

Valuation Overview - Date of Valuation 2025-12-31

Valuation Unit	City	Postal Code	Address	Units						Area						Gross Rental Income				Valuation Results													
				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 sq m	Net Capital Value (unrounded)	Gross Capital Value (unrounded)	Purchaser's Costs (unrounded)	Purchaser's Costs %	NY Current	NY Potential	NY Market	Multiplier Current	Multiplier Potential	Multiplier Market	
				UNITS	UNITS	UNITS	UNITS	UNITS	UNITS	sq M	sq M	sq M	sq M	sq M	sq M	%	EUR PA	EUR PA	EUR PA	EUR SQ M	EUR	EUR SQ M	EUR	EUR	EUR	%	%	%	%	%	Times	Times	Times
VU_01	Heide	25746	Fehrsplatz 1-27 odd.	42	0	42	0	0	0	0	1.590	0	1.590	0	1.590	63	4.0%	139.919	148.337	162.216	7.63	2.160.000	1.358	2.162.251	2.373.070	210.819	9,75%	4,30%	4,67%	5,34%	15,5	14,8	13,3
VU_02	Heide	25746	Fehrsplatz 6-8 even	10	0	10	0	0	0	0	472	0	472	0	472	0	0,0%	32.075	32.075	41.089	5,66	490.000	1.037	492.213	542.911	58.698	10,30%	4,07%	4,07%	5,73%	15,3	15,3	12,0
VU_03	Heide	25746	Gorch-Fock-Str. 2-12 even	46	0	46	0	0	0	0	1.979	0	1.979	0	1.979	191	9,6%	156.451	174.758	189.937	7,29	2.690.000	1.380	2.694.436	2.957.144	262.708	9,75%	3,61%	4,46%	4,97%	17,2	15,4	14,2
VU_04	Heide	25746	Gorch-Fock-Str. 13-17 odd.	19	0	19	0	0	0	0	892	0	892	0	892	65	7,3%	68.983	75.022	82.942	6,95	1.090.000	1.222	1.088.714	1.195.961	105.247	9,75%	4,04%	4,74%	5,41%	15,8	14,5	13,1
VU_05	Heide	25746	Gorch-Fock-Str. 14-18 even	20	0	20	0	0	0	0	886	0	886	0	886	0	0,0%	71.014	71.014	90.356	6,68	1.010.000	1.140	1.010.374	1.108.885	98.511	9,75%	4,62%	4,62%	6,36%	14,2	14,2	11,2
VU_06	Heide	25746	Gorch-Fock-Str. 20-24 even	18	0	18	0	0	0	0	888	0	888	0	888	45	5,1%	65.792	70.010	82.590	6,51	1.180.000	1.329	1.176.270	1.290.956	114.686	9,75%	3,51%	3,96%	4,94%	17,9	16,8	14,2
VU_07	Heide	25746	Gorch-Fock-Str. 26-30 even	20	0	20	0	0	0	0	881	0	881	0	881	0	0,0%	71.248	71.248	89.857	6,74	1.160.000	1.317	1.159.276	1.272.305	113.029	9,75%	4,07%	4,07%	5,53%	16,3	16,3	12,9
VU_08	Heide	25746	Gorch-Fock-Str. 7-11 odd.	19	0	19	0	0	0	0	886	0	886	0	886	47	5,3%	77.103	81.910	90.327	7,66	1.120.000	1.265	1.120.518	1.229.769	109.251	9,75%	4,38%	4,91%	5,59%	14,5	13,7	12,4
VU_09	Heide	25746	Gorch-Fock-Str. 1-5 odd.	23	0	23	0	0	38	38	954	0	954	38	954	36	3,7%	96.993	106.252	118.987	7,84	1.720.000	1.803	1.716.829	1.884.220	167.391	9,75%	3,69%	4,31%	4,99%	17,9	16,2	14,4
