b, 15-19 odd,	18	0	18	0	0	8	1.494	0	1.494	0	1.494	0	0,0%	91.989	92.589	119.908	4,97	1.450.000	970	1.447.508	1.588.739	141.141	9,75%	3,82%	4,21%	5,94%	15,7	15,7	12,1
VU_21	Lensahn	23738	Bahnhof Str. 26, 28a-c, 30a-c, Hohenkoogstr. 2-6 even; Hohenkoogstr. 20, Hofenweg 1, Kathanienstr. 1, Wiesenring 1-3 odd,	162	0	162	0	0	69	10.064	0	10.064	202	2,0%	783.361	860.514	926.374	6,47	15.600.000	1.550	15.591.155	16.894.359	1.403.204	9,00%	5,02%	5,07%	4,40%	19,9	18,1	16,8
VU_22	Lübeck	23558	Georgstr. 5-16 even, Meierstr. 15-18 even	74	0	74	0	0	4	3.881	0	3.881	0	3.881	0	0,0%	352.695	353.235	421.276	7,54	7.750.000	1.997	7.752.266	8.400.000	697.707	9,00%	3,29%	3,25%	4,19%	22,0	21,9	18,4
VU_23	Lübeck	23564	Siemer Landstr. 1, 1a, 3, 3a	21	0	21	0	0	7	1.475	0	1.475	0	1.475	0	0,0%	109.066	109.066	145.136	5,49	2.280.000	1.546	2.279.563	2.501.821	222.257	9,75%	3,22%	3,21%	4,26%	20,9	20,9	15,7
VU_24	Lübeck	23562	Hansaplatzhochgarage 5-11 odd,	24	0	24	0	0	0	1.288	0	1.288	0	1.288	0	0,0%	103.798	103.798	119.777	6,72	1.500.000	1.165	1.496.006	1.641.867	145.861	9,75%	4,73%	4,60%	5,70%	14,4	14,4	12,5
VU_25	Lübeck	23558	Dornenstraße 61, 61a-d, 63, 63a-d, 65, 65a-d, 67, 67a-b, Töpferweg 45-47, 49a	230	0	230	0	0	0	8.518	0	8.518	37	0,4%	819.794	817.841	919.925	6,90	12.400.000	1.456	12.399.904	13.483.195	1.113.291	9,00%	4,24%	4,34%	5,50%	15,2	15,1	13,4
VU_26	Lübeck	23558	Kerveltenstr. 1-29 odd,	168	0	168	0	0	27	10.837	0	10.837	0	0,0%	905.147	905.147	1.162.461	6,96	14.300.000	1.320	14.333.978	15.624.036	1.290.058	9,00%	4,23%	4,23%	5,96%	15,8	15,8	12,4
VU_27	Lübeck	23558	Kerveltenstr. 31-33 odd, Kerveltenstr. 10-24 even	152	0	152	0	0	54	11.256	0	11.256	195	1,7%	824.411	844.253	1.129.749	6,68	13.600.000	1.208	13.602.627	14.826.863	1.224.238	9,00%	3,66%	4,16%	5,90%	16,5	16,1	12,1
VU_28	Lübeck	23568	Forstmeisterweg 83	180	0	180	0	0	0	6.127	0	6.127	136	2,2%	602.016	617.520	696.513	6,57	9.350.000	1.526	9.354.713	10.196.638	841.924	9,00%	4,60%	4,70%	5,50%	15,5	15,1	13,4
VU_29	Lübeck	23562	Brodtener Gemeindeweg 4, 4a	16	0	16	1	0	0	1.236	0	1.236	0	1.236	0	0,0%	89.116	89.116	103.826	6,01	1.350.000	1.092	1.347.928	1.479.351	131.423	9,75%	4,26%	4,41%	5,46%	15,1	15,1	13,0
VU_30	Lübeck	23566	Mahling 94	20	0	20	1	0	0	1.333	0	1.333	476	1.807	0	0,0%	155.029	155.029	174.366	7,21	3.000.000	1.660	2.969.366	3.291.839	292.440	9,75%	5,21%	5,21%	4,26%	19,3	19,3	17,2
