
SHAPING THE FUTURE TOGETHER
EXPO Real 2025
SICORE

Dear Expo Real visitor,

SICORE Real Assets stands for expertise, foresight, and sustainable investments in real estate and infrastructure. With over 120 employees, we manage assets in excess of 8 billion euros – responsibly and with a future-oriented approach.

Our real estate portfolio spans 18 countries and various asset classes, including office, retail, hotel, logistics and residential. We oversee the entire lifecycle of a property – from acquisition to project development. Our offering is complemented by bespoke solutions for institutional investors.

Our second pillar: a growing portfolio in renewable energy and infrastructure, with a volume of around 2 billion euros. We invest in direct participations, funds and mezzanine financing – all from a single source.

SICORE Real Assets is an active member of leading industry initiatives such as ZIA, BVI, BAI, DGNB and ICG, and is a signatory of the UN Principles for Responsible Investment – thus ensuring clear standards with responsible investments.

Visit us at booth 430 in Hall B2.

Martina Averbeck
CEO

BUSINESS PROFILE

OUR ORIGINS

1969
IDUNA Vereinigte Lebens-versicherung and die Vereinsbank Hamburg establish HANSAINVEST as a new financial services provider.

1988
Launch of the open-ended real estate fund **HANSAimmobilia**.

1998
HANSAINVEST expands its range of services and launches its first special real estate fund, **HANSAreal1**.

2002
SIGNAL IDUNA consolidates all of the group's real estate investment activities under **HANSAINVEST**.

2014
Founding of **HANSAINVEST**'s Infrastructure department.

2017
Establishment of **HANSAINVEST Real Assets** as an independent company for real estate and infrastructure.

2025
Renaming as **SICORE**, an independent brand firmly committed to social responsibility.

OUR VISION

FOR SUSTAINABLE SPACES TO MEET FUTURE NEEDS

OUR MISSION

WE DEVELOP AND MANAGE
CUSTOMIZED REAL ESTATE AND INFRASTRUCTURE PROJECTS
THAT COMBINE ECONOMIC, ECOLOGICAL, AND SOCIAL CONSIDERATIONS.

OUR PURPOSE

WE ARE SHAPING
A SUSTAINABLE FUTURE,
ORIENTED TO THE
NEEDS OF OUR COMMUNITY.

WHAT WE STAND FOR

OUR VALUES

HANSEATIC

INNOVATIVE

RESPECTFUL

PASSIONATE

RESPONSIBLE

OUR EXPERTISE ENSURES YOUR SUCCESS

- Our experienced international team is made up of over 120 employees.
- With our comprehensive range of services, we can influence the value retention of your real estate assets in an optimum manner.
- An additional benefit for our clients is our extensive industry network, as well as clearly structured audit processes, including comprehensive reporting

REAL ESTATE

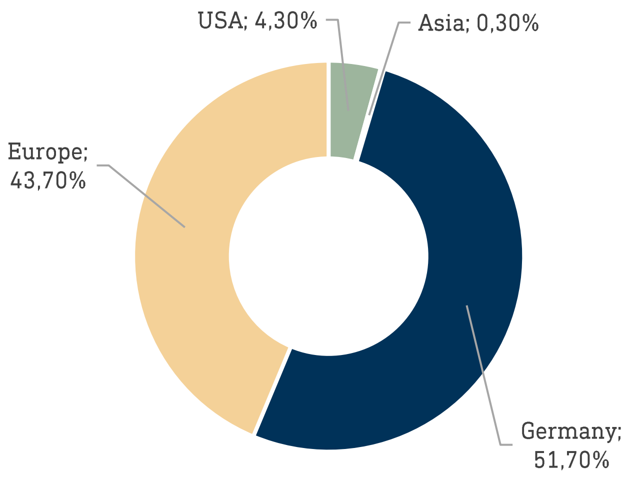
Volume of assets under management	6.2 billion euros
Number of investment properties	200
Total area	2.2 million m^2
Number of countries	15
Number of tenants	3,482

INFRASTRUCTURE

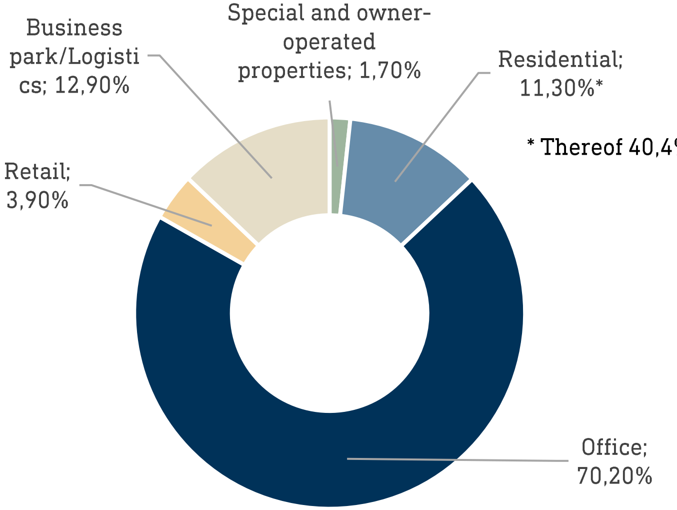
Volume of assets under management	1.8 billion euros
Number of investment properties	444
Number of countries	11

