

CREATING FUTURE



Together for
sustainable living

MARCH 2025

SICORE
REAL ASSETS

WE REALISE AND MANAGE
**BESPOKE PROPERTY
AND INFRASTRUCTURE
PROJECTS** THAT COMBINE
ECONOMIC, ECOLOGICAL
AND SOCIAL ISSUES.





We are a leading investment firm that specialises in real estate and infrastructure.

We generate growth and substantial value for our institutional customers. Our services range from acquisitions and sales to development projects to asset, property and portfolio management – everything from under one roof.

At SICORE, we are committed to long-term success and strategies that factor in **ecological and social issues as well as economic perspectives.**

Sustainability and social responsibility are actually deeply ingrained in our day-to-day activities. This ranges from systematic compliance with ESG criteria in investment decisions to infrastructure investments in renewable energy, support for community development and the creation of affordable living space.

We know that as a member of the property sector, we must make a significant contribution to reducing CO2 emissions and are striving to make our entire portfolio climate neutral by 2040.

This will enable us to create the liveable spaces of tomorrow.

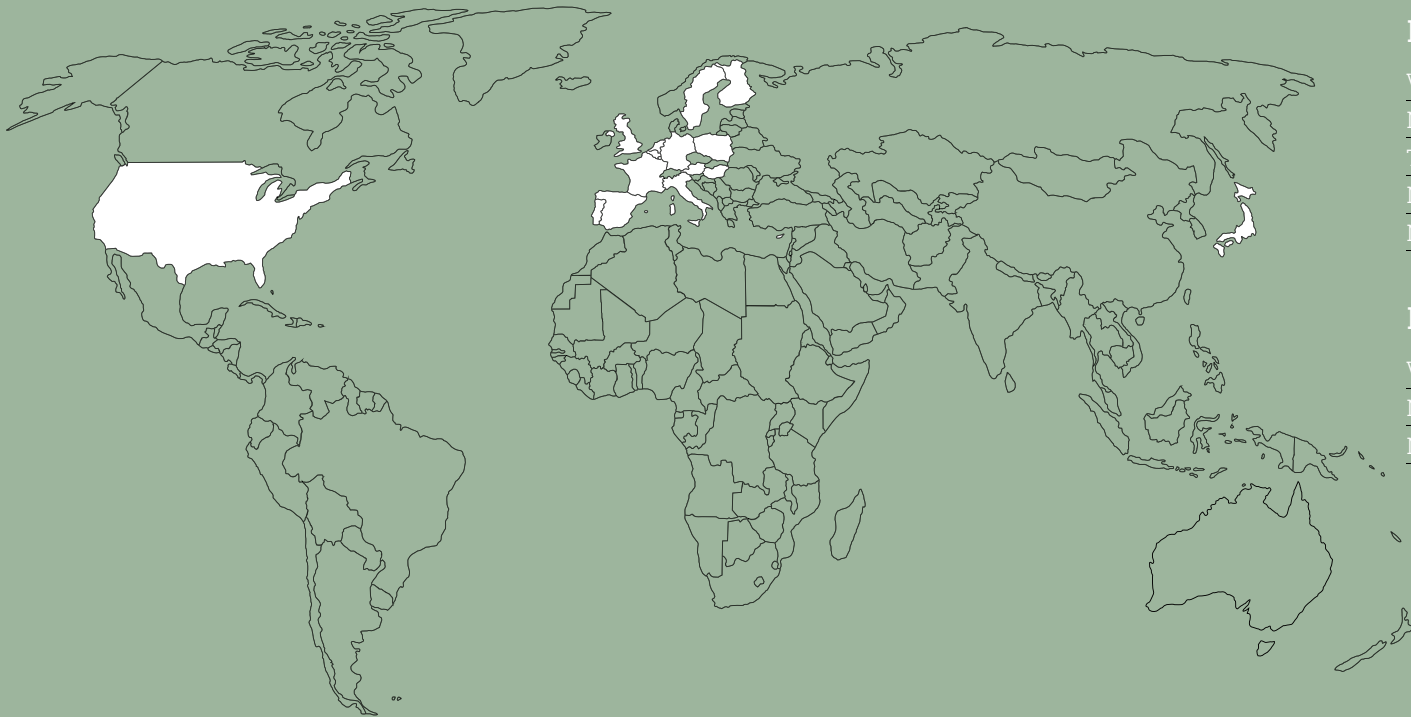
Martina Averbeck
CEO

Christoph Lüken
Managing Director

Paul H. Muno
Managing Director

OUR EXPERTISE FOR **YOUR SUCCESS**

- The experienced international team is made up of around 120 employees
- The comprehensive service package optimises our influence over the value of your properties
- Our wide-reaching branch network and clearly structured audit processes, including comprehensive reporting, provide additional value for our customers



REAL ESTATE

Volume of managed assets	€ 6.27 bn
Number of investment properties	222
Total area	2.21 million m ²
Number of countries	18
Number of tenancy agreements	3,546

INFRASTRUCTURE

Volume of managed assets	€ 1.81 bn
Number of investment properties	462
Number of countries	11

Last updated: August 2024

ALL FROM UNDER ONE ROOF

 <p>INVESTMENT MANAGEMENT</p>	 <p>PORTFOLIO MANAGEMENT: PROPERTIES</p>	 <p>PORTFOLIO MANAGEMENT: INFRASTRUCTURE</p>
