H1 2019 RESULTS PRESENTATION

AUGUST 27, 2019

INSTONE REAL ESTATE

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Key Achievements

Operational achievements	▪ Construction launched in Q2 for 4 projects with aggregate €141m expected sales volume ▪ Marketing started in Q2 for project "Schwarzwaldstrasse" (Herrenberg) with €48m expected sales volume ▪ Approved 4 new projects with aggregate €387m expected sales volume (3 projects in Q2, 1 project in Q3) ▪ Successfully re-organized corporate level financing with 3-year term loan (€200m) in Q2 and promissory note (€98.5m) in Q3 ▪ Strategic corporate acquisition of residential development platform in northern Bavaria
Financial performance & outlook	▪ Adjusted revenues increased by 25% to €174.2m (previous year: €139.4m) ▪ Adjusted gross profit margin of 33.6% (previous year: 26.1%) ▪ Adjusted EBIT almost tripled to €32.3m (previous year: €11.9m) ▪ Adjusted Net Income significantly improved to €27m (previous year: -€2.0m) ▪ FY 2019 outlook confirmed; acceleration of H2 revenues and sales driven by additional construction launches and forward sales

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Transaction Highlights and Rationale

1	Well established platform in new region with 30+ years track record in residential development	Acquisition of highly skilled resources and well established platform in attractive region of Northern Bavaria, previously not covered by Instone
2	C. €300m secured pipeline; €250m identified short-term acquisition pipeline	Near-term revenue potential with around 85% of revenues from secured pipeline expected until 2022
3	Attractive ROCE	Consideration is equivalent to 8% post tax unlevered Return on Capital for Instone plus platform value
4	Mid-term margin optimization	Instone “single awarding” of works will drive mid-term margin increase (avg. margin of existing projects at 20.5%)

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Summary Transaction Terms and Financing

Total consideration of €74m for all outstanding equity and financial debt and including all transaction costs

- €4m consideration for the platform
- €67.5m consideration for acquired projects; equivalent to 8% post tax unlevered return on capital for Instone
- €2.5m transaction cost

Agreed earn-out for additional pre-identified 4 projects

- Consideration will be equivalent to 8% unlevered return on capital for Instone
- Earn-out limited to projects actually delivered within 7 months post closing (closing expected for end of August)

Cooperation agreement with Sontowski & Partner Group targeting joint development of mixed use quarters where Instone will cover the residential development part

Transaction will not require external financing

- c €40m of project level debt expected to remain in place; terms in line with other Instone project level financing agreements
- c €34m of total to be paid from cash at hand based on recent corporate level debt financings
- Transaction results in pro-forma post acquisition leverage as of Q2 2019 of 3.5x Net Debt to LTM adjusted EBITDA

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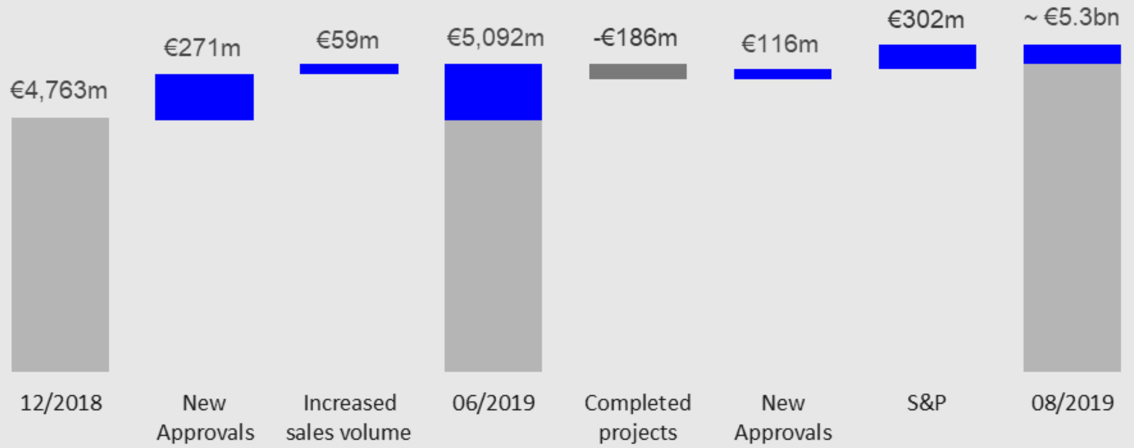
Development of Project Portfolio

Project portfolio (exp. sales volume)



(Projects remain in portfolio until final completion and hand-over to customers)

- In 2019 approved new projects of total €689m expected sales volume (including S&P portfolio)

New projects (YTD 2019):

	Project / Location	Exp. sales volume	Exp. Units (~)
Instone	Hamburg / Rothenburgsort	€182m	716
Instone	Hamburg / Behringstrasse	€34m	70
Instone	Herrenberg III / Schäferlinde	€55m	141
Instone	Leipzig / Rosa-Luxemburg-Str.	€116m	330
S&P Stadtbau	Nuremberg / Seetor	€103m	199
S&P Stadtbau	Nuremberg / Schopenhauerstr.	€65m	101
S&P Stadtbau	Nuremberg / Student Housing	€65m	461
S&P Stadtbau	Regensburg / Marina Bricks	€28m	50
S&P Stadtbau	Rosenheim / Student Housing	€22m	151
S&P Stadtbau	Erlangen / City Center Developm.	€19m	32
	Total	**€689m**	**~2,251**

Status Update on Project in German Metropolitan Region

Status update:

1. Modified urban development concept has been agreed with relevant authorities
2. Forward sale agreement with large Institutional Investor has been finalized and will be signed short-term under condition subsequent[1]
3. Neighbourhood agreement is currently under review with the relevant bodies

Project key facts:

- Large inner-city project in German metropolitan region
- 124K sqm gross floor area
- 1,347 units
- Investment volume >€500m
- Existing masterplan
- Purchase contract signed[1]
- Forward sale
- Expected gross margin of ~18%; Attractive IRR
- Sales and pofit contribution not reflected in current guidance

 1) Project is still subject to a condition subsequent, the occurrence of which is uncertain. (see adhoc release of 13.12.2018)

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Rent regulation: Proposals of Federal Government & Berlin Senat