VU_10	Heide	25746	Fehrsplatz 29-33 odd.	23	0	23	0	0	0	0	962	0	962	0	962	31	3,2%	77.075	79.970	89.493	6,90	1.230.000	1.278	1.226.738	1.346.345	119.607	9,75%	4,08%	4,36%	5,07%	15,9	15,3	13,7
VU_11	Tönning	25832	Baldsee 18a, 18b, 20a, 20b	16	0	16	0	0	0	0	1.100	0	1.100	0	1.100	0	0,0%	81.231	81.231	85.816	6,15	1.390.000	1.263	1.393.658	1.529.540	135.882	9,75%	3,90%	3,90%	4,20%	17,2	17,2	16,2
VU_12	Heide	25746	Arnold-Eber-Str. 2-16 even; Foehrer-Strasse 10, 20, 30; Heigebender-Str. 25-47 odd.; Heigebender-Str. 29-4, Hermann-Lorenz-Str. 9-11 odd.	246	0	246	0	75	75	15.281	0	15.281	0	15.281	459	3,0%	1.246.572	1.290.464	1.366.411	6,86	19.600.000	1.283	19.628.293	21.599.300	1.531.007	7,80%	4,25%	4,64%	4,85%	15,7	15,2	14,5	
VU_13	Heide	25746	Dr.-Lammens-Str. 14-20 even	16	0	16	0	0	0	0	1.132	0	1.132	0	1.132	0	0,0%	85.976	85.976	95.048	6,33	1.300.000	1.149	1.149.293	1.430.796	127.109	9,75%	4,51%	4,51%	5,15%	15,2	15,2	13,7
VU_14	Heide	25746	Dr.-Lammens-Str. 22; Hans-Siets-Str. 18	8	0	8	0	0	0	0	602	0	602	0	602	0	0,0%	48.135	48.135	50.578	6,66	720.000	1.196	716.835	790.669	73.834	10,30%	4,70%	4,70%	5,01%	14,9	14,9	14,2
VU_15	Heide	25746	Lily-Wolf-Str. 2-4 even	10	0	10	0	0	0	0	905	0	905	0	905	0	0,0%	39.099	39.099	42.438	6,45	580.000	1.148	579.939	639.673	59.734	10,30%	4,46%	4,46%	4,98%	14,8	14,8	13,7
VU_16	Heide	25746	Buergerm.-Baas-Str. 4-14 even	30	0	30	0	0	0	0	1.482	0	1.482	0	1.482	0	0,0%	134.037	134.037	137.821	7,54	1.950.000	1.316	1.950.475	2.140.646	190.171	9,75%	4,83%	4,83%	5,01%	14,6	14,6	14,2
VU_17	Heide	25746	Lily-Wolf-Str. 10-16 even	16	0	16	0	0	0	0	1.072	0	1.072	0	1.072	56	5,3%	69.995	74.736	80.011	6,75	1.150.000	1.073	1.150.262	1.262.413	112.151	9,75%	3,76%	4,29%	5,00%	16,4	15,4	12,8
VU_18	Heide	25746	Hermann-Lorenz-Str. 8-16 even	20	0	20	0	0	11	11	1.604	0	1.604	0	1.604	0	0,0%	125.465	126.305	139.338	6,33	1.950.000	1.216	1.948.063	2.137.999	189.936	9,75%	4,48%	4,52%	5,13%	15,5	15,4	14,0
VU_19	Heide	25746	Lily-Wolf-Str. 13-19 odd.	24	0	24	0	0	0	0	1.896	0	1.896	0	1.896	150	7,9%	124.599	137.204	159.299	8,55	2.260.000	1.192	2.257.961	2.478.112	220.151	9,75%	3,38%	4,10%	5,00%	18,1	16,5	14,0
VU_20	Heide	25746	Nordlander Str. 15-19 odd.	18	0	18	0	0	8	8	1.494	0	1.494	0	1.494	0	0,0%	95.163	93.583	128.874	5,03	1.570.000	1.051	1.574.769	1.728.309	153.540	9,75%	3,62%	3,64%	5,68%	16,9	16,8	12,2
