

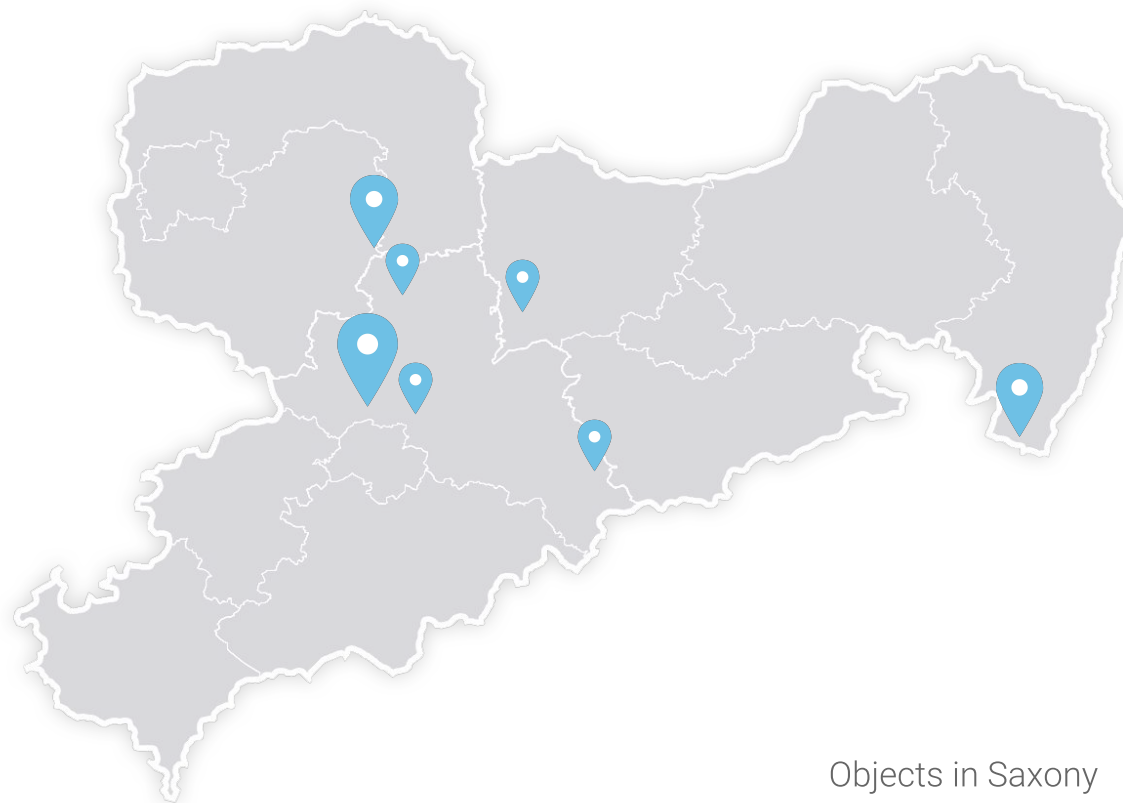


Portfolio Report

Status Q1/2019 and Outlook

Location

Mittweida	38%
Oybin	17%
Grimma	13%
Döbeln	10%
Frankenberg	8%
Meißen	7%
Sonstiges	7%

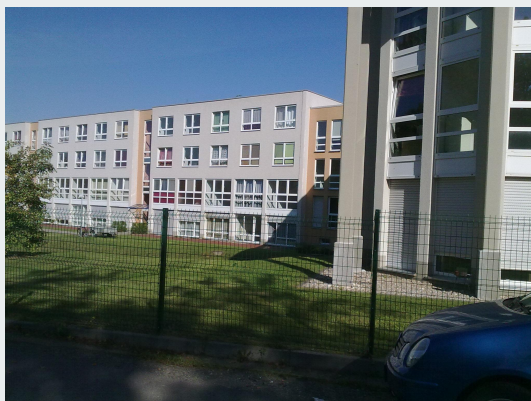
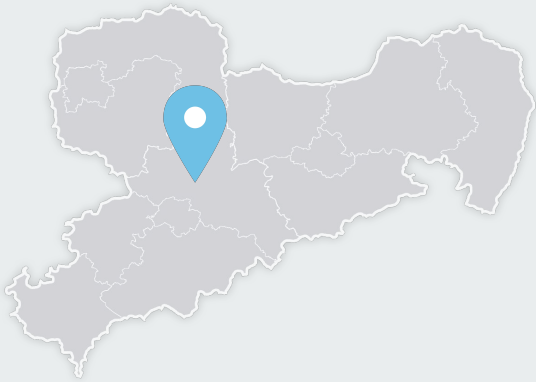


Development



Units:	32	48	65
Rentable area:	840 m ²	1,648 m ²	2,571 m ²
Current net rent/mo:	5.64 €/m ²	5.40 €/m ²	5.52 €/m ²
Current net rent p.a.:	39,752 €	63,069 €	152,269 €
Vacancy:	0 %	3 %	12 %

* per 31.03.2019



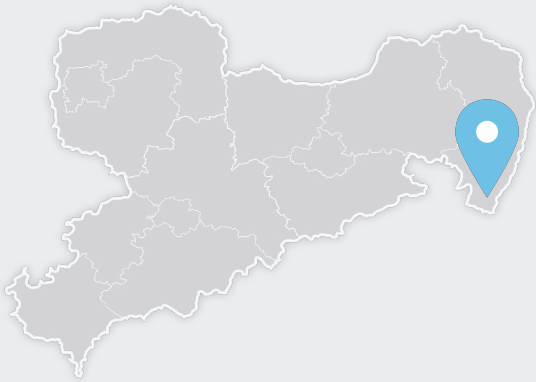
Key Properties



09648 Mittweida

Feldstraße 1-7, Bahnhofstraße 39-43

Units	31
Joint ownership	~ 6.1 %
Rentable area	773 m ²
Monthly net rent	6.11 €/m ²
Current net rent p.a.	56,658 €
Vacancy	13 %