VU_31	Lübeck	23562	Fasanenweg 1-7 odd, Fasanenweg 2-6, 2a-2e even; Moorhöger Hofdamweg 2-7a odd, Fischuhrweg 2-6 even	116	0	116	0	0	51	8.060	0	8.060	136	1,7%	668.441	681.596	777.997	6,76	10.200.000	1.266	10.207.090	11.125.728	918.638	9,00%	4,43%	4,70%	5,50%	15,3	15,0	13,1
VU_32	Lübeck	23564	Hochofenstr. 22, 22a	24	0	24	0	0	0	1.729	0	1.729	0	1.729	0	0,0%	149.367	149.367	171.167	7,20	3.310.000	1.914	3.306.695	3.629.879	323.183	9,75%	3,29%	3,21%	3,91%	22,1	22,1	19,3
VU_33	Lübeck	23560	Langenweg 4-12 even	60	0	60	0	0	28	4.381	0	4.381	0	4.381	0	0,0%	345.553	345.553	409.442	6,33	5.180.000	1.182	5.180.663	5.646.944	466.281	9,00%	4,28%	4,21%	5,69%	15,0	15,0	12,7
VU_34	Lübeck	23568	Arenrott, 82	51	0	51	0	0	16	2.983	0	2.983	0	2.983	0	0,0%	271.337	271.337	346.408	7,40	4.170.000	1.407	4.173.044	4.570.916	406.872	9,75%	4,48%	4,22%	5,16%	15,4	15,4	12,0
VU_35	Lübeck	23558	Schoenbeckanar Straße 74, 74a	32	0	32	0	0	0	2.256	0	2.256	0	2.256	0	0,0%	168.649	168.649	225.398	6,97	3.020.000	1.338	3.016.353	3.310.448	294.094	9,75%	4,28%	4,21%	5,46%	16,0	16,0	13,4
VU_36	Lübeck	23564	Im Brandenbaumer Feld 10,10a	36	0	36	0	0	19	2.275	0	2.275	0	2.275	0	0,0%	256.918	256.918	293.343	9,03	3.830.000	1.684	3.834.606	4.208.483	373.874	9,75%	4,80%	4,66%	5,11%	14,9	14,9	13,0
VU_37	Lübeck	23554	Bulmer Str. 42-48 even, Bulmer Str. 43a-49a even	32	0	32	0	0	0	2.206	0	2.206	0	2.206	0	0,0%	188.926	188.926	231.668	7,14	4.230.000	1.917	4.226.776	4.636.886	412.111	9,75%	3,18%	3,27%	4,99%	22,4	22,4	18,3
VU_38	Stellenweg	24837	Memeler Straße 52	5	0	5	0	0	0	412	0	412	0	412	0	0,0%	31.362	31.362	35.961	6,34	480.000	1.165	478.063	527.303	49.240	10,30%	4,05%	4,01%	5,32%	15,2	15,2	13,3
VU_39	Stellenweg	24837	Danziger Str. 25-29 odd, Danziger Str. 24-26 even	35	0	35	0	0	0	1.971	0	1.971	93	4,7%	155.486	160.862	177.353	6,78	2.530.000	1.284	2.525.606	2.771.885	246.279	9,75%	4,23%	4,03%	5,12%	16,2	15,7	14,3
VU_40	Stellenweg	24837	Memeler Straße 1-3 odd,	10	0	10	0	0	0	571	0	571	124	21,8%	36.793	47.666	49.691	6,86	680.000	1.191	678.513	748.400	69.887	10,30%	2,79%	4,06%	5,34%	18,4	14,3	13,7
VU_41	Stellenweg	24837	Danziger Str. 20-21 even; Danziger Str. 11-15 odd,	34	0	34	0	0	0	1.650	0	1.650	21	1,2%	131.669	133.916	156.397	6,75	2.040.000	1.236	2.035.393	2.233.933	196.450	9,75%	4,28%	4,20%	5,49%	15,4	15,2	13,0
VU_42	Stellenweg	24837	Königsberger Str. 7-12 even	27	0	27	0	0	0	1.797	0	1.797	79	4,4%	139.483	154.909	185.557	6,33	2.110.000	1.174	2.113.262	2.319.338	206.045	9,75%	4,23%	4,00%	4,66%	16,4	15,7	14,3