ASSET ALLOCATION REAL ESTATE

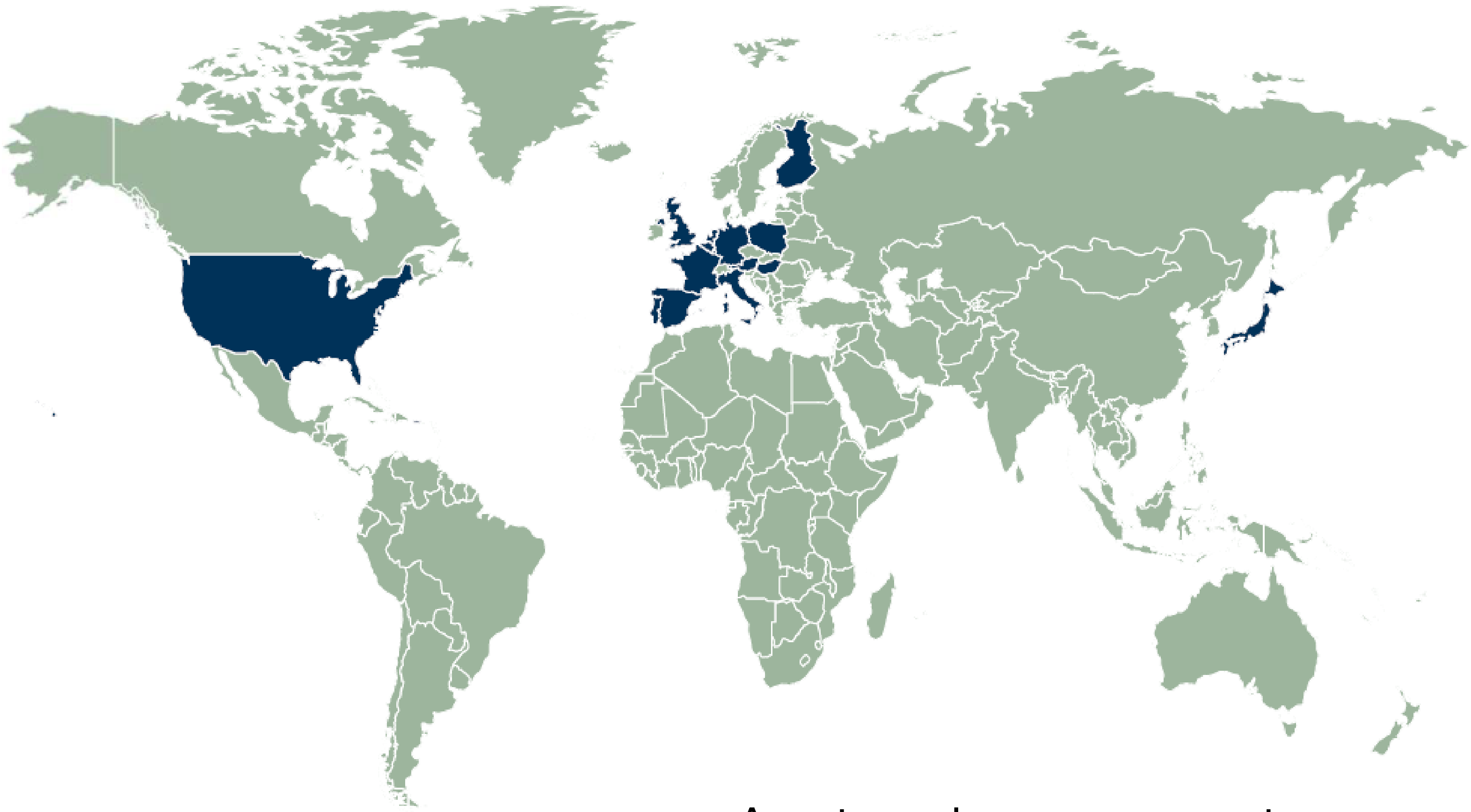
GEOGRAPHIC ALLOCATION



SECTOR ALLOCATION



* Thereof 40,4% HUSR



Assets under management
ca. 6.19 bn euros As of: August 2025

EXPERTISE

- BESPOKE SOLUTIONS
- SKILL DIVERSITY > 15 DIFFERENT PROFESSIONS
- > 1,000 YEARS OF PROFESSIONAL EXPERIENCE
- PROFESSIONAL STRUCTURES
- ESTABLISHED NETWORK
- DATA SECURITY
- ADAPTABILITY
- FLEXIBILITY
- PROVEN TRACK RECORD
- AUDIT-PROOF PROCESSES

OUR RANGE OF SERVICES

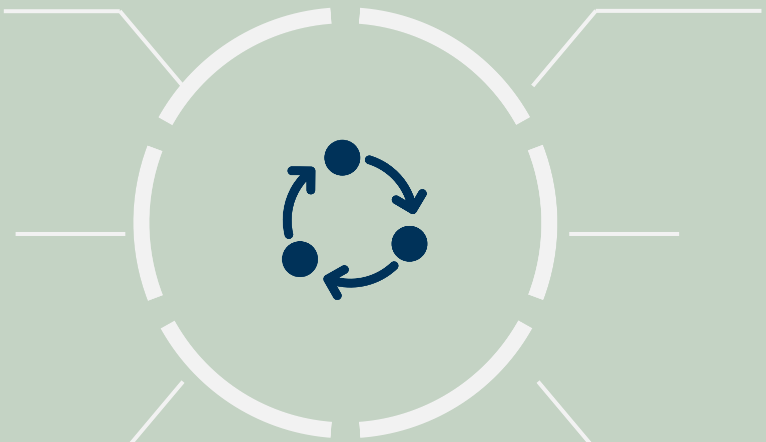
ONE-STOP SOLUTION

ESG MANAGEMENT

PORTFOLIO MANAGEMENT REAL ESTATE

INVESTMENT MANAGEMENT

ASSET & PROPERTY MANAGEMENT



INSTITUTIONAL CLIENT SOLUTIONS

DEVELOPMENT & CONSTRUCTION

PORTFOLIO MANAGEMENT INFRASTRUCTURE

CONTROLLING

ASSET MANAGEMENT

ASSET MANAGEMENT

ROSSMARKT 10
Location: Frankfurt am Main, Germany
Area: approx. 6,154 m^2
Use: Office, Retail
Completion: 2014
Demolition of a building from the 1950s and construction of a new building

