

Asset 31050



Valuation report prepared for Prime Office A/S

Order: 4. Revaluation
Object address: D-22041 Hamburg, Wandsbeker Marktstraße 37
Project Title: Object no. 31050
Property type: Retail and residential property
Valuer: Dirk Fischer-Appelt FRICS, Hamburg
Visited on: 13. December 2024
Valuation Date: 31. December 2025

RESULTS OF THE VALUATION

Reporting Date:
31.12.2024

Reporting date
31.12.2025

Market value on the reporting date	4,800,000 €	4,890,000 €
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Changes compared to previous valuation: Adjusted rents
Adjusted yields

Hamburg, 23.01.2026



Dirk Fischer-Appelt FRICS
Publicly appointed and sworn expert by the
Hamburg chamber of commerce
for the valuation of developed and
undeveloped land

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1. General

1.1. Preliminary note

Client

Prime Office A/S
Skt. Knuds Torv 3,3
DK-8000 Aarhus C

Order date

The client engaged the undersigned to prepare this written 4th post evaluation on 01/11/2025.

Purpose of the opinion

Determination of the market value of the property with an retail and residential property at the address D-22041 Hamburg, Wandsbeker Marktstraße 37 as of the valuation date 31 December 2025.

Special Note

Inflation in Germany averaged 2.2% in 2025 (provisional annual average; published on 6 January 2026), most recently standing at 1.8% in December 2025 and therefore within the ECB's inflation target range of 2.0%. The year 2025 was marked by ongoing geopolitical uncertainties (Ukraine and the Middle East) and a subdued macroeconomic environment with weak growth momentum and increased uncertainty, which affected exports and corporate investment decisions. From July 2022 to September 2023, the ECB raised its key interest rates by a total of 450 basis points (tightening cycle). In the subsequent easing phase, the ECB began cutting interest rates in June 2024; by 11 June 2025, the main refinancing rate had been reduced to 2.15%. The German real estate investment market showed continued stabilisation and selective recovery in 2025, particularly in the residential segment: The transaction volume in the residential real estate sector was approximately 25% higher in the first nine months of 2025 than in the previous year, and prime yields in the top seven cities remained stable (at around 3.40%). By contrast, commercial investment volume fell by 2% compared with the previous year. Yields remained largely unchanged compared to 2024. Geopolitical risks, trade tensions and the general economic environment continued to be key determinants of market sentiment and forward pricing; overall, prices and yields were largely stable, with the recovery being driven primarily by liquid sub-segments and smaller, selective transactions.

1.2. Author

Dirk Fischer-Appelt FRICS
FA|KT Valuation Chartered Surveyors
Fischer-Appelt / Kipp-Thomas Partnership of Property Surveyors Neuer Wall 73-75 in D-20354 Hamburg
Local court: PR 703
Phone: +49 (0)40 / 30068749-10
Fax: +49 (0)40 / 30068749-19
Email: info@fa-kt-valuation.de

1.3. Documents and information

Property-related documents and information obtained by the contractor

- Real estate market overview 2025, committee for property values in Hamburg
- Mietspiegel 2025, Free and Hanseatic City of Hamburg
- Investment market Hamburg Q3 2025, BNP Paribas
- Real estate price index 2025, IVD-Nord
- Market report II/2025, Otto Stöben
- Retail investment market Germany Q3 2025, BNP Paribas Real Estate
- Transaction market residential portfolios Germany Q3 2025, NAI apollo
- Market report 2025/2026, DAVE
- Market report 2025, Zinshausteam & Kenbo
- Market data 2025, Engel & Völkers
- Retail purchasing power index, IZ Research database
- Retail centrality index, IZ Research database
- Unemployment rates for November 2025, Federal Employment Agency
- Population forecast, Bertelsmann foundation

- 10-year German government bonds, German Federal Bank
- 10-year fixed interest rate, Interhyp

Documents provided by the client

- Order letter (by mail)
- Rent roll, dated 1st December 2025
- Appraisals update (31.12.2021), 14.01.2022
- Appraisals update (31.12.2022), 12.01.2023
- Appraisals update (31.12.2023), 15.01.2024
- Appraisals update (31.12.2024), 15.01.2025

1.4. Site visit

The last on-site inspection (inspection of the object of valuation and its immediate surroundings by the appraiser) took place on 13.12.2024.

1.5. Basis for the determination of the market value

The market value is determined in accordance with § 194 BauGB. The central concept of value in the English "Red Book" and the "Blue Book" of TEGoVa (The European Group of Valuer Associations) and the IAS (International Accounting Standards) is the market value, which corresponds in terms of content to the fair value in accordance with § 194 BauGB. The market value of investment properties is derived worldwide from procedures with discounted cash flows. The national methods used for this purpose are generally comparable with each other and produce the same results.

The present market value is determined in accordance with the principles of the Real Estate Valuation Ordinance of 14 July 2021 (ImmoWertV, BGBl. 2021 I No. 44) on the basis of the capitalised earnings value method (§§ 27 to 34 ImmoWertV).

The revaluation is based on the initial valuation report and the subsequent revaluations, most recently as at 14.09.2021. The textual descriptions in this report are therefore largely limited to factual and value-related changes that have occurred compared with these valuations. The requirements set out therein are still to be observed and form an integral part of this revaluation.

The following revaluation is based on the above-mentioned documents. The documents provided by the client were used as a basis for the valuation after a rough plausibility check and without being checked as correct and complete. The areas and number of parking spaces provided by the client have been taken over by the expert after a rough plausibility check as correct from the submitted property documents, so that the values determined below are thus expressly subject to any circumstances or proportions to the contrary.

Findings were only made to the extent that they are relevant for the valuation. No liability is accepted for unrecognisable or concealed defects, for defects in building components that have not been made accessible and for other features of the property that have not been ascertained (e.g. investigations into stability, sound and heat insulation, infestation by animal or plant pests, building components contaminated with pollutants, and soil contamination) is excluded. The inspection of the technical installations and facilities with regard to their functional capability and serviceability is not the subject of the assignment. Production costs shown in this valuation generally do not correspond to the insured value (cf. e.g. Simon/Cors/Halaczinsky/Teß: Handbuch der Grundstückswertermittlung, 5th edition, Vahlen 2003).

The following valuation is expressly subject to these conditions and assumptions.

2. Retail and residential property

2.1. Valuation object

No changes to the valuation object compared to the previous valuation were reported, so that unchanged conditions are taken as a basis.

2.2. SWOT analysis

Strengths

- good retail location, shopping-street in district center
- good visibility
- almost fully leased
- very good connection to the public transport

Weaknesses

- traffic emissions from Wandsbeker Marktstraße

Opportunities

- increasing population structure

Threats

- general market risks

2.3. Changes in value-determining

Characteristics Land register and cadastral information

No changes to the land register and cadastral information compared with the previous valuation were reported, so that unchanged circumstances are taken as a basis.

Division 1

No changes were reported to the Division 1 information from the previous evaluation, so unchanged ratios are used.

Division 2

No changes to the information on Division 2 compared with the previous evaluation were reported, so that unchanged ratios are taken as a basis.

Division 3

Obligations that may be recorded in the land register in section 3 are not taken into account in this appraisal. It is assumed that these will be deleted at the time of sale or compensated by reducing the purchase price.

Other rights and encumbrances

No changes in other rights and encumbrances were reported by the client compared to the previous valuation, so that an unchanged status is taken as a basis.

Property Description

No material changes to the appraised property were identified or reported by the client compared with the previous valuation, so that an unchanged condition is taken as a basis.

Building description

No material changes to the appraised property were identified or reported by the client compared to the previous appraisal, so that an unchanged condition is taken as a basis.

Outdoor facilities

Compared to the previous evaluation, no significant changes to the outdoor facilities were identified or communicated by the client, so that an unchanged condition is taken as a basis.

Structural condition

The retail- and residential property is overall in an average state of construction and maintenance. Compared to the previous valuation, there is no significant change in the structural condition

3. Location description

The subject of the valuation is located in the Free and Hanseatic City of Hamburg with a population of approx. 1,974,000 (as of 31 December 2024). The urban area extends over 755.1 square kilometres. Hamburg therefore has a population density of 2,614 inhabitants per square kilometre. The Hanseatic city is the second largest city in Germany behind the federal capital Berlin. Hamburg is divided administratively into 7 boroughs and 104 quarters.

Population	Hamburg, 1,973,896 inhabitants (as of 31.12.2024)
Area	755.1 km ²
Population density	2,614 inhabitants per km ²
Population forecast	+3.5 % (Hamburg, 2020-2040, Bertelsmann-Stiftung)
Unemployment rate, municipality	8.2 % (Hamburg, as of November 2025)
Unemployment rate, country	6.1 % (Germany, as of November 2025)
Retail purchasing power index	107,6 (Hamburg, as of 2025, IZ Research)
Retail centrality index	123,2 (Hamburg, as of 2025, IZ Research)

Hamburg has very good road connections for long-distance traffic and is the largest railway junction in Northern Europe. Several federal motorways touch the city area. The A 7 (Flensburg-Hamburg-Hannover) runs to the west. To the east, the A 24 (Berlin) leads to the A 1 (Lübeck-Hamburg-Bremen). At Hamburg's main railway station there are connections to regional and long-distance trains operated by Deutsche Bahn. Local public transport (ÖPNV) in the city is provided by various S-Bahn, U-Bahn, bus and ferry lines of the Hamburg Transport Association (HVV). Hamburg International Airport (HAM) is one of the five largest in Germany in terms of passenger volume.

The valuation property is located approx. 5.0 km north-east of the centre of Hamburg (town hall), in the quarter of Wandsbek. The Wandsbek quarter has a population of around 38,400 (as of 31.12.2024). The Wandsbeker Marktstraße is part of the district centre of Wandsbek and the district's main shopping street with very good transport connections.

The surrounding area of the property is characterised by mixed residential and commercial buildings with commercial space on the ground floor level as well as by the "Quarre" shopping centre to the east.

All facilities of a good public and private infrastructure are available in the immediate surrounding area. The Wandsbeker Markt is 200 m (footpath) to the east, where there are connections to the U1 underground line and various bus lines. Hamburg's main railway station (Hauptbahnhof) is about 4.5 km away by car. Hamburg International Airport (HAM) is about 9 km away.

Situation assessment

Overall, it is a good location for retail use and an average location for residential use. The valuation object has a very good connection to the public transport, however, the traffic immissions can affect the quality of living.

4. Market and revenue situation

Economic conditions

The current market situation is particularly influenced by the US customs policy and its resulting effects on global financial and economic markets, as well as by the political decisions of the new German federal government, such as the special fund for infrastructure and armament that has been approved. Furthermore, uncertainties remain regarding the geopolitical situation in Ukraine and the Middle East.

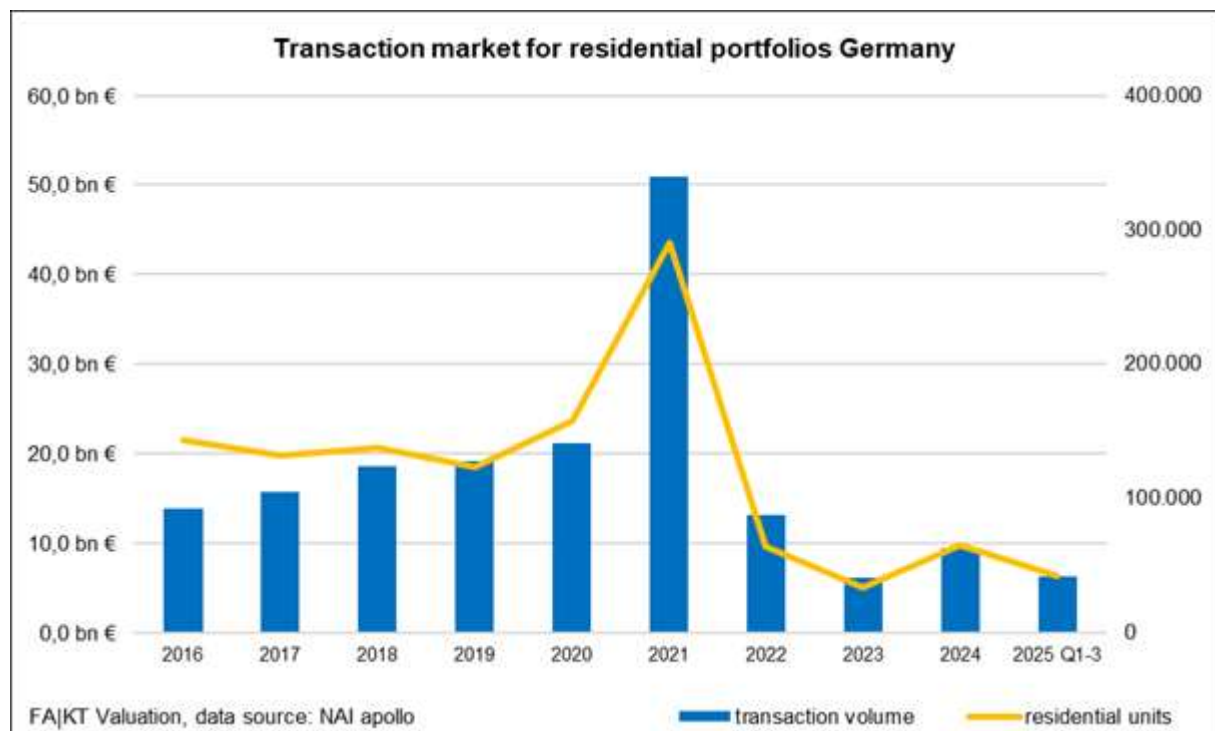
German GDP fell by 0.2% in 2024. According to the Federal Statistical Office, the overall economic situation in Germany last year was characterised by cyclical and structural pressures. These include increasing competition for German exports in key markets, high energy costs, persistently high interest rates and uncertain economic prospects. Inflation averaged 2.2% in 2024. Unemployment in Germany is currently still at a low level by international standards, averaging 6.0% in 2024. The Bundesbank forecasts stagnation in GDP in Germany for 2025 and growth of 0.7% for 2026 (as of June 2025).

The general interest rate environment has changed significantly compared to the first half of 2022. Between July 2022 and September 2023, the ECB raised its key interest rate in ten steps from 0.00% to 4.50%. From June 2024 to June 2025, there were eight reductions to 2.15%. Construction interest rates (10-year fixed interest rate) in Germany rose by 320 basis points from 1.0% to 4.2% between January 2022 and October 2023. As of 1 December 2025, the interest rate stands at 3.60% (source: www.interhyp.de).

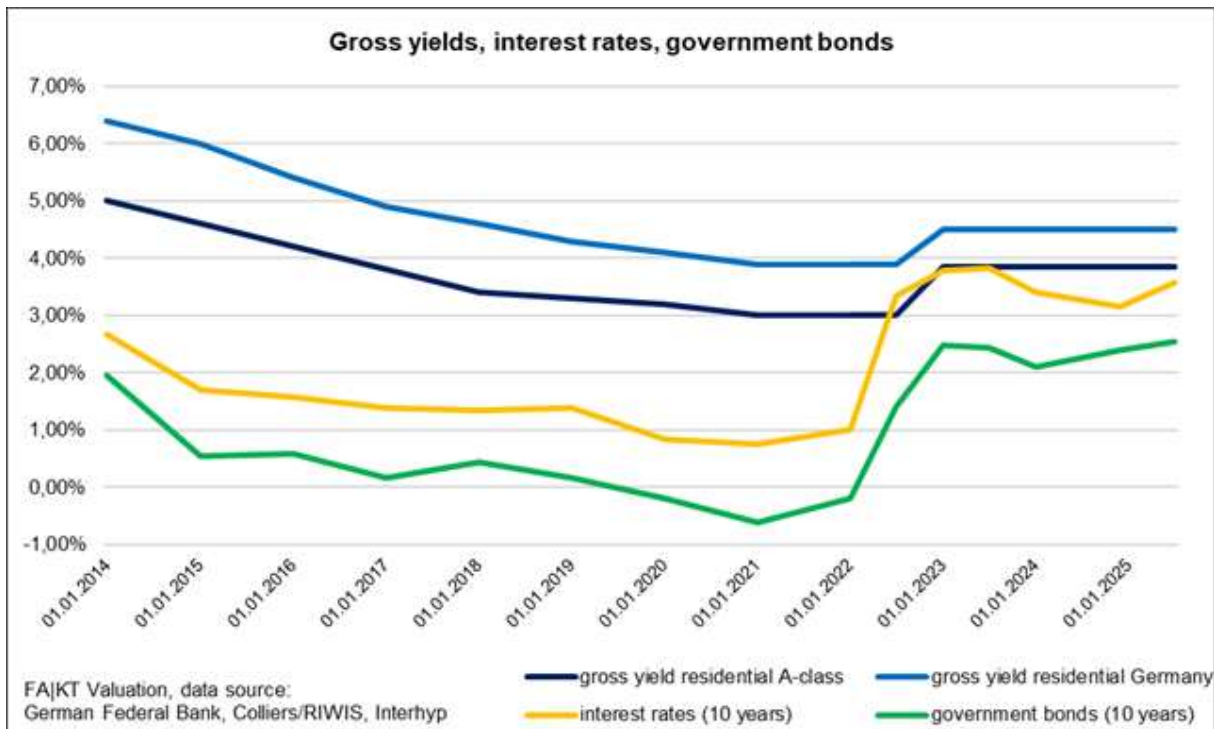
Investment market

The turnaround in interest rates combined with higher construction costs and high inflation in 2022 led to restraint on the property investment market, the usual year-end rally failed to materialise and transaction volumes fell significantly in recent years. Only limited current market data is available for properties in commercial asset classes (e.g. office properties) and for smaller property markets such as in Schleswig-Holstein and Lower Saxony, meaning that the statistical significance is still low.