VU_21	Lensahn	23738	Berliner Str. 26, 28a-c, 30a-c; Höhenkrugstr. 2-8 even; Höhenkrugstr. 26; Höhenweg 1; Katharinenstr. 1; Weizenweg 1-3 odd.	162	0	162	0	0	99	99	10.064	0	10.064	0	10.064	53	0,5%	824.331	829.372	901.521	6,66	15.900.000	1.580	15.919.427	17.322.175	1.432.748	9,00%	3,61%	3,65%	4,06%	19,3	19,2	17,7
VU_22	Lübeck	23558	Georgstr. 6-16 even; Maierstr. 10-14 even	74	0	74	0	0	4	4	3.881	0	3.881	0	3.881	320	8,2%	330.441	389.486	432.918	7,77	8.170.000	2.105	8.166.077	8.901.024	734.947	9,00%	2,71%	3,24%	3,95%	24,5	22,1	18,9
VU_23	Lübeck	23559	Siemer-Landstr. 1, 1a, 8, 8a	21	0	21	0	0	7	7	1.475	0	1.475	0	1.475	0	0,0%	111.818	111.818	145.136	6,14	2.370.000	1.607	2.371.818	2.603.070	231.252	9,75%	3,16%	3,16%	4,44%	24,2	21,2	16,3
VU_24	Lübeck	23560	Horstzahnchengasse 9-11 odd.	24	0	24	0	0	0	0	1.288	0	1.288	0	1.288	54	4,2%	100.908	105.924	119.777	6,81	1.560.000	1.211	1.556.683	1.708.460	151.777	9,75%	4,23%	4,83%	5,44%	15,4	14,7	13,0
VU_25	Lübeck	23558	Dornstr. 61, 61a-c, 63, 63a-c, 65, 65a-c, 67, 67a-b; Töpferweg 47-55 odd.	230	0	230	0	0	0	0	8.518	0	8.518	0	8.518	119	1,4%	829.444	842.647	945.478	8,23	12.800.000	1.503	12.739.443	13.867.793	1.148.350	9,00%	4,55%	4,68%	5,42%	15,4	15,1	13,5
VU_26	Lübeck	23558	Korvetenstr. 1-39 odd.	168	0	168	0	0	27	27	10.837	0	10.837	0	10.837	281	2,6%	919.298	948.761	1.152.461	7,14	14.600.000	1.347	14.589.864	15.902.952	1.313.088	9,00%	4,07%	4,32%	5,60%	15,9	15,4	12,7
VU_27	Lübeck	23558	Korvetenstr. 41-43 odd.; Korvetenstr. 52-64 even	152	0	152	0	0	54	54	11.256	0	11.256	0	11.256	59	0,5%	869.200	875.984	1.212.673	6,25	14.500.000	1.288	14.505.023	15.810.475	1.305.452	9,00%	3,79%	3,85%	5,98%	16,7	16,6	12,0
VU_28	Lübeck	23568	Forstmeisterweg 83	180	0	180	0	0	0	0	6.127	0	6.127	0	6.127	244	4,0%	600.553	634.055	716.895	8,58	9.700.000	1.583	9.702.230	10.975.431	873.201	9,00%	4,24%	4,39%	5,38%	16,0	15,3	13,5
VU_29	Lübeck	23560	Bieder-Grimm-Ring 4, 4a	16	0	16	0	0	0	0	1.236	0	1.236	0	1.236	71	5,8%	84.083	90.694	114.950	6,01	1.450.000	1.173	1.447.034	1.588.120	141.086	9,75%	3,55%	4,12%	5,65%	17,2	16,0	12,6
VU_30	Lübeck	23566	Marking 94	20	0	20	1	0	0	0	1.333	0	1.333	475	1.807	0	0,0%	160.099	160.099	183.786	7,58	3.070.000	1.699	3.071.719	3.371.212	299.493	9,75%	3,75%	3,75%	4,46%	19,2	19,2	16,7