BESSIE-COLEMAN-STRASSE 16
Location: Frankfurt am Main, Germany
Area: approx. 11,913 m^2
Use: Hotel
Completion: 2016

HEILBRONNER STRASSE 150
Location: Stuttgart, Germany
Area: approx. 12,886 m^2
Use: Office
Completion: 2005

Elisabeth Behr
Head of Technical Real Estate Asset Management

Björn Schütt
Head of Real Estate Asset Management / Institutional Client Solutions

- **Identifying the development and value enhancement potential** of our properties
- Formulating **individual asset strategies**
- A long-standing, proven international network
- Quality assurance and management of all aspects of facility management

INSTITUTIONAL CLIENT SOLUTIONS

INSTITUTIONAL CLIENT SOLUTIONS

Björn Schütt
Head of Real Estate Asset Management / Institutional Client Solutions

We now offer our Institutional Client Solutions to clients outside the SIGNAL IDUNA Group

- We provide an analysis and assessment of the initial situation, along with the presentation of various strategic options – all aligned with the investor's objectives

- Our solutions can include the following measures: **data management and reporting, commercial and technical asset management, operational leasing management, portfolio and fund management, project developments, ESG consulting and property certifications,** as well as new investments and/or the sale of non-strategic assets

- **Institutional Client Solutions are also tailored to real estate engagements in special situations and restructuring processes**, offering services such as: stabilization of the company to avoid insolvency, securing liquidity, organizing appropriate accounting and risk management systems, finalizing project developments or property refurbishments

INSTITUTIONAL CLIENT SOLUTIONS

SERVICES IN THE FIELD OF ASSET MANAGEMENT

- Data Management & Reporting
- Commercial Asset Management
- Technical Asset Management
- Operational Leasing Management

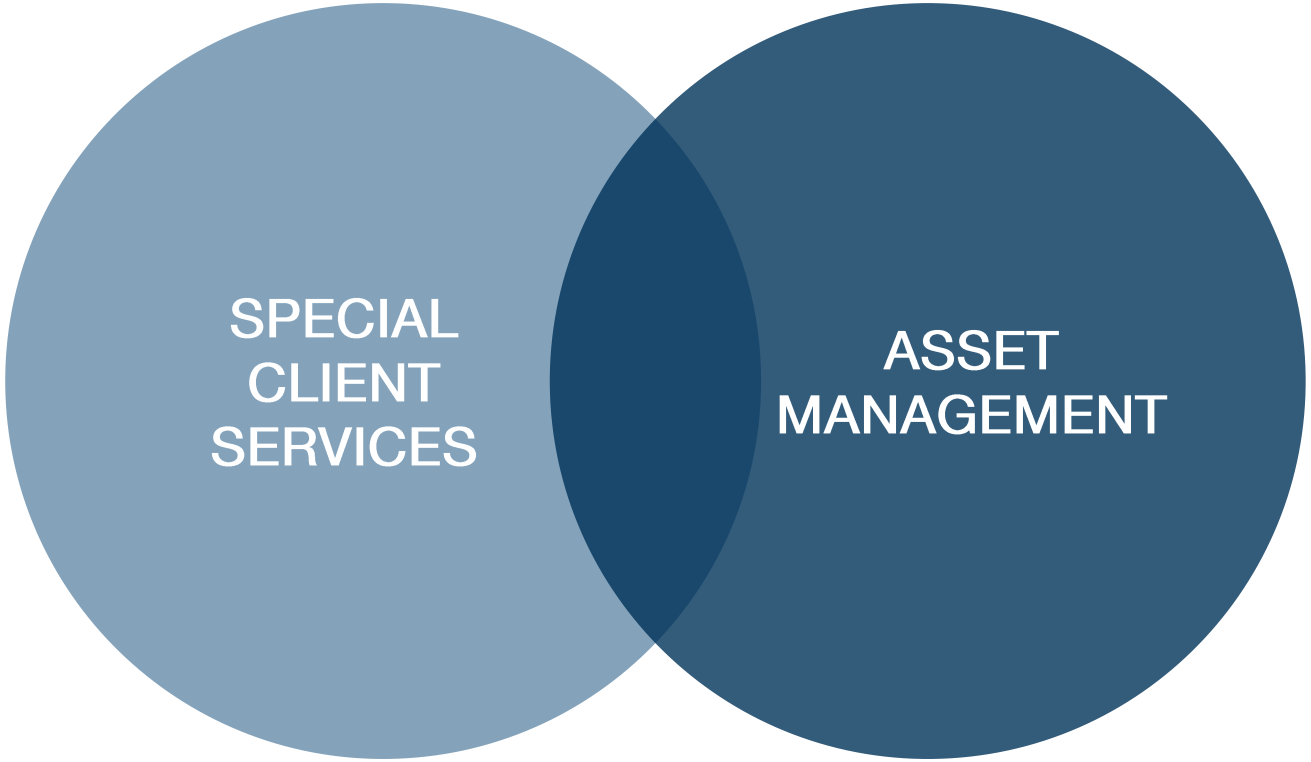
ADDITIONAL COMPLEMENTARY SERVICES

- Investment Management – Acquisitions / Disposals
- Co-investment in investment vehicles
- Portfolio and Fund Management
- Project Developments
- ESG Consulting and Implementation, including Certifications
- Support in the handling of workout portfolios
- KVG (Capital Management Company) function within the corporate group

INSTITUTIONAL CLIENT SOLUTIONS

SPECIAL CLIENT SERVICES
for real estate management in special situations

ASSET MANAGEMENT
as a core service in combination with other complementary services.