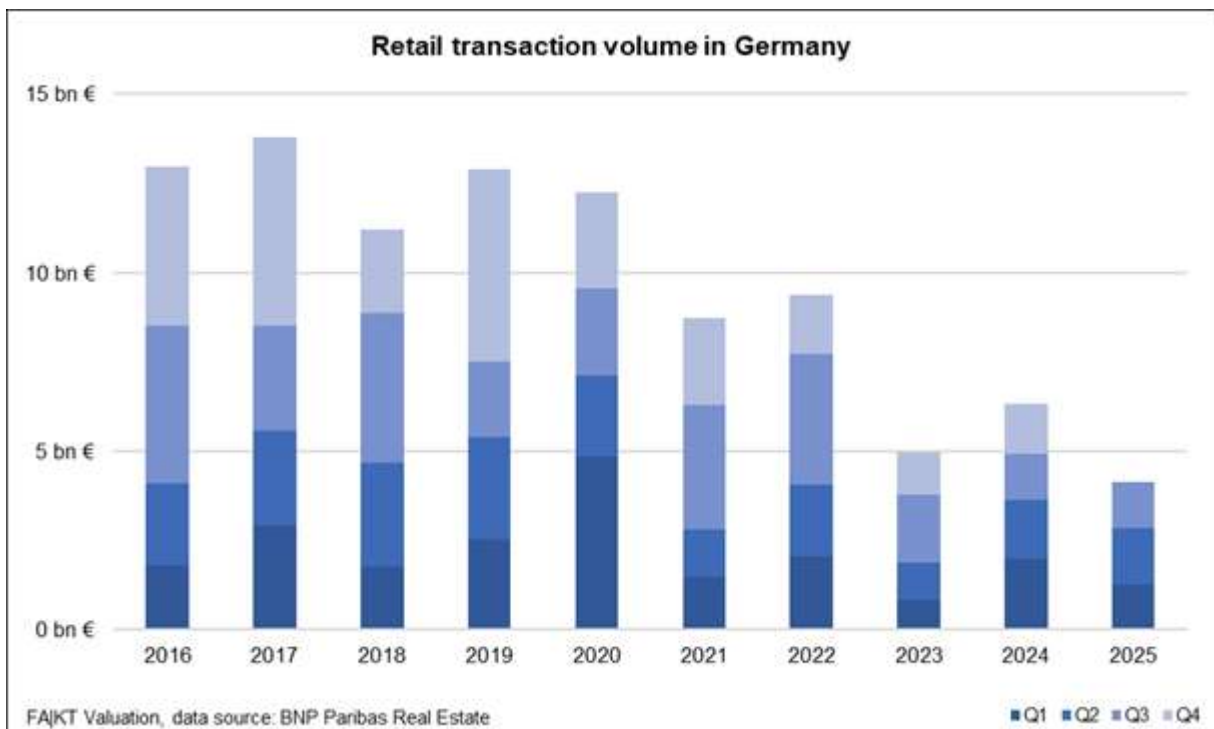
According to the latest NAI apollo report, the volume on the market for residential portfolio transactions (≥30 units) in Germany totalled €6.3 billion in the first three quarters 2025. This is an increase of 6.8% compared the result of the same period of the previous year (Q1-3 2024: €5.9 billion). The total result for 2023 has already been exceeded (2023: €6.2 billion, 33,700 residential units).



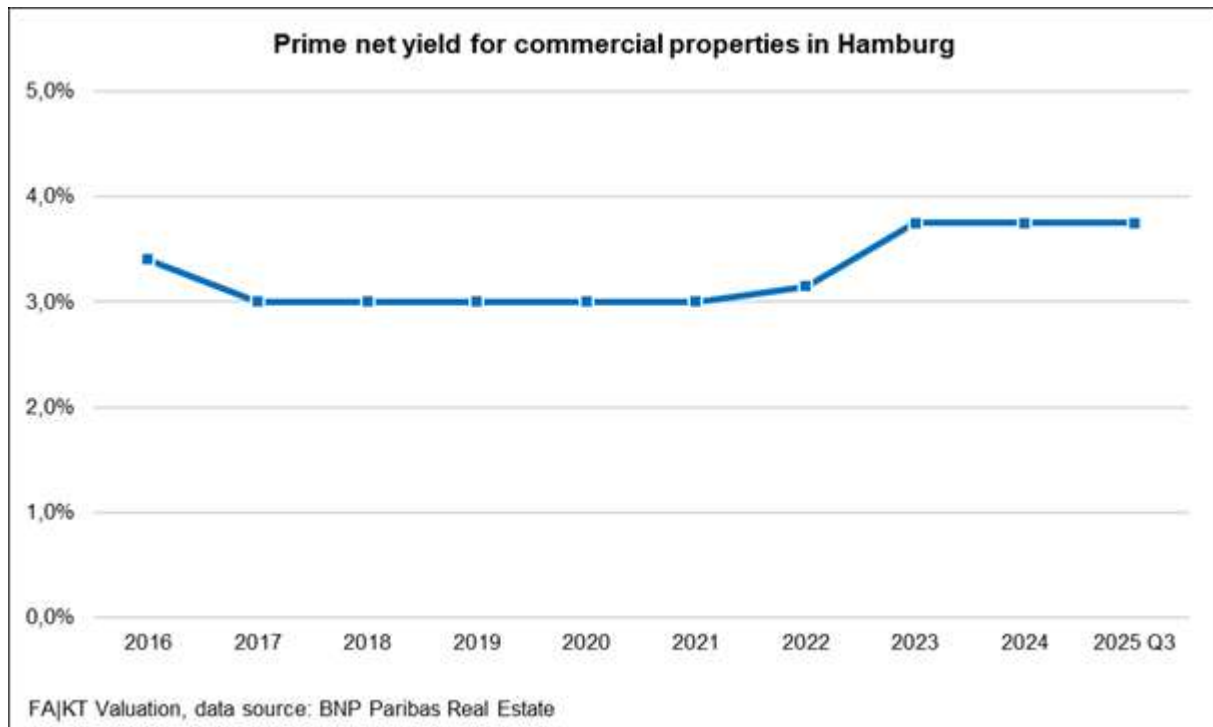
According to data from RIWIS and Colliers, gross initial yields (gross prime yields) for residential property (existing stock) will remain stable at 3.85% in A-class cities and 4.50% in other German locations in mid-2025. The gross initial yield in the forward deals segment will remain stable at 3.80% in A-class cities and 4.00% in other locations at the end of the year. The yield on 10-year German government bonds rose from -0.18% on 3 January 2022 to 2.87% on 2 October 2023 and stands at 2.58% on 30 June 2025 (source: www.bundesbank.de). Construction interest rates (10-year fixed interest rate) in Germany rose by 320 basis points from 1.0% to 4.2% between January 2022 and October 2023. As of 1 December 2025, the interest rate is 3.60% (source: www.interhyp.de).



For the first three quarters of 2025, the transaction volume for retail properties in Germany totalled €4.14 billion, which is a decrease of 15.8% in comparison with the previous year's result in this period (Q1-Q3 2024: €4.92 billion). The largest transaction of the year remains the transfer of more than 100 furniture stores with a price tag in the high three-digit million range, which took place as part of the takeover of the Porta Group by XXXLutz.



BNP Paribas Real Estate publishes a stable prime net yield of 3.75% for commercial buildings in Hamburg (as of Q3 2025).



Housing market

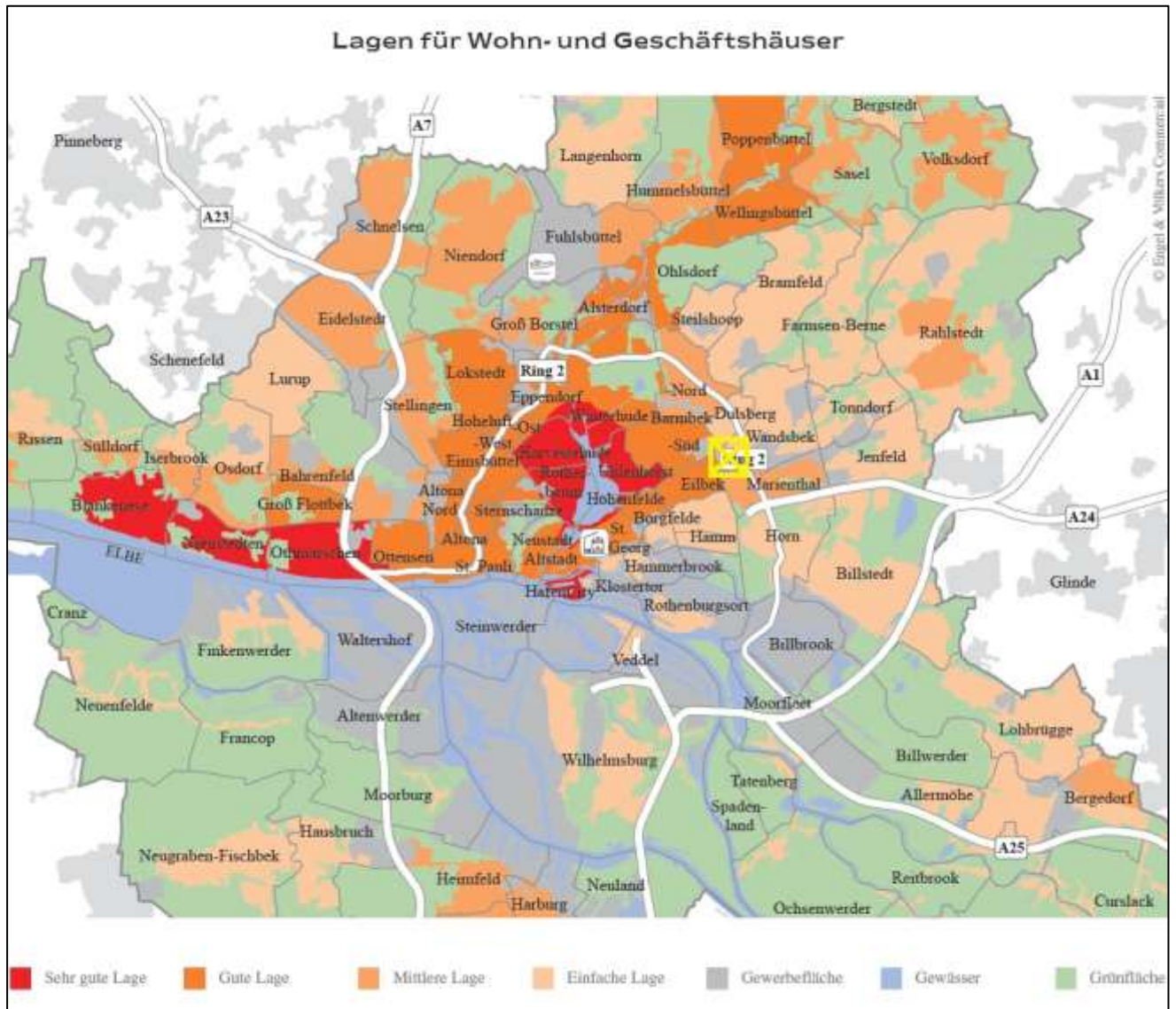
Hamburg has a stable housing market with high rent and purchase price levels. There is excess demand, particularly in locations close to the city centre, which has led to rising prices in recent years.

According to the Statistical Office for Hamburg and Schleswig-Holstein, the number of dwellings rose from 904,901 to 998,363 between 2010 and 2023. This corresponds to an increase of 10.3% and an average growth of 7,189 dwellings per year. Most of the flats in 2023 are located in multi-family houses. The remaining flats are distributed among single-family and two-family houses, dormitories and non-residential buildings.

In 2024, a total of 8,065 flats were completed in newly constructed buildings in Hamburg. This corresponds to an increase of around 42% in the number of new flats ready for occupancy compared to the previous year (2023: 5,682 new flats). The majority of flats in newly constructed buildings were completed in residential buildings with three or more flats (6,334 flats), while 704 flats were located in single-family and two-family houses. In addition, 862 flats were completed in newly constructed dormitories and 165 flats in non-residential buildings (e.g. office and commercial buildings).

The number of building permits fell by 12.2% in 2024 compared to the previous year to 4,617 flats (2023: 5,257 flats).

The following is an overview of the locations for mixed residential and commercial properties on the Hamburg property market:



Residential rents

The rental prices for average and good residential locations in the portfolio are published by market participants as follows:

Source	Description	Price range	Ø Price
ImmobilienScout24 Preisatlas Q3 2025 *)	Hamburg-Wandsbek (district) apartments	12.15 – 21.24 €/m ²	13.18 €/m ²
IVD-Nord Real estate price index 2025	average residential value	/	12.91 €/m ²
	good residential value	/	15.99 €/m ²
Wohnpreis.de Marktmietenspiegel *)	Hamburg-Wandsbek (district) apartments	7.00 – 25.00 €/m ²	13.00 €/m ²
Mietenspiegel Hamburg reporting date 01.04.2025	Hamburg average residential location 21.6.1948 to 1960		
	to under 41 m ²	8.52 – 12.42 €/m ²	9.46 €/m ²
	41 to under 66 m ²	7.70 – 11.31 €/m ²	8.59 €/m ²
	66 to under 91 m ²	7.80 – 11.13 €/m ²	8.50 €/m ²
	from 91 m ²	6.87 – 14.52 €/m ²	11,10 €/m ²

Retail market

Due to the size of the city area, Hamburg's retail trade is characterised by a pronounced polycentric structure. However, the city centre is by far the most important retail location in the city and the metropolitan region. Outside the city centre and HafenCity there are seven district centres as well as various shopping centres and local supply facilities in city district locations.

According to BNP Paribas Real Estate, take-up of retail space in Hamburg was 17,000 m² in the first three quarters of 2025. The average take-up from 2021 to 2025 is 14,000 m².

Retail rents

The rental ranges for retail space in city district locations are given as follows:

Source	Description	Rent range	Ø Rent
IVD-Nord Real estate price index 2025	Hamburg retail space secondary locations		
	1a-location approx. 60 m ²	/	27.92 €/m ²
	approx. 150 m ²	/	22.08 €/m ²
	1b-location approx. 60 m ²	/	17.08 €/m ²
	approx. 150 m ²	/	12.37 €/m ²

5. Valuation comments

Valuation model

Like the capitalized earnings method, the discounted cash flow (DCF) method is a valuation method based on the earning power of real estate. In contrast to the capitalized earnings method, there is no standardized model for determining market values using DCF. In the field of real estate economics, the DCF method is divided into a periodic consideration and a consideration after the end of this period. For the valuation object, a period of 10 years seems appropriate. In this valuation model, an equivalent return is used that takes into account inflation and growth during the period under consideration as well as the property and the current investment market, including the special characteristics of the property.

Assessment of the current rent

Use	Sustainable rent estimated	Current payable rent	Area (m ²) Parking places	Rent per month (€)	Rent per year (€)
residential	10,13 €/sqm	10,13 €/sqm	551,91 sqm	5.589,49 €	67.073,88 €
retail	35,13 €/sqm	35,13 €/sqm	510,12 sqm	17.918,92 €	215.027,04 €
storage	0,00 €/sqm	0,00 €/sqm	118,31 sqm	0,00 €	0,00 €
parking	40,29 €/pl	11,25 €/pl	14 pl (10 vacant)	45,00 €	540,00 €
total			1.180,34 sqm	23.553,41 €	282.640,92 €

The valuation property is fully let except for ten car parking spaces. The residential units are on average rented at 10,13 €/sqm. The retail space is rented at 35.13 €/sqm. and includes the storage rent. According to the tenant list, four parking spaces are let. However, rent of €45.00 per month is only paid for one of them. For the other three spaces, it is assumed that the parking space rent is included in the rent for the apartment.

With regard to market rents, the currently paid rent level for the residential use is assessed as average. With regard to market rents, the currently paid rent level for the retail use is assessed as to high. In view of the market data, a market rent of 27.00 €/sqm meter is considered more usual for retail use and is applied. Taking into account the storage space, the commercial use on the ground floor leads to a market rent of 21.92 €/sqm meter.

In total, the gross profit currently paid amounts to 282.640,92 €. After adjusting the retail rent to a level in line with the market and full occupancy (there are 10 parking units vacant), the sustainable gross profit

amounts to 239.120,76 €.

The detailed list of rents can be found in the appendix as a part of the DCF to this valuation report.

Capitalization rate

This yield is used to calculate the present value of the cash flows over a 10-year term. Based on the expected investment risk and the current market situation we assess a capitalization rate of 3.90%.

Discount rate

The discount rate is to be derived taking into account purchase cases on the market. The discount rate reflects all risks associated with the investment. It includes a premium for remaining risks that cannot be quantified otherwise. Since real estate is a long-term investment, the risk-free interest rate can be compared with long-term federal bonds or mortgage bonds. The interest premiums are property-related risk premiums for, for example, the property type, location, property quality and so on. As of the reporting date, the risk-free base rate is 2.00 % and the object-specific risk surcharge is 3.90 %, so the discount rate is 5.90 %.

