



AURELIS

WE DEVELOP
POTENTIAL.

Company presentation | March 2025

What sets us apart

More than
20 years experience

Solid, long-term
business model

~ 200 employees
in 4 locations

Extensive know-how
for
acquisition, land & project
development, asset & property
management, sales

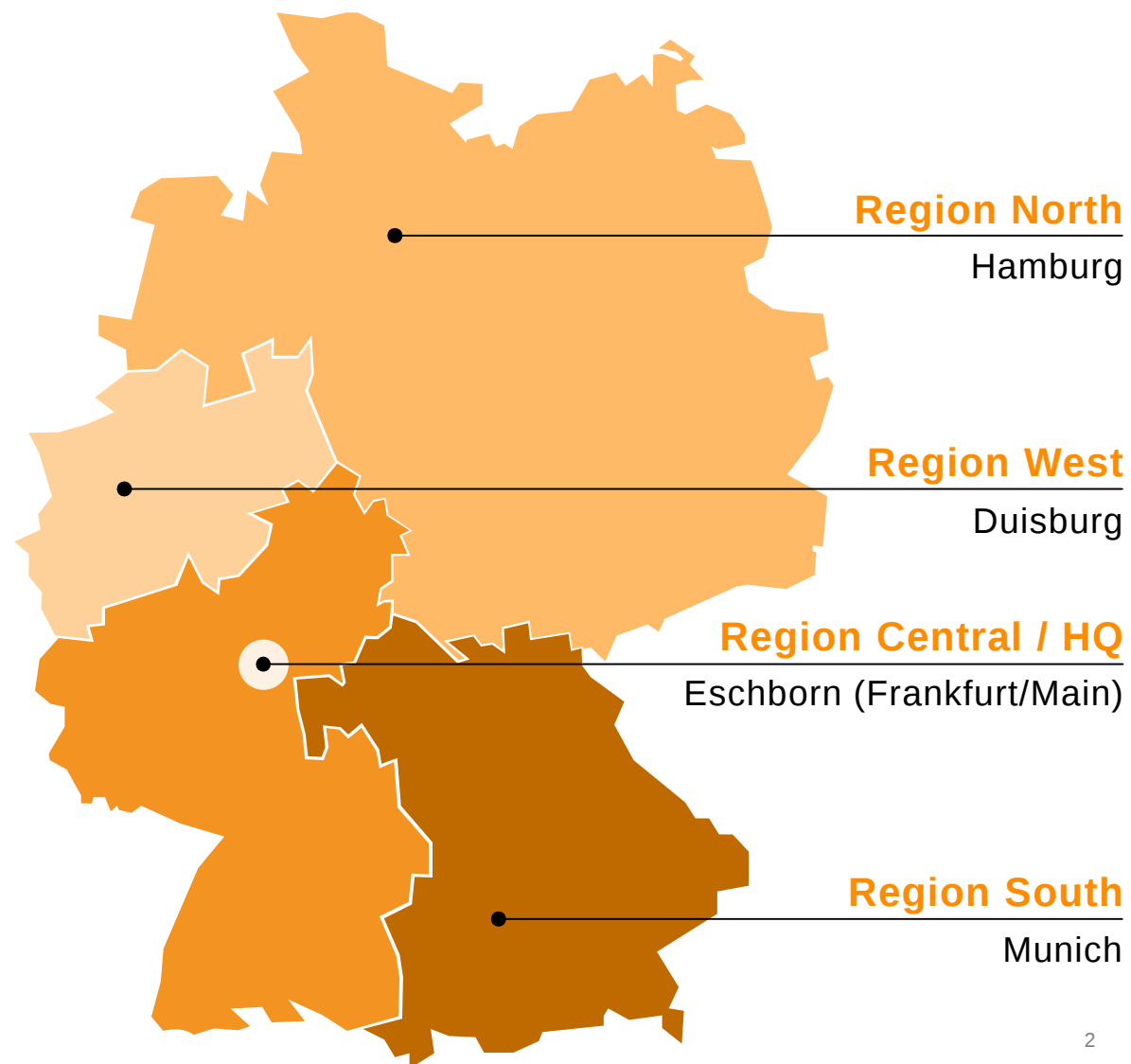