SPECIAL CLIENT SERVICES

1 ONBOARDING

- Short-notice data onboarding
- Analyses and development of reporting structures
- Closing potential data gaps

1 MONTH

2 ASSESSMENT

- Assessment of the current condition of real estate and technology
- Market and submarket analysis
- Development and evaluation of different asset management strategies
- Integration of commercial and technical expertise

1 MONTH

3 IMPLEMENTATION

- Implementation phase in accordance with strategic decisions
- Objective: development and stabilization of the property, value-preserving utilization of the asset or reintroduction into the core portfolio

LONG-TERM STABILITY	36 MONTHS
MEDIUM-TERM FIX	9–36 MONTHS
QUICK FIX	9 MONTHS

SPECIAL CLIENT SERVICES

SERVICES IN THE RESTRUCTURING PROCESS

- Stabilization of the company to avoid insolvency
- Securing liquidity to ensure orderly management of the real estate portfolio
- Development of a market-oriented corporate planning framework
- Renegotiation or conclusion of new service contracts
- Organization of appropriate accounting, controlling and reporting systems
- Organization of an adequate risk management system
- Ensuring orderly property management
- Finalization of property refurbishment
- Completion of project development
- Organization and execution of the sales process

INSTITUTIONAL CAPITAL

Our clients approach us with a wide range of concerns along the real estate value chain. Currently, the focus is primarily on questions regarding the stabilization of cash flows and the preservation of asset value. At the same time, there is strong interest in participating in attractive investment opportunities during this particular market phase.

Our institutional clients benefit from centralized support and the coordination of internal teams within the Institutional Capital division, all aimed at achieving their individual objectives.

Institutional Capital is not a product – it is a strategic commitment to quality, reliability, transparency and sustainable value creation.

Dominique Göller
Director Institutional Capital

Your added value at a glance
With over 50 years of experience and the security of being a subsidiary of SIGNAL IDUNA, we offer comprehensive services along the entire real estate value chain – complete with regulatory compliance and quality assurance.
Our investment philosophy focuses on long-term capital preservation and stable, distributable cash flows – thanks to sound risk analysis, trend monitoring and bespoke measures.

Your benefits from our expert team:

- **Stability, reliability, and protection** thanks to specialist knowledge, experience and a financially strong partnership – all within the framework of appropriate governance, regulatory and risk management compliance
- **Access to high-quality investment opportunities** thanks to outstanding expertise and a strong network
- Structured investing thanks to **bespoke (fund) structures** (separate accounts, club deals, existing funds)
- Strategic guidance **and active asset and portfolio management – even in special situations**
- **Operational excellence** for the sustainable development of your real estate assets
- **ESG-compliant** management with future-proof solutions
- **Transparency** through regular communication and reporting

DEVELOPMENT & CONSTRUCTION

DEVELOPMENT & CONSTRUCTION

KAPSTADTRING
Location: Hamburg, Germany
Area: approx. 28,000 m²
Use: Office, Gastronomy, Parking Garage
Completion: Q2/2024

LUMEN
Location: Munich, Germany
Area: approx. 13,400 m²
Use: Office, Retail
Completion: Q3/2024

NEUE RABENSTRASSE
Location: Hamburg, Germany
Area: approx. 42,700 m²
Use: Office, Services, Residential
Completion: Q1/2030

HEILIGERSTRASSE
Location: Hanover, Germany
Area: approx. 1,500 m²
Use: Office, Retail
Completion: Q4/2025

HEUMARKT
Location: Cologne, Germany
Area: approx. 6,500 m²
Use: Office, Retail
Completion: Q4/2027

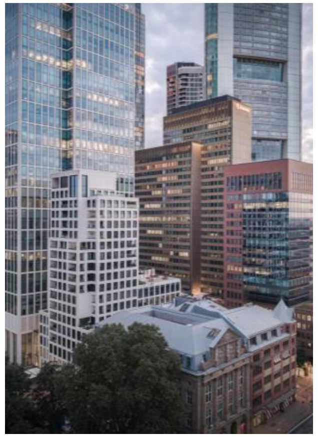
GLOBAL TOWER
Location: Frankfurt am Main, Germany
Area: approx. 34,000 m²
Use: Office
Completion: Q1/2024

Thomas J. Becksmann
Head of Development & Construction

- Comprehensive **coverage of the entire real estate development** process - from project realization to tenant management
- Sustainable and future-oriented concepts
- Nationwide **planning and development** of attractive properties throughout Germany
- Efficient and flexible alignment with user needs
- Initiation of pilot projects for affordable housing

INVESTMENT MANAGEMENT

INVESTMENT MANAGEMENT



GENERATION PARK Y
Location: Warsaw, Poland
Area: approx. 48,200 m²
Use: Office

NEON
Location: Helsinki, Finland
Area: approx. 17,700 m^2
Use: Office

GLOBAL TOWER
Location: Frankfurt am Main, Germany
Area: approx. 33,000 m^2
Use: Office