Plausibility check of results

Multipliers and capital values are published by market participants as follows:

Source	Description	Multiplier	Capital value
GAA Hamburg real estate market report 2025	Hamburg mixed residential, office & retail buildings outside the city centre & surroundings	9.0 – 38.6 Ø 18.4	750 – 11,318 €/m ² Ø 3,180 €/m ²
IVD-Nord real estate price index 2025	Hamburg mixed residential & commercial buildings (>30% commercial) average residential value good residential value	Ø 15.5 Ø 17.6	/ /
Engel & Völkers market data 2025	Hamburg mixed residential & commercial buildings average location good location	21.0 – 24.0 23.0 – 26.0	2,400 – 3,500 €/m ² 3,000 – 4,500 €/m ²
Zinshausteam & Kenbo market report 2025	Hamburg residential buildings average location good location	17.0 – 20.0 18.0 – 21.0	2,000 – 3,000 €/m ² 2,500 – 4,000 €/m ²
DAVE market report 2025/2026 (data: 2024)	Hamburg mixed residential & commercial buildings office & retail buildings	15.0 – 25.0 11.5 – 13.5	/ /

The property-specific comparison factors, such as the gross income factor of 20.4 times the annual gross income (corresponding to a gross initial yield of 4,9% and a net initial yield of 4,5%) and the building factor of around 4.140 €/sqm of lettable space, are deemed appropriate in view of the property characteristics. The determined capitalized earnings value is judged to be appropriate and plausible for the location, the condition of the valuation property and the market level.

6. Market value

Section 194 of the German Building Code (BauGB) provides the basis for determining the market value. According to this, the market value is "determined by the price that could be obtained in the ordinary course of business at the time to which the determination relates in accordance with the legal circumstances and actual characteristics, the other properties and the location of the property or the other object of the valuation without taking into account unusual or personal circumstances".

Market value

The market value for the property with a rental apartment complex at the address D-22041 Hamburg, Wandsbeker Marktstraße 37, is determined as follows as of the valuation date:

Market value on the reporting date 4,890,000 €

in words:

- four million eight hundred ninety thousand € -

This expert opinion was prepared independently and neutrally.

This expert determination of the market value of the object of valuation as of the valuation date is made to the best of our knowledge and on the basis of careful examination of the documents made available and the information provided.

The above expert opinion enjoys copyright protection, it is intended only for the client and only for the stated purpose. The Expert's assignment only creates rights for the contracting parties. Only the Client and the Expert may mutually assert rights arising from the Expert's order and the Expert's report.

Any contractual liability of the Expert vis-à-vis third parties, including by way of assignment, is expressly prohibited.

Changes compared to the last valuation

	Valuation Date 31.12.2024	Valuation Date 31.12.2025	Changes (%)	Changes (abs.)
Total rental space	1.180,34 sqm	1.180,34 sqm	0,0%	0,00 sqm
Vacant rental space	74,59 sqm	0,00 sqm	0,0%	-74,59 sqm
Vacancy rate in %	6,3%	0,0%	0,0%	-6,32%
Current rent p.a.	270.613,68 €	282.640,92 €	4,3%	12.027,24 €
Sustainable rent p.a.	234.864,46 €	239.120,76 €	1,8%	4.256,30 €
Vacancy Income	0,00 €	5.640,00 €	-148,2%	-8.358,94 €
Vacancy Income in %	0,00%	2,36%	100,0%	2,36%
Non-recoverable costs	29.210,22 €	27.642,56 €	-5,7%	-1.567,66 €
Cap Rate	4,0%	3,9%	-2,6%	-0,1%
Riskless baserate	2,2%	2,0%	-10,0%	-0,2%
Discount Rate estimated	6,2%	5,9%	-5,1%	-0,3%
Net Present Value rounded	4.800.000,00 €	4.890.000,00 €	1,8%	90.000,00 €
Multiplier	20,4	20,4	0,1%	0,01
Capital Value	4.066,62 €	4.142,87 €	1,8%	76,25 €
Net Initial Yield	4,5%	4,5%	-0,2%	0,0%
Gross Yield	4,9%	4,9%	-0,1%	0,0%