VU_43	Stellenweg	24837	Memeler Str. 50	5	0	5	0	0	0	412	0	412	0	412	0	0,0%	29.577	29.577	32.160	5,99	460.000	1.116	461.161	506.680	47.500	10,30%	4,26%	4,09%	5,20%	15,6	15,6	14,3
VU_44	Stellenweg	24837	Memeler Str., 54, 54-56 even	26	0	26	0	0	0	1.219	0	1.219	52	4,3%	102.735	107.910	120.696	7,34	1.630.000	1.337	1.628.014	1.784.950	156.936	9,75%	4,24%	4,14%	5,46%	15,8	15,1	13,5
VU_45	Stellenweg	24837	Memeler Str., 61,63 even	15	0	15	0	0	0	979	0	979	0	979	0	0,0%	79.983	79.983	88.164	6,41	1.210.000	1.236	1.208.597	1.326.425	117.827	9,75%	4,23%	4,14%	5,11%	15,1	15,1	13,7
VU_46	Stellenweg	24837	Bleekweg 1, Am Brautsee 56,58 even, Lärchenweg 2,4 even	22	0	22	0	0	0	1.328	0	1.328	0	1.328	0	0,0%	107.303	107.303	115.594	6,74	1.490.000	1.115	1.482.912	1.627.495	144.584	9,75%	4,25%	5,13%	5,93%	13,8	13,8	12,8
VU_47	Stellenweg	24837	Königsberger Str. 14	2	0	2	0	0	0	218	0	218	0	218	0	0,0%	13.927	13.927	16.987	6,34	220.000	1.011	217.025	240.030	23.005	10,60%	4,24%	4,41%	5,80%	15,8	15,8	12,9
VU_48	Stellenweg	24837	Memeler Str., 4, 4a	8	0	8	0	0	0	494	0	494	0	494	0	0,0%	40.774	40.774	42.976	6,88	570.000	1.154	571.844	630.744	58.900	10,30%	4,26%	5,27%	5,42%	14,0	14,0	13,3
VU_49	Stellenweg	24837	Memeler Str., 54	8	0	8	0	0	0	561	0	561	0	561	0	0,0%	42.241	42.241	46.766	6,28	630.000	1.124	632.168	697.279	65.113	10,30%	4,26%	4,26%	5,02%	15,0	15,0	13,5
VU_50	Stellenweg	24837	Bleekweg 3-7 odd,	14	0	14	0	0	0	930	0	930	0	930	0	0,0%	67.425	67.425	77.167	6,77	990.000	1.193	993.103	1.095.931	98.828	9,75%	4,68%	4,61%	5,70%	14,7	14,7	12,9
VU_51	Stellenweg	24837	Lindenweg 20, 20a-22 even	27	0	27	0	0	0	1.170	0	1.170	0	1.170	0	0,0%	92.692	92.692	98.303	6,60	1.290.000	1.102	1.292.737	1.416.779	126.042	9,75%	4,26%	4,21%	5,30%	13,9	13,9	13,2
VU_52	Stellenweg	24837	Am Brautsee 1-5 odd,	18	0	18	0	0	0	1.247	0	1.247	0	1.247	0	0,0%	95.896	95.896	101.909	6,41	1.380.000	1.107	1.384.606	1.519.605	134.999	9,75%	4,27%	4,20%	5,34%	14,4	14,4	13,5
VU_53	Stellenweg	24837	Schubertplatz 5-7 even	16	0	16	0	0	0	1.172	0	1.172	0	1.172	0	0,0%	85.501	85.501	91.425	6,28	1.220.000	1.041	1.224.952	1.344.395	119.443	9,75%	4,84%	4,69%	5,33%	14,3	14,3	13,4
VU_54	Stellenweg	24837	Hausner Baum 5, 5a	14	0	14	0	0	0	633	0	633	52	8,2%	50.470	54.965	55.052	7,34	700.000	1.106	697.751	766.020	71.868	10,30%	4,28%	5,20%	5,51%	13,8	12,7	12,7
VU_55	Stellenweg	24837	Siedlerweg 21,23 even	12	0	12	0	0	0	821	0	821	0	821	0	0,0%	60.547	60.547	64.036	6,15	840.000	1.023	835.332	921.371	86.039	10,30%	4,29%	5,00%	5,41%	13,8	13,8	13,0
