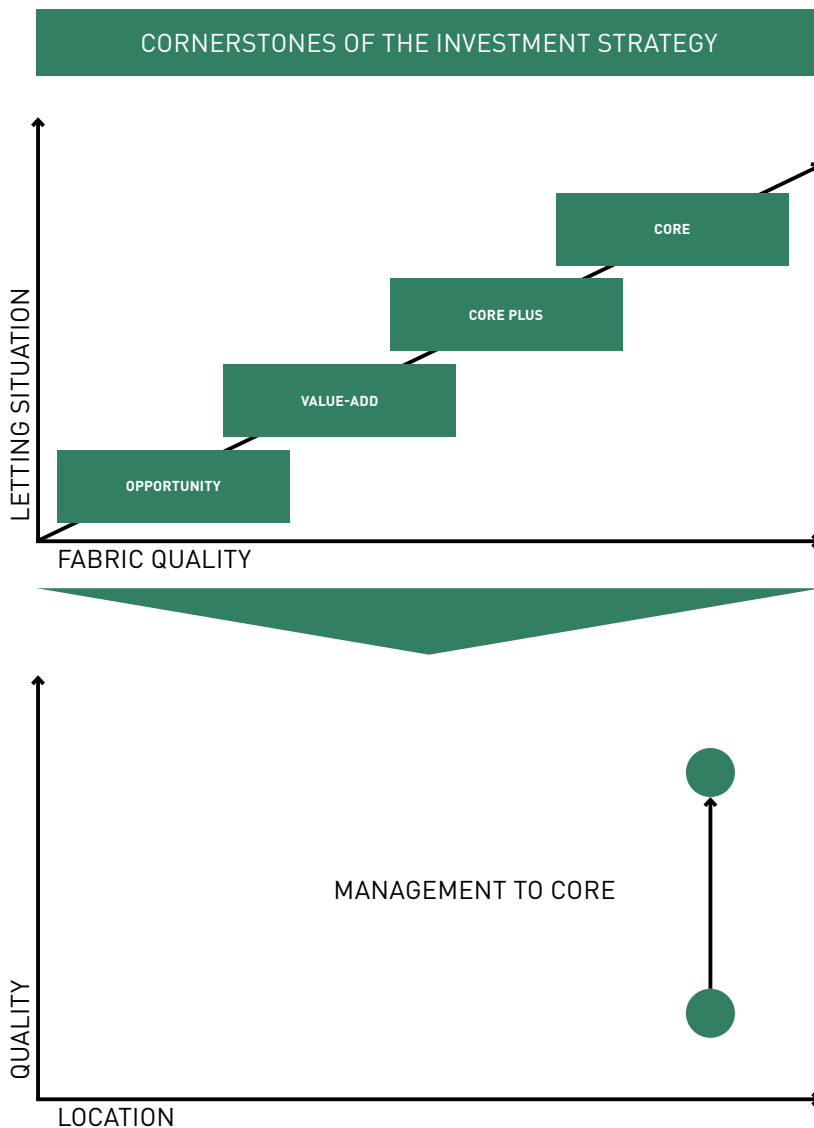


MANAGE TO CORE - STRATEGY



ART INVEST
— REAL ESTATE —



- Marketable categorisations often do not correlate with the investment risk, but rather merely describe the status of letting and the fabric quality situation with reference to a certain point in time.
- Our goal is to create core real estate.
- We invest exclusively in very good locations and enhance the quality of the properties there.
- Only excellent locations demonstrate a broad demand, and one that is lasting and resilient to economic changes, among both operators and tenants, as well as investors, thereby making value-adding investments possible.
- We see value creation potential in various tasks, such as e.g.
 - Project development
 - Improvement of the letting and income situation
 - Refurbishment and repositioning
 - Improvement of the financing structure
 - Green Building
- At the end of the value creation process, there will be a property standing in a very good location with a high standard of real estate quality and a stable letting situation, and which can be very well marketed.