7. Appendix

DCF

| Asset
 | | 31050 | | 22041 Hamburg
Wandsbeker Marktstr. 37 | | Discounted-Cash-Flow | | | | Date | | 31.12.2025 | | FA KT VALUATION
CHARTERED SURVEYORS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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 | | Company | | Example Costs | | Discount Rate | | Cap Rate | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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| Area by Use
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| Occupancy vs. Vacancy
Residential rental 85.76%
Commercial rental 14.24%
 | | Occupancy vs. Vacancy
Residential rental 85.76%
Commercial rental 14.24% | | Yield Profile
Gross Initial Yield 4.80%
Net Initial Yield 4.40% | | Gross Income
Net Operating Income
After maintenance costs
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| Discounted Cashflow Method
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| <table border="1"> <thead> <tr> <th>Year</th> <th>1</th><th>2</th><th>3</th><th>4</th><th>5</th><th>6</th><th>7</th><th>8</th><th>9</th><th>10</th> </tr> </thead> <tbody> <tr> <td>Value</td> <td>219,327.04 €</td><td>219,327.58 €</td><td>223,714.13 €</td><td>176,395.27 €</td><td>170,369.19 €</td><td>167,411.24 €</td><td>166,133.96 €</td><td>169,853.43 €</td><td>161,653.6 €</td><td>157,523.58 €</td> </tr> </tbody> </table>
 | | | | | | | | | | | | | | | | Year | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | Value | 219,327.04 € | 219,327.58 € | 223,714.13 € | 176,395.27 € | 170,369.19 € | 167,411.24 € | 166,133.96 € | 169,853.43 € | 161,653.6 € | 157,523.58 € | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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| Value
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<td>24.51 €/sqm</td> <td>219,327.04 €</td> <td>27.00 €/a</td> <td>186,274.88 €</td> <td>05.10.2014</td> <td>3.00</td> <td>100%</td> <td>219,327.04 €</td> <td>219,327.58 €</td> <td>223,714.13 €</td> <td>176,395.27 €</td> <td>170,369.19 €</td> <td>167,411.24 €</td> <td>166,133.96 €</td> <td>169,853.43 €</td> <td>161,653.6 €</td> <td>157,523.58 €</td> </tr> <tr> <td colspan="16">Commercial</td> </tr> <tr> <td colspan="16"> <table border="1"> <thead> <tr> <th>Category</th> <th>2 units</th> <th>Commercial</th> <th>leased</th> <th>626.40 sqm</th> <th>24.51 €/sqm</th> <th>219,327.04 €</th> <th>27.00 €</th> <th>186,274.88 €</th> <th>05.10.2014</th> <th>3.00</th> <th>100%</th> <th>219,327.04 €</th> <th>219,327.58 €</th> <th>223,714.13 €</th> <th>176,395.27 €</th> <th>170,369.19 €</th> <th>167,411.24 €</th> <th>166,133.96 €</th> <th>169,853.43 €</th> <th>161,653.6 €</th> <th>157,523.58 €</th> </tr> </thead> <tbody> <tr> <td>Category</td> <td>2 units</td> <td>Commercial</td> <td>leased</td> 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<td></td> <td>8,780.24 €</td> <td>8,982.45 €</td> <td>9,980.00 €</td> <td>9,247.20 €</td> <td>9,429.12 €</td> <td>9,814.64 €</td> <td>9,838.94 €</td> <td>10,033.88 €</td> <td>10,202.14 €</td> <td>10,402.20 €</td> </tr> <tr> <td>3</td> <td>Hamburg, Wandsbeker Marktstr. 37</td> <td>residential</td> <td>leased</td> <td>95.12 sqm</td> <td>3.17 €/sqm</td> <td>8,184.72 €</td> <td>3.17 €/sqm</td> <td>8,184.72 €</td> <td>01.01.1987</td> <td>3.00</td> <td></td> <td>8,184.72 €</td> <td>8,546.41 €</td> <td>9,101.36 €</td> <td>9,695.89 €</td> <td>9,983.40 €</td> <td>9,935.59 €</td> <td>9,793.20 €</td> <td>9,461.17 €</td> <td>9,989.73 €</td> <td>9,783.50 €</td> </tr> <tr> <td>4</td> <td>Hamburg, Wandsbeker Marktstr. 37</td> <td>residential</td> <td>leased</td> <td>58.28 sqm</td> <td>12.50 €/sqm</td> <td>8,180.00 €</td> <td>12.50 €/sqm</td> <td>8,180.00 €</td> <td>01.09.2025</td> <td>3.00</td> <td></td> <td>8,180.00 €</td> <td>8,262.00 €</td> <td>8,422.34 €</td> <td>9,595.70 €</td> <td>9,767.70 €</td> <td>9,941.05 €</td> <td>9,121.80 €</td> <td>9,304.35 €</td> <td>9,485.44 €</td> <td>9,666.25 €</td> </tr> <tr> <td>5</td> <td>Hamburg, Wandsbeker Marktstr. 37</td> <td>residential</td> <td>leased</td> <td>74.58 sqm</td> <td>11.62 €/sqm</td> <td>10,861.72 €</td> <td>11.62 €/sqm</td> <td>10,861.72 €</td> <td>01.10.2025</td> <td>3.00</td> <td></td> <td>10,861.72 €</td> <td>10,861.72 €</td> <td>11,692.58 €</td> <td>11,328.44 €</td> <td>11,241.41 €</td> <td>11,474.40 €</td> <td>11,733.80 €</td> <td>11,867.37 €</td> <td>12,176.73 €</td> <td>12,420.26 €</td> </tr> <tr> <td>6</td> <td>Hamburg, Wandsbeker Marktstr. 37</td> <td>residential</td> <td>leased</td> <td>74.58 sqm</td> <td>3.20 €/sqm</td> <td>9,220.60 €</td> <td>3.20 €/sqm</td> <td>8,220.00 €</td> <td>10.10.2024</td> <td>3.00</td> <td></td> <td>8,220.00 €</td> <td>8,995.01 €</td> <td>1,592.71 €</td> <td>9,723.77 €</td> <td>9,888.24 €</td> <td>9,179.21 €</td> <td>9,251.70 €</td> <td>9,442.94 €</td> <td>9,601.79 €</td> <td>9,824.08 €</td> </tr> <tr> <td>7</td> <td>Hamburg, Wandsbeker Marktstr. 37</td> <td>residential</td> <td>leased</td> <td>98.87 sqm</td> <td>12.50 €/sqm</td> <td>9,191.50 €</td> <td>12.50 €/sqm</td> <td>8,191.50 €</td> <td>01.07.2022</td> <td>3.00</td> <td></td> <td>8,191.50 €</td> <td>8,995.01 €</td> <td>1,592.71 €</td> <td>9,888.24 €</td> <td>9,888.24 €</td> <td>9,844.74 €</td> <td>9,226.00 €</td> <td>9,405.51 €</td> <td>9,587.72 €</td> <td>9,799.67 €</td> </tr> <tr> <td>8</td> <td>Hamburg, Wandsbeker Marktstr. 37</td> <td>residential</td> <td>leased</td> <td>90.08 sqm</td> <td>9.00 €/sqm</td> <td>5,400.00 €</td> <td>9.00 €/sqm</td> <td>5,400.00 €</td> <td>01.05.2025</td> <td>3.00</td> <td></td> <td>5,400.00 €</td> <td>5,590.04 €</td> <td>5,838.16 €</td> <td>5,739.32 €</td> <td>5,845.74 €</td> <td>5,862.04 €</td> <td>6,001.20 €</td> <td>6,202.50 €</td> <td>6,329.05 €</td> <td>6,493.80 €</td> </tr> <tr> <td colspan="16">Subtotal</td> </tr> <tr> <td colspan="16"> <table border="1"> 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169,853.43 € | 161,653.6 € | 157,523.58 € | 2 | Wandsbeker Marktstr. 37 | retail storage | leased | 110.37 sqm | 24.51 €/sqm | 219,327.04 € | 27.00 €/a | 186,274.88 € | 05.10.2014 | 3.00 | 100% | 219,327.04 € | 219,327.58 € | 223,714.13 € | 176,395.27 € | 170,369.19 € | 167,411.24 € | 166,133.96 € | 169,853.43 € | 161,653.6 € | 157,523.58 € | Commercial | | | | | | | | | | | | | | | | <table border="1"> <thead> <tr> <th>Category</th> <th>2 units</th> <th>Commercial</th> <th>leased</th> <th>626.40 sqm</th> <th>24.51 €/sqm</th> <th>219,327.04 €</th> <th>27.00 €</th> <th>186,274.88 €</th> <th>05.10.2014</th> <th>3.00</th> <th>100%</th> <th>219,327.04 €</th> <th>219,327.58 €</th> <th>223,714.13 €</th> <th>176,395.27 €</th> <th>170,369.19 €</th> <th>167,411.24 €</th> <th>166,133.96 €</th> <th>169,853.43 €</th> <th>161,653.6 €</th> <th>157,523.58 €</th> </tr> </thead> <tbody> <tr> <td>Category</td> <td>2 units</td> <td>Commercial</td> <td>leased</td> <td>626.40 sqm</td> <td>24.51 €/sqm</td> 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<td>9,767.70 €</td> <td>9,941.05 €</td> <td>9,121.80 €</td> <td>9,304.35 €</td> <td>9,485.44 €</td> <td>9,666.25 €</td> </tr> <tr> <td>5</td> <td>Hamburg, Wandsbeker Marktstr. 37</td> <td>residential</td> <td>leased</td> <td>74.58 sqm</td> <td>11.62 €/sqm</td> <td>10,861.72 €</td> <td>11.62 €/sqm</td> <td>10,861.72 €</td> <td>01.10.2025</td> <td>3.00</td> <td></td> <td>10,861.72 €</td> <td>10,861.72 €</td> <td>11,692.58 €</td> <td>11,328.44 €</td> <td>11,241.41 €</td> <td>11,474.40 €</td> <td>11,733.80 €</td> <td>11,867.37 €</td> <td>12,176.73 €</td> <td>12,420.26 €</td> </tr> <tr> <td>6</td> <td>Hamburg, Wandsbeker Marktstr. 37</td> <td>residential</td> <td>leased</td> <td>74.58 sqm</td> <td>3.20 €/sqm</td> <td>9,220.60 €</td> <td>3.20 €/sqm</td> <td>8,220.00 €</td> <td>10.10.2024</td> <td>3.00</td> <td></td> <td>8,220.00 €</td> <td>8,995.01 €</td> <td>1,592.71 €</td> <td>9,723.77 €</td> <td>9,888.24 €</td> <td>9,179.21 €</td> <td>9,251.70 €</td> <td>9,442.94 €</td> <td>9,601.79 €</td> <td>9,824.08 €</td> </tr> <tr> <td>7</td> <td>Hamburg, Wandsbeker Marktstr. 37</td> <td>residential</td> <td>leased</td> <td>98.87 sqm</td> <td>12.50 €/sqm</td> <td>9,191.50 €</td> <td>12.50 €/sqm</td> <td>8,191.50 €</td> <td>01.07.2022</td> <td>3.00</td> <td></td> <td>8,191.50 €</td> <td>8,995.01 €</td> <td>1,592.71 €</td> <td>9,888.24 €</td> <td>9,888.24 €</td> <td>9,844.74 €</td> <td>9,226.00 €</td> <td>9,405.51 €</td> <td>9,587.72 €</td> <td>9,799.67 €</td> </tr> <tr> <td>8</td> <td>Hamburg, Wandsbeker Marktstr. 37</td> <td>residential</td> <td>leased</td> <td>90.08 sqm</td> <td>9.00 €/sqm</td> <td>5,400.00 €</td> <td>9.00 €/sqm</td> <td>5,400.00 €</td> <td>01.05.2025</td> <td>3.00</td> <td></td> <td>5,400.00 €</td> <td>5,590.04 €</td> <td>5,838.16 €</td> <td>5,739.32 €</td> <td>5,845.74 €</td> <td>5,862.04 €</td> <td>6,001.20 €</td> <td>6,202.50 €</td> <td>6,329.05 €</td> <td>6,493.80 €</td> </tr> <tr> <td colspan="16">Subtotal</td> </tr> <tr> <td colspan="16"> <table 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 | | | | | | | | | | | | Category | 2 units | Commercial | leased | 626.40 sqm | 24.51 €/sqm | 219,327.04 € | 27.00 € | 186,274.88 € | 05.10.2014 | 3.00 | 100% | 219,327.04 € | 219,327.58 € | 223,714.13 € | 176,395.27 € | 170,369.19 € | 167,411.24 € | 166,133.96 € | 169,853.43 € | 161,653.6 € | 157,523.58 € | Category | 2 units | Commercial | leased | 626.40 sqm | 24.51 €/sqm | 219,327.04 € | 27.00 € | 186,274.88 € | 05.10.2014 | 3.00 | 100% | 219,327.04 € | 219,327.58 € | 223,714.13 € | 176,395.27 € | 170,369.19 € | 167,411.24 € | 166,133.96 € | 169,853.43 € | 161,653.6 € | 157,523.58 € | Subtotal | 2 units | Commercial | leased | 626.40 sqm | 24.51 €/sqm | 219,327.04 € | 27.00 € | 186,274.88 € | 05.10.2014 | 3.00 | 100% | 219,327.04 € | 219,327.58 € | 223,714.13 € | 176,395.27 € | 170,369.19 € | 167,411.24 € | 166,133.96 € | 169,853.43 € | 161,653.6 € | 157,523.58 € | Residential | | | | | | | | | | | | | | | | <table border="1"> <thead> <tr> <th>No.</th> <th>Tenancy</th> <th>Use</th> <th>Status</th> <th>Exp. of unit</th> <th>Current rent €/sqm/month</th> <th>Current rent €/a</th> <th>Sustainable rent €/sqm/month</th> <th>Sustainable rent €/a</th> <th>Start of lease</th> <th>Lease duration</th> <th>Percentage of GR</th> <th>2025</th> <th>2026</th> <th>2027</th> <th>2028</th> <th>2029</th> <th>2030</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Hamburg, Wandsbeker Marktstr. 37</td> <td>residential</td> <td>leased</td> <td>76.38 sqm</td> <td>11.03 €/sqm</td> <td>9,876.00 €</td> <td>11.03 €/sqm</td> <td>9,876.00 €</td> <td>10.12.2024</td> <td>3.00</td> <td></td> <td>9,876.00 €</td> <td>10,070.52 €</td> <td>11,274.80 €</td> <td>9,876.00 €</td> <td>10,080.19 €</td> <td>10,893.90 €</td> <td>11,121.90 €</td> <td>11,344.42 €</td> <td>11,571.31 €</td> <td>11,802.72 €</td> </tr> <tr> <td>2</td> <td>Hamburg, Wandsbeker Marktstr. 37</td> <td>residential</td> <td>leased</td> <td>74.58 sqm</td> <td>9.73 €/sqm</td> <td>8,780.24 €</td> <td>9.73 €/sqm</td> <td>8,780.24 €</td> <td>10.11.2012</td> <td>3.00</td> <td></td> <td>8,780.24 €</td> <td>8,982.45 €</td> <td>9,980.00 €</td> <td>9,247.20 €</td> <td>9,429.12 €</td> <td>9,814.64 €</td> <td>9,838.94 €</td> <td>10,033.88 €</td> <td>10,202.14 €</td> <td>10,402.20 €</td> </tr> <tr> <td>3</td> <td>Hamburg, Wandsbeker Marktstr. 37</td> <td>residential</td> <td>leased</td> <td>95.12 sqm</td> <td>3.17 €/sqm</td> <td>8,184.72 €</td> <td>3.17 €/sqm</td> <td>8,184.72
€</td> <td>01.01.1987</td> <td>3.00</td> <td></td> <td>8,184.72 €</td> <td>8,546.41 €</td> <td>9,101.36 €</td> <td>9,695.89 €</td> <td>9,983.40 €</td> <td>9,935.59 €</td> <td>9,793.20 €</td> <td>9,461.17 €</td> <td>9,989.73 €</td> <td>9,783.50 €</td> </tr> <tr> <td>4</td> <td>Hamburg, Wandsbeker Marktstr. 37</td> <td>residential</td> <td>leased</td> <td>58.28 sqm</td> <td>12.50 €/sqm</td> <td>8,180.00 €</td> <td>12.50 €/sqm</td> <td>8,180.00 €</td> <td>01.09.2025</td> <td>3.00</td> <td></td> <td>8,180.00 €</td> <td>8,262.00 €</td> <td>8,422.34 €</td> <td>9,595.70 €</td> <td>9,767.70 €</td> <td>9,941.05 €</td> <td>9,121.80 €</td> <td>9,304.35 €</td> <td>9,485.44 €</td> <td>9,666.25 €</td> </tr> <tr> <td>5</td> <td>Hamburg, Wandsbeker Marktstr. 37</td> <td>residential</td> <td>leased</td> <td>74.58 sqm</td> <td>11.62 €/sqm</td> <td>10,861.72 €</td> <td>11.62 €/sqm</td> <td>10,861.72 €</td> <td>01.10.2025</td> <td>3.00</td> <td></td> <td>10,861.72 €</td> <td>10,861.72 €</td> <td>11,692.58 €</td> <td>11,328.44 €</td> <td>11,241.41 €</td> <td>11,474.40 €</td> <td>11,733.80 €</td> <td>11,867.37 €</td> <td>12,176.73 €</td> <td>12,420.26 €</td> </tr> <tr> <td>6</td> <td>Hamburg, Wandsbeker Marktstr. 37</td> <td>residential</td> <td>leased</td> <td>74.58 sqm</td> <td>3.20 €/sqm</td> <td>9,220.60 €</td> <td>3.20 €/sqm</td> <td>8,220.00 €</td> <td>10.10.2024</td> <td>3.00</td> <td></td> <td>8,220.00 €</td> <td>8,995.01 €</td> <td>1,592.71 €</td> <td>9,723.77 €</td> <td>9,888.24 €</td> <td>9,179.21 €</td> <td>9,251.70 €</td> <td>9,442.94 €</td> <td>9,601.79 €</td> <td>9,824.08 €</td> </tr> <tr> <td>7</td> <td>Hamburg, Wandsbeker Marktstr. 37</td> <td>residential</td> <td>leased</td> <td>98.87 sqm</td> <td>12.50 €/sqm</td> <td>9,191.50 €</td> <td>12.50 €/sqm</td> <td>8,191.50 €</td> <td>01.07.2022</td> <td>3.00</td> <td></td> <td>8,191.50 €</td> <td>8,995.01 €</td> <td>1,592.71 €</td> <td>9,888.24 €</td> <td>9,888.24 €</td> <td>9,844.74 €</td> <td>9,226.00 €</td> <td>9,405.51 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 | Hamburg, Wandsbeker Marktstr. 37 | residential | leased | 76.38 sqm | 11.03 €/sqm | 9,876.00 € | 11.03 €/sqm | 9,876.00 € | 10.12.2024 | 3.00 | | 9,876.00 € | 10,070.52 € | 11,274.80 € | 9,876.00 € | 10,080.19 € | 10,893.90 € | 11,121.90 € | 11,344.42 € | 11,571.31 € | 11,802.72 € | 2 | Hamburg, Wandsbeker Marktstr. 37 | residential | leased | 74.58 sqm | 9.73 €/sqm | 8,780.24 € | 9.73 €/sqm | 8,780.24 € | 10.11.2012 | 3.00 | | 8,780.24 € | 8,982.45 € | 9,980.00 € | 9,247.20 € | 9,429.12 € | 9,814.64 € | 9,838.94 € | 10,033.88 € | 10,202.14 € | 10,402.20 € | 3 | Hamburg, Wandsbeker Marktstr. 37 | residential | leased | 95.12 sqm | 3.17 €/sqm | 8,184.72 € | 3.17 €/sqm | 8,184.72 € | 01.01.1987 | 3.00 | | 8,184.72 € | 8,546.41 € | 9,101.36 € | 9,695.89 € | 9,983.40 € | 9,935.59 € | 9,793.20 € | 9,461.17 € | 9,989.73 € | 9,783.50 € | 4 | Hamburg, Wandsbeker Marktstr. 37 | residential | leased | 58.28 sqm | 12.50 €/sqm | 8,180.00 € | 12.50 €/sqm | 8,180.00 € | 01.09.2025 | 3.00 | | 8,180.00 € | 8,262.00 € | 8,422.34 € | 9,595.70 € | 9,767.70 € | 9,941.05 € | 9,121.80 € | 9,304.35 € | 9,485.44 € | 9,666.25 € | 5 | Hamburg, Wandsbeker Marktstr. 37 | residential | leased | 74.58 sqm | 11.62 €/sqm | 10,861.72 € | 11.62 €/sqm | 10,861.72 € | 01.10.2025 | 3.00 | | 10,861.72 € | 10,861.72 € | 11,692.58 € | 11,328.44 € | 11,241.41 € | 11,474.40 € | 11,733.80 € | 11,867.37 € | 12,176.73 € | 12,420.26 € | 6 | Hamburg, Wandsbeker Marktstr. 37 | residential | leased | 74.58 sqm | 3.20 €/sqm | 9,220.60 € | 3.20 €/sqm | 8,220.00 € | 10.10.2024 | 3.00 | | 8,220.00 € | 8,995.01 € | 1,592.71 € | 9,723.77 € | 9,888.24 € | 9,179.21 € | 9,251.70 € | 9,442.94 € | 9,601.79 € | 9,824.08 € | 7 | Hamburg, Wandsbeker Marktstr. 37 | residential | leased | 98.87 sqm | 12.50 €/sqm | 9,191.50 € | 12.50 €/sqm | 8,191.50 € | 01.07.2022 | 3.00
| | 8,191.50 € | 8,995.01 € | 1,592.71 € | 9,888.24 € | 9,888.24 € | 9,844.74 € | 9,226.00 € | 9,405.51 € | 9,587.72 € | 9,799.67 € | 8 | Hamburg, Wandsbeker Marktstr. 37 | residential | leased | 90.08 sqm | 9.00 €/sqm | 5,400.00 € | 9.00 €/sqm | 5,400.00 € | 01.05.2025 | 3.00 | | 5,400.00 € | 5,590.04 € | 5,838.16 € | 5,739.32 € | 5,845.74 € | 5,862.04 € | 6,001.20 € | 6,202.50 € | 6,329.05 € | 6,493.80 € | Subtotal | | | | | | | | | | | | | | | | <table border="1"> <thead> <tr> <th>Category</th> <th>8 units</th> <th>Residential</th> <th>leased</th> <th>697.87 sqm</th> <th>10.13 €/sqm</th> <td>67,075.88 €</td> <td>10.13 €/sqm</td> <td>67,075.88 €</td> <td>07.27.2014</td> <td></td> <td></td> <td>67,075.88 €</td> <td>68,415.9 €</td> <td>69,788.4 €</td> <td>71,529.9 €</td> <td>72,982.4 €</td> <td>74,054.9 €</td> <td>75,536.9 €</td> <td>77,048.50 €</td> <td>78,587.74 €</td> <td>80,158.50 €</td> </tr> </thead> <tbody> <tr> <td>Category</td> <td>8 units</td> <td>Residential</td> 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| 0.00 € | 47.00 €/sqm | 564.00 € | - | 3.00 | | - | 576.29 € | 598.79 € | 598.52 € | 613.49 € | 622.70 € | 635.16 € | 647.39 € | 660.02 € | 674.03 € | 2 | Hamburg, Wandsbeker Marktstr. 37 | parking space | vacant | 1 sqm | - | 0.00 € | 47.00 €/sqm | 564.00 € | - | 3.00 | | - | 576.29 € | 598.79 € | 598.52 € | 613.49 € | 622.70 € | 635.16 € | 647.39 € | 660.02 € | 674.03 € | 3 | Hamburg, Wandsbeker Marktstr. 37 | parking space | vacant | 1 sqm | - | 0.00 € | 47.00 €/sqm | 564.00 € | - | 3.00 | | - | 576.29 € | 598.79 € | 598.52 € | 613.49 € | 622.70 € | 635.16 € | 647.39 € | 660.02 € | 674.03 € | 4 | Hamburg, Wandsbeker Marktstr. 37 | parking space | leased | 1 sqm | 45.00 €/sqm | 540.00 € | 47.00 €/sqm | 564.00 € | 01.10.2004 | 3.00 | | 540.00 € | 570.80 € | 591.30 € | 598.52 € | 613.49 € | 622.70 € | 635.16 € | 647.39 € | 660.02 € | 674.03 € | 5 | Hamburg, Wandsbeker Marktstr. 37 | parking space | vacant | 1 sqm | - | 0.00 € | 47.00 €/sqm | 564.00 € | - | 3.00 | | - | 576.29 € | 598.79 € | 598.52 € | 613.49 € | 622.70 € | 635.16 € | 647.39 € | 660.02 € | 674.03 € | 6 | Hamburg, Wandsbeker Marktstr. 37 | parking space | vacant | 1 sqm | - | 0.00 € | 47.00 €/sqm | 564.00 € | - | 3.00 | | - | 576.29 € | 598.79 € | 598.52 € | 613.49 € | 622.70 € | 635.16 € | 647.39 € | 660.02 € | 674.03 € | 7 | Hamburg, Wandsbeker Marktstr. 37 | parking space | vacant | 1 sqm | - | 0.00 € | 47.00 €/sqm | 564.00 € | - | 3.00 | | - | 576.29 € | 598.79 € | 598.52 € | 613.49 € | 622.70 € | 635.16 € | 647.39 € | 660.02 € | 674.03 € | 8 | Hamburg, Wandsbeker Marktstr. 37 | parking space | vacant | 1 sqm | - | 0.00 € | 47.00 €/sqm | 564.00 € | - | 3.00 | | - | 576.29 € | 598.79 € | 598.52 € | 613.49 € | 622.70 € | 635.16 € | 647.39 € | 660.02 € | 674.03 € | 9 | Hamburg, Wandsbeker Marktstr. 37 | parking space | vacant | 1 sqm | - | 0.00 € | 47.00 €/sqm | 564.00 € | - | 3.00 | | - | 576.29 € | 598.79 € | 598.52 € | 613.49 € | 622.70 € | 635.16 € | 647.39 € | 660.02 € | 674.03 € | 10 | Hamburg, Wandsbeker Marktstr. 37 | parking space | vacant | 1 sqm | - | 0.00 € | 47.00 €/sqm | 564.00 € | - | 3.00 | | - | 576.29 € | 598.79 € | 598.52 € | 613.49 € | 622.70 € | 635.16 € | 647.39 € | 660.02 € | 674.03 € | 11 | Hamburg, Wandsbeker Marktstr. 37 | parking space | leased | 1 sqm | - | 0.00 € | 47.00 €/sqm | 564.00 € | 10.10.2025 | 3.00 | | - | - | 598.52 € | 613.49 € | 622.70 € | 635.16 € | 647.39 € | 660.02 € | 674.03 € | 12 | Hamburg, Wandsbeker Marktstr. 37 | parking space | vacant | 1 sqm | - | 0.00 € | 47.00 €/sqm | 564.00 € | - | 3.00 | | - | 576.29 € | 598.79 € | 598.52 € | 613.49 € | 622.70 € | 635.16 € | 647.39 € | 660.02 € | 674.03 € | 13 | Hamburg, Wandsbeker Marktstr. 37 | parking space | leased | 1 sqm | - | 0.00 € | - | - | 05.10.2014 | 3.00 | | - | - | - | - | - | - | - | - | - | - | 14 | Hamburg, Wandsbeker Marktstr. 37 | parking space | leased | 1 sqm | - | 0.00 € | - | - | 05.10.2014 | 3.00 | | - | - | - | - | - | - | - | - | - | - | Subtotal | | | | | | | | | | | | | | | | <table border="1"> <thead> <tr> <th>Category</th> <th>14 units</th> <th>Parking</th> <th>leased</th></tr></thead></table> | | | | | | | | | | | | | | | | Category | 14 units | Parking | leased | 3.21 sqm | - | 540.00 € | 47.00 €/sqm | 1,928.00 € | 540.00 € | 591.4 € | 592 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | Category | 14 units | Parking | leased | 3.21 sqm | - | 540.00 € | 47.00 €/sqm | 1,928.00 € | 540.00 € | 591.4 € | 592 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | Subtotal | 14 units | Parking | leased | 3.21 sqm | - | 540.00 € | 47.00 €/sqm | 1,928.00 € | 540.00 € | 591.4 € | 592 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | Grand Total Income | | | | | | | | | | | | | | | | <table border="1"> <thead> <tr> <th>Category</th> <th>Total</th> <th>1,700.34 sqm</th> <th>207,641.97 €</th> <th>738,121.76 €</th> <th>252,640 €</th> <th>304,147.4 €</th> <th>299,837.4 €</th> <th>250,752.4 €</th> <th>259,037.4 €</th> <th>314,009.4 €</th> <th>263,298.4 €</th> <th>274,126.4 €</th> <th>260,168.4 €</th> <th>267,771.4 €</th> </tr> </thead> <tbody> <tr> <td>Category</td> <td>Total</td> <td>1,700.34 sqm</td> <td>207,641.97 €</td> <td>738,121.76 €</td> <td>252,640 €</td> <td>304,147.4 €</td> <td>299,837.4 €</td> <td>250,752.4 €</td> <td>259,037.4 €</td> <td>314,009.4 €</td> <td>263,298.4 €</td> <td>274,126.4 €</td> <td>260,168.4 €</td> <td>267,771.4 €</td> </tr> </tbody> </table> | | | | | | | | | | |
 | | | | Category | Total | 1,700.34 sqm | 207,641.97 € | 738,121.76 € | 252,640 € | 304,147.4 € | 299,837.4 € | 250,752.4 € | 259,037.4 € | 314,009.4 € | 263,298.4 € | 274,126.4 € | 260,168.4 € | 267,771.4 € | Category | Total | 1,700.34 sqm | 207,641.97 € | 738,121.76 € | 252,640 € | 304,147.4 € | 299,837.4 € | 250,752.4 € | 259,037.4 € | 314,009.4 € | 263,298.4 € | 274,126.4 € | 260,168.4 € | 267,771.4 € |
| No.
 | Tenancy | Use | Status | Exp. of unit | Current rent €/sqm/month | Current rent €/a | Sustainable rent €/sqm/month | Sustainable rent €/a | Start of lease | Lease duration | Percentage of GR | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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| 1
 | Wandsbeker Marktstr. 37 | retail | leased | 310.12 sqm | 35.13 €/sqm | 219,327.04 € | 27.00 €/sqm | 186,274.88 € | 05.10.2014 | 3.00 | 100% | 219,327.04 € | 219,327.58 € | 223,714.13 € | 176,395.27 € | 170,369.19 € | 167,411.24 € | 166,133.96 € | 169,853.43 € | 161,653.6 € | 157,523.58 € | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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| 2
 | Wandsbeker Marktstr. 37 | retail storage | leased | 110.37 sqm | 24.51 €/sqm | 219,327.04 € | 27.00 €/a | 186,274.88 € | 05.10.2014 | 3.00 | 100% | 219,327.04 € | 219,327.58 € | 223,714.13 € | 176,395.27 € | 170,369.19 € | 167,411.24 € | 166,133.96 € | 169,853.43 € | 161,653.6 € | 157,523.58 € | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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<td>01.01.1987</td> <td>3.00</td> <td></td> <td>8,184.72 €</td> <td>8,546.41 €</td> <td>9,101.36 €</td> <td>9,695.89 €</td> <td>9,983.40 €</td> <td>9,935.59 €</td> <td>9,793.20 €</td> <td>9,461.17 €</td> <td>9,989.73 €</td> <td>9,783.50 €</td> </tr> <tr> <td>4</td> <td>Hamburg, Wandsbeker Marktstr. 37</td> <td>residential</td> <td>leased</td> <td>58.28 sqm</td> <td>12.50 €/sqm</td> <td>8,180.00 €</td> <td>12.50 €/sqm</td> <td>8,180.00 €</td> <td>01.09.2025</td> <td>3.00</td> <td></td> <td>8,180.00 €</td> <td>8,262.00 €</td> <td>8,422.34 €</td> <td>9,595.70 €</td> <td>9,767.70 €</td> <td>9,941.05 €</td> <td>9,121.80 €</td> <td>9,304.35 €</td> <td>9,485.44 €</td> <td>9,666.25 €</td> </tr> <tr> <td>5</td> <td>Hamburg, Wandsbeker Marktstr. 37</td> <td>residential</td> <td>leased</td> <td>74.58 sqm</td> <td>11.62 €/sqm</td> <td>10,861.72 €</td> <td>11.62 €/sqm</td> <td>10,861.72 €</td> <td>01.10.2025</td> <td>3.00</td> <td></td> <td>10,861.72 €</td> <td>10,861.72 €</td> <td>11,692.58 €</td> <td>11,328.44 €</td> <td>11,241.41 €</td> <td>11,474.40 €</td> <td>11,733.80 €</td> <td>11,867.37 €</td> <td>12,176.73 €</td> <td>12,420.26 €</td> </tr> <tr> <td>6</td> <td>Hamburg, Wandsbeker Marktstr. 37</td> <td>residential</td> <td>leased</td> <td>74.58 sqm</td> <td>3.20 €/sqm</td> <td>9,220.60 €</td> <td>3.20 €/sqm</td> <td>8,220.00 €</td> <td>10.10.2024</td> <td>3.00</td> <td></td> <td>8,220.00 €</td> <td>8,995.01 €</td> <td>1,592.71 €</td> <td>9,723.77 €</td> <td>9,888.24 €</td> <td>9,179.21 €</td> <td>9,251.70 €</td> <td>9,442.94 €</td> <td>9,601.79 €</td> <td>9,824.08 €</td> </tr> <tr> <td>7</td> <td>Hamburg, Wandsbeker Marktstr. 37</td> <td>residential</td> <td>leased</td> <td>98.87 sqm</td> <td>12.50 €/sqm</td> <td>9,191.50 €</td> <td>12.50 €/sqm</td> <td>8,191.50 €</td> <td>01.07.2022</td> <td>3.00</td> <td></td> <td>8,191.50 €</td> <td>8,995.01 €</td> <td>1,592.71 €</td> <td>9,888.24 €</td> <td>9,888.24 €</td> <td>9,844.74 €</td> <td>9,226.00 €</td> <td>9,405.51 €</td> 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</td></tr></tbody></table> | | | | | | | | | | | | | | | | Category | 2 units | Commercial | leased | 626.40 sqm | 24.51 €/sqm | 219,327.04 € | 27.00 € | 186,274.88 € | 05.10.2014 | 3.00 | 100% | 219,327.04 € | 219,327.58 € | 223,714.13 € | 176,395.27 € | 170,369.19 € | 167,411.24 € | 166,133.96 € | 169,853.43 € | 161,653.6 € | 157,523.58 € | Category | 2 units | Commercial | leased | 626.40 sqm | 24.51 €/sqm | 219,327.04 € | 27.00 € | 186,274.88 € | 05.10.2014 | 3.00 | 100% | 219,327.04 € | 219,327.58 € | 223,714.13 € | 176,395.27 € | 170,369.19 € | 167,411.24 € | 166,133.96 € | 169,853.43 € | 161,653.6 € | 157,523.58 € | Subtotal | 2 units | Commercial | leased | 626.40 sqm | 24.51 €/sqm | 219,327.04 € | 27.00 € | 186,274.88 € | 05.10.2014 | 3.00 | 100% | 219,327.04 € | 219,327.58 € | 223,714.13 € | 176,395.27 € | 170,369.19 € | 167,411.24 € | 166,133.96 € | 169,853.43 € | 161,653.6 € | 157,523.58 € | Residential | | | | | | | | | | | |