VU_56	Stellenweg	24837	Alfeld 13, 15-25 odd,	32	0	32	0	0	0	2.520	0	2.520	0	2.520	0	0,0%	179.998	179.998	196.590	5,95	2.240.000	889	2.236.181	2.464.209	230.028	9,75%	5,54%	5,54%	5,31%	12,4	12,4	11,4
VU_57	Stellenweg	24837	Alfeld 11-17 odd,	18	0	18	0	0	0	972	0	972	0	972	0	0,0%	74.596	74.596	81.654	6,79	960.000	845	857.043	945.319	88.275	10,30%	5,73%	5,76%	5,54%	11,5	11,5	10,5
VU_58	Stellenweg	24837	Am Lonsenpark 4, Meierbrink, 37-39 odd, Pfingstmtl. 26-34 even	38	0	38	7	0	0	2.613	0	2.613	551	3.164	140	4,4%	261.848	277.258	303.599	6,99	4.490.000	1.419	4.485.078	4.923.251	437.373	9,75%	4,15%	4,06%	5,10%	17,1	16,2	14,8
VU_59	Stellenweg	24837	Dorweg 11-14 even	21	0	21	0	0	0	1.270	0	1.270	0	1.270	0	0,0%	109.492	109.492	116.143	7,12	1.710.000	1.348	1.709.717	1.875.917	166.600	9,75%	4,03%	4,07%	5,06%	15,7	15,7	14,5
VU_60	Stellenweg	24837	Siedlerweg 8-24 even, Siedlerweg 7-17 odd,	168	0	168	0	0	54	11.307	0	11.307	464	4,1%	885.017	948.158	999.781	6,28	13.100.000	1.159	13.139.405	14.321.952	1.182.548	9,00%	4,15%	4,05%	5,00%	16,3	15,8	14,6
VU_61	Stellenweg	24837	Mozartstr. 4-22 even, Schubertplatz 1-3 odd,	114	0	114	0	0	0	5.145	0	5.145	267	5,2%	429.501	464.305	478.476	7,34	6.750.000	1.312	6.747.118	7.354.359	607.241	9,00%	4,29%	4,06%	5,19%	15,7	14,5	14,1
VU_62	Stellenweg	24837	Nikolaistraße 2b, 3 odd, 1a-2, 3a, Klaus-Groth-Str. 3-4 even; 2b, 4a, b, 6a	72	0	72	0	0	0	3.117	0	3.117	72	2,3%	255.047	261.534	280.983	6,89	3.070.000	985	3.065.106	3.364.052	298.857	9,75%	6,49%	6,06%	6,49%	12,0	11,7	10,9
VU_63	Stellenweg	24837	Memeler Str., 5, 5a	10	0	10	0	0	0	690	0	690	0	690	0	0,0%	51.190	51.190	60.022	6,18	770.000	1.116	769.665	847.638	79.173	10,30%	4,41%	4,24%	5,66%	15,0	15,0	12,8
VU_64	Stellenweg	24837	Horstbrunnen 14a,b, Schubertp 2, 2a,c	24	0	24	0	0	0	1.623	0	1.623	139	8,6%	97.635	108.475	126.566	7,49	1.500.000	924	1.504.055	1.650.700	146.645	9,75%	3,81%	4,07%	5,94%	15,4	13,9	11,9
VU_65	Stellenweg	24837	Memeler Str., 19-23 odd,	40	0	40	0	0	0	2.466	0	2.466	0	2.466	0	0,0%	212.164	212.164	223.699	7,11	2.980.000	1.199	2.977.703	3.266.095	290.392	9,75%	4,69%	4,25%	5,60%	14,0	14,0	13,3
VU_66	Stellenweg	24837	Am Brautsee 27-31 odd, Lindenweg 24-28 even	36	0	36	0	0	0	2.592	0	2.592	64	2,7%	186.115	111.264	193.780	6,94	2.810.000	1.175	2.813.015	3.087.283	274.269	9,75%	6,24%	4,25%	4,99%	16,9	16,4	14,5