Federal Government

Federal Government targeting rapid parliamentary implementation of the new regulations (by YE 2019):

➢ **Mietpreisbremse**
- The „Mietpreisbremse“ shall be extended by 5 years until 2025
- The period under review for the determination of the „Mietspiegel“ (basis for „Mietpreisbremse“) shall be extended from currently 4 to 6 years
- In case of re-letting the new rent may still exceed the „Mietspiegel“ by max. 10%
- Overpaid rent can be reclaimed by the tenant retroactively for a period of 2.5 years after conclusion of the rental contract
- New built apartments remain exempt from the „Mietpreisbremse“ (incl. apartments being used and leased for the first time after 1 Oct 2014)

Berlin Senat (proposal for Berlin only)

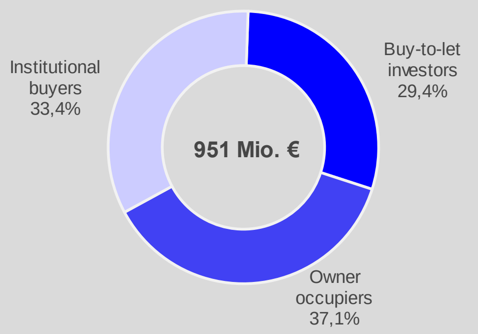
➢ **Mietendeckel (Rent cap)**
- Rents for multi-family residential units cannot be increased for a period of 5 years
- Generally applicable maximum rent rumoured to be €7.97 per sqm depending on age of building
- Tenants can apply for rent decreases from ‚excessive levels‘
- First letting of new apartments built after Jan 1, 2014 are excempt from rent cap
- Re-letting rents may not exceed previous rent levels or have to be adjusted to the applicable maximum rent, if this is exeeded
- New built apartments are not excempt from re-letting restrictions

Proposed time table:

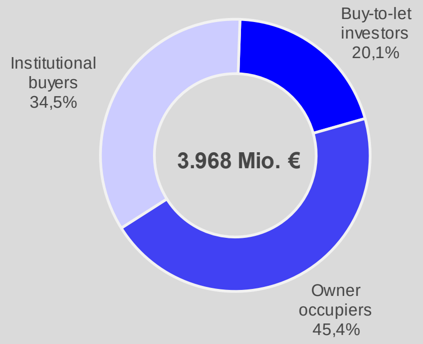
Date	Event
18 Jun	Senate approved key elements of proposed law
31 Aug	Draft law available
15 Oct	Senate approves draft
31 Oct - 12 Dec	Berlin parliament debates draft
20 Dec	Parliament approves law
11 Jan	Law comes in effect

How will Instone be affected?

Instone customers by type - sales volume 2017- H1/2019

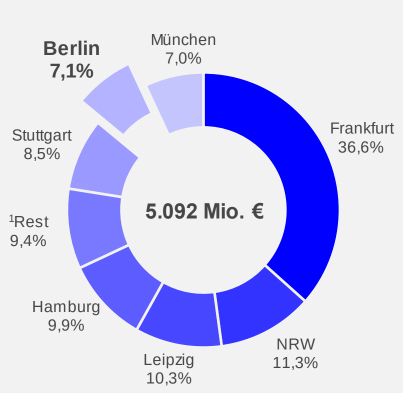


Instone customers by type - unsold per H1/2019

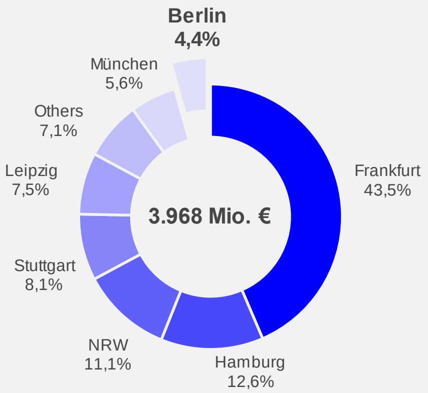


- Institutional buyers have recently made for a significant portion of Instone sales
- 34.5% of current unsold portfolio earmarked for institutional sale
- Buying interest outside Berlin so far unaffected by recent rent freeze discussions
- Expect institutions to remain at least a third of overall Instone sales

Instone portfolio by region



Instone portfolio by region - unsold per H1/2019



- Berlin „unsold“
  - Owner occupiers: 3.1%
  - Buy-to-let investors: 0,6%
  - Institutional investors: 0,7%

1) includes Wiesbaden, Ulm, Mannheim, Hannover, Potsdam

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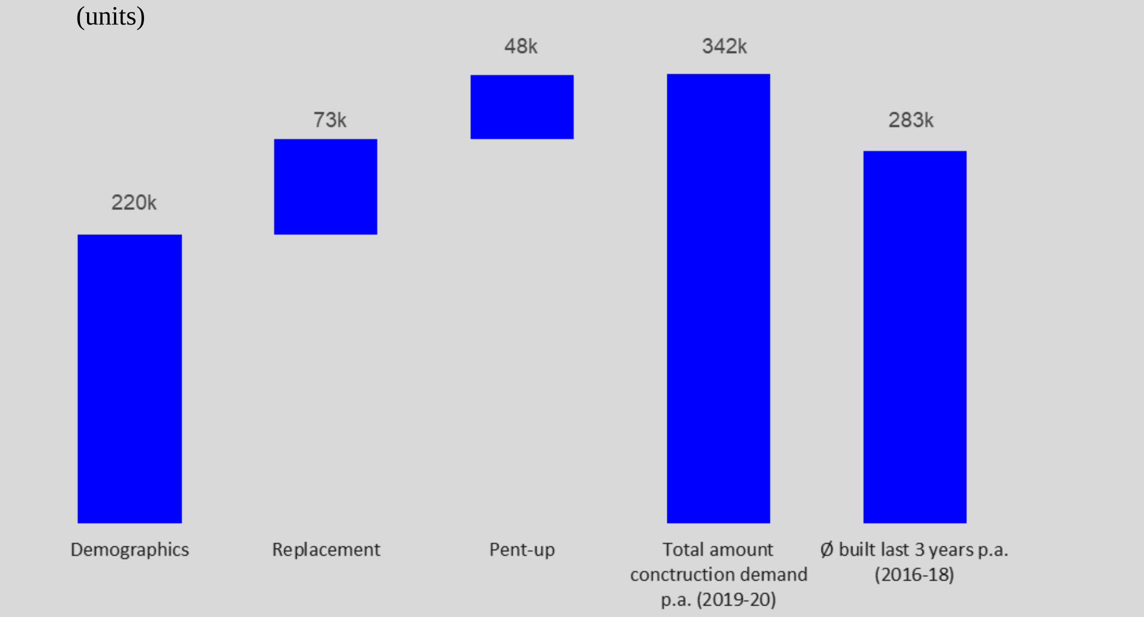
Assessment of Instone Customer Sensitivity