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<td>3.00</td> <td></td> <td>8,180.00 €</td> <td>8,262.00 €</td> <td>8,422.34 €</td> <td>9,595.70 €</td> <td>9,767.70 €</td> <td>9,941.05 €</td> <td>9,121.80 €</td> <td>9,304.35 €</td> <td>9,485.44 €</td> <td>9,666.25 €</td> </tr> <tr> <td>5</td> <td>Hamburg, Wandsbeker Marktstr. 37</td> <td>residential</td> <td>leased</td> <td>74.58 sqm</td> <td>11.62 €/sqm</td> <td>10,861.72 €</td> <td>11.62 €/sqm</td> <td>10,861.72 €</td> <td>01.10.2025</td> <td>3.00</td> <td></td> <td>10,861.72 €</td> <td>10,861.72 €</td> <td>11,692.58 €</td> <td>11,328.44 €</td> <td>11,241.41 €</td> <td>11,474.40 €</td> <td>11,733.80 €</td> <td>11,867.37 €</td> <td>12,176.73 €</td> <td>12,420.26 €</td> </tr> <tr> <td>6</td> <td>Hamburg, Wandsbeker Marktstr. 37</td> <td>residential</td> <td>leased</td> <td>74.58 sqm</td> <td>3.20 €/sqm</td> <td>9,220.60 €</td> <td>3.20 €/sqm</td> <td>8,220.00 €</td> <td>10.10.2024</td> <td>3.00</td> <td></td> <td>8,220.00 €</td> <td>8,995.01 €</td> <td>1,592.71 €</td> <td>9,723.77 €</td> <td>9,888.24 €</td> <td>9,179.21 €</td> <td>9,251.70 €</td> <td>9,442.94 €</td> <td>9,601.79 €</td> <td>9,824.08 €</td> </tr> <tr> <td>7</td> <td>Hamburg, Wandsbeker Marktstr. 37</td> <td>residential</td> <td>leased</td> <td>98.87 sqm</td> <td>12.50 €/sqm</td> <td>9,191.50 €</td> <td>12.50 €/sqm</td> <td>8,191.50 €</td> <td>01.07.2022</td> <td>3.00</td> <td></td> <td>8,191.50 €</td> <td>8,995.01 €</td> <td>1,592.71 €</td> <td>9,888.24 €</td> <td>9,888.24 €</td> <td>9,844.74 €</td> <td>9,226.00 €</td> <td>9,405.51 €</td> <td>9,587.72 €</td> <td>9,799.67 €</td> </tr> <tr> <td>8</td> <td>Hamburg, Wandsbeker Marktstr. 37</td> <td>residential</td> <td>leased</td> <td>90.08 sqm</td> <td>9.00 €/sqm</td> <td>5,400.00 €</td> <td>9.00 €/sqm</td> <td>5,400.00 €</td> <td>01.05.2025</td> <td>3.00</td> <td></td> <td>5,400.00 €</td> <td>5,590.04 €</td> <td>5,838.16 €</td> <td>5,739.32 €</td> <td>5,845.74 €</td> <td>5,862.04 €</td> <td>6,001.20 €</td> <td>6,202.50 €</td> <td>6,329.05 €</td> 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| | | | No. | Tenancy | Use | Status | Exp. of unit | Current rent €/sqm/month | Current rent €/a | Sustainable rent €/sqm/month | Sustainable rent €/a | Start of lease | Lease duration | Percentage of GR | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 1 | Hamburg, Wandsbeker Marktstr. 37 | residential | leased | 76.38 sqm | 11.03 €/sqm | 9,876.00 € | 11.03 €/sqm | 9,876.00 € | 10.12.2024 | 3.00 | | 9,876.00 € | 10,070.52 € | 11,274.80 € | 9,876.00 € | 10,080.19 € | 10,893.90 € | 11,121.90 € | 11,344.42 € | 11,571.31 € | 11,802.72 € | 2 | Hamburg, Wandsbeker Marktstr. 37 | residential | leased | 74.58 sqm | 9.73 €/sqm | 8,780.24 € | 9.73 €/sqm | 8,780.24 € | 10.11.2012 | 3.00 | | 8,780.24 € | 8,982.45 € | 9,980.00 € | 9,247.20 € | 9,429.12 € | 9,814.64 € | 9,838.94 € | 10,033.88 € | 10,202.14 € | 10,402.20 € | 3 | Hamburg, Wandsbeker Marktstr. 37 | residential | leased | 95.12 sqm | 3.17 €/sqm | 8,184.72 € | 3.17 €/sqm | 8,184.72 € | 01.01.1987 | 3.00 | | 8,184.72 € | 8,546.41 € | 9,101.36 € | 9,695.89 € | 9,983.40 €