 <p>PROJECT DEVELOPMENT</p>	 <p>TECHNICAL & COMMERCIAL ASSET MANAGEMENT</p>	 <p>INSTITUTIONAL CLIENT SOLUTIONS</p>
 <p>PROPERTY MANAGEMENT</p>	 <p>ESG MANAGEMENT</p>	 <p>CONTROLLING</p>

At SICORE, we offer a **wide range of services** in the property and infrastructure sector. We generate **substantial value** for our customers and our actions help build a **sustainable, positive future**.

360°

ESG-COMPLIANT: OUR INVESTMENT MANAGEMENT



GENERATION PARK Y

Location: Warsaw, Poland
Size: approx. 48,200 m²
Use: Office

NEON

Location: Helsinki, Finland
Size: approx. 17,700 m²
Use: Office

GLOBAL TOWER

Location: Frankfurt/Main,
Germany
Size: approx. 33,000 m²
Use: Office



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- Our core area of expertise is structuring complex real estate transactions in Germany and the world
- We focus on stable yields and safe growth to create real value for our investors
- Thanks to its expertise, our international team provides full coverage of the real estate market

AT HOME IN THE WORLD: **PORTFOLIO MANAGEMENT**

BERLIN RESIDENTIAL

Location: Berlin, Germany
Size: 111 housing units
Use: Residential



ONE LONDON WALL

Location: London, UK
Size: approx. 21,500 m²
Use: Office



LOGWISE

Location: Amsterdam,
The Netherlands
Size: approx. 43,500 m²
Use: Logistics



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- We work with our investors to develop and manage investment strategies
- Generating the best-possible fund performance for our investors is our top priority

SUSTAINABLE INVESTMENTS: INFRASTRUCTURE PORTFOLIO MANAGEMENT



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- Tailored investments in renewable energy
- Focus on generating long-term returns from sustainable and renewable energy investments
- Acquisition, asset and portfolio management of onshore wind farms and photovoltaic plants
- Collaboration with project developers and portfolio holders via mezzanine capital

A TRADITION OF INNOVATION: **PROJECT DEVELOPMENT**



KAPSTADTRING 5

Location: Hamburg, Germany
Size: approx. 24.500 m²
Use: Office and cafeteria
Completion: Q4/2022



LUMEN MUNICH

Location: Munich, Germany
Size: approx. 13.400 m²
Use: Office and retail
Completion: Q3/2025