**Active throughout
Germany**

Focus on
metropolitan regions &
industrial clusters

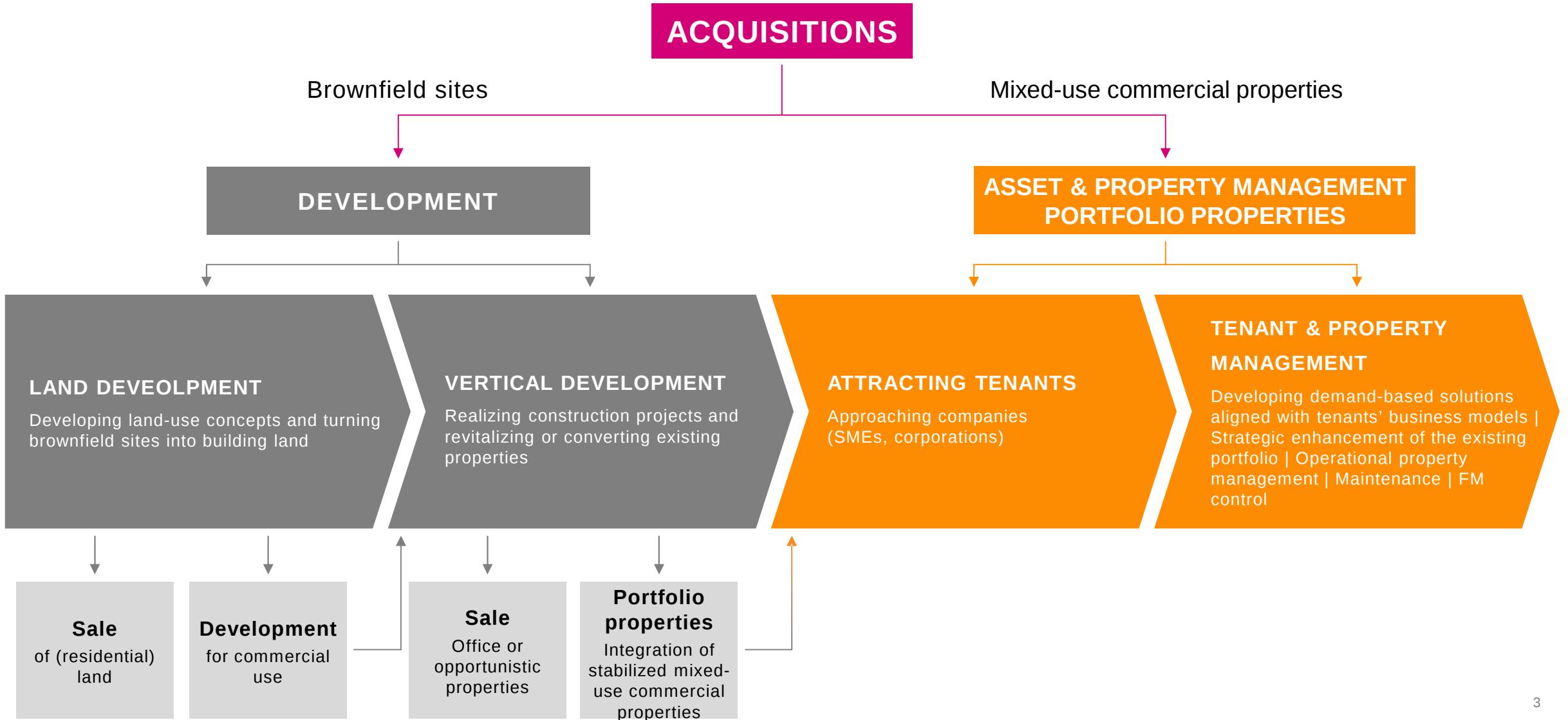
Portfolio asset classes

Mixed-use commercial properties

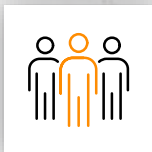
Industrial parks, warehouses,
logistics and production properties