 | 9,935.59 € | 9,793.20 € | 9,461.17 € | 9,989.73 € | 9,783.50 € | 4 | Hamburg, Wandsbeker Marktstr. 37 | residential | leased | 58.28 sqm | 12.50 €/sqm | 8,180.00 € | 12.50 €/sqm | 8,180.00 € | 01.09.2025 | 3.00 | | 8,180.00 € | 8,262.00 € | 8,422.34 € | 9,595.70 € | 9,767.70 € | 9,941.05 € | 9,121.80 € | 9,304.35 € | 9,485.44 € | 9,666.25 € | 5 | Hamburg, Wandsbeker Marktstr. 37 | residential | leased | 74.58 sqm | 11.62 €/sqm | 10,861.72 €
 | 11.62 €/sqm | 10,861.72 € | 01.10.2025 | 3.00 | | 10,861.72 € | 10,861.72 € | 11,692.58 € | 11,328.44 € | 11,241.41 € | 11,474.40 € | 11,733.80 € | 11,867.37 € | 12,176.73 € | 12,420.26 € | 6 | Hamburg, Wandsbeker Marktstr. 37 | residential | leased | 74.58 sqm | 3.20 €/sqm | 9,220.60 € | 3.20 €/sqm | 8,220.00 € | 10.10.2024 | 3.00 | | 8,220.00 € | 8,995.01 € | 1,592.71 € | 9,723.77 € | 9,888.24 € | 9,179.21 € | 9,251.70 € | 9,442.94 € | 9,601.79 € | 9,824.08 € | 7 | Hamburg, Wandsbeker Marktstr. 37 | residential | leased | 98.87 sqm | 12.50 €/sqm | 9,191.50 € | 12.50 €/sqm | 8,191.50 € | 01.07.2022 | 3.00 | | 8,191.50 € | 8,995.01 € | 1,592.71 € | 9,888.24 € | 9,888.24 € | 9,844.74 € | 9,226.00 € | 9,405.51 € | 9,587.72 € | 9,799.67 € | 8 | Hamburg, Wandsbeker Marktstr. 37 | residential | leased | 90.08 sqm | 9.00 €/sqm | 5,400.00 € | 9.00 €/sqm | 5,400.00 € | 01.05.2025 | 3.00 | | 5,400.00 € | 5,590.04 € | 5,838.16 € | 5,739.32 € | 5,845.74 € | 5,862.04 € | 6,001.20 € | 6,202.50 € | 6,329.05 € | 6,493.80 € | Subtotal | | | | | | | | | | | | | | | | <table border="1"> <thead> <tr> <th>Category</th> <th>8 units</th> <th>Residential</th> <th>leased</th> <th>697.87 sqm</th> <th>10.13 €/sqm</th> <td>67,075.88 €</td> <td>10.13 €/sqm</td> <td>67,075.88 €</td> <td>07.27.2014</td> <td></td> <td></td> <td>67,075.88 €</td> <td>68,415.9 €</td> <td>69,788.4 €</td> <td>71,529.9 €</td> <td>72,982.4 €</td> <td>74,054.9 €</td> <td>75,536.9 €</td> <td>77,048.50 €</td> <td>78,587.74 €</td> <td>80,158.50 €</td> </tr> </thead> <tbody> <tr> <td>Category</td> <td>8 units</td> <td>Residential</td> <td>leased</td> <td>697.87 sqm</td> <td>10.13 €/sqm</td> <td>67,075.88 €</td> <td>10.13 €/sqm</td> <td>67,075.88 €</td> <td>07.27.2014</td> <td></td> <td></td> <td>67,075.88 €</td> <td>68,415.9 €</td> <td>69,788.4 €</td> <td>71,529.9 €</td> <td>72,982.4 €</td> <td>74,054.9 €</td> <td>75,536.9 €</td> <td>77,048.50 €</td> <td>78,587.74 €</td> <td>80,158.50 €</td> </tr> <tr> <td>Subtotal</td> 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| 0.00 € | 47.00 €/sqm | 564.00 € | - | 3.00 | | - | 576.29 € | 598.79 € | 598.52 € | 613.49 € | 622.70 € | 635.16 € | 647.39 € | 660.02 € | 674.03 € | 2 | Hamburg, Wandsbeker Marktstr. 37 | parking space | vacant | 1 sqm | - | 0.00 € | 47.00 €/sqm | 564.00 € | - | 3.00 | | - | 576.29 € | 598.79 € | 598.52 € | 613.49 € | 622.70 € | 635.16 € | 647.39 € | 660.02 € | 674.03 € | 3 | Hamburg, Wandsbeker Marktstr. 37 | parking space | vacant | 1 sqm | - | 0.00 € | 47.00 €/sqm | 564.00 € | - | 3.00 | | - | 576.29 € | 598.79 € | 598.52 € | 613.49 €
 | 622.70 € | 635.16 € | 647.39 € | 660.02 € | 674.03 € | 4 | Hamburg, Wandsbeker Marktstr. 37 | parking space | leased | 1 sqm | 45.00 €/sqm | 540.00 € | 47.00 €/sqm | 564.00 € | 01.10.2004 | 3.00 | | 540.00 € | 570.80 € | 591.30 € | 598.52 € | 613.49 € | 622.70 € | 635.16 € | 647.39 € | 660.02 € | 674.03 € | 5 | Hamburg, Wandsbeker Marktstr. 37 | parking space | vacant | 1 sqm | - | 0.00 € | 47.00 €/sqm | 564.00 € | - | 3.00 | | - | 576.29 € | 598.79 € | 598.52 € | 613.49 € | 622.70 € | 635.16 € | 647.39 € | 660.02 € | 674.03 € | 6 | Hamburg, Wandsbeker Marktstr. 37 | parking space | vacant | 1 sqm | - | 0.00 € | 47.00 €/sqm | 564.00 € | - | 3.00 | | - | 576.29 € | 598.79 € | 598.52 € | 613.49 € | 622.70 € | 635.16 € | 647.39 € | 660.02 € | 674.03 € | 7 | Hamburg, Wandsbeker Marktstr. 37 | parking space | vacant | 1 sqm | - | 0.00 € | 47.00 €/sqm | 564.00 € | - | 3.00 | | - | 576.29 € | 598.79 € | 598.52 € | 613.49 € | 622.70 € | 635.16 € | 647.39 € | 660.02 € | 674.03 € | 8 | Hamburg, Wandsbeker Marktstr. 37 | parking space | vacant | 1 sqm | - | 0.00 € | 47.00 €/sqm | 564.00 € | - | 3.00 | | - | 576.29 € | 598.79 € | 598.52 € | 613.49 € | 622.70 € | 635.16 € | 647.39 € | 660.02 € | 674.03 € | 9 | Hamburg, Wandsbeker Marktstr. 37 | parking space | vacant | 1 sqm | - | 0.00 € | 47.00 €/sqm | 564.00 € | - | 3.00 | | - | 576.29 € | 598.79 € | 598.52 € | 613.49 € | 622.70 € | 635.16 € | 647.39 € | 660.02 € | 674.03 € | 10 | Hamburg, Wandsbeker Marktstr. 37 | parking space | vacant | 1 sqm | - | 0.00 € | 47.00 €/sqm | 564.00 € | - | 3.00 | | - | 576.29 € | 598.79 € | 598.52 € | 613.49 € | 622.70 € | 635.16 € | 647.39 € | 660.02 € | 674.03 € | 11 | Hamburg, Wandsbeker Marktstr. 37 | parking space | leased | 1 sqm | - | 0.00 € | 47.00 €/sqm | 564.00 € | 10.10.2025 | 3.00 | | - | - | 598.52 € | 613.49 € | 622.70 € | 635.16 € | 647.39 € | 660.02 € | 674.03 € | 12 | Hamburg, Wandsbeker Marktstr. 37 | parking space | vacant | 1 sqm | - | 0.00 € | 47.00 €/sqm | 564.00 € | - | 3.00 | | - | 576.29 € | 598.79 € | 598.52 € | 613.49 € | 622.70 € | 635.16 € | 647.39 € | 660.02 € | 674.03 € | 13 | Hamburg, Wandsbeker Marktstr. 37 | parking space | leased | 1 sqm | - | 0.00 € | - | - | 05.10.2014 | 3.00 | | - | - | - | - | - | - | - | - | - | - | 14 | Hamburg, Wandsbeker Marktstr. 37 | parking space | leased | 1 sqm | - | 0.00 € | - | - | 05.10.2014 | 3.00 | | - | - | - | - | - | - | - | - | - | - | Subtotal | | | | | | | | | | | | | | | | <table border="1"> <thead> <tr> <th>Category</th> <th>14 units</th> <th>Parking</th> <th>leased</th></tr></thead></table> | | | | | | | | | | | | | | | | Category | 14 units | Parking | leased | 3.21 sqm | - | 540.00 € | 47.00 €/sqm | 1,928.00 € | 540.00 € | 591.4 € | 592 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | Category | 14 units | Parking | leased | 3.21 sqm | - | 540.00 € | 47.00 €/sqm | 1,928.00 € | 540.00 € | 591.4 € | 592 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | Subtotal | 14 units | Parking | leased | 3.21 sqm | - | 540.00 € | 47.00 €/sqm | 1,928.00 € | 540.00 € | 591.4 € | 592 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | Grand Total Income | | | | | | | | | | | | | | | | <table border="1"> <thead> <tr> <th>Category</th> <th>Total</th> <th>1,700.34 sqm</th> <th>207,641.97 €</th> <th>738,121.76 €</th> <th>252,640 €</th> <th>304,147.4 €</th> <th>299,837.4 €</th> <th>250,752.4 €</th> <th>259,037.4 €</th> <th>314,009.4 €</th> <th>263,298.4 €</th> <th>274,126.4 €</th> <th>260,168.4 €</th> <th>267,771.4 €</th> </tr> </thead> <tbody> <tr> <td>Category</td> <td>Total</td> <td>1,700.34 sqm</td> <td>207,641.97 €</td> <td>738,121.76 €</td> <td>252,640 €</td> <td>304,147.4 €</td> <td>299,837.4 €</td> <td>250,752.4 €</td> <td>259,037.4 €</td> <td>314,009.4 €</td> <td>263,298.4 €</td> <td>274,126.4 €</td> <td>260,168.4 €</td> <td>267,771.4 €</td> </tr> </tbody> </table> | | | | | | | | | | | | | | | | Category | Total | 1,700.34 sqm | 207,641.97 € | 738,121.76 € | 252,640 € | 304,147.4 € | 299,837.4 € | 250,752.4 € | 259,037.4 € | 314,009.4 € | 263,298.4 € | 274,126.4 € | 260,168.4 € | 267,771.4 € | Category | Total | 1,700.34 sqm | 207,641.97 € | 738,121.76 € | 252,640 € | 304,147.4 € | 299,837.4 € | 250,752.4 € | 259,037.4 € | 314,009.4 € | 263,298.4 € | 274,126.4 € | 260,168.4 € | 267,771.4 € | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Category
 | 2 units | Commercial | leased | 626.40 sqm | 24.51 €/sqm | 219,327.04 € | 27.00 € | 186,274.88 € | 05.10.2014 | 3.00 | 100% | 219,327.04 € | 219,327.58 € | 223,714.13 € | 176,395.27 € | 170,369.19 € | 167,411.24 € | 166,133.96 € | 169,853.43 € | 161,653.6 € | 157,523.58 € | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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| Category
 | 2 units | Commercial | leased | 626.40 sqm | 24.51 €/sqm | 219,327.04 € | 27.00 € | 186,274.88 € | 05.10.2014 | 3.00 | 100% | 219,327.04 € | 219,327.58 € | 223,714.13 € | 176,395.27 € | 170,369.19 € | 167,411.24 € | 166,133.96 € | 169,853.43 € | 161,653.6 € | 157,523.58 € | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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| Subtotal
 | 2 units | Commercial | leased | 626.40 sqm | 24.51 €/sqm | 219,327.04 € | 27.00 € | 186,274.88 € | 05.10.2014 | 3.00 | 100% | 219,327.04 € | 219,327.58 € | 223,714.13 € | 176,395.27 € | 170,369.19 € | 167,411.24 € | 166,133.96 € | 169,853.43 € | 161,653.6 € | 157,523.58 € | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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| <table border="1"> <thead> <tr> <th>No.</th> <th>Tenancy</th> <th>Use</th> <th>Status</th> <th>Exp. of unit</th> <th>Current rent €/sqm/month</th> <th>Current rent €/a</th> <th>Sustainable rent €/sqm/month</th> <th>Sustainable rent €/a</th> <th>Start of lease</th> <th>Lease duration</th> <th>Percentage of GR</th> <th>2025</th> <th>2026</th> <th>2027</th> <th>2028</th> <th>2029</th> <th>2030</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Hamburg, Wandsbeker Marktstr. 37</td> <td>residential</td> <td>leased</td> <td>76.38 sqm</td> <td>11.03 €/sqm</td> <td>9,876.00 €</td> <td>11.03 €/sqm</td> <td>9,876.00 €</td> <td>10.12.2024</td> <td>3.00</td> <td></td> <td>9,876.00 €</td> <td>10,070.52 €</td> <td>11,274.80 €</td> <td>9,876.00 €</td> <td>10,080.19 €</td> <td>10,893.90 €</td> <td>11,121.90 €</td> <td>11,344.42 €</td> <td>11,571.31 €</td> <td>11,802.72 €</td> </tr> <tr> <td>2</td> <td>Hamburg, Wandsbeker Marktstr. 37</td> <td>residential</td> <td>leased</td> <td>74.58 sqm</td> <td>9.73 €/sqm</td> <td>8,780.24 €</td> <td>9.73 €/sqm</td> <td>8,780.24 €</td> <td>10.11.2012</td> <td>3.00</td> <td></td> <td>8,780.24 €</td> <td>8,982.45 €</td> <td>9,980.00 €</td> <td>9,247.20 €</td> <td>9,429.12 €</td> <td>9,814.64 €</td> <td>9,838.94 €</td> <td>10,033.88 €</td> <td>10,202.14 €</td> <td>10,402.20 €</td> </tr> <tr> <td>3</td> <td>Hamburg, Wandsbeker Marktstr. 37</td> <td>residential</td> <td>leased</td> <td>95.12 sqm</td> <td>3.17 €/sqm</td> <td>8,184.72 €</td> <td>3.17 €/sqm</td> <td>8,184.72 €</td> <td>01.01.1987</td> <td>3.00</td> <td></td> <td>8,184.72 €</td> <td>8,546.41 €</td> <td>9,101.36 €</td> <td>9,695.89 €</td> <td>9,983.40 €</td> <td>9,935.59 €</td> <td>9,793.20 €</td> <td>9,461.17 €</td> <td>9,989.73 €</td> <td>9,783.50 €</td> </tr> <tr> <td>4</td> <td>Hamburg, Wandsbeker Marktstr. 37</td> <td>residential</td> <td>leased</td> <td>58.28 sqm</td> <td>12.50 €/sqm</td> <td>8,180.00 €</td> <td>12.50 €/sqm</td> <td>8,180.00 €</td> <td>01.09.2025</td> <td>3.00</td> <td></td> <td>8,180.00 €</td> <td>8,262.00 €</td> <td>8,422.34 €</td> <td>9,595.70 €</td> <td>9,767.70 €</td> <td>9,941.05 €</td> <td>9,121.80 €</td> <td>9,304.35 €</td> <td>9,485.44 €</td> <td>9,666.25 €</td> </tr> <tr> <td>5</td> <td>Hamburg, Wandsbeker Marktstr. 37</td> <td>residential</td> <td>leased</td> <td>74.58 sqm</td> <td>11.62 €/sqm</td> <td>10,861.72 €</td> <td>11.62 €/sqm</td> <td>10,861.72 €</td> <td>01.10.2025</td> <td>3.00</td> <td></td> <td>10,861.72 €</td> <td>10,861.72 €</td> <td>11,692.58 €</td> <td>11,328.44 €</td> <td>11,241.41 €</td> <td>11,474.40 €</td> <td>11,733.80 €</td> <td>11,867.37 €</td> <td>12,176.73 €</td> <td>12,420.26 €</td> </tr> <tr> <td>6</td> <td>Hamburg, Wandsbeker Marktstr. 37</td> <td>residential</td> <td>leased</td> <td>74.58 sqm</td> <td>3.20 €/sqm</td> <td>9,220.60 €</td> <td>3.20 €/sqm</td> <td>8,220.00 €</td> <td>10.10.2024</td> <td>3.00</td> <td></td> <td>8,220.00 €</td> <td>8,995.01 €</td> <td>1,592.71 €</td> <td>9,723.77 €</td> 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 | 9,935.59 € | 9,793.20 € | 9,461.17 € | 9,989.73 €
 | 9,783.50 € | 4 | Hamburg, Wandsbeker Marktstr. 37 | residential | leased | 58.28 sqm | 12.50 €/sqm | 8,180.00 € | 12.50 €/sqm | 8,180.00 € | 01.09.2025 | 3.00 | | 8,180.00 € | 8,262.00 € | 8,422.34 € | 9,595.70 € | 9,767.70 € | 9,941.05 € | 9,121.80 € | 9,304.35 € | 9,485.44 € | 9,666.25 € | 5 | Hamburg, Wandsbeker Marktstr. 37 | residential | leased | 74.58 sqm | 11.62 €/sqm | 10,861.72 € | 11.62 €/sqm | 10,861.72 € | 01.10.2025 | 3.00 | | 10,861.72 € | 10,861.72 € | 11,692.58 € | 11,328.44 € | 11,241.41 € | 11,474.40 € | 11,733.80 € | 11,867.37 € | 12,176.73 € | 12,420.26 € | 6 | Hamburg, Wandsbeker Marktstr. 37 | residential | leased | 74.58 sqm | 3.20 €/sqm | 9,220.60 € | 3.20 €/sqm | 8,220.00 € | 10.10.2024 | 3.00 | | 8,220.00 € | 8,995.01 € | 1,592.71 € | 9,723.77 € | 9,888.24 € | 9,179.21 € | 9,251.70 € | 9,442.94 € | 9,601.79 € | 9,824.08 € | 7 | Hamburg, Wandsbeker Marktstr. 37 | residential | leased | 98.87 sqm | 12.50 €/sqm | 9,191.50 € | 12.50 €/sqm | 8,191.50 € | 01.07.2022 | 3.00 | | 8,191.50 € | 8,995.01 € | 1,592.71 € | 9,888.24 € | 9,888.24 € | 9,844.74 € | 9,226.00 € | 9,405.51 € | 9,587.72 € | 9,799.67 € | 8 | Hamburg, Wandsbeker Marktstr. 37 | residential | leased | 90.08 sqm