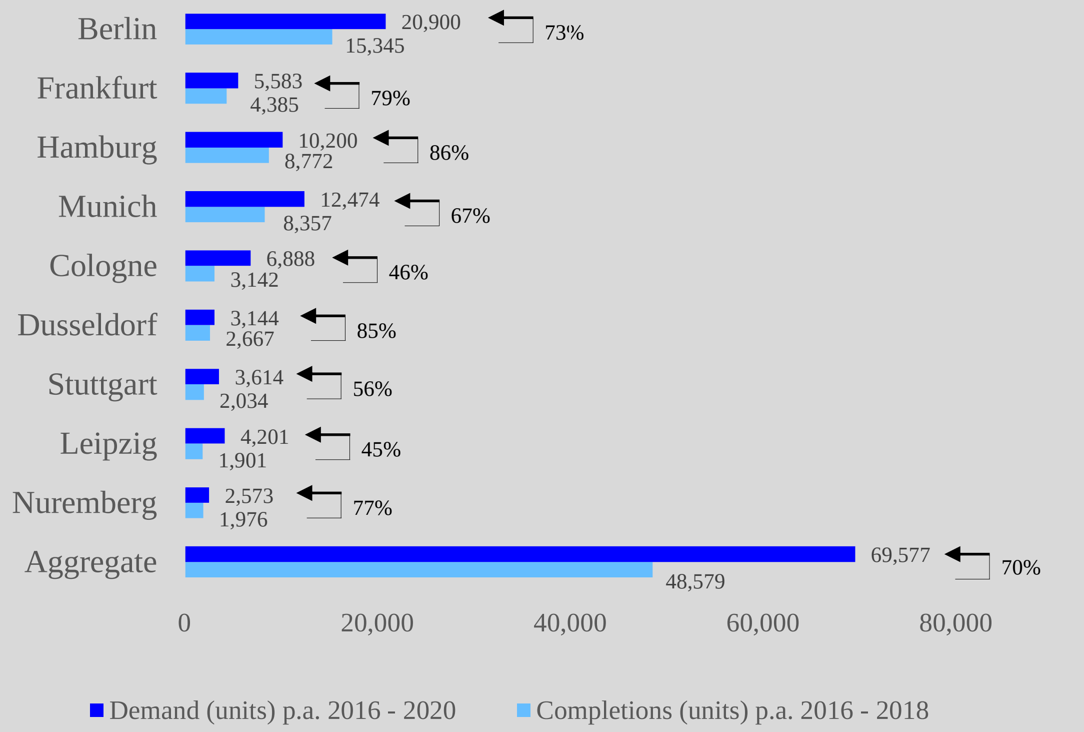
	Owner occupiers	Institutional buyers	Buy to let investors
Relevance	▪ Will continue to be the largest single source of sales for Instone ▪ Affordability remains strong and with compelling ownership vs rent economics	▪ Municipal and state owned property companies key buyers of rent restricted units ▪ Pension funds and insurance companies active buyers of Instone projects to cover regular payment obligations	▪ Historically focused on Instones listed property projects considering significant tax benefits ▪ In addition, strong and consistent interest to buy small to medium sized new build appartments
Key benfits for Instone	▪ Attractive customer group and still on average prepared to pay a premium over institutional buyers ▪ Huge pent-up demand and lack of comparable products in rental market ▪ Attractive financing environment	▪ Pricing increasingly competitive ▪ In selective instances exceeding owner occupier sales prices for the right product and location ▪ Significant pressure to invest in yielding assets expected to accelerate in light of depressed rates environment	▪ Additional source of demand with broader regional flexibility compared to owner occupiers ▪ Less focused on immediate yield ▪ Looking for save haven investment alternatives with mid- to long term capital appreciation potential ▪ Typical investment of €200,000 – 300,000 ▪ Significant share of repeat customers
Sensitivity to rent regutation	▪ Expected to be essentially insensitive to rent regulation ▪ More likely to increase demand to buy as rent regulation will reduce available product	▪ Berlin currently uninvestable for most institutions ▪ Expected to further increase focus on new built versus standing properties outside of Berlin ▪ Appetite to invest (outside Berlin) remains unabated	▪ Financing cost vs initial rental yield more relevant than rental regulation