Dr. Nikolai Mader
Head of Investment Management Real Estate

- Our core competence lies in structuring complex real estate transactions both domestically and internationally
- The focus is on income stability and secure growth to create real value for our investors
- Over the next five years, we will pursue specific portfolio streamlining by divesting non-ESG-compliant assets

PORTFOLIO MANAGEMENT REAL ESTATE

PORTFOLIO MANAGEMENT REAL ESTATE

MAUERPARK BERLIN
Location: Berlin, Germany
Area: 111 residential units
Use: Residential

ONE LONDON WALL
Location: London, Great Britain
Area: approx. 21,500 m^2
Use: Office

LOGWISE
Location: Amsterdam, Netherlands
Area: approx. 43,500 m^2
Use: Logistics

Jason Taylor
Head of Portfolio Management Real Estate

- Together with our investors, we develop the investment strategy and manage its implementation
- Achieving the best possible fund performance for our investors is our highest priority

PROPERTY MANAGEMENT

PROPERTY MANAGEMENT

Vanessa Wiese
Head of Property Management

- As the **interface between our tenants, external service providers and investors,** we reliably align all interests – ensuring the long-term **retention of property value**
- Through the coordination and monitoring of our external service providers, we manage the properties with a strong focus on quality and yield optimization
- We serve as the primary **point of contact** for our tenants and ensure that all lease-related matters and tenant concerns are addressed at all times
- Naturally, we also handle **receivables and rent adjustment management**, as well as the preparation of heating and operating cost statements

PORTFOLIO MANAGEMENT INFRASTRUCTURE

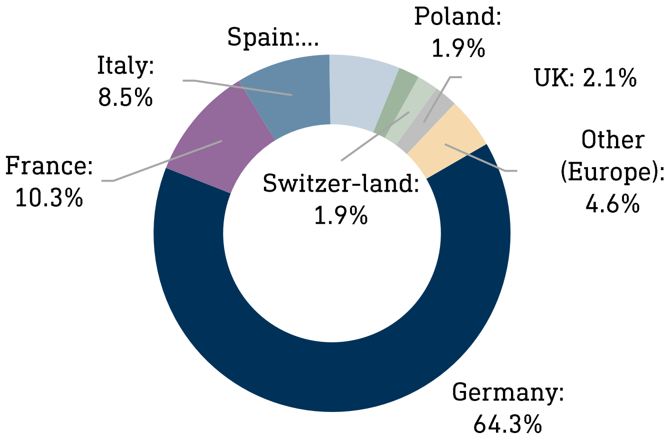
PORTFOLIO MANAGEMENT INFRASTRUCTURE

Alexander Wollin
Head of Portfolio Management Infrastructure

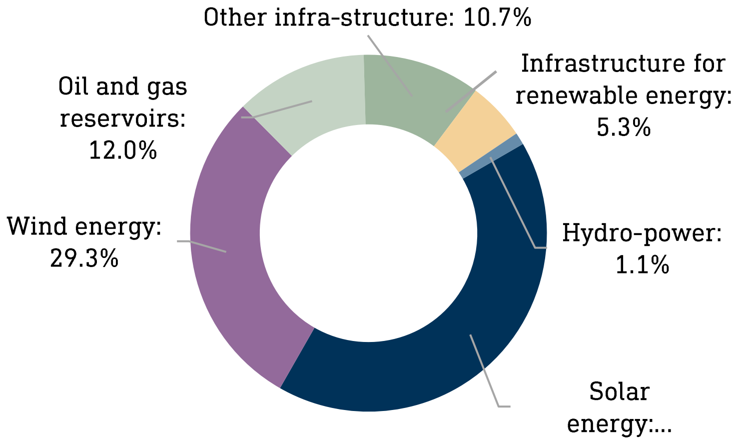
- **Bespoke investments in renewable energy**
- Opening up new opportunities with the planned launch of the **Energy Transition Fund**, which will be accessible to third-party investors for the first time by the end of 2025
- **Portfolio expansion** through the acquisition of the first large-scale battery energy storage project (**BESS1**) by the end of 2025
- Focus on generating **long-term returns** from sustainable and renewable investments
- The current focus is on the **acquisition, asset and portfolio management** of **onshore wind farms** and **photovoltaic systems**