 | 9.00 €/sqm | 5,400.00 € | 9.00 €/sqm | 5,400.00 € | 01.05.2025 | 3.00 | | 5,400.00 € | 5,590.04 € | 5,838.16 € | 5,739.32 € | 5,845.74 € | 5,862.04 € | 6,001.20 € | 6,202.50 € | 6,329.05 € | 6,493.80 € | Subtotal | | | | | | | | | | | | | | | | <table border="1"> <thead> <tr> <th>Category</th> <th>8 units</th> <th>Residential</th> <th>leased</th> <th>697.87 sqm</th> <th>10.13 €/sqm</th> <td>67,075.88 €</td> <td>10.13 €/sqm</td> <td>67,075.88 €</td> <td>07.27.2014</td> <td></td> <td></td> <td>67,075.88 €</td> <td>68,415.9 €</td> <td>69,788.4 €</td> <td>71,529.9 €</td> <td>72,982.4 €</td> <td>74,054.9 €</td> <td>75,536.9 €</td> <td>77,048.50 €</td> <td>78,587.74 €</td> <td>80,158.50 €</td> </tr> </thead> <tbody> <tr> <td>Category</td> <td>8 units</td> <td>Residential</td> <td>leased</td> <td>697.87 sqm</td> <td>10.13 €/sqm</td> <td>67,075.88 €</td> <td>10.13 €/sqm</td> <td>67,075.88 €</td> <td>07.27.2014</td> <td></td> <td></td> <td>67,075.88 €</td> <td>68,415.9 €</td> <td>69,788.4 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<th>-</th></tr></tbody></table> | | | | | | | | | | | | | | | | Category | 8 units | Residential | leased | 697.87 sqm | 10.13 €/sqm | 67,075.88 € | 10.13 €/sqm | 67,075.88 € | 07.27.2014 | | | 67,075.88 € | 68,415.9 € | 69,788.4 € | 71,529.9 € | 72,982.4 € | 74,054.9 € | 75,536.9 € | 77,048.50 € | 78,587.74 € | 80,158.50 € | Category | 8 units | Residential | leased | 697.87 sqm | 10.13 €/sqm | 67,075.88 € | 10.13 €/sqm | 67,075.88 € | 07.27.2014 | | | 67,075.88 € | 68,415.9 € | 69,788.4 € | 71,529.9 € | 72,982.4 € | 74,054.9 € | 75,536.9 € | 77,048.50 € | 78,587.74 € | 80,158.50 € | Subtotal | 8 units | Residential | leased | 697.87 sqm | 10.13 €/sqm | 67,075.88 € | 10.13 €/sqm | 67,075.88 € | 07.27.2014 | | | 67,075.88 € | 68,415.9 € | 69,788.4 € | 71,529.9 € | 72,982.4 € | 74,054.9 € | 75,536.9 € | 77,048.50 € | 78,587.74 € | 80,158.50 € | Parking | | | | | | | | | | | | | | | | <table border="1"> <thead> <tr> <th>No.</th> <th>Tenancy</th> <th>Use</th> <th>Status</th> <th>Exp. of 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| Current rent €/sqm/month | Current rent €/a | Sustainable rent €/sqm/month | Sustainable rent €/a | Start of lease | Lease duration | Percentage of GR | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 1 | Hamburg, Wandsbeker Marktstr. 37 | parking space | vacant | 1 sqm | - | 0.00 € | 47.00 €/sqm | 564.00 € | - | 3.00 | |
- | 576.29 € | 598.79 € | 598.52 € | 613.49 € | 622.70 € | 635.16 € | 647.39 € | 660.02 € | 674.03 € | 2 | Hamburg, Wandsbeker Marktstr. 37 | parking space | vacant | 1 sqm | - | 0.00 € | 47.00 €/sqm | 564.00 € | - | 3.00 | | - | 576.29 € | 598.79 € | 598.52 € | 613.49 € | 622.70 € | 635.16 € | 647.39 € | 660.02 € | 674.03 € | 3 | Hamburg, Wandsbeker Marktstr. 37 | parking space | vacant | 1 sqm | - | 0.00 € | 47.00 €/sqm | 564.00 € | - | 3.00 | | - | 576.29 € | 598.79 € | 598.52 € | 613.49 € | 622.70 € | 635.16 € | 647.39 € | 660.02 €
 | 674.03 € | 4 | Hamburg, Wandsbeker Marktstr. 37 | parking space | leased | 1 sqm | 45.00 €/sqm | 540.00 € | 47.00 €/sqm | 564.00 € | 01.10.2004 | 3.00 | | 540.00 € | 570.80 € | 591.30 € | 598.52 € | 613.49 € | 622.70 € | 635.16 € | 647.39 € | 660.02 € | 674.03 € | 5 | Hamburg, Wandsbeker Marktstr. 37 | parking space | vacant | 1 sqm | - | 0.00 € | 47.00 €/sqm | 564.00 € | - | 3.00 | | - | 576.29 € | 598.79 € | 598.52 € | 613.49 € | 622.70 € | 635.16 € | 647.39 € | 660.02 € | 674.03 € | 6 | Hamburg, Wandsbeker Marktstr. 37 | parking space | vacant | 1 sqm | - | 0.00 € | 47.00 €/sqm | 564.00 € | - | 3.00 | | - | 576.29 € | 598.79 € | 598.52 € | 613.49 € | 622.70 € | 635.16 € | 647.39 € | 660.02 € | 674.03 € | 7 | Hamburg, Wandsbeker Marktstr. 37 | parking space | vacant | 1 sqm | - | 0.00 € | 47.00 €/sqm | 564.00 € | - | 3.00 | | - | 576.29 € | 598.79 € | 598.52 € | 613.49 € | 622.70 € | 635.16 € | 647.39 € | 660.02 € | 674.03 € | 8 | Hamburg, Wandsbeker Marktstr. 37 | parking space | vacant | 1 sqm
 | - | 0.00 € | 47.00 €/sqm | 564.00 € | - | 3.00 | | - | 576.29 € | 598.79 € | 598.52 € | 613.49 € | 622.70 € | 635.16 € | 647.39 € | 660.02 € | 674.03 € | 9 | Hamburg, Wandsbeker Marktstr. 37 | parking space | vacant | 1 sqm | - | 0.00 € | 47.00 €/sqm | 564.00 € | - | 3.00 | | - | 576.29 € | 598.79 € | 598.52 € | 613.49 € | 622.70 € | 635.16 € | 647.39 € | 660.02 € | 674.03 € | 10 | Hamburg, Wandsbeker Marktstr. 37 | parking space | vacant | 1 sqm | - | 0.00 € | 47.00 €/sqm | 564.00 € | - | 3.00 | | - | 576.29 € | 598.79 € | 598.52 € | 613.49 € | 622.70 € | 635.16 € | 647.39 € | 660.02 € | 674.03 € | 11 | Hamburg, Wandsbeker Marktstr. 37 | parking space | leased | 1 sqm | - | 0.00 € | 47.00 €/sqm | 564.00 € | 10.10.2025 | 3.00 | | - | - | 598.52 € | 613.49 € | 622.70 € | 635.16 € | 647.39 € | 660.02 € | 674.03 € | 12 | Hamburg, Wandsbeker Marktstr. 37 | parking space | vacant | 1 sqm | - | 0.00 € | 47.00 €/sqm | 564.00 € | - | 3.00 | | - | 576.29 € | 598.79 € | 598.52 € | 613.49 € | 622.70 € | 635.16 € | 647.39 € | 660.02 € | 674.03 € | 13 | Hamburg, Wandsbeker Marktstr. 37 | parking space | leased | 1 sqm | - | 0.00 € | - | - | 05.10.2014 | 3.00 | | - | - | - | - | - | - | - | - | - | - | 14 | Hamburg, Wandsbeker Marktstr. 37 | parking space | leased | 1 sqm | - | 0.00 € | - | - | 05.10.2014 | 3.00 | | - | - | - | - | - | - | - | - | - | - | Subtotal | | | | | | | | | | | | | | | | <table border="1"> <thead> <tr> <th>Category</th> <th>14 units</th> <th>Parking</th> <th>leased</th></tr></thead></table> | | | | | | | | | | | | | | | | Category | 14 units | Parking | leased | 3.21 sqm | - | 540.00 € | 47.00 €/sqm | 1,928.00 € | 540.00 € | 591.4 € | 592 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | Category | 14 units | Parking | leased | 3.21 sqm | - | 540.00 € | 47.00 €/sqm | 1,928.00 € | 540.00 € | 591.4 € | 592 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | Subtotal | 14 units | Parking | leased | 3.21 sqm | - | 540.00 € | 47.00 €/sqm | 1,928.00 € | 540.00 € | 591.4 € | 592 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | Grand Total Income | | | | | | | | | | | | | | | | <table border="1"> <thead> <tr> <th>Category</th> <th>Total</th> <th>1,700.34 sqm</th> <th>207,641.97 €</th> <th>738,121.76 €</th> <th>252,640 €</th> <th>304,147.4 €</th> <th>299,837.4 €</th> <th>250,752.4 €</th> <th>259,037.4 €</th> <th>314,009.4 €</th> <th>263,298.4 €</th> <th>274,126.4 €</th> <th>260,168.4 €</th> <th>267,771.4 €</th> </tr> </thead> <tbody> <tr> <td>Category</td> <td>Total</td> <td>1,700.34 sqm</td> <td>207,641.97 €</td> <td>738,121.76 €</td> <td>252,640 €</td> <td>304,147.4 €</td> <td>299,837.4 €</td> <td>250,752.4 €</td> <td>259,037.4 €</td> <td>314,009.4 €</td> <td>263,298.4 €</td> <td>274,126.4 €</td> <td>260,168.4 €</td> <td>267,771.4 €</td> </tr> </tbody> </table> | | | | | | | | | | | | | | | | Category | Total | 1,700.34 sqm | 207,641.97 € | 738,121.76 € | 252,640 € | 304,147.4 € | 299,837.4 € | 250,752.4 € | 259,037.4 € | 314,009.4 € | 263,298.4 € | 274,126.4 € | 260,168.4 € | 267,771.4 € | Category | Total | 1,700.34 sqm | 207,641.97 € | 738,121.76 € | 252,640 € | 304,147.4 € | 299,837.4 € | 250,752.4 € | 259,037.4 € | 314,009.4 € | 263,298.4 € | 274,126.4 € | 260,168.4 € | 267,771.4 € | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 1
 | Hamburg, Wandsbeker Marktstr. 37 | residential | leased | 76.38 sqm | 11.03 €/sqm | 9,876.00 € | 11.03 €/sqm | 9,876.00 € | 10.12.2024 | 3.00 | | 9,876.00 € | 10,070.52 € | 11,274.80 € | 9,876.00 € | 10,080.19 € | 10,893.90 € | 11,121.90 € | 11,344.42 € | 11,571.31 € | 11,802.72 € | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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| 2
 | Hamburg, Wandsbeker Marktstr. 37 | residential | leased | 74.58 sqm | 9.73 €/sqm | 8,780.24 € | 9.73 €/sqm | 8,780.24 € | 10.11.2012 | 3.00 | | 8,780.24 € | 8,982.45 € | 9,980.00 € | 9,247.20 € | 9,429.12 € | 9,814.64 € | 9,838.94 € | 10,033.88 € | 10,202.14 € | 10,402.20 € | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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| 3
 | Hamburg, Wandsbeker Marktstr. 37 | residential | leased | 95.12 sqm | 3.17 €/sqm | 8,184.72 € | 3.17 €/sqm | 8,184.72 € | 01.01.1987 | 3.00 | | 8,184.72 € | 8,546.41 € | 9,101.36 € | 9,695.89 € | 9,983.40 € | 9,935.59 € | 9,793.20 € | 9,461.17 € | 9,989.73 € | 9,783.50 € | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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| 4
 | Hamburg, Wandsbeker Marktstr. 37 | residential | leased | 58.28 sqm | 12.50 €/sqm | 8,180.00 € | 12.50 €/sqm | 8,180.00 € | 01.09.2025 | 3.00 | | 8,180.00 € | 8,262.00 € | 8,422.34 € | 9,595.70 € | 9,767.70 € | 9,941.05 € | 9,121.80 € | 9,304.35 € | 9,485.44 € | 9,666.25 € | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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| 5
 | Hamburg, Wandsbeker Marktstr. 37 | residential | leased | 74.58 sqm | 11.62 €/sqm | 10,861.72 € | 11.62 €/sqm | 10,861.72 € | 01.10.2025 | 3.00 | | 10,861.72 € | 10,861.72 € | 11,692.58 € | 11,328.44 € | 11,241.41 € | 11,474.40 € | 11,733.80 € | 11,867.37 € | 12,176.73 € | 12,420.26 € | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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| 6
 | Hamburg, Wandsbeker Marktstr. 37 | residential | leased | 74.58 sqm | 3.20 €/sqm | 9,220.60 € | 3.20 €/sqm | 8,220.00 € | 10.10.2024 | 3.00 | | 8,220.00 € | 8,995.01 € | 1,592.71 € | 9,723.77 € | 9,888.24 € | 9,179.21 € | 9,251.70 € | 9,442.94 € | 9,601.79 € | 9,824.08 € | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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| 7
 | Hamburg, Wandsbeker Marktstr. 37 | residential | leased | 98.87 sqm | 12.50 €/sqm | 9,191.50 € | 12.50 €/sqm | 8,191.50 € | 01.07.2022 | 3.00 | | 8,191.50 € | 8,995.01 € | 1,592.71 € | 9,888.24 € | 9,888.24 € | 9,844.74 € | 9,226.00 € | 9,405.51 € | 9,587.72 € | 9,799.67 € | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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| 8
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 | | | | | | | | | | | | | | | | Category | 8 units | Residential | leased | 697.87 sqm | 10.13 €/sqm | 67,075.88 € | 10.13 €/sqm | 67,075.88 € | 07.27.2014 | | | 67,075.88 € | 68,415.9 € | 69,788.4 € | 71,529.9 € | 72,982.4 € | 74,054.9 € | 75,536.9 € | 77,048.50 € | 78,587.74 € | 80,158.50 € | Category | 8 units | Residential | leased | 697.87 sqm | 10.13 €/sqm | 67,075.88 € | 10.13 €/sqm | 67,075.88 € | 07.27.2014 | | | 67,075.88 € | 68,415.9 € | 69,788.4 € | 71,529.9 € | 72,982.4 € | 74,054.9 € | 75,536.9 € | 77,048.50 € | 78,587.74 € | 80,158.50 € | Subtotal | 8 units | Residential | leased | 697.87 sqm | 10.13 €/sqm | 67,075.88 € | 10.13 €/sqm | 67,075.88 € | 07.27.2014 | | | 67,075.88 € | 68,415.9 € | 69,788.4 € | 71,529.9 € | 72,982.4 € | 74,054.9 € | 75,536.9 € | 77,048.50 € | 78,587.74 € | 80,158.50 € | Parking | | | | | | | | | | | |

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 | 622.70 € | 635.16 € | 647.39 € | 660.02 € | 674.03 € | 4 | Hamburg, Wandsbeker Marktstr. 37 | parking space | leased | 1 sqm | 45.00 €/sqm | 540.00 € | 47.00 €/sqm | 564.00 € | 01.10.2004 | 3.00 | | 540.00 € | 570.80 € | 591.30 € | 598.52 € | 613.49 € | 622.70 € | 635.16 € | 647.39 € | 660.02 € | 674.03 € | 5 | Hamburg, Wandsbeker Marktstr. 37 | parking space | vacant | 1 sqm | - | 0.00 €
 | 47.00 €/sqm | 564.00 € | - | 3.00 | | - | 576.29 € | 598.79 € | 598.52 € | 613.49 € | 622.70 € | 635.16 € | 647.39 € | 660.02 € | 674.03 € | 6 | Hamburg, Wandsbeker Marktstr. 37 | parking space | vacant | 1 sqm | - | 0.00 € | 47.00 €/sqm | 564.00 € | - | 3.00 | | - | 576.29 € | 598.79 € | 598.52 € | 613.49 € | 622.70 € | 635.16 € | 647.39 € | 660.02 € | 674.03 € | 7 | Hamburg, Wandsbeker Marktstr. 37 | parking space | vacant | 1 sqm | - | 0.00 € | 47.00 €/sqm | 564.00 € | - | 3.00 | | - | 576.29 € | 598.79 € | 598.52 € | 613.49 € | 622.70 € | 635.16 € | 647.39 € | 660.02 € | 674.03 € | 8 | Hamburg, Wandsbeker Marktstr. 37 | parking space | vacant | 1 sqm | - | 0.00 € | 47.00 €/sqm | 564.00 € | - | 3.00 | | - | 576.29 € | 598.79 € | 598.52 € | 613.49 € | 622.70 € | 635.16 € | 647.39 € | 660.02 € | 674.03 € | 9 | Hamburg, Wandsbeker Marktstr. 37 | parking space | vacant | 1 sqm | - | 0.00 € | 47.00 €/sqm | 564.00 € | - | 3.00 | | - | 576.29 € | 598.79 € | 598.52 € | 613.49 € | 622.70 € | 635.16 € | 647.39 € | 660.02 € | 674.03 € | 10 | Hamburg, Wandsbeker Marktstr. 37 | parking space | vacant | 1 sqm | - | 0.00 € | 47.00 €/sqm | 564.00 € | - | 3.00 | | - | 576.29 € | 598.79 € | 598.52 € | 613.49 € | 622.70 € | 635.16 € | 647.39 € | 660.02 € | 674.03 € | 11 | Hamburg, Wandsbeker Marktstr. 37 | parking space | leased | 1 sqm | - | 0.00 € | 47.00 €/sqm | 564.00 € | 10.10.2025 | 3.00 | | - | - | 598.52 € | 613.49 € | 622.70 € | 635.16 € | 647.39 € | 660.02 € |
674.03 € | 12 | Hamburg, Wandsbeker Marktstr. 37 | parking space | vacant | 1 sqm | - | 0.00 € | 47.00 €/sqm | 564.00 € | - | 3.00 | | - | 576.29 € | 598.79 € | 598.52 € | 613.49 € | 622.70 € | 635.16 € | 647.39 € | 660.02 € | 674.03 € | 13 | Hamburg, Wandsbeker Marktstr. 37 | parking space | leased | 1 sqm | - | 0.00 € | - | - | 05.10.2014 | 3.00 | | - | - | - | - | - | - | - | - | - | - | 14 | Hamburg, Wandsbeker Marktstr. 37 | parking space | leased | 1 sqm | -
 | 0.00 € | - | - | 05.10.2014 | 3.00 | | - | - | - | - | - | - | - | - | - | - | Subtotal | | | | | | | | | | | | | | | | <table border="1"> <thead> <tr> <th>Category</th> <th>14 units</th> <th>Parking</th> <th>leased</th></tr></thead></table> | | | | | | | | | | | | | | | | Category | 14 units | Parking | leased | 3.21 sqm | - | 540.00 € | 47.00 €/sqm | 1,928.00 € | 540.00 € | 591.4 € | 592 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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 | 8 units | Residential | leased | 697.87 sqm | 10.13 €/sqm | 67,075.88 € | 10.13 €/sqm | 67,075.88 € | 07.27.2014 | | | 67,075.88 € | 68,415.9 € | 69,788.4 € | 71,529.9 € | 72,982.4 € | 74,054.9 € | 75,536.9 € | 77,048.50 € | 78,587.74 € | 80,158.50 € | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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| Category
 | 8 units | Residential | leased | 697.87 sqm | 10.13 €/sqm | 67,075.88 € | 10.13 €/sqm | 67,075.88 € | 07.27.2014 | | | 67,075.88 € | 68,415.9 € | 69,788.4 € | 71,529.9 € | 72,982.4 € | 74,054.9 € | 75,536.9 € | 77,048.50 € | 78,587.74 € | 80,158.50 € | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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| Subtotal
 | 8 units | Residential | leased | 697.87 sqm | 10.13 €/sqm | 67,075.88 € | 10.13 €/sqm | 67,075.88 € | 07.27.2014 | | | 67,075.88 € | 68,415.9 € | 69,788.4 € | 71,529.9 € | 72,982.4 € | 74,054.9 € | 75,536.9 € | 77,048.50 € | 78,587.74 € | 80,158.50 € | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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| <table border="1"> <thead> <tr> <th>No.</th> <th>Tenancy</th> <th>Use</th> <th>Status</th> <th>Exp. of unit</th> <th>Current rent €/sqm/month</th> <th>Current rent €/a</th> <th>Sustainable rent €/sqm/month</th> <th>Sustainable rent €/a</th> <th>Start of lease</th> <th>Lease duration</th> <th>Percentage of GR</th> <th>2025</th> <th>2026</th> <th>2027</th> <th>2028</th> <th>2029</th> <th>2030</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Hamburg, Wandsbeker Marktstr. 37</td> <td>parking space</td> <td>vacant</td> <td>1 sqm</td> <td>-</td> <td>0.00 €</td> <td>47.00 €/sqm</td> <td>564.00 €</td> <td>-</td> <td>3.00</td> <td></td> <td>-</td> <td>576.29 €</td> <td>598.79 €</td> <td>598.52 €</td> <td>613.49 €</td> <td>622.70 €</td> <td>635.16 €</td> <td>647.39 €</td> <td>660.02 €</td> <td>674.03 €</td> </tr> <tr> <td>2</td> <td>Hamburg, Wandsbeker Marktstr. 37</td> <td>parking space</td> <td>vacant</td> <td>1 sqm</td> <td>-</td> <td>0.00 €</td> <td>47.00 €/sqm</td> <td>564.00 €</td> 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<th>leased</th></tr></thead></table></td> <th>3.21 sqm</th></tr></tbody></table>
 | | | | | | | | | | | | | | | | No. | Tenancy | Use | Status | Exp. of unit | Current rent €/sqm/month | Current rent €/a | Sustainable rent €/sqm/month | Sustainable rent €/a | Start of lease | Lease duration | Percentage of GR | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 1 | Hamburg, Wandsbeker Marktstr. 37 | parking space | vacant | 1 sqm | - | 0.00 € | 47.00 €/sqm | 564.00 € | - | 3.00 | | - | 576.29 € | 598.79 € | 598.52 € | 613.49 € | 622.70 € | 635.16 € | 647.39 € | 660.02 € | 674.03 € | 2 | Hamburg, Wandsbeker Marktstr. 37 | parking space | vacant | 1 sqm | - | 0.00 € | 47.00 €/sqm | 564.00 € | - | 3.00 | | - | 576.29 € | 598.79 € | 598.52 € | 613.49 € | 622.70 € | 635.16 € | 647.39 € | 660.02 € | 674.03 € | 3 | Hamburg, Wandsbeker Marktstr. 37 | parking space | vacant | 1 sqm | - | 0.00 € | 47.00 €/sqm | 564.00 € | - | 3.00 | | - | 576.29 € | 598.79 € | 598.52 € | 613.49 €