Persistent supply demand imbalance for residential units in Germany

Germany



A-Cities



 Source: Institut der deutschen Wirtschaft (IW), IW-Report 28/2019

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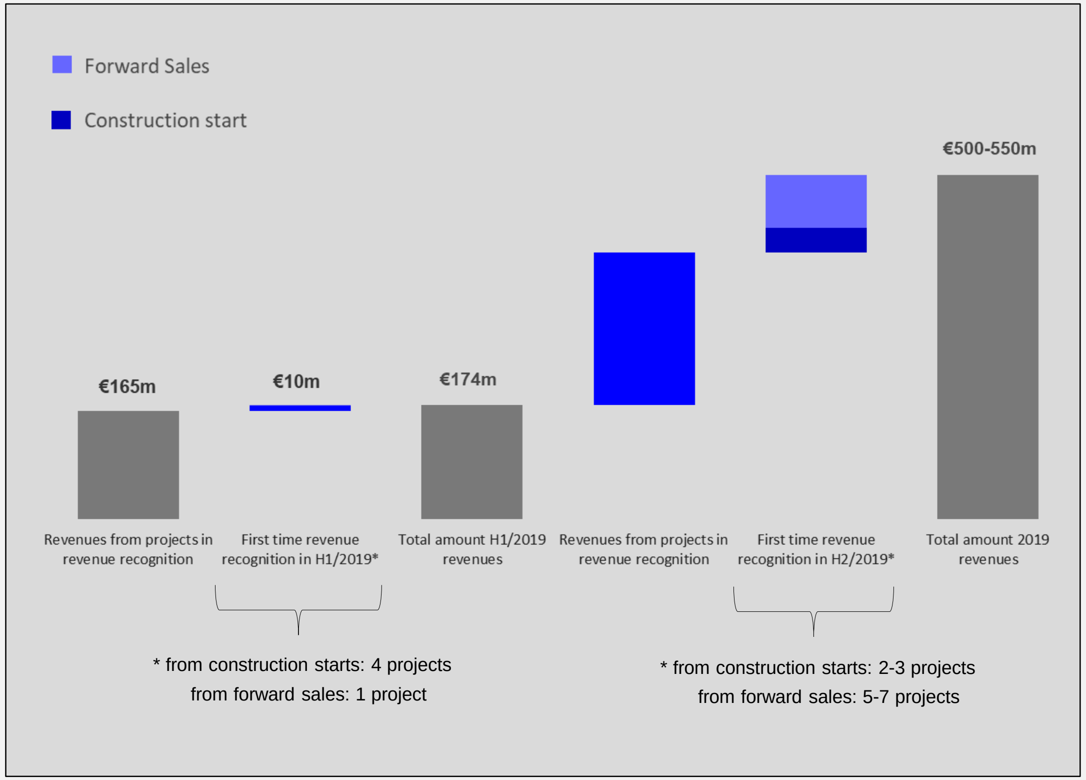
H1 2019 Results of Operations

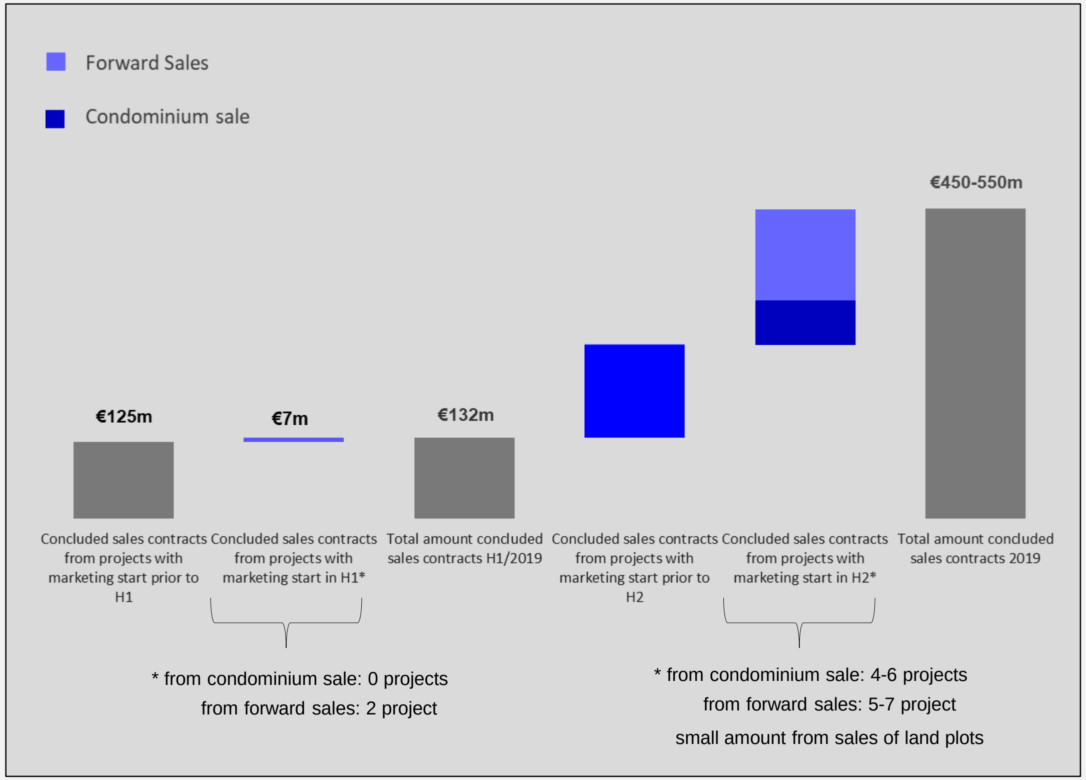
H1 2019 Results of Operations (€m, ppa adj.)			
	H1 2019	H1 2018	Delta
Revenues	**174.2**	**139.4**	**25.0%**
Project cost	-115.7	-103.0	12.3%
Gross profit	**58.5**	**36.4**	**60.7%**
Margin	*33.6%*	*26.1%*	
Platform cost	-26.2	-24.5	6.9%
EBIT	**32.3**	**11.9**	**271%**
Margin	*18.5%*	*8.5%*	
Financial Result	-3.1	-4.5	31.1%
EBT	**28.4**	**7.3**	**389%**
Margin	*16.3%*	*5.2%*	
Taxes	-1.4	-9.3	-84.9%
Tax rate	*4.9%*	*127.4%*	
Net income	**27.0**	**-2.0**	**>100%**

- Gross profit margin of 33.6% reflects exceptionally high share of revenue contribution from high margin projects in H1 2019
- 18.5% EBIT margin driven by strong gross margin and economies of scale
- Significantly lower tax rate driven by recognition of tax loss carryforwards (following approval of a domination and profit transfer agreement with a subsidiary)

Revenue Recognition (illustrative)



Concluded Sales Contracts (illustrative)



Operating Cash Flow

In € million	H1 2019	H1 2018
EBITDA	34.3	12.1
Other non-cash items	-0.1	3.7
Taxes paid	-6.3	-4.5
Change in working capital	-26.4	-67.4
thereof new land plot acquisition payments	*-51.4*	*-19.0*
Operating cash flow	**1.5**	**-56.1**[1]

[1] without reimbursements if IPO costs from former shareholder

- Operating cash flow prior to new land investments exceeding €50m for H1

Leverage

In € million	H1 2019 actual	H1 2019 pro-forma*	FY 2018
Corporate debt	67.0	101.2	66.1
Project related debt	215.1	255.1	199.5
Financial debt	**282.1**	**356.3**	**265.5**
- Cash and cash equivalents	102.0	102.0	88.0
Net financial debt	**180.1**	**254.3**	**177.5**
EBITDA (adjusted) (LTM)	72.3	72.3	50.2
Net debt/adjusted EBITDA	**2.5x**	**3.5x**	**3.5x**
Gross corporate debt / adjusted EBITDA less project interest expenses	1.1x	1.6x	1.6x