Customers benefit from a full range of services from a single source



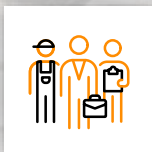
Competent and successful



Residential use for

> 209,000

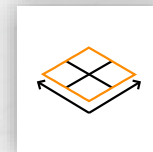
people



Commercial use for

> 157,000

employees



1.1 Mio. m²

rented space



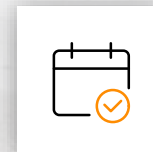
approx. 140

properties in our portfolio



> 13.2 Mio. m²

developed



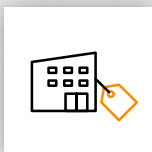
Adjusted WALT by year end 2024

5 years



**approx.
83 Mio. €**

rental revenue per year*



**approx.
267 Mio. €**

sales revenue per year*



**approx.
250 Mio. €**

investment in the existing portfolio per year*

A strong constant in changing times

2007



€ 1.8 billion GAV



1,455 assets



approx. € 1.25 million Ø value per asset



approx. 27 million m² property area



approx. 1% thereof with building rights



2024*



€ 1.9 billion GAV



approx. 140 assets



approx. € 13.5 million Ø value per asset



approx. 5.4 million m² property area



approx. 97% thereof with building rights



Acquisitions: A reliable partner in the purchase process

Salzstrasse | Heilbronn



We acquire brownfield sites,
commercial parks, warehouses and former factory sites,
also vacant and / or in need of renovation.

Am Trippelsberg | Düsseldorf



We decide quickly and reliably
and have the necessary liquidity at hand.

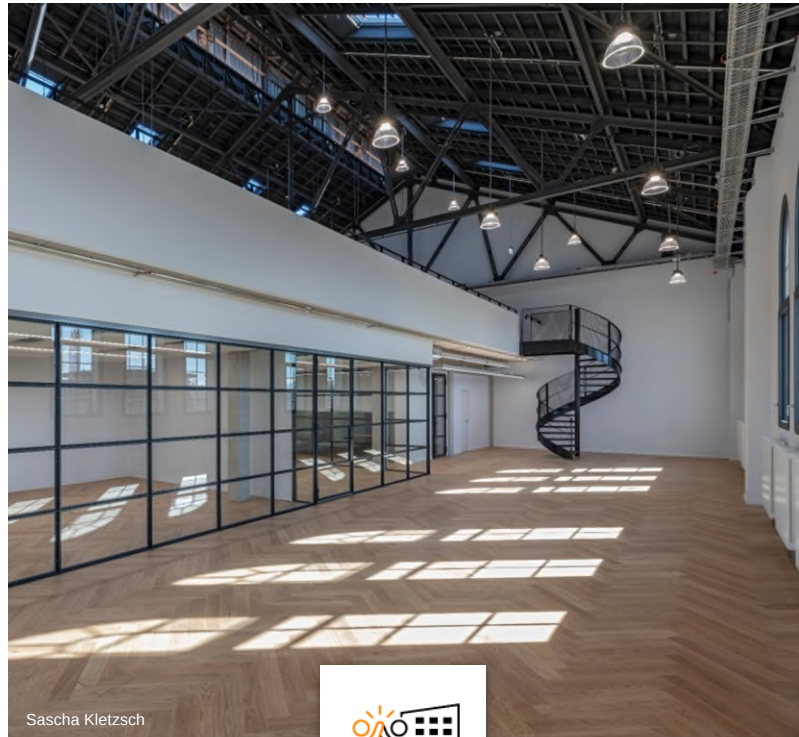
Boxberger Strasse | Berlin



Joint implementation with corporates
involving partnership-based leasing models.