ASSET ALLOCATION INFRASTRUCTURE

GEOGRAPHIC ALLOCATION

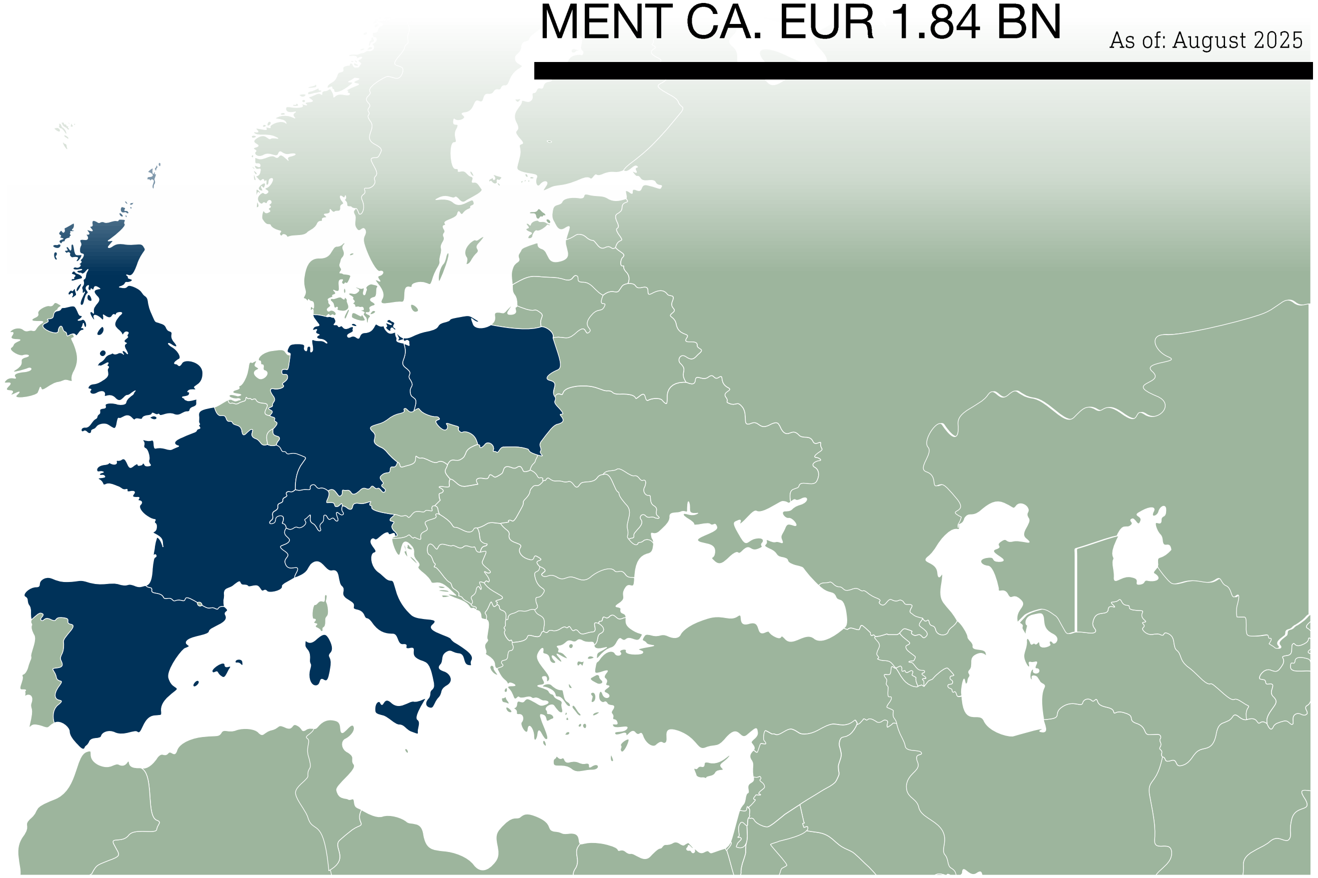


UTILIZATION



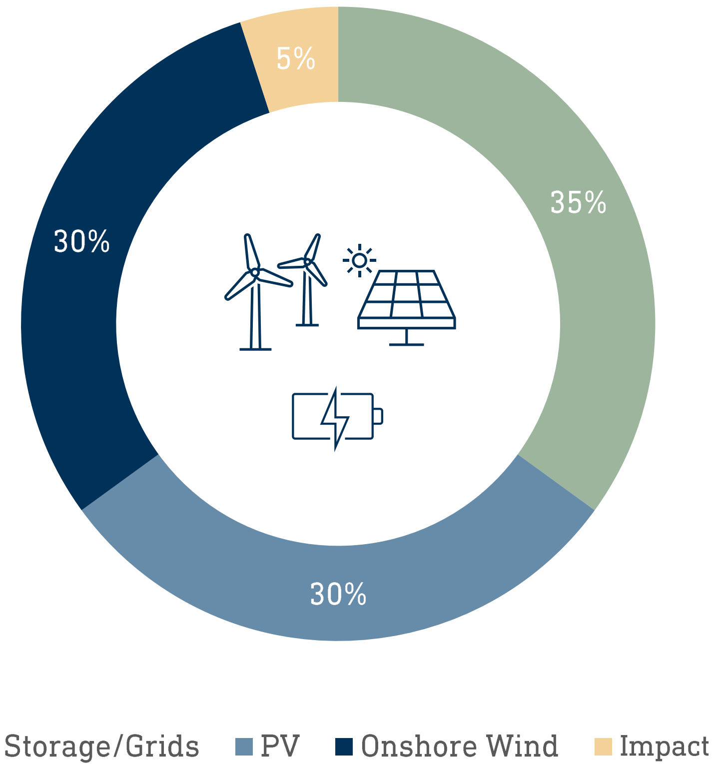
ASSETS UNDER MANAGE-MENT CA. EUR 1.84 BN