*Incl. acquisition of S&P

- Moderate leverage of 3.5x pro-forma for our S&P acquisition

Financing Structure Provides Basis for Growth

Financing structure

Term loan	Promissory note	Syndicated RCF
€200m	€98.5m	
3 years	3/5 years	3 years

P&L sharing agreement

Project level debt

- Corporate level refinancing largely completed
- €200m term loan signed in Q2
- Successful completion of new €98.5m promissory note
- Tax optimisation implemented
- Negotiation re syndicated RCF well advanced

Future growth fully funded

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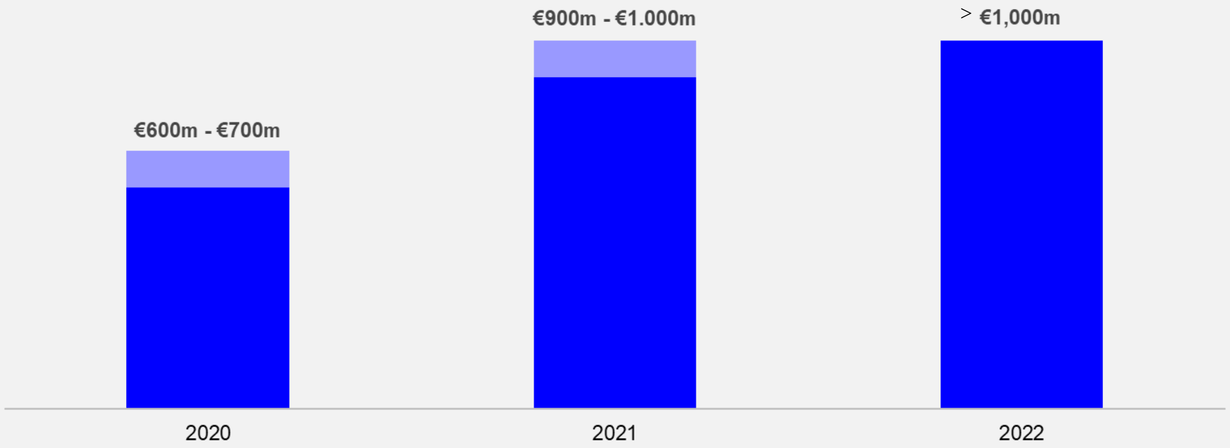
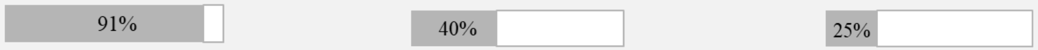
Confirmed Outlook - Initiate FY 2022 Revenue Guidance of >€1bn

€ million	Outlook FY 2019
Revenues (adjusted)	500 - 550
Gross Profit Margin (adjusted)	~28%
EBIT (adjusted)	85 - 100
Volume of concluded sales contracts	450 - 550

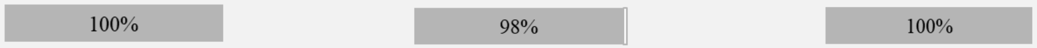
Revenue* (adjusted)



Thereof from projects with building right**:



Thereof from existing projects**:



(*Revenue guidance excluding impact from large project in German metropolitan region)

(**% figures as of 30/06/19; referring to midpoint of guidance; incl. S&P acquisition pro forma)

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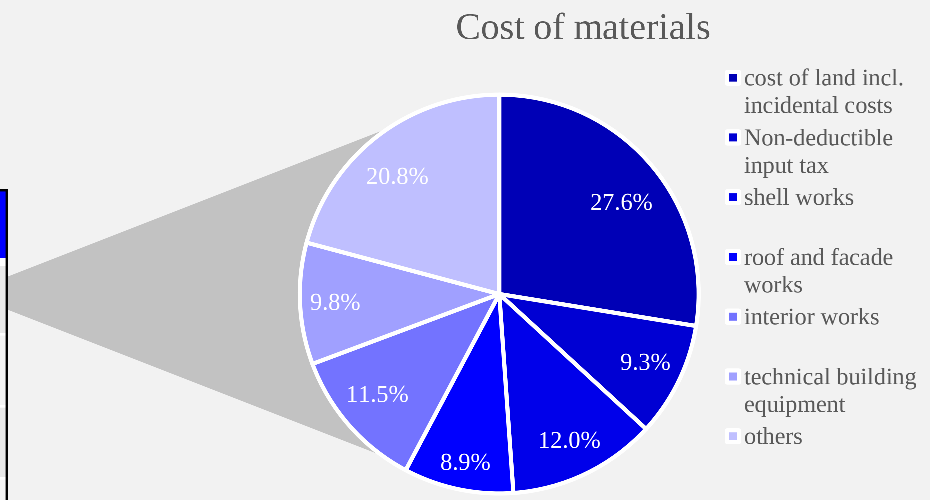
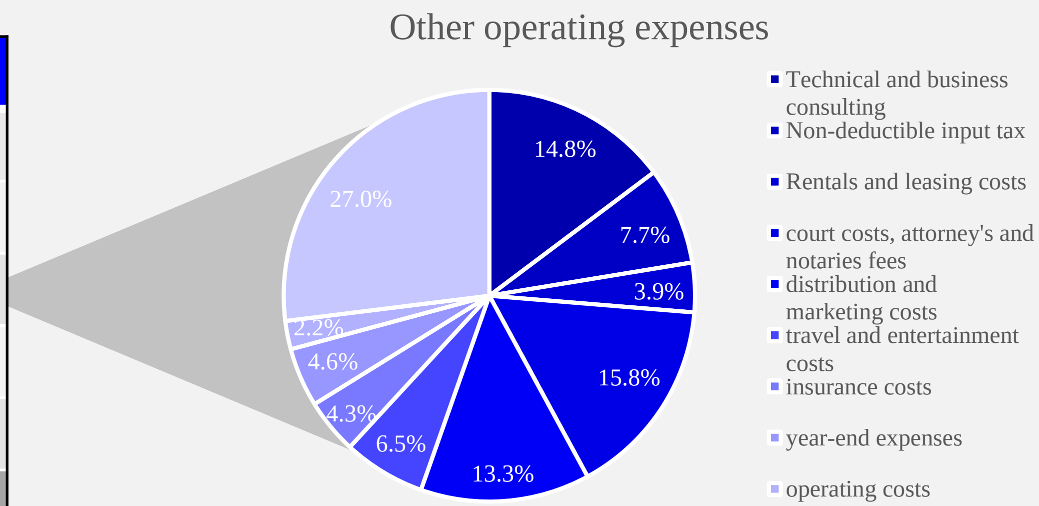
Project Cost