Asset Management: Partnership approach for individual solutions

Triebwerk | Munich

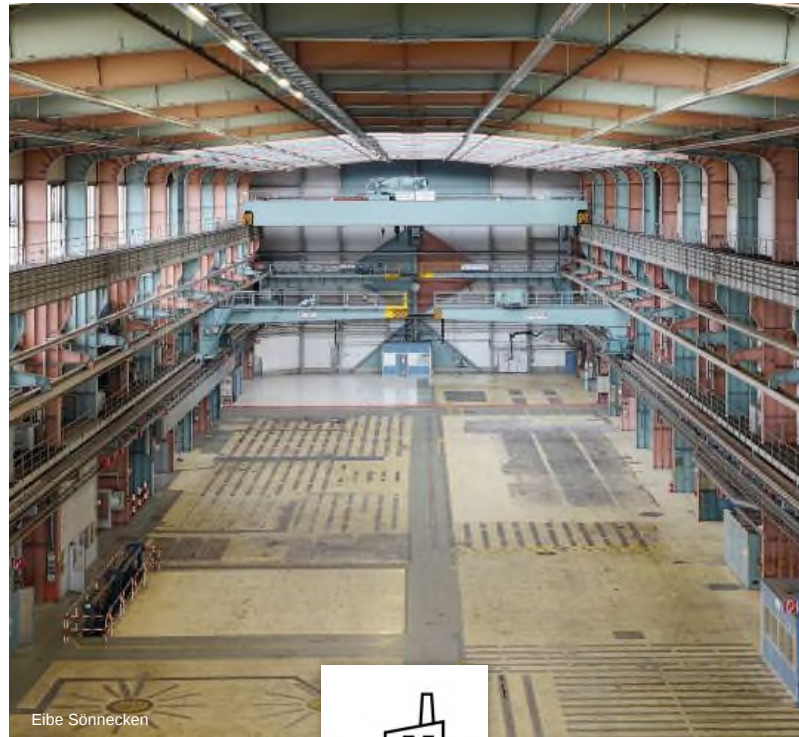


Sascha Kletzsch



We realize spacial concepts
tailored to the tenants' requirements – with a strong focus on flexibility.

Turbinenwerk | Mannheim



Eibe Sönnecken



Many industries and sectors have found a home
in our existing properties and new buildings.

Ludwig-Erhard-Strasse | Bremen



Thomas Nutt



Aurelis is your preferential partner
for all services revolving around real estate.

Project development: Strong in implementation and delivering on time

Güterwerk | Nuremberg



We transform brownfield sites
and properties in need of redevelopment into revitalized commercial locations.

Kesselhaus | Munich



We upgrade real estate with potential
in line with requirements by way of conversion and refurbishment.