As of: August 2025

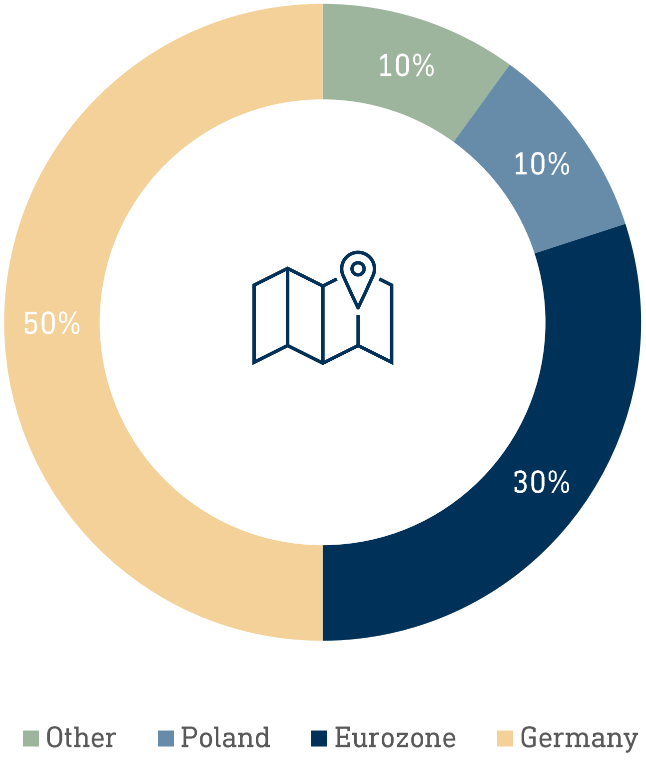


ASSET ALLOCATION INFRASTRUCTURE

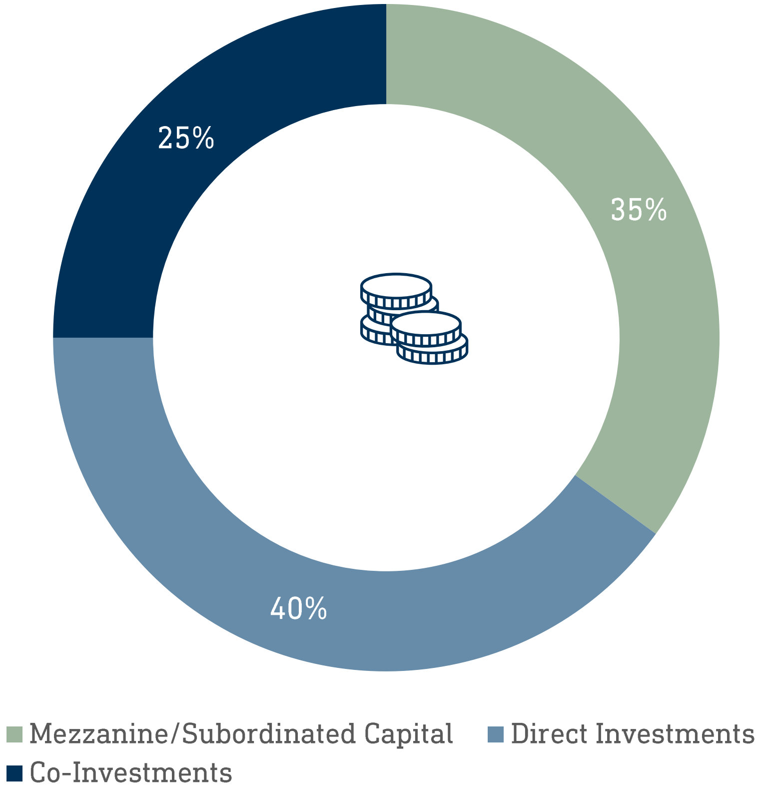
UTILIZATION TYPES



GEOGRAPHIC ALLOCATION



INVESTMENT TYPES



ESG MANAGEMENT

ESG MANAGEMENT

HEILIGERSTRASSE
Location: Hanover, Germany
Area: approx. 1,500 m^2
Use: Office, Retail
Completion: Q4/2025
Refurbishment in development

Madlen Schröder
Head of ESG & Corporate Services

- As an investor, portfolio holder and employer, we are committed to **sustainable practices** and the principles of **good corporate governance**
- We consistently incorporate **ESG criteria** and economic considerations into our **investment decisions**,
- Our goal is to achieve **climate neutrality** across our entire portfolio by **2040**
- We are preparing our properties for a **sustainable future** through an ambitious refurbishment roadmap
- Thanks to our **in-house DGNB managers**, we are able to **certify existing properties**

CONTROLLING

CONTROLLING

Dr. Sebastian Brandt
Head of Controlling

- Our experienced team of controllers and business intelligence specialists provides **multi-year planning** for properties, entities and the entire fund structure
- With our **customized reporting solutions**, we ensure the transparency of any economic impact and enable optimum decision-making
- Thanks to our **monthly and quarterly reports**, our investors always have a clear view of their portfolio
- Our **web-based dashboards** deliver real-time management insights
- Interfaces allow for data import and individual further processing

INDIVIDUAL FUND SOLUTIONS

INDIVIDUAL FUND SOLUTIONS

- For **institutional investors** looking to invest more than EUR 50 million, we offer **bespoke fund solutions.**
- While we are able to cover **all sectors across Europe**, this offering is currently **limited to the residential sector in the United States.**
- Each investment solution is structured in a legal form that is suitable for the respective investor.
- Existing portfolios can also be taken over and managed by SICORE going forward.