VU_31	Lübeck	23560	Faasenerweg 1-7 odd.; Faasenerweg 2-6, 2a-6a even; Möstinger-Mühlenweg 27-29 odd.; Reihuhweg 2-8 even	116	0	116	0	0	51	51	8.060	0	8.060	0	8.060	135	1,7%	686.700	700.359	777.087	6,95	10.700.000	1.328	10.712.861	11.677.018	964.157	9,00%	4,33%	4,46%	5,14%	19,6	15,3	13,3
VU_32	Lübeck	23569	Hochuferstr. 22, 22a-c	24	0	24	0	0	24	24	1.729	0	1.729	0	1.729	68	3,9%	144.335	151.206	175.487	7,05	3.380.000	1.955	3.383.728	3.713.641	329.913	9,75%	2,93%	3,18%	3,84%	23,4	22,4	19,8
VU_33	Lübeck	23560	Loreisweg 4-12 even	60	0	60	0	0	28																								

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				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 sq m	Net Capital Value (unrounded)	Gross Capital Value (unrounded)	Purchaser's Costs (unrounded)	Purchaser's Costs %	NY Current	NY Potential	NY Market	Multiplier Current	Multiplier Potential	Multiplier Market
				UNITS	UNITS	UNITS	UNITS	UNITS	UNITS	sq m	sq m	sq m	sq m	sq m	sq m	%	EUR p.a.	EUR p.a.	EUR p.a.	EUR/sq m	EUR	EUR/sq m	EUR	EUR	EUR	%	%	%	%	Times	Times	Times
VU_69	Schleswig	24837	Mozartstr. 24	45	0	45	0	0	30	3.592	0	3.592	0	3.592	83	2,3%	223.426	229.924	293.710	4,99	3.240.000	902	3.242.354	3.558.484	316.130	9,75%	4,00%	4,27%	6,06%	14,5	14,1	11,0
VU_70	Schleswig	24837	Erlenweg 5	48	0	48	0	0	0	3.707	0	3.707	0	3.707	279	7,5%	236.053	298.810	289.112	5,71	3.490.000	942	3.486.022	3.829.910	339.887	9,75%	3,88%	4,72%	5,56%	14,8	13,6	12,1
VU_71	Schleswig	24837	Drei Koenen 1-7 odst.	22	10	32	0	0	0	1.835	694	2.529	0	2.529	86	3,4%	167.066	173.763	197.289	5,70	2.240.000	886	2.242.384	2.461.016	218.632	9,75%	4,78%	5,18%	6,13%	13,4	12,9	11,4
VU_72	Schleswig	24837	Drei Koenen 9-11 odst.	11	5	16	0	0	0	815	288	1.102	0	1.102	69	6,2%	70.540	75.953	85.962	5,69	980.000	889	978.713	1.074.138	95.425	9,75%	4,38%	5,11%	6,05%	13,9	12,9	11,4
VU_73	Schleswig	24837	Drei Koenen 13-15 odst.; Alftal 3-5 odst.	24	8	32	0	0	0	1.809	438	2.247	0	2.247	0	0,0%	155.550	155.550	175.261	5,77	1.970.000	877	1.969.336	2.161.346	192.010	9,75%	5,19%	5,19%	6,10%	12,7	12,7	11,2
VU_74	Schleswig	24837	Alftal 7-11 odst.	10	14	24	0	0	0	790	1.053	1.843	0	1.843	71	3,8%	126.711	132.229	143.720	5,96	1.540.000	836	1.540.710	1.690.929	150.219	9,75%	5,03%	5,50%	6,18%	12,2	11,7	10,7
VU_75	Schleswig	24837	An der Schanze 12; Kattenhunder Weg 19-23 odst.	14	0	14	0	0	0	867	0	867	0	867	79	9,1%	56.115	62.953	75.438	5,93	940.000	1.084	940.270	1.031.946	91.676	9,75%	3,33%	4,27%	5,48%	16,8	14,9	12,5