VU_67	Stellenweg	24837	Am Brautsee 35-43 even, Eibenweg 1-3 odd,	52	0	52	0	0	12	3.993	0	3.993	84	2,1%	292.479	299.745	329.905	6,10	4.120.000	1.032	4.115.947	4.517.252	401.305	9,75%	4,24%	5,10%	5,76%	14,1	13,7	12,5
VU_68	Stellenweg	24837	Schubertplatz 26 even	24	0	24	0	0	5	1.943	0	1.943	0	1.943	0	0,0%	139.285	138.295	153.979	5,93	2.210.000	1.137	2.205.918	2.420.995	215.077	9,75%	4,21%	4,26%	5,91%	16,0	16,0	14,3
VU_69	Stellenweg	24837	Mozartstr. 24	45	0	45	0	0	30	3.592	0	3.592	72	2,0%	219.826	226.771	260.710	6,92	3.090.000	860	3.094.113	3.395.789	301.676	9,75%	4,23%	4,25%	5,76%	14,1	13,6	11,9

Valuation Overview - Date of Valuation 2024-12-31

				Units						Area							Gross Rental Income				Valuation Results								
Valuation Unit	City	Postal Code	Address	Residential Non-sub	Residential Sub	Residential Total	Commercial	Other	Parken	Residential Non-sub	Residential Sub	Residential Total	Commercial	Total	Vacant	Vacancy Rate	GRI on Current	GRI on Potential	GRI on Market	Residential Current Rent	Fair Value EUR	Fair Value EUR per sqm	Net Capital Value (unrounded)	Gross Capital Value (unrounded)	Purchaser's Costs (unrounded)	Purchaser's Costs %	NIY Current	NIY Potential	NIY Market	Multiplier Current	Multiplier Potential	Multiplier Market
				Units	Units	Units	Units	Units	Units	SQM	SQM	SQM	SQM	SQM	SQM	%	EUR P.A.	EUR P.A.	EUR P.A.	EUR/SQM	EUR	EUR/SQM	EUR	EUR	EUR	%	%	%	%	Times	Times	Times
VU_70	Stelle/wig	24837	Elleweg 5	46	0	46	0	0	0	3,707	0	3,707	0	3,707	73	2.0%	242,329	248,006	269,112	5.56	3,410,000	920	3,406,566	3,736,496	332,121	9.75%	4.27%	4.26%	5.09%	14.1	13.7	11.8
VU_71	Stelle/wig	24837	Drei Kronen 1-7 odd.	22	10	32	0	0	0	1,835	694	2,529	0	2,529	0	0.0%	170,868	170,868	197,289	5.63	2,100,000	830	2,102,377	2,307,358	204,982	9.75%	8.43%	8.46%	6.81%	12.3	12.3	10.7
VU_72	Stelle/wig	24837	Drei Kronen 9-11 odd.	11	5	16	0	0	0	815	288	1,102	0	1,102	153	13.2%	62,178	74,078	85,962	5.49	880,000	807	885,433	976,033	91,200	10.28%	7.07%	8.56%	6.79%	14.2	12.0	10.3
VU_73	Stelle/wig	24837	Drei Kronen 15-17 odd., Alte Dorfstr. 1 odd.	24	8	32	0	0	0	1,689	458	2,147	0	2,147	0	0.0%	153,845	153,845	175,281	5.70	1,960,000	872	1,955,050	2,145,860	190,817	9.75%	7.73%	7.75%	6.39%	12.7	12.7	11.2
VU_74	Stelle/wig	24837	Alte Dorfstr. 1 odd.	10	14	24	0	0	0	790	1,053	1,843	0	1,843	70	3.8%	122,892	128,360	143,720	5.79	1,490,000	909	1,492,476	1,637,993	145,516	9.75%	8.24%	8.00%	6.89%	12.1	11.6	10.4
VU_75	Stelle/wig	24837	An der Scheune 12, Hallenmunder Weg 19-23 odd.	14	0	14	0	0	0	867	0	867	0	867	0	0.0%	60,529	60,529	72,036	5.82	880,000	1,015	879,209	969,678	90,569	10.28%	6.88%	6.89%	5.92%	14.5	14.5	12.1
