

**Investment Criteria  
for the Purchase of Office Buildings by POLIS Immobilien AG**



POLIS Immobilien AG is interested in buying properties which meet the following criteria:

<p><b>1. General Investment Criteria</b></p>	<ul style="list-style-type: none"> <li>- office buildings in Germany</li> <li>- existing buildings or buildings which will be completed soon</li> <li>- good inner-city locations (in established office locations)</li> <li>- purchase price per property in the range of EUR 10million – EUR 25 million</li> <li>- rental space in the range of around 2,500 m<sup>2</sup> - 8,000 m<sup>2</sup></li> <li>- no or only limited residential use</li> <li>- no shopping centers</li> <li>- no part ownership pursuant to the German Condominium Act</li> <li>- no properties run by specialist operating companies (hotels, amusement parks, retirement or nursing homes)</li> </ul>		
<p><b>2. Investment Categories</b></p>	<p><b>Core Rental Properties (A and B Cities)</b></p> <ul style="list-style-type: none"> <li>- preferably properties with a mixed tenant structure regarding space and maturity of rental agreements (“multi-tenant”)</li> <li>- rental agreements with tenants having solid credit quality</li> <li>- potential for value enhancement in the medium to long term</li> </ul> <p><b>Value Added Properties (A-Cities)</b></p> <ul style="list-style-type: none"> <li>- potential for value enhancement (for instance by reducing vacancies, changing the tenant structure, redefining the use of the property, renovating, refurbishing, adding stories or completely revitalizing the property or if time till expiration of existing rental agreements is limited)</li> </ul> <p><b>Portfolios</b></p> <ul style="list-style-type: none"> <li>- predominantly central locations with office and retail use</li> <li>- potential for value enhancement in the near to medium term</li> </ul>		
<p><b>3. Property Locations sought by POLIS Immobilien AG</b></p>	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <p><b>Preferred Locations: (A-Cities)</b></p> <ul style="list-style-type: none"> <li>• Berlin</li> <li>• Dusseldorf</li> <li>• Frankfurt am Main</li> <li>• Hamburg</li> <li>• Cologne</li> <li>• Munich</li> <li>• Stuttgart</li> </ul> </td> <td style="width: 50%; vertical-align: top;"> <p><b>Locations which would be considered: (B-cities)</b></p> <ul style="list-style-type: none"> <li>• Dresden</li> </ul> </td> </tr> </table>	<p><b>Preferred Locations: (A-Cities)</b></p> <ul style="list-style-type: none"> <li>• Berlin</li> <li>• Dusseldorf</li> <li>• Frankfurt am Main</li> <li>• Hamburg</li> <li>• Cologne</li> <li>• Munich</li> <li>• Stuttgart</li> </ul>	<p><b>Locations which would be considered: (B-cities)</b></p> <ul style="list-style-type: none"> <li>• Dresden</li> </ul>
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Kindly send any suitable proposal to the attention of:

**POLIS Immobilien AG**  
 Mr. Volker Hahn (Authorized Signatory)  
 Rankestr. 5/6  
 10789 Berlin  
 v.hahn@polis.de  
 Tel. (030) 225 00 - 250 / - 270

All proposals will be treated confidentially and only used in the process of reaching an investment decision for POLIS Immobilien AG. With respect to any offer received from a real estate agent, we presume that the agent has been commissioned by the owner. An agreement with an agent only becomes binding and effective upon signature by us. Proposals which are incomplete, i.e. lacking important details such as the address of the property, will not be considered.