Key Properties

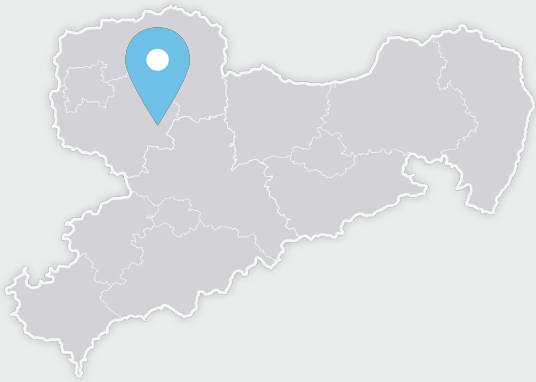


02797 Oybin

Zur Bürgerallee 2 B



Units	6
Joint ownership	100 %
Rentable area	356 m ²
Monthly net rent	4.34 €/m ²
Current net rent p.a.	18,540 €
Vacancy	0 %

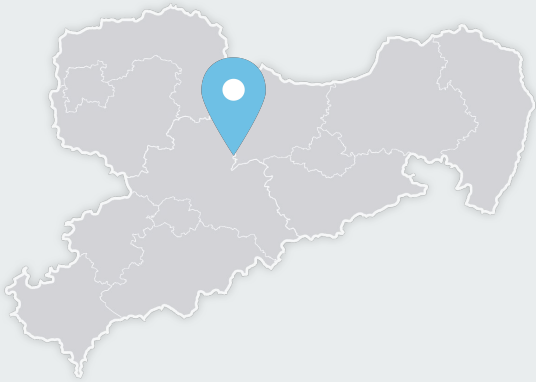


Key Properties



04668 Grimma, Wetteritz
Am Bielebornring 75

Units	3
Joint ownership	100 %
Rentable area	224 m ²
Monthly net rent	3.97 €/m ²
Current net rent p.a.	10,686 €
Vacancy	0 %

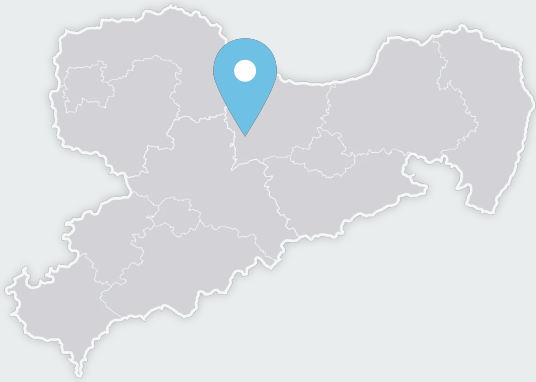


Single Units (Selection)



01683 Nossen, Lindenstraße 10

Purchase	2018
Joint ownership	~ 16.5 %
Rentable area	53 m ²
Monthly net rent	5.64 €/m ²
Current net rent p.a.	3,620 €
ROC expected	8.4 %

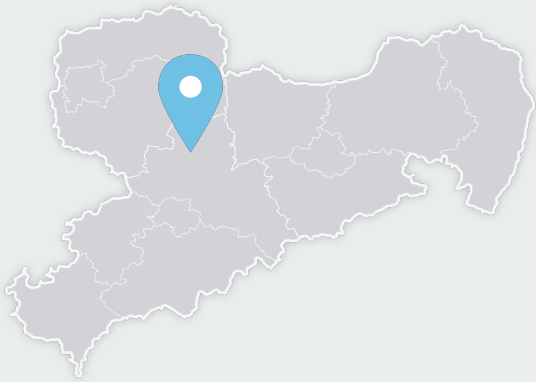


Single Units (Selection)



01662 Meißen, Nossener Straße 12

Purchase	12.2018
Joint ownership	~ 12.8 %
Rentable area	57 m ²
Monthly net rent	5.90 €/m ²
Current net rent p.a.	4,020 €
ROC expected	8.3 %



Single Units (Selection)



04720 Döbeln, An der alten Gärtnerei 17

Purchase	12.2018
----------	---------

Joint ownership	~ 4.9 %
-----------------	---------

Rentable area	55 m ²
---------------	-------------------

Monthly net rent	8.18 €/m ²
------------------	-----------------------

Current net rent p.a.	5,400 €
-----------------------	---------

ROC expected	12.3 %
--------------	--------

Acquisition and Management

To ensure the most effective use of resources, every offered property is evaluated by our proprietary electronic real estate platform RESCORE and presented to the shareholders for voting. The acquisition takes place only with a unanimous decision.

Purchase

- area around cities in Saxony
- connection to highways A 4, 13, 14 and 17
- single properties or small packages
- vacancy and appreciation potential

Construction

- renovation and maintenance
- construction, also partial
- improvement of the surrounding environment

Management

- long-term ownership
- reduction of operating costs

Development until 2020

The main goal is to build up a portfolio of > 5.000 m² by 2020

Measures to be taken:

- consider further acquisitions in existing properties
- intensive acquisitions and evaluation of available offers
- corporate actions to increase the equity ratio