VU_76	Stelle/wig	24837	Julius-Petersen-Platz 1-3 odd., Schulstieg 1, 1A-1D even	32	0	32	0	0	0	1,876	0	1,876	0	1,876	0	0.0%	129,914	129,914	146,311	5.77	1,910,000	1,018	1,913,788	2,100,382	186,594	9.75%	6.80%	6.80%	6.38%	14.7	14.7	13.1
VU_77	Stelle/wig	24837	Drei Kronen 19 a,b	0	0	0	1	0	2	0	0	0	241	241	0	0.0%	9,075	9,075	10,044	n/a	99,000	411	98,957	109,114	10,158	10.28%	9.29%	9.41%	9.49%	10.9	10.9	9.9
VU_78	Hamburg	22177	Bramfelder Chaussee 208 - 216 a	21	0	21	5	3	4	1,087	0	1,087	1,264	2,351	0	0.0%	303,967	304,927	341,783	6.67	6,230,000	2,650	6,232,261	6,730,949	498,688	8.00%	3.81%	3.91%	4.46%	20.5	20.4	18.2
VU_79	Hamburg	22523	Hohlenner Chaussee 25-27	27	0	27	0	0	17	1,204	0	1,204	0	1,204	50	4.2%	142,875	153,795	167,866	10.04	4,290,000	3,563	4,286,091	4,681,124	375,033	8.75%	2.26%	2.69%	2.68%	30.0	27.9	25.7
VU_80	Hamburg	20257	Muggenkampstraße 55	13	0	13	0	0	5	601	0	601	0	601	0	0.0%	97,876	99,916	100,659	13.18	2,840,000	4,725	2,845,085	3,091,853	246,770	8.75%	2.75%	2.65%	2.89%	29.0	28.5	28.2
VU_81	Hamburg	22767	Professor-Ehrlich-Weg 8	32	0	32	0	2	18	1,562	0	1,562	0	1,562	0	0.0%	224,028	235,116	251,429	11.14	6,360,000	4,072	6,357,772	6,950,394	556,822	8.00%	3.21%	3.01%	3.14%	28.4	27.0	25.3
VU_82	Hamburg	22147	Rahlstedter Weg 75 a, 75 b, 77 a, 77 b	30	0	30	0	0	0	1,346	0	1,346	0	1,346	35	2.6%	149,238	153,753	173,834	6.48	4,380,000	3,282	4,367,069	4,770,937	383,869	8.75%	2.33%	2.27%	2.69%	29.4	28.5	25.3
VU_83	Heide	25746	Berliner Straße 8 - 12	45	0	45	0	1	0	3,597	0	3,597	0	3,597	0	0.0%	252,870	252,870	284,459	5.79	3,580,000	995	3,576,546	3,925,040	348,994	8.75%	4.78%	4.80%	5.71%	14.2	14.2	12.6
VU_84	Bad Segeberg	23795	Kirchstraße 12a + 12b	24	0	24	0	0	6	1,434	0	1,434	0	1,434	73	5.1%	125,537	133,364	145,560	7.53	2,260,000	1,576	2,265,624	2,484,327	220,703	8.75%	3.28%	4.21%	4.80%	18.0	17.0	15.5
VU_85	Hamburg	22041	Wandsbeker Marktstr. 37	8	0	8	2	0	14	552	0	552	620	1,168	116	10.2%	280,466	288,359	297,121	6.83	6,020,000	5,160	6,020,601	6,602,465	481,864	8.00%	3.89%	4.26%	4.19%	21.5	20.9	20.3
TOTAL / AVERAGE				**3,395**	**37**	**3,432**	**14**	**7**	**574**	**200,672**	**2,472**	**203,145**	**3,189**	**206,304**	**3,604**	**1.8%**	**14,808,225**	**17,186,586**	**19,894,888**	**6.71**	**279,179,000**	**1,353**	**279,231,917**	**304,874,022**	**25,642,085**	**9.16%**	**4.11%**	**4.38%**	**5.17%**	**16.6**	**16.2**	**14.3**