VU_76	Schleswig	24837	Julus-Petersen-Platz 1-3 odst.; Schulstr. 106-118 even	32	0	32	0	0	0	1.876	0	1.876	0	1.876	54	2,9%	132.929	137.265	151.938	6,08	2.040.000	1.088	2.043.571	2.242.819	199.248	9,75%	4,17%	4,45%	5,11%	15,4	14,9	13,5
VU_77	Schleswig	24837	Drei Koenen/Alftal	0	0	0	1	0	2	0	0	0	241	241	0	0,0%	9.075	9.075	10.968	n/a	84.000	348	83.578	92.437	8.859	10,60%	6,32%	6,32%	8,36%	9,2	9,2	7,6
VU_78	Hamburg	22177	Bismarck-Chaussee 209 - 215 a	21	0	21	5	0	11	1.087	0	1.087	1.264	2.351	0	0,0%	310.857	315.057	350.540	8,73	6.230.000	2.650	6.233.763	6.732.465	498.701	8,00%	3,89%	3,95%	4,48%	20,1	19,8	17,8
VU_79	Hamburg	22523	Hörsener Chaussee 23-27	27	0	27	0	0	17	1.204	0	1.204	0	1.204	0	0,0%	152.621	156.701	174.622	10,25	4.430.000	3.679	4.432.528	4.820.374	387.846	8,75%	2,52%	2,60%	2,98%	29,0	28,3	25,4
VU_80	Hamburg	20257	Möggenkampstr. 55	13	0	13	0	0	5	601	0	601	0	601	0	0,0%	98.469	100.149	101.562	13,26	2.880.000	4.792	2.878.793	3.130.687	251.894	8,75%	2,68%	2,73%	2,78%	29,2	28,7	28,3
VU_81	Hamburg	22767	Professor-Biv-Weg 8	32	0	32	0	1	18	1.562	0	1.562	0	1.562	66	4,2%	211.372	226.102	275.376	11,23	6.390.000	4.091	6.387.657	6.898.669	511.013	8,00%	2,43%	2,68%	3,40%	30,2	28,3	23,2
VU_82	Hamburg	22147	Rahlsdamer Weg 75 a, 75 b, 77 a, 77 b	30	0	30	0	0	0	1.346	0	1.346	0	1.346	60	4,5%	148.262	156.162	177.672	9,61	4.460.000	3.314	4.464.028	4.854.630	390.602	8,75%	2,43%	2,64%	3,08%	30,1	28,6	25,1
VU_83	Heide	25746	Berliner Str. 6 - 12	45	0	45	0	0	0	3.597	0	3.597	0	3.597	307	8,5%	232.190	257.992	302.166	5,88	3.710.000	1.031	3.710.211	4.071.957	361.746	9,75%	3,62%	4,53%	5,61%	16,0	14,4	12,3
VU_84	Bad Segeberg	23795	Kircher. 12a + 12b	24	0	24	0	0	6	1.434	0	1.434	0	1.434	138	9,6%	122.909	137.585	149.870	7,73	2.500.000	1.743	2.504.992	2.749.229	244.237	9,75%	3,22%	3,93%	4,38%	20,4	18,2	16,7
VU_85	Hamburg	22041	Wandbeker Marktstr. 37	8	0	8	2	0	14	552	0	552	628	1.180	0	0,0%	282.641	286.241	300.408	10,13	6.010.000	5.092	6.010.942	6.491.818	480.875	8,00%	3,93%	3,99%	4,21%	21,3	21,0	20,0
TOTAL / AVERAGE				3.395	37	3.432	16	1	653	200.672	2.472	203.145	3.159	206.304	6.169	3,0%	17.098.095	17.724.504	20.055.735	6,91	287.914.000	1.396	288.010.318	314.467.832	26.457.514	9,19%	3,98%	4,25%	4,99%	16,8	16,2	14,4