H1 2019	€k
Cost of materials	-160,563
Changes in inventories	+48,358
Indirect sales cost	-1,294
Capitalized interest on changes in inventories	-2,195
Total project cost	**-115,695**



Platform Cost

H1 2019	€k
Personnel expenses	-16,543
Other operating income	+2,614
Other operating expenses	-13,989
Indirect sales cost	+1,294
Subsequent expenses for company acquisition	+458
Total platform cost	**-26,166**



Income statement (reported)

In €m

		H1 2019	H1 2018[1]
1	**Total revenue**	**170.1**	**131.5**
	Changes in inventories	48.4	15.0
		219.3	**146.5**
	Other operating income	2.6	0.7
2	Cost of materials	-160.5	-116.6
3	Staff costs	-16.5	-14.4
	Other operating expenses	-12.0	-11.4
	Depreciation and amortization	-2.0	-0.2
	Earnings from operative activities	**30.9**	**4.6**
	Income from associated affiliates	-0.4	-0.1
	Other net income from investments	0.0	0.0
	Finance income	0.7	0.8
4	Finance costs	-6.2	-5.9
	Changes of securities classified as financial assets	0.2	-0.1
	EBT (reported)	**25.2**	**-0.6**
5	Income taxes	-0.4	-6.8
	Net income (reported)	**24.9**	**-7.4**

Commentary

1 In the first half year of 2019, the Instone Group increased its revenues significantly compared to the same period in the previous year. Revenues amounted to €170.1 million (adjusted previous year: €131.5 million). Significantly increased sales ratios in Q1 2019 and the significant increase in construction progress in H1 2019 increased revenues by €38.6 million.

2 Purchase price payments for land already secured in previous years – mainly for the “City Prague”, Stuttgart, “Rote Kaserne”, Potsdam, “Garden City”, Dortmund and “Wiesbaden-Delkenheim” projects in Q1 2019 as well as for the “Friedberger Landstraße” and “Idsteiner Straße”, both Frankfurt a.M. projects in Q2 2019 – and the increase in construction activities for project developments led to an increase in the cost of materials to €160.5 million (adjusted previous year: €116.6 million).

3 Staff costs in H1 2019 were €16.5 million (previous year: €14.4 million) – a light increase mainly due to the increase in the FTE figure of 267.3 (previous year: 247.5).

4 Financing costs are slightly higher than last year, despite a stronger increase in financial liabilities.

5 Income taxes for the first six months of the current year are about €-0.4 million (previous year: €-6.8 million). The positive development mainly results from the recognition of tax loss carryforwards of the parent company from previous years.

[1] Previous year’s figure adjusted

 Source: Audited historical financials, Company information.

Condensed balance sheet

In €m

	H1 2019	FY 2018
Non-current assets	**13.7**	**2.8**
6 Inventories	453.0	404.4
7 Contract assets	134.2	158.5
Other receivables	24.9	33.0
Cash and cash equivalents	102.0	88.0
Current assets	**714.0**	**683.8**
Total assets	**727.7**	**686.6**
Total equity	**272.2**	**246.7**
8 Financial liabilities	189.4	177.7
Other provisions and liabilities	17.9	8.5
Deferred tax liabilities	29.6	32.2
Non-current liabilities	**236.9**	**218.4**
Financial liabilities	92.7	87.8
9 Trade payables	70.7	78.3
Other provisions and liabilities	55.2	55.1
Current liabilities	**218.6**	**482.7**
Total equity and liabilities	**727.7**	**686.6**

Commentary

6 As at 30 June 2019, inventories had risen to €453.0 million (previous year: €404.4 million). This increase in inventories results from the increased completion of work-in-progress and the increase in land acquistion.

7 The receivables from customers for work-in-progress already sold and valued at the current completion level of development sunk to €453.9 million (previous year: €466.9 million), due to the deliveries of completed projects. Advance payments received from customers amounted to €327.8 million (previous year: €318.1 million). Capitalised direct sales costs fell to €8.1 million (previous year: €9.7 million). The balance of these items resulted in a moderate reduction in contract assets to €134.2 million (previous year: €158.5 million).

8 Overall financial liabilities increased to €282.1 million as at 30 June 2019 (previous year: €265.6 million). This increase by a total of €16.5 million resulted from the financing of the increased completion of project developments and the increase in land acquistion.

9 Trade payables decreased to €70.7 million (previous year: €78.3 million). This was primarily attributable to the lower advance performance of the subcontractors as of the balance sheet date.

 Source: Audited historical financials, Company information.

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Condensed cash flow statement

In €m

	H1 2019	H1 2018[1]
Consolidated earnings	**24.8**	**-7.4**
Other non-cash income and expenses	4.6	2.0
Decrease / increase of inventories, contract assets, trade receivables and other assets	-16.7	146.2
Increase / decrease of contract liabilities, trade payables and other liabilities	-5.0	-162.8
Income taxes paid	-6.3	-4.5
10 **Cash flow from operating activities**	**1.5**	**-26.6**
11 Cash flow from investing activities	-0.0	0.8
Free cash flow	**1.5**	**25.8**
Increase of issued capital incl. contributions to capital reserves	0.0	150.5
Increase from other neutral changes in equity	0.0	-9.1
Repayment of shareholder loans / Payout to non-controlling interests	0.0	-28.3
Cash proceeds from borrowings	131.7	58.8
Cash repayments of borrowings	-117.3	-86.9
Interest paid	-1.8	-5.5
12 **Cash flow from financing activities**	**12.5**	**79.6**
Cash change	14.0	53.8
Cash and cash equivalents at the beginning of the period	88.0	73.6
Cash and cash equivalents at the end of the period	**102.0**	**127.4**

Commentary

10 Cash flow from operations of the Instone Group amounting to €1.5 million in the half year under review (previous year: €–26.6 million) was mainly marked by the increase in payment outflows. This is due to purchase price payments for land already secured in previous years – mainly for the "City Prague", Stuttgart, "Rote Kaserne", Potsdam, "Garden City", Dortmund and "Wiesbaden-Delkenheim" projects – and the increase in completion of project developments.

