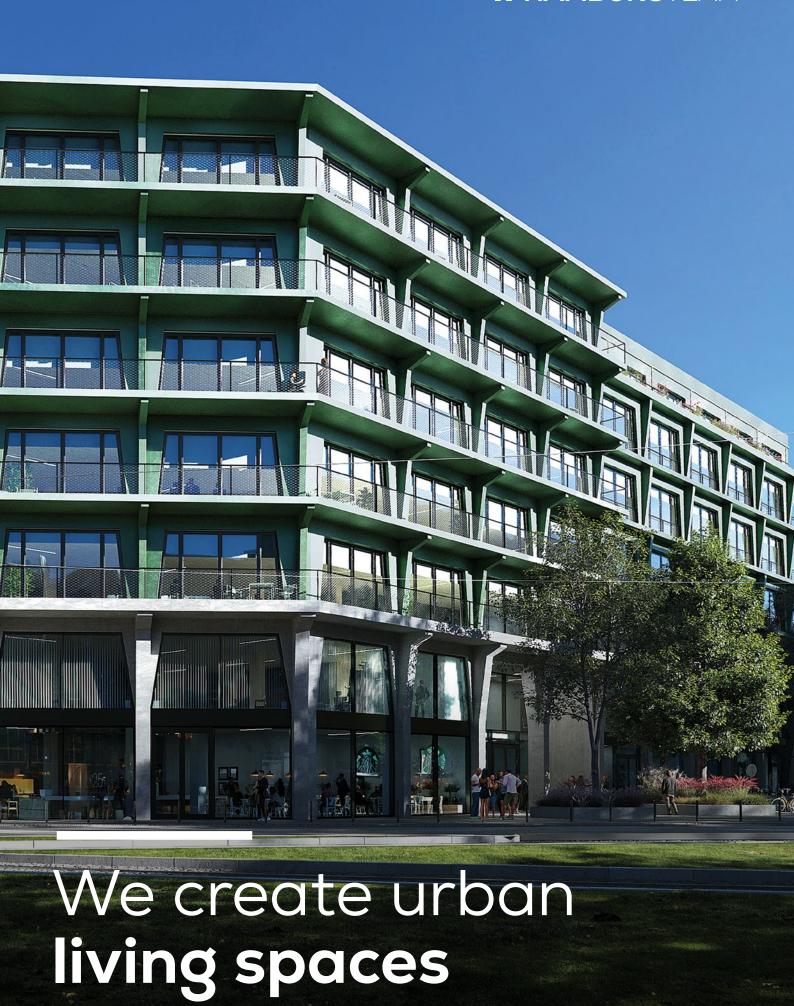
HTHAMBURGTEAM





Our mission is to make urban spaces and ecosystems more sustainable and life-enriching for future generations.

The best values are created as a team

For the past 25 years, our corporate philosophy has been to make a positive contribution to improving urban ecosystems. We are actively involved in shaping work and living - the life of tomorrow - via our real estate projects. Central to our work are the needs of the users and residents of our properties. Working in partnership and on an equal footing, we develop contemporary and sustainable concepts that can respond to societal, political and economic transformation.

For our employees and partners, the values of trust, sustainability and transparency are paramount in our actions. We believe that a good team spirit creates added value for everyone and leads to enhanced results – results that make a holistically positive contribution to the built environment for the benefit of all generations to come.

Whether developing new urban neighbourhoods, actively managing the assets of our investment funds, or managing and leasing real estate, one key principle is clear to us: we can only be successful by working side by side. At HAMBURG TEAM, the skills of a wide variety of experts come together to create a synergistic collaboration. We are project developers, architects, fund managers, asset managers, commercial experts, economists, engineers, construction technicians, IT specialists, property managers, finance, and marketing specialists. We see real estate from a wide variety of perspectives and can thus offer the entire spectrum of value creation over the life cycle of a property from a single source. In our creating sustainable living spaces, we are active in the following sectors:







City districts



Age-appropriate living



Office

The HAMBURG TEAM Group

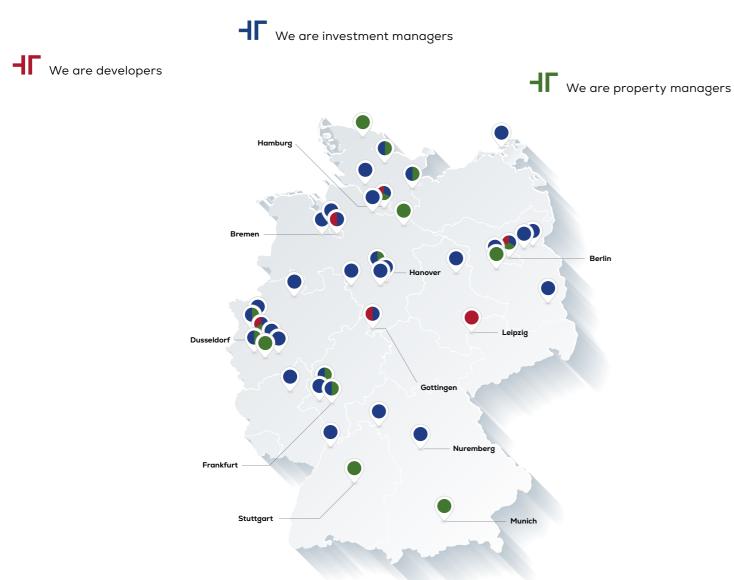
From the initial idea to managing the property - everything from a one-stop solution

HAMBURG TEAM Group covers the entire value chain in the real estate sector through its three business units Project Development, Investment Management and Property Management.

Thanks to more than 25 years of experience in the German real estate market, we have comprehensive expertise in the field of sustainable residential and commercial construction as well as in the development of mixed-use neighbourhoods.

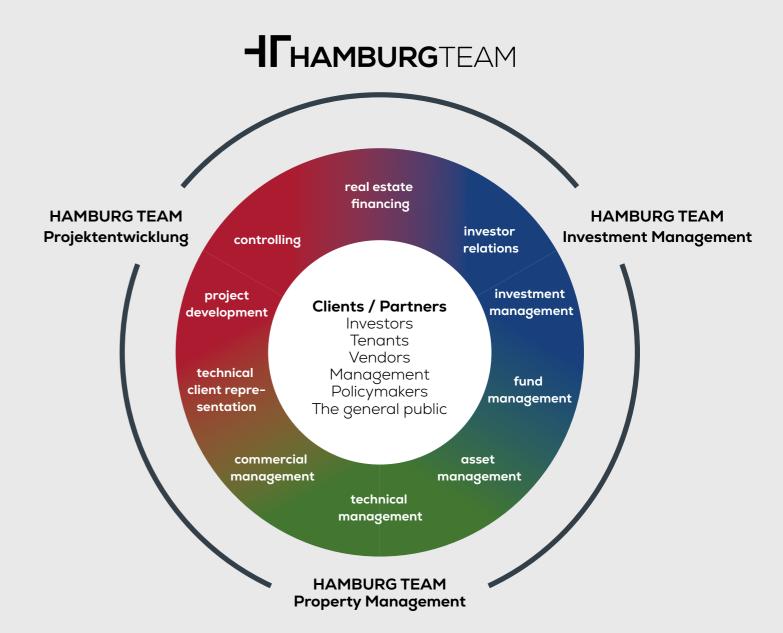
We offer sophisticated fund products and high-quality property management to complement the offering of our owner-managed company.

More than 100 employees work at our locations in Hamburg and Berlin. Our corporate philosophy is characterized by flat hierarchies and values such as trust, responsibility and a spirit of partnership.



Active throughout Germany

HAMBURG TEAM carries its origins in its name. Today, we are active all over Germany by means of our business divisions.



More than the sum of our parts

The successful implementation of our projects requires a combination of institutional competence, in-depth technical and construction expertise and operational efficiency. The HAMBURG TEAM Group bundles these competencies in three interrelated business units.





At the beating heart of the city

HAMBURG TEAM Projektentwicklung is active throughout Germany as a self-investing project developer. The focus of our work is the creation of sustainable urban living spaces for living and working. We also fulfil projects for a range of other market participants in the context of service developments.

Long-standing knowledge of the real estate market, a distinct sense for and understanding of development potential as well as profound expertise in the field of residential construction act as a guarantor for individual and high-quality real estate products, the design of which being meticulously conceived down to the last detail.