Quartier 1 | Duisburg



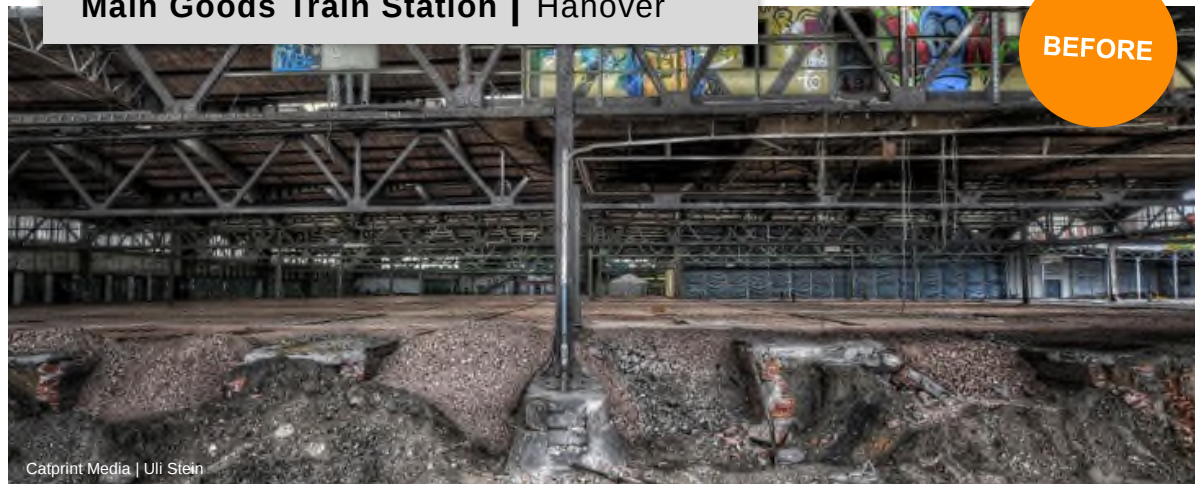
On vacant plots of land
we create new buildings for modern working environments.