NEUE RABENSTRASSE

Location: Hamburg, Germany
Size: approx. 42.500 m²
Use: Office, services and apartments
Completion: Q2/2029
New building in development



HEILIGERSTRASSE

Location: Hanover, Germany
Size: approx. 1.500 m²
Use: Office and retail
Completion: Q4/2025
Refurbishment in development



HEUMARKT

Location: Cologne, Germany
Size: approx. 6.500 m²
Use: Office and retail
Completion: Q4/2027
New building in development



GLOBAL TOWER

Location: Frankfurt/Main, Germany
Size: approx. 34.000 m²
Use: Office
Completion: Q1/2024



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- Coverage of the entire real estate development process, from the initial idea to tenant management
- Long-term, far-sighted conceptualization
- Planning and construction of modern, attractive properties throughout Germany
- Efficient and flexible focus on user needs

GROWTH THROUGH MANAGEMENT: ASSET MANAGEMENT

ROSSMARKT 10

Location: Frankfurt/Main, Germany
Size: approx. 154 m²
Use: Office and retail
Completion: 2014
Demolition of a 1950s building
and new construction of the building



BESSIE-COLEMAN-STRASSE 16

Location: Frankfurt/Main, Germany
Size: approx. 11.913 m²
Use: Hotel
Completion: 2016



HEILBRONNER STRASSE 150

Location: Stuttgart, Germany
Size: approx. 12.886 m²
Use: Office
Completion: 2005



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- Identification of development and yield potential among our properties
- Development of tailored property strategies
- International network with years of proven experience
- Quality assurance and handling of all aspects of facility management

A GROWTH AREA: **INSTITUTIONAL CLIENT SOLUTIONS**



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- We provide our years of expertise for restructuring consultants and financial creditors
- Special client services are aimed at property investments in special situations / in a restructuring process with services including: company stabilisation in order to avoid insolvency, liquidity protection, organisation of appropriate accounting and risk management, finalisation of project development or property renovation
- Our asset management, including as part of special client services, provides services such as data management and reporting, commercial and technical asset management, operating lease management, portfolio and fund management, development projects or ESG consulting, implementation and certifications

MAINTAINING VALUE: **PROPERTY MANAGEMENT**



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- As the interface between our tenants, external service providers and investors we find a common denominator for everybody's interests and thus ensure the long-term retention of the value of a real estate portfolio
- Through coordination and monitoring of our external service providers and thanks to our high quality standards we safeguard the yield-optimised management of the real estate
- We are the first port of call for our tenants and ensure that all contractually-agreed issues and any matters of concern to tenants are taken into account at all times
- Naturally we also take care of receivables management and rent adjustments, in addition to dealing with the heating and operating cost statements

BEARING RESPONSIBILITY: ESG MANAGEMENT



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HEILIGERSTRASSE

Location: Hanover, Germany
Size: approx. 1.500 m²
Use: Office and retail
Completion: Q4/2025
Refurbishment in development



- As an investor, portfolio holder and employer we feel obliged to sustainable operations and to the principles of good governance
- With all investment decisions we consistently take into account not just economic criteria but also ecological and social aspects
- We ensure our properties are in shape for a sustainable future thanks to an ambitious refurbishment timetable
- Through our own DGNB managers, we are able to retroactively certify existing properties
- As an infrastructure investor and operator we are advancing the use of renewable energy sources

EVERYTHING UNDER CONTROL: **CONTROLLING**



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- Our team of experienced controllers and business intelligence specialists can prepare a multi-year plan for properties, companies and the entire fund structure
- We make economic impacts transparent and facilitate optimal decisions with our bespoke reporting solutions
- Thanks to our monthly and quarterly reports, our investors never lose sight of their portfolios
- Our web-based dashboards allow for to-the-minute steering
- Interfaces make it possible to import data to process individually

YOUR CONTACTS

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