11 Cash flow from investing activities in the first half year of 2019 was insignificant at €– 0.0 million (previous year: €0.8 million).

12 Cash flow from financing activities in the quarter under review was below the level of the same period of the previous year at €12.5 million (previous year: €79.6 million). This includes incoming payments from new loans of €131.7 million and repayments for project-related loans of €117.3 million.

[1] Previous year's figure adjusted

 Source: Audited historical financials, Company information.

Project Portfolio Key Figures

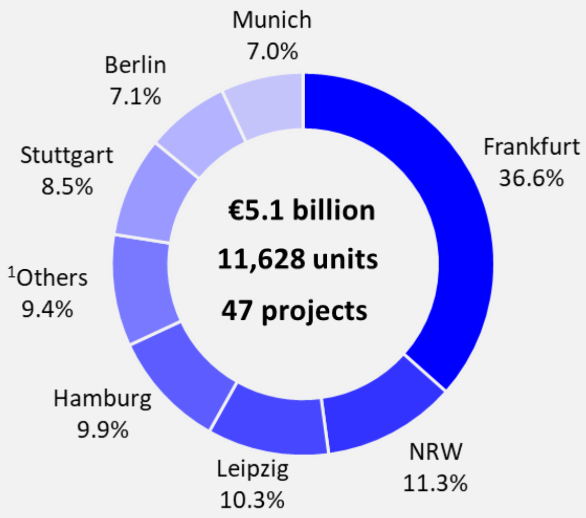
In € million	Q2 19	Q1 19	Q4 18	Q3 18	Q2 18	Q1 18
Volume of sales contracts	69.0	62.8	206.2	104.2	120.0	30.0
Project Portfolio (as of)	5,091.7	4,790.2	4,763.2	3,620.3	3,589.1	3,408.5
thereof already sold (as of)	*1,128.7*	*1,061.1*	*998.2*	*971.9*	*867.8*	*779.9*

In units	Q2 19	Q1 19	Q4 18	Q3 18	Q2 18	Q1 18
Volume of sales contracts	120	170	459	245	273	56
Project Portfolio (as of)	11,628	11,041	11,041	8,924	8,863	8,355
thereof already sold (as of)	*2,684*	*2,564*	*2,395*	*2,283*	*2,038*	*1,849*

(Unless otherwise stated, the figures are quarterly values)

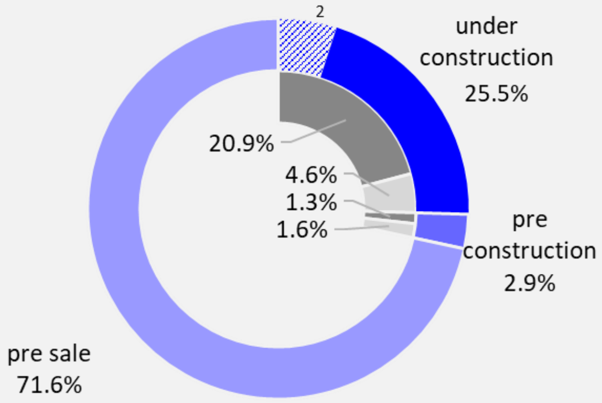
Project Portfolio (as of 30/06/19)

Breakdown by region; based on sales volume



1) includes Wiesbaden, Ulm, Mannheim, Hannover, Potsdam

Breakdown by status; based on sales volume



Inner circle:

Units sales agreement

No unit sales agreement

2) thereof 5.0% of delivered volume of the

Portfolio summary as of 30.06.2019

- €5,092 expected sales volume
- C. 91% in key metropolitan regions
- 47 projects
- 11,628 units
- €1.4 bn exp. sales volume (28% of portfolio) in construction or pre-construction – thereof €1.1bn already sold (78%; 2,684 units)
- ~80sqm average unit size
- ASP of €5,336 per sqm

H1 2019 – Revenue Contribution (Top Projects)

Project	City	Adj. Revenues (€m)
Quartier Stallschreiber Strasse / Luisenpark	Berlin	44.1
Wohnen am Kurpark / Wilhelm IX	Wiesbaden	24.1
Marienkrankenhaus	Frankfurt	21.1
City Prag – Wohnen im Theaterviertel	Stuttgart	18.9
Heeresbäckerei	Leipzig	18.8
Franklin	Mannheim	12.0
Rebstock	Frankfurt	10.5
Sebastianstrasse / Schumanns Höhe	Bonn	6.4
west.side	Bonn	6.1
Therese	Munich	4.4
Others		7.8
Total		**174.2**

H1 2019 – Volume of Concluded Sales Contracts (Top Projects)

Project	City	Volume (€m)	Units
Quartier Stallschreiber Strasse / Luisenpark	Berlin	37.0	70
Marienkrankenhaus	Frankfurt	28.4	29
Sebastianstrasse / Schumanns Höhe	Bonn	19.9	45
Theaterfabrik	Leipzig	14.5	49
Wohnen am Kurpark / Wilhelms IX	Wiesbaden	14.0	22
Schulterblatt	Hamburg	4.3	52
Franklin	Mannheim	3.9	12
Others		9.8	11
Total		**131.8**	**290**

H1 2019 – Construction Launches

Project	City	Exp. Sales Volume (€m)	Units
City-Prag – Wohnen im Theaterviertel	Stuttgart	~110	~250
Theaterfabrik	Leipzig	~20	~75
Sebastianstrasse / Schumanns Höhe (1st section)	Bonn	~18	~55
Friedrich-Ebert-Strasse	Leipzig	~10	~15
Fregestrasse	Leipzig	~2	~5
Total		**~160**	**~400**

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Sales Offer as of 30/06/19 (Top Projects)