Developed residential and commercial space

920,000square metres

Completed projects



Current volume of project developments





Sartorius Quarter

Residential and commercial quarter

The former factory site of Sartorius AG has become Göttingen's new quarter with a sophisticated mixed-use concept. The redeveloped historic core has been combined with various new building features such as a hotel and smart apartments.

sartorius-quartier.de





We invest extensively – in a good partnership

HAMBURG TEAM Investment Management is a strategic partner for institutional investors. The company has comprehensive real estate and capital market knowledge and follows a holistic approach to service that spans the entire real estate cycle. Its activities focus on tailored investment concepts and active asset management of real estate portfolios Germany-wide. Investors benefit from excellent access to sustainable and attractive real estate projects.

Properties

60

Investment volume

€ 2.5 billion

Fund

12



Neu-Schöneberg

Sustainable quarter with distinction

Located in Berlin, the residential property of the Urbane WohnWe fund has been awarded the DGNB platinum certificate. The development's innovative energy concept has reduced the property's CO2 emissions by around 40 percent.

Fund concepts upon which you can build

HAMBURG TEAM Investment Management is there where demand and return opportunities grow. This means we respond to market changes and invest in contemporary residential and commercial properties in urban and sustainable locations. Urban density stands for diversity and is the basis for the implementation of a wide range of individual living concepts. It is therefore no surprise that we are primarily active in major cities and their metropolitan regions. Our projects have high potential for value appreciation, and we set our focus on the following asset classes:











Future-proof housing

A mix of privately financed, moderately priced and subsidized housing, coupled with conservative rent determination and purchase pricing, leads to sustainable asset values and stable dividend returns. Early involvement in new construction projects gives us the opportunity to respond quickly to changes in market conditions. When purchasing properties, we utilize attractive development loans with additional repayment subsidies and KfW (Credit Institute for Reconstruction) programmes, thereby minimizing financing risks and bringing stability to the portfolio.



Urban quarters

The asset class "quarters" combines different types of real estate that are situated in a spatial context. A broad spectrum of residential uses brings vitality to the neighbourhood and offers stability in terms of earnings. Commercial buildings benefit from this environment and can simultaneously assume local supply functions for the entire neighbourhood. We combine this with holistic neighbourhood management, which leads to an increasing quality of life for all residents and users, and ultimately leads to the creation of an individual community.



Contemporary office concepts

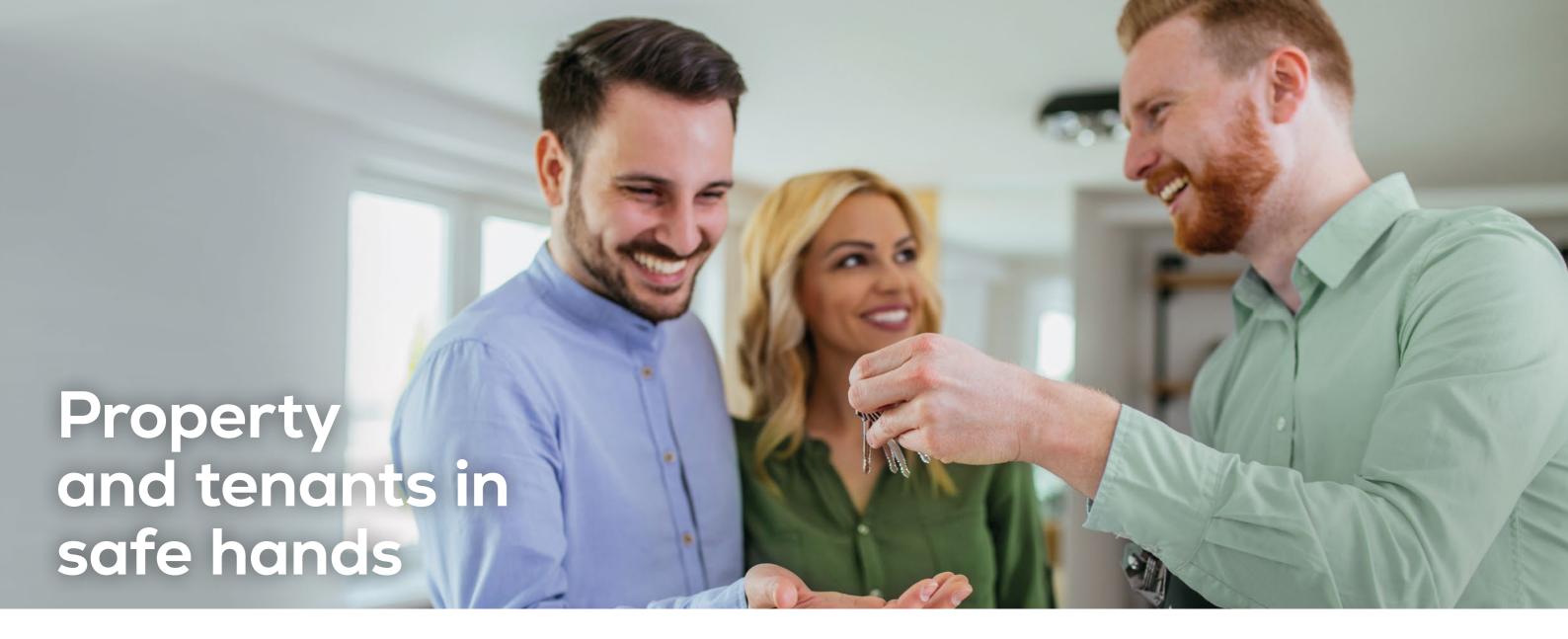
The past few years have fundamentally changed the world of work and the demands placed on sustainably attractive buildings. Modern office space concepts must focus on communication, corporate culture and the well-being of employees. Sustainability requirements necessitate the transformation and refurbishment of existing buildings. Whilst this requires massive, targeted investment and a high level of technical expertise, it also offers our investors significantly rising initial yields and risk premiums for a very attractive risk-return ratio within the new market cycle.