Milestones put down in all metropolitan regions



Revitalizing cityscapes and renewing locations with Aurelis

Main Goods Train Station | Hanover

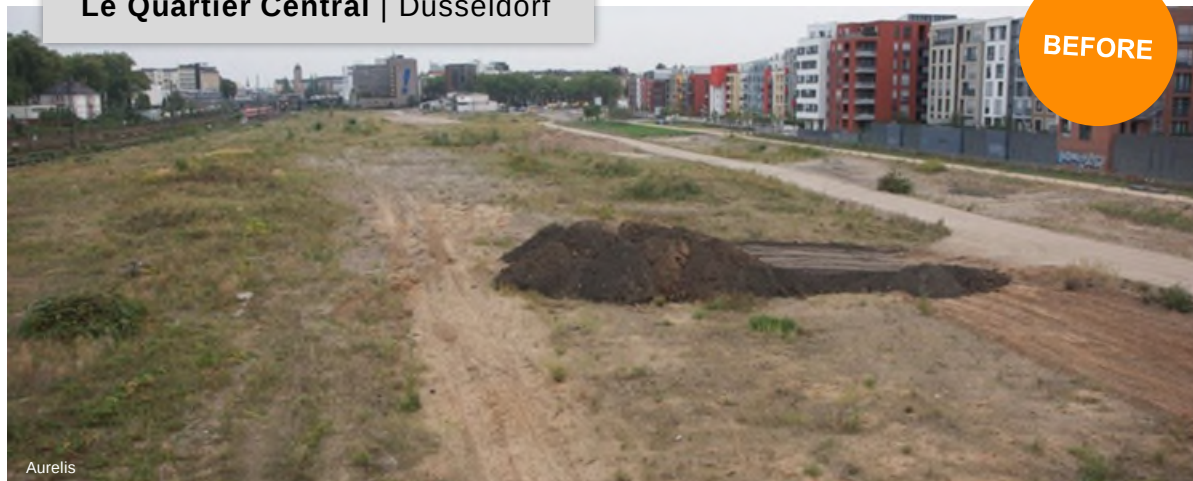


Seidnitzer Weg / Enno-Heidebroek-Strasse | Dresden



Revitalizing cityscapes and renewing locations with Aurelis

Le Quartier Central | Düsseldorf



Commercial park Kontrastwerk | Cologne



Revitalizing cityscapes and renewing locations with Aurelis

Triebwerk | Munich



BEFORE



AFTER

Europaviertel | Frankfurt

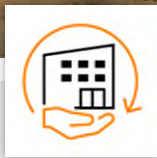


BEFORE



AFTER

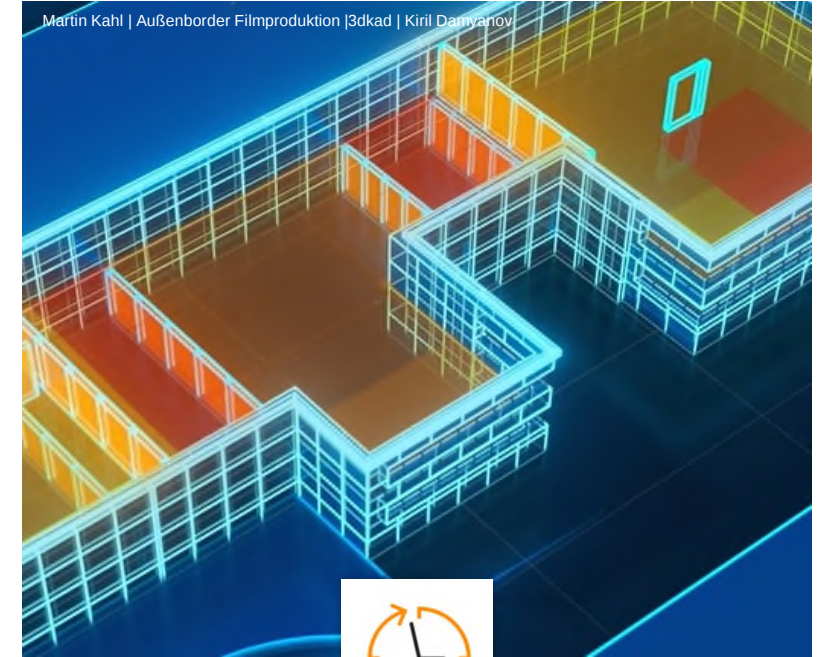
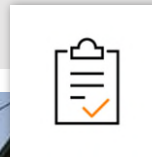
We create real estate for the future



We preserve valuable building fabric
by revitalizing historic industrial architecture.

DGNB Certification

for all our new buildings
in order to set the same
sustainability standard.



We plan commercial spaces
offering high flexibility and ensuring
long property life cycles.

Our commitment to the environment and society



Environment

- **No new land sealing**
We reuse former brownfield sites and preserve valuable building structure.
- **Contamination and hazardous sites**
Analysis and remediation together with local environmental authorities.
- **Relocation of endangered flora und fauna species**
All environmental and nature conservation concerns are taken into account.
- **Creation of biotopes and compensation areas**
to offset the climatic impact of new construction projects.
- **Defined recycling concept**
Materials from demolition and renovation work are used elsewhere or disposed of properly.

Our commitment to the environment and society



Social

- **Social Impact Investing**
Our developments turn unattractive sites in cities into vibrant districts and strengthen the local economy.
- **Donations as part of our self-identity**
We support social institutions and assist in current emergencies.
- **Satisfaction of our tenants**
We actively promote interaction with our tenants and ensure that our business parks are pleasant places to be.
- **Satisfaction of our employees**
We make every effort to ensure fairness, reliability and transparency and specifically promote communication across all company levels in order to create a pleasant working atmosphere.

Our commitment to the environment and society



Governance

- **Internal compliance**

We are a member of the Corporate Governance Initiative and regularly train our employees to adhere to the compliance management system.

- **External compliance**

We select our service providers on the basis of the „Principles of Value Management“. They are contractually obliged to comply with these principles. Our money laundering ordinance requires KYC checks of all contractual partners.

- **ESG-directive for our employees**

We define processes and set clear guidelines in order to achieve our environmental goals.

Top management roles with long-standing experience



Dr. Joachim Wieland

**CEO | Managing Director
Region Nord & West**

With the company since:
2007



Dr. Christian Schütz

CFO

With the company since:
2015



Ivo Iven

**Managing Director
Region Central**

With the company since:
2008



Stefan Wiegand

**Managing Director
Region South**

With the company since:
2006

Aurelis UnternehmerPark



Corporate film