INVESTMENT OPPORTUNITIES

Existing real estate investment options

- HANSA **German Social** (article 9 fund)
- HANSA **Europe Logistic** Fund (article 8 fund)
- HANSA **US Residential** Fund

01

Asset Management - Institutional Client Solutions

- **Asset Management** as **core service**
- **Special Client Services** Real estate participations in special situations

02

Bespoke fund solutions

- **Launch of individual fund structures** for investments > 50 million EUR

03

Infrastructure investments

- Infrastructure investments (**Planned fund investment launch for third parties Q4/2025**)

04

HANSA GERMAN SOCIAL

REAL ESTATE

Modern and energy-efficient properties with the following types of use:

- Education and childcare
- Health and care services
- Residential living
- Office space
- Local retail amenities

01

LOCATION

- Metropolitan regions within Germany
- Established and emerging macro and micro locations
- User-appropriate regional locations

02

RENTAL AGREEMENTS

- Fixed lease term of at least 10 years sought
- Market-standard index-linking clauses
- Market-standard provisions for operating and maintenance costs
- Green leases

03

STRUCTURE

- Modern existing properties
- Project developments
  - Forward funding
  - Forward purchase
- Asset/share deals with a focus on asset deals

04

HANSA GERMAN SOCIAL

HUGOS Quarter, BERLIN

Acquisition	2024
Total rental area	3,829 m^2
Type of use	Retail, Daycare, Assisted living
Occupancy rate	100 %

Property 2 in acquisition process

Property 3 in acquisition process

HANSA EUROPE LOGISTIC FUND

REAL ESTATE

Modern and third-party usable logistics properties:

- Property age: max. 10 years
- Preferably new builds and revitalized logistics properties
- Minimum clearance of 10.5 meters
- Floor load capacity ≥ 4 t/m² for warehouse floors
- Loading and docking gates: at least 1 gate per 1,000 m² of logistics space

01

LOCATION

- Established and emerging macro and micro locations
- User-appropriate regional locations – both nationally and internationally
- Multimodal connectivity (road, water, rail and air)

02

RENTAL AGREEMENT

- Minimum WALT of 5 years
- Partially speculative at prime locations
- Market-standard index-linking clauses and provisions for operating and maintenance costs

03

STRUCTURE

- Existing properties
- Project developments
  - Forward funding
  - Forward purchase
  - Joint ventures
- Asset/share deals

04

HANSA EUROPE LOGISTIC FUND

HOF, GERMANY

RIDDERKERK, NETHERLANDS

THE HAGUE, NETHERLANDS

POSEN, POLAND

BRESLAU, POLAND

TURKU, FINLAND

HANSA US RESIDENTIAL FUND

REAL ESTATE

- Modern residential properties, maximum age of 8 years
- Multifamily residential complexes, no special-purpose properties
- Residential complexes with a minimum of 150 and a maximum of 550 units

01

LOCATION

- Investments in U.S. metropolitan regions
- U.S. regions with more than 1 million inhabitants and strong fundamental data
- Urban and suburban locations

02

CHARACTERISTICS

- Good location
- Certification of the properties in accordance with Green Globe

03

INVESTMENT PROFILE

- Volume between USD 50 and 150 million
- Multifamily, existing properties and project developments
- Asset/share deals

04

DISCLAIMER

This presentation provided by SICORE REAL ASSETS GMBH ("Initiator") and the information contained therein (each individually and collectively referred to as the "Documentation") is strictly confidential and intended solely to provide certain information to potential investors in connection with the proposed investment project. The Documentation is intended for the exclusive use of the recipient and is subject to the following terms and conditions:

Recipients
This Documentation is intended exclusively for professional clients within the meaning of Section 67 (2) of the German Securities Trading Act ("WpHG") and eligible counterparties within the meaning of Section 67 (4) WpHG who have their registered office, residence, or habitual abode in Germany. It is not intended for retail clients within the meaning of Section 67 (3) WpHG or for persons whose registered office, residence, or habitual abode is not in Germany.

Confidentiality
The content of this Documentation is strictly confidential. Neither this Documentation nor any other information provided by the Initiators may be disclosed to third parties, except for the purpose of obtaining independent advice regarding a potential participation in the proposed investment project, unless prior written consent has been obtained from the Initiators. In the event of disclosure to an advisor as described above, such advisor must be informed of and bound by the restrictions set forth in these terms and conditions. Reproduction or distribution of the information, even in part, without written consent from the Initiators is prohibited. Furthermore, the distribution of this Documentation may be subject to legal restrictions or may be inadmissible in certain countries. The recipient is responsible for ensuring compliance with such restrictions and should seek appropriate advice.

No Warranty
This Documentation has been prepared solely for informational purposes using sources that the Initiators consider reliable. The Initiators have not verified the accuracy of the underlying information and make no warranty, representation, or guarantee that the information or valuations are correct or reliable. The Initiators are not obligated to update the information contained in this Documentation. The opinions expressed herein reflect the views of the authors at the time of preparation and are subject to change at any time.

No Offer
This Documentation does not constitute an information memorandum pursuant to Section 307 of the German Capital Investment Code (KAGB), nor a sales prospectus within the meaning of the KAGB, the German Securities Prospectus Act (WpPG), or the EU Prospectus Regulation. It does not constitute an offer or invitation to subscribe to securities or shares in any type of investment fund.

Investment Risk Warning
This Documentation does not claim to provide the recipient with complete, accurate, or detailed information necessary to make an informed judgment regarding participation in the proposed investment project. Participation in the proposed investment project is subject to certain risks. Neither the Initiators nor any affiliated companies, managing directors, or any other persons guarantee the expected performance of the proposed investment. Past performance is not a reliable indicator of future results. Interested parties should carefully assess the risks in light of their own circumstances (including financial and tax considerations) and seek professional advice from their financial advisor, tax consultant, legal counsel, and/or auditor before making any investment decision.

THANK YOU

SICORE Real Assets GmbH

A company of the
SIGNAL IDUNA Group

Kapstadtring 8
22297 Hamburg

Telephone
+49 40 18 21 03-0

info@sicore.de
www.sicore.de

SICORE