Age-appropriate housing

Demographic change is driving demand for suitable housing for seniors. As a result, stable rental income is secured over the long term and the asset class is crisis-proof and independent of economic cycles. In our investments, we attach importance to energy-efficient building structures, concepts that are close to the quarter and oriented toward living, and operators who live up to their responsibility as employers. We focus on outpatient forms of care, such as assisted living or inpatient-ambulatory mixed care arrangements.

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Property Management

More than just management

HAMBURG TEAM Property Management provides commercial and technical administration as well as leasing management for properties throughout Germany. Befitting the expertise of the HAMBURG TEAM Group in the field of high-quality residential construction and the development of functionally mixed urban quarters, the focus is on the management of inner-city property portfolios.

Units under management

2,480

Properties

74

Net rental income p. a.

€ 46 million



Vogelweide

Central living with mobility appeal

In the immediate vicinity of Hamburg's Dehnhaide subway station, this project comprises of 147 new apartments - around 30 percent being subsidized housing. We also manage the property, which was subsequently transferred to one of our funds.



Environmental, Social, Governance

With our projects, we actively participate in the further development of cities and are very conscious of the fact that in doing so, we also assume responsibility for people and the environment. For those who live in them, but also for those with whom we work together on our projects. We therefore ensure that all our actions are guided by the criteria of environmental, social and governance (ESG) – all processes and aspects of our work are ESG-compliant.

Buildings account for approximately 40% of energy consumption and emissions in the European Union. The responsibility we have as project developers, investment managers and property managers is therefore considerable, and we strive to uphold this in every action we undertake. This begins with efficient planning of our projects, continues with green or retention roofs and rainwater management, and ultimately finds expression in the use of renewable energy sources and stringent energy standards.

To ensure that we are always at the forefront of ESG developments, we have established a cross-group task force specifically for this purpose. Experts from different fields contribute their valuable expertise to further advance sustainability issues at company and project level.

We attach the utmost importance to taking social aspects into account. The safety, health and diversity of our employees are our top priorities. In our housing funds, we invest at least 30% in subsidized and affordable housing. With our two funds for age-appropriate housing, we are addressing the increasing importance of demographic change. All purchases are subject to ESG due diligence in accordance with agreed assessment criteria.

Signatory of:



In addition, we only initiate ESG strategy funds in accordance with Article 8 or 9 of the EU Sustainable Finance Disclosure Regulation. Since 2019, we have also been a partner of the investor initiative PRI - Principles for Responsible Investment.



As a member of the Federal Initiative **Impact Investing** (BIII), we are actively working to spread and deepen impact investing in Germany. BIII pursues the vision of regenerative investing and economic activity that respects both ecological limits and social standards.