Project	City	Sales volume (€m)	Units
Marienkrankenhaus	Frankfurt	121.8	105
Quartier Stallschreiber Strasse / Luisenpark	Berlin	51.3	70
Schwarzwaldstrasse	Herrenberg	47.6	117
Sebastianstrasse / Schumanns Höhe	Bonn	36.1	103
Wohnen am Kurpark / Wilhelms IX	Wiesbaden	23.4	28
Others		19.6	16
Total		**299.8**	**439**

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Project Portfolio as of 30/06/19 (projects >€30m sales volume, representing total: ~€4.5bn)

Project	Location	Sales volume (expected)	Land plot acquired	Building right obtained	Sales started	Construction started
Hamburg						
Essener Straße	Hamburg	94 Mio. €	●			
Schulterblatt	Hamburg	91 Mio. €	●	●	◐	
Kösliner Weg	Norderstedt-Garstedt	105 Mio. €	●			
Sportplatz Bult	Hannover	120 Mio. €				
Behringstraße	Hamburg	34 Mio. €		●		
Rothenburgsort	Hamburg	182 Mio. €	●	◐		
Berlin						
Quartier Stallschreiber Straße / Luisenpark	Berlin	236 Mio. €	●	●	●	●
Wendenschloss	Berlin	125 Mio. €	●	◐		
Rote Kaserne West	Potsdam	47 Mio. €	●	●		
NRW						
Sebastianstraße / Schumanns Höhe	Bonn	68 Mio. €	●	●	●	◐
Niederkasseler Lohweg	Dusseldorf	80 Mio. €	●	◐		
Dusseldorf Unterbach / Wohnen im Hochfeld	Dusseldorf	141 Mio. €	●	◐		
west.side	Bonn	185 Mio. €	●	●	◐	◐
Gartenstadtquartier	Dortmund	100 Mio. €	●			

a) Status as of 30.06.2019

b) Semi-filled circle means that the milestone has yet been achieved for sections of the project (land plot acquisition, start of sales or construction). Concerning the building right the semi-filled circle means that the zoning process has been initiated. No circle for „land plot acquired“ means that the land has not yet been purchased but secured by contract.

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Project Portfolio as of 30/06/19 (projects >€30m sales volume, representing total: ~€4.5bn)

Project	Location	Sales volume (expected)	Land plot acquired	Building right obtained	Sales started	Construction started
Rhine-Main						
Wiesbaden-Delkenheim, Lange Seegewann	Wiesbaden	92 Mio. €	●	◐		
Siemens-Areal	Frankfurt am Main	545 Mio. €	●	◐		
Marienkrankenhaus	Frankfurt am Main	210 Mio. €	●	●	●	◐
Rebstock	Frankfurt am Main	50 Mio. €	●	●	●	●
Friedberger Landstraße	Frankfurt am Main	324 Mio. €		◐		
Elisabethenareal	Frankfurt am Main	58 Mio. €	●			
Wohnen am Kurpark / Wilhelms IX	Wiesbaden	103 Mio. €	●	●	●	●
Steinbacher Hohl	Frankfurt am Main	42 Mio. €	●	●		
Gallus	Frankfurt am Main	41 Mio. €	●	●		
Leipzig						
Heeresbäckerei	Leipzig	122 Mio. €	●	●	●	●
Semmelweisstraße	Leipzig	69 Mio. €	●	●		
Parkresidenz	Leipzig	216 Mio. €	●	◐		

a) Status as of 30.06.2019

b) Semi-filled circle means that the milestone has yet been achieved for sections of the project (land plot acquisition, start of sales or construction). Concerning the building right the semi-filled circle means that the zoning process has been initiated. No circle for „land plot acquired“ means that the land has not yet been purchased but secured by contract.

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Project Portfolio as of 30/06/19 (projects >€30m sales volume, representing total: ~€4.5bn)

Project	Location	Sales volume (expected)	Land plot acquired	Building right obtained	Sales started	Construction started
Baden-Wurttemberg						
City-Prag - Wohnen im Theaterviertel	Stuttgart	126 Mio. €	●	●	●	●
Wohnen am Safranberg	Ulm	49 Mio. €	●	●	●	●
Franklin	Mannheim	69 Mio. €	●	●	●	●
Schwarzwaldstraße	Herrenberg	48 Mio. €	●	●	●	
S`Lederer	Schorndorf	87 Mio. €	●	◐		
Neckartalterassen	Rottenburg	115 Mio. €	●	◐		
Schäferlinde	Herrenberg	56 Mio. €	●			
Bavaria						
Therese	Munich	136 Mio. €	●	●	●	●
Ottobrunner Str. 90/92	Munich	83 Mio. €	●	●		
Beethoven	Augsburg	135 Mio. €	●	●		
Large project	German metropiltan region	>500 Mio. €*		●		

a) Status as of 30.06.2019
*investment volume

b) Semi-filled circle means that the milestone has yet been achieved for sections of the project (land plot acquisition, start of sales or construction). Concerning the building right the semi-filled circle means that the zoning process has been initiated. No circle for „land plot acquired“ means that the land has not yet been purchased but secured by contract.

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S&P Stadtbau - Operating in an Attractive Market

2018	Purchasing power p.c. (€)	Purchasing power index (%)	
Erlangen	27.875	121.2	S&P markets
Regensburg	25.853	110.9	S&P markets
Nuremberg	24.310	104.2	S&P markets
Munich	31.308	134.2	Current Instone markets
Duesseldorf	27.744	119.0	Current Instone markets
Frankfurt	26.684	114.4	Current Instone markets
Stuttgart	26.466	113.5	Current Instone markets
Bonn	26.152	112.1	Current Instone markets
Hamburg	25.725	110.3	Current Instone markets
Augsburg	22.417	96.1	Current Instone markets
Berlin	21.746	93.2	Current Instone markets

- Metropolitan region Nuremberg (c. 1.3m residents) is ranked #1 in economic growth in Germany
- Further population growth of c. 8% excepted until 2030 with estimated 34.000 additional residential units needed over the next years
- Several large companies are head-quartered in the region (Siemens, adidas, Puma, Schaeffler, Diehl, Leoni) as well as several Bavarian and German authorities (BAMF). The university Nuremberg-Erlangen (40.000 students) is among the largest in Germany

Source: von Poll Market Report for residential Properties in Germany

Financial Calendar:

26 Nov 19 Publication of Quarterly Statement as of 30 September 2019

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