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 | 674.03 € | 4 | Hamburg, Wandsbeker Marktstr. 37 | parking space | leased | 1 sqm | 45.00 €/sqm | 540.00 € | 47.00 €/sqm | 564.00 € | 01.10.2004 | 3.00 | | 540.00 € | 570.80 € | 591.30 € | 598.52 € | 613.49 € | 622.70 € | 635.16 € | 647.39 € | 660.02 € | 674.03 € | 5 | Hamburg, Wandsbeker Marktstr. 37 | parking space | vacant | 1 sqm | - | 0.00 € | 47.00 €/sqm | 564.00 € | - | 3.00 | | - | 576.29 € | 598.79 € | 598.52 € | 613.49 € | 622.70 € | 635.16 € | 647.39 € | 660.02 € | 674.03 € | 6 | Hamburg, Wandsbeker Marktstr. 37 | parking space | vacant | 1 sqm | - | 0.00 € | 47.00 €/sqm | 564.00 € | - | 3.00 | | - | 576.29 € | 598.79 € | 598.52 € | 613.49 € | 622.70 € | 635.16 € | 647.39 € | 660.02 € | 674.03 € | 7 | Hamburg, Wandsbeker Marktstr. 37 | parking space | vacant | 1 sqm | - | 0.00 € | 47.00 €/sqm | 564.00 € | - | 3.00 | | - | 576.29 € | 598.79 € | 598.52 € | 613.49 € | 622.70 € | 635.16 € | 647.39 € | 660.02 € | 674.03 € | 8 | Hamburg, Wandsbeker Marktstr. 37 | parking space | vacant | 1 sqm

 | - | 0.00 € | 47.00 €/sqm | 564.00 € | - | 3.00 | | - | 576.29 € | 598.79 € | 598.52 € | 613.49 € | 622.70 € | 635.16 € | 647.39 € | 660.02 € | 674.03 € | 9 | Hamburg, Wandsbeker Marktstr. 37 | parking space | vacant | 1 sqm | - | 0.00 € | 47.00 €/sqm | 564.00 € | - | 3.00 | | - | 576.29 € | 598.79 € | 598.52 € | 613.49 €
 | 622.70 € | 635.16 € | 647.39 € | 660.02 € | 674.03 € | 10 | Hamburg, Wandsbeker Marktstr. 37 | parking space | vacant | 1 sqm | - | 0.00 € | 47.00 €/sqm | 564.00 € | - | 3.00 | | - | 576.29 € | 598.79 € | 598.52 € | 613.49 € | 622.70 € | 635.16 € | 647.39 € | 660.02 € | 674.03 € | 11 | Hamburg, Wandsbeker Marktstr. 37 | parking space | leased | 1 sqm | - | 0.00 € | 47.00 €/sqm | 564.00 € | 10.10.2025 | 3.00 | | - | - | 598.52 € | 613.49 € | 622.70 € | 635.16 € | 647.39 € | 660.02 € | 674.03 € | 12 | Hamburg, Wandsbeker Marktstr. 37 | parking space | vacant | 1 sqm | - | 0.00 € | 47.00 €/sqm | 564.00 € | - | 3.00 | | - | 576.29 € | 598.79 € | 598.52 € | 613.49 € | 622.70 € | 635.16 € | 647.39 € | 660.02 € | 674.03 € | 13 | Hamburg, Wandsbeker Marktstr. 37 | parking space | leased | 1 sqm | - | 0.00 € | - | - | 05.10.2014 | 3.00 | | - | - | - | - | - | - | - | - | - | - | 14 | Hamburg, Wandsbeker Marktstr. 37 | parking space | leased | 1 sqm | - | 0.00 € | - | - | 05.10.2014 | 3.00 | | - | - | - | - | - | - | - | - | - | - | Subtotal | | | | | | | | | | | | | | | | <table border="1"> <thead> <tr> <th>Category</th> <th>14 units</th> <th>Parking</th> <th>leased</th></tr></thead></table> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Category
 | 14 units | Parking | leased | 3.21 sqm | - | 540.00 € | 47.00 €/sqm | 1,928.00 € | 540.00 € | 591.4 € | 592 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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| Subtotal
 | 14 units | Parking | leased | 3.21 sqm | - | 540.00 € | 47.00 €/sqm | 1,928.00 € | 540.00 € | 591.4 € | 592 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | 1,397.4 € | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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| <table border="1"> <thead> <tr> <th>Category</th> <th>Total</th> <th>1,700.34 sqm</th> <th>207,641.97 €</th> <th>738,121.76 €</th> <th>252,640 €</th> <th>304,147.4 €</th> <th>299,837.4 €</th> <th>250,752.4 €</th> <th>259,037.4 €</th> <th>314,009.4 €</th> <th>263,298.4 €</th> <th>274,126.4 €</th> <th>260,168.4 €</th> <th>267,771.4 €</th> </tr> </thead> <tbody> <tr> <td>Category</td> <td>Total</td> <td>1,700.34 sqm</td> <td>207,641.97 €</td> <td>738,121.76 €</td> <td>252,640 €</td> <td>304,147.4 €</td> <td>299,837.4 €</td> <td>250,752.4 €</td> <td>259,037.4 €</td> <td>314,009.4 €</td> <td>263,298.4 €</td> <td>274,126.4 €</td> <td>260,168.4 €</td> <td>267,771.4 €</td> </tr> </tbody> </table>
 | | | | | | | | | | | | | | | | Category | Total | 1,700.34 sqm | 207,641.97 € | 738,121.76 € | 252,640 € | 304,147.4 € | 299,837.4 € | 250,752.4 € | 259,037.4 € | 314,009.4 € | 263,298.4 € | 274,126.4 € | 260,168.4 € | 267,771.4 € | Category | Total | 1,700.34 sqm | 207,641.97 € | 738,121.76 € | 252,640 € | 304,147.4 € | 299,837.4 € | 250,752.4 € | 259,037.4 € | 314,009.4 € | 263,298.4 € | 274,126.4 € | 260,168.4 € | 267,771.4 € | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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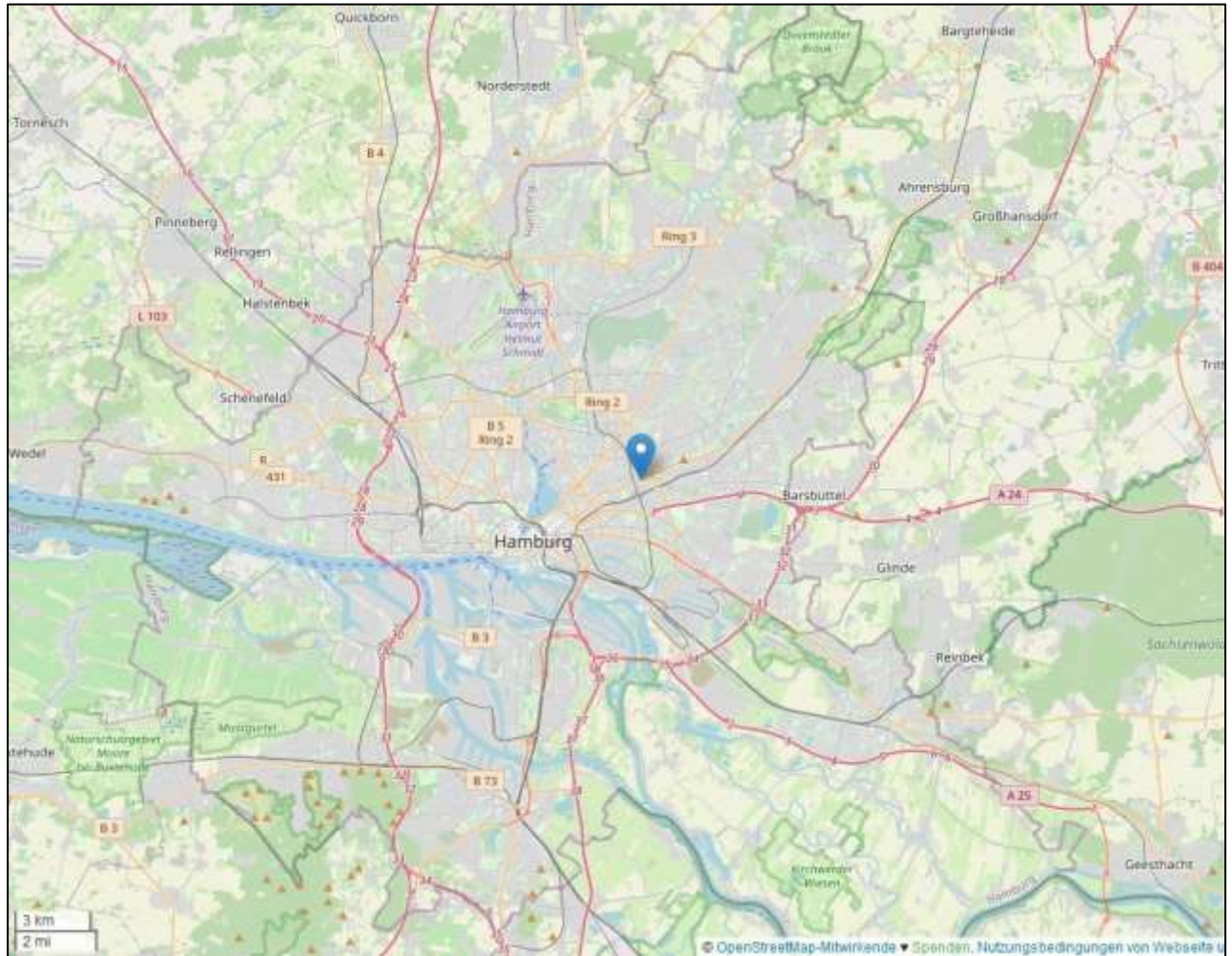
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| Category
 | Total | 1,700.34 sqm | 207,641.97 € | 738,121.76 € | 252,640 € | 304,147.4 € | 299,837.4 € | 250,752.4 € | 259,037.4 € | 314,009.4 € | 263,298.4 € | 274,126.4 € | 260,168.4 € | 267,771.4 € | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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| Category
 | Total | 1,700.34 sqm | 207,641.97 € | 738,121.76 € | 252,640 € | 304,147.4 € | 299,837.4 € | 250,752.4 € | 259,037.4 € | 314,009.4 € | 263,298.4 € | 274,126.4 € | 260,168.4 € | 267,771.4 € | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

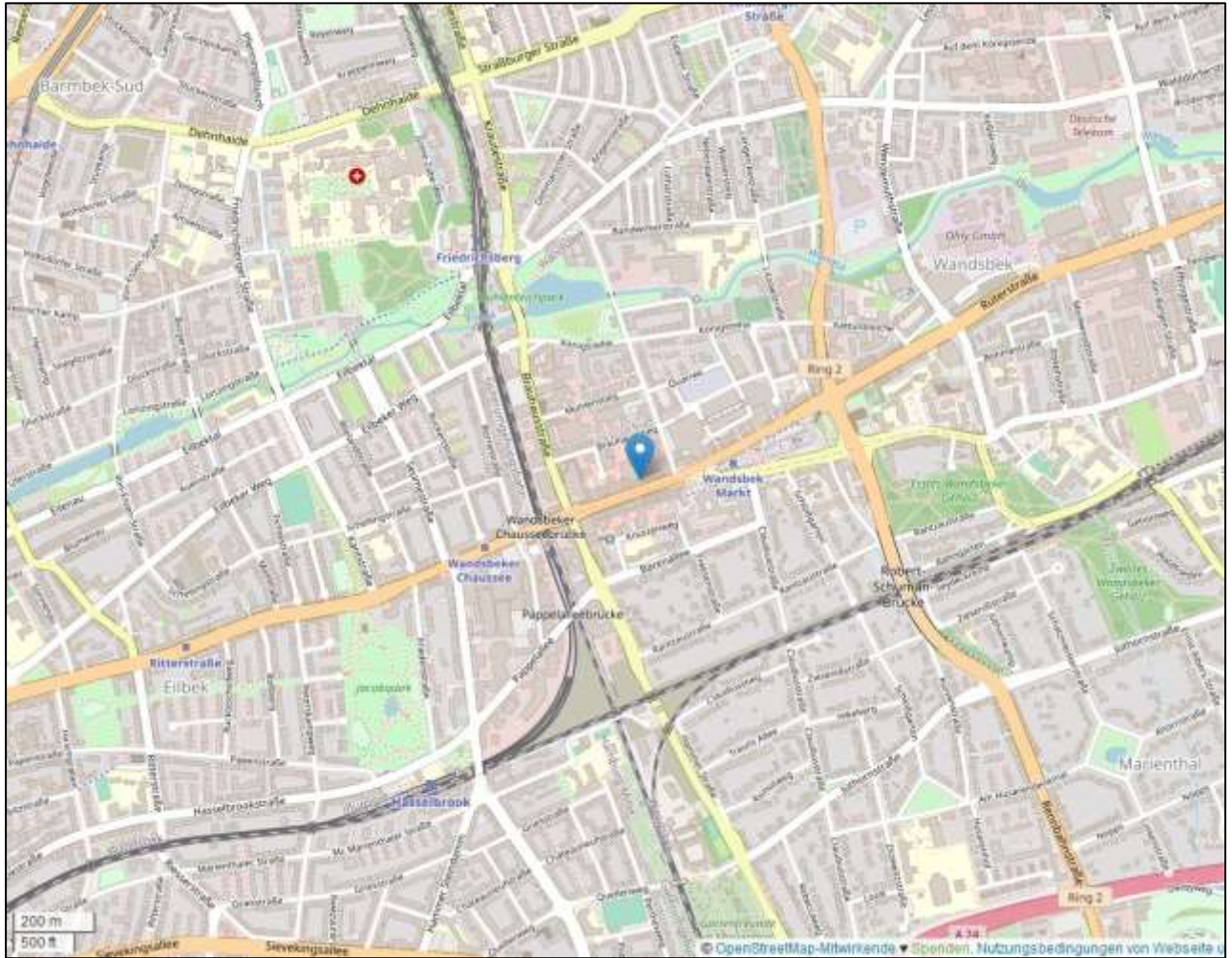
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Source: OpenStreetMap, © OpenStreetMap-contributors, license: ODbL
Actuality: December 2022

FIRST



Source: OpenStreetMap, © OpenStreetMap-contributors, license: ODbL
Actuality: December 2022

FIRST

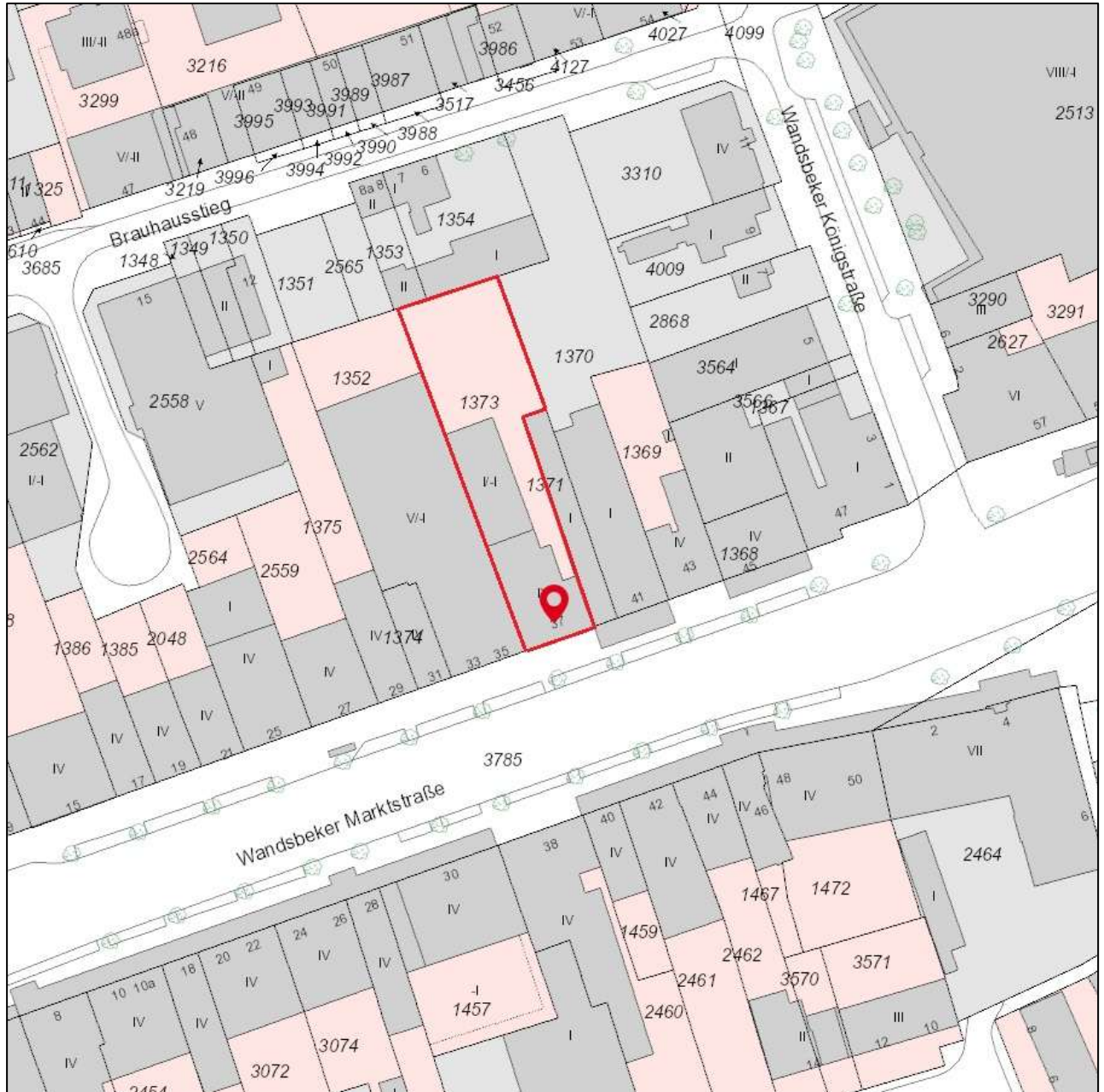


Photo documentation from the last on-site inspection (13.12.2024)



Street view



Rear view



parking area



Exemplary staircase



Retail unit



Heating system



Storage units



Surroundings, view in east direction



Surroundings, view in west direction