HAINWERK

Eco-friendly complex in Berlin-Friedrichshain

The building, designed in a sustainable manner, based on a hybrid wooden structure, will cover its own energy requirements with a mixture of geothermal energy, photovoltaics and air-source heat pumps. Wide, open green spaces on several levels make it possible to work and live in the heart of Berlin while promoting bio-diversity. HAINWERK is pre-certified with DGNB Platinum.

hainwerk.berlin

madaster

■ KOALITION für HOLZBAU

The **exchange of ideas** in a spirit of partnership with other market participants is likewise of particular importance to us. With our membership in the Coalition for Timber Construction and through our innovation partnership with Madaster, the platform for circular construction, it is precisely here that we are taking action.

Availability and collection of data, such as by means of software-based building information modelling, are essential in the implementation of ESG measures, so the issue of **digitalization** is also of major importance in the fulfilment of ESG strategies. We are currently in the process of implementing a digital consumption data collection system for all HAMBURG TEAM properties.

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reasons for this can be manifold. The question for investors, project participants, the neighbourhood and the public remains: Where do we go from here?

"Hypements Berlin": Investment management relies on project development

The PROJECT Immobilien Group's new building project 'Hypements' in the Berlin district of Lichtenberg was just such a project. At Hauptstrasse 80–81, the Nuremberg-based development company planned 59 micro-apartments and 22 rental flats with a total of 3,400 m² of living space as well as an underground car park with 17 parking spaces. In March 2021, HAMBURG TEAM Investment Management acquired the residential complex as part of a forward deal for a self-managed property fund. However, the project developer then had to file for insolvency. As a result, construction activities were halted before completion at the end of 2023.

It was imperative to take action as quickly as possible in order to protect the investment. Rather than bringing in a new external project developer, HAMBURG TEAM drew on its in-house expertise. After careful due diligence, the in-house project development team took over the newbuild project in Berlin acting as a service developer.

Identifying market opportunities and accepting challenges

The continuation of an external construction project is by no means a straightforward matter - quite the opposite. Assuming the role of developer for a third-party project in an ongoing process, with all the associated responsibilities and obligations, is an extremely challenging task. This requires a sound planning and financing structure, proven property expertise and the courage to act. Furthermore, it is essential to coordinate closely with all parties concerned, including the authorities, if the project is to be completed successfully and in accordance with the target timeframe. One should not forget, this is a completely different business from 'normal' project development. Therefore, only those providers who already have the relevant experience and are familiar with the special challenges and procedural requirements at hand can ensure that a project that has run into difficulties can still be successfully completed.

HAMBURG TEAM was able to utilise the synergies of its own divisions to successfully complete the 'Hypements' by involving a general contractor. The project was finally transferred to the special asset 'HAMBURG TEAM Urbane Themenimmobilien' at the end of August 2024 as originally intended. On 1 September 2024, the very first tenants were finally able to move into their new home in Rummelsburger Kiez in the east of the capital.



HAMBURG TEAM utilises in-house synergy effects

Whether you are a private, commercial or institutional investor, property investments offer a wealth of promise, however, there is still a degree of uncertainty - this has been the case in the past and will remain so in the future. Factors that are external and cannot be easily influenced: such as rising costs, tightening financing conditions, geopolitical conflicts or even societal emergencies such as epidemics, can derail a construction project. It takes proven experts to plan a project with absolute confidence - the classic field of activity for project developers. The requirements are higher still when it comes to stepping into the breach for projects that were previously the responsibility of other project developers but are now at risk of failure.

All around the construction site things have been quiet for some time. Construction work? Not a trace. Instead, plants and weeds are now growing through the previously sealed surfaces. Almost every city in Germany is familiar with unfinished property construction projects. The



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A true group project

Planned and constructed by our project development division, the residential flats of the Berlin Schreibfederhöfe were later transferred to our HAMBURG TEAM Urbane WohnWerte fund, and the property management is now in the capable hands of our residential property management department.

LOCATION Berlin-Friedrichshain, Boxhagener Strasse 76-78 / Weserstrasse 44-45

PROPERTY approx. 8,600 m²

PROJECT VOLUME approx. 28,500 m² GFA

USAGE approx. 14,600 m² living space, 2,200 m² retail/local amenities, 7,600 m² office space, 92 parking spaces in two underground garages





schreibfederhoefe.de

HI HAMBURGTEAM

